

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 3, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: J. Michael Brock, Sallie Bridgwater, Peter Brower, H. Pearce Scott and Donald L. Starkey

Members Absent: James Atkins and Brad Hill

Staff Present: Eric Greenway, Interim Director, Nancy Moss, Planner and Heather Spade, Planning Assistant

Guests: Matt Frye, Court Atkins Architects; and, Craig Falk, Nexus Real Estate

1. **CALL TO ORDER:** Vice-Chairman Brock called the meeting to order at 2:30 pm.
2. **WELCOME NEW BOARD MEMBER:** Vice-Chairman Brock introduced and welcomed the new DRB member, Sallie Bridgwater.
3. **MINUTES:** Vice-Chairman Brock asked if there were comments on the April 5, 2018 minutes. No comments were made. Mr. Scott motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
4. **PUBLIC COMMENT:** There was no public comment.
5. **NEW BUSINESS:**

A. Palm Casual Patio Furniture – Conceptual:

Ms. Moss gave the project background. Matt Frye introduced himself and asked the Board for questions about this project.

Mr. Brock asked how much further the tower roof overhangs were extended. Mr. Frye said that the tower overhangs were extended out 1' – 1.5' but would confirm this with Mr. Broene. Mr. Scott said that the tower overhangs should be extended out further.

Mr. Starkey asked where the building wall signs would be placed. Mr. Frye said that the signage would be installed within the wood infill areas above the entry doors. Mr. Starkey said that the arbors looked like a shelf and had no dimension. He stated that an angled roof element should be incorporated to the arbor to give it dimension.

Mr. Brower asked how far the arbor projected out from the building. Mr. Frye said that it projected out approximately three feet. Mr. Starkey said that he would prefer that a trellis be added onto the arbor which would allow a vertical structure for the foliage to climb.

Mr. Scott said that the tower overhangs looked tight and that the overhangs should be extended out further.

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

- Provide better delineation of the arbor features
- Add a trellis at each end of the arbor feature(s) around the structure to generate more dimension. Incorporate evergreen vines at the base of the trellis features on the Landscape Plan at final.
- Extend the tower roof overhangs out further.

Mr. Starkey seconded the motion.

Motion carried.

B. Suburban Lodge Painting Project - Final:

Ms. Moss gave the project background. Mr. Brock asked if there were any public comments about this project and no comments were made. Craig Falk, the Agent for the project, made the presentation. Mr. Falk said that they purchased this property in January 2018. He stated that they wanted to re-brand the tan and white buildings and painted the buildings using a color scheme similar to that of the nearby Blue Point Apartments. Mr. Falk said that he was unaware that DRB approval was required for a color scheme change. He presented the Board members with before and after photographs of the buildings. Mr. Falk said that the black color was mainly used along the windows and at the eaves.

Mr. Brower said that the new colors were better looking than the old colors and were less reflective.

Mr. Scott said that the light blue and dark blue colors clashed with one another.

Mr. Starkey stated that he did not like the dark blue color on the building and would prefer that it be changed out with gray or a lighter blue color.

Ms. Bridgwater said that the dark blue color was too dark and that it should be changed out to light gray.

Mr. Brower said that the dark blue color brought out the verticality of the building and that it should be changed out with a lighter color. He said to limit the number of colors to two.

Mr. Brock asked whether the majority of the building was painted dark blue. Mr. Frye said that there was an even mix or 50 percent of the two blue colors.

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

- The dark blue color must be removed and replaced with a lighter gray color.
- The applicant must submit a color board and revised artwork renderings to illustrate the color change for DRB approval before any painting work begins.

Mr. Scott seconded the motion.

Motion carried.

Mr. Greenway requested permission to publicly speak with the Board and Mr. Falk about this project. Mr. Greenway said that it was difficult to understand why the Owners of this property were not aware that DRB approval was required given that this property is located along a major corridor. He stated that the County was working on a text amendment to allow hotels in the C5 zoning district to convert into apartments as long as all of the conditions could be met. Mr. Greenway said that this project is being watched and that the new Owners should check with the County before making any changes or advertising the units as apartments. Ms. Moss said that the name change shown on the paint artwork cannot serve as signage approval. The applicant must submit a sign application for any new signage.

6. **OLD BUSINESS:** There was no Old Business.
7. **OTHER BUSINESS:** The next scheduled meeting – 2:30 p.m. on Thursday, June 7, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Scott made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:25 p.m.