

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
January 9, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** Brad Hill

**Staff Present:** Nancy Moss, Beaufort County Community Development Department

**Guests:** Matt Youst, Witmer, Jones, Keefer, Ltd.; Thomas Michaels, SM7 Design; and, David Sklar, SM7 Design

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **FOIA:** Chairman Atkins said, “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 December 12, 2019 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Mrs. Brach seconded to approve. Motion carried.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
5. **NEW BUSINESS:** There was no new business.

6. **OLD BUSINESS:**

**A. Okatie Center Home 2 Suites – Final:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. David Sklar, the project Architect, made the presentation for the project. He said that for the most part, the staff report summed up the project. He said that they were working with the landscape architect about the placement of the monument sign. He stated that the colored renderings helped a lot to demonstrate the character, texture, colors and that the details fit in nicely to soften the facade.

Mr. Scott wanted the applicant to speak about the project entry. Matt Youst, the project Landscape Architect, described the traffic flow to this site and said that there were two points of entry. Mr. Youst said that Highway 278 was north of the property so they expect most of their customers to access the site from the north. He indicated there was another entry to the south of the property for customers traveling from Highway 170.

Mr. Brock asked if there was any other plant material that could be specified in the front of the building to better address the vertical scale. Mr. Brock said that the palm size specified was 12’-14’ tall, but that he would like to see taller palms specified to be in better scale with the building. Matt Youst said that the palms could be taller but some of the plant beds are constrained. Mr. Youst stated that there were other areas where Crape Myrtles would help with

the vertical dimension for the plantings. Mr. Brock said Crape Myrtles would be fine and would add nice color. Mr. Brock said that the funky placement of the dumpster within the Phase 2 portion of the site would have to be thought through carefully when Phase 2 is developed and to consider what was being proposed on the other side of it so it is fully screened.

Mr. Brower said that the lighting behind the louvered panels bothered him because the building was four stories tall and the building did not need more attention brought to it. Mr. Sklar said that the lighting was part of the hotel branding and that the lighting could be on a timer or muted. Mr. Brower said that he did not think the lighting was needed.

Mr. Scott stated that he did not mind the lighting in the beacon feature if it were muted lighting. He commented that the architecture had come a long way and that it looked good.

Mrs. Brach asked whether the roll-up garage door attached to the dumpster enclosure would face the driveway. Mr. Sklar said that it would and that the dumpster configuration was also part of the hotel branding. Tom Michaels, the project Architect, said that the storage garage would hold outdoor furniture and landscape equipment. Mr. Atkins asked what color the garage door would be and whether it would match the wall. Mr. Sklar said that the door color would be muted and would not stand out.

Mr. Starkey commented that it seemed like a very tall dumpster enclosure at 10' tall and wanted to know which "muted" color would be applied to the garage door. Tom Michaels said that the door would be a dark gray color to match the "Raincloud" brick at the base of the hotel.

Mrs. Brach wanted to know what the pool deck material was and whether it was pervious. Mr. Sklar said that they would prefer to have the pool deck impervious concrete and there were other areas that pervious materials could be used to offset the impervious surfaces. Mr. Atkins said that they should add pervious parking spaces at the remote parking areas. Mr. Sklar and Mr. Michaels agreed and said that would be possible.

Mr. Atkins wanted clarification about the application of the high reflective white color. Mr. Michaels said that the white color would be applied to the cornice bands, trim bands, trellis and that there would be two different gray siding colors and the natural wood color would be applied to the shutters, louvers and canopy ceiling. Mr. Michaels said that the staff generated color board was a good representation of the colors being proposed. Mr. Atkins asked what material would be applied behind the shutters. Mr. Michaels said that it would be a hardie panel to make a false window with recesses & trim. He stated that the trim would be white & the back panel would be painted to match the siding color. Mr. Atkins said that the shutters seemed to project out at a 30 degree angle and suggested to reduce the shutter angle to 15 degrees help disguise the faux window panel. Mr. Sklar said that was a good suggestion. Mr. Atkins said that there were no canopy details to review and would like the details to review. Mr. Atkins said the rendering better helped illustrate the beacon feature but he would encourage them to use warm lighting on the beacon feature to give it texture in the evening, similar to that used at the Hampton Inn. Mr. Sklar said that the lighting would be very soft. Mr. Atkins was concerned about the type of glass that would be installed on the top and side of the beacon feature. Mr. Sklar said that the glass would be frosted and would not be clear. Mr. Atkins asked Mr. Youst if they could remove the underground utilities from the tree island to avoid conflicts with the trees; Mr. Youst said that could be done. Mr. Atkins asked where the monument sign would be located and to come up with a sign structure design. Mr. Youst said that there would probably be a sign located off the south drive. Mr. Michaels added that there was signage on the building so a monument sign would not be needed at the east drive.

Mr. Starkey asked how bright the beacon lighting would be. Mr. Michaels said that it would have a soft glow. Mr. Sklar said that the lighting would be soft enough to understand the depth of the building and that the lighting was not meant to look like a spot light. Mr. Starkey said that there were County restrictions on the angle and brightness of the lighting.

Mrs. Brach asked about the entry canopy lighting. Mr. Michaels said that the canopy would have canned ceiling lighting. Mr. Atkins asked what color the canned lighting fixtures would be. Mr. Michaels said that they would be white. Mr. Atkins asked where the rope lights were going. Mr. Michaels said that the rope lighting would be on the front entry trellis and on the back pool trellis.

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

- Beacon Feature: Provide confirmation
  - that the lighting will be soft & muted, similar to Hampton Inn; and
  - that the beacon feature glass panels on the top and side would be frosted
- Provide drop-off canopy details for review
- Landscape Plan: incorporate taller palms at the base of the building so the plantings are in better scale with the building and add Crape Myrtles for better vertical dimension and color
- Add pervious parking spaces to reduce the impervious surface coverage on the site
- Submit a monument sign structure design and show the placement of the monument sign on the site.

Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the structure, landscaping, lighting, and other design elements 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.”

7. Mr. Atkins said that the next scheduled meeting was at 2:30 p.m. on Thursday, February 6, 2020 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909. Mr. Brower said that he would not be able to attend the February meeting.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:05 p.m.