



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, January 4, 2018, 2:30 p.m.
Bluffton Library
120 Palmetto Way, Bluffton, SC 29910
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 DECEMBER 7, 2017 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: No New Business
5. OLD BUSINESS:
 - A. Belfair Sports and Activities Center - Bluffton ([backup](#))
6. OTHER BUSINESS:
 - A. DRB Annual Election for Chairman and Vice Chairman
 - B. Next Scheduled Meeting - 2:30 p.m. on Thursday, February 1, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 7, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Bill Allison and H. Pearce Scott

Members Absent: Peter Brower, Brad Hill and Donald L. Starkey

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

Guests: Birk Ayer, Ayer Design Group; Joe Albanese, Group 1 Auto; David Clear, Clear Architectural; Mark Diedrich, Kuo Diedrich; and Daniel Keefer, Witmer-Jones-Keefer

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:50 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the October 5, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Scott seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Belfair Sports and Activities Center – Bluffton – Conceptual

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Mark Diedrich, the project Architect, made the presentation. He showed the overall site features and existing structures and described the various additions which included a locker room wing on the right side, an aerobics studio addition that would be built in place of the existing snack bar, that a social hall with meeting rooms and a café would be built adjacent to the swimming pool and would be connected by a breezeway. Mr. Diedrich walked the board members through the slides showing the elevations, roof plan and how the buildings were connected and the renderings illustrating the changes that were to be made. He said that the goal was to create a campus feeling of the buildings and the architecture of the new buildings would complement the existing architecture but not to be identical to it. He explained that the columns on the end of the porch were to be removed and closed in to create the tennis lounge and the social hall will be a new structure that will be connected to the existing building with a breeze way. He noted that the parking lot needs reconfiguring and that the new additions will not be visible from highway 278.

Mr. Allison said that they did a good job of breaking it up into different masses and that he really liked it. He asked whether the combination of metal roofing and shingles was in keeping with the original building. Mr. Diedrich said that it was.

Mr. Scott asked whether the proportion and detailing of the dormers were decorative. Mr. Diedrich said the dormers were decorative. Mr. Scott said that the rake of the dormers seemed off.

Mr. Brock said that the applicant should pay attention to the mitigation for the existing trees at the new parking area proposed for removal when the landscape plan is developed. Mr. Diedrich said

that Mr. Keefer was the landscape architect for the project and would take tree mitigation into account.

Mr. Atkins asked whether the Belfair ARB approved this design. Mr. Diedrich said that it had not. Mr. Atkins agreed with Mr. Scott's comments on the dormers. He suggested that the dormer detail and roof pitch and wall details be re-worked because they looked a bit chunky. Mr. Atkins asked that they review and integrate traditional Lowcountry roof shed, entry porch and roof termination details into the design. He also said to be consistent and refine the overlapping eave, fascia and soffit return details.

Mr. Scott made a motion to approve the conceptual submission with the conditions discussed at the meeting. Mr. Brock seconded the motion. Mr. Atkins outlined the conditions of the conceptual approval:

- Review and integrate traditional Lowcountry roof shed, entry porch and roof termination details into the design. Be consistent and refine the overlapping eave, fascia, soffit return details. Re-work the dormer detail with respect to roof pitch and wall details.
- Consider using one roof material type as opposed to using a combination of shingle and metal roofing;
- Submit detailed architectural elevations and full sections at final DRB review;
- Provide detailed landscape plans which take tree mitigation into account;
- Address and resolve the SRT comments before final DRB review; and,
- Obtain Belfair ARB approval before the final DRB approval meeting.

Motion carried.

5. OLD BUSINESS

A. BMW of Hilton Head Building and Site Improvements – Final

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Birk Ayer, the project Civil Engineer, made the presentation for this project. Mr. Ayer said that they re-revised the landscape plan, incorporated the shrubs within the tree islands to comply with the conceptual DRB comments and would submit it to staff for DRB approval. He directed the Board's attention to the revised landscape plan and explained that palm tree clusters are proposed at the base of the building versus understory trees. He stated that the crape myrtles originally proposed within the tree islands were changed out with Bosque elms and that the palm trees originally proposed along the west end of the frontage road were changed out with Live Oak trees per the Board's request. Mr. Ayer said that the river rock mulch existed and caught the rainwater from the parapet wall. He showed the color board to the Board and explained that it was dull with various colors of white to conform to the BMW standards which is smooth, sleek and light. David Clear, the project Architect, described the building materials and colors proposed for this project. He said that very little was being done to alter the existing showroom architecture with the exception of adding an "eyebrow" feature and recoating the EIFS which would be a super fine or paper smooth finish. The trim on the building and the doors and windows frames would be white colored also. Mr. Ayer said that the split face concrete block dumpster enclosure and metal gates would be painted white to match the building.

Mr. Brock said that he had no problem with the clustered palm trees proposed in the new tree islands at the front corners of the building. He said that s revised landscape plan should have shrubs in the new tree islands as requested at the conceptual DRB meeting. Mr. Brock said that the existing river rock mulch in the front of the showroom was fine but that the new tree island and plant bed plants should have hard bark or pine straw mulch.

Mr. Scott, Mr. Allison and Mr. Atkins had no comments on the project.

Mr. Brock made a motion to approve the project with the conditions that the landscape plan be revised to add the shrubs in the new tree islands and that the dumpster enclosure color match the building. Mr. Scott seconded the motion.

Motion carried.

6. **OTHER BUSINESS:** Mr. Atkins said the next scheduled meeting is on Thursday, January 4, 2018 at 2:30 pm at Grace Coastal Church.
7. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:30 p.m.

Belfair Sports and Activities Center

Type of Submission:	Final
Developer:	Belfair Property Owners Association
Architect:	Mark Diedrich, Kuo Diedrich
Engineer:	Eric Hoover, Ward Edwards Engineering
Type of Project:	Amenity Center
Location:	501 Fording Island Road, Bluffton
Zoning Designation:	Planned Unit Development (PUD)

This +/- 6-acre portion of the Belfair Property Owners Association property is located west of the main entry gate at Belfair Plantation. The site has no direct access from Highway 278 but has one access drive off of Summerton Drive within the Belfair development. The site is constrained by US 278 on the south, two private drives within the development on the north and east and Rose Hill Plantation to the west. This site has three existing one-story structures which include a 13,090 SF Wellness Center, an 810 SF Pool Grill building and a 476 SF Pool Bath House. This site also has a large rectangular swimming pool with a concrete deck, a circular kid pool, horseshoe pits, volleyball court, playground, covered trellis features, walkways, drives, parking, infrastructure and landscaping.

For this project, the applicant is proposing to renovate and expand the Wellness Center and rebrand it as the “Sports and Activities Campus” for Belfair. The existing snack bar, covered terrace and pool equipment room and terrace will be demolished to allow for the building expansion. The building expansion includes a locker room addition and a gated pool entry tower breezeway which connects to a social hall wing with a café and outdoor dining patio. The existing Pool Bath House will receive an interior renovation and a new pool equipment and storage building will be built north of the existing pool. In addition, a new curvilinear kids pool and a playground with relocated equipment is proposed adjacent to the new social hall wing. The expanded pool area will be secured with a combination of building walls and fencing and is inter-connected with new walkways and landscaping to unify the design. Also proposed is a dedicated drop-off area at the front circular drive with widened walkways, parking east of the social hall wing and assorted game courts and a new Toy Barn structure in the south lawn area.

On December 7, 2017, the DRB reviewed this project conceptually and approved it with the following conditions:

- Review and integrate traditional Lowcountry roof shed, entry porch and roof termination details into the design. Be consistent and refine the overlapping eave, fascia, soffit return details. Re-work the dormer detail with respect to roof pitch and wall details. **Minor adjustments were incorporated into the design to reduce the scale and the dormer wall area was reduced. The applicant has indicated that there is insufficient room to add a window above the entry roof to match the other small windows in that building mass. The overlapping eave, fascia and soffit return details have been further developed and revised.**
- Consider using one roof material type as opposed to using a combination of shingle and metal roofing. **The metal roofing originally proposed on the main roof of the social hall was removed and asphalt shingle is now being proposed to match the existing structure. Metal roofing is proposed at the dormers and areas where the roof slope is below 4:12.**
- Submit detailed architectural elevations and full sections at final DRB review. **This condition has been met.**
- Provide detailed landscape plans which take tree mitigation into account. **Tree mitigation has been taken into account on Sheet L50, but another mitigation chart needs to be added to show the (7) birch and (1) live oak tree removals which were installed as part of Phase 1 plantings which require mitigation 1 for 1 or 20”.**
- Address and resolve the SRT comments before final DRB review. **The applicant is in the process of**

Beaufort County Design Review Board
January 4, 2018

resolving the SRT comments.

- Obtain Belfair ARB approval before the final DRB approval meeting. **The applicant has indicated that the Belfair POA does not require ARB review of commercial amenities buildings on the property.**

The applicant has submitted a site plan, architectural drawings, landscape plan and lighting plan for final review. The material and color board is not required because the proposed materials and colors will match the existing building as indicated on the drawings.

Staff Comments:

1. Please provide a revised lighting plan which includes photometrics from the building fixtures and the street lights.
2. Mitigation & Landscape Plan:
 - Highlight the 12” and 15” Tupelo trees used for mitigation so they are easy to identify on the plans.
 - Consider relocating the Phase 1 palms proposed for removal around the pool area to avoid having to mitigate these trees 1 for 1.
 - Revise the plant schedule and increase the ornamental grass container size from a one- to a 3-gallon

End of Report