



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, May 3, 2018, 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
Sallie C. Bridgwater / 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. INTRODUCTION OF NEW DRB MEMBER – SALLIE BRIDGWATER
3. REVIEW OF APRIL 5, 2018 MEETING MINUTES ([backup](#))
4. PUBLIC COMMENT ON NON-AGENDA ITEMS
5. NEW BUSINESS:
 - A. Palm Casual Patio Furniture - Bluffton ([backup](#))
 - B. Suburban Lodge Painting Project - Bluffton ([backup](#))
6. OLD BUSINESS: None
7. OTHER BUSINESS:
 - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, June 7, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
8. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 5, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Brad Hill, Peter Brower, H. Pearce Scott and Donald L. Starkey

Members Absent: Sallie Bridgwater

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

Guests: Zenos Morris, Court Atkins Architects; Steven Ellis, Pro Building Systems; Dan Elliott, Developer's agent; Ryan Lyle, Andrews Engineering; Michael Small, Jackson & Small Associates

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the March 1, 2018 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:**

A. Palm Casual Patio Furniture – Conceptual:

Mr. Atkins recused himself from the meeting and asked Mr. Brock to chair the meeting. Ms. Moss gave the project background. Zenos Morris made the presentation for the project. He said that the building corners were softened with the stucco facade and tower elements and that the metal siding has the appearance of board and batten. He said that precedent was set for the use of metal siding when metal siding was approved at the Bluffton Fire Department Maintenance Building and at the Grayco Lumber Company.

Mr. Hill asked where the loading bay was located and why there was so much heavy duty concrete proposed behind the building. Mr. Morris said that a lot of the concrete would be eliminated to provide an 8' foundation buffer on the back elevation to help soften the structure and to meet the stormwater requirements.

Mr. Brock asked whether the west, north and east sides of the building foundation would have plantings. Mr. Morris said that it would have plantings.

Mr. Starkey focused his discussion on the west and east elevations. He said that Enmarket would not conceal the long blank metal facade and would like more vertical articulation, such as awnings. Mr. Hill agreed with Mr. Starkey and said that the proposed vertical elements were not enough to break it up.

Mr. Brower agreed with the need for better articulation on the west and east elevations. He stated that trellis features would be effective at creating shade and shadow along these long unarticulated facades. Mr. Brower said that the Board would need a better detail to delineate how the metal board and batten siding would look.

Mr. Scott stated that he was troubled with the appearance of the stucco at the front and side entries and with the tower features. He said that there was minimal roof overhang and that it should be increased and that brackets should be added. Mr. Scott suggested that the stucco area over the entry areas incorporate wood in-fill to provide interest.

Mr. Brock asked that the applicant provide a landscape plan at the final DRB meeting and to make sure that the area next to the southwest corner of the building has plenty of plant material proposed to block direct view to the service dock.

Mr. Brower made a motion to table this project to allow the applicant the opportunity to revise the plans and address the Board's following concerns:

- Add building articulation, such as awnings or trellis features, to generate more shade and shadow along the east and west building elevations;
- Provide a construction detail and photographs to better delineate the facade siding panels proposed on the south, east and west elevations for the Board's consideration and approval;
- Re-work the tower roof structures; extend the roof overhangs out further and add brackets; and,
- Add wood in-fill material above the front entrances to incorporate a variety of facade finishes.

Mr. Starkey seconded the motion.

Motion carried.

B. First Scots Presbyterian Church of Beaufort – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Tom Parker, the project Architect, made the presentation for the project. Mr. Parker said that he didn't have any other information to add to the Staff report, handed out a rendered perspective drawing for the project and asked the Board for questions.

Mr. Hill had no comments.

Mr. Scott said that it was a good looking church.

Mr. Starkey asked what the seating capacity was for the church. Mr. Parker said that it would hold 300 people.

Mr. Brower said that he didn't like the ½ shutters and would prefer smaller windows. Mr. Parker said they struggled with the window size at this portion of the building. He said that there were bathrooms and a loft area located where the ½ shutters were proposed.

Mr. Brock said that it was a great looking church.

Mr. Atkins agreed that the ½ shutters looked awkward and asked that the rhythm of the window pattern be changed so it was uniform. He asked why the back wing was less detailed than the

main portion of the structure. Mr. Parker said that they had a small budget. Less detailing was done to reduce the costs and to give it the appearance of an addition done at a later date after the church was originally built. Mr. Atkins asked that they re-work the fascia/soffit and bracketing details on the back wing.

Mr. Starkey made a motion to approve this project with the following conditions:

- Re-work the design to eliminate the ½ shuttered window openings;
- Change the rhythm of the window pattern on the sides of the main building so it is consistent; and,
- Introduce better fascia, soffit and bracketing detailing on the back building wing.

Mr. Brower seconded the motion.

Motion carried.

5. OLD BUSINESS:

A. Xpress Car Wash – Final:

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Steve Ellis, the project Architect, made the presentation for the project. He said that the pay station was re-designed and submitted the material/color board to the Board for review.

Mr. Brock said that the landscaping was appropriate. Michael Small said that it was designed to create the same effect as across the street at the Wells Fargo Bank. Ryan Lyle said that there was a Development Agreement and that it stated if the buffers were left intact, supplemental plantings would not be required. Mr. Brock said he was ok with Crape Myrtles as street plantings. He said that once the project was built, the DRB would reserve the right to look at the buffer in the winter. If large voids existed in the buffer, the DRB would require that wax myrtles and saw palms be added to increase the opacity of the buffer.

Mr. Brower said that it was a good looking car wash and liked the colors.

Mr. Starkey asked about the lighting plan and said that it appeared dim at stall #1. Mr. Ellis said that the arched vacuum stations would have down-lit LED lights which only come on when a customer is using the stall.

Mr. Scott said that he was initially concerned about the red shutter color, but was comfortable with the red color on the color board.

Mr. Hill asked whether the roof pitch of the pay station matched the roof pitch of the car wash building. Mr. Ellis said that both structures would have the same roof pitch.

Mr. Atkins said to clean up the detailing on the drawings a bit so that the smaller cross gable facing Highway 46 matched the other side.

Mr. Starkey made a motion to approve this project with the following conditions:

- Provide clarification and better detailing on the following items:
 - Ensure that the architectural detailing on the building's smaller cross-gable facade facing Highway 46 matches the opposite cross-gabled facade.
 - Confirm that the roof pitch of the pay station and the car wash building match.
 - Ensure that the overhead LED lighting at the arched vacuum stations are cut-off fixtures, are motion sensitive and will not be lit unless a customer is working at the station.
- Verify that the Landscape plans have the required number of plantings within the Highway 46 buffer.

Mr. Brower Seconded the motion.

Motion carried.

6. **OTHER BUSINESS:** The next scheduled meeting – 2:30 p.m. on Thursday, May 3, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
7. **ADJOURNMENT:** Mr. Starkey made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:45 p.m.

Palm Casual Patio Furniture

Type of Submission:	Conceptual
Developer:	Aaron Beasley
Architect:	Zenos Morris, Court Atkins Architects
Engineer:	Will Rogan, Cypress Engineering
Type of Project:	Commercial
Location:	503 Island Park West, Bluffton, SC
Zoning Designation:	Planned Unit Development (Graves PUD)

The applicant is proposing to construct a 15,346 square foot patio furniture store with parking and bioretention areas on a 1.65 acre site within the Graves PUD. The site is part of a commercial subdivision, which includes an off-site detention area, and fronts Highway 278. The project site but has no direct access from SC 278, but has a shared access easement with Enmarket and Goodwill to Island West Park in the southwest corner of the property. The site is cleared of all trees and shrubbery and is graded for development with utility stub-outs. The site plan is shown with a 20% parking reduction which is subject to the approval of the County Traffic Engineer. The site is constrained by the Island West residential subdivision to the east, Goodwill thrift store to the south, Enmarket gasoline station to the west and Highway 278 to the north.

The proposed one story building will have a 9,758 SF retail/showroom in the front and a 5,588 SF warehouse in the back. A parapet roof is proposed around the building with tower features at each corner. The building is addressing Highway 278 and also has a secondary entrance on the east side of the building adjacent to the parking area. Porticos and storefront windows with bracketed metal awnings are proposed at the two main building entrances. The building will be clad with a combination of stucco and wood siding infill finishes.

The project was deferred with conditions at the March 28th Staff Review Team meeting. The drawings were not revised to incorporate a foundation buffer at the back elevation, but a second overhead door has been added for this DRB review. Also, the outdoor display area was moved from the highway buffer to the northeast property corner and three tree islands adjacent to the east elevations which will restrict the landscaping proposed. The stormwater design issues are current being re-engineered and subject to SRT approval.

This project was tabled at the April 5th DRB meeting with the following comments:

- Add building articulation, such as awnings or trellis features, to generate more shade and shadow along the east and west building elevations; **six (6) wood wall mounted arbor features were added to the back and sides of the building.**
- Provide a construction detail and photographs to better delineate the facade siding panels proposed on the south, east and west elevations for the Board's consideration and approval; **metal siding panels are no longer being proposed as a facade material and has been substituted with a stucco facade finish.**
- Re-work the tower roof structures; extend the roof overhangs out further and add brackets; and, **the tower feature roof overhangs have been extended and brackets have been added.**
- Add wood in-fill material above front entrances to incorporate a variety of facade finishes. **Wood in-fill material has been added on the stucco facade above the front and side entrances and on the front tower features.**

Staff Comments:

1. This project has not received SRT conceptual approval so the site plan is subject to change. Should major site plan changes be required at SRT, this project must be reviewed again by the DRB.
2. As a condition of SRT, it was requested that the impervious area be reduced and that an 8' foundation buffer be

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added on the back of the structure. This revision has not been included on the plans.

3. At final DRB:

- Provide Site View Section drawings to demonstrate that the parapet walls are tall enough to completely conceal the proposed rooftop equipment from the highway and adjacent properties.
- Show the monument sign location and design of the sign structure,
- Submit the dumpster enclosure design in plan and elevation,
- Identify the electric meter and power source location and methods of screening; and,
- Submit Architecture plans, Landscape Plan, Lighting Plan with fixture cut-sheets and Material/Color board.

END OF REPORT

Suburban Lodge Painting Project

Type of Submission:	Final
Developer:	Craig Falk, Nexus Real Estate, LLC
Architect:	n/a
Engineer:	n/a
Type of Project:	Commercial
Location:	1376 Fording Island Road, Bluffton, SC
Zoning Designation:	C5 Regional Center Mixed-Use

This 3.24 acre hotel property is part of a commercial three-lot subdivision with a stormwater detention pond and a central shared access easement from Highway 278 which splits the subject property site into two (2) pieces. The site lies between Highway 278 and the Bluffton Parkway but only has direct access from Highway 278 and is most highly visible from the Bluffton Parkway. The hotel site was reviewed and approved by the Corridor Review Board and was developed in 2001 with two (2) three story buildings, a swimming pool, parking, landscaping, lighting and infrastructure. The site is constrained by the Hilton Head National Golf Course to the east, a major overhead powerline easement and the Bluffton Parkway to the south, Lowe's Home Improvement Center to the west and McDonald's, Shell Gas Station & Highway 278 to the north.

Nexus Real Estate purchased the property on January 3, 2018. Immediately upon close, the new Owner decided to change the exterior paint colors on the buildings from tan & white to blue, gray, white and black. The painting work was completed on February 28, 2018. The Owner was contacted by County staff and was informed that Design Review Board approval must be granted for any color changes on buildings within the C5 zoning district. Nexus Real Estate was not aware that DRB approval was required to change the building colors. Nexus Real Estate was given two options to solve the problem: 1. Paint the buildings back to the original tan and white colors or 2. Submit a DRB application to request retroactive permission to allow the new color scheme as exists today. The applicant has requested that the Design Review Board approve the new paint colors on the buildings. The DRB must determine whether the new colors meet the color requirements listed in the Architectural Standards and Guidelines in Table 5.3.30 of the Community Development Code. The new signage and hotel name change shown on the artwork is not part of this DRB review and will be approved under a separate process with Staff.

The applicant has submitted "Before" and "After" photographs and paint color samples for this review.

Staff Comment:

1. Accent colors listed in Table 5.3.30, such as black, dark blue, and grays may be used on a limited basis, but these dark colors are part of the predominant color design on the buildings which is not permitted.