

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 4, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

Members Absent: Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Jason Broene, Court Atkins Architects; Eric Hoover, Ward Edwards Engineering; John Harris, John Harris Body Shop; Campbell Harris, John Harris Body Shop; Ron Fiscus, Planscape Partners; Michael Kronimus, KRA Architecture & Design; Brian Witmer, Witmer, Jones, Keefer, Ltd.; Barry Johnson, Johnson & Davis, P. A.; Tom Gardo, Denarius Group; David Sklar, SM7 Design; and, Thomas Michaels, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:34 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the March 7, 2019 minutes. No comments were made. Ms. Bridgwater motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:**

A. John Harris Body Shop – Okatie - Conceptual:

Mr. Atkins and Mr. Brock recused themselves from the meeting. Mr. Starkey officiated the project review. Ms. Moss gave the project background. Mr. Starkey asked for public comment, but no comments were made. Jason Broene, the Project Manager, gave the presentation for the project. He stated that minor changes were made to the elevations that were presented informally to the DRB last month. He said they studied the rooftop exhaust vent stack screening issue, removed the stacks from the roof and placed four square louvered panel sections on the upper wall of the back elevation. Mr. Broene said that the elevation was 38' on Highway 278 and that the combined height of the building and raised foundation would be tall enough to screen the four rooftop air conditioner units from the highway.

Mr. Hill was happy with the submittal. He asked what the color of the metal roofing would be. Mr. Broene said that a roof color was not yet selected, but that it would likely not be seen from the highway and would probably be a dark color to blend in. Mr. Hill suggested that a green color should be selected.

Ms. Bridgwater had no comments.

Mr. Starkey asked that they install as much landscaping around the building as possible to screen and soften the structure.

Mr. Hill made a motion to approve this conceptual project as submitted. Ms. Bridgwater seconded the motion.

Motion carried.

B. Taco Bell Upgrade Project – Bluffton - Final:

Mr. Atkins and Mr. Brock returned to the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Ron Fiscus, the project Developer, gave the presentation for the project. Mr. Fiscus said he wanted to clarify some aspects of the landscaping work. He said that there was a downed limb in the front highway buffer and they wanted to remove it and that no other cutting or clearing would be done. Mr. Fiscus also said that they were having a flooding problem at the start of the drive-thru lane and they wanted to scoop out the drainage swale to create positive drainage and that none of the plantings would be removed. He stated that Corporate mandated that the building renovations occur every 10-20 years for a fresh look, energy efficiency and to be in compliance with the ADA standards. Mr. Fiscus handed out updated rendered building elevations to the board with new faux windows and metal awnings added on the back side of the building and better awning detailing at the entry door & drive-thru. He said that the gray-purple accent color proposed was more muted than the bright purple corporate color at other store locations, that the clear anodized aluminum door & window frames would remain unpainted, that the existing canopies are in poor condition & falling apart, that the back freezer/cooler would have a wood screen around it painted to match the new building color, that more shrubs would be added to fill in the voids at the building foundation, that the order boards, canopy & clearance bar would be a dark bronze color, and that the parking lot poles would remain, but the fixtures would be changes out with LED fixtures.

Mr. Hill said that the changes submitted were much improved over the original drawings and that he liked the new wall reveals and awning on the parking lot side of the building. He also said that landscaping is an issue and that the buffer requirements cannot be waived.

Ms. Bridgwater said that the lagoon looked unsightly and asked how this would be cleaned-up. Mr. Fiscus said that it was not their pond to maintain. Ms. Bridgwater asked how the wood panel fence around the cooler would be accessed. Mr. Fiscus said that access would be from the inside of the building.

Mr. Starkey stated that the revised east and west wall looked good, but suggested to fill in the vertical areas around the windows and on the corners with the dark brown EIFS color.

Mr. Brock said that the front buffer may need to be improved with more plantings once the clean-up work is done.

Mr. Atkins said that the dark bronze color was good for the new bars, menu boards & canopy. He said that the existing clear anodized aluminum door & window frame color could remain unpainted. He stated that the faux window and metal awning on the east side should be duplicated on the west side also. Mr. Atkins stated that the plum color was better than the purple color in the photograph.

Ms. Bridgwater made a motion to approve this project with the following conditions:

- Once the Highway buffer tree limb removal work was complete, additional plantings may be required to meet the Code requirements to fill in the bare areas.

- Submit a landscape plan to show new plantings in the foundation buffer and to fill-in the voids along the west buffer.
- Duplicate the east elevation faux window and metal awning on the west elevation also
- Add dark brown EIFS accent trim around the windows and on the corners
- The plummy color building trim and dark bronze menu board, clearance bar and canopy colors meet DRB approval.
- Submit a lighting plan which shows the photometrics and light levels for the new parking lot LED fixtures.

Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the building facade improvements and lighting must be built/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.”

5. OLD BUSINESS:

A. Hilton Head National Luxury RV Park - Bluffton – Final (2):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Michael Kronimus, the project Architect and Brian Witmer, the project Landscape Architect made the presentation for the project. Mr. Witmer said that they addressed all of the DRB comments from last month and the Staff comments for this submission. He said that the recycling and trash collection area would be treated as an amenity and that they would like to keep it open and screen it with plantings versus a fence.

Ms. Bridgwater asked about the width of the RV pads and the distance between each pad. Mr. Witmer said that the pads were 20’ wide and that there was approximately 20’ of landscaping between each pad.

Mr. Brock said that he appreciated all of the revisions to the architecture and landscape plans. He said that he agreed that landscaping should be used to screen the recycling and trash collection area so it is a functional space.

Mr. Starkey asked whether a turning radius study was done for the large RV’s because the plantings on the corners may get run over if the RV’s are not maneuvered properly. Mr. Witmer said that Thomas & Hutton conducted a turning radius study and that there would be adequate room to maneuver the RV’s in and out of the pad spaces without damaging the plantings. Mr. Starkey said that the light levels along the internal roads looked low and that more lights should be added to the streets. Mr. Witmer said that most RV Parks have minimal street lighting and that the lighting plan was for the street lights only; it did not include the photometrics for the lights at the individual pads or on the buildings.

Mr. Brock made a motion to approve the project as submitted. Mr. Hill seconded the motion. Mr. Atkins asked that they submit the official red roof color sample and a landscape plan around the recycling area.

Motion carried.

Mr. Atkins stated that “the buildings, landscaping and lighting must be built/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.”

B. Okatie Center Home 2 Suites – Conceptual (3):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Architect with SM7 Design, LLC made the presentation for the project. He stated that they incorporated all of the Board comments into the revised drawings. He said that they increased the depth and dimension of the building offsets and components to give more interest to the building.

Mr. Brock appreciated the effort taken to reach the current design and that it looked good.

Mr. Starkey stated that he too liked the revised drawings.

Ms. Bridgwater, Mr. Hill and Mr. Atkins said that it was well done.

Mr. Brock made a motion to approve this conceptual project as submitted. Mr. Starkey seconded the motion.

Motion carried.

6. OTHER BUSINESS:

Congratulations to Sallie Bridgwater as she was married over the past weekend. Her new married name is Sallie Bridgwater-Brach.

Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, May 2, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Ms. Bridgwater-Brach made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 3:55 p.m.