

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
April 13, 2011, Hilton Head Library

Members Present:

Laura Barrett
Jim Tiller
Joe Hall
Pearce Scott
Ed Pinckney

Members Absent: Jake Lee

Staff Present: Judy Nash Timmer, Beaufort County CRB Administrator
Linda Maietta, Beaufort County Planning Assistant

I. **Call to Order:** The meeting was called to order at approximately 3:05 p.m. by Chairman Jim Tiller.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the February 23, 2011, meeting minutes. **Motion:** Mr. Pearce Scott made a motion, and Ms. Laura Barrett seconded the motion, **to accept the February 23, 2011, minutes as written.** The motion **was carried unanimously** (FOR: Barrett, Scott, Hall; ABSTAINED: Tiller, Pinckney).

IV. **Old Business:** None.

V. **New Business:** Beaufort County Application: Parker's Convenience – Lot 3, Gateway Village (Conceptual Review)

Ms. Judy Timmer provided staff comments (see attached staff report). In addition, Judy noted that the buffers on this site have been modulated; this was approved by the Development Review Team (DRT). This Board's responsibility will be to look at what is there and determine how to best plant it.

The applicant's representatives included Bob Poticney, Architect, Greenline Architecture and Kevin Smith, Project Manager handling engineering and landscape architecture, Thomas & Hutton.

Mr. Smith provided a summary of the project:

- Using the existing 10,000 SF building was not feasible due to cost of bringing it up to wind load building code.
- Instead, looked at the project as a redevelopment. Over 60% of the site was buffers. Code allowed for modulation; bringing that down to 25%.

- Taking a site that is non-conforming and trying to bring it up to conformance.
- Parking will remain as is, based on the original plan approved in 1999.
- Dumpster will be moved out of the buffer and located behind the building so it is screened from 278.
- Site is tight. It is a one acre site. Deliveries will have to be pulled in on the backside of the canopy with the drivers rolling the deliveries up through the front door; away from customer parking.

Next submittal will show more plan detail and will include samples of brick coursing and awning colors. Mr. Smith stated he does understand the landscape requirements and asked if he can take credit for some of the overstory trees that are above and beyond code. Because they are improving the buffer, any leniency would be appreciated. Chairman Tiller clarified what was being asked: Mr. Smith would like some of the overstory trees to be credited toward shrubbery.

Comments received from the Board included:

- Ensure inside lights do not overpower outside (photometric plan will be included with next submission).
- Lights not exceed the requirements of the corridor.
- Landscape plan for the site will be important to this project.
- Cast stone balls (monuments) will not be at this store; not enough room.
- Standards for distance for a deceleration lane to turn-off. Colin Kinton, Traffic Engineer, did review this project and approved it.
- Applicants should address comments made in staff report.
- Exterior materials and pitched roof requirement – proposed structure ties into the surrounding buildings; it is not outside the character of this neighborhood.
- Parking spaces require variance? No, these are existing spaces.
- Trees mitigated that are being taken down? Won't be required to replace trees if not specimen trees.

Mr. Poticney addressed a staff comment regarding the false windows on the building. There will be a false window on one side of the building; part of the cooler assembly is behind it. Mr. Smith also addressed staff comments:

- Existing rectangle is an electrical panel.
- HVAC system will be located on the roof.
- Two islands were intended to be grass with trees, not concrete as shown.
- Prefers to keep handicapped parking where it is due to deliveries.
- Any easily transplantable tree will be saved.

Chairman Tiller addressed the issue of handicapped parking spaces stating it is good to have vacant parking spaces in front of the entry; makes it easy for the patrons that are going into the building instead of straddling between parked cars.

Motion: Mr. Joe Hall made a motion, and Mr. Pinckney seconded the motion, to accept the conceptual as submitted with comments from the staff:

- **Lighting from inside of the store does not overpower the outside;**
- **canopy lights meet the foot candle requirements;**
- **landscape will be important to this project; no specific direction given;**
- **will have one false window on the end, as shown on the plans;**
- **suggested handicapped parking be relocated to the front of the store;**
- **monuments (balls) in front of the store will be removed;**
- **address comments made in the staff report.**
- **To the issue of using overstory trees as a credit for shrubbery; Board cannot grant this leniency until a landscape plan is submitted.**

The motion was **carried unanimously** (FOR: Barrett, Scott, Hall, Tiller, Pinckney).

VI: **Other Business:** Ms. Linda Maietta spoke to the group about change in library hours effective May 1, 2011. This issue will be addressed on a case-by-case basis. Preference is to change the meeting start time rather than relocate to another location.

Motion: Mr. Ed Pinckney made a motion, and Mr. Scott seconded the motion, **to adjourn the meeting.** The motion was carried unanimously (FOR: Barrett, Hall, Scott, Pinckney, Tiller). Chairman Tiller adjourned the meeting at approximately 3:40 pm.

Approved 5/11/11