

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
August 1, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach, Peter Brower, Brad Hill, H. Scott Pearce and Donald L. Starkey

Members Absent: none

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Christina Yuschalk, Hilton Garden Inn General Manager; Michael Vaccaro, Vacaaro Architecture, Inc.; Brad Buss, Ward Edwards Engineering; Travis Yawn, Ward Edwards Engineering; Wallace Milling, Witmer, Jones, Keefer, Ltd.; David Sklar, SM7 Design; and, Thomas Michaels, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the July 11, 2019 minutes. No comments were made. Mr. Scott 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. Hilton Garden Inn – Exterior Painting Project – Hilton Head - Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Christina Yuschalk, the General Manager of the Hilton Garden Inn, gave the presentation for the project. Ms. Yuschalk said that the Hilton hotel chain mandated the modern color scheme on all of their hotels. She said that the yellow is not as visible from Highway 278 as they originally thought it would be.

Mr. Hill said that he did not have any questions.

Mrs. Brach said that the yellow color was a bit bright.

Mr. Starkey asked how much of the hotel was painted before the job was stopped. Mr. Yuschalk said that approximately 85% of the painting job was complete and that no other additional portions of the building were to be painted yellow. Mr. Starkey said that the bright yellow color should be a more muted yellow.

Mr. Scott agreed with Mr. Starkey and said that he likes yellow as a color but that it should be more muted. He said that he liked the modern color scheme.

Mr. Brower agreed with the previous Board comments and said that the obstructed view to the hotel from Highway 278 should be considered.

Mr. Brock had no comments.

Mr. Atkins asked for confirmation from Ms. Yuschalk that Moss Creek approved the new color scheme. Ms. Yuschalk confirmed that Moss Creek approved the new colors.

Mr. Brower made a motion to approve this project for Final review as submitted. Mr. Brock seconded the motion. All Board members approved the motion except for Mr. Starkey who opposed the motion.

Motion carried.

Mr. Atkins stated that “the building facade painting improvements must be applied according to the plans reviewed and approved by the DRB. The color board reviewed and approved by the DRB must be adhered to during construction. Any changes to the approved colors must be requested for and submitted to the DRB for formal approval.”

B. Tabby Roads Distillery – Daufuskie Island - Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Vaccaro, the project Architect, gave the presentation for the project. He said that the building design was like an old tobacco barn on a tabby ruin site and that he had a contractor who works well with tabby to give it a layered, realistic look. Mr. Vaccaro said that he had not used the rustic panels before but thought that the corten steel would give the building an interesting look. He said that the building was basically a large warehouse with a tasting room.

Mr. Brock liked the materials and said that they add a great appeal to the building design. Mr. Brock asked whether the rear detention pond would be landscaped. Mr. Milling said that it was a dry detention area and that it would be surrounded by natural grasses from seed, but that it can also be supplemented with native grasses.

Mr. Brower said that he liked the corrugated metal and the look of an old barn. Mr. Brower asked about the parking and whether it was designed for cars or golf carts. Mr. Vaccaro said that the County required the parking area to be designed for cars so the spaces were twice the size needed for golf carts.

Mr. Scott loved the tabby and liked the corten material. He suggested that the left side chiller equipment could be screened by incorporating a tabby and corten material structure.

Mr. Starkey said that he preferred the darker steel and asked whether anything could be done to make the roll-up garage door look like a barn door. Mr. Vaccaro was receptive to this suggestion and said he would do something to address this.

Mrs. Brach said that she liked the design.

Mr. Hill agreed with the Board’s comments and looked forward to the next submission.

Mr. Atkins requested that design details for the front brackets, fascia and soffits be provided at final review. He said that low pitched roofs looked appropriate on the building and entry. Mr.

Atkins was concerned about the noise that would be generated from the chiller machine and advised the applicant to make sure that it was adequately screened and that a sound buffer be considered as the site is adjacent to residential properties. He suggested that something in the foreground be added for screening and noise buffering.

Mr. Brower asked who the tabby contractor would be. Mr. Vacarro said that Chuck Hunter, a Daufuskie Islander, would be the stucco contractor. Mr. Vacarro said that the water table would be a CMU wall layered-up with tabby.

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

- Improve the articulation on the left side of the building
- The Board likes the corten steel facade product but preferred the darker steel.
- Modify the roll-up garage door to look like a barn door.
- Provide design details for the front brackets, fascia and soffits at final review.
- The DRB has concerns about the noise that would be generated from the chiller machine and advised the applicant to make sure that it was adequately screened and that a sound buffer be considered as the site is adjacent to residential properties. Consider incorporating a tabby and corten material structures in the foreground for screening and noise buffering.

Mr. Brower seconded the motion.

Motion carried.

5. OLD BUSINESS:

A. Okatie Center – Choice Hotel – Conceptual (3):

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Design Architect made the presentation for the project. He said that their company was recently engaged by the developer to re-work the facade material design. He said that they established a hierarchy with the architecture in the center of the structure and integrated the corporate brand colors in muted tones to meet the Code.

Mr. Brower said that he really liked the combinations of horizontals, the removal of the sloped roofs and that it was a big improvement. He said that he did not like the “billboard” area and suggested that siding be incorporated in this area and that the signage letters could be attached over it.

Mr. Scott said he had the same reaction to the “billboard” area on the building. He said that because the front side of the building did not face Highway 278, the “billboard” signage would not have much impact. Mr. Scott said the design was a vast improvement.

Mr. Starkey agreed with the Board members about the “billboard” area. He said that the proportions of the front entry looked awkward, but otherwise it was a good design.

Mrs. Brach said that the building looked great and did not like the “billboard” area.

Mr. Hill said to lose the “billboard” and that the porte cochere looked out of scale.

Mr. Atkins said that the massing, proportion and scale along with the horizontal detailing and new cornice and brackets were much improved. He said that he would hold judgement on the porte cochere but that perhaps louvers at the eaves would help.

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

- Modify the “billboard” area
- Adjust the canopy proportion

Mr. Brower seconded the motion.

Motion carried.

- 6. OTHER BUSINESS:** Mr. Brock returned to the meeting. Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, September 5, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 7. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Scott seconded the motion. The meeting adjourned at 3:10 p.m.