



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, August 1, 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. Brach / 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 JULY 11, 2019 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Hilton Garden Inn – Exterior Painting Project – Bluffton – Final ([backup](#))
 - B. Tabby Road Distillery – Daufuskie Island – Conceptual ([backup](#))
5. OLD BUSINESS:
 - A. Okatie Center – Choice Hotel – Conceptual (3) ([backup](#))
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, September 5, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
July 11, 2019, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, Sallie Brach, Peter Brower, H. Pearce Scott and Donald L. Starkey

Members Absent: J. Michael Brock and Brad Hill

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Jason Broene, Court Atkins Architects; and, Paul Moore, Ward Edwards Engineering

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:30 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the June 6, 2019 minutes. No comments were made. Ms. Brach motioned to approve the minutes as written. Mr. Scott seconded to approve. Motion carried.
3. **PUBLIC COMMENT ON NON-AGENDA ITEMS:** There was no public comment.
4. **NEW BUSINESS:** None

5. **OLD BUSINESS:**

A. Burton / Pinewood Fire Station Renovation / Addition – Final:

Mr. Atkins recused himself from the meeting and asked Mr. Brower to officiate the meeting. Ms. Moss gave the project background. Mr. Brower asked for public comment, but no comments were made. Jason Broene, the project Architect made the presentation for the project. Mr. Broene said that they added one window on the front of the building which tied well into the rest of the building. He said that they were working with Hakim Bayyoud in Building Codes to attenuate the building to Code. Mr. Broene referred to the site plan and said that the drive aisle was widened and the parking was increased. He also stated that the wall-mounted antenna would be relocated on the back of the 2-story addition and that it would be as tall as the building. Mr. Broene concluded by stating that the existing site lighting pole would be removed to widen the drive aisle and that they were currently working with Dominion Energy to install 4 light poles along the drive aisle.

Mr. Scott said that the design was a vast improvement and that they met the condition to add the front window.

Mr. Starkey asked whether it would be possible to add shutters on the front window. Mr. Broene said that if shutters were added, it would not match the other windows on the addition and that he would prefer to leave the shutters off. Mr. Starkey said that the 3 trees proposed adjacent to the widened drive aisle looked too close to the drive. Mr. Broene said that he would consult with the landscape architect about this issue and adjust if necessary.

Ms. Brach asked about the building lighting and whether the east side was the only side that would be lit. Mr. Broene said that the east side would be the only side of the building that would have wall lights. Paul Moore said that they are working on a site lighting plan which would have 4 new pole lights proposed: 2 on the east side of the drive aisle, 1 in the back and 1 on the west side which would provide adequate lighting levels on the site.

Mr. Brower stated that it was a good-looking design and that they met the requirements.

Mr. Brower made a motion to approve this project subject to the submission of the site lighting plan. Mr. Scott seconded the motion.

Motion carried.

6. OTHER BUSINESS:

Mr. Atkins returned to the meeting and said that the next scheduled meeting was at 2:30 p.m. on Thursday, August 1, 2019 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

7. ADJOURNMENT: Mr. Brower made a motion to close the meeting and Ms. Brach seconded the motion. The meeting was adjourned at 3:45 p.m.

Hilton Garden Inn – Exterior Painting Project

Type of Submission:	Final
Developer:	Hilton Garden Inn
Architect:	n/a
Engineer:	n/a
Type of Project:	Commercial
Location:	1575 Fording Island Road, Hilton Head, SC
Zoning Designation:	Planned Unit Development (Moss Creek Village)

This 4.13 acre hotel property is located on Lot 2C in the Moss Creek Village commercial subdivision which has three points of shared access off Highway 278. The site lies at the foot of the Hilton Head Bridge & the west-bound flyover bridge and is constrained by Moss Creek Plantation to the north, Mackay Creek to the east, and Highway 278 to the south. The 3-story hotel, with a ground level parking garage below the structure, has an attached drop-off canopy, swimming pool, parking, landscaping and lighting that was constructed in 2001.

The management at the Hilton Garden Inn wanted to refresh the building exterior to bring the building up to the new corporate brand standard and make it more noticeable as the thick planting areas along the front block the view into the site. The Hilton Garden Inn received approval from the Moss Creek Village review board to change the exterior paint colors on the buildings from light & dark tan to yellow, brown, gray & white. The new painting work was nearly complete on July 22, 2019 when the stop work order was issued. The hotel representative was contacted by County staff and was informed that Design Review Board must approve any exterior building color changes for developments within the Highway Corridor. Hilton Garden Inn management was not aware that DRB approval was required to change the exterior building colors and was amenable and cooperative at making it right. The applicant has requested that the Design Review Board approve the new paint colors on the buildings. No other changes to the building exterior are being requested. The DRB must determine whether the new color scheme meet the color requirements listed in the Architectural Standards and Guidelines in Table 5.3.30 of the Community Development Code.

Staff Comment:

1. The SW 6909 Lemon Twist yellow looks bright.

END OF REPORT

Tabby Roads Distillery – Daufuskie Island

Type of Submission:	Conceptual
Developer:	Pat McIntyre
Architect:	Mike Vaccaro, Vaccaro Architecture, Inc.
Engineer:	Paul Moore, Ward Edwards Engineering
Type of Project:	Commercial
Location:	273 Haig Point Road, Daufuskie Island, SC
Zoning Designation:	Transect 2: D2 Rural (D2R)

The applicant is proposing to construct a 1-story, 3,160 square foot micro distillery dedicated to crafting bourbon; including oyster shell walkways, parking, infrastructure, landscaping, lighting and detention pond. The 1.06-acre undeveloped site has few trees on the front interior portions of the property and is mostly vegetated on the perimeters which will be preserved and enhanced. The site is constrained by Haig Point Road and a residential dwelling to the south, large residential lots to the north which are primarily undeveloped and large vacant lots to the east and west. This project is also located within the Heritage Corridor Overlay District and must meet the Lowcountry vernacular architectural style in Table 5.3.40B. The building should reflect vernacular rural forms.

The building design was influenced by the tabby ruins at Haig Point Plantation with deliberate curvature designed within the tabby water table and trim which is intended to mimic the old tabby ruins. This one-story building design is a rectangular warehouse with a 3:12 gable roof clad in standing seam metal roofing with 4' wide roof overhangs. Five large brackets are positioned under the roof eaves in both the front and back while the side soffits will be built out. The facade is clad with pre-weathered corrugated metal panels to give the distillery a rustic appearance and fit within the local architecture. There is a 1:12 gabled awning over the main entryway with exposed rafters and heavy beams supported with tabby "ruin" walls with planters between the columns. The tabby walls will have a layered effect to recall the old Tabby ruins on the island. A detached "L"-shaped tabby ruin sculpture is centrally located on the east side of the building.

The Staff Review Team conceptually approved the site plan on June 19, 2019 with the conditions that the trees in front of the building not be removed and that a permeable patio or stabilized surface be added at the front entry doors. The site plan has not been revised to reflect the SRT conditions.

Staff Comments:

1. The civil site plan does not show the tabby sculpture on the right side of the building.
2. The Board must determine whether the pre-weathered corrugated metal panels are an appropriate facade material.
3. The left side of the building lacks articulation.
4. The low-slope of the main building & covered entry is less than the minimum 4:12 & 3:12 slopes required.
5. The landscape plan is blurry & difficult to read, does not match the approved site plan and the bio-swale must be vegetated with a combination of ornamental grasses and perennials.
6. The Board must determine whether the "chiller" machine on the left-side of the building is adequately screened with the plant materials proposed. Provide an image and the height of this equipment to the Board.

END OF REPORT

Okatie Center – Choice Hotel

Type of Submission:	Conceptual (3)
Developer:	Jeremy Barlet, Premier Atlantic Hospitality
Architect:	John Wallis, JDW Architects
Design Architect:	Thomas Michaels, SM7 Design
Engineer:	Eric Hoover, Ward Edwards Engineering
Type of Project:	Commercial
Location:	259 Okatie Village Drive, Okatie, SC
Zoning Designation:	Planned Unit Development (Okatie Center PUD – Southern Tract)

The applicant is proposing to construct a 4-story, 44,090 square foot Sleep Inn and Mainstay dual brand hotel and attached fenced-in swimming pool area; including, sidewalks, parking, infrastructure, landscaping and lighting on lot S-18, within the Okatie Center PUD. The 2.45-acre 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 planted pine trees and underbrush. 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.

A conceptual set of the building elevations were presented at the March 7, 2019 DRB meeting and were denied with comments. A second set of building elevations were presented at the May 2, 2019 meeting but the design was tabled with comments.

For this third review, the building footprint of the proposed hotel remains the same, but the facade materials and patterns, trim board treatment and colors have been adjusted to better reflect the County's unique Lowcountry character and reduce the overall scale and proportions of the building:

- The louvered parapets with cornice trim have increased in height which reduces and/or eliminates the voids above the 4th floor windows;
- The hipped roof on the central tower feature was widened and long brackets have been attached to each corner;
- Faux windows with Bahamian shutters and faux doors have been added to both sides of the building to add symmetry and interest to the once blank facade;
- Covered porches at the side doorways have also been added;
- The new facade material is a combination of lap and board & batten hardie plank siding & trim with stucco facade in-fill areas and a stucco veneer on the first floor water table;
- Wrap-around bracketed awnings have been proposed above the first floor doors & windows on all four sides; and,
- The front covered drop off structure has twin front columns which frames the main entry.

Staff Comments: None

END OF REPORT