



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, March 7, 2019, 2:30 p.m.**  
**GRACE COASTAL CHURCH**  
**15 Williams Drive, Okatie, SC 29909**  
**Phone: (843) 255-2140**

Committee Members:

James Atkins / Architect - Chairman  
J. Michael Brock / Landscape Architect – Vice Chairman  
Sallie C. Bridgwater / Architect-Landscape Architect  
Peter Brower / Architect-Landscape Architect  
Brad Hill / Landscape Architect  
H. Pearce Scott / Architect-Landscape Architect  
Donald L. Starkey / At-Large

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended,  
all local media were duly notified of the time, date, place and agenda of this meeting.

1. CALL TO ORDER – 2:30 P.M.
2. REVIEW OF JANUARY 3, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
  - A. Hilton Head National Luxury RV Park - Bluffton – Final ([backup](#))
  - B. Okatie Center – Choice Hotel – Conceptual ([backup](#))
5. OLD BUSINESS:
  - A. Beaufort County Emergency Medical Services – Shanklin Road – Final ([backup](#))
  - B. Okatie Center Home 2 Suites – Conceptual (2) ([backup](#))
6. OTHER BUSINESS:
  - A. Informal Architectural Discussion: John Harris Body Shop – Okatie
  - B. Next Scheduled Meeting - 2:30 p.m. on Thursday, April 4, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
January 3, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

---

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

**Members Absent:** H. Pearce Scott

**Staff Present:** Nancy Moss, Beaufort County Community Development Department and Melissa Peagler, Beaufort County Long Range Planner

**Guests:** Jason Broene, Court-Atkins Architects; Annette Lippert, Court-Atkins Architects; John W. Campbell, Beaufort County Engineering Department Construction Manager; and Diana Brown, Kimley-Horn & Associates.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:27 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the December 6, 2018 minutes. No comments were made. Mr. Brock motioned to approve the minutes as written. Ms. Bridgwater seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:**

**A. Beaufort County Emergency Medical Services – Shanklin Road - Conceptual:**

Mr. Atkins recused himself from the meeting. Ms. Moss gave the project background. Jason Broene gave the presentation for the project. Mr. Broene referred to the site plan and orientated the Board with the project site and the surrounding parcels. He said that the building was pulled close to Shanklin Road to save the existing specimen trees. He then referred to the rendered elevations and said that the proposed building would have a combination of Lowcountry elements such as window shutters and lap siding and would be a nice architectural element in the area. Mr. Broene said that at final, additional colors would be added for contrast.

Mr. Hill asked about the proposed roof material. Mr. Broene said that the roofing would be an asphalt shingle.

Mr. Brock asked for clarification on the two lap siding patterns. Mr. Broene said that the hardie plank lap siding for the water table would have 5” exposure whereas the hardie plank lap siding above the water table would have 7” exposure.

Mr. Brower said that it was unusual to have lap siding on the water table. Mr. Broene said that they have used this application successfully at other projects.

Mr. Hill said that the pedestrian door at the southeast corner of the building should have a window to match the front door.

Mr. Starkey stated that an awning should be added over the southeast pedestrian door.

Mr. Brower stated that he would prefer that the water table be stucco versus the hardie plank lap siding.

Mr. Brock said it would look nice to have a bracketed awning over the pedestrian door.

Mr. Brower said that because the elevation that the vehicle doors faced had a southern exposure, it would be nice to extend the roof overhang and to add brackets.

Ms. Bridgwater had no comments.

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

- Substitute a stucco water table for the hardie plank lap siding;
- Add a bracketed awning over the southeast pedestrian door;
- Add a window to the southeast pedestrian door to match the front door;
- At final, add more color contrast to the exterior facade materials;
- Extend the roof overhang on the south elevation and add brackets.

Mr. Starkey seconded the motion.

Motion carried.

## **5. OLD BUSINESS:**

### **A. Target Facade Improvements Amendment – Bluffton – Final:**

Mr. Atkins returned to the meeting. Ms. Moss gave the project background. Diana Brown with Kimley-Horn and Associates made the presentation for the project. Ms. Brown said that the Target Corporation wanted to modify the material and color at the main entrance that was approved at the December DRB meeting. She said that this was the only change they were requesting. The champagne roof color and lighting approved at the December DRB meeting would remain as part of the facade refresh. Ms. Brown concluded the presentation and said that no changes to the landscaping or parking lot lighting were being requested.

Mr. Hill had no comments.

Ms. Bridgwater had no comments.

Mr. Brock had no comments.

Mr. Brower said that he preferred the new signage and the new brown stucco as opposed to the dark brown simulated wood siding.

Mr. Starkey agreed with Mr. Brower.

Mr. Atkins had no comments.

Mr. Brower made a motion to approve this project as presented. Mr. Brock seconded the motion.

Motion carried.

Mr. Atkins stated that “the building facade improvements 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.”

**6. OTHER BUSINESS:**

A. Mr. Starkey said that the Chairman and Vice-Chairman have served the Board well and made a motion to re-elect James Atkins as Chairman and J. Michael Brock as Vice-Chairman. Mr. Brower seconded the motion. Motion carried unanimously.

B. Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, February 7, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

**7. ADJOURNMENT:** Ms. Bridgwater made a motion to close the meeting and Mr. Brower seconded the motion. The meeting was adjourned at 2:50 p.m.

## Hilton Head National Luxury RV Park

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Billy Palmer, Scratch Golf
<b>Architect:</b>	Michael Kronimus, KRA Architecture & Design
<b>Engineer:</b>	Nathan Long, Thomas & Hutton
<b>Type of Project:</b>	Commercial
<b>Location:</b>	60 Hilton Head National Drive, Bluffton
<b>Zoning Designation:</b>	T2 Rural (T2R)

This project will be developed on the northwest corner of a 306-acre parcel which currently has a clubhouse, maintenance buildings, parking areas, golf course holes, landscaping with mature trees and wetlands for the Hilton Head National Golf Course. For this project, a 92-acre portion of the 306-acre parcel will be developed for a luxury RV Park and will have over 300 high end RV stalls, three amenity buildings, a greeting outpost building, swimming pool, pickleball courts, playground, dog park, walking paths, landscaping, lighting, parking, infrastructure and an expanded stormwater pond. The site has direct access off Bluffton Parkway and a secondary access off Malphrus Road.

All three of the amenity buildings and the greeting outpost building have Lowcountry architecture featuring red metal roofing, white lap or board & batten hardie plank siding, exposed rafter tails, bracketed awnings, large windows with operable black shutters and portray a southern theme, as follows:

Greeting Outpost Building: This 995 SF one-story building is located at the entrance to the RV Park and contains a check-in counter, lobby, office and restroom. This building has an 8:12 gable roof which transitions to a 3:12 shed roof over the side entry areas. The covered entry areas are supported by large square columns, the facade is clad with board & batten siding and the foundation has a tabby veneer.

Dog Park Building: This 2,207 SF one-story building is centrally located in the RV Park and contains restrooms, showers, guest laundry services, dog wash room and storage. The highest point of the building is slightly off center with an 8:12 gable roof with an intersecting 3:12 gable roof on one side and a 3:12 shed roof on the other side. The covered entry is supported by twin square columns which leads to an open vestibule containing vending machines, access to the various service rooms and through to the dog park area. The building is clad in board & batten siding with a tabby veneer on the foundation. The open yard area behind the building is fenced-in for large and small dogs and a new pump station is located to the east of the building.

Main Amenity Building: This 6,000 SF building is located at the back of the RV park and contains a restaurant & bar, camp store, gym, kitchen, restrooms and storage. The building has a complex roof design with a combination of 8:12 and 4:12 slopes with 3:12 porch and dormer slopes. The central portion of the building has two-stories and a stacked projecting front porch with large square columns and balustrades. The main portion of the building has one-story matching wings on each side with a 1,016 SF covered screened-in back porch for outdoor dining. The building is clad with a combination of white board & batten and lap siding and the front porch has Savannah gray brick on the base whereas the building foundation has a tabby veneer. This building has three fenced in areas around it; the first area is in the back and contains a large curvilinear swimming pool with an island in it, a spa and brick pool deck; the second area is to the west and contains pickleball courts and the third area is to the east and has a playground with an un-fenced half-court basketball area adjacent to it.

Pool Building: This 2,211 SF one-story building is located at the back of the RV Park adjacent to the main amenity building and contains restrooms, showers, lockers, guest laundry services, mechanical room and a

Beaufort County Design Review Board  
March 7, 2019

757 SF covered porch and vestibule holding vending machines. The pool building has an 8:12 roof slope with a central cupola, a covered porch supported by large square columns, board & batten siding and a tabby veneer on the foundation.

The site contains a set of abandoned golf course holes and is densely wooded. Tree preservation is planned in selective organized groupings within the development and saved completely within the required 100' buffers. Formal walking paths are proposed within the RV Park and are interconnected to nature trails proposed within the buffers. Detailed Landscape & Streetscape Plans for the proposed buildings, central interior drive and the RV pads have been prepared. One of the conditions for an RV Park is that there must be at least two trees between each RV pad as presented on the overall site landscape plan.

The SRT approved the conceptual site plan, with conditions, on September 5, 2018. Staff requested that the site plan be revised to make a better attempt to save the trees around the amenity buildings; that a statement be added to the plans indicating that the trees in the disturbed areas will be selectively removed where the pads are located; and that the Malphrus Road entrance be widened to add tree islands to save the trees.

For this DRB review, the applicant has submitted photographs, tree survey, site plan, floor plans, 3-dimensional color renderings and building elevations, landscape plan and lighting plan with fixture cut-sheets.

**Staff Comments:**

1. Conditions of the SRT approval have not been addressed:
  - a. The Thomas & Hutton Tree Exhibit showing tree removals does not have a statement on the plans indicating that the trees will be selectively removed in the disturbed areas to save as many trees as possible.
  - b. Tree islands were not added at the Malphrus Road entrance to save the trees.
2. The coversheet shows a dock-type civic space east of the Main Amenity building and a formal lawn area/park south of the greeting post building as part of the project area, but detailed site & landscape plans at these locations were not submitted for review.
3. Landscape Plan: overstory trees were not proposed within the tree islands at the Main Amenity, Dog Park Amenity or at the Greeting Outpost parking areas which does not meet Division 5.8.80 of the Code.
4. Main Amenity Building:
  - a. Please show the service yard location; and,
  - b. Please label the plans to identify what the four rectangular-shaped objects are east of the pool fence.
5. Provide a detail for:
  - a. the Charleston green aluminum main entry gate at the Greeting Outpost building,
  - b. the security gate being proposed at the secondary entrance off Malphrus Road; and,
  - c. the gate(s) and screen at the for the pump station.
6. Please specify the surface material for the:
  - a. RV pads,
  - b. Swimming pool deck,
  - c. internal pervious walking paths outside of the amenity areas; and,
  - d. perimeter walking trails within the buffers.
7. Provide better pedestrian/vehicle separation between the RV pads and the greeting outpost area.

END OF REPORT

## Okatie Center – Choice Hotel

<b>Type of Submission:</b>	<b>Conceptual</b>
<b>Developer:</b>	Beth Barlet
<b>Architect:</b>	Eli Hershberger, WB Services
<b>Engineer:</b>	Eric Hoover, Ward Edwards Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	259 Okatie Village Drive, Okatie, SC
<b>Zoning Designation:</b>	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a Sleep Inn and Mainstay dual brand hotel which has 82-rooms, 4-stories, 44,090 square feet with a large patio, swimming pool, sidewalks, parking, infrastructure, landscaping and lighting on lot S-18 which has a total of 2.52-acres within the Okatie Center PUD. The site is part of a commercial subdivision which includes an off-site detention area that was master planned for each lot to have a maximum of 65% impervious coverage; this project has approximately 55% impervious area. The project site has indirect access from SC 278 and SC170 via Okatie Village Drive. This parcel is covered with young trees and underbrush and most of the trees on the interior of the site will be removed, but the perimeter buffers will be preserved. The site is constrained by a stormwater pond to the west, Okatie Village Drive and Sprenger Healthcare to the south, the Bluffton-Okatie Outpatient Center to the east and a stormwater pond and the Highway 278 off ramp to the north. The DRB must evaluate this project using the development and design guidelines in the Okatie Center PUD document.

The perimeter of the roof has a series of stepped parapets with a light gray EIFS cornice. The front of the building has four raised wall sections with sloped parapets clad in metal roofing. A Porte cochere with a low-pitched shed roof is at the main building entrance and a large patio and fenced-in outdoor swimming pool is proposed on the backside of the building. The building has a brick water table on three sides and will be clad with several shades of gray and dark brown EIFS. The new private drive loops around the building and connects to the parking areas on all four sides of the building.

The project was approved at the SRT conceptual review meeting held on June 27, 2018. For the conceptual DRB review, the applicant has submitted the site plan, floor plan, building elevations and 3D renderings.

### Staff Comments:

1. Architecture style should be reflective of, or at least compatible with, architectural styles which exemplify the unique character of the Lowcountry region - Section 4.23.3A(1)a. The contemporary design does not meet this requirement.
2. Long, unarticulated or blank facades at the back of the building are incompatible and inappropriate for primary structures - Section 4.23.3(3)c.
3. The use of highly reflective glass is incompatible for primary structures – Section 4.23.3 The drawings do not provide window details but should confirm that windows will not be reflective. In addition, the windows do not possess typical Lowcountry proportion and detailing. The PTAC grilles should blend in and not stand out.
3. In order to accommodate the fire protection access needed to maneuver and operate large fire trucks with extension ladders to the 4th floor, the road had to be widened to 26' on the south side of the building. Staff granted a modulation permit to reduce the south building foundation buffer from the required 8' depth to a 4.5' depth to widen the road.

END OF REPORT

## Beaufort County Emergency Medical Services

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Fraser Construction
<b>Architect:</b>	Jason Broene, Court Atkins Architects
<b>Engineer:</b>	Paul Moore, Ward Edwards Engineering
<b>Type of Project:</b>	Institutional
<b>Location:</b>	126 Shanklin Road, Beaufort
<b>Zoning Designation:</b>	S1 - Industrial

This project will be located on a 24.2-acre Beaufort County-owned land parcel which is partially developed on the western portion of the property and contains three metal buildings for the Mosquito Control operation and a solid waste drop-off center. The applicant is proposing to construct a one-story 3,933 square foot building on the eastern 2.8-acre portion of the site which fronts Shanklin Road, including service drives, parking, landscaping, stormwater basins and associated infrastructure. The new EMS building site is primarily cleared of vegetation with the exception of some specimen trees adjacent to the new building which will be preserved. This site is located within the Marine Corp Air Station (MCAS) Airport Overlay District Noise Zone 75+ so the building must be attenuated. The site is constrained by Shanklin Road and undeveloped wooded properties to the south, a commercial building to the east, undeveloped parcels to the north and Mosquito control to the west.

The proposed EMS building has two drive-thru ambulance vehicle bays, a health services office, an exercise room, kitchen, day room, and four sleeping rooms. The back covered entry has a 6:12 gable roof and both the office section and the raised vehicle bay portion of the building have a 4:12 gabled roof with weathered wood colored asphalt shingles. The office portion of the building has a clay color stucco water table and is clad in sand colored hardie-plank horizontal siding. The vehicle bay portion of the building is clad in a clay color stucco veneer to match the water table. Each side of the single casement and transom windows have fixed navy composite board and batten shutters, whereas the double casement windows do not have shutters.

The SRT approved the conceptual site plan on December 19, 2018. At the January 3, 2019 DRB meeting, this project received conceptual approval with the following conditions:

1. ***Substitute a stucco water table for the hardie plank lap siding;*** the revised elevations show that the lap siding has been changed out with a clay stucco water table.
2. ***Add a bracketed awning over the southeast pedestrian door;*** a bracketed awning was added to the southeast door.
3. ***Add a window to the southeast pedestrian door to match the front door;*** the southeast pedestrian door has a window opening.
4. ***At final, add more color contrast to the gray exterior facade materials;*** additional color contrast was incorporated into the design.
5. ***Extend the roof overhang on the south elevation and add brackets.*** The front roof overhang was extended and twin and single brackets were added.

For this review, the applicant has submitted the site plan, floor plan, 3-dimensional color renderings and building elevations, landscape plan and lighting plan with fixture cut-sheets.

### Staff Comments:

1. The thoroughfare buffer must be created to meet the requirements in division 5.8.50D. The overhead power line constricts the site at the thoroughfare buffer and may necessitate a landscape modulation.

Beaufort County Design Review Board  
March 7, 2019

2. Plant Schedule: increase the minimum plant size of the Muhly grass from a one-gallon to a 3-gallon container to meet 5.8.30C.

END OF REPORT

## Okatie Center - Home 2 Suites

<b>Type of Submission:</b>	<b>Conceptual (2)</b>
<b>Developer:</b>	Sam Patel, Global Management & Investments
<b>Architect:</b>	Thomas Michaels, SM7 Design, LLC
<b>Engineer:</b>	Eric Hoover, Ward Edwards Engineering
<b>Type of Project:</b>	Commercial
<b>Location:</b>	196 Okatie Village Drive, Okatie, SC
<b>Zoning Designation:</b>	Planned Unit Development (Okatie Center PUD – Southern Tract)

This project received Conceptual DRB approval with conditions on August 2, 2018. Subsequently, the site plan was amended to flip the development from the northern portion of the parcel to the southern portion of the parcel and was approved by the SRT on February 6, 2019.

The applicant is proposing to develop a 4.49-acre site within the Okatie Center PUD in two phases. As part of phase one, the applicant is proposing to construct a 107 room, 4-story, 66,670 square foot hotel with patios, swimming pool, parking, sidewalks, infrastructure, landscaping and lighting on the southern half of this parcel. The applicant has not determined what will be built for the phase two portion of the project. The site is part of a commercial subdivision which includes an off-site detention area which was master planned for each lot to have a maximum of 65% impervious coverage; this project has 64.8% impervious coverage. The project site has indirect access from SC 278 and SC170 via Okatie Center Boulevard South. The site has a 50' shared access easement along the west side of the property and a shared central access point to a private drive along the east side of the property. Two new private drives will be built on this site; one drive bisects the central portion of the property which ends at a new drive which runs along half of the west side of the site. Parking areas on-site are on the sides and rear of the building and off-street parking is also being proposed. The parcel is partially covered with young pine trees and has no wetlands. The existing young pine trees at the southeast corner and within the Phase 2 area will be preserved. The site is constrained by an undeveloped commercial lot to the west, Okatie Center Boulevard to the south, the Food Lion Shopping Center to the east and Okatie Village Drive to the north. The DRB must evaluate this project using the development and design guidelines of the Okatie Center PUD document.

The proposed building has a stepped parapet roof line with a beacon element on the roof area near the main entry. A cantilevered awning will be installed over the main building entrance and a wrap-around trellis feature will be placed on the northeast corner of the building. The building will be clad with a combination of brick, lap and shake siding. A fenced-in outdoor swimming pool, patio and barbeque area is proposed on the backside of the building.

At the August 2, 2018 DRB meeting, this project received conceptual approval with the following conditions:

- The revised architectural sketch submitted at the DRB meeting received positive reaction from the Board. The Board indicated that the new conceptual sketch was headed in the right direction and was much improved over the first prototype architecture drawings submitted for review; ***The architectural sketch was formalized for this review.***
- Continue to develop the architecture: identify the facade material types, formalize the tower element detail, provide elevations of all four sides and provide better window, door & trim detailing; ***These items have been addressed on the revised plans and elevations.***
- Verify that the building height, including the parapets, do not exceed 50'; ***the revised plans have dimensions that verify that the main building height does not exceed 50'.***

Beaufort County Design Review Board  
March 7, 2019

The applicant has submitted an architecture site plan, floor plans, elevations and lighting plan for this review.

**Staff Comments:**

1. Show where the air condensers and service yards will be located to service the office, workout area, etc. and detail how they will be fully screened from view.

END OF REPORT