



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, October 5, 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 AUGUST 3, 2017, MEETING MINUTES
3. REVIEW OF 2018 MEETING SCHEDULE
4. PUBLIC COMMENT ON NON-AGENDA ITEMS
5. NEW BUSINESS:
  - A. BMW of Hilton Head Building Improvements – Bluffton ([backup](#))
6. OLD BUSINESS:
  - A. Fire Station #40 Dormitory and Bay Expansion - Sheldon ([backup](#))
7. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, November 2, 2017 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
8. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
August 3, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, J. Michael Brock, Bill Allison, Peter Brower and Donald L. Starkey

**Members Absent:** Brad Hill and H. Pearce Scott

**Staff Present:** Nancy Moss, Planner

**Guests:** Eric Aichele, LS3P Architects; Carl Dietz, LS3P Architects; Suzette Greiner, SGG Parish Manager; Dan Keefer, Witmer, Jones, Keefer, Ltd.; Greg Baisch, Ward Edwards Engineering; and Taylor Reeves, Ward Edwards Engineering

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:36 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the July 6, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** There was no new business.
5. **OLD BUSINESS**

**A. St. Gregory the Great – Parish Life Center – Bluffton – Final**

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Eric Aichele made the presentation for this project. He said that based upon the comments from the conceptual DRB meeting on July 6<sup>th</sup>, the roof pitch on the cross-wings of the building was increased from a 4:12 pitch to a 6 ½:12 roof pitch which matches the roofs on the existing school and church. He added that they have done what the DRB suggested to do and it looks much better. Mr. Aichele said that this structure would match the materials on the existing buildings on the St. Gregory the Great campus.

Mr. Allison said that it looked great and that they responded to the DRB comments with the revised drawings.

Mr. Starkey said that it looked great and asked whether the new structure would be the same color as the church. Mr. Aichele presented the DRB Chairman with a project material/color board for the Board's review. Mr. Aichele said that the finishes will be the same and a majority of the colors will match the church and school. He said that the darker accent color was proposed around the windows.

Mr. Brower said that it was a good looking project and he was looking forward to it.

Mr. Brock said that the landscape plan matched the rest of the site and that it was a nice looking project.

Mr. Atkins apologized for not being present at the conceptual DRB meeting to discuss this project. Mr. Atkins said that he read the July 6<sup>th</sup> meeting minutes, that the final submission met the requirements of the Board and that it was a job well done.

Mr. Brock made a motion to approve the final submission as presented. Mr. Brower seconded the motion.

Mr. Atkins 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. Atkins said the next scheduled meeting is on Thursday, September 7, 2017 at 2:30 pm at Grace Coastal Church.
7. **ADJOURNMENT:** Mr. Atkins made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 2:45 p.m.

## **BMW of Hilton Head Building & Site Improvements**

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Group 1 Automotive
<b>Architect:</b>	David Clear, Clear Architectural Design, LLC
<b>Engineer:</b>	Birkie Ayer, Jr., Ayer Design Group, LLC
<b>Type of Project:</b>	Commercial
<b>Location:</b>	1230 Fording Island Road, Bluffton, SC
<b>Zoning Designation:</b>	C5 Regional Center Mixed Use

This car dealership is on a 5.75 acre site which is highly visible from Highway 278 with existing buildings, parking, landscaping and infrastructure. The applicant is proposing to renovate the existing show room and service building, add a new service canopy structure and demolish the back canopy system. In addition, the parking lot circulation will be revised, stormwater drains will be added, deteriorated asphalt parking areas and drives will be resurfaced and new tree islands and landscaping will be installed.

The scope of the renovations work will include: The existing external insulation & finish system (EIFS) facade will be refinished, metal siding & roof coping will be painted and the wall mounted light fixtures will be replaced around the building; the east and west corners of the building on the north elevation will be modified with a new wrap-around “eyebrow” feature above the windows; doorways and wall sections will be demolished on the west elevation adjacent to the new service canopy structure for new windows and doorway units; three window units and one service door will be removed on the east elevation to accommodate a new garage door and double entry door. The south (rear) elevation was not submitted for this review.

This project has not received conceptual review by the Staff Review Team (SRT) so the site plan is subject to change.

The applicant has submitted photographs with a corresponding photo board, site plan, architectural drawings, and a conceptual landscape plan for review.

### **Staff Comment:**

A conceptual landscape plan has been submitted for review. Consider adding overstory trees and shrubbery in the planting areas between the north property line and the frontage road to create a buffer to soften the asphalt parking areas.

**Sheldon Fire Station #40 Dormitory & Bay Expansion**

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Sheldon Fire District Board of Directors
<b>Architect:</b>	John B. Crouch III, Oceana Design, LLC
<b>Engineer:</b>	David Karlyk, Carolina Engineering
<b>Type of Project:</b>	Institutional
<b>Location:</b>	4 Fire Station Lane, Sheldon
<b>Zoning Designation:</b>	(SBCEP) Sheldon – Big Estate Community Preservation

This 1.8 acre property is located in the northwest corner of Beaufort County. This remote rural site has two existing pre-engineered metal clad one-story steel structures which includes a 3,111 SF three-bay fire station and a 2,040 SF administration building. The site also has a portable shed, training area, drives and infrastructure. There are four (4) specimen live oak trees along the west side of the property and two specimen pine trees on the east side of the property.

For this project, the applicant is proposing to construct a 1,235 SF addition onto the existing fire station for a fourth fire engine bay and a new 2,049 SF dormitory and dayroom structure behind the existing administration building. A new corridor is proposed to be built onto the right rear corner of the existing fire station to connect it to the new dormitory and dayroom structure and new awnings are proposed over the bay and building doors at the fire station. The applicant intends to blend the architecture of the new addition and the new structure with the existing buildings using the guidelines of the industrial/agricultural portion of the CDC.

This project was heard at the July 6<sup>th</sup> DRB meeting. The Board gave a favorable review for the fire station bay expansion plans, but strongly objected to the dormitory architecture. For final review, the front fire station facade has been modified with red hardi-plank bead board siding and a new parapet roof with 20' returns. The architecture for the dormitory has been re-worked and also has a parapet roof feature on three sides and is clad with a combination of red hardi-plank bead board and gray hardi-plank board and batten. The front parking lot entrance drive has been widened and grassed parking stalls have been added adjacent to the back service drive. Because this property is zoned SBCEP and the abutting east property is zoned T2R, the CDC requires that an opaque 25' vegetative buffer be installed along the east property line. Two 27" specimen pine tree removals are needed to allow for the construction of a retention pond on the northeast portion of the site which must be mitigated. The four specimen live oak trees within the limit of disturbance will remain and the applicant has provided an Arborist report which details how best to protect them during construction.

For this review, the applicant has submitted an arborist report, site plan, floor plans & architectural elevations and landscape for this review. Color renderings and a material board will be presented at the meeting.

**Staff Comments:**

1. The civil site plans don't match the landscape plans. Please add the retention ponds to the landscape plan.
2. The specimen pine tree removals are mitigated with (22) loblolly pines in the east buffer, but more evergreen shrubs should be added to create an opaque 25' vegetative buffer to meet Code. The buffer width is scaled correctly at 25', but is mis-labeled as a 15' buffer.
3. Three (3) new "Area Light" locations are shown on the landscape plan but photometrics and fixture cut-sheets for this fixture were not submitted for review.