



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
April 4, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Peter Brower, and Roger Jadown

Members Absent: Kris Feldmann and Eric Walsnovich

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Okatie Center – Dollar Tree: Mike Lukus, Goodwyn Mills Cawood 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 September 9, 2023, meeting minutes. Mr. Brock 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. **Okatie Center – Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Lukus, the project Civil Engineer, attended the meeting via telephone conference and stated that the site was modified per SRT’s request with an enlarged tree island at the southeast corner of the building.

Mr. Jadown stated that the metal siding gave the building the appearance of a warehouse, that the architecture lacked a Lowcountry motif and that the sides should reflect more design elements.

Mr. Brock said that the appearance of all four sides of the building was important and that it could be viewed from the rights-of-way. He suggested that the applicant secure the services of a local architect to help them create a design that would reflect the character of the area.

Mr. Brower stated that most of the building facades at the Okatie Center had brick with a lot of articulation.

Mr. Atkins said that he echoed the comments from the other Board members. He recommended that the applicant conduct a quick study of the buildings in the area to compare how other Dollar and Walgreen chain stores modified their building prototypes to meet the Beaufort County architecture standards. Mr. Atkins said that the 278 Highway corridor was very important and that

the rear elevation must be well articulated and the rear buffer heavily enhanced with landscaping. Mr. Atkins concluded by stating that the architecture was a no-go as presented.

Mr. Lukus said that the architect was unable to attend the DRB meeting but they would make changes to the building elevations so the design would be more in line with the local architecture. He asked that the Board consider issuing conditional approval on the architecture so they could move forward with the final review.

Mr. Brower made a motion to deny this project and requested that the architecture be revised so the building design would meet the local architectural guidelines.

Mr. Brock seconded the motion.

Motion carried unanimously.

6. OLD BUSINESS: None

7. BOARD BUSINESS: Election of Chairman and Vice Chairman

Mr. Atkins said that he would continue as Chairman and Mr. Brock said that he too would agree to continue as Vice Chairman.

Mr. Brower made a motion to keep Mr. Atkins as Chairman and Mr. Brock as Vice Chairman.

Mr. Jadown seconded the motion.

Motion carried unanimously.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, May 2, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 3:30 p.m.