



Design Review Board Meeting

Chairman

JAMES ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

SALLIE BRACH

PETER BROWER

BRAD HILL

ROGER JADOWN

DONALD L. STARKEY

County Administrator

ERIC GREENWAY

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Design Review Board Meeting Agenda

Thursday, January 6, 2022 at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

All persons who attend this meeting are highly encouraged to wear a face mask or covering and must practice 6' social distancing.

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 2, 2021
4. PUBLIC COMMENTS ON NON-AGENDA ITEMS (*Comments are limited to 3 minutes*)

ACTION ITEMS

5. NEW BUSINESS:
 - A. Highway 278 Self-Storage Facility – Bluffton – Conceptual
6. OLD BUSINESS:
 - A. Okatie Center – Seaglass Windowscapers – Bluffton – Final (2)

OTHER BUSINESS

7. Next Scheduled Meeting – 2:30 p.m. on Thursday, February 3, 2022 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
8. ADJOURNMENT

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 2, 2021, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Roger Jadown and Donald L. Starkey

Members Absent: Peter Brower and Brad Hill

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Seaglass Windowscapes: Nikki Petitt, Savannah Blinds (via telephone conference); Mark Tate, Tate Design Group (via telephone conference); Kevin Grenier, KRA Architecture; and, Rick Gammon, Landsource.

KIA of Hilton Head: Jason Broene, Court Atkins Architects

No members of 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 October 7, 2021, minutes. Mrs. Brach 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 - Seaglass Windowscapes – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Kevin Grenier, the project Architect, and Rick Gammon, the Landscape Designer for the project, made the presentation for the project. Mr. Grenier stated that the rear stairway would be constructed of metal and the color would match the building. He said that the reason that foundation plantings were not proposed behind the building and around the dumpster enclosure was that there are plans to build an addition sometime in the future. Mr. Grenier said that they would provide a diagram to demonstrate that the parapets are tall enough to screen the roof equipment from view. He said that the shortest parapet is 4’ tall.

Mr. Starkey said that the rear stairway should not look like a fire escape so a wall or walls should be added. Mr. Grenier said that was a good idea. Mr. Starkey also stated that the type of light fixture in the parking lot is not identified on the plan and that the back of the light fixture should face the Sun City residential homes and that the front of the light fixture should be mounted toward this project at a 90 degree angle so there was no light trespass. Mr. Starkey concluded by questioning whether the canvas awnings would look in good condition over time and suggested that they consider incorporating metal awnings to last longer.

Mr. Brock also questioned the durability of the canvas awnings and wondered what color they would be. He recommended that they explore other options such as metal awnings. Mr. Grenier stated that they could provide specifications of the canvas material to verify the durability of the canvas fabric. Nikki Pettit stated that her business fabricates canvas awnings, and she would ensure that the canvas fabric was changed out before becoming worn-out looking because it would be bad for her business. She said that the awnings have a 10-year warranty on the fabric, wanted to use black canvas awnings on this building and that metal awnings were not as Southern as fabric awnings were. Ms. Pettit continued to state that the canvas awnings would be changed out every 10 years and that metal awnings would also require painting after 10 years. Mr. Brock said that he made the comment about introducing metal awnings for an opportunity to bring in Lowcountry design elements on the building. Mr. Brock said that he agreed with staff comments about the landscaping in the front buffer and that the foundation plantings behind the building and around the dumpster enclosure should be installed because the future building addition may not materialize. Mr. Gammon stated that the landscape plan would be revised to soften the edge of the rear portion of the building and dumpster enclosure. Mr. Brock stated that the rear buffer should be supplemented with plantings because there were few existing trees at the rear portion of the property.

Mr. Jadown stated that the site plan and lighting plan did not match in terms of the configuration of the rear looped drive and wondered which plan was correct. Mr. Tate stated that the civil site plan was correct and Mr. Grenier agreed with Mr. Tate. Mr. Jadown asked where the ditch was being directed. Mr. Tate stated that the ditch drainage was being routed to an existing storm inlet within the drainage easement on-site. Mr. Jadown stated that the back stairway had nothing in place to prevent vandals from entering and accessing the roof. Mr. Grenier said that a lock gate could be added. Mr. Jadown wanted a better idea of how the roof drainage would work. Mr. Grenier referred to the roof plan and explained that the front 2-story roof was sloped to the rear one-story roof which was sloped to the right-side of the building where the rainwater would be collected by four scuppers with downspouts. Mr. Jadown said that he had concerns that there may be moisture issues with the stucco due to the volume of the roof water being directed to a few scuppers.

Mr. Atkins stated that he understood the need for a parapet in the back of the building since it would be an outdoor showroom for the product displays, but that because this was a relatively small building, the building design would benefit if a gable roof were added to the front two-story portion of the structure. He said that he agreed with the staff comments about the landscaping and dumpster enclosure. Mr. Atkins added that because an outdoor display area would be on the rooftop, the DRB would need to know the height of the goods, whether the goods would be in-place permanently, what type of goods would be displayed and how often the goods will be taken down. He stated that a material/color board would need to be submitted along with elevations with color or 3D renderings. Ms. Pettit asked the Chairman what his thoughts were about black awnings against a white building facade. Mr. Atkins said that until the colored renderings are presented, it would be difficult to provide a definite answer. He continued to say that the color scheme should have traditional Lowcountry accents and that bright corporate colors would not work. Mr. Grenier asked if the blue colors on the signage on the elevations would be approved. Mr. Atkins said that signage panel approval is a separate process, but typically, darker, richer blue colors would probably work.

Mrs. Brach stated that Beaufort County is subject to hurricane activity and asked if the canvas awnings were hurricane-proof. Ms. Pettit stated that nothing is hurricane-proof but that the canvas material is good for 70 mile per hour winds and can be removed before a hurricane arrives because they are laced on and can be put back on once the storm has passed. Mrs. Brach asked if the

landscape plan was revised after the staff comments were made. Mr. Gammon said it had not. Mrs. Brach asked what the purpose was of the rear stairway. Mr. Grenier stated that the stairway was needed to access the rooftop equipment. Mrs. Pettit said that two access points are required because they want to have rooftop events with an exterior showroom.

Mr. Atkins stated that metal roof awnings, brackets and porches have been used in the past to achieve a Lowcountry look on buildings. He said that this was not a large building and that the parapet roof made sense in the rear, but not in the front and that the drawings are not showing cornice detailing or stucco massing. Mr. Atkins stated that painted CMU block is not a traditional Lowcountry detail and that the previous suggestions to incorporate metal awnings were given to help integrate Lowcountry detailing into the building design. Mr. Atkins said that brick can be used on the facade, but stone cannot.

Mr. Starkey made a motion to table this final project and that the project should be re-submitted for final once the drawings are revised and the items discussed at the meeting were addressed.

Mrs. Brach seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS:

A. KIA of Hilton Head Architecture Revision – Bluffton – Final (2):

Mr. Atkins asked Mr. Starkey to officiate during this project review. Mr. Atkins and Mr. Brock recused themselves from the meeting. Ms. Moss gave the project background. Mr. Starkey asked for public comment, but no comments were made. Jason Broene, the project Architect, made the presentation for the project. He stated that the KIA car dealership changed the prototype design for 2022 and the Owner wanted his building to align with the updated prototype. Mr. Broene stated that the three major changes on the building were:

1. The aluminum storefront frames on the doors and windows changed from charcoal-colored to clear anodized around the building.
2. The ground-faced CMU gray colored wainscot changed to a charcoal-colored utility size brick around the building; and,
3. The revised design reconfigured the stucco and storefront to reduce the EIFS and increase the storefront to give the building design a cleaner and straight-lined appearance.

Mr. Broene stated that the building footprint would not change and that the site plan would remain the same.

Mr. Jadown asked whether the storefront glass would be tinted. Mr. Broene stated that the glass would be slightly tinted. Mr. Jadown asked how many trees on the site would be left once the building and parking lot were constructed. Mr. Broene said that there was a 50' buffer on Highways 278 & 170 and that most of the existing trees would remain in the buffers.

Mrs. Brach had no comments.

Mr. Jadown said that the structure was a nice glass box attached to a building that would probably be lit all night long. Staff indicated that the Lighting Standards in the Code states that all interior lighting shall be so designed to prevent the light source or high levels of light from being visible from a public right-of-way.

Mr. Starkey stated that he preferred this building design with the reduced area of black stucco and increased area of storefront.

Mrs. Brach made a motion to approve the revised architecture as submitted.

Mr. Jadown seconded the motion.

Motion carried unanimously.

7. 2022 Design Review Board Meeting Schedule:

The Board reviewed the proposed 2022 meeting schedule. The meetings would be held on the first Thursday of each month in the large meeting room at Grace Coastal Church.

Mrs. Brach made a motion to approve the 2022 DRB meeting schedule.

Mr. Starkey seconded the motion.

Motion carried unanimously.

8. Nomination and Election of Chairman and Vice Chairman:

Mrs. Brach made a motion that the Board maintain the current Chairman and Vice Chairman.

Mr. Starkey seconded the motion.

The Board took time for a discussion to receive consent from Mr. Atkins and Mr. Brock who both agreed to continue as Chairman and Vice Chairman, respectively.

Motion carried unanimously.

9. OTHER BUSINESS:

A. Boards and Commissions Year End Forms:

Mr. Atkins stated that the Letter of Intent forms were due and those Board members who have not completed it must do so and provide it to staff. He also stated that if Board members have a scheduling conflict in the future to reach out to staff to reschedule the meeting so there is 100% attendance on the Board because all of the Board members input is needed.

B. Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, January 6, 2022 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

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

Highway 278 Self-Storage Facility

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| Type of Submission: | Conceptual |
| Developer: | Wilson Moores, Merchants Retail Partners, LLC |
| Architect: | Jason Broene, Court Atkins Architects |
| Engineer: | Andy Klosterman, Andrews Engineering |
| Type of Project: | Commercial |
| Location: | 1290 Fording Island Road, Bluffton |
| Zoning Designation: | C5 Regional Center Mixed-Use |

The project consists of constructing two one-story storage buildings totaling 27,000 square feet including service drives, security fencing & gates, landscaping, and associated infrastructure. The narrow rectangular 1.80-acre project site contains an 884 SF dilapidated office building, a 2,400 SF storage warehouse in disrepair and an asphalt drive & parking lot on the north end of the parcel that were all built in 1974 and will be demolished as part of this project. The back 3/4's of the site is undeveloped that primarily contains pine trees on the perimeters and over-grown under-brush on the interior portion of the site. A wooden split rail fence and 6' green chain link fencing with barbed wire exist on the east property line and a 6' brown metal fence exists on the west property line and ends at the Parker's convenience store and are proposed to remain as part of this project. The site is constrained by Highway 278 to the north, a general retail building & two metal storage warehouse buildings to the east, the Bluffton Parkway to the south and Parker's Gasoline station to the west.

The storage buildings have a combination of pedestrian entry doors on the east, south and north sides of the buildings to access the interior small storage units and overhead coiling doors are located on the exterior of the buildings to access the large storage units from the interior of the site. Storage building #1 has a small gabled roof portion, approximately 24' in height, that has the appearance of a front office with a false main entry door & windows with shutters and bracketed metal awnings. This portion of the building is clad with stucco on the bottom half and horizontal cement lap siding on the top half with a series of long angled wood brackets on the north side supporting a wide roof overhang. The west side of the Building #1 has three rectangular stepped offsets with flat parapets and three gabled parapets both clad in horizontal cement lap siding with false windows and standard shutters. The wall facade segments between the offsets are clad with stucco textured metal panels up to the last gabled offset and the remainder of the wall facade on the building steps down in height and is clad with vertical metal panels siding. The south and east sides of the building are clad with vertical metal panel siding and the overhead coiling doors are located between the gabled offset entry features and the rear of the building. Building #2 has a flat roofline and the facade is completely clad in vertical metal panel siding with overhead coiling doors located on the north and east sides of the building.

The front of the site does not have existing vegetation in the 50' highway buffer so a planted buffer must be created but is constrained by an overhead powerline at the north property line. A driveway connection will be made to the Parker's site to the west and a new driveway stub-out connection will be built to gain access to the commercial properties to the east of this site. The stormwater will be collected underground and will overflow to the ditch within the Highway 278 right-of-way.

The Staff Review Team conceptually reviewed this project on December 8, 2021 and allowed this project to proceed with the DRB process with conditions which, in part include, that the Highway buffer and the east and west buffers are heavily planted to create E-type buffers and that the specimen 26" & 30" pine tree removals be mitigated inch for inch.

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Staff Comments:

1. The level of Lowcountry detailing is greater on the front portion of Building #1 but decreases on the back half of the west elevation and the Lowcountry detailing is non-existent on Building #2.
2. Provide a roof plan showing the locations of the roof-mounted HVAC equipment. The mechanical section diagram appears to show that the equipment is screened on the west side of the building but will not be screened from the east side of the building.
3. The roofs slope from west to east and the rainwater is directed the overhead coiling doors. Are gutters and downspouts being proposed?
4. Submit the front security fencing & gate and the west security gate and monument sign structure location and details at final DRB.

END OF REPORT

Okatie Center - Seaglass Windowscapes

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| Type of Submission: | Final (2) |
| Developer: | Nikki Petitt, Savannah Blinds |
| Architect: | Kevin Grenier, KRA Architecture |
| Engineer: | Mark S. Tate, Tate Design Group |
| Type of Project: | Commercial |
| Location: | 77 Okatie Center Boulevard S, Bluffton |
| Zoning Designation: | PUD |

The project consists of constructing a two-story 7,500 square foot multi-tenant commercial building including service drives, parking, landscaping, and associated infrastructure. The 1.72-acre project site is currently an undeveloped, wooded parcel that primarily contains young pine trees and under-brush with a drainage ditch that bisects the lot. The site is constrained by an undeveloped commercial lot to the north, Okatie Center Boulevard (S) to the east, an undeveloped 80' R.O.W. for Broughton Road to the south and residential single-family homes within Sun City to the west.

The proposed building has a two-story portion on the front of the building with a mansard roof covered in black metal roofing which steps down to a one-story portion on the rear of the building with a single level stucco parapet roofline. The HVAC units will be roof mounted. The entire main building facade is clad with white stucco and a black painted brick water table is located on the front portion of the building. The two-story front entry feature is offset from the main building facade and clad with light gray horizontal cement siding boards and contains the main storefront door system which is covered with a gabled roof covered in black metal roofing with exposed light gray wood truss work and twin wood brackets. The front first-floor windows are covered with wide metal awnings with twin brackets on each side. The first-floor windows and storefront door systems on the left side of the building and the service door on the right side of the building are covered with black metal awnings that project from the building without brackets.

This project was tabled by the DRB on December 2, 2021, with the following guidance provided:

- The rear stairway should not look like a fire escape so a wall or walls should be added to enclose it/screen it from view. Add a device/mechanism at the ground level to prevent vandals from entering the stairway to access the roof. ***The external stairway was removed and is now an interior stairway which leads to the second floor and to the rooftop which is accessed by a service door on the right side of the building.***
- Identify the type of light fixture being proposed in the parking lot and that the back of the light fixture should face the Sun City residential homes and that the front of the light fixture should be mounted toward this project at a 90-degree angle so there was no light trespass. ***Complied.***
- If the canvas awnings are to be considered on this building, provide specifications for the canvas material to verify the durability of the canvas fabric and details of how the fabric will be attached to the awning framing system. ***The canvas awnings were changed out to metal awnings.***
- Consider incorporating metal bracketed awnings, porches, a gable roof on the two-story portion of the building, etc. to provide Lowcountry detailing on the building. ***Lowcountry features have been incorporated into the revised design.***
- Revise the landscape plan to beef-up the plantings in the front and rear buffers, supplement the plantings around the transformer, add foundation plantings at the rear of the building and around the dumpster enclosure and add an overstory tree in the parking lot at the SE corner of the building. ***A revised landscape plan has been submitted.***
- Revise the lighting plan so the rear looped drive matches the configuration on the civil site plan. Move the light poles out of the tree islands. ***A revised lighting plan has been submitted.***
- Re-work the roof drainage design to prevent moisture issues with the stucco due to the volume of the roof

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water being directed to a few scuppers. ***Gutters and downspouts have been added on the back-side of the two-story portion of the building to improve the roof drainage.***

- Because an outdoor display area would be on the rooftop, the plans would have to show the limits of the rooftop display area because it is currently not shown, the DRB would need to know the height of the goods, whether the goods would be in-place permanently, what type of goods would be displayed and how often the goods will be taken down and confirmation that the parapets will fully screen the goods from view. ***These concerns have not been addressed.***
- A material/color board must be submitted along with elevations with color or 3D renderings. The building color scheme should have traditional Lowcountry accents and bright corporate colors will not work. Painted CMU block is not a traditional Lowcountry detail, but brick can be used. Stone is not allowed on the facade. ***Complied.***
- Submit drawings showing cornice detailing, window & door trim and stucco massing, etc. ***Complied.***
- Address the comments listed on the bottom of the staff report for this project. ***Complied except for the submission of an exhibit/diagram to demonstrate that the rooftop equipment will be fully concealed from all sides of the building.***

Staff Comments:

1. It is unclear what material, color, or height the roof windscreen surrounding the HVAC equipment on the rear portion of the building will be.
2. The rear stucco parapet and rear wall facade lack articulation.
3. The rear buffer was not supplemented with plantings as requested by the DRB.
4. There may be potential light pole/tree conflicts in tree islands on the south and east sides of the project.

END OF REPORT

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