

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.