



Design Review Board Meeting

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Vice Chairman

J. MICHAEL BROCK

Board Members

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PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

County Administrator

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Design Review Board Meeting Agenda

Thursday, July 1, 2021 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

All persons who attend this meeting must practice 6' social distancing and a facemask or covering is optional.

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF MINUTES – May 6, 2021
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Davis Laundry Facade Improvements Project – Bluffton – Final
 6. OLD BUSINESS:
 - A. Carolina Volvo Facade Improvements – Bluffton – Final (3)
-
7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, August 5, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
 8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 6, 2021, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Peter Brower, Brad Hill, and Roger Jadown

Members Absent: Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Raven Migliaccio (via telephone conference), Bed Bath & Beyond; Michael Johnson, SHAH Architecture; and, Judd Carstens, Witmer, Jones Keefer.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:33 p.m.
2. **FOIA:** Chairman Atkins said that “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the February 4, 2021 minutes. Mr. Brock motioned to approve the meeting minutes and Mrs. Brock seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:**

A. Bed Bath & Beyond Exterior Painting Project – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Raven Migliaccio, the Developer for the project, made the presentation. She stated that the Staff Report summarized the work to be done but that the work would also include removing the signage letters, painting the return edges black and reinstalling the signage letters.

Mrs. Brach stated that she appreciated the before and after images of the building.

Mr. Hill had no comments.

Mr. Brower had no comments other than to say that he liked the changes.

Mr. Brock, Mr. Jadown and Mr. Atkins had no comments.

Mr. Brock made a motion to approve the project as submitted. Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Bed Bath & Beyond Exterior Painting project and stated “the structure must be painted 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 before changes are made”.

6. OLD BUSINESS:

A. Carolina Volvo Facade Improvements - Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Michael Johnson, the project Architect, made the presentation for the project. He stated that they could provide the Board with rendered views and requested that the 3D views be placed on the screen. Mr. Johnson described where the improvements would be done and focused primarily on the west end at the new parapet wall. He stated that the new stucco wall would be painted white, and the remainder of the building would be painted gray. Mr. Johnson pointed out where the wall mounted trellises would be placed around the building and that the green screens would infill the recessed areas and were a painted coated metal. He stated that the Volvo Corporate design for the parapet wall had a “Volvo” portal which would be finished with Swedish oak wood and that there was a second portal at the front main entry door and that the storefronts would be new at the new entry portals. Mr. Johnson said that the signage was being applied for separately by Corporate and that they would seek a variance.

Mrs. Brach reserved making comments until later in the meeting.

Mr. Brower stated that the additions to the building were good improvements and asked if the big, blue square would be part of the DRB approval. Mr. Johnson said that Corporate is proposing a large rectangular sign with a blue background with letters applied to it and they were not proposing to paint the wall blue as was proposed at conceptual. Mr. Brower said that he would like to see the signage renderings.

Mr. Hill asked where the wood entry portals were located. Michael Johnson pointed them out on the 3D drawings and said that the wood would be on the interior of the portal and 8” on the exterior.

Mr. Jadown asked how the drainage from the existing canopy would be directed to when it meets the new parapet wall. Mr. Johnson stated that internal gutters were being proposed at this connection.

Mr. Brock asked if the wood on the portal was real. Mr. Johnson stated that the product was a purchased veneered wood on a composite panel. Mr. Brock said that the previous blue color proposed on the facade looked like a cobalt blue and too “Franchised” and stated that the Board would like to review the blue color on the sign panel. Mr. Johnson said that the previous submittal proposed blue color stucco but that this submittal only includes white stucco on the parapet wall. He said that Volvo wants to produce a rectangular sign, larger than allowed by right, so that is why they are seeking a variance.

Mrs. Brach said that she would like to see rendered views of the building.

Mr. Atkins said that the current condition of the Volvo building was a tired looking building, and it had a fairly thick buffer and questioned the design approach on the middle and left end of the building because it hardly gets noticed from Highway 278. Mr. Johnson said that they were

squaring up the new parapet wall with the building and building up the column structures. Mr. Atkins asked why the entry portal was on the east end of the parapet wall. Mr. Johnson stated that Volvo has a simple prototype design and Corporate originally wanted the canopy removed and have the parapet wall built across, but based upon the weather conditions in Beaufort County, the owner wanted the canopy to remain to protect his customers. Mr. Atkins stated that there was some odd siting of the building, that he liked the parapet wall, but needed more clarity on the left side of the parapet wall where it turns and cuts off.

Mr. Brower said that the parapet wall looks awkward with the abrupt stop and stated he would have no problem with a full stucco wall on the left side.

Mr. Atkins stated that he struggled with the way the parapet wall returns and would like to see the awkward angle disappear and have the new wall line up with the front facade.

Mr. Brock asked whether the portal entry and white stucco wall could be extended around the left side of the canopy. Mr. Johnson stated that would not be approved by Corporate.

Mr. Atkins requested that staff pursue conditional approval for the sign application because the Board likes the stucco parapet wall.

Mr. Atkins made a motion to issue conditional approval, to have this project come back to the DRB for formal approval and address the following conditions:

- Provide additional renderings in color.
- Explore the extension of the parapet wall on the west side of the canopy for an integrated approach to the architecture.
- Effort made to consider removing the diagonal canopy to get an architectural height & style of wall that is acceptable.

Mr. Brower asked that the following be added to the motion:

- Re-look at the height of the parapet wall in relationship to the rest of the building.

Mr. Jadown asked if the top of the parapet wall was higher than the gable ridge. Mr. Johnson said that the wall was higher because Volvo has specific design proportions that had to be incorporated in the new design.

Mr. Atkins amended his motion to include Mr. Brower's comment.

Mr. Brower seconded the motion.

Motion carried unanimously.

- 7. OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, June 3, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

Informal Discussion - KIA of Hilton Head Exterior Color Change:

Ms. Moss requested direction from the Board about how best to review a proposed color change at various locations around the exterior of the building. The Board issued conditional final approval on February 4, 2021 with the building having a white stucco facade above the water table. Slides were presented to the Board showing the approved renderings next to sketches of the proposed change showing the areas where the dark gray color stucco would be applied in place of the white color. The Board liked the gray color and asked that the applicant submit finalized renderings along with the other revised drawings for final approval.

8. **ADJOURNMENT:** Mrs. Brach made a motion to close the meeting and Mr. Brower seconded the motion. The meeting adjourned at 3:17 p.m.

Davis Laundry Facade Upgrade

Type of Submission:	Final
Developer:	Mike Davis, Pier Pressure, LLC
Architect:	Annette Lippert, Court Atkins Architects
Engineer:	N/A
Type of Project:	Commercial
Location:	1 Godfrey Place, Bluffton
Zoning Designation:	C4 Community Center Mixed-Use [C4CCMU]

The project consists of upgrading the street-facing facades on two existing single-story pre-engineered metal buildings containing a laundromat and office spaces totaling 4,242 square feet. The buildings were constructed in 1991 on a 1.10-acre parcel which has a few existing trees and is mainly covered with buildings and concrete pavement. The buildings have single, low-sloped metal roofs and the facades are clad with pale yellow stucco finishes with brown metal windows & doors and a combination of green standing seam metal eyebrows and canvas awnings. The site is located on the corner of Highway 46 (Bluffton Road) and Godfrey Place, which is across the street from the new Piedmont Goodwill Retail store.

The applicant is seeking approval from the DRB to make modifications to the exterior of each building to achieve an updated look. The facade upgrades on each building will have similar detailing, but will incorporate new distinctive architectural features to differentiate between the two. The existing metal doors with various lite patterns and slide & fixed storefront windows are proposed to remain.

The laundromat building will have the deep projecting eyebrow structure replaced with a new single-level parapet roof structure with a gable-type roof element break above the existing walkway to create a wrap-around covered porch feature to better address the street corner. The new overhead “porch” feature will be clad with a combination of cement vertical siding & trim and stucco. The body of the building facing Highway 46 will be re-clad in stucco with vertical cement siding trim accents under the windows and 1x10 horizontal cement trim at the base of the building.

The office building will change out the metal projecting eyebrow and worn-out canvas awning with a two-level stepped parapet clad in stucco and add two new bracketed metal awning structures over the entrances. This building will be re-clad with stucco complete with new vertical stucco trim to break up the facade.

The applicant is not proposing to perform landscape work or tree removals and site lighting currently exists.

Staff Comments:

1. “Before” and “After” elevations for the north side of the laundromat building were not provided so it is unclear what changes are being proposed.
2. The southwest corner of the office building can be viewed from Bluffton Road and should be part of the facade upgrade.
3. A material/color board was not submitted as required so the new color scheme is not known.
4. It is assumed that the exterior building lighting would be upgraded with the renovation work, but light fixture cut-sheets were not submitted for review.
5. The signage must be applied for and approved separately with a Sign Application process.

END OF REPORT

Carolina Volvo Facade Improvements

Type of Submission:	Final (3)
Developer:	Ralph Tolman, Owner
Architect:	Michael Johnson, SHAH Architecture P.C.
Engineer:	Frank Martin, RWP Engineering
Type of Project:	Commercial
Location:	12 Gateway Village Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The scope of work for this project involves facade improvements and landscaping enhancements to an existing 8,356 square foot automobile dealership and painting an existing 1,500 square foot detached carwash building; both of which were constructed in 1997 on a 4.25-acre lot in the Gateway Village Plaza commercial subdivision. The dealership building currently has a brown metal roof and the facade is clad with a combination of light tan & white stucco with light tan vertical metal panels at the recessed areas and around the service side of the building. The car wash building has brown metal roofing and is clad with light tan vertical metal panels to match the dealership building. The site is bound by Highway 278 to the south, Parker's Gasoline Station to the west, Home Depot to the north and Hobby Lobby to the east.

Carolina Volvo is seeking approval from the DRB to update the exterior of the building to best meet the Volvo corporate architectural branding and to change the existing exterior color scheme from tan, white & gray to a refreshed gray & white color scheme with the brown metal roofing, the stucco veneer and vertical metal facade panels to remain. A new white stucco L-shaped parapet wall with a rectangular scoring pattern featuring a natural wood finish "Volvo" entry portal in the new wall and around the main entry door with an enclosed storage room addition proposed to be built in front of the main covered triangular entry; new large square column wraps are proposed around the existing columns at the main entry, at each corner of the front gable end and at the back service canopy; new wall mounted bracketed trellis features are proposed at the front gable end, at the back service canopy gable roof and at the front & back of the service side of the building; and, new freestanding vertical green screen lattice structures are proposed at the front gable end and the front & back service sides of the building.

At the June 3, 2021 DRB meeting, a quorum was not reached so formal action could not be taken, but the following comments were provided:

- Widen the two left green screen panels on the north elevation to match the width of the four green screen panels on the right side of the building for continuity. ***The width of the left panels did not change.***
- Submit the landscape plan as part of the final DRB submittal package. ***Complied.***
- Apply white colored stucco on the linking portion of the south elevation between the front gable end and the new white stucco parapet wall as was shown on the 3-D renderings. ***Complied.***
- The southeast and south elevations show bracketed awnings, but they were not shown on the 3-D renderings and that something similar to the bracketed awning proposed on the service side opening should be done on the south and southeast elevations to create shade and shadow and to break up the wall space. ***Both the rendering and 3-D view show the bracketed trellis on the service side gable.***
- The rear service parapet wall competes with the main entry parapet wall and that the Board preferred that the service gable end remain with the new bracketed awning added as was proposed at the last meeting. ***The parapet wall on the service side of the building has been removed and that the gable end will remain as originally proposed.***

Staff Comments: None

END OF REPORT