



AGENDA
BEAUFORT COUNTY DESIGN REVIEW BOARD
Thursday, December 6, 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 NOVEMBER 1, 2018 MEETING MINUTES ([backup](#))
3. PUBLIC COMMENT ON NON-AGENDA ITEMS
4. NEW BUSINESS:
 - A. Target Facade Improvements – Bluffton ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS: Next Scheduled Meeting - 2:30 p.m. on Thursday, January 3, 2019 at Grace Coastal Church, 15 Williams Drive, Okatie, SC, 29909
7. ADJOURNMENT



BEAUFORT COUNTY
DESIGN REVIEW BOARD (DRB) MINUTES
November 1, 2018, Grace Coastal Church, 15 Williams Drive, Okatie, SC

Members Present: James Atkins, J. Michael Brock, Sallie Bridgwater and Donald L. Starkey

Members Absent: Brad Hill, Peter Brower and H. Pearce Scott

Staff Present: Nancy Moss, Beaufort County Community Development Department

Guests: Adam Sellner, Primax Properties

1. **CALL TO ORDER:** Chairman Atkins called the meeting to order at 2:31 p.m.
2. **MINUTES:** Chairman Atkins asked if there were comments on the September 6, 2018 minutes. No comments were made. Ms. Bridgwater motioned to approve the minutes as written. Mr. Starkey seconded to approve. Motion carried.
3. **PUBLIC COMMENT:** There was no public comment.
4. **NEW BUSINESS:** There was no New Business.
5. **OLD BUSINESS:**

A. Tractor Supply Company – Beaufort – Final:

Mr. Brock recused himself from the meeting. Ms. Moss gave the project background. Mr. Sellner with Primax Properties, LLC, gave the presentation. He said that they addressed all of the Staff comments and that the only outstanding issue was the red accent color. Mr. Sellner stated that they were still proposing the red accent color that was submitted at the conceptual DRB meeting. He said that the red was a trademark color for Tractor Supply Company and that there was a minimal amount of it on the project. He said that the red shield on the signage and on the building is Sherwin Williams “True Red”. Mr. Sellner stated that the Landscape Plan was revised to respond to the Staff comments.

Ms. Bridgwater asked where the Pittosporum shrub was on the plan. Mr. Brock said that the Pittosporum was labeled by its common name, Mock Orange, on the plan and described the various locations this plant was being proposed on the site. Ms. Bridgwater said that the quantities of River Birch shown on the plan did not match the quantities listed on the plant schedule. Mr. Brock said that the plans would be revised so the quantities shown on the plans would match the quantities listed on the plant schedule. Ms. Bridgwater questioned why they were proposing to relocate wax myrtles because the plants had problems (i.e. leggy and split easily). Mr. Brock stated that the wax myrtle plant was native to the area, listed in the Backyard Buffer brochure, would be regularly maintained and did not foresee an issue in using these shrubs.

Mr. Starkey asked for clarification on the plantings between the open space and the gravel display area. He said that the straight row of plantings needed to have another plant, such as muhly grass, incorporated into the design to help break it up and add interest. Mr. Brock said that the plants would screen the parking lot. Mr. Starkey questioned why the red accent color

on the color sample and the building photograph did not match. Mr. Sellner said that the red in the photograph didn't print well, but that the red accent color being proposed would match the red accent color on the Tractor Supply Company building in Bluffton.

Mr. Atkins said that the Tractor Supply Company architecture in Bluffton was pretty successful and appreciated the addition of the awnings on Parris Island Gateway side of the building and the revised roof parapet design for this project. Mr. Atkins requested confirmation from the applicant that the red color being proposed would match the red accent color on the Tractor Supply Company building in Bluffton. Mr. Sellner said he would provide confirmation. Mr. Sellner indicated that the signage was pushed up and that the parking lot light pole locations were moved to avoid damaging existing trees per the Arborist's recommendations. Mr. Atkins stated that the arborist report should be followed throughout construction and that tree protection fencing should be installed to prevent damage to the existing specimen trees.

Mr. Starkey made a motion to approve the final submission with the following conditions:

- Revise the Landscape plan:
 - Make sure that the plant quantities shown on the Landscape Plan match the quantities listed on the Plant Schedule.
 - Add another plant variety to the row of plantings between the retention pond and the parking lot.
- Provide confirmation that the Red accent color being proposed for this project matches the red accent color used at the Tractor Supply Company store in Bluffton.

Ms. Bridgwater seconded the motion.

Motion carried.

6. OTHER BUSINESS:

Mr. Brock returned to the meeting. Ms. Moss presented the Board with the 2019 DRB meeting schedule. The Board voted unanimously to meet on the first Thursday of each month and on the second Thursday in July to avoid the July 4th holiday conflict.

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

7. ADJOURNMENT: Mr. Brock made a motion to close the meeting and Ms. Bridgwater seconded the motion. The meeting was adjourned at 3:10 p.m.

Target Building Facade Improvements

Type of Submission:	Final
Developer:	Target Corporation
Architect:	RSP Architects
Engineer:	Joanna Graham, Kimley-Horn and Associates
Type of Project:	Commercial
Location:	1050 Fording Island Road, Bluffton
Zoning Designation:	C5 Regional Center Mixed-Use

Project Background:

The Target building has approximately 126,200 square feet and was built in 2000. The building sits on a 9.75-acre land parcel and is connected to a larger shopping center complex which consists of Dick's Sporting Goods, Staples, Payless and other small shops which were reviewed and approved by the Corridor Review Board under the 1990 ZDSO guidelines. The one-story building has a stepped parapet roof in the front with tower features at each front corner, the body of the structure is faced with light brown concrete block with tan accent stripes and the main entry is clad in light tan stucco with a colonnade on each side. The site is constrained by Highway 278 to the north, Hilton Head Buick, GMC & Cadillac automobile dealership to the east, a private service drive and undeveloped commercial parcels to the south and Kitties Crossing Shopping Center to the west.

The Target Corporation is seeking approval from the Design Review Board to make minor exterior facade modifications to the front of building and on the northeast and northwest corners of the building. The prominent light tan colored stucco facade currently at the front main building entrance will be changed out to a dark brown walnut colored simulated wood siding product. The dark bronze metal roofs over the front colonnades and corner tower features will be painted a light champagne color. Finally, the exterior wall light fixtures on each side of the main building entrance will be changed out with new wall sconce light fixtures which are full cut-off. The Target Corporation is undertaking these improvements as part of a modernization program.

There will be no modifications to the site plan, landscaping or parking lot lighting.

The applicant has submitted photographs, the existing site plan, proposed building elevations and Material/Color board for this review. The DRB must determine whether the proposed facade improvements are appropriate, conform to the ZDSO guidelines and compliment the surrounding structures.

Staff Comments:

1. The proposed wall sign changes are not approved by the DRB. The applicant must secure a Sign Permit which is a separate process.

End of Report