

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

Members Present:

Jim Tiller
Joe Hall
Ed Pinckney

Members Absent:

Laura Barrett
Pearce Scott

Staff Present: Judy Nash Timmer, Beaufort County CRB Administrator
Linda Maietta, Beaufort County Planning Assistant
Katie Woodruff, Town of Bluffton, Planner

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 June 22, 2011, meeting minutes.
Motion: Mr. Pinckney made a motion, and Mr. Hall seconded the motion, **to accept the June 22, 2011, minutes as written.** The motion **was carried unanimously** (FOR: Tiller, Hall, Pinckney).

IV. **Old Business:** Beaufort County Application: Parker's Convenience – Store #38 – formerly Bluffton Motorsports (Final Approval)

Representing Parker's was: Mr. Kevin Smith, Engineer, Thomas & Hutton and Mr. Michael Brock, Landscape Architect, M. Brock Designs, LLC.

Ms. Timmer provided staff comments (see attached staff report).

Architecture Plan: Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to approve the architectural plan for Parker's Convenience Store #38.** The motion **was carried unanimously.** (FOR: Tiller, Hall, Pinckney).

In an effort to meet the submission deadline for the CRB, there was some confusion in the plans that were submitted to the Board for review. Mr. Smith provided the Board with an updated 11 x 17 site plan that addressed comments made at the conceptual review. Changes included: foundation buffer added to the eastern side of the building; narrowing of the loading zone, planting more foundation plants in that area; added tree note to save the ones where the existing lagoon is going to be filled, if possible; gas storage tanks have been moved to the front; moved the handicapped space; removed all the tree islands. Mr. Smith noted there will be no fence surrounding the stormwater lagoon. The Board reviewed the site plan recommending changes as appropriate.

The Board reviewed the landscaping plan making suggestions for changes prior to final approval. Mr. Brock stated that due to site plan changes, there would be additions made

to the landscaping plans. Chairman Tiller suggested the appropriate way to approach the changes is for Mr. Brock to make the revisions and come back to the Board again. Mr. Smith asked that the Board consider review/approval by staff for the landscape plan rather than coming back to the Board.

Landscape Plan: Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, that the **revised landscape plan be reviewed for approval by staff and Mr. Pinckney of the Board. Board comments on the submitted plan should be applied to the revised plan.** The motion was **carried unanimously.** (FOR: Tiller, Hall, Pinckney). Board comments are as follows:

1. Show limits of work on the plan.
2. There is a note that addresses that soil will be placed within 1" of curb. Clarify where this will take place – the whole site or plant beds, etc.
3. Revise plan to address discrepancies between the plan and plant schedule such as the sod square footage, plant numbers and the plant labels.
4. The plant size (height and spread) for shrubs is key to having appropriately sized plants. Chairman Tiller suggested using the term "container stock" instead of 7 gallon. Staff would suggest the size be listed as minimums.
5. Note #10 is confusing – Chairman Tiller suggested removing it or revising it to state what you want.
6. Prior to dirt filling in the existing tree area, schedule a site visit with staff to determine how the fill will affect the trees and whether the trees should be removed.
7. Plants used in the buffer should be natural plants as opposed to ornamental. Buffer should be made as natural as possible.

Site Plan (including Lighting Plan): Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to approve the site plan with conditions.** The motion was **carried unanimously.** (FOR: Tiller, Hall, Pinckney). Board conditions are as follows:

1. Soften the lagoon shape. It should look natural not engineered.
2. The pavers should be installed on the whole parking space. Chairman Tiller suggested making the side and rear spaces all pervious. While the application to half spaces technically meets the minimum stormwater requirement, it does not meet the aesthetical requirements of the corridor.
3. Remove the sidewalk going to the former rear entrance.
4. Provide a note on the site plan that states the entire site will have curb and gutter to include the parking and entrance areas.
5. Widen the walkway (minimum of 4') to the new rear entrance so there is adequate access adjacent to the dumpster.
6. Limits of construction should be shown on the plan.
7. Extend sidewalk on the northwest side of the building front so the last parking space has access to sidewalk.
8. While not a requirement, Chairman Tiller suggested that a 3' wide sod strip be installed at the tree island edges. This allows people to exit vehicles without damaging shrubbery or stepping into it.
9. **Lighting plan** - provide staff and Board members with the pole mounting information (color, material, cut sheet).

V. **New Business:**

1. Beaufort County Application: Subaru Dealership @ Robert Graves Tract (Phase 3) (Conceptual) Chairman Tiller recused himself from this part of the meeting. Vice Chairman Hall presided.

Representing Subaru was: Mr. Mr. Ling Graves, Project Developer, and Mr. Michael Griffith, Project Architect.

Ms. Timmer provided staff comments (see attached staff report).

Addressing Ms. Timmer's comment about the depth of the tree island, Mr. Graves stated there is no problem in deepening the islands. That will be corrected. Mr. Graves asked for clarification on the second comment made in the staff report. Once clarified by Ms. Timmer, Mr. Graves explained the plan.

Mr. Graves gave a brief overview: will be a continuation of materials similar to the other two buildings; it's anticipated that the brick will be the same; color of stucco will probably be a beige tone. In keeping with what Subaru has done, this will be a very contemporary building, no roof lines. Mr. Hall stated that architecturally, his biggest concern is the building is very large scale. He suggested that tree wells and trees islands be planted adjacent to the building, with tree overhang which would be taller than the 17' canopy. This would help soften it and give it some scale. Mr. Pinckney had some concern with the entrance to the building; does not have any relationship to the rest of the building. Mr. Griffith stated he would work to soften that effect.

Motion: Mr. Pinckney made a motion, and Mr. Hall seconded the motion, **to approve the Subaru Dealership conceptual plans with recommendations.** The motion was **carried unanimously** (FOR: Hall, Pinckney). Board recommendations are as follows:

1. Mr. Hall expressed the building height at the customer drop off area should be minimized with appropriately planted trees in the planter bed.
2. Additionally he suggested there be overstory trees planted in the buffer between the Subaru and adjacent business to soften the building height as well as the 120' expanse of parking and drive lanes.
3. The Board requested the entrance be softened so that it does not violate the proposed building architecture. The building and entrance should relate to each other.
4. The tree islands should be 20' in depth.

2. Beaufort County Application: Hilton Head Automotive @ 1090 Fording Island Road (Conceptual). Chairman Tiller returned to the meeting.

Representing Hilton Head Automotive was: Mr. Michael Griffith, Project Architect. This is a renovation project proposed in Bluffton for Hilton Head Automotive which is a current GM dealership. Brief synopsis: revitalization of GM coming out of Chapter 11 asked those general dealerships throughout the country to make a face change so the public will identify their facility. Shared their new corporate look with the owner. The owner hesitantly shared with them that this look certainly needed to be addressed by this community and, in particular, this Board. Mr. Griffith asked for comments on this proposal from the Board. There is a front elevation change made by GM and it is that look we are addressing.

The Board members reviewed the proposed drawing clarifying elevations, façade material, entrance portico, columns, elements added and the view from the corridor. Mr. Hall suggested Mr. Griffith document the distance from the buffer zone to the face of the building which is very large. Because of that distance there will be minimal impact on the corridor. Mr. Hall suggested somewhere in the parking lot, between the buffer and the building, an introduction of trees be made. Mr. Pinckney would like to turn this down to make improvements to the architecture; not enough information to approve even conceptually.

Motion: Mr. Pinckney made a motion to **disapprove the Hilton Head Automotive conceptual plans until additional information and a different design is presented. Mr. Hall did not support the motion. Mr. Hall amended the motion, which is now the main motion, that the submitter proceed having heard comments from the Board.** Chairman Tiller made a comment that the design needs to be reworked. Mr. Pinckney seconded the motion as long as Chairman Tiller’s comment is included. The motion was **carried unanimously** (FOR: Hall, Pinckney, Tiller).

3. Town of Bluffton Application: Carolina House, Bluffton – Signage (COFA-6-11-2974) Highway Corridor Overlay District (HCOD) Certificate of Appropriateness

Ms. Woodruff gave a presentation regarding this project. The Town of Bluffton is recommending the Board approve the proposed Carolina House monument sign and associated landscape and lighting elements. The proposed sign will comply with the setback requirements and will bring the site’s signage into conformance with the Town of Bluffton Unified Ordinance. After a brief discussion by the Board, a motion was made.

Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **that the Board accepts staff’s recommendation.** The motion was **carried unanimously.** (FOR: Tiller, Hall, Pinckney).

4. Town of Bluffton Application: Cahill’s Market – Alteration to Existing Structure (COFA-6-11-2999) Highway Corridor Overlay District (HCOD) Certificate of Appropriateness

Ms. Woodruff gave a presentation regarding this project. The Town of Bluffton is recommending the Board approve the proposed additions to the existing structure at Cahill’s Market. Staff has evaluated the proposed colors, materials, and setbacks and has determined that the application meets the standards set forth in the Town of Bluffton Unified Ordinance, including parking requirements. Ms Woodruff noted that this application is a two-part application: it is being reviewed by this Board for a Highway Corridor Overlay District Certificate of Appropriateness and will be seen later this month by the Town’s Planning Commission for a Rural-Commercial District Certificate of Appropriateness.

Discussion by the Board touched on the deck, deck rails, temporary windows, use of deck, planting design. With the evolution of the change to this business from what was once a roadside vegetable market to a restaurant, this Board recommends the Planning Commission look at this carefully and more in tune with what was originally anticipated for the corridor and consider landscape materials be put in. In the original submission,

within the County, this business was given some leeway to that aspect as it was intended to be a roadside vegetable stand.

Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **that the Board accepts staff's recommendation with comment.** The motion was carried **unanimously.** (FOR: Tiller, Hall, Pinckney).

5. Town of Bluffton Application: 14 Johnston Way, Suite B, Bluffton Village – Alteration to Existing Structure (COFA-6-11-3008) Highway Corridor Overlay District (HCOD) Certificate of Appropriateness

Ms. Woodruff gave a presentation regarding this project. The Town of Bluffton is recommending the Board approve the proposed alterations to the existing structures located at 14 Johnston Way. In addition to replacing the canopies in the front of the building, the applicant is also proposing to add two canopies to the two first floor entrances in the rear of the building. Staff has evaluated the proposed colors, materials, and setbacks and has determined that the application meets the standards set forth in the Town of Bluffton Unified Ordinance. Approval has been received from the Bluffton Village PUD Board. Chairman Tiller expressed concern about the flashing – where the canopy touches the building, ensure flashing is associated with that

Motion: Mr. Pinckney made a motion, and Mr. Hall seconded the motion, **that the Board approves the alterations to the existing structure.** The motion was carried **unanimously.** (FOR: Tiller, Hall, Pinckney).

VI: **Other Business:** Mr. Pinckney commented that in the Bluffton projects, there are not enough drawings to help understand what is going on and/or the size of the drawing is not readable. Ms. Woodruff stated there are still some kinks to be worked out since this is a new Board to Bluffton and some of these issues are Ordinance deficiencies which will hopefully be addressed in the new Ordinance to be adopted in October.

Motion: Mr. Pinckney made a motion, and Mr. Hall seconded the motion, **to adjourn the meeting.** The motion was carried **unanimously** (FOR: Tiller, Hall, Pinckney). Meeting adjourned at approximately 3:30 p.m.

APPROVED 8/24/2011