



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, December 7, 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

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended,
all local media were duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF OCTOBER 5, 2017 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Belfair Sports and Activities Center - Bluffton ([backup](#))
5. OLD BUSINESS:
 - A. BMW of Hilton Head Building Improvements - Bluffton ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, January 4, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 5, 2017, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: James Atkins

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 and John Crouch, Oceana Design.

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:30 pm.
2. **MINUTES:** Vice-Chairman Brock asked if there were comments on the August 3, 2017 minutes. No comments were made. Mr. Starkey motioned to approve the minutes as written. Mr. Hill seconded to approve. Motion carried.
3. **REVIEW OF 2018 MEETING SCHEDULE:** The July 5th meeting may have to be changed because of the July 4th holiday.
4. **PUBLIC COMMENT:** There was no public comment.
5. **NEW BUSINESS:**

A. BMW of Hilton Head Building & Site Improvements – 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. Birk Ayer, the project Civil Engineer, made the presentation. He said that Group 1 has been working with BMW for a couple of years on developing the improvements at this property and that this is one of the few sites along highway 278 which doesn't have a front buffer. He said that in order to bring the front buffer into conformance the parking spaces would have to be removed which was not feasible. Mr. Ayer said that the building improvements would mainly include an open side service canopy. Mr. Ayer said that the applicant originally desired to have an enclosed service canopy but that there were architectural issues in conflict with the County code requirements with having a service door face the road so an open service canopy was developed as a compromise. He referred to the site plan and described the placement of the new service canopy and new tree islands to direct traffic flow to better serve the customers. He then referred to the landscape plan and said that staff suggested substituting overstory trees for the proposed palm trees and that additional shrubbery be added in the front planting area which would not be problematic. Mr. Ayer said that the rear metal service buildings would be painted, the canopy would be removed, the customer service and showroom building EIFS façade would get refinished in white and the metal would be painted white also which would greatly improve the curb appeal.

Mr. Scott said that more trees should be put along the front of the property and that he struggled during the review of the project because it wasn't "Lowcountry" but that the work proposed would be an improvement.

Mr. Allison agreed with Mr. Scott's assessment and said that it looked like a car dealership and was ok with the design.

Mr. Brower said that the proposed palm trees in the front buffer should be substituted with Live Oak trees to increase the buffer and soften the building. He said that the more buffering that can be done, the better. Mr. Brower asked whether the front tree island was an existing island and Mr. Ayer said that it was.

Mr. Starkey suggested that two tree islands be created for trees and shrubs within the front parking bays to soften the structure. He asked what the proposed building color would be. Mr. Ayer said that it would be white per BMW's color standard.

Mr. Hill agreed with all of the Board's comments and with Mr. Starkey that trees should be added not only within the front buffer, but also to add tree islands in the front parking area and add plantings at the plant area adjacent to the new service canopy to bring down the scale of the building. Because this is a public space, Mr. Hill suggested that Barberry shrubs, or another shrub with thorns, be added to the plant bed adjacent to the proposed service canopy to discourage pedestrians from crossing through it.

Mr. Brock said planting should be added on the island at the northwest corner of the building to help soften the structure and agreed with Mr. Starkey's comments about adding tree islands in the front parking bays. He asked what the paint color was proposed to be on the back side of the building. Mr. Ayer said that it would be white.

Mr. Brower said that if tree islands replaced two parking spaces along the front of the building it would better meet the spirit of the County parking configuration requirements and add buffering to the building.

Mr. Starkey asked if there was a side entrance door and why the handicapped parking spaces were so far from the building. Mr. Ayer said that there was a side entry door and that there was little room for a sidewalk across the front of the building because the front parking spaces. He added that the building was elevated 5 steps off the ground level and explained that in order to meet the sidewalk slope and width requirements, the spaces had to be placed at the proposed location to meet the current building accessibility requirements.

Mr. Brower made a motion to approve the final submission as presented with the condition that the landscaping and buffer improvements be included. Mr. Scott seconded the motion.

Motion carried.

6. OLD BUSINESS

A. Fire Station #40 Bay Expansion and Dormitory – Sheldon – Final

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. John Crouch made the presentation for this project. Mr. Crouch said that plan revisions were made based on the DRB and staff comments, wanted the DRB to address the side landscape buffer requirements and that a photometric plan with fixture cut sheets had been prepared. He said that the design was changed at the front engine bay and the dorm to unify the fire station and dormitory architecture. Mr. Crouch directed the

Board's attention to the elevation sheet. He said that the roofline of the addition was changed to provide a single sloped shed roof to the rear and 20' side returns and a straight facade was added to present a more unified civic design. He handed out renderings from several perspectives and a proposed material and color board for DRB review. He also handed out revised landscape plans which included the retention ponds, and a photometric sheet with light fixture cut-sheets for the Board's review. Mr. Crouch said he would send the pdf versions of the hand-outs for the file.

Mr. Hill had no comments about this project.

Mr. Starkey had no comments about this project.

Mr. Brower said that he did not attend the conceptual presentation and that the red door color against the white facade color was too jarring. Mr. Crouch said that the proposed siding color isn't as white as it appears and that the white color would match the existing white metal building color.

Mr. Allison said that the final design was an improvement over the original submittal and that it looked like a fire station.

Mr. Scott agreed with Mr. Brower's comments about the red fire station doors and said that the contrast was too great. He suggested toning the facade color down; perhaps a darker color to compliment the design.

Mr. Brock said to add more layers to the east buffer between the street to the end of the dormitory with the addition of Redbud understory trees and Wax Myrtle shrubs and other shrubs to enhance the buffer.

Mr. Scott made a motion to approve the final submission with the conditions that the facade color be toned down for staff review and that additional plants be added to the east buffer to enhance the buffer. Mr. Allison seconded the motion.

Mr. Brock added a standard condition to the final approval. 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".

Motion carried.

7. **OTHER BUSINESS:** Mr. Brock said the next scheduled meeting is on Thursday, November 2, 2017 at 2:30 pm at Grace Coastal Church.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Allison seconded the motion. The meeting was adjourned at 3:10 p.m.

Belfair Sports and Activities Center

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| Type of Submission: | Conceptual |
| Developer: | Belfair Property Owners Association |
| Architect: | Mark Diedrich, Kuo Diedrich |
| Engineer: | Eric Hoover, Ward Edwards Engineering |
| Type of Project: | Amenity Center |
| Location: | 501 Fording Island Road, Bluffton |
| Zoning Designation: | Planned Unit Development (PUD) |

This +/- 6-acre portion of the Belfair Property Owners Association property is located west of the main entry gate at Belfair Plantation. The site has no direct access from Highway 278 but has one access drive off of Summerton Drive within the Belfair development. The site is constrained by US 278 on the south, two private drives within the development on the north and east and Rose Hill Plantation to the west. This site has three existing one-story structures which include a 13,090 SF Wellness Center, an 810 SF Pool Grill building and a 476 SF Pool Bath House. This site also has a large rectangular swimming pool with a concrete deck, a circular kid pool, horseshoe pits, volleyball court, playground, covered trellis features, walkways, drives, parking, infrastructure and landscaping.

For this project, the applicant is proposing to renovate and expand the Wellness Center and rebrand it as the "Sports and Activities Campus" for Belfair. The existing snack bar, covered terrace and pool equipment room and terrace which total 1,303 SF will be demolished to allow for the building expansion. The building expansion includes a 2,683 SF locker room addition and a gated pool entry tower feature which connects to a 5,242 SF social hall wing with a café and outdoor dining patio. Upon completion, the Wellness Center and Social Hall will have a combined total of 21,365 SF. The existing Pool Bath House will receive an interior renovation and a new 375 SF pool equipment and storage building will be built north of the existing pool. In addition, a new curvilinear kids pool and a playground with relocated equipment is proposed adjacent to the new social hall wing. The expanded pool area will be secured with a combination of building walls and fencing and is inter-connected with new walkways and landscaping to unify the design. Also proposed is a dedicated drop-off area at the front circular drive with widened walkways, parking east of the social hall wing and assorted game courts and a 141 SF Toy Barn structure in the south lawn area.

This project received conceptual SRT approval on October 11th with the conditions that the DHEC & Fire Marshal approvals are obtained, an arborist report be prepared to address how the existing trees will be protected during construction, that the stormwater department's requirements be addressed and that the overstory trees proposed for removal which were previously planted when the fitness center was originally built be mitigated when the landscape plan is developed.

The applicant has submitted photographs with a corresponding photo board, tree & topo map, site plan, and architectural drawings for this review.

Staff Comments: none

BMW of Hilton Head Building & Site Improvements

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| Type of Submission: | Final |
| Developer: | Group 1 Automotive |
| Architect: | David Clear, Clear Architectural Design, LLC |
| Engineer: | Birkie Ayer, Jr., Ayer Design Group, LLC |
| Type of Project: | Commercial |
| Location: | 1230 Fording Island Road, Bluffton, SC |
| Zoning Designation: | C5 Regional Center Mixed Use |

This car dealership is on a 5.75 acre site which is highly visible from Highway 278 with existing buildings, parking, landscaping and infrastructure. The applicant is proposing to renovate the existing show room and service building facade, add a new west service canopy structure and a new wrap-around “eyebrow” feature on the front of the showroom and demolish the back canopy system. In addition, the parking lot circulation will be revised, stormwater drains will be added, deteriorated asphalt parking areas and drives will be resurfaced and new tree islands and landscaping will be installed.

This project received conceptual approval by the Staff Review Team (SRT). On October 5, 2017, the DRB reviewed this project conceptually and approved it with the following conditions:

- Incorporate at least two tree islands with shrubs and overstory trees (Live Oak trees) within the front parking bays at the foundation of the building to reduce the scale and soften the building. **Two new tree islands were created within the front parking bays; one at the NE building corner and one at the NW building corner. Palm trees are proposed within the new tree islands, but shrubs are not as requested.**
- Increase the number and provide a variety of planting types within the front planting area along the frontage road to enhance and create a highway buffer to better conform to highway buffer requirements. Substitute Live Oak overstory trees for the palm trees proposed within the front planting areas. **The applicant has revised the drawings to meet this condition.**
- Increase the number of plantings to soften the building within the front plant bed adjacent to the new service canopy. Consider adding Barberry shrubs or a shrub with thorns within this plant bed adjacent to the new service canopy to discourage pedestrians from cutting through the planting area. **The applicant has revised the drawings and added barberry shrubs.**

The applicant has submitted site plan, architectural drawings, landscape plan and lighting plan for final review. The applicant has indicated that the color board will be presented to the Board at the meeting for final DRB approval.

Staff Comments:

1. The new BMW wall signage shown on the elevations must be approved separately with the submission of a Signage Application.
2. Add shrubbery at the base of trees within all of the new tree islands to better soften the structure.
3. River Stone mulch will not add to the “softening” of the structure.
4. Please indicate which color the VCI panels will be on the dumpster enclosure gates and whether stucco will be applied to the split face CMU enclosure walls to match the building.