



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

SALLIE BRACH

PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

County Administrator

ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
Robert Smalls Complex
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Design Review Board Meeting Agenda

Thursday, December 2, 2021 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

All persons who attend this meeting are highly encouraged to wear a face mask or covering and must practice 6' social distancing.

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF MINUTES – October 7, 2021
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Okatie Center – Seaglass Windowscapes – Bluffton – Final
6. OLD BUSINESS:
 - A. KIA of Hilton Head Architecture Revision – Bluffton – Final
7. 2022 Design Review Board Meeting Schedule
8. Election of DRB Chairman and Vice-Chairman

OTHER BUSINESS

9. Boards and Commissions Year End Forms
10. Next Scheduled Meeting – 2:30 p.m. on Thursday, January 6, 2022 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
11. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 7, 2021, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Sallie Brach, Brad Hill and Roger Jadown

Members Absent: J. Michael Brock, Peter Brower and Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Thomas Henry, Woods Dendy Architects; and, Lindsay Wehmeier, Witmer, Jones Keefer, Ltd.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 p.m.
2. **FOIA:** Chairman Atkins stated, “public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act”.
3. **MINUTES:** Chairman Atkins asked if there were comments on the July 1, 2021, minutes. Mrs. Brach motioned to approve the meeting minutes and Mr. Hill seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. **NEW BUSINESS:**

A. Hilton Head National RV Park & Golf Course Service Building - Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Thomas Henry, the project Architect, made the presentation for the project. He stated that the roll-up door in the rear of the building was for golf cart maintenance so a driveway was not needed and that the front of the building would accept deliveries. Mr. Henry commented about the proposed tan color of the Service Building and said that the tan color was selected so that the Service Building would have its own identity, but that other color options, such as the dark green color, were available for the metal siding.

Mrs. Brach stated that she did not like the proposed tan metal siding color. Mr. Henry said that they were open to siding color suggestions. Mrs. Brach said that a dark green color, similar to the color on the existing maintenance and storage buildings, would look better and would not stand out as much.

Mr. Jadown questioned what the rear service and roll-up doors would be used for. Mr. Henry said that the back area of the building would be for golf cart maintenance and that concrete slabs are proposed under the service and roll-up doors. Mr. Jadown wondered if there was enough landscaping to hide the front roll-up door facing Malphrus Road. Mr. Henry stated that the Service Building was located far from Malphrus Road and that there was an existing buffer and some new proposed planting that would help screen the roll-up door from Malphrus Road.

Mr. Hill stated that he had no issues with the metal siding but thought that the color should match the other maintenance and storage buildings. He also said that there should be a gravel or concrete

access drive and walk to get to the rear doors on the building to avoid creating a muddy earthen pathway to the back of the building.

Mrs. Brach asked what the pathway was on the right side of the service building. Mr. Henry stated that it was a new golf cart pathway connection to the Hilton Head National RV Park.

Mr. Atkins stated that the existing metal facades on the maintenance buildings set a precedent and he was ok with the metal facade on the service building but would encourage them to select a dark brown or dark green color to match the existing maintenance buildings so it would not stand out. Mr. Atkins wanted confirmation that the dark green color on the 6' fencing around the propane tank would have dark green poles, rails, hardware, gates, etc. Mr. Henry stated that all of the fencing accessories would be dark green in color. Mr. Atkins stated that the rear service and roll-up doors should have either a gravel or concrete access drive and walkway and that the plans should be updated to show the drive & walk. Mr. Atkins stated that the roof color on the service building should match the siding color.

Mr. Hill made a motion to approve this final project with the following conditions:

- The metal siding material on the Service Building is ok but should match the dark green siding color of the existing maintenance and storage buildings. In addition, the metal roof color should match the dark green siding color.
- Revise the site plans to show a walkway and access driveway to the rear service and roll-up doors.
- The 6' fencing around the propane tank; including the horizontal rails, posts, gates, hardware, etc. should be dark green in color. Update the plans to indicate such.
- Submit revised plans to staff to forward to the DRB for approval. Another formal DRB meeting will not be required to close-out the DRB review.

Mrs. Brach seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Hilton Head National RV Park & Golf Course Service Building project and stated, "the building, landscaping and lighting 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 before changes are made".

6. OLD BUSINESS: None

7. OTHER BUSINESS:

- A.** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, November 4, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

8. ADJOURNMENT: Mrs. Brach made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting adjourned at 3:00 p.m.

Okatie Center Seaglass Windowscapes

Type of Submission:	Final
Developer:	Nikki Petitt, Savannah Blinds
Architect:	Kevin Grenier, KRA Architecture
Engineer:	Mark S. Tate, Tate Design Group
Type of Project:	Commercial
Location:	77 Okatie Center Boulevard S, Bluffton
Zoning Designation:	PUD

The project consists of constructing a two-story 7,500 square foot multi-tenant commercial building including service drives, parking, landscaping and associated infrastructure. The 1.72-acre project site is currently an undeveloped, wooded parcel that primarily contains young pine trees and under-brush with a drainage ditch that bisects the lot. The back half of the lot is constrained by a 100' utility & drainage easement that also has an unpaved cut-through golf cart path that has been utilized over the years. Tree removals are proposed within the interior of the lot, but tree preservation is planned within the required buffers. The site is constrained by an undeveloped commercial lot to the north, Okatie Center Boulevard (S) to the east, an undeveloped 80' R.O.W. for Broughton Road to the south and residential single-family homes within Sun City to the west.

The applicant is seeking approval from the DRB for the building design and accompanying landscape and lighting plans. The pre-engineered building has a single-level stucco parapet roofline around the front two-story portion of the building which steps down to another single-level stucco parapet roofline around the one-story rear portion of the building. The HVAC units will be roof mounted on the front and rear portions of the building. The entire main building facade is clad with stucco. The front of the building has a masonry surround framing the entry door, with a painted CMU water table that wraps around the right and left sides with a uniform series of windows covered with canvas awnings. The left side of the building has three storefront door systems covered with canvas awnings. The rear of the building has a stairway system which leads to the back roof, and the right side of the building contains future overhead doors, service doors and second story windows covered with canvas awnings.

The Staff Review Team conceptually reviewed this project on November 29, 2021 and allowed this project to proceed with the DRB process with conditions.

Staff Comments:

1. The building design lacks Lowcountry detailing. Window, door, and corner trim work is not shown.
2. A material/color board was not submitted for review.
3. The dumpster enclosure details were not submitted for review.
4. It is unclear what material and color the rear stairway system will be.
5. Provide a diagram to confirm that the rooftop HVAC equipment will be fully concealed by the parapets from all sides of the building.
6. There are numerous tree/light pole conflicts. Relocate the light poles out of the tree islands. Identify the light pole type and color proposed in the parking areas.
7. Increase the number of shrub and understory tree plantings in the front buffer to better screen the parking area, add evergreen shrubs around the front transformer to screen it from view and install foundation plantings at the rear of the building and around the dumpster enclosure.
8. The monument sign structure materials and colors must match the building. Submit the sign structure detail for review.
9. Submit exterior light fixture cut-sheets proposed on the building for review.

END OF REPORT

KIA of Hilton Head Architecture Revision

Type of Submission:	Final (2)
Developer:	LYNLU Investments, LLC
Architect:	Michael Rouse, Michael Rouse Architects
Design Consultant:	Jason Broene, Court Atkins Architects
Engineer:	Willy Powell, Ward Edwards Engineering
Type of Project:	Commercial
Location:	5 Cecil Reynolds Drive, Bluffton
Zoning Designation:	Regional Center Mixed-Use (C5RCMU)

This project received conditional Design Review Board approval at the February 4, 2021 meeting. Revised tree removal, landscape and lighting plans, coupled with various facade color schemes changes, were presented to the Board over several months. On September 30, 2021, the Design Review Board determined that the updated drawings and color scheme complied with the Architecture, Landscaping and Lighting Standards of the Community Development Code so a Certificate of Design Compliance was issued for this project.

On October 28, 2021, the applicant requested to make significant facade modifications on the west building elevation to align with the KIA prototype 2022 design. The building footprint would remain the same as approved by the Design Review Board. The changes will include the following:

1. West Elevation: the black stucco offset area with the six (6) round support columns was removed and replaced with a reduced rectangular EIFS area flush with the storefront near the top of the building and an increased area dedicated to storefront windows and doors.
2. South Elevation: the top 1/3 of storefront windows have been removed and replaced with black scored EFIS on the west end. The design on the remaining portion of this elevation has not changed.
3. East Elevation: there were no design changes requested.
4. North Elevation: the top 1/3 of the storefront windows have been removed and replaced with black scored EFIS on the west end. The design on the remaining portion of this elevation has not changed.
5. All aluminum storefront frames (doors and windows) changed from Charcoal to Clear Anodized around the entire building.
6. All ground face CMU (Westbrook GF-210) wainscot changed to a charcoal-colored utility size brick around the entire building.
7. All stucco will be changed to EIFS but colors will remain the same (Black and Sterling Silver by Benjamin Moore).

There are no changes requested to the landscaping and lighting plans that were previously approved by the Design Review Board.

Staff Comments:

1. The applicant will provide updated 3D renderings at the meeting.

END OF REPORT

2020		
Design Review Board		
<u>Date *</u>	<u>Time</u>	<u>Location</u>
January 6, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
February 3, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
March 3, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
April 7, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
May 5, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
June 2, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
July 7, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
August 4, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
September 1, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
October 6, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
November 3, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
December 1, 2022	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
* Meetings are subject to cancellation if there are no projects to review.		