

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES

June 7, 2018, Beaufort County Library – Bluffton Branch, 120 Palmetto Way, Bluffton, SC

Members Present: James Atkins, J. Michael Brock, Sallie Bridgwater, Brad Hill, H. Pearce Scott and Donald L. Starkey

Members Absent: Peter Brower

Staff Present: Nancy Moss, Planner

Guests: Chris Nardone, CNNA Architects, Inc.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the April 5, 2018 minutes. No comments were made. Ms. Bridgwater 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. Aldi, Inc. – Building Façade Improvements Project – Bluffton - Final:

Ms. Moss gave the project background. Chris Nardone made the presentation for the project. Mr. Nardone stated that David Harris with SGA Design Group prepared the elevations currently under review. Mr. Nardone said that Mr. Harris submitted an earlier modern design and worked with staff to develop a design which would fit within the Lowcountry character and the attached shopping center. He said that they tried to leave as much of the existing facade as was possible. Aldi's big issue was the placement of the existing store entry. A wide corner tower element was incorporated for the new store entrance. Mr. Nardone said that in addition to the entry relocation, the facade changes were intended to deemphasize the existing entrance with the reconstruction of the roof structure and to break up the old signage area with the addition of the vertical board trim and round windows. He said that the landscaping was minimally affected because the concrete patio at the south building foundation was incorporated with the facade changes and was part of the new shopping cart area.

Mr. Starkey had no questions for Mr. Nardone.

Mr. Scott stated that the proposed changes were an improvement to the building.

Mr. Brock had no comments about the landscaping and said it was a nice design.

Ms. Bridgwater had no comments.

Mr. Hill had no comments.

Mr. Atkins asked for confirmation that the brick wall would be installed to screen the shopping carts. Mr. Nardone said that brick wall would be installed on the front and side to screen the cart

holding areas. Mr. Atkins said that the corner awning looked truncated and that it should be adjusted slightly so it cuts short of the tower edge. Mr. Atkins asked what the finish would be on the upper tower element. Mr. Nardone said that it would have a stucco finish. Mr. Atkins stated that the new tower was twice as large as the other towers in the shopping center, but it had less detail. He asked for better detailing on the tower element.

Mr. Scott made a motion to approve this project for final review with the following conditions:

- Ensure that the low brick wall in front of each shopping cart storage areas would be there and that the wall will completely screen the carts from view.
- Adjust the truncated canopy on the side elevation so it is cut short of the corner tower edge.
- Provide better detailing on the tower feature.

Mr. Brock seconded the motion.

Motion carried.

5. OLD BUSINESS: There was no Old Business.

6. OTHER BUSINESS: The next scheduled meeting – 2:30 p.m. on Thursday, July 5, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

Because the next scheduled Board meeting is one day after July 4th, Mr. Atkins asked the Board to let Staff know whether their vacation schedules would prevent them from attending. Mr. Starkey, Mr. Brock and Mr. Scott all indicated that they would not be able to attend the July 5th meeting.

7. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Scott seconded the motion. The meeting was adjourned at 3:10 p.m.