

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
October 7, 2021, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Sallie Brach, Brad Hill and Roger Jadown

Members Absent: J. Michael Brock, Peter Brower and Donald L. Starkey

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Thomas Henry, Woods Dendy Architects; and, Lindsay Wehmeier, Witmer, Jones Keefer, Ltd.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:35 p.m.
2. **FOIA:** Chairman Atkins stated, “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 July 1, 2021, minutes. Mrs. Brach motioned to approve the meeting minutes and Mr. Hill seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. **NEW BUSINESS:**

A. Hilton Head National RV Park & Golf Course Service Building - Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Thomas Henry, the project Architect, made the presentation for the project. He stated that the roll-up door in the rear of the building was for golf cart maintenance so a driveway was not needed and that the front of the building would accept deliveries. Mr. Henry commented about the proposed tan color of the Service Building and said that the tan color was selected so that the Service Building would have its own identity, but that other color options, such as the dark green color, were available for the metal siding.

Mrs. Brach stated that she did not like the proposed tan metal siding color. Mr. Henry said that they were open to siding color suggestions. Mrs. Brach said that a dark green color, similar to the color on the existing maintenance and storage buildings, would look better and would not stand out as much.

Mr. Jadown questioned what the rear service and roll-up doors would be used for. Mr. Henry said that the back area of the building would be for golf cart maintenance and that concrete slabs are proposed under the service and roll-up doors. Mr. Jadown wondered if there was enough landscaping to hide the front roll-up door facing Malphrus Road. Mr. Henry stated that the Service Building was located far from Malphrus Road and that there was an existing buffer and some new proposed planting that would help screen the roll-up door from Malphrus Road.

Mr. Hill stated that he had no issues with the metal siding but thought that the color should match the other maintenance and storage buildings. He also said that there should be a gravel or concrete

access drive and walk to get to the rear doors on the building to avoid creating a muddy earthen pathway to the back of the building.

Mrs. Brach asked what the pathway was on the right side of the service building. Mr. Henry stated that it was a new golf cart pathway connection to the Hilton Head National RV Park.

Mr. Atkins stated that the existing metal facades on the maintenance buildings set a precedent and he was ok with the metal facade on the service building but would encourage them to select a dark brown or dark green color to match the existing maintenance buildings so it would not stand out. Mr. Atkins wanted confirmation that the dark green color on the 6' fencing around the propane tank would have dark green poles, rails, hardware, gates, etc. Mr. Henry stated that all of the fencing accessories would be dark green in color. Mr. Atkins stated that the rear service and roll-up doors should have either a gravel or concrete access drive and walkway and that the plans should be updated to show the drive & walk. Mr. Atkins stated that the roof color on the service building should match the siding color.

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

- The metal siding material on the Service Building is ok but should match the dark green siding color of the existing maintenance and storage buildings. In addition, the metal roof color should match the dark green siding color.
- Revise the site plans to show a walkway and access driveway to the rear service and roll-up doors.
- The 6' fencing around the propane tank; including the horizontal rails, posts, gates, hardware, etc. should be dark green in color. Update the plans to indicate such.
- Submit revised plans to staff to forward to the DRB for approval. Another formal DRB meeting will not be required to close-out the DRB review.

Mrs. Brach seconded the motion.

Motion carried unanimously.

Mr. Atkins read the standard final condition for the Hilton Head National RV Park & Golf Course Service Building project and stated, "the building, 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 before changes are made".

6. OLD BUSINESS: None

7. OTHER BUSINESS:

- A.** Mr. Atkins stated that the next scheduled meeting – 2:30 p.m. on Thursday, November 4, 2021 at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909

8. ADJOURNMENT: Mrs. Brach made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting adjourned at 3:00 p.m.