

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
January 11, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Brad Hill and Donald L. Starkey

Members Absent: Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Mark Diedrich, Kuo Diedrich; Daniel Keefer, Witmer-Jones-Keefer and Carl Dietz, Belfair Plantation

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:34 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the December 7, 2017 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mr. Hill seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** No New Business
5. **OLD BUSINESS:**

A. Belfair Sports and Activities Center – Bluffton – Final

Ms. Moss gave the project background. Mr. Atkins asked if there were any public comments about this project and no comments were made. Mark Diedrich, the project Architect, and Dan Keefer, the project Landscape Architect made the presentation. Mr. Diedrich highlighted the changes that were made to the drawings. He said that they addressed the architectural comments from the conceptual DRB review and reduced the size of the dormers by 15% overall so the windows took a majority of the dormer face area. He stated that the steep roofs would have architectural shingle installed and that the low slope roofs and accents would have metal roofing installed and this would match how the roofing is installed at the existing structure.

Mr. Diedrich said, they studied the possibility of adding an additional window on the social hall but there was insufficient roof above the porch to add another window. Mr. Keefer said that the new parking light fixtures would match the existing light fixtures and that the plans would be updated with photometrics. He also said that the landscape plans would be revised to address the staff comments regarding mitigation and plant sizes.

Mr. Brock had no comments or questions.

Mr. Starkey commented on the 12 continuous parking spaces without a tree island. Ms. Moss said that the PUD design guidelines were different from the current Community Development Code. Mr. Keefer indicated that they worked a tree island around an existing live oak to save it.

Mr. Hill had no comments.

Mr. Atkins asked which outstanding SRT requirements had to be addressed. Ms. Moss said that

the Fire Marshal had to approve the final site plan. Mr. Atkins asked that this project be reviewed by the DRB if major site changes were required at SRT as a condition of the DRB approval. Mr. Atkins commented on the light fixture cut sheets submitted with the application and said that most of the cut-sheets were interior fixture cuts. He asked whether exterior lighting was being proposed. Mr. Deidrich said that most of the lighting would be canned lights and that wall sconces are not being proposed. Mr. Atkins said that if any building lighting was proposed it should be added to the photometric plan. Mr. Keefer said low voltage up- and down-lite landscape lighting would be added to the parking lot photometrics. Mr. Atkins commented on the dormer redesign. He said he was ok with the shed roofs, but the dormer design should be revised to eliminate the siding on the front face to give it a Lowcountry look.

Mr. Brock made a motion to approve the final submission with the following conditions:

- Clarify the dormer detail and revise building elevations;
- Revise the landscape plans:
 - Take tree mitigation into account for the planted palms around the pool, (7) birch and (1) live oak trees;
 - Change the plant schedule to propose a 3 gallon container size for ornamental grass plants; and,
 - Highlight and/or clearly identify the locations of the 12” and 15” Tupelo mitigation trees
- Provide a comprehensive photometric plan which includes the building, landscape and parking lot lighting. Provide fixture cut-sheets for all exterior fixture types.
- Address and resolve the SRT comments. Should major revisions be required at final SRT, this project will be required to be reviewed again by the DRB.

Mr. Starkey seconded the motion.

Motion carried.

6. OTHER BUSINESS:

- A. Mr. Atkins said that Mr. Allison resigned effective January 1, 2018. Mr. Atkins asked the Board members to assist in finding a person within the design community to replace his position.
- B. The Board members unanimously agreed and voted to have Mr. Atkins and Mr. Brock continue as the Chairman and Vice-Chairman for this Board.
- C. The next scheduled meeting is on Thursday, February 1, 2018 at 2:30 pm at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

- 7. ADJOURNMENT:** Mr. Brock made a motion to close the meeting and Mr. Starkey seconded the motion. The meeting was adjourned at 3:00 p.m.