



Design Review Board Meeting

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Board Members

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BRAD HILL

ROGER JADOWN

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Design Review Board Meeting Agenda

Thursday, April 6, 2023, at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

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 – February 2, 2023
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Patel's Bluffton Bottle Shop – Bluffton – Conceptual
6. OLD BUSINESS:
 - A. Modern Classic Motors Service Center – Bluffton – Final

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, May 4, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
February 2, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Peter Brower, Brad Hill, Roger Jadown and Donald L. Starkey

Members Absent: None

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Modern Classic Motors Service Center - Tim Probst, Parker Design Group

Moss Creek Commercial – Seven Brew: Craig Winnall, Site Design, Inc. (via telephone conference)

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 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 January 5, 2023, minutes. Mr. Brower motioned to approve the meeting minutes and Mr. Jadown seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. NEW BUSINESS:

A. Modern Classic Motors Service Center, 155 Fording Island Road – Bluffton – Conceptual:

Mr. Hill recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comments, but no comments were made. Mr. Probst, the project Architect, made the presentation for the project. He stated that the Civil Plans were corrected and a driveway was added to access the west “Parts” pickup roll-up door. He said that the architecture of the new building incorporated design features and framing styles from the two existing buildings on-site. He stated that the Service Center building was only accessible to the employees and not to the general public.

Mr. Jadown stated that there was no horizontal banding and that the metal siding on the rear service bay portion of the building would be partially covered by the two front stucco bays but that the metal did not match the facade materials of the two existing buildings.

Mr. Brower stated that the Honda building looked better than the Mercedes building as a general comment, but said that he had no problems with the Service Building.

Mr. Starkey said that the front of the building should be clad with something other than metal siding and asked what color the siding would be. Mr. Probst indicated that the siding would most likely be a dark gray color.

Mr. Atkins said that he liked the architectural design of the building and asked what type of metal siding would be used. Mr. Probst said that it would be nickel gap shiplap metal siding. Mr. Atkins said that the building could use more sloped roofing and that the roll-up door canopies should have sloped roofs also. He suggested to add another mansard roof and stated that the building colors will be important and asked that they study more traditional facade materials that would better meet the Code. He said that at final, the landscaping will be important due to the lack of existing vegetation.

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

- The metal facade material should be studied and substituted with a cementitious material.
- Incorporate sloped roofs facing Highway 278 & the awnings over the roll-up doors.
- The buildings colors will be evaluated carefully at final.
- At final, provide well planted landscape buffers along the public roads

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Hill returned to the meeting.

6. OLD BUSINESS:

A. Moss Creek Commercial – Seven Brew, 1553 Fording Island Road – Bluffton – Final (2):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mr. Winnall, the project Civil Engineer, made the presentation for the project via telephone conference. Mr. Winnall stated that he spoke with Mr. Liles and that all of the rooftop runoff was being directed to the rear of the building.

Mr. Starkey wondered if there would be a clearance issue if the right drive-through canopy column were to have brackets added on the north side. Mr. Winnall stated that if brackets were added, there would only be about 6'-8" of clear area so the brackets would probably obstruct the drive through lane. Mr. Atkins stated that there appeared to be a graphic error on the elevations because both brackets were not shown on the rendered elevations.

Mr. Hill did not have any comments.

Mr. Brower stated that the round wall sign appeared very large and did not work as well as the other rectangular wall signs. Mr. Atkins stated that there appeared to be too much signage and there is a separate process the applicant must go through to apply for signage with the Zoning Department.

Mr. Jadown did not have any comments.

Mr. Atkins stated that he liked the new green roof color and that it would fit in well with the other green roofs in Moss Creek. He said that they did a nice job with the enhanced plantings shown on the landscape plan. Mr. Atkins asked what material the cap above the brick water table & column bases would be. Mr. Winnall did not know. Mr. Atkins said that the Board must have clarification and needed to know what material it is.

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

- Provide labeling on the plans to indicate the material type on the caps above the brick water table and brick column bases.
- Correct the graphic error/omission on the elevations and to add column brackets where they should be.
- The signage must be approved by the Zoning Department with a sign application process.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Atkins stated that the applicant can submit the revisions to staff and they would be forwarded to the Board for review and approval.

Mr. Atkins read the standard final condition for the Moss Creek Commercial – Seven Brew project and stated, “the building, landscaping, and lighting 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 before changes are made”.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, March 2, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting adjourned at 3:15 p.m.

Patel's Bluffton Bottle Shop

Type of Submission:	Conceptual
Developer:	Ronak Patel, A & A Maruti
Architect:	John B. Crouch III, Oceana Design LLC
Engineer:	Andy Bajorczyk, Barrier Island Engineering
Type of Project:	Commercial
Location:	74 Bluffton Road, Bluffton
Zoning Designation:	C4 Community Center Mixed-Use

This project involves the development of an existing 1.61-acre lightly wooded lot within the Bluffton Estates commercial subdivision. The project consists of constructing a 20,000 square foot beer, wine, party supply and spirits store which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure. The site is accessed and shares driveways off Bluffton Road & Evelyn's Way and has shared parking with the adjacent commercial parcel to the north. This site is constrained by overhead powerlines along Bluffton Road. The trees on the interior of the site will be removed, but the existing trees within the south & west perimeter and throughfare buffers are scheduled to remain. The project fronts Bluffton Road to the east, and is next to Goodwill to the south, a multi-tenant commercial building with a restaurant, pharmacy and printing service to the north and contains Evelyn's Way (a private paved road) to the west.

The new one-story building has retail & warehouse areas on the ground level with a mezzanine level for offices, restrooms and storage. The building has a tall, linear parapet roofline near the center of the building with split monopitched roofs on each side of it. The building has two public entries points, but the primary entrance is located on the north side of the building with a tall entry feature that contains large storefront windows & a double door system covered with a flat cantilevered canopy. The east double entry doors are framed by a series of large storefront windows and is covered with a long, flat cantilevered awning. The roof is covered with silver standing seam metal roofing and the building facade is clad with a combination of maroon colored brick and light gray vertical siding.

The interior service drive loops around the entire building that is centrally located on the site and has parking bays on three sides with a loading area in the rear of the building. In addition, new parallel parking spaces are proposed along Evelyn's Way as part of this project. The bioretention area adjacent to Evelyn's Way will overflow into the ditch that leads to a master stormwater pond next to the Bluffton Parkway.

The Staff Review Team conceptually reviewed this project on March 8, 2023 and allowed this project to proceed with the DRB process.

Staff Comments:

1. It is unclear where the HVAC units will be placed or how they will be screened.
2. The architecture lacks Lowcountry detailing has several blank unarticulated facades.
3. The central parapet roof line lacks articulation.

END OF REPORT

Modern Classic Motors Service Center

Type of Submission:	Final
Developer:	Modern Classic Motors
Architect:	Tim Probst, PDG-Architects
Engineer:	David Karlyk, Carolina Engineering
Type of Project:	Commercial
Location:	155 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The project consists of constructing a vehicle service building totaling 22,650 square feet which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure on the southwest corner of the property. The 17.88-acre lot currently contains a Mercedes Benz building centrally located on the site, a Honda building on the east edge of the site and a 7,000 square foot car wash building on the center rear of the site along with parking display areas, a stormwater detention pond, a planted thoroughfare buffer and a shared access driveway cut off Highway 278. The front of the site is constrained by overhead powerlines and a drainage ditch that runs across the entire depth of the western edge of the site. There are no existing trees within the limits of land disturbance for this project. The project sits on the corner of the parcel and is fronting Fording Island Road to the south, Graves Road to the west and Berkeley Hall to the north.

The one-story service center building has a gray, black and white color scheme and the facade is clad with a combination of stucco, boral channel siding and brick. The rear service bay area of the building is the tallest and largest portion of the building and has a flat, single level roof parapet. The parts room on the front left side of the building is slightly lower in height than the service bay area and the front right office portion of the building is the lowest in height and both ends have a mansard roof clad with gray standing seam metal roofing. The front of the building has a long decorative black metal trellis structure with three false gray louver panels between the columns with three evenly spaced window units placed high on the wall over it. The office portion of the building has three large storefront windows and an entry door system that face Highway 278 which continues on the east side of the building. The overhead roll-up vehicle doors on the service area portion of the building are covered with flat black awnings supported by cables.

This project was conceptually reviewed by the Design Review Board on February 2, 2023, and was approved subject to the following conditions:

- The metal facade material should be studied and substituted with a cementitious material. ***The metal facade siding has been changed out with boral channel bevel polymer-ash 1x10 siding.***
- Incorporate sloped roofs facing Highway 278 & the awnings over the roll-up doors. ***The flat parapet roofline over the “parts” roof has been replaced with a mansard roof covered with standing seam metal roofing and the flat awnings over the roll-up doors have not been changed.***
- The buildings colors will be evaluated carefully at final. ***A color board has been submitted for this review.***
- At final, provide well planted landscape buffers along the public roads. ***A Landscape Plan has been submitted for this review.***

Staff Comments:

1. It is unclear where the HVAC units will be placed or how they will be screened.
2. The tall dark gray colored rear service bay portion of the building appears to dominate the structure and the roof line & facade lacks articulation.

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3. The palm trees proposed in the southern tree islands are not allowed and must contain a overstory canopy tree (5.5.80)
4. The DRB must determine whether the existing thoroughfare buffer plantings fronting Mercedes & Honda are sufficient or will require supplemental plantings to meet the requirements of the Code.
5. The lighting plan proposes that the light fixtures be mounted at 25', but Code will not allow the fixtures to be mounted higher than 20' (5.7.40B5)
6. The photometrics does not include the building wall packs.
7. It is unclear where the HVAC units will be placed or how they will be screened.

END OF REPORT