



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, June 1, 2017, 2:30 p.m.
Grace Coastal Church
15 Williams Drive, Okatie, SC 29909
Phone: (843) 255-2140

Committee Members:

James Atkins / Architect - Chairman
J. Michael Brock / Landscape Architect – Vice Chairman
Bill Allison / Architect-Landscape Architect
Peter Brower / Architect-Landscape Architect
Brad Hill / Landscape Architect
Pearce Scott / Architect-Landscape Architect
Donald L. Starkey / At-Large

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF MAY 4, 2017, MEETING MINUTES
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - a. St. Gregory the Great – Parish Life Center – Bluffton ([backup](#))
 - b. Tanger Outlets #2 – Outparcel Development – Bluffton ([backup](#))
5. OLD BUSINESS: No Old Business
6. OTHER BUSINESS: Next Scheduled Meeting—2:30 p.m. on Thursday, July 6, 2017 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 4, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: J. Michael Brock, Bill Allison and H. Pearce Scott

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

Guests: Peggy Rapp, Mercedes Benz of Hilton Head; Jason Broene, Court Atkins Architects; and Lane Chapman, Hilton Displays

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the March 2, 2017 minutes. No comments were made. Mr. Brower 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. Mercedes Benz of Hilton Head – 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. Peggy Rapp contacted Michael Griffith on her cell phone; Mr. Griffith gave the presentation via speaker phone. Mr. Griffith referred to the photographs of the existing exterior front and left sides of the building and to the interior photographs. He said that this structure was originally built in 2010 with the Mercedes identity logo and design. Mr. Griffith described that the existing white color on the center portion of the front elevation which included the trellis, columns and horizontal band, vertical stucco entry portal element (less the mansard roof) would be painted black and that the Mercedes emblem would be changed out to black. Mr. Griffith said that the addition would be added to the left side of the building and would match the current facade materials, that the seven impervious parking spaces would be relocated on-site and would be pervious and that the existing landscape plantings would be relocated in and around the new addition. He also said that no exterior lighting was being proposed and that they wanted to replicate the existing interior lighting fixtures and position the fixtures so as not to increase the site lighting levels.

Mr. Brower asked what the function of the addition would be. Mr. Griffith said that the single story addition would be an extension to the existing showroom and would have delivery doors on the side and would also include an office and conference room.

Mr. Starkey asked why the trellis feature did not continue around to the new addition area. Mr. Griffith said he did not want to throw the architectural balance off. He said that the design would be balanced off with the right hand drive though element and the proposed left side addition.

Mr. Atkins asked Mr. Hill if he had any comments. Mr. Hill had no comments.

Mr. Atkins said that the addition was well done and struggled with the fact that the 8' foundation buffer was not being proposed which would leave the entire left side very pronounced and abuts the drive isle. He said that he liked the corporate color change to black but wanted clarification on the black color. Mr. Griffith said that the black would be a charcoal or midnight black and he would submit a paint sample at final review.

Mr. Hill asked for a suggestion on how to solve the lack of a foundation buffer on the left side of the addition. Mr. Griffith said that the proposed width of the addition was needed to house and maneuver vehicles; there was no opportunity to reduce the addition width to allow for the 8' foundation buffer.

Mr. Brower made a motion to approve this project conceptually as presented and Mr. Starkey seconded the motion. Upon further discussion of the motion, Mr. Starkey expressed concern over the black color and where it was proposed to be painted. Mr. Atkins said he would like to see the enhancement of the landscape strip in the adjacent parking bay and highway buffer. Mr. Brower amended his motion to include the following conditions:

- Submit a color rendering of the front of the building which shows the proposed charcoal black paint color on the Mercedes sign/log, stucco entry portal and the wood columns and trellis feature. The specific black color proposed by the applicant must be identified and a color sample supplied at final.
- Study enhancing or increasing the landscaping in the planting areas adjacent to the addition and along the Highway 278 buffer because an 8' foundation buffer was not proposed along the west side of the addition.

Motion carried.

5. OLD BUSINESS:

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

Mr. Atkins recused himself from the meeting. Ms. Moss gave the project background. Mr. Brower asked if there were any public comments about this project and no comments were made. Jason Broene handed out a colored rendering and gave the presentation. He said that little had changed from the conceptual submittal. He studied the roof plane change requested at conceptual review and consulted with the greenhouse supplier but the roof plane cannot be changed. He added that there would be a material change from polycarbonate to metal at the office portion of the building which would break up the roof plane along the road. He said that the greenhouse structure venting panels would provide a difference in height and elevation. Mr. Broene said the trellis features were removed to allow the landscaping to soften the building and viewing into the greenhouse areas.

Mr. Starkey asked whether it would be possible to add shutters to the windows along Cecil Reynolds Drive. Mr. Broene said that shutters were originally proposed for conceptual review, but Mr. Allison said they should be removed to keep a utilitarian look.

Mr. Hill said that the applicant addressed all of the DRB issues.

Mr. Brower said he liked the design and the removal of the trellis features. Mr. Brower asked

about the brick proposed on the knee wall shown on the colored rendering and once shown the color of brick on the sample board he said it looked good.

Mr. Starkey made a motion to approve this project as presented and Mr. Hill seconded the motion.

Motion carried.

Mr. Atkins returned to the meeting and added a comment about final submissions. He said that *“the structure, landscaping, lighting, dumpster enclosure and other design features 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”*. Mr. Atkins said that this will be a standard condition for all projects approved at final review.

6. OTHER BUSINESS:

A. Wells Fargo Bank ATM Surround – Bluffton Gateway

Mr. Atkins said that changes from the approved plans were made and that the County was working through this with the Owner. Mr. Atkins said that Mr. Brock had been to this bank branch and that the bronze ATM surround looked better than the bright yellow ATM surround previously installed. Lane Chapman said that he represented the sign vendor and was looking for recommendations for the ATM surround. He said that this ATM unit had a door with no access from the interior. Mr. Starkey asked whether the applicant sought permission to make the changes. Mr. Atkins said they did not. Mr. Starkey expressed his frustration over these changes and wanted to make sure that this would not happen again. Mr. Atkins asked the Board to determine whether the existing bronze version of the ATM surround met the Board’s approval. Mr. Hill made a motion to approve the bronze ATM surround and Mr. Brower seconded the motion. Motion carried.

B. Mr. Atkins said the next meeting is scheduled on Thursday, June 1, 2017 at Grace Coastal Church.

C. ADJOURNMENT: Mr. Brower made a motion to close the meeting and Mr. Hill seconded the motion. The meeting was adjourned at 3:25 p.m.

St. Gregory the Great – Parish Life Center

Type of Submission:	Conceptual
Developer:	The Bishop of Charleston
Architect:	LS3P Associates Ltd.
Engineer:	Greg Baisch, Ward Edwards Engineering
Type of Project:	Institutional
Location:	323 Fording Island Road, Bluffton, SC
Zoning Designation:	C3NMU (C3 Neighborhood Mixed Use)

This 62 acre parcel is partially developed and contains a sanctuary, school, resurrection garden, access roads, parking and infrastructure. The applicant is proposing to construct a two-story 29,900 square foot multi-purpose meeting facility with a third floor attic to the east of the existing school, including an additional parking lot, sidewalks and associated infrastructure. This property is bound on the north by Eagle's Point, to the east by the Bluffton Fire Department and to the west by Berkeley Hall. The site has access from two points off of Highway 278

This project received conditional conceptual SRT review on May 17th. Staff had concerns over the need for an additional 100 parking spaces as proposed. Staff contends that because this is an accessory building, they are not entitled to the additional parking; the two existing parking areas on-site should be shared between the church and this proposed structure. As part of the conditional approval, Staff required that the applicant apply for a variance from the ZBOA for the additional parking.

The applicant has submitted the site plans, architectural plans and elevations, photographs and lighting plan with fixture cut sheets for conceptual review.

Staff Comments:

1. Institutional Buildings within the C3 zone cannot exceed 35' above grade. This proposed building is approximately 48' above grade so does not comply with the zoning standard for maximum height.
2. Please adjust the lighting plan so that conflicts between the parking lot light poles and the required overstory trees with tree islands do not exist.

Tanger Outlets #2 – Outparcel Development

Type of Submission:	Conceptual
Developer:	Carl Close, Tanger Properties
Architect:	Adams & Associates
Engineer:	Willy Powell, Ward Edwards Engineering
Type of Project:	Commercial
Location:	Tanger Outlet #2, 1414 Fording Island Road, Bluffton, SC
Zoning Designation:	C5RCMU (C5 Regional Center Mixed Use)

This property contains an existing retail outlet center and is located between Fording Island Road (Highway 278) and the Bluffton Parkway. The development has 206,544 square feet of gross leased retail space along with two ponds, vehicular and pedestrian access, parking and infrastructure. The applicant is proposing to redevelop a portion of their existing 28.18 acre site in order to add two outparcels and improve the vehicular and pedestrian circulation. Included with the redevelopment will be improvements to the 278 entrance, reworking existing parking and drive isles, filling of an existing pond which will be offset by the placement of underground detention chambers, site preparation for two outparcels and an expansion of one retail building. The two proposed outparcel structures would each have one story and would match the architecture of the Chipotle outparcel building at Tanger 1. Building “A” would have 9,415 SF and Building “B” would have 5,100 SF. The proposed retail building expansion would be approximately 9,000 SF. The site will be accessed from either Highway 278 or the Bluffton Parkway. The site is bound to the north by Moss Creek Plantation and to the south by the future Hilton Head National Development.

This project has received conceptual SRT approval on April 12th with the condition that the parking total be recalculated should a restaurant lease the space within either of these outparcels. The applicant has submitted a conceptual landscape plan for this review.

The applicant has submitted the site plans, architectural plans and elevations, photographs and landscape plans for conceptual review.

Staff Comments:

1. Outparcel “A”:
 - a. The foundation buffer is less than 8’ at the three tower elements.
 - b. The dumpster pad is orientated toward the internal road at an awkward angle which is directly across from the entry doors to the building. Consider relocating this dumpster pad.
2. Outparcel “B”:
 - a. Sidewalks are not shown on the east or west side of the building which may force pedestrians to walk within the landscape beds or into the drive isles.
 - b. The foundation buffer is less than 8’ on the north and south sides of the building.
 - c. Because the dumpster pad is the focal point of the drive isle, special attention must be directed toward the design of the enclosure or consider relocating it.
3. Building “C” Expansion:
 - a. Because the expansion pushes the building more prominently toward the main entry, the east elevation of the proposed expansion should include better articulation to break it up.
 - b. The foundation buffer on the east side of the building is less than 8’.
4. Consider relocating the proposed kiosk from the tree island to the landscape bed adjacent to the expansion to allow for the required overstory tree (See Sheet LS-103).
5. Cabbage Palm trees are proposed in some of the parking lot tree islands adjacent to Outparcels A & B. Please consider substituting an overstory tree which provides more shade (See Sheet LS-106).