

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
August 24, 2011, Hilton Head Library

Members Present:

Jim Tiller
Joe Hall
Ed Pinckney
Laura Barrett
Pearce Scott

Members Absent:

Staff Present: Judy Nash Timmer, Beaufort County CRB Administrator
Linda Maietta, Beaufort County Planning Assistant
Danny Wilson, 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 July 13, 2011, meeting minutes. **Motion:** Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to accept the July 13, 2011, minutes as written.** The motion **was carried unanimously** (FOR: Tiller, Hall, Pinckney; ABSTAINED: Barrett, Scott).

IV. **New Business: Town of Bluffton Application: Bluffton Outpatient Center (COFA-8-11-3157) Highway Corridor Overlay District (HCOD) Certificate of Appropriateness**

Mr. Wilson gave a detailed presentation for this application. The Town of Bluffton received an application for a HCOD Certificate of Appropriateness for the construction of a new 80,000 square foot outpatient facility at Bluffton Commons Shopping Center, 75 Baylor Drive. The project will be done in three phases. Per the Unified Ordinance (UO), the SCRB has design purview that include:

- Setbacks
- Landscaping
- Building Architecture and Colors
- Exterior Lighting Levels
- Signage Materials and Color

Setbacks: The proposed setbacks meet the standards for the HCOD. The UO identified the front yard setback to be a minimum of 75 feet and the applicant has exceeded the minimum setback by approximately 100 feet. The minimum side yard setbacks of 15 feet have also been exceeded by 85 feet on one side and several hundred feet on the other side.

Landscaping: The proposed buffers meet the standards for the HCOD. The buffer along US-278 has been expanded to compensate for the overhead power lines that currently exist in the

buffer area. The minimum buffer width is 25 feet and the proposed buffer ranges from 53 feet to 122 feet. Due to the existing power lines running through the buffer area and the preservation of mature large canopy, overstory trees, the landscaping in the buffer includes several overstory trees and a significant amount of small trees and large shrubs. The buffer will be supplemented with plants that have been listed as preferred, native species. The site landscaping also meets the HCOD standards.

Architecture: The proposed architecture meets the standards for the HCOD. The overall building height is 33 feet 4 inches which is below the maximum height of 35 feet. The architecture and massing of the proposed building is consistent with the existing buildings in the vicinity which includes Publix, Island Packet and a strip shopping center. The roof will be a 4:12 pitch and covered with dimensional asphalt shingles. The siding and trim will be stucco. The louvered awnings will be painted aluminum. Other trim and accents will be painted aluminum. Color and material samples were provided to the Board.

Lighting: The proposed lighting meets the standards for the HCOD. The light fixtures are aluminum cut-off fixtures and are mounted on aluminum poles that are either 15 feet or 18 feet in height. The minimum height allowed is 12 feet and the maximum height for lights within 50 feet of the right-of-way is 20 feet. The lighting will consist of high pressure sodium lights of varying wattage in order to meet the foot-candle requirements. The entrance canopy light fixtures are hanging pendants with high pressure sodium lights. The foot candles for the site are: 3.9 max, 1.5 avg, 0.3 min (commercial parking) and 6.6 max, 5.1 avg, 3.3 min (entrance canopy).

Signage: The proposed signage meets the standards identified in the HCOD and the UO. The signage is 8 feet high and 16.1 feet wide, which is within the allowance of 10 feet in height and 20 feet in width. The sign will be a double-sided sign that has 3 tenant slats with an 80 square foot sign face. The materials and colors will match the building and include a stucco finish. Staff recommends the Board approve this project.

Discussion by the Board included parking outside buffer, property line, plantings, buffer/live oaks, material for portico, better rendering to match colors.

Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **that the Board approves the project with the recommendation that the submittal documents be more in line with requested colors.** The motion was carried unanimously. (FOR: Tiller, Hall, Pinckney, Barrett, Scott).

V. Old Business: Beaufort County Application: Ruth P. Fields Medical Center & Thomas C. Barnwell Administrative Building, 721 Okatie Hwy 170, Ridgeland, SC (Final)

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

Representatives for the project included: Clay Cannon, Civil Engineer, Power Engineering and Christopher Caudle, Project Architect, AAG Associates.

Site: Mr. Cannon spoke to Ms. Hillary Austin regarding the buffer. The site is an existing developed site and the buffer is 45% of the 6.2 acres. Ms. Austin recommended we apply to DRT for a buffer modulation. That is our plan to address that. We can maintain a 30 foot buffer on the property line. We have shown on the plan where the three additional pervious parking stalls will be located which will get us to the 50% pervious parking requirement. Wheel stop parking will be provided at all parking stalls and there will not be curb and gutter. There will be raised sidewalk along the building.

Mr. Caudle continued with the presentation. His hope is to get conditional approval by the Board at today's meeting. Mr. Caudle addressed the staff comments.

Landscape:

- Will meet the minimum 7 gallon plant.
- Will meet the 1 quart size for detention pond and marginal water plantings.
- Could not locate guidelines in ordinance. However, if there is, will meet requirement.
- Addressed on landscape plan in regard to height; will provide gallon size.
- Plant schedule will be corrected to include cord grass.
- Wheel stops are installed everywhere. Based on previous discussion, will also include by sidewalks.
- Limit of work for the landscape will be included on the plan.

Chairman Tiller addressed the numerous plant lists on the landscape plan. Recommended one plant list be used, cross referencing locations. Chairman Tiller suggested that the use of pine bark nuggets be reconsidered. He suggested shredded bark or pine straw be used. More specific information about plants to be used is required; plan cannot state "based on plant availability." Also need to include the limit of hydro-seeding on the plan. Chairman Tiller also addressed the tree islands next to the parking aisle. He suggested keeping a grass strip in the islands, making it easier to enter/exit car. Site will not be irrigated. Plants will be watered until they take root.

Landscape plan needs to be reviewed. Plants are not all labeled; some plants listed but not shown.

Lighting:

- Will submit lighting plan.
- Spectra SP1 is a cut-off fixture.
- Light 7315 is inside the shaft for the elevator. Will remove from plan.

Motion: Mr. Hall made a motion, and Mr. Pinckney seconded the motion, **to approve the project with the following conditions:**

1. Revise the plans to accommodate DRT's requirements for the detention pond. (Plant back was not discussed for the buffer removal – once it is decided how the detention pond in the buffer will be handled, there will be some planting requirements. If you would like to discuss, please give me a call.)
2. As stated by the applicant there will be no curb and gutter. The sidewalk will be raised. The ordinance requires wheel stops in all parking spaces. The board specifically addressed the need for wheel stops in the sidewalk area to ensure the Center's patrons would have the sidewalk access needed and that cars overhanging the sidewalk would not impede the sidewalk.
3. Delineate hydro-seeding limits.
4. There should be one plant list/schedule that lists plant symbol/label, scientific name, common name, plant size, container size or B&B, and comments. The planting space for each plant should be in the comments section or addresses somewhere in the schedule, typically it is in the comment section listed for example as "plant 5' O.C. (Mr. Caudle – you are correct – plant spacing is not called out in the ordinance – but it is a typical requirement on planting plans - if you need further explanation, please call me.)

5. There should be on set of Landscape Notes. The submitted plans have notes scattered across the plans.
6. Pine bark nugget mulch will float away. The board recommended either hardwood shredded mulch or pine straw.
7. Remove the note stating the choice of plants will be based on plant availability. Name plants and add a note stating that changes to the plant choices/list must be approved by the Corridor Review Board Administrator.
8. The large detention pond note is confusing. Reword so the meaning is clear or remove.
9. The irrigation note is not clear. What are high efficiency devices? What is the initial watering? Typically, irrigation notes addresses that plants are to be irrigated until established and list a minimum time period, typically a year.
10. Please compare plant schedule with the landscape plan. There are plants that are not labeled and plants shown on the plan that are labeled but not listed in the plant schedule.
11. Submit lighting plan for review.
12. Submit information showing the proposed parking lot light is a cutoff fixture.
13. Show tree protection on plans.
14. Show limits of construction on the site plan and landscape plan.
15. Submit revised plans showing correct number of pervious pavement parking spaces (50%).
16. Submit a materials board (this was not discussed at the meeting but is required).

Staff review/approval of the changes listed is required. The motion was carried unanimously (FOR: Tiller, Hall, Pinckney, Barrett, Scott).

VI: Other Business: The next Natural Resources Committee will be voting on the empty seats on the Board.

Motion: Mr. Hall made a motion to **adjourn the meeting**. The motion was carried **unanimously** (FOR: Tiller, Hall, Pinckney, Barrett, Scott). Meeting adjourned at approximately 2:45 p.m.

APPROVED BY SCRB 11/16/2011