



Design Review Board Meeting

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Board Members

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ERIC GREENWAY

Clerk to Council

SARAH W. BROCK

Staff Support

ERIC GREENWAY

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road
Beaufort, South Carolina 29901

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-
1228
(843) 255-2140
www.beaufortcountysc.gov

Design Review Board Meeting Agenda

Thursday, January 7, 2021 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 – December 3, 2020
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS: None
6. OLD BUSINESS:
 - A. Robert Smalls International Academy Redevelopment – Beaufort – Final
7. OTHER BUSINESS: Next Scheduled Meeting – 2:30 p.m. on Thursday, February 4, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

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

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

Members Absent: Brad Hill, H. Pearce Scott and Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Jason Broene, Court Atkins Architects

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 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 November 5, 2020 minutes. Mr. Brock motioned to approve the meeting minutes and Mrs. Brach seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. **NEW BUSINESS:**

A. KIA of Hilton Head – Bluffton – Conceptual:

Mr. Atkins asked Mrs. Brach to preside over the project discussion; he and Mr. Brock recused themselves from the meeting. Ms. Moss gave the project background. No public comments were made. Jason Broene, the project Architect Consultant, made the presentation. He explained that Court Atkins Architects were consultants to the KIA Corporation to provide a building design that would meet the image of the Lowcountry and provided the Board members with the Corporate KIA building model rendering. He stated that the corporate architecture used metal panels on the building exterior but that the current design changed out the metal panels to stucco. He said that corporate architecture also incorporated flat roofs over the entry and service canopies, but were changed out to gable roof structures to add Lowcountry vernacular. He stated that metal bracketed awnings were added as well. He said that split face CMU was proposed on the service area side of the building and on the water table base in an attempt to go from the corporate architecture to a more Lowcountry look.

Mr. Brower stated that he liked the showroom portion of the building but that the Lowcountry elements looked tacked on the building and that the overall design seemed incongruent. He stated that he did not have any specific ideas how to improve the building design, but suggested that combining the 3 rear awnings and integrating them with the service canopy may help to make the Lowcountry elements more stronger. Mr. Brower concluded by saying that layout of the building was nice, but he preferred the corporate side of the building and that it looked how a car dealership should look.

Mrs. Brach stated that the split block facade portion of the building had the appearance of a penitentiary. Mr. Broene said that he would study using another facade material and that perhaps a stucco veneer would work better.

Mr. Brower made a motion to approve this conceptual project with the condition that a strong Lowcountry sense needed to be added to the service side of the building with adjustments made to the bracketed awnings and main & service roof canopies and that the service side of the building façade needed softening to give the building design more continuity.

Mrs. Brach seconded the motion

Motion carried unanimously.

Mr. Atkins and Mr. Brock returned to the meeting.

6. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, January 7, 2021 at Grace Coastal Church, 15 Willimas Drive, Okatie, SC 29909
7. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:00 p.m.

Robert Smalls International Academy Redevelopment

Type of Submission:	Final
Developer:	Dr. Frank J. Rodriguez, Beaufort County School District
Architect:	Nikos Katsibas, LS3P Associates, Ltd.
Engineer:	Conor Blaney, Ward Edwards Engineering
Type of Project:	Institutional
Location:	43 W. K. Alston Drive, Beaufort, SC
Zoning Designation:	C3 Neighborhood Mixed-Use

The applicant is proposing to redevelop a 51.81-acre site that is currently occupied by an existing K through 8 142,753 square foot school building that was constructed in 1985, with a track, ballfields, play equipment, parking areas, walkways, internal drives, wetlands and mature trees. The proposed development would be built in two phases. Phase One will be done while the existing school remains in operation and will include the construction of a new 174,037 square foot school building located at the rear of the site, a new drive and bus loop will be built south of the new school building along with a dumpster enclosure, a new dry detention pond and the expansion of an existing stormwater facility, track resurfacing, stadium scoreboard replacement & new lighting and a concession & restroom building next to the track. Phase 2 will include the demolition of the old school building which will be followed with the construction of new ballfields & courts, 4 dugout structures, complete with a new concession & restroom outbuilding, asphalt parking areas, and additional stormwater ponds & bio-retention areas. The site is constrained by Broad River Boulevard and residential lots to the north, the Wal-Mart Shopping Center to the east, Highway 170 to the south and a wooded, undeveloped, 236-acre parcel under the City of Beaufort's jurisdiction to the west.

The new 2-story school building has a series of gable roofs with aluminum curtain walls with sunshades over the windows that intersect with one- and two-story gable ends with windows & recessed covered entryways. The building has a galvalume standing seam metal roof, a black brick water table around the building perimeter with a front entry tower feature supported by two tall brick square columns. The facade is clad with a combination of wood-look metal siding, Savannah moss field brick with black accent brick patterns and horizontal metal panels. Custom projected aluminum metal plates with primary colors are integrated with the aluminum facade panels, large square windows with orange accent trim and custom angled aluminum shutters with a wood pattern have been added for visual interest.

The two one-story concession buildings (sheet A-060) are identical in design and have a 4:12 gable roof with standing seam metal roofing which covers an open area supported by five square brick columns and has a black brick water table and is clad with a Savannah moss field brick with black brick accent patterns to match the school building.

The four dugout structures (sheet A-061) are identical in design and are clad with materials and colors that match the main school building.

The Staff Review Team conceptually reviewed this project on October 21, 2020 and allowed this project to proceed with the DRB process with conditions. This project was conceptually approved by the DRB on November 5, 2020 with the following three conditions:

1. Add more traditional Lowcountry features and apply the metal panels horizontally versus vertically for a more Lowcountry look. ***The revised drawings show that the metals panels are being placed horizontally along with other new design details.***

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2. Provide documentation to confirm that the overall building height meets the 35' mean level roof height. ***The applicant has provided building height diagrams to confirm that the overall building height meets the maximum building height allowed in the C3 zoning district (detail AP-1).***
3. The engineer and landscape architect shall be sensitive to the placement of roads, stormwater facilities, etc. and work around existing trees to save as many existing trees as possible. ***Measure have been made to save many of the existing trees, but Staff strongly recommends that the site plan be re-designed to save the 38" live oak east of the lawn area. Relocate the new drive and consider creating a tree well with an underdrain.***

Staff Comments:

1. Confirm that the parapet(s) are tall enough to fully conceal the various rooftop equipment locations from view from all sides of the project.
2. The DRB must determine if the orange window trim accent color conforms to the Code.
3. Landscape plan:
 - a. Tree mitigation was not addressed. Provide a tree mitigation table. The number of overstory tree inches that are to be removed (approx. 2,749") is far greater than the number of overstory tree inches being planted back (approx. 291"). Plant back as many tree inches as possible; the number of inches that are not planted back or mitigated must be paid into the Tree Fund.
 - b. The tree removals/tree protection fencing symbols on sheet C-304.2 is not consistent with the other drawings.
4. Provide the lighting plan with photometrics and fixture cut sheets for the new stadium lighting.
5. Site plan: reconfigure the east, west and south parking area layouts so the number of consecutive parking spaces does not exceed 8 spaces.
6. Secure a sign permit for the scoreboard replacement and monument sign re-facing and other new signage on-site.

END OF REPORT