

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
November 16, 2011, Hilton Head Library

Members Present:

Jim Tiller
Joe Hall
Laura Barrett
Pearce Scott
James Atkins
Daniel Ogden

Members Absent:

Ed Pinckney

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

Guests: Shannon M. Yeakel, Development Manager, Dick's Sporting Goods; T. Stephen Edwards, President & CEO of Stafford Properties; Will Euart, Project Developer, Stafford Properties; Chris Nardone, Project Architect, CNNA Architects; Pat Wilson; Steve Andrews, Andrews & Burgess Engineering; Paul Sommerville, Beaufort County Council

I. **Call to Order:** The meeting was called to order at approximately 2:05 p.m. by Chairman Jim Tiller.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the August 24, 2011, meeting minutes. **Motion:** Mr. Hall made a motion, and Ms. Barrett seconded the motion, **to accept the August 24, 2011, minutes as written.** The motion carried (FOR: Tiller, Hall, Barrett; ABSTAINED: Atkins, Ogden).

IV. **New Business: Beaufort County Application: Dick's Sporting Goods Expansion, Target Center, 1050 Fording Island Road, Bluffton, SC (Conceptual)**
(Pearce Scott joined the meeting)

Judy provided staff comments:

- 1) Address how the proposed architecture of Dick's Sporting Goods Store fits in with the rest of the development, the other entrances;
- 2) Provide samples of the materials being used; and
- 3) Provide color samples.
- 4) In the site plan, it appears there will be changes in the back that are going to affect some parking and how that will be accomplished. A better site plan will be needed so the Board can determine what's being done and if a landscape plan is required.

Mr. Chris Nardone presented the project. Highlights included:

- Working with the former Goody's Department Store that has been vacant for a while. Stafford Properties and Dick's are looking at doing an expansion to be able to get the proper square footage for Dick's Sporting Goods.

- Plans are to go out the rear of the building for the expansion area, currently the existing loading dock area, and expand the building flush with Target.
- New plan will be submitted eliminating the dead-end corridor in the rear previously shown in the plan.
- The new loading dock turns to match the Staples loading area (will look like an expansion of the Staples loading dock).
- It is questionable whether we can keep the electrical transformer in place or will need to move it.
- Dumpsters need to be rotated from their current position.
- In the front of the building, the Goody's curved roof top canopy will be removed and be replaced with more of Dick's logo concept.
- The front wall will pretty much remain in tact other than raising the parapet (using the same paint color and materials).
- The inside is cement stucco of a fairly natural green color which blends into the greens existing (green metal roof, green copings, and other green accents around the project).
- Drawings for side and rear elevations were reviewed and discussed.

Questions from the Board included:

- Will you be removing plants on the backside of the building? (Hope not; will be verified when actually surveyed)
- Will parking spaces that are there remain? (Hoping to keep all that)
- Is the front brick or stucco? What materials are you thinking about using? (Currently all concrete block and columns could either be brick that matches the existing color or it could end up being block. Brick is Dick's prototype so we'd prefer to do the brick on the piers and the new columns). Brick of similar color? (Yes, and continue that striation of detail that we have on the existing wall).
- You're raising the parapet 4'8" (Yes); how does that compare with Target (Still lower than Target).
- Downspouts on the existing building now tied into storm drainage and a lot of fluctuation with the drive, inlets and things that are existing – are you going to cover that up so you'll work that out in engineering? (Yes, full civil engineering is going to be provided for the area).
- You won't need any downspouts; those are just scuppers on that? (Currently there's a potential that there is a mezzanine in that back area and we don't have enough head room under the regular roof so we'd actually pop that area up and have internal roof drains along that new extension line wall).
- Those are package lights on the back (Would have shrouds; probably have too many shown but we'll get that with photometrics).
- Is the interior of the building going to be changed significantly (Yes, completely gutted and completely redone). Are you going to stage this work at the backside of this building (Yes, not working out front).
- Is the background behind the Dick's sign is metal or stucco? (Stucco)
- Don't understand why you're raising the parapet (It's a proportional thing to the height of the entrance canopy and not as tall as what the tenant would like). How far will it extend then on the side? Lighting is changing on the front? Whole store front is changing? (Yes. Goody's has a vestibule that sticks out into the sidewalk and you enter from the sides; this is going to be pulled back flush with the front wall).

- Introducing brick to the facility? (Yes, that would be the desire); normal brick or large brick? (Standard brick).

After the discussion ended, Chairman Tiller called for a motion. **Motion:** Mr. Hall made a motion, and Mr. Scott seconded the motion, **that the submittal be approved for conceptual.** The motion was **carried unanimously** (FOR: Tiller, Hall, Barrett; Scott, Atkins, Ogden).

V: Old Business: None

VI: Other Business:

Ms. Timmer introduced the new members of the Board - Mr. James Atkins and Mr. Dan Ogden. Ms. Timmer gave a brief overview of procedures/expectations as a Board member:

- The Southern Corridor Review Board is a joint Board and has responsibility not only for the Beaufort County corridors but also the Bluffton corridors. There is a Bluffton Ordinance, separate from the Beaufort County Ordinance. The Bluffton staff presents projects for Bluffton and the applicants present projects for Beaufort County. The Board votes on both projects.
- Reviewed the make-up of the Board
- Reviewed the application process. Projects that are submitted to Bluffton are sent to Board members via email. Projects submitted to the County are sent out via mail (hard copies).
- Board elections are held in January.
- Meeting attendance: would appreciate being notified if you cannot attend a meeting. This could be via email and/or written note. Please advise Linda Maietta at lmaietta@bcgov.net.
- Training: Board members, unless a licensed planner, are required to earn 3 credits each year, once the 6-hour orientation is completed. Years are based on your appointment date to the Board. You will be notified of training opportunities via email. To find out additional information regarding training, contact Barbara Childs at barbarac@bcgov.net.
- Meeting schedule for next year was already emailed to Board members but hard copies were handed out. Location and time of the meeting will remain the same.

Motion: Mr. Hall made a motion; Mr. Pearce seconded the motion, **to adjourn the meeting.** The motion was **carried unanimously** (FOR: Tiller, Hall, Barrett, Scott, Atkins, Ogden). Meeting adjourned at approximately 2:40 p.m.

APPROVED January 11, 2012