



Design Review Board Meeting

Chairman

JAMES C. ATKINS

Vice Chairman

VACANT

Board Members

PETER BROWER
KRIS FELDMANN
ROGER JADOWN
ERIC WALSNOVICH
VACANT

County Administrator

MICHAEL MOORE

Clerk to Council

SARAH W. BROCK

Staff Support

ROBERT MERCHANT

Administration Building

Beaufort County Government
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Design Review Board Meeting Agenda

Thursday, November 7, 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. Resignation of Design Review Board Vice Chairman J. Michael Brock
4. APPROVAL OF MINUTES – September 5, 2024
5. PUBLIC COMMENTS ON NON-AGENDA ITEMS (Comments are limited to 3 minutes)

ACTION ITEMS

6. **NEW BUSINESS:**
 - A. Mavis Tires & Brakes Exterior Painting Project, 1176 Fording Island Road – Bluffton – Final
7. **OLD BUSINESS:**
 - A. Cadillac Sales & Service Center, 1092 Fording Island Road – Bluffton – Conceptual (Revisit)
8. **BOARD BUSINESS:**
 - A. Election of DRB Vice-Chairman (Partial Term ends January 1, 2026)
 - B. Vote to Approve 2025 Meeting Schedule

OTHER BUSINESS

9. **DISCUSSION ITEMS:**
 - A. Stokes Toyota Service Center, 3557 Trask Parkway – Beaufort
 - B. Okatie Center East – Caliber Collision Revised Roof Screen Layout & Landscape Buffer Restoration, 107 Traders Cross - Bluffton
10. **NEXT SCHEDULED MEETING** – 2:30 p.m. on Thursday, December 5, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909
11. **ADJOURNMENT**



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
September 5, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Kris Feldmann

Staff Present: Nancy Moss, Beaufort County Community Development Department
Mary Brantley, Beaufort County Community Development Department

Guests:

Hilton Head Cadillac Sales & Service Center: Tim Probst, PDG Architects

Yard Farm RV Park: Dan Keefer, WJK, Ltd and Nate Schoen, Bridgewater Consulting

Okatie Center – The “H” Building: Mike Vaccaro, Vaccaro Architecture; Kathleen Duncan, J. K. Tiller Associates; and Steve Richbourg, May River Contracting

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 August 1, 2024, 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. Hilton Head Cadillac Sales & Service Center, 1092 Fording Island Road – Bluffton – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Tim Probst, the Architect for the project, made the presentation. He stated that the HVAC equipment would be mounted on the roof and shielded by the parapet walls and asked the Board if the overhead garage door was the issue or if it could be a tunnel without an overhead door.

Mr. Walsnovich stated that it was a very attractive building, but it had zero Lowcountry architectural elements. He said that the building was not much different from Volvo, but it was more stark.

Mr. Brock said that the Lowcountry vernacular was absent on the building and was not opposed to the overhead door facing highway 278, although it is not allowed, but there is an existing thick

buffer. He added that it was an attractive door versus a metal roll up door and it ties well in with the facade. He commented that ten 3.5” caliper trees are required for mitigation and suggested that they add some in the planting area next to the front drive to screen the overhead door. He said that he was not opposed to the location of the underground stormwater chambers because it lines up well with the existing stormwater system.

Mr. Jadown said that he liked the building but did not know how they would incorporate Lowcountry architecture to it.

Mr. Atkins said that he agreed with Mr. Brock about the overhead doors. He said that there was a pocket in front of the overhead door where there would be room to provide landscaping to screen the overhead door from Highway 278. He said that architecturally, KIA and Volvo incorporated Lowcountry elements such as bracketed awnings and trellis’ and applied stucco versus metal siding. He said that metal siding is not an allowed facade material. He stated that the building had large planes and that it would be a challenge to incorporate Lowcountry elements, but that an attempt must be made. He commented that because this project was on the same parcel with the existing building, the Board should re-look at the entire buffer along Highway 278 to make sure there were no gaps. He stated that he liked the building and that it fits the Cadillac brand but does not fit in with the highway corridor and the local vernacular.

Mr. Brower made a motion to deny this project for the following reason:

- There are no references at all to Lowcountry architecture

Mr. Brock asked for a discussion. He stated that the applicant should bring a revised design back with another conceptual DRB review with an effort to incorporate Lowcountry elements.

Mr. Brock seconded the motion.

Motion carried unanimously.

B. Mavis Tires & Brakes Exterior Painting Project, 1176 Fording Island Road – Bluffton – Final:

Mr. Atkins informed the Board that the applicant pulled this project from the agenda and that it would likely be discussed at the October DRB meeting.

C. Yard Farm RV Park, 700 Sea Island Parkway – St. Helena Island – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Dan Keefer, the Landscape Architect for the project, made the presentation. He said that the future amenities are not committed and that the civil drawings will be revised. He said the buildings will be ADA compliant and will be flush with the ground and that they will provide the dumpster enclosure details at final DRB. He referred to the preliminary camp site planting plan and said that they were proposing red cedars and dahoon holly shrubs between the camp sites and wanted to place the overstory trees at the back of the camp sites to allow adequate room for large RV’s to maneuver into the camp sites and without conflicting with the overstory tree branches.

Mr. Jadown said that his main concern was that the buildings were handicap accessible and now that they are flush with the ground, he has no issues.

Mr. Brock asked if the connection to Yard Farm Road was permanent for ingress/egress. Mr. Keefer stated that it would be permanent and for emergency access. Mr. Brock wanted confirmation that the amenity/clubhouse building, and pool were located outside the 100' buffer. Mr. Keefer stated the buildings were all outside the 100' buffer. Mr. Schoen said that all of the buildings would be slab on grade. Mr. Brock asked if there would be a connection to the marsh. Mr. Keefer stated that there may be a future crabbing dock. Mr. Brock stated that the current trend in RV parks is to have tiny home sites and wondered if there were any discussions with SRT regarding tiny homes. Mr. Keefer stated there were no such discussions. Mr. Brock said that the architecture was very much in line with the buildings on St. Helena Island and that it was a great looking project.

Mr. Atkins asked if there would be a gate at the main entry and how many RV spaces were in the queue up. Mr. Keefer stated that there were 3 to 4 RV spaces in the queue and that there would be an electronic entry gate. Mr. Atkins said that they should provide the DRB with a diagram showing the capacity of the queuing. Mr. Atkins commented on the Restroom/Laundry Building and requested that the twin front windows get changed out to one window with operable shutters on each side and to adjust the shed roof and add a hip end so the roof would not interfere with the main roof overhang.

Mr. Brower stated that the General Store/Office building seemed to have a steep pitched roof which seemed out of proportion with the shallow pitch on the porch roof. He asked how wide the buffer was around the RV Park and was it dense enough to screen the RVs from the highway. Mr. Keefer stated that the buffer was 100' wide. Mr. Brock confirmed that it was a thick buffer and would screen the RVs from the highway. Mr. Schoen said that he could add a 2' knee wall on the General Store building to reduce the 8:12 roof pitch so it was more in proportion with the porch roof.

Mr. Walsnovich stated that the buildings looked great. He asked Mr. Keefer to describe the set-up of the RV pads. Mr. Keefer said that there was a concrete patio on each side of the pad and that the front of the pad was along the street and that the hook ups were on the backside of the pad. Mr. Walsnovich said that the shrubs that are installed between the pads should start off as 7-gallon sizes and that in time the trees and shrubs would become crowded but to stick with overstory trees between the pads to meet the requirement of the Code.

Mr. Atkins asked for a motion.

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

- That overstory trees be installed between the sites

Mr. Brock seconded the motion.

The Board had a discussion about the motion.

Mr. Brower stated he wanted to amend the motion to also include the following conditions:

- Revise the slope on the main roof of the general store so it is not so steep

- Substitute a single window with operable shutters on the Bath/Laundry house for the twin windows.
- Change out the shed roofs on the Bath/Laundry house with a hipped on the end.
- Provide an RV staging plan to demonstrate there's enough room for the RV queue.

Motion carried unanimously.

6. OLD BUSINESS:

A. Okatie Center – Lot S-15 – The “H” Building, 211 Okatie Village Drive – Bluffton – Final (Revisit):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Vaccaro, the Architect for the project, and Kathleen Duncan, the Landscape Architect for the project, made the presentation. Mr. Vaccaro stated that the staff report summarized all of the changes and thanked the Board for their input throughout the DRB process.

Mr. Walsnovich stated that he liked the building and the revisions that were made. He asked what the color of the metal roofing was. Mr. Vaccaro said that the roofing was a dark bronze color. Mr. Walsnovich said that the applicant addressed all of the comments, that the side elevation looked nice and that the landscape plan looked great.

Mr. Brower commented that there was a big improvement with the appearance of the building. He said that he appreciated their addressing the Board comments and were successfully done; the building was improved tremendously.

Mr. Brock asked that the two live oaks proposed close to the curb get pushed further away but otherwise, it was a nice-looking project.

Mr. Jadown questioned the location of the exhaust fans on the roof. Mr. Vaccaro said that the exhaust from the kitchen hoods would have discharge on the front and back of the stairway element and would not be visible from the streets or adjacent properties.

Mr. Atkins said that the color of the stucco on the dumpster enclosure should be the same as is on the building. He asked if there was any raw concrete that would be left exposed on the building. Mr. Vaccaro said that all of the concrete was coated with a parge coat. Mr. Atkins said that he was happy with the way the center was addressed. He asked why the front right corner roof extended out into the brick pilaster. Mr. Vaccaro stated that they provided extra overhead coverage past the edge of the dining patio to protect the restaurant patrons during a rain event.

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

- Ensure that the exhaust wall on the roof is screened from the streets
- The dumpster enclosure wall has the same stucco color as the building
- Trellis/dining porch area: re-space the columns or add additional columns so the roof is not overlapping the brick pilaster
- Revise the landscape plan so the two live oaks proposed close to the curb get pushed further away.

Mr. Atkins read the standard final condition “the building, landscaping, lighting & dumpster enclosure must be constructed/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”.

Mr. Brock seconded the motion.

Motion carried unanimously.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, October 3, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting was adjourned at 3:40 p.m.

Mavis Tires & Brakes Exterior Painting Project

Type of Submission:	Final
Developer:	Mavis Tires & Brakes
Architect:	N/A
Landscape Architect:	N/A
Engineer:	N/A
Type of Project:	Commercial
Location:	1176 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed Use

This project was rescheduled from the September 5, 2024 Design Review Board (DRB) meeting to October 3 2024, but was not heard because the meeting was canceled due to lack of Board member quorum. Thereafter, the DRB made multiple attempts to conduct a digital review but could not reach a quorum.

The project consists of adding a painted teal colored accent stripe with a top & bottom white border over the main entrance storefront and replacing the blue domed canvas awning over the main entry door with a teal domed canvas awning at an existing single story 6,842 square foot building that was constructed in 2015. A sign application was submitted on behalf of Mavis Tires & Brakes to replace the existing wall & monument panel signage, which includes halo lit lettering on the wall signs. The applicant was advised that the Design Review Board must approve the proposed teal accent stripe, and that staff would review the wall and monument signage applications separately.

The applicant is seeking approval from the Design Review Board to modify the exterior of the building over the main storefront entrance by applying a teal & white painted stripe upon the brick and replacing the domed awning. No other exterior building alterations are being proposed.

Because this is a developed site and no land disturbance is proposed, the Staff Review Team will not review this project.

Staff comments: None

END OF REPORT

Hilton Head Cadillac Sales & Service Center

Type of Submission:	Conceptual (Revisit)
Developer:	Hilton Head Buick GMC Cadillac
Architect:	Tim Probst, PDG-Architects
Engineer:	Charles R. Hager, LGA Engineering
Type of Project:	Commercial
Location:	1092 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

The project consists of constructing a 24,200 square foot Cadillac sales & service center building including internal services drives & parking, two EV charging stations, landscaping, and associated infrastructure on a cleared portion of the property. The 10.11-acre lot currently has an existing 40,600 square foot Buick GMC & Cadillac car dealership with an attached service center that was constructed in 1998 that is centrally located on the site which is surrounded by paved service drives, customer & vehicle display parking areas and a frontage road adjacent to Highway 278. This property is constrained by Highway 278 to the north, the Target shopping center to the west, major overhead transmission lines encroach to the south and a jurisdictional wetland to the east.

This project was conceptually reviewed by the Design Review Board on September 5, 2024, and was denied with the following DRB comments provided:

- There are no references at all to Lowcountry architecture
- Incorporate Lowcountry elements on the building

The building massing and facade materials have remained the same with the parapet roof lines, the diagonal two-toned white metal facade panels above the front showroom storefront windows, the off-white echelon masonry facade accents on the right drop off tunnel and on the left side bump out, and the white smooth finish stucco on the sides and rear of the main portion of the building. The building architecture has been modified with the addition of four storefront windows on the right side of the drop-off tunnel and Lowcountry elements such as black metal awnings with aluminum brackets are applied above the overhead doors and over the entry doors & storefront windows on the left side of the building and angled charcoal-colored Bahama shutters have been incorporated on the right & rear sides of the building.

Staff Comments: None

END OF REPORT

Preliminary 2025 Meeting Schedule

Design Review Board

<u>Date *</u>	<u>Time</u>	<u>Location</u>
January 9, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
February 6, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
March 6, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
April 3, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
May 1, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
June 5, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
July 10, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
August 7, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
September 4, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
October 2, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
November 6, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
December 4, 2025	2:30	Grace Coastal Church, 15 Williams Drive, Okatie, SC 29910
* Meetings are subject to cancellation if there are no projects to review.		

Stokes Toyota Service Center

Type of Submission:	Discussion
Developer:	Stokes Toyota
Architect:	Tim Probst, PDG-Architects
Engineer:	Jeff Ackerman, Carolina Engineering
Type of Project:	Commercial
Location:	3557 Trask Parkway, Beaufort
Zoning Designation:	S1 - Industrial

The Stokes Toyota car dealership was originally developed in 1985 with a one-story 4,424 square foot automobile showroom and a one-story 12,600 square foot metal service garage with paved automobile display parking areas and service drives. In 2006, a two-story 17,100 square foot automobile dealership building, display parking area with palm trees and a gravel overflow parking area were added to the adjacent vacant parcel that was combined with the original site which created a 8.3-acre parcel for this development. The site is located approximately ¼ of a mile from the Marine Corps Air Station and is bound by Trask Parkway to the west, a residential parcel to the south and the marsh to the east.

The new improvements proposed will take place on the southeast corner of the site and will include selective palm tree removals, the demolition of the dated 4,424 square foot automobile showroom and the concrete parking area in front of it, relocating the main driveway off Trask Parkway northward, attaching a new drop off canopy tunnel on the south side of the existing dealership building that will connect to a new 14,720 square foot service center building and reconfiguring the automobile display parking area in front of the new service center.

On September 4, 2024, this project was discussed as a pre-application item at the Staff Review Team (SRT) meeting. The project is currently a non-conforming site with the Code and contains a non-conforming “Vehicle Sales” use. The front part of the property was acquired by SCDOT as part of the Trask Parkway widening project; therefore, the current thoroughfare buffer is approximately 10 feet wide but is required to be 50’ wide. The applicant is attempting to bring the parking area in better conformance with the Code by adding isolated tree islands in the display parking area, but the islands are not connected with planting medians due to the limited room needed to align the new drive aisles and parking bays with the existing drive aisles and parking on the north side of the site. The automobile Dealership & Service Center “Use” is grandfathered.

The Staff Review Team is seeking guidance and recommendations from the Design Review Board on how to bring the project site into better conformity with the Community Development Code.

END OF REPORT