



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, September 5, 2019, 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
Sallie C. Brach / Architect-Landscape Architect
Peter Brower / Architect-Landscape Architect
Brad Hill / Landscape Architect
H. 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 AUGUST 1, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: None
5. OLD BUSINESS:
 - A. Hilton Head National Luxury RV Park Project Revisions – Final (3) ([backup](#))
 - B. Tabby Road Distillery – Daufuskie Island – Final ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, October 3, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
August 1, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Peter Brower, Brad Hill, H. Scott Pearce and Donald L. Starkey

Members Absent: none

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Christina Yuschalk, Hilton Garden Inn General Manager; Michael Vaccaro, Vacaaro Architecture, Inc.; Brad Buss, Ward Edwards Engineering; Travis Yawn, Ward Edwards Engineering; Wallace Milling, Witmer, Jones, Keefer, Ltd.; David Sklar, SM7 Design; and, Thomas Michaels, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the July 11, 2019 minutes. No comments were made. Mr. Scott motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

A. Hilton Garden Inn – Exterior Painting Project – Hilton Head - Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Christina Yuschalk, the General Manager of the Hilton Garden Inn, gave the presentation for the project. Ms. Yuschalk said that the Hilton hotel chain mandated the modern color scheme on all of their hotels. She said that the yellow is not as visible from Highway 278 as they originally thought it would be.

Mr. Hill said that he did not have any questions.

Mrs. Brach said that the yellow color was a bit bright.

Mr. Starkey asked how much of the hotel was painted before the job was stopped. Mr. Yuschalk said that approximately 85% of the painting job was complete and that no other additional portions of the building were to be painted yellow. Mr. Starkey said that the bright yellow color should be a more muted yellow.

Mr. Scott agreed with Mr. Starkey and said that he likes yellow as a color but that it should be more muted. He said that he liked the modern color scheme.

Mr. Brower agreed with the previous Board comments and said that the obstructed view to the hotel from Highway 278 should be considered.

Mr. Brock had no comments.

Mr. Atkins asked for confirmation from Ms. Yuschalk that Moss Creek approved the new color scheme. Ms. Yuschalk confirmed that Moss Creek approved the new colors.

Mr. Brower made a motion to approve this project for Final review as submitted. Mr. Brock seconded the motion. All Board members approved the motion except for Mr. Starkey who opposed the motion.

Motion carried.

Mr. Atkins stated that “the building facade painting improvements must be applied according to the plans reviewed and approved by the DRB. The color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved colors must be requested for and submitted to the DRB for formal approval.”

B. Tabby Roads Distillery – Daufuskie Island - Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Vaccaro, the project Architect, gave the presentation for the project. He said that the building design was like an old tobacco barn on a tabby ruin site and that he had a contractor who works well with tabby to give it a layered, realistic look. Mr. Vaccaro said that he had not used the rustic panels before but thought that the corten steel would give the building an interesting look. He said that the building was basically a large warehouse with a tasting room.

Mr. Brock liked the materials and said that they add a great appeal to the building design. Mr. Brock asked whether the rear detention pond would be landscaped. Mr. Milling said that it was a dry detention area and that it would be surrounded by natural grasses from seed, but that it can also be supplemented with native grasses.

Mr. Brower said that he liked the corrugated metal and the look of an old barn. Mr. Brower asked about the parking and whether it was designed for cars or golf carts. Mr. Vaccaro said that the County required the parking area to be designed for cars so the spaces were twice the size needed for golf carts.

Mr. Scott loved the tabby and liked the corten material. He suggested that the left side chiller equipment could be screened by incorporating a tabby and corten material structure.

Mr. Starkey said that he preferred the darker steel and asked whether anything could be done to make the roll-up garage door look like a barn door. Mr. Vaccaro was receptive to this suggestion and said he would do something to address this.

Mrs. Brach said that she liked the design.

Mr. Hill agreed with the Board’s comments and looked forward to the next submission.

Mr. Atkins requested that design details for the front brackets, fascia and soffits be provided at final review. He said that low pitched roofs looked appropriate on the building and entry. Mr.

Atkins was concerned about the noise that would be generated from the chiller machine and advised the applicant to make sure that it was adequately screened and that a sound buffer be considered as the site is adjacent to residential properties. He suggested that something in the foreground be added for screening and noise buffering.

Mr. Brower asked who the tabby contractor would be. Mr. Vacarro said that Chuck Hunter, a Daufuskie Islander, would be the stucco contractor. Mr. Vacarro said that the water table would be a CMU wall layered-up with tabby.

Mr. Starkey made a motion to approve this project for Conceptual review with the following conditions:

- Improve the articulation on the left side of the building
- The Board likes the corten steel facade product but preferred the darker steel.
- Modify the roll-up garage door to look like a barn door.
- Provide design details for the front brackets, fascia and soffits at final review.
- The DRB has concerns about the noise that would be generated from the chiller machine and advised the applicant to make sure that it was adequately screened and that a sound buffer be considered as the site is adjacent to residential properties. Consider incorporating a tabby and corten material structures in the foreground for screening and noise buffering.

Mr. Brower seconded the motion.

Motion carried.

5. OLD BUSINESS:

A. Okatie Center – Choice Hotel – Conceptual (3):

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Design Architect made the presentation for the project. He said that their company was recently engaged by the developer to re-work the facade material design. He said that they established a hierarchy with the architecture in the center of the structure and integrated the corporate brand colors in muted tones to meet the Code.

Mr. Brower said that he really liked the combinations of horizontals, the removal of the sloped roofs and that it was a big improvement. He said that he did not like the “billboard” area and suggested that siding be incorporated in this area and that the signage letters could be attached over it.

Mr. Scott said he had the same reaction to the “billboard” area on the building. He said that because the front side of the building did not face Highway 278, the “billboard” signage would not have much impact. Mr. Scott said the design was a vast improvement.

Mr. Starkey agreed with the Board members about the “billboard” area. He said that the proportions of the front entry looked awkward, but otherwise it was a good design.

Mrs. Brach said that the building looked great and did not like the “billboard” area.

Mr. Hill said to lose the “billboard” and that the porte cochere looked out of scale.

Mr. Atkins said that the massing, proportion and scale along with the horizontal detailing and new cornice and brackets were much improved. He said that he would hold judgement on the porte cochere but that perhaps louvers at the eaves would help.

Mr. Starkey made a motion to approve this project for conceptual review with the following conditions:

- Modify the “billboard” area
- Adjust the canopy proportion

Mr. Brower seconded the motion.

Motion carried.

- 6. OTHER BUSINESS:** Mr. Brock returned to the meeting. Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, September 5, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 7. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Scott seconded the motion. The meeting adjourned at 3:10 p.m.

Hilton Head National Luxury RV Park Project Revisions

Type of Submission:	Final (3)
Developer:	Billy Palmer, Scratch Golf
Architect:	Grady Woods, Grady Woods Architects
Engineer:	Nathan Long, Thomas & Hutton
Type of Project:	Commercial
Location:	60 Hilton Head National Drive, Bluffton
Zoning Designation:	T2 Rural (T2R)

This project was tabled with comments at the March 7, 2019 DRB meeting and was approved at the April 4, 2019 DRB meeting which included 3 amenity buildings, a greeting outpost building, over 300 RV sites, kayaking amenity, trash collection area, landscaping, lighting, internal drives & parking, infrastructure and stormwater management. For this review, the overall RV sites & drive layout, 100' perimeter buffers, stormwater management, trash collection area and building locations are the same, but the developer is seeking approval from the DRB for 4 re-designed buildings with reduced square footage, a new Concierge building, a reconfigured pool with a lazy river loop & bridge at the Resort Clubhouse and new landscape and lighting plans to accommodate the changes.

All five of the proposed 1-story buildings have upscale Lowcountry architecture featuring galvalume metal roofing, off-white lap siding with mitered corners, black double-hung windows with Charleston green Bahamian shutters, raised tabby concrete porch decks edged with Savannah gray brick & steps and tan stucco chimneys and foundations. All of the buildings contain at least one or have a combination of covered porch types (projecting, wrap-around or screened-in). The overall square footage of the five new buildings is slightly above that previously approved for the four buildings in April.

A 541 SF outpost building is located at the main RV Park entrance and four amenity buildings are proposed on the interior of the project. A 1,728 SF Dog Park building will be centrally located, a new 1,870 SF Concierge building; complete with swimming pool and secured parking, will be located on the east edge of the project limits and a 5,289 SF Resort Clubhouse with a breezeway to a 1,242 SF pool house wing is located at the back of the RV Park.

The landscape plans at each building have been revised for the new building footprints. In addition, the fire pit & chairs and parking bays for the pocket park near the main entry area have been removed and was re-designed as a landscape feature with a fountain. Each RV site was upgraded with the addition of a picnic table, fire ring and concrete pad. The kayaking amenity was eliminated from this project.

For this DRB review, the applicant has submitted revised building elevations and plans, 3-D drawings of the buildings, landscape plans and lighting plan with fixture cut-sheets.

Staff Comments:

1. Please show the locations of the service yards for each amenity building and the Gate House.
2. Provide details of the fountain feature near the main entry.
3. It is unclear how the triangular grounding areas scattered throughout the development will appear above the ground and whether screening will be needed.
4. Provide an updated lighting plan to include photometrics for the Concierge building & parking area.
5. The signage must be approved separately with sign applications after DRB approval is issued.

End of Report

Tabby Roads Distillery – Daufuskie Island

Type of Submission:	Final
Developer:	Pat McIntyre
Architect:	Mike Vaccaro, Vaccaro Architecture, Inc.
Engineer:	Paul Moore, Ward Edwards Engineering
Type of Project:	Commercial
Location:	273 Haig Point Road, Daufuskie Island, SC
Zoning Designation:	Transect 2: D2 Rural (D2R)

The applicant is proposing to construct a 1-story, 3,160 square foot micro distillery dedicated to crafting bourbon; including oyster shell walkways, parking, infrastructure, landscaping, lighting and detention pond. The 1.06-acre undeveloped site has few trees on the front interior portions of the property and is mostly vegetated on the perimeters which will be preserved and enhanced. The site is constrained by Haig Point Road and a residential dwelling to the south, large residential lots to the north which are primarily undeveloped and large vacant lots to the east and west.

The building design was influenced by the tabby ruins at Haig Point Plantation with deliberate curvature designed within the tabby water table and trim which is intended to mimic the old tabby ruins. This one-story building design is a rectangular warehouse with a 3:12 gable roof clad in standing seam metal roofing with 4' wide roof overhangs. Five large brackets are positioned under the roof eaves in the front while the side & back soffits will be built out. The facade is clad with dark, pre-weathered corrugated metal panels to give the distillery a rustic appearance and fit within the local architecture.

The Staff Review Team conceptually approved the site plan on June 19, 2019 with the conditions. At the August 1, 2018 DRB meeting, this project received conceptual approval with the following conditions:

1. Improve the articulation on the left side of the building. ***Faux barn doors have been added to improve the facade articulation.***
2. The Board approved of the corten steel facade product but preferred the darker steel. ***Vertically orientated corrugated metal panels with a dark rust finish has been selected for this review.***
3. Modify the roll-up garage door so it looks like a barn door. ***The garage door design has been changed to look like barn doors.***
4. Provide design details for the front brackets, fascia and soffits at final review. ***Fascia and soffit details have been submitted for review.***
5. The DRB has concerns about the noise that would be generated from the chiller machine and advised the applicant to make sure that it was adequately screened and that a sound buffer be considered as the site is adjacent to residential properties. Consider incorporating a tabby and corten material structure in the foreground for screening. Address the noise buffering concerns. ***An 8' "L"-shaped tabby wall is proposed around the chiller machine to serve as a screen and noise buffer.***

Staff Comments:

1. The landscape plan does not match the approved site plan. The hatched area adjacent to the main entry walk is supposed to be a tree island. Revise the landscape plan proposing an overstory tree in this area and add understory and shrub plantings to better meet the thoroughfare buffer requirements in Division 5.8.50D.
2. As a condition of conceptual SRT, the trees in front of the building were not be removed and a permeable patio or stabilized surface should have been added at the front entry doors. The site plan has not been revised to reflect the SRT conditions. A final determination will be made at final SRT.

END OF REPORT