



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, June 7, 2018, 2:30 p.m.**  
**BEAUFORT COUNTY LIBRARY - BLUFFTON BRANCH**  
**120 Palmetto Way, Bluffton, SC 29910**  
**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. REVIEW OF MAY 3, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
  - A. Aldi, Inc. Facade Improvements Project - Bluffton ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS:
  - A. Next Scheduled Meeting - 2:30 p.m. on Thursday, July 5, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
May 3, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** J. Michael Brock, Sallie Bridgwater, Peter Brower, H. Pearce Scott and Donald L. Starkey

**Members Absent:** James Atkins and Brad Hill

**Staff Present:** Eric Greenway, Interim Director, Nancy Moss, Planner and Heather Spade, Planning Assistant

**Guests:** Matt Frye, Court Atkins Architects; and, Craig Falk, Nexus Real Estate

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:30 pm.
2. **WELCOME NEW BOARD MEMBER:** Vice-Chairman Brock introduced and welcomed the new DRB member, Sallie Bridgwater.
3. **MINUTES:** Vice-Chairman Brock asked if there were comments on the April 5, 2018 minutes. No comments were made. Mr. Scott motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
4. **PUBLIC COMMENT:** There was no public comment.
5. **NEW BUSINESS:**

**A. Palm Casual Patio Furniture – Conceptual:**

Ms. Moss gave the project background. Matt Frye introduced himself and asked the Board for questions about this project.

Mr. Brock asked how much further the tower roof overhangs were extended. Mr. Frye said that the tower overhangs were extended out 1' – 1.5' but would confirm this with Mr. Broene. Mr. Scott said that the tower overhangs should be extended out further.

Mr. Starkey asked where the building wall signs would be placed. Mr. Frye said that the signage would be installed within the wood infill areas above the entry doors. Mr. Starkey said that the arbors looked like a shelf and had no dimension. He stated that an angled roof element should be incorporated to the arbor to give it dimension.

Mr. Brower asked how far the arbor projected out from the building. Mr. Frye said that it projected out approximately three feet. Mr. Starkey said that he would prefer that a trellis be added onto the arbor which would allow a vertical structure for the foliage to climb.

Mr. Scott said that the tower overhangs looked tight and that the overhangs should be extended out further.

Mr. Brower made a motion to approve this project for conceptual review with the following conditions:

- Provide better delineation of the arbor features
- Add a trellis at each end of the arbor feature(s) around the structure to generate more dimension. Incorporate evergreen vines at the base of the trellis features on the Landscape Plan at final.
- Extend the tower roof overhangs out further.

Mr. Starkey seconded the motion.

Motion carried.

**B. Suburban Lodge Painting Project - Final:**

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Craig Falk, the Agent for the project, made the presentation. Mr. Falk said that they purchased this property in January 2018. He stated that they wanted to re-brand the tan and white buildings and painted the buildings using a color scheme similar to that of the nearby Blue Point Apartments. Mr. Falk said that he was unaware that DRB approval was required for a color scheme change. He presented the Board members with before and after photographs of the buildings. Mr. Falk said that the black color was mainly used along the windows and at the eaves.

Mr. Brower said that the new colors were better looking than the old colors and were less reflective.

Mr. Scott said that the light blue and dark blue colors clashed with one another.

Mr. Starkey stated that he did not like the dark blue color on the building and would prefer that it be changed out with gray or a lighter blue color.

Ms. Bridgwater said that the dark blue color was too dark and that it should be changed out to light gray.

Mr. Brower said that the dark blue color brought out the verticality of the building and that it should be changed out with a lighter color. He said to limit the number of colors to two.

Mr. Brock asked whether the majority of the building was painted dark blue. Mr. Frye said that there was an even mix or 50 percent of the two blue colors.

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

- The dark blue color must be removed and replaced with a lighter gray color.
- The applicant must submit a color board and revised artwork renderings to illustrate the color change for DRB approval before any painting work begins.

Mr. Scott seconded the motion.

Motion carried.

Mr. Greenway requested permission to publicly speak with the Board and Mr. Falk about this project. Mr. Greenway said that it was difficult to understand why the Owners of this property were not aware that DRB approval was required given that this property is located along a major corridor. He stated that the County was working on a text amendment to allow hotels in the C5 zoning district to convert into apartments as long as all of the conditions could be met. Mr. Greenway said that this project is being watched and that the new Owners should check with the County before making any changes or advertising the units as apartments. Ms. Moss said that the name change shown on the paint artwork cannot serve as signage approval. The applicant must submit a sign application for any new signage.

6. **OLD BUSINESS:** There was no Old Business.
7. **OTHER BUSINESS:** The next scheduled meeting – 2:30 p.m. on Thursday, June 7, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Scott made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:25 p.m.

## **Aldi, Inc. Building Facade Improvements**

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	David Oliver
<b>Architect:</b>	David Harris, SGA Design Group
<b>Engineer:</b>	n/a
<b>Type of Project:</b>	Commercial
<b>Location:</b>	1131 Fording Island Road, Bluffton
<b>Zoning Designation:</b>	C5 Regional Center Mixed-Use

### Project Background:

The 11-acre commercial Grayco Redevelopment shopping center was reviewed and approved by the Design Review Board under the 1990 ZDSO guidelines on August 5, 2015 and was completed in two phases in 2017. The construction of Phase One included Anchors “B” (PGA Superstore) & “C” (currently vacant), the retail shops, the eastern outparcel structure (Sleep Number & Aspen Dental) and was completed in the Spring of 2017. The construction for Phase Two was completed a few months later in the Summer of 2017 and included Anchor “A” (Hobby Lobby) and the western outparcel structure (First Watch Restaurant). The site is constrained by Highway 278 to the south, Carolina Volvo and Home Depot to the west, a private service drive and the Sawmill Forest subdivision to the north and Trimblestone Road to the east.

Aldi, Inc. is seeking approval from the DRB to make seamless modifications to the building exterior and landscaping on the south and east sides of Anchor “C” at the Grayco Redevelopment project. Most of the facade changes proposed on Anchor “C” are in the front of the structure and a majority of the east elevation will stay in tack. The south storefront doors will be removed and replaced with fixed storefront windows. A 3’-4” tall brick wall will be installed between the existing front columns to screen the shopping cart storage area from direct view. The green and white striped fabric awnings between the columns will be changed to a light gray color. The existing brick facade and three faux windows with Bahamian shutters on the southeast building corner will be removed and replaced with a new broad tower feature with a storefront door unit under it. The proposed bracketed tower feature has a metal roof, stucco facade and short twin columns set on brick bases at each corner. as the new main covered entrance. The roof structure over the existing colonnade will be removed and reconstructed to deemphasize this feature as being the previous entrance and tie into the new horizontal roof line with a bracketed cornice. A low colonnade with a covered light gray fabric awning has been added on the east elevation to store the shopping carts. Two new round windows, which match the existing lone round window, will be incorporated above the colonnade. Two accent lights which match the previously approved wall mounted lights will be added onto the short columns on the east side of the building. The new facade build out will be constructed using the existing approved material, finishes and colors.

The floor plan and entrance re-design required modifications to the landscaping. All new landscaping areas will have plantings installed from the previously approved plant list for the shopping center. The new plant totals are equal to what was previously provided.

The applicant has submitted photographs with a corresponding photo board, floor plan, “Before” and “After” building elevations and a material/color board for this review. The DRB must determine whether the facade and landscape changes conform to the 1990 ZDSO and compliment the surrounding structures.