

BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
July 1, 2021, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** Sallie Brach, Brad Hill and Roger Jadown

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

**Guests:** Annette Lippert, Court Atkins Architects

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:37 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 May 6, 2021, minutes. Mr. Brower motioned to approve the meeting minutes and Mr. Atkins seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. **NEW BUSINESS:**

**A. Davis Laundry Facade Upgrade - Bluffton – Final:**

Mr. Atkins asked Mr. Brock to preside over the project discussion and recused himself from the meeting. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Annette Lippert, the Architect for the project, made the presentation. She stated that it was important for the Board to understand that the landlord views the building upgrades as a temporary fix.

Mr. Brower had a question about the updated east elevation and the 1x4 pressure treated trim and wondered what its purpose was. Ms. Lippert stated that there was limited room under the awning and that it was intended to create relief over the doorway awning.

Mr. Starkey asked what the box area was in the south elevation. Ms. Lippert said that it was the backside of the laundromat and that the line weight should have been lighter.

Mr. Brock stated that he appreciated the effort made to upgrade the buildings.

Mr. Brower made a motion to approve this final project as presented.

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Brock read the standard final condition for the Davis Laundry Facade Upgrade project and stated, “the 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 before changes are made”.

Mr. Atkins returned to the meeting.

**6. OLD BUSINESS:**

**A. Carolina Volvo Facade Improvements – Bluffton – Final (3):**

The applicant did not attend the meeting to represent the project. Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made.

Mr. Brower stated that the changes were an improvement to the building and that the architect did a reasonably good job.

Mr. Brock and Mr. Starkey had no comments.

Mr. Atkins questioned whether the front highway buffer was adequate and whether the landscape plan should address gaps in the buffer. A discussion ensued between the Board members and in the end it was determined that the area around the monument sign was open, but the remaining portions of the buffer were adequately planted so no revisions were needed to the landscape plan.

Mr. Brock made a motion to approve this final project as submitted.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Carolina Volvo Facade Improvements project and stated, “the facade improvements, 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 before changes are made”.

**7. OTHER BUSINESS:**

**A.** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, August 5, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

**B. KIA of Hilton Head Informal Discussion:**

Ms. Moss presented the Board with updated building renderings which proposed a different color scheme than was proposed at the May 6, 2021 DRB meeting. The new color scheme had a darker gray facade color and two black accent walls and the project Architect requested feedback from the Board. Mr. Atkins and Mr. Brock recused themselves from the discussion. Mr. Brower and Mr. Starkey said that they preferred the new darker gray facade wall color and the black accent walls. They stated that the new darker colors helped the building blend in better with the site and not stand out as much.

**8. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting adjourned at 3:00 p.m.