



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

J. MICHAEL BROCK

Board Members

PETER BROWER

KRIS FELDMANN

ROGER JADOWN

ERIC WALSNOVICH

VACANT

Interim County Administrator

JOHN ROBINSON

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

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Design Review Board Meeting Agenda

Thursday, June 6, 2024, at 2:30 PM

Large Meeting Room, Grace Coastal Church

15 Williams Drive, Okatie, SC 29909

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 – April 4, 2024
4. APPROVAL OF MINUTES – May 2, 2024
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. Moss Creek Commercial – Seven Brew Thoroughfare Buffer Improvements, 1553 Fording Island Road – Bluffton - Final
 - B. Okatie Center - The “H” Building, 211 Okatie Village Drive – Bluffton - Conceptual
7. **OLD BUSINESS:** None

OTHER BUSINESS

8. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, July 11, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
9. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 4, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Peter Brower, and Roger Jadown

Members Absent: Kris Feldmann and Eric Walsnovich

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Okatie Center – Dollar Tree: Mike Lukus, Goodwyn Mills Cawood via telephone conference.

No members from 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 September 9, 2023, meeting minutes. Mr. Brock 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 – Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Lukus, the project Civil Engineer, attended the meeting via telephone conference and stated that the site was modified per SRT’s request with an enlarged tree island at the southeast corner of the building.

Mr. Jadown stated that the metal siding gave the building the appearance of a warehouse, that the architecture lacked a Lowcountry motif and that the sides should reflect more design elements.

Mr. Brock said that the appearance of all four sides of the building was important and that it could be viewed from the rights-of-way. He suggested that the applicant secure the services of a local architect to help them create a design that would reflect the character of the area.

Mr. Brower stated that most of the building facades at the Okatie Center had brick with a lot of articulation.

Mr. Atkins said that he echoed the comments from the other Board members. He recommended that the applicant conduct a quick study of the buildings in the area to compare how other Dollar and Walgreen chain stores modified their building prototypes to meet the Beaufort County architecture standards. Mr. Atkins said that the 278 Highway corridor was very important and that

the rear elevation must be well articulated and the rear buffer heavily enhanced with landscaping. Mr. Atkins concluded by stating that the architecture was a no-go as presented.

Mr. Lukus said that the architect was unable to attend the DRB meeting but they would make changes to the building elevations so the design would be more in line with the local architecture. He asked that the Board consider issuing conditional approval on the architecture so they could move forward with the final review.

Mr. Brower made a motion to deny this project and requested that the architecture be revised so the building design would meet the local architectural guidelines.

Mr. Brock seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS: None

7. BOARD BUSINESS: Election of Chairman and Vice Chairman

Mr. Atkins said that he would continue as Chairman and Mr. Brock said that he too would agree to continue as Vice Chairman.

Mr. Brower made a motion to keep Mr. Atkins as Chairman and Mr. Brock as Vice Chairman.

Mr. Jadown seconded the motion.

Motion carried unanimously.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, May 2, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

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



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 2, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Kris Feldmann, Roger Jadown and Eric Walsnovich

Members Absent: J. Michael Brock and Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Tradewinds Landscape Supply Equipment Barn: Mark Kluttz, agent for Richard and Michele Platt

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **WELCOME AND INTRODUCTION OF NEW BOARD MEMBERS: KRIS FELDMANN (Architect) and Eric Walsnovich (Landscape Architect)**
3. **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”.
4. **MINUTES:** Chairman Atkins stated that because there wasn’t a quorum of those Board members who attended the Board meeting late month, he requested that the approval of the April 4, 2024, meeting minutes get held off until the June meeting.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
6. **NEW BUSINESS:**

A. Tradewinds Landscape Supply Equipment Barn, 5 Seaside Road – St. Helena Island – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mark Kluttz, the agent for owners Richard and Michele Platt, stated that Tradewinds has had equipment stolen and that the salt in the air has deteriorated their equipment and hoped that the new barn would solve the problem.

Mr. Jadown stated that the colors were fine, but the building was a little plain. He suggested that a brick water table be added to match the brick on the office building may help its appearance. Mr. Jadown asked whether the building would be heated and cooled. Mr. Kluttz stated that it would not but that there would be lighting and electrical outlets.

Mr. Atkins stated that traditionally, metal panel siding is typically not approved by the DRB, but that the Board has the discretion to approve metal siding on a case-by-case basis. He said that it was a utilitarian building and with an agrarian use and appreciated that no tree removals were required. Mr. Atkins stated that the challenge was that the proposed barn location was too close to Highway 21 and suggested that it should be installed behind the existing office building.

Mr. Walsnovich agreed with the previous Board comments and said the barn should be relocated to the clearing behind the office building.

Mr. Feldmann agreed with the previous Board comments and asked to view the aerial image. He said that the lot had a good number of trees around the proposed barn site. He stated that if the barn was relocated behind the office building it would be a shorter underground electric service run and would also cause less disturbance to the existing tree roots. Mr. Feldman said that he had worked on a number of projects with metal buildings and that they should explore using a metal siding that had a board and batten look.

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

- The new barn building should be carefully positioned behind the existing office building to preserve the existing buffer.
- Provide an updated tree and topographic survey showing the existing buildings, material bins, drives and parking with the proposed equipment barn superimposed; and,
- Explore changing the profile of the metal siding to look like board & batten or a horizontal siding material.

Mr. Jadown seconded the motion.

The Board members had a discussion before voting on the motion. Mr. Walsnovich stated that the office building had a lack of landscaping around it and would like to review the landscape and site modifications at final. Mr. Jadown wondered whether there would be enough room to turn large vehicles around at the equipment barn. Mr. Kluttz stated that there would be room. Mr. Atkins said that a well-documented site plan would be paramount.

Motion carried unanimously.

7. OLD BUSINESS:

A. Okatie Center – Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual (Revisit):

Mr. Atkins stated that the applicant made a late cancellation from the Design Review Board agenda and was not certain whether they would continue to pursue this project.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 6, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Jadown made a motion to close the meeting and Mr. Walsnovich seconded the motion. The meeting was adjourned at 3:05 p.m.

Moss Creek Commercial – Seven Brew Thoroughfare Buffer Improvements

Type of Submission:	Final
Developer/Owners:	K-MAC
Architect:	N/A
Engineer:	N/A
Type of Project:	Commercial
Location:	1553 Fording Island Road, Bluffton
Zoning Designation:	PUD (Planned Unit Development)

This project is located near the foot of the Hilton Head Island bridge and is located at the corner of Highway 278 and Moss Creek Village Drive. This site was originally developed as a gasoline station in 1988 but it eventually closed and remained vacant for the past 15 years. The Design Review Board approved the Seven Brew redevelopment project on February 16, 2023, and it is currently under construction.

The developer is seeking permission from the Design Review Board to create a landscaped thoroughfare buffer and is proposing to remove accumulated trash & debris, prune existing vegetation that is to remain, remove invasive plants, saplings under 6” in caliper, vines & a fallen pine tree and to install supplemental native shrubs within the cleaned-up void areas.

The scope of this clean-up work will run across the entire front of the property consisting of approximately 4,240 square feet (212’ width x 20’ depth). The plan is to keep as much native vegetation possible, prune back the dead growth & vines off the vegetation and keep the existing palms, wax myrtles and overstory trees. The fifty-five (55) supplemental native shrubs proposed across the thoroughfare buffer will be a combination of yaupon holly, wax myrtle and saw palmettos and will have a 3-gallon container size.

Staff Comments:

1. The approved portion of the redevelopment project north of the thoroughfare buffer will be built per the plans approved by the Design Review Board.

END OF REPORT

Okatie Center – Lot S-15 – The H Building

Type of Submission:	Conceptual
Developer:	Jose Hurtado, J & G Concrete
Architect:	Michael A. Vaccaro, Vaccaro Architecture
Engineer:	Empire Engineering Company
Type of Project:	Commercial
Location:	211 Okatie Village Drive, Bluffton
Zoning Designation:	Planned Unit Development (PUD)

This project involves the development of an existing 1.21-acre sparsely wooded lot within the Okatie Center South commercial subdivision with a 12,458 square foot mixed-use commercial building which also includes the installation of internal services drives & parking, landscaping, and associated infrastructure. The site contains non-specimen pine, maple, gum and oak trees. Some of the trees on the interior of the site will be preserved and the existing trees within perimeter and throughfare buffers are scheduled to remain. The project fronts Okatie Village Drive and the Food Lion Shopping Center to the south, the Okatie Retail Center which is currently under construction to the west, Highway 278 and a retention pond to the north and an undeveloped commercial lot to the east.

The new two-story building will contain a restaurant and retail businesses on the first floor and offices on the second floor. The building has two wings that are connected in the center with a hipped tower-like feature on the second level that creates a ground level pedestrian passage and means of entry to the first-floor businesses. The building has a brown and tan color scheme with brick water tables, pilasters and parapets and ivory stucco walls. There is a single level parapet around the entire perimeter of the roof that conceals the HVAC equipment grouping at the northeast corner of the roof. Above the roof parapet, there are three roof access structures covering the stairways and a central elevator shaft. At the front of the building, a portion of the second-floor heated space cantilevers past the first-floor space which is held up by curved supports that are built into the pilasters. Large bronze-finished storefront windows and door units are located on the front and rear of the building.

The building was brought up to the front setback line to better address the street and to conceal the rear parking area. The parking lot tree islands and plant beds have been designed to save the existing trees to the best extent possible.

The Staff Review Team conceptually reviewed this project on May 1, 2024, and allowed this project to proceed with the DRB process with the condition that the Design Review Board make the determination whether the front 13' wide pedestrian walkway running perpendicular to the building should be narrowed and if a 5' sidewalk should be added parallel to Okatie Village Drive to provide better pedestrian connectivity to the Food Lion shopping center.

Staff Comments:

1. There are some tree removals proposed within the thoroughfare and east buffers which must remain so the tree removal plan must be revised.
2. There are few or no existing trees within the buffers and will require enhanced tree and shrub plantings.

END OF REPORT