



**CITY OF BEAUFORT
DESIGN REVIEW BOARD
911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011**

Members Present

Chairman Donald Starkey
John Dickerson
David Karlyk
Eric Brown

Members Absent

Jerry Ashmore

A meeting of the Design Review Board was held on June 9, 2011 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Chairman Donald Starkey, John Dickerson, David Karlyk, Eric Brown, and City Historic Preservation Planner Donna Alley. Jerry Ashmore was absent.

In accordance with the 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.

CALL TO ORDER

Chairman Starkey called the meeting to order at 2:00 p.m.

MINUTES

The minutes of the April 14, 2010 meeting were presented to the board for review. David Karlyk noted that Alan Dechovitz name had been added in on the minutes for a second time when he is no longer on the board. **On motion by Mr. Karlyk, second by Mr. Brown, the board voted unanimously to approve the minutes as amended.**

NEW BUSINESS

Buffalo Wild Wings Grill & Bar

12 Robert Smalls Parkway (Hanover Park PUD)

Applicant: Andrews & Burgess, Conceptual Review (11-09 DRB.1)

Ms. Alley said this restaurant concept was first presented in June of 2010. The applicant has made modifications to the site plan, but there's no new site plan review by the DRB. Libby Anderson has seen

it and has no issues with the site plan at this time. The architectural rendering has been provided, and the applicant has been directed by staff in regard to style and design elements. Lighting plans will be submitted at a later date, as will a landscaping report. Jerry Ashmore and Liza Hill will work with the applicants to offer landscaping guidance, Ms. Alley said. Signs are underway, and the DRB would be able to see the concept. The lighting of signs should be reviewed at this meeting. Ms. Alley said she's shared a photo of a similar plan to what's being presented here.

Brian Doiron of COR3 Design described the various features of the building's design: the architectural elements on the exterior are an architectural masonry base, a brick veneer, and stucco above that. There are brackets on the building "to fit it into the veneer of the area." The signs are externally illuminated and that will be added to the other signs. They have outdoor seating that wraps one side of the building and continues halfway across the front. It has a seamed metal roof and awnings. The entry features are the store's trademarked signature. Window colors are standard anodized aluminum. The fencing in the legend has yellow in it, Ms. Alley noted, but it can't be seen in the rendering. Mr. Doiron said the store generated the rendering, and he didn't see it there, either. Mr. Dickerson asked if they had built that fence on other Buffalo Wild Wings properties. Mr. Doiron said he thinks the yellow tags are small and maybe every other post gets one, as on the canopy, but he's not 100% sure.

Ryan Lyle of A&B Inc. said the original site plan was 5700 square feet, but the developer went back to corporate and reduced the building to 5000 square feet which didn't greatly change the site plan. It's been conceptually approved. A stipulation of the last DRB approval was to make the parking field more "park-like," he said, so they have a landscape architect who will create a rendering for future meetings. 6 or 7 stalls penetrate into the side yard setback. They aren't sure if they need a variance for that, or if the DRB can approve going into the buffer if screening is provided.

Chairman Starkey said he recalled suggesting parallel parking in the front by adding those spaces in the back to get these buildings to look more like they belong on a city street and to increase the appeal of the patio. Mr. Brown said he had read the May 2010 report, and it said staff believed the DRB should consider two alternative site designs: either like the Boundary Street Outback (with no front parking) or a parallel parking scenario. Mr. Dickerson said the Red Lobster / Olive Garden had a slip road, and they could turn something like that into parallel parking with plantings; that improved the other project and could improve this one. Mr. Dickerson said they could consider a shallow angle, if not parallel parking.

Mr. Lyle said the staff report was done prior to the DRB meeting in May 2010. They studied reports and sent ideas to the Beaufort County traffic engineer and corporate. One suggestion was a road in the front. This is a future non-signalized intersection. It's too close to the road for the drive aisle to be done, Mr. Lyle said. Mr. Brown said they need a macro-view. The staff and DRB took the approach with the Olive Garden which is that what is shown now is not what they will end up with in 5-10 years. This is a conflict typical of DOT, but if it becomes a slip road, it will function properly, Mr. Brown said. Mr. Lyle said they did a traffic impact analysis and the traffic engineer didn't recommend a slip road. Doing anything like that will be difficult in terms of dealing with the owner of the remainder of the property.

Chairman Starkey said the concept was not finally approved at that time. Mr. Lyle said the DRB approved it last time with the stipulation that the additional parking be "more park-like." Mr. Brown asked for the drawings that were approved at the previous conceptual review. Mr. Lyle provided the

plan for Bojangles. He said when Bojangles was approved, the site was master-planned with angled parking. The current plan matches that but with reverse-oriented spaces.

Chairman Starkey said he feels if someone is going to sit on a patio, they don't want to look at cars and pavement. He was "trying to get something to look at as well as the idea of a parallel parking or handicapped parking to get more parking in there." Mr. Lyle said they did a study on parallel parking, and they could only fit in 4 spaces. Chairman Starkey asked if that was a problem, given the overall number of spaces they will have. He feels that's a good compromise.

Mr. Brown said uniformity between the parcels would be the most important thing, in his opinion. There was discussion about how to accomplish this. Chairman Starkey said there was a comment at the time about the turning radius. Mr. Lyle said that was for fire trucks, and they can accommodate a greater turning radius; they just can't encroach on the DOT's right-of-way. They added landscape medians, and with more angle on the spaces, they will have more room for landscaping. Mr. Brown said they "need to reserve the possibility to punch through at a later date." Mr. Lyle said that's possible and asked how to show that it was possible. Chairman Starkey said to ensure that there were no trees in the way. He liked the idea of expansion and angling parking to have room for significant plantings.

By way of explaining the "more park-like" suggestion, Mr. Dickerson suggested walking in the site through an area with large oaks that are shading the pond; there's a significant reduction in the heat there, he said. With these big trees that fill the locations and provide shade, they will have a more comfortable environment for customers. Chairman Starkey said with the building front not being on Highway 170, more vegetation will keep it from looking so much like the side of the building. Trees and shrubs "soften" the building.

The dumpster pad will need to be moved eventually, Ms. Alley said. Early plans were to make it adjacent to the building, but that made it difficult to access them for the truck. A nicer screen will be designed, Mr. Doiron said. Chairman Starkey said there are two places around the dumpsters where they could be landscaped and shaded with trees for buffering from the heat.

Chairman Starkey said the whole side of the building with the logo, etc. is like one big sign, which is more sign than they allow by ordinance. It's a unique color and has striping, etc. This issue will need to be discussed at some point. Mr. Doiron discussed the lighting of the building. Mr. Dickerson said the ordinances won't let lights shine into the sky; Mr. Doiron said they will have to be baffled. Mr. Brown said they will need cut-sheets for their final review.

Mr. Karlyk asked about the environmental plans. Mr. Dickerson discussed the pond, and Mr. Lyle said they have no plans to cut more trees, only to grade the site a little more.

Ms. Alley said there is LED yellow strip lighting in the plan that is not permitted by ordinance. Chairman Starkey said the background color on the front is fine if the black and white pole is removed that "makes it look like a sign" in his opinion. Ms. Alley said for sign approval, that "sign" would be the first thing that would have to go. The arch should stand on its own. Making the arch part of a sign is objectionable. Chairman Starkey said Bojangles' trademark stars on the building had to be made in stone. Mr. Doiron asked if two brick colors that represented the black and white "zinger" could be substituted. Chairman Starkey said yes, just by making it look like part of the building.

Chairman Starkey asked if the flat, modern canopy could be substituted with “a different kind of awning that looked less like (one in) a shopping center.” Mr. Doiron said he has already “gotten a lot of push-back from corporate” on DRB suggestions. Mr. Brown said he understand that Buffalo Wild Wings considers their sign as their brand. Mr. Doiron asked, if they change the zinger, if DRB would allow the yellow sign.

Mr. Brown said the porch is a fantastic addition to the building. The black roof may not work so well in the Lowcountry. Mr. Doiron said he had suggested a different roof already, and corporate told him “to present it the way they have it.” Ms. Alley said the black awning is also a sign because it’s not canvas. It’s not Lowcountry and is not seen here in this area. Mr. Dickerson said it’s “also a thermal oven.” Chairman Starkey said he should tell corporate that the board is not in favor of the black.

Mr. Brown asked about the columns; Mr. Doiron said they’re aluminum tubes. Mr. Brown said he’d prefer a wood post “in keeping with how we do things here.” A more traditional Lowcountry porch could have white posts and beam construction. Then a black roof would be hot still, if they wanted a black roof, but it would go better with the rest of the building as they propose it. Chairman Starkey said it’s important to have a Lowcountry look on the front of the building.

Mr. Doiron said if they went to post and beam on the outdoor eating area, they might get more leeway on the entry since it’s not on the front of the building. Ms. Alley asked if they would consider canvas instead of standard seamed metal. Mr. Brown said he would consider all the factors together; he understands corporate branding, but the community also has needs.

In regard to the window awnings, Mr. Brown asked if they were metal. Mr. Doiron said traditionally they are black canvas. Mr. Brown said it would be nice if they matched more. Mr. Doiron said he’s already proposed a louver, and it was rejected. Mr. Brown said they need to work with the porch and the “Deco-ish” awning that’s not a flat blade would be important. Ms. Alley asked if the one at Blackstone’s with wooden brackets and a metal awning was a good example. Mr. Brown suggested Greyhound Flats on Scott Street. The yellow dots on the awning also constitute a sign, Chairman Starkey and Ms. Alley agreed.

Mr. Lyle said the arch had been discussed as well as what Mr. Doiron proposed in lieu of their corporate ideas. Mr. Lyle and Mr. Doiron had wanted this meeting with DRB to be “a working session,” but the Buffalo Wild Wings representative didn’t come.

Mr. Lyle mentioned the Chik-Fil-A checkerboard on their awning. Ms. Alley said that occurred a long time ago and may have been negotiated. Chairman Starkey said for 4 years they have been trying to get a Lowcountry look into the buildings. He understands corporate needs but wants to compromise. Ms. Alley showed an example of a Buffalo Wild Wings with a more traditional look. Mr. Lyle said there has been a lot of discussion with corporate, and Mr. Lyle and Mr. Doiron needed to know what will NOT work, which is why they wanted this working session. He feels they have clearer direction and would like to get final approval at the next DRB session. Chairman Starkey asked for idea of the types of plantings and where the plantings will be in their next renderings.

Chairman Starkey said any major changes should come in next week, and if they get something a week prior to the meeting, it can be e-mailed around, and that is adequate for him. This would give staff and the DRB a chance to see what they are doing and then see the final a week before for review.

Mr. Dickerson said he likes seeing the South Carolina and Beaufort businesses that are associated with this national brand's project.

Mr. Doiron reviewed his list of DRB suggestions:

- Exterior lights for front façade need to be baffled and stop at the top of the parapet.
- LED lights are not permitted.
- The “zinger” needs to be part of the architecture of the building with masonry so as not to look like a sign.
- There should be no black metal awning over exterior dining, but if it were changed to post and beam, exposed rafter tails, etc., the black roof might be acceptable, though still depending on how it looks.
- The entrance canopy blade is too modern or Art Deco for the building and should tie into the porch.
- The yellow and black checks on the canopy of the outdoor seating area is signage and should be addressed.
- The awnings over the punched windows have checks, too, and are signs. Mr. Doiron asked if they need to be canvas. Ms. Alley said it would seem a more traditional awning for a window since standing seam metal is a roofing material. Mr. Brown said they would do it the same way they did the canopy. It would function the same way but have different details. Or they could go to more standard canvas or do a Bermuda shutter. Mr. Doiron said again that corporate had refused to do Bermuda shutters.

Mr. Brown said he's not clear where the architectural masonry is. Mr. Doiron said he may have misspoken. The drawing shows all brick and EIFS, Mr. Brown clarified.

Mr. Lyle reviewed further DRB suggestions given to him:

- Align the frontage road and place the same angled parking scenario as Bojangles; split that up with a landscape island, which is required every 10 spaces.
- Pull the drive aisle north to 170 and add additional footage for a landscape buffer.
- Put trees in front of that drive aisle.
- Ensure shading for the dumpster pad.
- To make it more park-like, increase the size in the 6 islands and along the front.
- There's a possible future connection to the road, so nothing expensive should be put in the way of that.

Mr. Lyle asked about palmetto trees along the front. Mr. Dickerson said they should use trees that produce real shade. Mr. Dickerson said they could look at the pond at Bojangles and also go to The Point and get a feel for the community to see what the DRB wants to extend the community to in historic terms. Chairman Starkey suggested places where landscaping would help the view of the building.

Mr. Lyle asked about additional parking in the buffer and how they could fence it. Mr. Dickerson said he'd like to see shrubbery around the fence. Mr. Lyle said they could do shrubbery *instead* of the fence.

Chairman Starkey said they can make that decision on that area. Mr. Brown said it should be about 6' tall. Mr. Lyle asked if they could approve it without going to the ZBOA. Ms. Alley said she didn't know, but they can ask Ms. Anderson. If it's pervious, it may be permitted. Mr. Lyle said it is pervious.

Mr. Doiron asked if final approval next month is feasible, and Chairman Starkey said yes, if they do what has been suggested, but they could be turned down if there are still branding discrepancies. There was discussion about how to make that happen. Mr. Brown said conceptual approval is contingent on everything in these lists.

Mr. Brown made a motion to grant conceptual approval based on all the stipulations for the site and the building that Mr. Lyle and Mr. Doiron listed above (in bullets). Mr. Dickerson seconded the motion. **The motion passed unanimously.**

DISCUSSION: Review of rules and procedures

Ms. Alley said the rules and procedure were adopted in 2008 but were never signed and approved. They will not need to be changed but they need to be readopted. Chairman Starkey felt officers should be elected in June when members change over. Ms. Alley said these rules and procedures are the same for all boards; the way they conduct their meetings is up to them. There was verbal agreement that the rules were fine, and Chairman Starkey signed off on them.

There being no further business, Mr. Karlyk made a motion, seconded by Mr. Dickerson, to adjourn. The motion passed unanimously, and the meeting was adjourned at 3:27 p.m.