



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

PETER BROWER
KRIS FELDMANN
ROGER JADOWN
ERIC WALSNOVICH
VACANT

Interim County Administrator

JOHN ROBINSON

Clerk to Council

SARAH W. BROCK

Staff Support

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Design Review Board Meeting Agenda

Thursday, May 2, 2024, at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

1. CALL TO ORDER
2. WELCOME & INTRODUCTION OF NEW BOARD MEMBERS: KRIS FELDMANN (ARCHITECT) AND ERIC WALSNOVICH (LANDSCAPE ARCHITECT)
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – April 4, 2024
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. Tradewinds Landscape Supply Equipment Barn, 5 Seaside Road, St. Helena Island - Conceptual
7. **OLD BUSINESS:**
 - A. Okatie Center – Lot S-16, Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual (Revisit)

OTHER BUSINESS

8. NEXT SCHEDULED MEETING – 2:30 p.m. on Thursday, June 6, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
9. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 4, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Peter Brower, and Roger Jadown

Members Absent: Kris Feldmann and Eric Walsnovich

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Okatie Center – Dollar Tree: Mike Lukus, Goodwyn Mills Cawood via telephone conference.

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said that “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 September 9, 2023, meeting minutes. Mr. Brock motioned to approve the meeting minutes and Mr. Jadown seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:**

A. Okatie Center – Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Lukus, the project Civil Engineer, attended the meeting via telephone conference and stated that the site was modified per SRT’s request with an enlarged tree island at the southeast corner of the building.

Mr. Jadown stated that the metal siding gave the building the appearance of a warehouse, that the architecture lacked a Lowcountry motif and that the sides should reflect more design elements.

Mr. Brock said that the appearance of all four sides of the building was important and that it could be viewed from the rights-of-way. He suggested that the applicant secure the services of a local architect to help them create a design that would reflect the character of the area.

Mr. Brower stated that most of the building facades at the Okatie Center had brick with a lot of articulation.

Mr. Atkins said that he echoed the comments from the other Board members. He recommended that the applicant conduct a quick study of the buildings in the area to compare how other Dollar and Walgreen chain stores modified their building prototypes to meet the Beaufort County architecture standards. Mr. Atkins said that the 278 Highway corridor was very important and that

the rear elevation must be well articulated and the rear buffer heavily enhanced with landscaping. Mr. Atkins concluded by stating that the architecture was a no-go as presented.

Mr. Lukus said that the architect was unable to attend the DRB meeting but they would make changes to the building elevations so the design would be more in line with the local architecture. He asked that the Board consider issuing conditional approval on the architecture so they could move forward with the final review.

Mr. Brower made a motion to deny this project and requested that the architecture be revised so the building design would meet the local architectural guidelines.

Mr. Brock seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS: None

7. BOARD BUSINESS: Election of Chairman and Vice Chairman

Mr. Atkins said that he would continue as Chairman and Mr. Brock said that he too would agree to continue as Vice Chairman.

Mr. Brower made a motion to keep Mr. Atkins as Chairman and Mr. Brock as Vice Chairman.

Mr. Jadown seconded the motion.

Motion carried unanimously.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, May 2, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:30 p.m.

Tradewinds Landscape Supply Equipment Barn

Type of Submission:	Conceptual
Developer/Owners:	Richard & Michele Platt
Architect:	N/A
Engineer:	N/A
Type of Project:	Commercial
Location:	5 Seaside Road, St. Helena Island
Zoning Designation:	C4 Community Center Mixed-Use

Tradewinds Landscape Supply has an office within an existing one-story 1,676 SF house that was constructed in 1920 that was converted into a commercial structure and is clad with wood siding painted green with cream colored trim, a 480 square foot shed, concrete mulch & gravel bins, a front gravel looped drive & rear parking area and dense vegetation on the south and east sides of this 2.5-acre property at the corner of Highway 21 and Seaside Road. The owners have had issues over the past few years with break-ins and having their landscape equipment stolen from this property and currently do not have a facility to secure and store their landscape equipment.

The owners submitted a request to the Design Review Board at the May 4, 2023, meeting to approve a concrete security barrier that was installed at two sides of their property that faced Highway 21 and Seaside Road. The DRB denied the concrete barrier proposal and recommended that they install a living fence. The owners complied with the County's and DRB's direction, and removed the concrete barrier.

For the project currently under review, the applicants wish to install a one-story 2,000 SF pre-engineered equipment barn building with a small concrete apron within a clearing in the corner of the service yard behind the office building and to install a new gravel drive leading to the equipment barn from the existing looped driveway in front of the office. No tree removals will be required. The equipment barn has a gable roof with a 3:12 slope and is clad with galvalume metal roofing material. The facade will be clad with green colored metal panels that will have vertical orientation. The front of the new structure will have two 8'x8' overhead doors and one standard man door that will be painted a cream-color, but the rear and sides of the new structure do not have any door or window openings.

The equipment barn is positioned on the parcel so that the overhead doors face away from Highway 21 and the green equipment barn color will match the main office structure and will blend in with the plant material in the background. Because this project will not create more than 5,000 square feet of land disturbance, the site plan was reviewed by Staff versus the SRT.

Staff Comments:

1. The DRB has the discretion to determine if this structure is appropriate based upon the permitted use and the remote location of the property.
2. Consider relocating the new gravel drive for the equipment barn from the front of the site and make a drive connection through the existing rear parking area to pull it as far away from Highway 21 as possible.

END OF REPORT

Okatie Center – Lot S-16 – Dollar Tree

Type of Submission:	Conceptual (Revisit)
Developer:	Zach Ford, Capstone Construction, LLC
Architect:	Mark Aldred, Goodwyn Mills Cawood (GMC)
Engineer:	Mike Lucus, Goodwyn Mills Cawood (GMC)
Type of Project:	Commercial
Location:	223 Okatie Village Drive, Bluffton
Zoning Designation:	Planned Unit Development (PUD)

This project involves the development of an existing 1.28-acre vacant lot within the Okatie Center South commercial subdivision with a one-story 10,002 square foot retail building which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure. The project fronts Okatie Village Drive to the south, is bound by vacant lots to the east & west and Highway 278 to the north.

The Staff Review Team conceptually reviewed this project on March 6, 2024, and allowed this project to proceed with the Design Review Board (DRB) process with the condition that enhanced evergreen landscape screening is installed within the large tree island at the southeast corner of the building and within the east buffer & planting area next to the entry drive aisle to screen the rear loading area from view.

This project was conceptually reviewed by the Design Review Board on April 4, 2024, and it was denied but the following comments were provided by the DRB:

- Modify the building prototype design to meet the Beaufort County architecture standards.
- Review the PUD architecture guidelines, study the techniques that were done with past buildings (i. e. Walgreens, Tractor Supply, etc.) approved by the Design Review Board or secure the services of a local architect.
- All four sides of the building are important architecturally.
- Metal siding is not an approved facade material.
- All roof equipment must be fully screened from view on all four sides of the building.

For this review, the building design and facade cladding has been modified and Lowcountry design elements have been added. The raised arched parapet with off-white scored EIFS that was originally proposed over the main entrance will remain but stepped parapets clad with taupe colored EIFS finished with an EIFS cornice have been added to the sides and a continuous flat parapet with an EIFS cornice has been added to the rear. The metal facade siding that was previously proposed on the sides and rear has been substituted with taupe colored scored EIFS with faux window glazing. The front windows, the faux windows on the sides & rear and the side loading area doors are covered with bronze colored metal canopies. Four pilasters clad with taupe colored EIFS have been added to the sides of the building to help break up the facade. The aluminum framing formerly proposed on the storefront system and front windows have been changed out with bronze-colored framing and the main entry doors have been shifted slightly off-center. The flat suspended green colored awning with metal angled supports over the storefront system will remain but has been changed to a bronze color. The bold green accent stripe has been eliminated from the front parapet and the split face block that was originally proposed on the front water table has been changed out with a Savannah gray brick and has been extended around the entire perimeter of the building.

Staff Comment:

1. There is a note on the rear elevation that states that the roof top units (RTUS) are located to have no visibility within 575' from all sides but the RTUS are clearly visible on the side and rear elevations.