



**AGENDA**  
**BEAUFORT COUNTY DESIGN REVIEW BOARD**  
**Thursday, November 1, 2018, 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  
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 SEPTEMBER 6, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS: none
5. OLD BUSINESS:
  - A. Tractor Supply Company – Beaufort ([backup](#))
6. OTHER BUSINESS:
  - A. 2019 Annual Meeting Schedule: July 4<sup>th</sup> meeting date must be officially rescheduled
  - B. Next Scheduled Meeting - 2:30 p.m. on Thursday, December 6, 2018 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY  
DESIGN REVIEW BOARD (DRB) MINUTES  
September 6, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

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

**Members Absent:** none

**Staff Present:** Nancy Moss, Planner

**Guests:** Adam Sellner, Primax Properties; Jeff Boyer, Dooley Mack; Ray Edwards, Store Planning, Inc.; and Tipton Pitts, Land Art.

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:33 pm.
2. **MINUTES:** Chairman Atkins asked if there were comments on the August 2, 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. Tractor Supply Company - Beaufort - Conceptual:**

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Adam Sellner with Primax Properties gave the presentation. He said that the conceptual architecture was prepared by in-house designers, but they would hire an Architect licensed in the State of South Carolina to prepare the final plans. He concluded by stating that the baler shown on the right side of the building would be moved to the inside of the building so it would not be visible.

Mr. Brower said that he was glad that they protected the 48" live oak tree and designed the parking areas around it. He stated that the red accent colors on the building would have to be a muted red.

Mr. Scott agreed with Mr. Brower's comments and added that it looked like a Tractor Supply store and liked that Lowcountry design elements were incorporated into the building design.

Mr. Starkey asked that the discussion be directed to the east elevation. He said that the tips of the rooftop equipment were visible. Mr. Sellner said that they wanted to present an accurate representation of how the rooftop equipment would appear, but at the same time, it would be difficult to see the rooftop because the site was heavily treed on the north side and would block direct view to the roof. Mr. Starkey asked if the right blank wall along Parris Island Gateway could be modified with false windows or awnings and heavy landscaped. He said that the current elevations are an improvement over the initial submittal.

Ms. Bridgwater asked if the revised elevations were sent to the Board.

Mr. Hill asked that they shift the service entry drive to save the 40" live oak tree and requested that they get an arborist report for the care of the preserved specimen trees.

Mr. Atkins asked whether the placement of the building could be changed to face Parris Island Gateway. Mr. Sellner said that building faced the interior of the parcel because the wide width and short depth of the site lended itself to an interior orientation. Mr. Atkins agreed with Mr. Starkey and said that the right elevation should look more important and have a nice landscape plan. He also said not to have the last step on the last bay to fully conceal the rooftop equipment.

Mr. Hill asked why the driveway stub was proposed on the northeast corner of the site. Mr. Sellner said that as a condition of the property purchase, Dr. Burriss reserved the right to interconnect his property to the Tractor Supply property.

Mr. Brower made a motion to approve the conceptual submission with the following conditions:

- Re-work the north service entry drive off Eastern Road to avoid removal of the specimen 40” live oak tree.
- Incorporate false windows, shutters or awnings on the right elevation to better address Parris Island Gateway. At final, provide a nice landscape plan to compliment and soften this elevation.
- Revise the stepped parapet roof design and do not include the last step on the last bay to fully screen the rooftop equipment.
- Ensure that the red accent color is a muted red color and provide a color sample at final for DRB approval.

Mr. Scott seconded the motion.

Motion carried.

**B. Dollar General – Trask Parkway & Poppy Hill Road– Final:**

Ms. Moss gave the project background. Jeff Boyer with Dooley-Mack Construction gave the presentation. He said that this was a typical building design for Dollar General and that they wanted to break-up the facade with various siding patterns and stepped parapets on two sides. Mr. Boyer said that the design could be changed and that a screen would be incorporated on the west (service) side of the roof to block view to the roof equipment. He said that the specimen oak tree would provide screening for the north side of the roof and that the branches did not allow room for a parapet on the north side. Mr. Boyer said that the landscape plan would be revised to increase the container size for the building foundation plants. He concluded and said that the lighting plan would be re-done to reduce the light levels at the base of the building.

Ms. Bridgewater said that the landscape plan looked good and was glad that the specimen trees were preserved. Mr. Pitts, the project Landscape Architect, said that the specimen tree being removed was recommended for removal by a certified arborist and that the arborist report was part of the plans under review.

Mr. Starkey had no comments.

Mr. Scott questioned why the yellow color sample looked like a muted yellow color but that the yellow on the rendered elevation looked like a bright yellow. He was concerned that even a muted yellow may appear bright on the building.

Mr. Brower recommended that the yellow color on the color sample be toned down and agreed with Mr. Boyer that the specimen oak tree, versus a parapet, should be used to screen the rooftop equipment on the north side of the building. He said to revise the landscape plan and stagger the plantings to give it a natural versus linear look.

Mr. Hill said that the Muhly grass was not a good foundation plant. He asked that the landscape plan be revised to substitute a better foundation plant for the Muhly grass.

Mr. Atkins agreed that a parapet should be added to the west elevation to screen the roof equipment and to protect the specimen trees during construction. He also agreed that the yellow color should be muted and look more like the color at the Pritchardville Dollar General Store. He asked what the roof material was proposed to be and what the reflectivity or light coefficient guidelines were. Mr. Boyer said that the roof would be an unpainted galvalume metal. Mr. Atkins stated that it may be highly likely that the metal roof would create glare for the marine aircraft and that he would need specific guidelines to make a determination on the roof material. Mr. Atkins agreed with Mr. Brower about staggering the plants to give it a more natural look.

Mr. Starkey asked that the “if required” note on the dumpster details be removed because the dumpster enclosure was required. Mr. Boyer said the note would be removed.

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

- The unpainted galvalume roof material may create too much reflectivity for the Marine aircraft. Incorporate a dark, non-gloss roof material into the design;
- Revise the west elevation and add a parapet to fully conceal the rooftop equipment;
- Provide a more muted yellow building color; more in keeping to the building color at the Pritchardville store;
- Revise the landscape plan:
  - Substitute a better building foundation plant for the Muhly grass proposed.
  - Stagger the plantings to give it a natural versus linear look.
- Revise the lighting plan so the light levels do not exceed 10 footcandles;
- Remove the “if required” notation on the dumpster enclosure details as the dumpster enclosure is required.
- Secure a Sign Permit for the temporary and monument signs.

Mr. Hill seconded the motion.

Mr. Atkins stated that “the building, landscaping, lighting and other design features 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.” He asked the applicant to submit the revised plans to staff to distribute to the Board.

Motion carried.

**5. OLD BUSINESS:** There was no Old Business.

**6. OTHER BUSINESS:** Mr. Atkins said the next scheduled meeting was at 2:30 p.m. on Thursday, October 4, 2018 at the Grace Coastal Church, 15 Williams Drive, Okatie, SC 29909.

**7. ADJOURNMENT:** Mr. Atkins made a motion to close the meeting and Mr. Brock seconded the motion. The meeting was adjourned at 3:20 p.m.

## Tractor Supply Company

<b>Type of Submission:</b>	<b>Final</b>
<b>Developer:</b>	Primax Properties, LLC
<b>Architect:</b>	C. L. Helt Architect, Inc.
<b>Engineer:</b>	Eric Hoover, Ward Edwards, Inc.
<b>Type of Project:</b>	Commercial
<b>Location:</b>	36 Parris Island Gateway, Beaufort
<b>Zoning Designation:</b>	Regional Center Mixed-Use (C5RCMU)

The applicant is proposing to construct a one-story 18,750 square foot retail building with an attached 15,000 square foot fenced-in outdoor sales area including parking areas, sidewalks, landscaping, gravel trailer display area, stormwater facility and associated infrastructure. The current use of this property is residential with a one-story wood dwelling and a two-story concrete outbuilding which will be removed. The site is mostly cleared of vegetation with the exception of two specimen live oak trees, 40" and 45", and one specimen cabbage palm on the central portion of the property. A cluster of large pine trees exists at the northeast corner of the site and a young planted 50' buffer strip comprised of over- and understory trees has been installed along Parris Island Gateway. The site is bound by, and accessed from, Parris Island Gateway to the east and Eastern Road to the west.

The building architecture originally submitted was a prototype building design which was modified to better conform to the Community Development Code. The facade material is a light tan painted faced concrete block on all four sides of the building with a 4' brown painted water table on three sides of the building and red colored horizontal block, fascia and roof coping accents. A parapet roof is proposed on the front of the building which includes a prominent A-frame central entrance clad in corrugated metal panel with four bracketed corrugated metal wall awnings. A stepped down parapet is proposed on the sides of the building which will complement the division of walls planes and screen the roof top. The building massing is broken up with vertical masonry pilasters to divide the wall plane into smaller components. The attached fenced-in outdoor sales yard will be constructed with a combination of masonry pillars and black chain link fencing. The masonry pillars will match the building pilasters in material and color.

The project received conceptual SRT review and approval on August 22, 2018 with the condition that the tree survey be updated to include the 2.5" caliper live oak trees planted within the Parris Island Gateway buffer to incorporate into the landscape design and count toward tree mitigation. At the September 6, 2018 DRB meeting, this project received conceptual approval with the following conditions:

1. Re-work the north service entry drive off Eastern Road to avoid removal of the specimen 40" live oak tree. **The tree survey used to prepare the conceptual design was not up-to-date. The 40" live oak tree was damaged during Hurricane Matthew and removed. An updated tree survey was prepared for final DRB review.**
2. Incorporate false windows, shutters or awnings on the right elevation to better address Parris Island Gateway. At final, provide a nice landscape plan to compliment and soften this elevation. **Metal awnings, which match the awnings at the main entrance, have been added. The foundation and multi-layered buffer plantings on the South side of the building and site are included on the Landscape plan.**
3. Revise the stepped parapet roof design and do not include the last step on the last bay to fully screen the rooftop equipment. **The 4-tier parapet roof design on the sides of the building shown at Conceptual DRB has been revised to eliminate the last step to create a 3-tier parapet design.**

**The line of site detail on Sheet A2.0 demonstrates that the parapet height will fully screen the rooftop equipment from view.**

4. Ensure that the red accent color is a muted red color and provide a color sample at final for DRB approval. **A red color sample was submitted for final DRB review. The red accent color proposed on the building appears a bit bright and must be muted to conform to the Code.**

**Staff Comments:**

1. There is a conflict shown on the floor plan sheet; outdoor pallet parking is proposed within the front 8' foundation buffer which is not permitted. The landscape plan proposes plantings within 8' foundation buffer as required by Code.
2. Landscape Plan (LS-101):
  - a. Explain why plantings are not being proposed within the back foundation buffer to help soften the blank building facade as required.
  - b. Each tree island must have a canopy tree to create shade. Please place the mitigation Cabbage Palms outside of the tree islands and add 2.5" caliper canopy trees.
  - c. Clearly identify which 3" Live Oak trees in the perimeter will be used toward tree mitigation. Highlight or add an "M" next to the on-site mitigation trees. The mitigation trees must remain for the life of the project.
  - d. The plan lists 8 live oak trees to be relocated in the parking area planting strips and tree islands, but 11 relocated trees are shown. The relocated tree sizes must be a minimum of 2.5" caliper to be moved within the tree islands.
  - e. LS-102: Increase the Gulf Muhly Grass container size from a 1-gallon to a 3-gallon container size.
3. Lighting Plan: please adjust the placement of the parking lot pole lighting in the central planting strip and at the Eastern Road entrance to avoid overstory tree and lighting conflicts. The proposed pole fixture adjacent to the existing 48" live oak tree is located within the live oak canopy. Explain whether extensive limb trimming and/or root pruning will be necessary for the light installation.