



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, August 3, 2017, 2:30 p.m.
Grace Coastal Church
15 Williams Drive, Okatie, SC 29909
Phone: (843) 255-2140

Committee Members:

James Atkins / Architect - Chairman
J. Michael Brock / Landscape Architect – Vice Chairman
Bill Allison / Architect-Landscape Architect
Peter Brower / Architect-Landscape Architect
Brad Hill / Landscape Architect
Pearce Scott / Architect-Landscape Architect
Donald L. Starkey / At-Large

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended,
all local media were duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF JULY 6, 2017, MEETING MINUTES
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: No New Business
5. OLD BUSINESS:
 - A. St. Gregory the Great – Parish Life Center – Bluffton ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, September 7, 2017 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
July 6, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: J. Michael Brock, Bill Allison, Brad Hill and Donald L. Starkey

Members Absent: James Atkins, Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: John Crouch, Oceans Design; Fire Chief Walter “Buddy” Jones, Sheldon Fire Station #40; Assistant Fire Chief Dale Glass, Sheldon Fire Station #40; Carl Dietz, LS3P Architects; Eric Aichele, LS3P Architects; Suzette Greiner, SGG Parish Manager; Greg Baisch, Ward Edwards Engineering; Willy Powell, Ward Edwards Engineering; and Carl Close, CLP Consulting

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:39 pm.
2. **MINUTES:** Vice-Chairman Brock asked if there were comments on the June 1, 2017 minutes. No comments were made. Mr. Starkey motioned to approve the minutes as written. Mr. Hill seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Fire Station #40 Dormitory & Bay Expansion - Sheldon – Conceptual

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. John Crouch gave the presentation for the project. He said that this site was an existing industrial site both in function and appearance. Mr. Crouch handed the Board members photocopies of local examples of agricultural and industrial architecture in the area and said he wanted this project to blend in with the local environment and within budget. He said that they did not want to introduce a lot of different roof heights and slopes because it wouldn't blend well with the existing structures. Mr. Crouch said that he anticipated that the project cost would cost 1.75 million dollars. He said that the left side of the fire station bay facade could be articulated better and that the roof overhangs could be incorporated.

Mr. Hill had no comments.

Mr. Allison said that he understood that the fire station was in keeping with the industrial look but that the residential building could look more humane and that it looked too industrial. He suggested they look to the recent fire stations constructed on Ribaut Road and in Port Royal to use as a guide. Mr. Crouch said that this design provides a covered walkway around the building to protect the firefighters from the elements, the internal arrangement works very well and asked Mr. Allison what he objected to. Mr. Allison said that the dormitory did not look attractive or aesthetically pleasing. Mr. Crouch said that various designs were developed with gabled roofs, but they did not look well next to the existing buildings. Mr. Allison said that the fire station didn't have to have a gabled roof to make the design look good.

Mr. Starkey asked where the shed was being moved to. He agreed with Mr. Allison's comments and that the rear elevation did not look attractive and to improve the design. He said that it was a good site layout.

Mr. Brock read Mr. Scott's comments which stated that he was fine with the architecture.

Mr. Brock agreed with Mr. Allison and said that he would like to see something more creative done to the dormitory architecture.

Mr. Allison made a motion to approve the conceptual review with a provision that revised elevations on the dormitory be made to look more aesthetically pleasing. Mr. Hill seconded the motion.

Motion carried.

5. OLD BUSINESS

A. Mercedes Benz of Hilton Head – Addition – Bluffton – Final

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Michael Griffith made the presentation for this project. Mr. Griffith said that the drawings were revised and that the drive isle adjacent to the addition was reduced to a one-way drive isle which would allow room for a landscaped foundation buffer. He said that the parking spaces along the new one-way drive isle would be changed from perpendicular to 45 degree angled parking stalls which reduced the parking area by two spaces. He said that new pervious parking is proposed in front of the detached Sprinter building which includes the two lost parking spaces. He shared a colored rendering of the building with the proposed foundation landscaping and the material/color board with the Board. Mr. Brock asked if the proposed materials and colors matched the existing. Mr. Griffith indicated that brick wainscoting, sand-colored stucco and metal roof would match the existing. He said that in order to have the corporate look for Mercedes, they were proposing to paint the existing front columns, trellis and portal black. The Mercedes emblem was going to be changed out to stand out against the new black background. The sides of the portal would be painted off-white. Mr. Griffith said that the Matthews paint was the color choice by the dealership, but he offered two other black color samples for the Board to review; one from Benjamin Moore and one from Sherwin Williams and asked for their opinion. Mr. Allison said he preferred the black matte Benjamin Moore color versus the glossy finish and liked the contrast against the light stucco facade.

Mr. Brock said that Mr. Griffith's revised drawings, which incorporated a foundation buffer and the one-way traffic isle configuration shown at the meeting, could be submitted to Staff and forwarded to the DRB for further review and comments.

Mr. Hill commented that the relocated plant materials must be carefully moved and guaranteed to survive.

Mr. Starkey thought that there were too many consecutive parking spaces in the proposed bay near the Sprinter building.

Mr. Griffith referred to the revised landscape plan and said that it would be changed to show angled parking. He said that the Crape Myrtles would be relocated in the front of the west facade and that they proposed to install three overstory trees in the adjacent tree island.

Mr. Allison asked how wide the drive into the building was. Mr. Griffith said it was 12 feet wide and added that the previous drive width was 10 feet.

Mr. Hill made a motion to approve the final submission with the condition that the applicant provides revised landscape and parking lot plans for DRB review and approval. Upon further discussion of the motion, Mr. Allison added that the Benjamin Moore matte finish black paint be approved. Mr. Starkey seconded the motion.

Mr. Brock added a standard condition to the final conditional approval. He said that “the structure, landscaping, lighting, dumpster enclosure and other design features must be built/installed according to the plans reviewed and approved by the DRB. The material and color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval”.

Motion carried.

B. St. Gregory the Great – Parish Life Center - Bluffton – Conceptual

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Greg Baisch provided a brief overview of the site plan issues for this project. He said that the new building would be used for overflow for the church so the additional parking was needed and that it was approved by the SRT. He added that the landscape architect was working on the landscape plan, that they would resolve the light pole conflicts, and that an 8’ foundation buffer was added to the sides of the new building.

Eric Aichele gave the architectural portion of the presentation. He handed the Board a larger version of the building elevations. He said that the building height was reduced from 37.5’ to 34’. He said that they removed the service elevator and the 18’ full height attic which allowed the building height to be reduced. Mr. Aichele directed the Board’s attention to the building elevations and said that the actual height of the roof was 34’ and that the ridge and eave within the gymnasium was lowered and that they dropped the soffit down around the seating area. He said that it was a large roof, but that it still had a lot of detailing.

Mr. Hill noted that the applicant made the adjustments per the last meeting.

Mr. Allison asked whether the colors of the new building would match the existing structures on campus. Mr. Aichele said that the colors would match. Mr. Allison said that he liked that the architecture on the new building matched the existing structures. He said that the architecture was perhaps too elaborate for a gymnasium, but because it would be used for church overflow that it was appropriate.

Mr. Starkey suggested that the 4:12 slope on the side roofs looked squashed. Mr. Aichele said that these roofs had a pitch of 8:12 but was reduced when the roof height was lowered for this submission. Upon further discussion of the roof design, Mr. Aichele said that the side roofs would be changed to a 6:12 pitch to be in better proportion with the structure. Mr. Allison wondered how visible the sides were and didn’t think it would be a problem architecturally to adjust the slope.

Mr. Allison made a motion to approve this project for conceptual review with the condition that the two roof sides be adjusted to a 6:12 roof pitch. Mr. Starkey seconded the motion.

Motion carried.

C. Tanger Outlets #2 – Outparcel Development – Bluffton

Mr. Brock recused himself from the meeting and asked Mr. Starkey to Chair this portion of the meeting. Ms. Moss gave the project background. Mr. Starkey asked if there were any public comments about this project and no comments were made. Willy Powell made the presentation. He said that since the conceptual review of this project the building footprint for both Outparcels A & B were revised to allow 8' foundation buffers, the dumpsters enclosures were relocated close to the buildings and away from the highway buffer and that multiple speed tables were added to improve the pedestrian access across the boulevards.

Mr. Starkey read the comments from Mr. Scott which indicated that due to the high visibility of the Outparcel buildings, the new buildings should have a porch like the rest of the center to look more compatible with the existing structures.

Mr. Brock made a presentation on the Landscape Plan. He said that he updated the plans based upon Tree Mitigation comments from Staff. He said that there were minor landscape revisions done in the tree islands next to the new buildings and on the tree islands next to the main drive isle. He said that the specimen tree removals would be mitigated with a payment into the Tree Reforestation Fund.

Mr. Hill asked where the Kiosk was relocated to. Mr. Brock said that it would be moved near the corner of the building. He also said that 44 trees would be paid into the tree fund. Mr. Brock directed the Board's attention to Sheet LS 105 and noted that minor changes at the tree island corners were made. He said that plant material was removed and replaced with sod and that palm trees and muhly grass were proposed to correspond with the rest of the existing drive. Mr. Brock concluded by presenting the Board with a copy of an arborist report which described how the existing trees would be protected during the construction of the outparcel buildings and the underground detention chambers.

Mr. Allison said he had no comments.

Mr. Starkey said that all of the conceptual review comments were addressed with this submission.

Mr. Hill made a motion to approve this project as presented with the Arborist Report included. Mr. Allison seconded the motion. Mr. Brock said he would submit the revised landscape plans to staff.

Mr. Hill added a standard condition to the final approval. He said that "the structure, landscaping, lighting, dumpster enclosure and other design features must be built/installed according to the plans reviewed and approved by the DRB. The material and color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved plans or submittals must be requested for and submitted to the DRB for formal approval".

Motion carried.

- 6. OTHER BUSINESS:** Mr. Brock said the next scheduled meeting is on Thursday, August 3, 2017 at 2:30 pm at Grace Coastal Church. Mr. Starkey suggested that it would be helpful to have a site plan with arrows accompany the photographs so the plan reviewer can easily see which direction the photos were taken from.

7. **ADJOURNMENT:** Mr. Starkey made a motion to close the meeting and Mr. Allison seconded the motion. The meeting was adjourned at 3:45 p.m.

St. Gregory the Great – Parish Life Center

Type of Submission:	Final
Developer:	The Bishop of Charleston
Architect:	LS3P Associates Ltd.
Engineer:	Greg Baisch, Ward Edwards Engineering
Type of Project:	Institutional
Location:	32 St. Gregory Drive, Bluffton, SC
Zoning Designation:	C3NMU (C3 Neighborhood Mixed Use)

This 62 acre parcel is partially developed and contains a sanctuary, school, resurrection garden, access roads, parking and infrastructure. The applicant is proposing to construct a two-story 29,900 square foot multi-purpose meeting facility east of the existing school, including an additional parking lot, sidewalks and associated infrastructure. This property is bound on the north by Eagle's Point, to the east by the Bluffton Fire Department and to the west by Berkeley Hall. The site has access from two points off of Highway 278.

This project was presented at the July 6th DRB meeting and was approved conceptually with the provision that the two side roof gables be increased in slope to provide a uniform look. For this submission, the side roof gables were raised in height and the slope was increased from a 4:12 to a 6 1/2:12 roof pitch to meet the DRB comments. In addition, the front and back gables were lowered to compensate for raising the side roof heights in order to meet the average roof height required by the County.

The applicant has submitted the site plans, architectural floor plans, revised elevations, landscape plan and lighting plan with fixture cut sheets for final review. The material board will be provided to the Board at the meeting.