

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
December 3, 2020, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Brach and Peter Brower

Members Absent: Brad Hill, H. Pearce Scott and Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Jason Broene, Court Atkins Architects

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 p.m.
2. **FOIA:** Chairman Atkins said that “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 November 5, 2020 minutes. Mr. Brock motioned to approve the meeting minutes and Mrs. Brach seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. **NEW BUSINESS:**

A. KIA of Hilton Head – Bluffton – Conceptual:

Mr. Atkins asked Mrs. Brach to preside over the project discussion; he and Mr. Brock recused themselves from the meeting. Ms. Moss gave the project background. No public comments were made. Jason Broene, the project Architect Consultant, made the presentation. He explained that Court Atkins Architects were consultants to the KIA Corporation to provide a building design that would meet the image of the Lowcountry and provided the Board members with the Corporate KIA building model rendering. He stated that the corporate architecture used metal panels on the building exterior but that the current design changed out the metal panels to stucco. He said that corporate architecture also incorporated flat roofs over the entry and service canopies, but were changed out to gable roof structures to add Lowcountry vernacular. He stated that metal bracketed awnings were added as well. He said that split face CMU was proposed on the service area side of the building and on the water table base in an attempt to go from the corporate architecture to a more Lowcountry look.

Mr. Brower stated that he liked the showroom portion of the building but that the Lowcountry elements looked tacked on the building and that the overall design seemed incongruent. He stated that he did not have any specific ideas how to improve the building design, but suggested that combining the 3 rear awnings and integrating them with the service canopy may help to make the Lowcountry elements more stronger. Mr. Brower concluded by saying that layout of the building was nice, but he preferred the corporate side of the building and that it looked how a car dealership should look.

Mrs. Brach stated that the split block facade portion of the building had the appearance of a penitentiary. Mr. Broene said that he would study using another facade material and that perhaps a stucco veneer would work better.

Mr. Brower made a motion to approve this conceptual project with the condition that a strong Lowcountry sense needed to be added to the service side of the building with adjustments made to the bracketed awnings and main & service roof canopies and that the service side of the building façade needed softening to give the building design more continuity.

Mrs. Brach seconded the motion

Motion carried unanimously.

Mr. Atkins and Mr. Brock returned to the meeting.

6. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, January 7, 2021 at Grace Coastal Church, 15 Willimas Drive, Okatie, SC 29909
7. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mrs. Brach seconded the motion. The meeting adjourned at 3:00 p.m.