

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
June 22, 2011, Hilton Head Library

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**Members Present:**

Laura Barrett  
Jim Tiller  
Joe Hall  
Pearce Scott  
Ed Pinckney

**Members Absent:** None

**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 2:00 p.m. by Chairman Jim Tiller.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the May 11, 2011, meeting minutes.  
**Motion:** Mr. Hall made a motion, and Ms. Barrett seconded the motion, **to accept the May 11, 2011, minutes as written.** The motion **passed** (FOR: Barrett, Tiller, Hall, Pinckney).

IV. **Old Business:** None.

V. **New Business:** Beaufort County Application: Parker's Convenience Store 38 (Bluffton Motorsports) (Conceptual)

Ms. Timmer provided staff comments.

Mr. Bob Poticney, Greenline Architecture, addressed comments made regarding architecture:

1. Mr. Parker does not want to follow the theme of the Tanger Outlet. However, Parkers does fall in line with the surrounding buildings such as Panera with the stucco colors, brick base. The other buildings surrounding Parkers have more of a flat roof or flat front appearance with tan color stucco which is more in keeping with the Parkers store. There is enough buffering from Tanger so as not to be problematic.
2. The rear of the building will have no public access. The access in the rear is strictly for life saving purposes, emergency exit. The back would be painted to match brick as closely as possible.
3. Deliveries are typically made through the front of the store; the side is where they queue up the trucks. Electric meter, etc., will be located in the back of the store.

Mr. Kevin Smith, Thomas & Hutton, addressed comments made regarding the site:

1. Would prefer to keep the east side buffer as proposed.
2. No problem planting the buffer.
3. Have a call in to Colin Kinton to discuss where traffic engineering wants the access to Tanger now that the pond is being filled in. Mr. Smith is unsure whether this will be decided on in time to include it as part of this project.

4. Mr. Smith had interpreted the ordinance that a buffer was not needed next to loading zones. Ms. Timmer suggested that this be discussed with Ms. Hillary Austin, the Zoning Administrator, for her interpretation.

The Board made the following suggestions:

1. Elevation plans should be coordinated for final submission.
2. Try to save the trees in the back of the lot, near the pond. No arborist report is required.
3. The lagoon looks engineered; try to soften up the shape of the lagoon. If fencing will be required, provide details to the Board.
4. Show more detail on final plans as to where the fill for the pond is going.
5. Provide photographs of surrounding buildings and buffers.

Mr. Scott joined the meeting at approximately 2:25 p.m.

Mr. Michael Brock, M Brock Designs, addressed landscape issues. Mr. Brock would welcome any suggestions on native landscaping that is being suggested for the buffer. Mr. Brock did Inventory the existing trees in the front 50' buffer; his idea is to maintain the existing trees. Another idea includes relocating the crepe myrtles from the parking lot islands into the rear buffer along Bluffton Parkway and/or 278 buffer. Parkers would still have to meet the shrub requirement. There are yaupons in the buffer currently centered around the sign. Yaupons do meet the understory tree requirements.

The Board also suggested the following:

1. If the overhead power line is not needed, it would help if that could be removed. Ms. Timmer will check with Palmetto Electric.
2. Discourage the use of crepe myrtles in buffers because it is not a native plant.

**Motion:** Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to approve the conceptual proposal with comments.** The motion **passed** (FOR: Barrett, Tiller, Hall, Pinckney; ABSTAINED: Scott).

Ms. Timmer asked the Board architects to review the samples (cast stone, mortar, brick) submitted for the Parkers at the Gateway site. These were approved by Board members. Ms. Timmer advised Mr. Smith that the other plans have been approved and she would confirm this via email.

VI: **Other Business:** Library hours have changed necessitating the change in meeting time to 2:00 p.m. TCL is not available for our meeting dates. The Board did agree to move the meeting back to 3:00 p.m. next year and, if possible, hold the meetings at TCL. There will be a meeting on July 13, 2011, at 2:00 p.m., at the Hilton Head Library.

**Motion:** Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to adjourn the meeting.** The motion **was carried unanimously** (FOR: Barrett, Tiller, Hall, Pinckney, Scott). The meeting adjourned at approximately 2:35 p.m.

**APPROVED 7/13/11**