



**BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
March 6, 2025, Grace Coastal Church, 15 Williams Drive, Okatie, SC**

Members Present: James Atkins, Eric Walsnovich, Kris Feldmann, Denise Procida and John Teter

Members Absent: Roger Jadown

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Paula Brown, Beaufort County Council, District 8

BPIV Storage Facility Project: Jason Broene, Court Atkins Architects

Patel's Bottle Shop: Ronak Patel, A & A Maruti and John B. Crouch, Oceana Design LLC

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 9, 2025, meeting minutes. Mr. Feldmann motioned to approve the minutes as prepared. Mr. Walsnovich seconded to approve. Motion carried with the approval of Atkins, Walsnovich, Feldmann and Procida. Mr. Teter abstained from voting on the motion.
- 4. INTRODUCTION OF NEW BOARD MEMBER – JOHN TETER, AT-LARGE**
The Board members welcomed Mr. Teter to the Design Review Board.
- 5. PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.

ACTION ITEMS

6. NEW BUSINESS:

A. BPIV Storage Facility, 2740 Trask Parkway – Beaufort - Conceptual:

Mr. Atkins asked Mr. Walsnovich to preside over the meeting for this project and left the meeting room. Ms. Moss gave the project background. Mr. Walsnovich asked for public comment, but no comments were made. Mr. Broene, the architect for the project, made the presentation. He said that the site contains five metal storage buildings and explained that building numbers 100 & 200 had stepped parapet roofs with a combination of facade materials applied on the exterior walls that were exposed to the highway and that on building numbers 300 & 400, parapets with details were

incorporated on the front corners. Mr. Broene said that the metal buildings were low profile, approximately 10' tall from the ground level, and that he would provide elevations of building 500 and the open-air structure at the next meeting. He described the configuration of the site and said that the stormwater retention areas were on the north side of the site, there was an open gravel parking area for boats & RVs at the center of the site, an overhead powerline easement at the backside of the storage area, and the natural resource protection area was located on the southwest corner of the site.

Mr. Feldmann requested to see the slide showing the proposed route for the Spanish Moss Trail. He stated that the open gravel parking area should be screened from view to the Spanish Moss Trail. He said that the front & side elevations for buildings 100 & 200 had nice detailing but was concerned that there was no detailing on buildings 300 & 500 and how the buildings would appear from future development on the adjacent vacant lots. Mr. Feldmann asked how much of the structure would be visible once the fence and plantings were in place. Mr. Broene stated that they would have a 6' to 8' tall living fence and evergreen trees and shrubs to screen all four sides of the area that contained the storage buildings and open gravel parking area. He said that the top 2' of the buildings would be visible from the adjacent vacant lots.

Mr. Teter asked what the height was of the parapets. Mr. Broene said that the parapets were 16' tall and that the tallest portion of the metal buildings were 10' tall and sloped down to approximately 9'-6" in height.

Ms. Procida stated that once the tree removals were made to accommodate the stormwater retention area on the north side of the site, the sides of buildings 100 & 300 and the open-air structure would be fully exposed to view from Trask Parkway. She asked that they explore swapping the Natural Resource Protection area at the rear of the site and moving it to the stormwater retention area at the north side of the site to provide buffering. Mr. Broene said that he would explore this option with the Civil Engineer. Ms. Procida said that living fences are beautiful but take a long time to become fully established to screen the buildings and gravel parking area from view.

Mr. Walsnovich requested that at the final DRB review, to make sure that the landscape plan has the proper buffer yard plant counts and the required foundation buffer landscaping. He said that the gravel parking area should be screened from the Spanish Moss Trail. Mr. Walsnovich stated that from an architectural standpoint, metal siding panels were proposed on the facades facing Trask Parkway and that typically the DRB does not approve metal panel.

Mr. Feldmann said that he had no problem with the metal siding panels. He said that the front buildings had a scaling issue with the buildings behind them and that the front buildings should be better integrated with the rear buildings and suggested that they connect the two front corners as a solution.

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

- Confirm the buffer requirements where it abuts the trails and adjacent properties, as well as meeting the buffer requirements along Trask Parkway with regard to overhead powerline interference.
- Provide elevation drawings for the open-air structure that meets the 20' building height limitation from a visibility standpoint.
- Study the relationship between the front taller buildings and lower buildings behind them on each side of the site from a massing standpoint to better integrate these buildings.
- Screening requirements must be met with the use of an opaque fence at the required height and evergreen plantings.

Mr. Walsnovich asked the Board members if a discussion was needed on the motion. There was no discussion.

Ms. Procida seconded the motion.

Motion carried unanimously.

Mr. Atkins returned to the meeting.

7. OLD BUSINESS:

A. Patel's Bottle Shop, 74 Bluffton Road – Bluffton – Final:

Ms. Moss gave the project background. Mr. Atkins asked for public comments, but no comments were made. Mr. Patel, the owner of the project, and Mr. Crouch, the architect for the project, made the presentation. Mr. Crouch stated that in order to lessen the massing of the building facing Bluffton Road, the building was flipped so that the lower roofs would be closest to the street.

Mr. Walsnovich said that he liked the landscape plan and that it had a lot of nice plant layering. He asked that the 5-gallon containerized plants proposed (wax myrtles, podocarpus, Indian Hawthorne, etc.) get increased to a 7-gallon container size because 5-gallon plants are not locally available, and a 7-gallon size meets the Code. He also requested that the one-gallon containerized ornamental grasses get increased to a 3-gallon container size to meet the requirements of the Code.

Ms. Procida said there was a discrepancy between the elevations and the roof plan and that the brackets were not shown on the rendered drawings. Mr. Crouch said that he would revise the plans accordingly. Ms. Procida said that she liked the material palette and the horizontal siding.

Mr. Teter said that he did not have any comments and was pleased to observe.

Mr. Feldmann asked what drove the selection of the material palette. Mr. Crouch said that the owner wanted the building to make a permanent statement and that it would be in keeping with the facade treatment on the distillery south of the traffic circle and thought that the patina color complimented the gray siding & maroon brick. Mr. Feldmann said that the brick felt very dark and very red and would love to see a different brick color proposed. Mr. Patel said that the brick on the façade forms a nice flow into Old Town Bluffton.

Ms. Procida asked if the storefronts would have a patina color. Mr. Patel said that they would.

Mr. Feldmann said that the red brick will be overwhelming on such a large-scale building and recommended that they get a large-scale mock-up before they build it all.

Mr. Atkins said that he was the only Board member who was left that reviewed the conceptual drawings. He said that he appreciated all of the changes that were made and that the brackets looked great and that the building was well done. He said to ensure that the rooftop HVAC units and vent stacks are fully screened from view because if they are not, the building won't get a CO. Mr. Crouch said that the roof plan shows how the equipment will be screened. Mr. Atkins said that he did not have a lot of architecture comments but that the brick color appeared like a traditional North Carolina/Georgia brick. He suggested they consider the Cherokee "Mosstown" brick because it looks very good with grays and would be a good option. He said that the brick on Fire Station #30 on Burnt Church Road had "Mosstown". He had mixed feelings on the patina green roof because in mass quantities it feels forced. Mr. Patel was very receptive to the "Mosstown" brick substitution. Mr. Atkins said that an updated material palette should be made and recommended that the patina green metal roof get changed out with a medium or light gray metal roof.

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

- Resolve staff comments 1 through 4
- Submit an updated color board to staff with the Cherokee "Mosstown" brick and medium or light gray metal roofing to forward to the Board.
- Confirm that the access panels will be painted to match the siding color.
- Revise the drawings to eliminate the discrepancy between the elevations and the roof plan.
- Upsize the plant container sizes so the 5-gallon plant is increased to 7-gallon and the one-gallon is increased to 3-gallon.

Mr. Atkins asked the Board members if a discussion was needed on the motion. There was no discussion.

Ms. Procida seconded the motion.

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".

Motion carried unanimously.

OTHER BUSINESS

8. Cadillac Sales & Service Center Highway Buffer Supplementation, 1092 Fording Island Road – Bluffton:

The Board discussed an email that was sent from Trey Smith, the Cadillac General Manager, which expressed his concerns about the Board's requirement to supplement the existing highway buffer

because he thought the highway buffer had sufficient plantings compared to his competitors along the corridor. After a brief discussion, the Board concluded that Mr. Smith was not making a fair comparison with the project examples (BMW, Volvo & Stokes) cited in his email because Cadillac is proposing a completely new 24,200 SF building, whereas with the other dealerships, they had additions built on. The Board believes they made a reasonable request.

- 9. NEXT SCHEDULED MEETING:** Mr. Atkins stated that the next scheduled meeting would be held at 2:30 p.m. on Thursday, April 3, 2025, at Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.
- 10. ADJOURNMENT:** Mr. Feldmann made a motion to close the meeting, and Ms. Procida seconded the motion. The meeting was adjourned at 3:35 p.m.