



Design Review Board Meeting

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Vice Chairman

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BRAD HILL
ROGER JADOWN
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Design Review Board Meeting Agenda

Thursday, September 7, 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 – June 1, 2023
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. **NEW BUSINESS:**
 - A. Wal-Mart Building Exterior Painting Updates, 4 Bluffton Road - Bluffton – Final
6. **OLD BUSINESS:**
 - A. Patel's Bottle Shop, 74 Bluffton Road - Bluffton – Conceptual (2)

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, October 5, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
June 1, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Roger Jadown

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 May 4, 2023, minutes. Mr. Brower motioned to approve the meeting minutes and Mr. Hill seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** None

6. OLD BUSINESS:

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

Mr. Atkins asked Mr. Brock to preside over the meeting and recused himself from the meeting. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Mr. Woods, the project Architect, made the presentation. Mr. Woods said that the layout of the rear service yard on the architectural floor plan was correct and that the civil plans would be corrected. He stated that the landscape plan was being revised to address the staff comments and that the light fixtures on south wall would be removed and the parking lot lighting would be adjusted to remove the light trespass across the property lines.

Mr. Brower said that the building looked good with the overhangs extended.

Mr. Hill said that he liked the architecture and the colors but stated that the landscape plan needed to be revised.

Mr. Starkey stated that the long blank wall on the south side of the building needed something, such as the introduction of color possibly at the base of the building, to add visual interest.

Mr. Brock agreed with Mr. Hill's comments and asked if the accent color was blue or teal. Mr. Woods stated that the accent color was teal.

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

- The civil site plan should be revised to show one rear service yard.
- Revise and re-submit the landscape & lighting plans to address the staff comments.
- Submit revised plans to staff to forward to the DRB for approval. Another formal DRB meeting will not be required to close-out the DRB review.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Brock read the standard final condition 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".

Mr. Atkins returned to the meeting.

- 7. OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, July 13, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 8. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 2:43 p.m.

Walmart Building – Exterior Painting Updates

Type of Submission:	Final
Developer:	Walmart
Architect:	Amy Miles, PB2 Architecture & Engineering
Engineer:	n/a
Type of Project:	Commercial
Location:	4 Bluffton Road, Bluffton, SC
Zoning Designation:	C5 Regional Center Mixed-Use

This project is located at the Bluffton Gateway Commercial Center with Walmart & Sam’s Club as the two anchor stores on the interior of the site and two outparcel lots containing Wells Fargo Bank and Oil Express Change & Tire Engineers. The site is constrained by Highway 278 to the north, Highway 46 (Bluffton Road) to the east and Red Cedar Street to the south. The Walmart building is the only building that is under review for the proposed color changes and is a one-story building with 182,707 square feet and its architecture was approved by the Design Review Board in 2015. The building is clad with a combination of cement block, stucco & brick that has a brown & tan color scheme that was built in 2017.

For this project, PB2 Architecture & Engineering has presented a request to update all four sides of the exterior of the building with an updated gray, cream, and blue color scheme. A majority of the facade, including the overhead doors, will have a light gray paint color applied while the split faced cement block water table, garden center columns and selective stucco bump out wall areas being repainted medium gray. The front wall area between the two main entrances and a small wall area below the signage on the right elevation will have dark gray paint applied. Blue accent paint is proposed on the front elevation above the main entry doors, the central parapet, and the left corner and also on the facade area on the parapet facing Highway 46. The existing bronze colored standing seam metal on the roofs and awnings will remain but will be painted black gray. The existing brown brick accents on the pilasters, water table and planters will remain undisturbed. No site alterations are being requested.

Staff Comments:

1. Per the Master Signage Plan contained in the Development Agreement, wall signage on the entire Walmart building is limited to 141.57 SF. The blue accent color proposed at the front central parapet is 421.39 SF and is 390.18 SF on the east parapet. The DRB must determine if these blue colored areas are legitimate wall accents or are the background color for the wall signage.
2. It appears that some of the blue accent paint has already been applied to the southwest corner of the building facade without prior DRB approval.
3. The DRB must determine whether the blue accent color meets the color standard listed in Division 5.3.30 in the Code.
4. All signage must be approved through a separate sign Application process with the Beaufort County Zoning Department.

END OF REPORT

Patel's Bluffton Bottle Shop

Type of Submission:	Conceptual (Revisit)
Developer:	Ronak Patel, A & A Maruti
Architect:	John B. Crouch III, Oceana Design LLC
Engineer:	Andy Bajorczky, 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 vacant lot within the Bluffton Estates commercial subdivision with a 20,000 square foot beer, wine, party supply & spirits store which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure. 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.

This project was conceptually reviewed by the Design Review Board on April 6, 2023, and was Tabled with the following comments provided:

- Re-study the massing of the roof and bring the scale of the facade down to a one story to bring the building in scale with the adjacent buildings. ***The building has been totally redesigned.***
- Add Lowcountry elements such as shutters, bracketed awnings, and roof overhangs to break up the facade and create shade & shadow. ***The roof overhangs are wider and metal awnings were added.***
- Landscaping will be paramount to help soften the building and to buffer this site. It will be important to augment the plantings in the buffers and have larger sized and greater numbers of plantings in the foundation, perimeter, and highway buffers. The Board requested to have a conceptual Landscape Plan with the next submittal. ***A preliminary landscape plan has been submitted for review.***
- Existing trees within the bioswale area are scheduled to remain, which may not be feasible. ***The tree removal plan was not revised and several existing pines within the rear bioretention area are to remain.***

For this submission, the overall building footprint is similar to what was presented at the initial conceptual review, but the building design has been completely reworked. The new roof system is covered with patina colored metal roofing with a central hip roof which connects to intersecting gables with hipped tower-like features on each corner of the building. The building is a tall one-story building with a mezzanine level. Most of the exterior walls have been raised higher and are clad with burgundy colored brick & grey vertical siding and contain a combination of storefront and clerestory windows. There are two public entries points, but the primary entrance is located on the north side of the building with a tall covered entry feature supported by two massive brick columns. The east double entry doors have large storefront windows on each side of it and are covered with a metal awning. The covered delivery area has solid metal doors and is on the south side of the building.

Staff Comments:

1. It is unclear what type of roofing material is proposed on the single slope roofs.
2. The roof top HVAC equipment screening is not well integrated with the building roof design.

END OF REPORT