



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
May 2, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Kris Feldmann, Roger Jadown and Eric Walsnovich

Members Absent: J. Michael Brock and Peter Brower

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests:

Tradewinds Landscape Supply Equipment Barn: Mark Kluttz, agent for Richard and Michele Platt

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. **WELCOME AND INTRODUCTION OF NEW BOARD MEMBERS: KRIS FELDMANN (Architect) and Eric Walsnovich (Landscape Architect)**
3. **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”.
4. **MINUTES:** Chairman Atkins stated that because there wasn’t a quorum of those Board members who attended the Board meeting late month, he requested that the approval of the April 4, 2024, meeting minutes get held off until the June meeting.
5. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
6. **NEW BUSINESS:**

A. Tradewinds Landscape Supply Equipment Barn, 5 Seaside Road – St. Helena Island – Conceptual:

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mark Kluttz, the agent for owners Richard and Michele Platt, stated that Tradewinds has had equipment stolen and that the salt in the air has deteriorated their equipment and hoped that the new barn would solve the problem.

Mr. Jadown stated that the colors were fine, but the building was a little plain. He suggested that a brick water table be added to match the brick on the office building may help its appearance. Mr. Jadown asked whether the building would be heated and cooled. Mr. Kluttz stated that it would not but that there would be lighting and electrical outlets.

Mr. Atkins stated that traditionally, metal panel siding is typically not approved by the DRB, but that the Board has the discretion to approve metal siding on a case-by-case basis. He said that it was a utilitarian building and with an agrarian use and appreciated that no tree removals were required. Mr. Atkins stated that the challenge was that the proposed barn location was too close to Highway 21 and suggested that it should be installed behind the existing office building.

Mr. Walsnovich agreed with the previous Board comments and said the barn should be relocated to the clearing behind the office building.

Mr. Feldmann agreed with the previous Board comments and asked to view the aerial image. He said that the lot had a good number of trees around the proposed barn site. He stated that if the barn was relocated behind the office building it would be a shorter underground electric service run and would also cause less disturbance to the existing tree roots. Mr. Feldman said that he had worked on a number of projects with metal buildings and that they should explore using a metal siding that had a board and batten look.

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

- The new barn building should be carefully positioned behind the existing office building to preserve the existing buffer.
- Provide an updated tree and topographic survey showing the existing buildings, material bins, drives and parking with the proposed equipment barn superimposed; and,
- Explore changing the profile of the metal siding to look like board & batten or a horizontal siding material.

Mr. Jadown seconded the motion.

The Board members had a discussion before voting on the motion. Mr. Walsnovich stated that the office building had a lack of landscaping around it and would like to review the landscape and site modifications at final. Mr. Jadown wondered whether there would be enough room to turn large vehicles around at the equipment barn. Mr. Kluttz stated that there would be room. Mr. Atkins said that a well-documented site plan would be paramount.

Motion carried unanimously.

7. OLD BUSINESS:

A. Okatie Center – Dollar Tree, 223 Okatie Village Drive - Bluffton – Conceptual (Revisit):

Mr. Atkins stated that the applicant made a late cancellation from the Design Review Board agenda and was not certain whether they would continue to pursue this project.

8. OTHER BUSINESS: Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, June 6, 2024, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

9. ADJOURNMENT: Mr. Jadown made a motion to close the meeting and Mr. Walsnovich seconded the motion. The meeting was adjourned at 3:05 p.m.