

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 7, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Bill Allison and H. Pearce Scott

Members Absent: Peter Brower, Brad Hill and Donald L. Starkey

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

Guests: Birk Ayer, Ayer Design Group; Joe Albanese, Group 1 Auto; David Clear, Clear Architectural; Mark Diedrich, Kuo Diedrich; and Daniel Keefer, Witmer-Jones-Keefer

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:50 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the October 5, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Scott seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

A. Belfair Sports and Activities Center – Bluffton – Conceptual

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Mark Diedrich, the project Architect, made the presentation. He showed the overall site features and existing structures and described the various additions which included a locker room wing on the right side, an aerobics studio addition that would be built in place of the existing snack bar, that a social hall with meeting rooms and a café would be built adjacent to the swimming pool and would be connected by a breezeway. Mr. Diedrich walked the board members through the slides showing the elevations, roof plan and how the buildings were connected and the renderings illustrating the changes that were to be made. He said that the goal was to create a campus feeling of the buildings and the architecture of the new buildings would complement the existing architecture but not to be identical to it. He explained that the columns on the end of the porch were to be removed and closed in to create the tennis lounge and the social hall will be a new structure that will be connected to the existing building with a breeze way. He noted that the parking lot needs reconfiguring and that the new additions will not be visible from highway 278.

Mr. Allison said that they did a good job of breaking it up into different masses and that he really liked it. He asked whether the combination of metal roofing and shingles was in keeping with the original building. Mr. Diedrich said that it was.

Mr. Scott asked whether the proportion and detailing of the dormers were decorative. Mr. Diedrich said the dormers were decorative. Mr. Scott said that the rake of the dormers seemed off.

Mr. Brock said that the applicant should pay attention to the mitigation for the existing trees at the new parking area proposed for removal when the landscape plan is developed. Mr. Diedrich said

that Mr. Keefer was the landscape architect for the project and would take tree mitigation into account.

Mr. Atkins asked whether the Belfair ARB approved this design. Mr. Diedrich said that it had not. Mr. Atkins agreed with Mr. Scott's comments on the dormers. He suggested that the dormer detail and roof pitch and wall details be re-worked because they looked a bit chunky. Mr. Atkins asked that they review and integrate traditional Lowcountry roof shed, entry porch and roof termination details into the design. He also said to be consistent and refine the overlapping eave, fascia and soffit return details.

Mr. Scott made a motion to approve the conceptual submission with the conditions discussed at the meeting. Mr. Brock seconded the motion. Mr. Atkins outlined the conditions of the conceptual approval:

- Review and integrate traditional Lowcountry roof shed, entry porch and roof termination details into the design. Be consistent and refine the overlapping eave, fascia, soffit return details. Re-work the dormer detail with respect to roof pitch and wall details.
- Consider using one roof material type as opposed to using a combination of shingle and metal roofing;
- Submit detailed architectural elevations and full sections at final DRB review;
- Provide detailed landscape plans which take tree mitigation into account;
- Address and resolve the SRT comments before final DRB review; and,
- Obtain Belfair ARB approval before the final DRB approval meeting.

Motion carried.

5. OLD BUSINESS

A. BMW of Hilton Head Building and Site Improvements – Final

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Birk Ayer, the project Civil Engineer, made the presentation for this project. Mr. Ayer said that they re-revised the landscape plan, incorporated the shrubs within the tree islands to comply with the conceptual DRB comments and would submit it to staff for DRB approval. He directed the Board's attention to the revised landscape plan and explained that palm tree clusters are proposed at the base of the building versus understory trees. He stated that the crape myrtles originally proposed within the tree islands were changed out with Bosque elms and that the palm trees originally proposed along the west end of the frontage road were changed out with Live Oak trees per the Board's request. Mr. Ayer said that the river rock mulch existed and caught the rainwater from the parapet wall. He showed the color board to the Board and explained that it was dull with various colors of white to conform to the BMW standards which is smooth, sleek and light. David Clear, the project Architect, described the building materials and colors proposed for this project. He said that very little was being done to alter the existing showroom architecture with the exception of adding an "eyebrow" feature and recoating the EIFS which would be a super fine or paper smooth finish. The trim on the building and the doors and windows frames would be white colored also. Mr. Ayer said that the split face concrete block dumpster enclosure and metal gates would be painted white to match the building.

Mr. Brock said that he had no problem with the clustered palm trees proposed in the new tree islands at the front corners of the building. He said that s revised landscape plan should have shrubs in the new tree islands as requested at the conceptual DRB meeting. Mr. Brock said that the existing river rock mulch in the front of the showroom was fine but that the new tree island and plant bed plants should have hard bark or pine straw mulch.

Mr. Scott, Mr. Allison and Mr. Atkins had no comments on the project.

Mr. Brock made a motion to approve the project with the conditions that the landscape plan be revised to add the shrubs in the new tree islands and that the dumpster enclosure color match the building. Mr. Scott seconded the motion.

Motion carried.

6. **OTHER BUSINESS:** Mr. Atkins said the next scheduled meeting is on Thursday, January 4, 2018 at 2:30 pm at Grace Coastal Church.
7. **ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:30 p.m.