



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

VACANT

County Administrator

ERIC L. GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Beaufort, South Carolina 29901

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, June 1, 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 – May 4, 2023
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. **NEW BUSINESS:** None
6. **OLD BUSINESS:**
 - A. Mattress Firm Building Redevelopment Project, 1316 Fording Island Road - Bluffton – Final

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, July 13, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 4, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Mattress Firm Building & Site Redevelopment Project – Jason Broene, Court Atkins Architects and Jacob Woods, Court Atkins Architects

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 April 6, 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. Tradewinds Landscape Security Barrier Project, 5 Seaside Road – St. Helena Island –
Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comments, but no comments were made. Mr. and Mrs. Platt, the property owners for the project, were not in attendance at the Design Review Board meeting, so comments from the Board members were taken.

Mr. Jadown stated that it would be difficult to conceal the concrete barrier with landscaping and that it would take more than 2 years for the plants to fill in.

Mr. Brock asked staff if the applicants were still in violation and staff confirmed that they were. He stated that he didn’t think that the concrete barrier should remain because they appeared to be within the buffer and the concrete barrier violated Code. He said that he agreed with the staff comments about the Plant Schedule being needed to specify the plant quantities.

Mr. Brower stated that a living fence with jasmine vines made the most sense and would fill-in over time. He stated that he was not against the concrete barrier but if the owners were in violation of the Code, the concrete barrier should be removed.

Mr. Hill agreed with the previous Board member's comments. He stated that the plant schedule should also specify the plant spacing and that the ginger plant would not work well as a screening plant because it's subject to severe die-back in the winter.

Mr. Atkins said he agreed with the previous Board members' comments and stated that a living fence or a nice-looking fence should be installed in place of the concrete barrier.

Mr. Brower made a motion to deny this project as submitted because it appears that the concrete barrier is located within the buffer and the barrier system does not meet the Fencing Standards in the Code.

Mr. Jadown seconded the motion.

Motion carried unanimously.

B. Mattress Firm Building & Site Redevelopment Project, 1316 Fording Island Road – Bluffton – Conceptual:

Mr. Atkins asked Mr. Brock to preside over the meeting and recused himself from the meeting. Mr. Brock asked for public comment, but no comments were made. Mr. Woods, the project Architect, made the presentation for the project.

Mr. Jadown stated that he would like to see what the color of the building would be as the design further develops. Mr. Woods presented the Board with a preliminary color board for their input and said that the facade would have gray stucco with teal blue slats and service yards. Mr. Jadown said that parallel parking adjacent to the service drive may be difficult to get to. Mr. Woods explained that diagonal parking was considered first but there was not enough room, so they proposed parallel parking.

Mr. Brower asked what business would use the space. Mr. Woods said that the building would be a retail shell for Mattress Firm. Mr. Brower stated that he liked the building design and colors. He said the building was understated with nice textures and shadow.

Mr. Hill requested to view sheet A3.2 and stated that the building had minimal roof overhangs and would like to see them extended out further with corbels added to give the building more Lowcountry features. He said that 1/3 of the light fixture on the side view stuck out past the roof overhangs. Mr. Brower agreed with Mr. Hill's comments and stated that he too would like to see the roof overhangs extended further.

Mr. Brower made a motion to approve this project subject to the condition that the overhangs be re-studied and extended further with corbels added.

Mr. Hill seconded the motion.

Motion carried unanimously.

Mr. Atkins returned to the meeting.

6. OLD BUSINESS: None

7. BOARD BUSINESS: Vote to Reschedule July 6, 2023, DRB Meeting to July 13, 2023, or cancel the July DRB meeting.

Mr. Atkins made a motion to cancel & reschedule the July 6, 2023, DRB meeting to July 13, 2023, at 2:30 p.m. at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

Mr. Brock seconded the motion.

Motion carried unanimously.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 1, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:00 p.m.

Mattress Firm Building & Site Redevelopment Project

Type of Submission:	Final
Developer:	Ryan Arcuri, F9 Properties, LLC
Architect:	Jason Broene & Jacob Woods, Court Atkins Architects
Engineer:	Matt Randall, Cranston Engineering Group
Type of Project:	Commercial
Location:	1316 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

This redevelopment project only impacts the front-half of this 1.22-acre property and consists of constructing a new 4,000 SF one-story commercial building in the same location as the Salvation Army building once stood and to bring the site into better conformance with the Code by removing the parking area out of the Highway buffer and installing a raingarden to treat the stormwater runoff.

The new building has a charcoal and light gray color scheme with teal accents. The gable roof is covered with charcoal-colored standing seam metal roofing. The facade is clad with light gray stucco with 2” reveal detailing and teal colored aluminum slat panel sections anchored on the walls on the main side of the building. The storefront windows on the front and main sides of the building are covered with teal colored aluminum slat awnings.

This project was conceptually reviewed by the Design Review Board on May 4, 2023, and was approved subject to the condition that the overhangs be re-studied and extended further with corbels added. ***The overhangs have been increased from 2’ to 3’ in width and charcoal-colored aluminum brackets have been added at each pilaster on both sides of the building.***

The Staff Review Team conceptually reviewed this project on April 12, 2023, and allowed this project to proceed with the DRB process with conditions.

Staff Comments:

1. The applicant requested a 3’ side setback modulation to allow for the 3’ roof overhang width and it was granted by SRT.
2. The civil drawings have two rear service yards shown and the architectural plans show one service yard for the HVAC units – the plans must match. Plans are not labeled; provide confirmation of the HVAC unit locations.
3. Landscape Plan:
 - a. Increase the plant quantities & container sizes and incorporate another type of evergreen variety in the foundation buffer.
 - b. Add evergreen overstory trees in the highway buffer & propose plant material between the monument sign and the driveway. Add shrubs & understory trees in the perimeter buffer.
 - c. The raingarden plantings are not well integrated with the thoroughfare plantings do not meet the SoLoCo Stormwater planting standards.
 - d. Plant Schedule: increase the overstory caliper size from 2” to 2.5” to meet Code.
 - e. If the existing shrubbery is to be calculated toward the required plant counts, the shrub quantities, species, and sizes must be shown & labeled on the plans.
4. Lighting Plan: the drawings do not specify the light fixture mounting height on the poles. There is light trespass over the property line which is not allowed.

END OF REPORT