



**BEAUFORT COUNTY**  
**DESIGN REVIEW BOARD (DRB) MINUTES**  
September 5, 2024, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** Kris Feldmann

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

**Guests:**

Hilton Head Cadillac Sales & Service Center: Tim Probst, PDG Architects

Yard Farm RV Park: Dan Keefer, WJK, Ltd and Nate Schoen, Bridgewater Consulting

Okatie Center – The “H” Building: Mike Vaccaro, Vaccaro Architecture; Kathleen Duncan, J. K. Tiller Associates; and Steve Richbourg, May River Contracting

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 August 1, 2024, 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. Hilton Head Cadillac Sales & Service Center, 1092 Fording Island Road – Bluffton – Conceptual:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Tim Probst, the Architect for the project, made the presentation. He stated that the HVAC equipment would be mounted on the roof and shielded by the parapet walls and asked the Board if the overhead garage door was the issue or if it could be a tunnel without an overhead door.

Mr. Walsnovich stated that he would defer to the Architects on the Board to comment on the architecture. He asked if a landscape plan was submitted. Mr. Probst said that the landscape plan would be submitted at final DRB. Mr. Walsnovich said to be sure to demonstrate that the landscape plan meets the requirements of the CDC.

Mr. Brower said it was a very attractive looking building, but there seems to be absolutely zero concession toward Lowcountry architecture. He said that it's not that much different from the Volvo dealership approved by the DRB but it has the same starkness but more so.

Mr. Brock said that the Lowcountry vernacular was absent on the building and was not opposed to the overhead door facing highway 278, although it is not allowed, but there is an existing thick buffer. He added that it was an attractive door versus a metal roll up door and it ties well in with the facade. He commented that ten 3.5" caliper trees are required for mitigation and suggested that they add some in the planting area next to the front drive to screen the overhead door. He said that he was not opposed to the location of the underground stormwater chambers because it lines up well with the existing stormwater system.

Mr. Jadown said that he liked the building but did not know how they would incorporate Lowcountry architecture to it.

Mr. Atkins said that he agreed with Mr. Brock about the overhead doors. He said that there was a pocket in front of the overhead door where there would be room to provide landscaping to screen the overhead door from Highway 278. He said that architecturally, KIA and Volvo incorporated Lowcountry elements such as bracketed awnings and trellis' and applied stucco versus metal siding. He said that metal siding is not an allowed facade material. He stated that the building had large planes and that it would be a challenge to incorporate Lowcountry elements, but that an attempt must be made. He commented that because this project was on the same parcel with the existing building, the Board should re-look at the entire buffer along Highway 278 to make sure there were no gaps. He stated that he liked the building and that it fits the Cadillac brand but does not fit in with the highway corridor and the local vernacular.

Mr. Brower made a motion to deny this project for the following reason:

- There are no references at all to Lowcountry architecture

Mr. Brock asked for a discussion. He stated that the applicant should bring a revised design back with another conceptual DRB review with an effort to incorporate Lowcountry elements.

Mr. Brock seconded the motion.

Motion carried unanimously.

**B. Mavis Tires & Brakes Exterior Painting Project, 1176 Fording Island Road – Bluffton – Final:**

Mr. Atkins informed the Board that the applicant pulled this project from the agenda and that it would likely be discussed at the October DRB meeting.

**C. Yard Farm RV Park, 700 Sea Island Parkway – St. Helena Island – Conceptual:**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Dan Keefer, the Landscape Architect for the project, made the presentation. He said that the future amenities are not committed and that the civil drawings will be revised. He said the buildings will be ADA compliant and will be flush with the ground and that they will provide the dumpster enclosure details at final DRB. He referred to the preliminary camp site planting plan and said that they were proposing red cedars and dahoon holly shrubs between the camp sites and wanted to place the overstory trees at the back of the camp sites to allow adequate room for large RV's to maneuver into the camp sites and without conflicting with the overstory tree branches.

Mr. Jadowan said that his main concern was that the buildings were handicap accessible and now that they are flush with the ground, he has no issues.

Mr. Brock asked if the connection to Yard Farm Road was permanent for ingress/egress. Mr. Keefer stated that it would be permanent and for emergency access. Mr. Brock wanted confirmation that the amenity/clubhouse building, and pool were located outside the 100' buffer. Mr. Keefer stated the buildings were all outside the 100' buffer. Mr. Schoen said that all of the buildings would be slab on grade. Mr. Brock asked if there would be a connection to the marsh. Mr. Keefer stated that there may be a future crabbing dock. Mr. Brock stated that the current trend in RV parks is to have tiny home sites and wondered if there were any discussions with SRT regarding tiny homes. Mr. Keefer stated there were no such discussions. Mr. Brock said that the architecture was very much in line with the buildings on St. Helena Island and that it was a great looking project.

Mr. Atkins asked if there would be a gate at the main entry and how many RV spaces were in the queue up. Mr. Keefer stated that there were 3 to 4 RV spaces in the queue and that there would be an electronic entry gate. Mr. Atkins said that they should provide the DRB with a diagram showing the capacity of the queuing. Mr. Atkins commented on the Restroom/Laundry Building and requested that the twin front windows get changed out to one window with operable shutters on each side and to adjust the shed roof and add a hip end so the roof would not interfere with the main roof overhang.

Mr. Brower stated that the General Store/Office building seemed to have a steep pitched roof which seemed out of proportion with the shallow pitch on the porch roof. He asked how wide the buffer was around the RV Park and was it dense enough to screen the RVs from the highway. Mr. Keefer stated that the buffer was 100' wide. Mr. Brock confirmed that it was a thick buffer and would screen the RVs from the highway. Mr. Schoen said that he could add a 2' knee wall on the General Store building to reduce the 8:12 roof pitch so it was more in proportion with the porch roof.

Mr. Walsnovich stated that the buildings looked great. He asked Mr. Keefer to describe the set-up of the RV pads. Mr. Keefer said that there was a concrete patio on each side of the pad and that the front of the pad was along the street and that the hook ups were on the backside of the pad. Mr. Walsnovich said that the shrubs that are installed between the pads should start off as 7-gallon sizes and that in time the trees and shrubs would become crowded but to stick with overstory trees between the pads to meet the requirement of the Code.

Mr. Atkins asked for a motion.

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

- That overstory trees be installed between the sites

Mr. Brock seconded the motion.

The Board had a discussion about the motion.

Mr. Brower stated he wanted to amend the motion to also include the following conditions:

- Revise the slope on the main roof of the general store so it is not so steep
- Substitute a single window with operable shutters on the Bath/Laundry house for the twin windows.
- Change out the shed roofs on the Bath/Laundry house with a hipped on the end.
- Provide an RV staging plan to demonstrate there's enough room for the RV queue.

Motion carried unanimously.

## **6. OLD BUSINESS:**

### **A. Okatie Center – Lot S-15 – The “H” Building, 211 Okatie Village Drive – Bluffton – Final (Revisit):**

Ms. Moss gave the project background. Mr. Atkins asked for public comment, but no comments were made. Mike Vaccaro, the Architect for the project, and Kathleen Duncan, the Landscape Architect for the project, made the presentation. Mr. Vaccaro stated that the staff report summarized all of the changes and thanked the Board for their input throughout the DRB process.

Mr. Walsnovich stated that he liked the building and the revisions that were made. He asked what the color of the metal roofing was. Mr. Vaccaro said that the roofing was a dark bronze color. Mr. Walsnovich said that the applicant addressed all of the comments, that the side elevation looked nice and that the landscape plan looked great.

Mr. Brower commented that there was a big improvement with the appearance of the building. He said that he appreciated their addressing the Board comments and were successfully done; the building was improved tremendously.

Mr. Brock asked that the two live oaks proposed close to the curb get pushed further away but otherwise, it was a nice-looking project.

Mr. Jadown questioned the location of the exhaust fans on the roof. Mr. Vaccaro said that the exhaust from the kitchen hoods would have discharge on the front and back of the stairway element and would not be visible from the streets or adjacent properties.

Mr. Atkins said that the color of the stucco on the dumpster enclosure should be the same as is on the building. He asked if there was any raw concrete that would be left exposed on the building. Mr. Vaccaro said that all of the concrete was coated with a parge coat. Mr. Atkins said that he was happy with the way the center was addressed. He asked why the front right corner roof extended out into the brick pilaster. Mr. Vaccaro stated that they provided extra overhead coverage past the edge of the dining patio to protect the restaurant patrons during a rain event.

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

- Ensure that the exhaust wall on the roof is screened from the streets
- The dumpster enclosure wall has the same stucco color as the building
- Trellis/dining porch area: re-space the columns or add additional columns so the roof is not overlapping the brick pilaster
- Revise the landscape plan so the two live oaks proposed close to the curb get pushed further away.

Mr. Atkins read the standard final condition “the building, landscaping, lighting & dumpster enclosure must be constructed/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. Brock seconded the motion.

Motion carried unanimously.

7. **OTHER BUSINESS:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, October 3, 2024, 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 was adjourned at 3:40 p.m.