

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 2, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: J. Michael Brock, Bill Allison, Peter Brower, H. Pearce Scott and Donald L. Starkey

Members Absent: James Atkins

Staff Present: Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Jason Broene, Court Atkins Architects

1. **CALL TO ORDER:** Vice Chairman Brock called the meeting to order at 2:38 pm.
2. **MINUTES:** Vice Chairman Brock asked if there were comments on the February 2, 2017 minutes. No comments were made. Mr. Scott motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Taylor's Quality Landscape and Supply Greenhouse – Bluffton – Conceptual

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Jason Broene gave the presentation. He referred to the site plan and provided an overview of the project. He said that four greenhouse structures were being proposed. Mr. Broene stated that the greenhouse structure nearest Cecil Reynolds Road would have office space in the back third and the front portion would have greenhouse space. He said the second structure would have complete greenhouse space and the third and fourth structures would be covered with shade cloth. Mr. Broene said that a "T" type drive was proposed at the rear portion of the property for operational and functional reasons to allow room for large flatbed truck to drop off materials to the bottom of the site and turn around. Mr. Broene said that there was a fifty foot wetland setback on the west side of the property which could not be developed upon. He said that Cecil Reynolds Road is a one way in and a one-way out so the entry feature was placed on the west elevation so it could be viewed as one drives down the road.

Mr. Broene referred to the elevation sheet and directed the discussion to the top front elevation. He stated that they were proposing gabled greenhouse structures with a shed roof structure added to the second greenhouse as the main entry. He said that a 3'-4" knee wall would be added to the bottom perimeter of the enclosed greenhouse spaces

Mr. Broene referred to the left elevation and said that trellis work was added to break it up and that a metal roof was proposed along the entire side of this elevation. He said that on the back side of the first structure the metal roofing stops at the office and transitions to a polycarbonate greenhouse roof. He stated that the siding would be metal board and battens at the office and also made a transition to polycarbonate at the greenhouse area.

Mr. Scott asked if the entry to the office was through the side greenhouse entry feature. Mr. Broene said that it was.

Mr. Starkey wondered if there were any restrictions on the number of entries a building could have. Mr. Broene said that an emergency exit door would be added to the rear elevation of the office. Mr. Scott suggested adding an emergency door to face the street side.

Mr. Brower asked how the water was collected between the roof structures. Mr. Broene said that there was an internal gutter system which collected the water.

Mr. Starkey asked about the roofing material types and colors and whether the materials would look similar. Mr. Broene said that the metal roofing would be a dark brown or green color and the other portion of the greenhouse roof would have polycarbonate.

Mr. Brower asked whether there could be a roof plane change at the office portion of the first structure or a possible change in roof materials. Mr. Broene said that they would explore this.

Mr. Brock asked about the powder coated corrugated metal siding proposed. Mr. Broene said that the siding would not be corrugated metal but would be a metal board and batten siding treatment, similar to what was used at the Bluffton Fire Department Maintenance Building.

Mr. Scott said that he liked the use of the trellis feature but that it did not fit in with the nursery-type structure and looked too small. He suggested that the trellis feature be used at the translucent part of the building to dress it up.

Mr. Brower asked about the polycarbonate material and whether it was proposed on the exterior walls. Mr. Broene said that below the gable is glass and above is the polycarbonate. Mr. Brower said that the glass greenhouse walls allowed people to look directly into the building from the street which was interesting. He did not think that the trellis' did a lot for the building in front of the glass wall portions and preferred the use of a continuous trellis across the entry side and to remove it along the glass wall portions along Cecil Reynolds Road.

Mr. Allison said that he liked this building and could easily identify it as being a greenhouse. He agreed with Mr. Brower's trellis critique and said that window shutters were not needed. Mr. Allison stated that he would rather see some play with the trellis where the office portion had solid siding, as opposed to the faux shutters, so the green on the trellis blended in with the interior greenery.

Mr. Starkey said that the front trellis should be larger or eliminated because it looks too small for the size of the building.

Mr. Brower made a motion to approve this project conceptually with the conditions to incorporate the use of trellis and change the roof plane at the office portion of the building. Mr. Scott seconded the motion.

During discussion of the motion, Pearce Scott added the condition to have the applicant study moving the trellis on the front elevation. Mr. Brower amended the motion to include this condition.

Motion carried.

5. OLD BUSINESS: No Old Business

6. OTHER BUSINESS: Mr. Brock said the next meeting is scheduled on Thursday, April 6, 2017 at Grace Coastal Church. Mr. Brower said that he would be unable to attend this meeting.

7. ADJOURNMENT: Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 2:55 p.m.