

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
February 8, 2012, Hilton Head Library

Members Present:

Joe Hall
Laura Barrett
James Atkins
Daniel Ogden
Pearce Scott

Members Absent:

Jim Tiller
Ed Pinckney

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

Guests: Parkers Convenience Store #40 – Kevin Smith, Project Engineer; Michael Brock, Landscape Architect; John Binder; Mays Boyd; Dick Duell, BJWSA

I. **Call to Order:** The meeting was called to order at approximately 2:00 p.m. by Vice Chairman Joe Hall.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the January 11, 2012, meeting minutes. After clarifying an issue, Mr. Ogden made a motion, and Mr. Atkins seconded the motion, **to accept the January 11, 2012, minutes as written.** The motion **carried** (FOR: Hall, Barrett, Atkins, Ogden; ABSTAINED: Scott).

IV. **New Business:**

Parker's Convenience Store #40, SC HWY 170/HWY 462 – Lowcountry Commerce Park (Conceptual)

Mr. Smith presented for Parker's:

- Subject site is 1.9 acres with 0.9 acres of the parcel lying with Beaufort County and 1.0 acres lying in Jasper County.
- The highway corridor buffer is both on 462 and 170 and will affect our plan.
- The proposed convenience store is the same that you have approved in the past which is 8 pump islands, one canopy and about a 4,000 SF building.
- Parker's is under contract with the owner who will be doing some work prior to Parker's being constructed. The owner is going to do some drainage improvement.
- There is a 30" water main in the buffer that needs to be relocated prior to Parker's doing the construction of their actual site work. A plan was provided with a better location of the water main.

Ms. Timmer presented the staff report. As part of her report, Ms. Timmer recommended the water line be moved to within 5' of the exterior property line and has a drawing showing her proposal. Mr. Smith provided clarification regarding the easement: there is a 20' wide easement needed for the water line and a 10' clear way on center (5' each side). Mr. Smith also clarified that for such a large water main, the number of fittings should be minimized to reduce the chances of ruptures and/or leaks. In the conceptual plan submitted there were four fittings shown. To bring it down to the property line would require 10+ fittings. Ms. Timmer discussed the existing powerline and if it will be relocated, nine parking

spaces and relocation of the tree island be approved by the Board, and if Jasper County does not have a requirement for exterior site lighting, or if it exceeds Beaufort County's requirement, the board needs to be made aware of that because it will affect our corridor.

Board comments included:

- Was consideration given to flip-flopping this entire plan. Looked at all alternatives and due to the easement required for the water line, this was the best solution.
- Why wasn't the building flip-flopped so we're not looking at the back of the building? Again, basically fit. The back of the building is all bricked, just like the front. There is something up on the roof that covers any kind of HVAC or equipment up there.
- Suggested board review Ms. Timmer's drawing of the relocation of the 30" water main. On the drawing submitted by the applicant, clarification needed on where the water main is proposed to be relocated. Mr. Smith showed the board the existing location and modifications to it.
- Vice Chairman Hall stated that this is a review board not a design board. As this is a conceptual submission, staff and owners should work as closely as possible to find the solutions to the problem which is to have a sufficient buffer to keep the building from being obvious.
- On the final set of drawings, include the screen for the dumpsters and tanks; not just a note saying there will be one.

Vice Chairman Hall moved onto the conceptual landscape submission. Mr. Michael Brock presented the plans:

- The majority of the purview of this board is the buffer: the screening ability, the requirement of the 15' buffer and the water line that's going through there.
- Need feedback on the mitigation of the pine trees.
- Provided detailed information regarding the corridor buffer: the number and what type of overstory trees, understory trees, and shrubs are being proposed.
- Screening is also proposed for behind the building, outside the 50' buffer.
- The sign will be framed with Soft Touch.
- Foundation plantings will be similar to other stores.

Board discussion included:

- Are we allowed to count those plants outside the buffer? Yes.
- Ordinance states native plants should be used in buffers. Concerns were noted regarding the plants mentioned not being native plants. Mr. Brock pointed out the native plants being used.
- Vice Chairman Hall agreed it was a tough site because it doesn't have a buffer that we're used to seeing in other parts. He suggested that plants used not be too ornamental and should have as much bulk as possible. Ms. Timmer suggested that the landscape architects of the board, who are not present at the meeting, review the proposal to ensure the board is comfortable with what is being proposed. She will get their input and forward it to board members.

Motion: Mr. Scott made a motion, and Mr. Atkins seconded the motion, as follows:

1. **architecture is approved**
2. **have the landscape architects review and provide comments on the conceptual landscape plan,**
3. **and that the water line relocation be reviewed at staff level.**

The motion **was carried unanimously** (FOR: Hall, Barrett, Atkins, Ogden, Pearce).

V: **Old Business:** None

VI: **Other Business:**

Ms. Maietta provided an update regarding meeting location and time. We are booked at the Bluffton Library large conference room starting in June 2012, with meetings starting at 3:00 p.m. Until June, meetings will remain at 2:00 pm at the Hilton Head Library.

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

APPROVED MARCH 14, 2012