



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, November 7, 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 OCTOBER 3, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: None
5. OLD BUSINESS:
  - A. Okatie Center – Choice Hotel – Final ([backup](#))
6. OTHER BUSINESS:
  - A. Informal Exterior Painting Discussion: Bed Bath & Beyond - Bluffton
  - B. Reschedule the December 5, 2019 DRB meeting
  - C. Next Scheduled Meeting - 2:30 p.m. on Thursday, December 12, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909 if approved by the Board.
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
October 3, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, J. Michael Brock, Sallie Brach, Peter Brower and Brad Hill

**Members Absent:** H. Pearce Scott and Donald L. Starkey

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Christina Yuschalk, Hotel General Manager, Grady Woods, Grady Woods Architects; Brian Witmer, Witmer, Jones, Keefer Ltd.; Mike Vaccaro, Vaccaro Architects

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:34 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the August 1, 2019 minutes. No comments were made. Mrs. Brach motioned to approve the minutes as written. Mr. Brock seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:** None
5. **OLD BUSINESS:**

**A. Hilton Garden Inn Exterior Paint Color Revision – Final (2):**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Christina Yuschalk, the Hilton Garden Inn hotel General Manager, gave the presentation for the project. She said that due to complaints from the residents behind the Hilton Garden Inn about the yellow paint color applied to the building, they had to go back to Corporate to come up with another color scheme. Ms. Yuschalk stated that the POA and Hilton settled on the green tone to replace the yellow color and that the brown, gray and white colors would remain as previously approved.

Mr. Hill, Mrs. Brach, Mr. Brower, Mr. Brock and Mr. Atkins preferred the sage green color over the lemon twist yellow color.

Mr. Brower made a motion to approve this project for Final review as submitted. Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the exterior paint color scheme must be applied to the building 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 plans or submittals must be requested for and submitted to the DRB for formal approval.”

**B. Hilton Head National Luxury RV Park Project Revisions – Final (3):**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Grady Woods, the project Architect and Brian Witmer, the project Landscape Architect introduced themselves to the Board, did not expand on the Staff report and opened it up for questions from the Board.

Mr. Brock stated that the landscape plan and architecture revisions were great and thought that it was a nice project.

Mr. Brower commented that it was a great looking project and that RV Parks have really come a long way.

Mrs. Brach asked why fencing was not proposed around the half-court basketball area at the RV Clubhouse area. Mr. Witmer said that a tight hedge was proposed around this area and because the court was in a prominent location at the front of the building, they preferred not to have it fenced. Mr. Witmer added that if it were to become a problem, a metal fence, to match the pool fencing, would be installed.

Mr. Hill asked what a grounding area was. Mr. Witmer explained that most of the equipment was underground but above ground would have two 4x4 wood posts with a wood panel to mount electric meters on. Mr. Hill suggested that plantings also be included between the grounding area and the RV site. Mr. Witmer said that plantings could not be on all 3 sides because access to this area is needed to service the equipment. Mr. Hill directed attention to the Dog Park pump station screen and requested that additional plantings be added to soften the wood fencing and screen it from the dog park.

Mr. Atkins complimented Mr. Woods on his building designs and said that it was great architecture. He said he liked the scale and detailing and that the buildings were delicate and refined.

Mr. Brock made a motion to approve this project for Final review with the condition that additional plantings be added at the Dog Park pump station screen. Mr. Brower seconded the motion.

Motion carried.

Mr. Atkins stated that “the structures, landscaping, lighting, and other design elements 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.”

**C. Tabby Roads Distillery – Daufuskie Island - Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Vaccaro, the project Architect and Mr. Witmer, the project Landscape Architect introduced themselves to the Board, had nothing to add to the Staff report and asked for questions from the Board.

Mr. Hill asked whether Daufuskie Island had an ARB. Mr. Vaccaro said there wasn't a Daufuskie Island ARB and that this project was under the County's jurisdiction.

Mrs. Brach and Mr. Brower had no comments.

Mr. Brock said that they satisfied all of the conditions and that it was a good project.

Mr. Atkins agreed with Mr. Brock's comments.

Mr. Brower made a motion to approve this project for Final review as submitted. Mr. Brower seconded the motion.

Motion carried.

Mr. Atkins stated that "the structure, landscaping, lighting, and other design elements 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."

**6. OTHER BUSINESS:**

The Meeting Schedule for 2020 was discussed and the Board unanimously agreed to meet on the first Thursday of each month, except for the January meeting which will be held on the second Thursday or January 9<sup>th</sup>.

The Board Roster was distributed to allow each Board member the opportunity to update his/her contact information.

Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, November 7, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

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

## Okatie Center – Choice Hotel

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Jeremy Barlet, Premier Atlantic Hospitality
<b>Architect:</b>	John Wallis, JDW Architects
<b>Engineer:</b>	Eric Hoover, Ward Edwards Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	259 Okatie Village Drive, Okatie, SC
<b>Zoning Designation:</b>	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a 4-story, 44,090 square foot Sleep Inn and Mainstay dual brand hotel and attached fenced-in swimming pool area; including, sidewalks, parking, infrastructure, landscaping and lighting on lot S-18, within the Okatie Center PUD. The 2.45-acre site is part of a commercial subdivision, which includes an off-site detention area that was master planned for each lot to have a maximum of 65% impervious coverage; this project has approximately 55% impervious area. The project site has indirect access from SC 278 and SC170 via Okatie Village Drive. This parcel is covered with young planted pine trees and underbrush. Most of the trees on the interior of the site will be removed, but the perimeter buffers will be preserved and enhanced. The site is constrained by a stormwater pond to the west, Okatie Village Drive and Sprenger Healthcare to the south, the Bluffton-Okatie Outpatient Center to the east and a stormwater pond and the Highway 278 off ramp to the north. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document.

Conceptual building elevations were presented at the March 7, 2019 DRB meeting but were denied. A second set of conceptual building elevations were presented at the May 2, 2019 meeting and were tabled. A third conceptual set of building elevations were approved at the August 1, 2019 DRB meeting with the following conditions:

- Modify the “billboard” area; *the stucco on the “billboard” area was changed out with Prestige Stone.*
- Adjust the front drop-off canopy proportion; *the height of the drop-off canopy was reduced and the angle of the hipped roof pitch was lowered.*

The building will have a dark grayish-brown stucco on the first floor water table & front facade infill areas, a plum colored stucco infill accent on the central tower element, light gray 7” lap & muted green board & batten cement siding, white cornices & trim boards and wrap-around wall awnings with gray metal roofing, exposed rafter tails and dark brown brackets.

### Staff Comments:

1. The louvered cornice detail presented at conceptual approval was changed out with decorative panels.
2. The final elevations has wider blank space area over the fourth floor windows than was presented at the conceptual approval. At the conceptual approval, the window lintel was directly under the parapet trim in the offset sections.
3. The second and third floor dark gray stucco facade at the right front corner was changed out to light gray lap cement siding.
4. The rear gray downspout locations do not line up well with the siding patterns or match the siding colors.
5. The window frames and PTAC grilles appeared to be a light bronze color at conceptual approval, but the final elevations do not identify a specific color.
6. The material/color board will be submitted at the meeting.

END OF REPORT