



## Design Review Board Meeting

### Chairman

JAMES ATKINS

### Vice Chairman

J. MICHAEL BROCK

### Board Members

SALLIE BRACH

PETER BROWER

BRAD HILL

H. PEARCE SCOTT

DONALD L. STARKEY

### County Administrator

ASHLEY M. JACOBS

### Clerk to Council

SARAH W. BROCK

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# Design Review Board Meeting Agenda

Thursday, October 1, 2020 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

***All persons who attend this meeting must practice 6' social distancing and wear a facemask or covering.***

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 – September 3, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

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## ACTION ITEMS

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5. NEW BUSINESS:  
A. Okatie Center - Okatie Retail Center – Bluffton - Conceptual
  6. OLD BUSINESS: none
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7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, November 5, 2020 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
  8. ADJOURNMENT

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
September 3, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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**Members Present:** James Atkins, Sallie Brach, Peter Brower and Donald L. Starkey

**Members Absent:** J. Michael Brock, Brad Hill and H. Pearce Scott

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

**Guests:** Grady Woods, Woods Dendy Architects; Brian Witmer, Witmer, Jones, Keefer, Ltd.; Annette Lippert, Court Atkins Architects; and, Conor Blaney, Ward Edwards Engineering

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:38 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 August 6, 2020 minutes. Mrs. Brach motioned to approve the meeting minutes and Mr. Brower 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 Golf Course Clubhouse Addition and Renovation – Bluffton – Final:**

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 made the presentation. Mr. Woods stated that the clubhouse building was built 30 years ago and that as part of the renovation work, the shingle roofing would be replaced with composite slate and the brick would be painted an off white color to match the Hilton Head National RV Park building color scheme and that the new addition was designed to complement the existing Clubhouse building. Mr. Witmer stated that there would be slight modifications to the landscaping in the front of the clubhouse and that a new plaza area was being created in the back of the clubhouse.

Mrs. Brach and Mr. Brower had no questions.

Mr. Starkey wanted confirmation that the existing brick would be painted white. Mr. Woods stated that the existing building brick veneer was a standard brick color and that there was nothing unusual about it. He said that the brick would be painted white to match the white siding color on the new addition. Mr. Woods said that the composite slate roofing was an upgrade and that it was a good quality material. Mr. Starkey asked for clarity on the uses and

floor plan inside the Clubhouse. Mr. Woods referred to the floor plan and explained where the pro shop, offices, restaurant, etc. were located in the building and stated that the second floor seating area was elevated to view the expanded lagoon system and the fairway.

Mr. Atkins asked whether a revised landscape plan would be prepared to address SRT's condition regarding the golf cart parking area configuration. Mr. Witmer and Mr. Woods stated that a revised landscape plan would be produced. Mr. Atkins asked if the service and dumpster area would be relocated and upgraded. Mr. Witmer confirmed that the dumpsters were being relocated and that a new enclosure would be built. He stated that an updated fence would be constructed to screen the golf cart barn area from view from the parking lot. Mr. Atkins stated that he was glad they saved the original building and that the addition looked great. Mr. Atkins stated that light fixture cut-sheets were not submitted for review. Mr. Woods said that all new light fixtures would be recessed, would not be exposed and that he would submit the light fixture cut-sheets for approval.

Mr. Atkins and the other Board members had a discussion about the proposed changes to the Hilton Head National RV Park building design modifications and exterior material changes.

Mrs. Brach asked what the brown area was on the right side of the RV Park Main Amenity building. Mr. Woods stated that it was not a good graphic, but it was a new open air structure and would be screened with wood panel fencing.

Mr. Brower questioned why there was a siding material change. Mr. Woods stated that is was a cost consideration to use the beaded lap siding. He said that they introduced corner trim to avoid having to miter the corners because the owner thought the look of the mitered corners were too contemporary.

Mr. Starkey asked that they add Bahamian shutters with a Charleston green color on the most visible sides of the building windows.

Mr. Atkins asked why there were two different window sizes on the front of the Concierge building. Mr. Woods stated that view windows were on the left side and blank windows with drywall over them were on the right side. Mr. Atkins stated that the Bahamian shutters would help out a lot at these windows. Mr. Atkins requested that updated renderings with the window shutters be submitted for review.

Mr. Brower made a motion to approve these projects with the following conditions:

Hilton Head National Golf Course Clubhouse Renovation and Addition:

- Revise the landscape plan showing the reconfigured golf cart parking lot
- Submit exterior building light fixture cut-sheets for review

Hilton Head National RV Park Clubhouse, Concierge, Dog Park and Gate House Buildings:

- Add Charleston green colored Bahamian shutters on the most visible building sides
- Submit updated renderings of each building

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Hilton Head National Golf Course Clubhouse Renovation & Addition and RV Park Clubhouse, Concierge, Dog Park & Gate House building changes projects and said “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 before changes are made”.

**B. CSD Myrtle Park Office Warehouse – Bluffton – Conceptual:**

Mr. Atkins recused himself from the meeting and asked Mr. Starkey to preside over the meeting. Ms. Moss gave the project background. Mr. Starkey asked for public comment, but no comments were made. Annette Lippert, the project Architect and Conor Blaney, the project Civil Engineer, made the presentation. Ms. Lippert stated that the focus was on the site because it was visible on all sides and they wanted the design to feel like it fit next to the County building. She said that the building was large and that the design addressed the massing issue by breaking up the front into smaller components to bring the building into better scale. She stated that the warehouse buildings on Persimmon and Cedar Streets were used as examples in developing this building design. Ms. Lippert said that pre-engineered metal panels would be applied on the back and sides. She said that the service dumpster enclosures were the gateway to the site and were significantly taller than typical dumpster enclosures and had brick detailing. She stated that the dumpster enclosure walls would serve as a triple function because the walls would screen the dumpsters, be used for the monument signage and screen the loading & unloading area for the development.

Mrs. Brach did not have any comments.

Mr. Brower stated that the mansard roofs had a lot of overhang and looked top-heavy. Ms. Lippert stated that the Sea Turtles building had the same roof treatment and that it worked well. Mr. Brower said he would look at the Sea Turtles building. He stated that the office warehouse building had a lot of nice detailing on the front and rear.

Mr. Starkey stated that the “small houses” on the building front did not look Lowcountry and looked like Chalets and that there was a lot of signage area across the front. Ms. Lippert stated that the number of actual business units may get reduced if tenants rent more than one unit which would reduce the amount of signage. She also stated that due to the scale of the building, the intent was to break up the massing with the use of the gables and awnings. Mr. Starkey said that the street side of the building needed more detail by adding either shutters or awnings at the windows. He asked whether the dumpster enclosure had a top. Ms. Lippert stated that it did not have a top but that it was angled at 45 degrees to provide better screening. Mr. Starkey requested that they submit details of the dumpster enclosure and an enhanced landscape plan at the front and street sides of the building at final. Mr. Blaney stated that mature landscape material existed on the County property south of building 2 which would help soften the structure.

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

- Study the width of the mansard roof overhang
- Re-work the front elevation and remove the “small houses”
- Add more detail to the street side elevation with shutters or awnings at the windows
- Submit detailed dumpster enclosure drawings at final
- The landscape plan must have enhanced plantings at the front and street sides of the project to soften and help break up the scale of the building.

Mrs. Brach seconded the motion.

Motion carried unanimously.

**6. OLD BUSINESS: none**

**7. OTHER BUSINESS:** Mr. Atkins returned to the meeting and said that the next scheduled meeting was at 2:30 p.m. on Thursday, October 1, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

**8. ADJOURNMENT:** Mrs. Brach made a motion to close the meeting and Mr. Brower seconded the motion. The meeting adjourned at 3:20 p.m.

## Okatie Center – Okatie Retail Center

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Yash Desai, Stature Investments
<b>Architect:</b>	James Gallucci, Pantheon ADC
<b>Engineer:</b>	John Farmer, Fretus Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	201 Okatie Village Drive, Lot S-14, Bluffton, SC
<b>Zoning Designation:</b>	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a 9,911 square foot one-story multi-tenant building which has 2 drive through restaurants anchoring the corners and 4 retail tenant spaces in the middle, 2 large patio areas for outdoor dining, sidewalks, parking, infrastructure, landscaping and lighting on a 1.52-acre parcel within the Okatie Center PUD. The 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. The project site has indirect access from SC 278 and SC170 via Okatie Village Drive. The center of this parcel is partially cleared of trees with the perimeter covered with young trees and underbrush. The site is constrained by a stormwater pond & Highway 278 to the north, an undeveloped commercial lot to the east. Okatie Village Drive and the Food Lion Shopping Center to the south, and a 0.84-acre PUD open space lot to the west. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document.

The proposed building has been designed to be viewed from all angles. The building has a flat roof which is sloped from the front to the back and will be parapeted on all four sides to fully conceal the rooftop equipment. The building design has variation in wall heights, facade articulations and the wall planes are broken down into smaller components using offsets, pilasters and facade material or pattern changes. The building has a modular and utility brick water table, and will be clad with a combination of modular brick, cementitious lap siding & trim detailing and metal copings. The entrances within each bay have individual standing seam canopies supported with composite brackets or flat canopies supported with angled tiebacks covering the entrance. The west side drive through window is covered with a flat awning supported with angled tiebacks. Faux shutters have been applied to the west and north elevations and wall-mounted gooseneck lighting is proposed on all four sides of the building.

The project was conceptually reviewed at the September 9, 2020 and September 23, 2020 SRT meetings. Staff requested additional documentation and minor site plan modifications, but has allowed the project to proceed forward for DRB review. For the conceptual DRB review, the applicant has submitted the site plan, floor plan, building elevations and 3D renderings.

### Staff Comments:

1. The drive-thru order menu board framing & supports must have a muted color applied to match the building.
2. The meter panels on the northwest building corner must be screened or painted to match the building.