

BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
February 2, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Peter Brower, Brad Hill, Roger Jadown and Donald L. Starkey

Members Absent: None

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Modern Classic Motors Service Center - Tim Probst, Parker Design Group

Moss Creek Commercial – Seven Brew: Craig Winnall, Site Design, Inc. (via telephone conference)

No members from the public were in attendance.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 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 January 5, 2023, minutes. Mr. Brower motioned to approve the meeting minutes and Mr. Jadown seconded to approve. Motion carried unanimously.
4. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

5. NEW BUSINESS:

A. Modern Classic Motors Service Center, 155 Fording Island Road – Bluffton – Conceptual:

Mr. Hill recused himself from the meeting. Ms. Moss gave the project background. Mr. Atkins asked for public comments, but no comments were made. Mr. Probst, the project Architect, made the presentation for the project. He stated that the Civil Plans were corrected and a driveway was added to access the west “Parts” pickup roll-up door. He said that the architecture of the new building incorporated design features and framing styles from the two existing buildings on-site. He stated that the Service Center building was only accessible to the employees and not to the general public.

Mr. Jadown stated that there was no horizontal banding and that the metal siding on the rear service bay portion of the building would be partially covered by the two front stucco bays but that the metal did not match the facade materials of the two existing buildings.

Mr. Brower stated that the Honda building looked better than the Mercedes building as a general comment, but said that he had no problems with the Service Building.

Mr. Starkey said that the front of the building should be clad with something other than metal siding and asked what color the siding would be. Mr. Probst indicated that the siding would most likely be a dark gray color.

Mr. Atkins said that he liked the architectural design of the building and asked what type of metal siding would be used. Mr. Probst said that it would be nickel gap shiplap metal siding. Mr. Atkins said that the building could use more sloped roofing and that the roll-up door canopies should have sloped roofs also. He suggested to add another mansard roof and stated that the building colors will be important and asked that they study more traditional facade materials that would better meet the Code. He said that at final, the landscaping will be important due to the lack of existing vegetation.

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

- The metal facade material should be studied and substituted with a cementitious material.
- Incorporate sloped roofs facing Highway 278 & the awnings over the roll-up doors.
- The buildings colors will be evaluated carefully at final.
- At final, provide well planted landscape buffers along the public roads

Mr. Starkey seconded the motion.

Motion carried unanimously.

Mr. Hill returned to the meeting.

6. OLD BUSINESS:

A. Moss Creek Commercial – Seven Brew, 1553 Fording Island Road – Bluffton – Final (2):

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mr. Winnall, the project Civil Engineer, made the presentation for the project via telephone conference. Mr. Winnall stated that he spoke with Mr. Liles and that all of the rooftop runoff was being directed to the rear of the building.

Mr. Starkey wondered if there would be a clearance issue if the right drive-through canopy column were to have brackets added on the north side. Mr. Winnall stated that if brackets were added, there would only be about 6'-8" of clear area so the brackets would probably obstruct the drive through lane. Mr. Atkins stated that there appeared to be a graphic error on the elevations because both brackets were not shown on the rendered elevations.

Mr. Hill did not have any comments.

Mr. Brower stated that the round wall sign appeared very large and did not work as well as the other rectangular wall signs. Mr. Atkins stated that there appeared to be too much signage and there is a separate process the applicant must go through to apply for signage with the Zoning Department.

Mr. Jadown did not have any comments.

Mr. Atkins stated that he liked the new green roof color and that it would fit in well with the other green roofs in Moss Creek. He said that they did a nice job with the enhanced plantings shown on the landscape plan. Mr. Atkins asked what material the cap above the brick water table & column bases would be. Mr. Winnall did not know. Mr. Atkins said that the Board must have clarification and needed to know what material it is.

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

- Provide labeling on the plans to indicate the material type on the caps above the brick water table and brick column bases.
- Correct the graphic error/omission on the elevations and to add column brackets where they should be.
- The signage must be approved by the Zoning Department with a sign application process.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Atkins stated that the applicant can submit the revisions to staff and they would be forwarded to the Board for review and approval.

Mr. Atkins read the standard final condition for the Moss Creek Commercial – Seven Brew 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”.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, March 2, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
8. **ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Jadown seconded the motion. The meeting adjourned at 3:15 p.m.