



**BEAUFORT COUNTY**  
**DESIGN REVIEW BOARD (DRB) MINUTES**  
**June 1, 2023, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

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

**Members Absent:** Roger Jadown

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

**Guests:**

Mattress Firm Building & Site Redevelopment Project – Jason Broene, Court Atkins Architects and Jacob Woods, Court Atkins Architects

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 May 4, 2023, minutes. Mr. Brower 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:** None

**6. OLD BUSINESS:**

**A. Mattress Firm Building & Site Redevelopment Project, 1316 Fording Island Road – Bluffton – Final:**

Mr. Atkins asked Mr. Brock to preside over the meeting and recused himself from the meeting. Ms. Moss gave the project background. Mr. Brock asked for public comment, but no comments were made. Mr. Woods, the project Architect, made the presentation. Mr. Woods said that the layout of the rear service yard on the architectural floor plan was correct and that the civil plans would be corrected. He stated that the landscape plan was being revised to address the staff comments and that the light fixtures on south wall would be removed and the parking lot lighting would be adjusted to remove the light trespass across the property lines.

Mr. Brower said that the building looked good with the overhangs extended.

Mr. Hill said that he liked the architecture and the colors but stated that the landscape plan needed to be revised.

Mr. Starkey stated that the long blank wall on the south side of the building needed something, such as the introduction of color possibly at the base of the building, to add visual interest.

Mr. Brock agreed with Mr. Hill's comments and asked if the accent color was blue or teal. Mr. Woods stated that the accent color was teal.

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

- The civil site plan should be revised to show one rear service yard.
- Revise and re-submit the landscape & lighting plans to address the staff comments.
- 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.

Mr. Brower seconded the motion.

Motion carried unanimously.

Mr. Brock read the standard final condition 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".

Mr. Atkins returned to the meeting.

- 7. OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, July 13, 2023, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 8. ADJOURNMENT:** Mr. Brower made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 2:43 p.m.