

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
February 6, 2013, Hilton Head Island Library Large Conference Room

Members Present: Joe Hall, Ed Pinckney, Daniel Ogden, James Atkins, Pearce Scott

Staff Present: Robert Merchant, Beaufort County Long-range Planner

Guests: Mark Guenther, 2WT, LLC; William Court, Court Atkins Architects;

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF FEBRUARY 6, 2013 MEETING MINUTES

Mr. Pinckney motioned and Mr. Ogden seconded to approve the minutes as drafted.
Motion carried.

4. NEW BUSINESS:

- A. **Parcel 5A Bluffton Parkway – Medical Office Complex, Conceptual Review:** James Atkins recused himself. Mr. Merchant gave a brief project background. He said that the project is located on the south side of Bluffton Parkway between SC 46 and Burnt Church Road directly west of Bridge Pointe. He said that the applicant proposes to construct a 40,000 square foot medical office complex consisting of 4 buildings. This submittal consists of a 8,600 square foot building at the southwest corner of the site. He said that the site is configured with a main street and roundabout with sidewalks and diagonal parking. The configuration of the site allows the possibility to connect to the parcel to the south. The site is zoned Suburban which requires a 100 foot wide buffer along the Bluffton Parkway, which is proposed to remain with existing vegetation.

Mark Guenther presented for the applicant. He introduced the project architect, William Court of Court Atkins Architects. He spoke about configuring the site around a main street and that the proposed site plan enabled a future connection to the parcel located immediately to the south which is currently undeveloped and has no access. He said that the total size of the medical office complex is 40,000 square feet and that future buildings would be built and customized to the needs of future tenants. He said that the buffer along the Bluffton Parkway contained ample natural vegetation. He said that they will do some clearing to allow for sight lines at the entrance and to recede the vegetation from the pathway along the Parkway.

Ed Pinckney asked if there would be any clearing of the vegetation or just pruning. Mr. Guenther said it would consist primarily of pruning with only a few trees removed where they encroach on the sight lines or the pathway.

Mr. Hall asked if the County had any requirements for canopy coverage over the site area. Mr. Merchant said that there were no specific requirements for canopy coverage outside of the existing Corridor Overlay District landscaping requirements including one parking lot peninsula per 8 parking spaces.

Mr. Court clarified that the proposed building was 8,600 square feet. Mr. Hall asked staff if there were any other entities reviewing the project. Mr. Merchant said he was unaware of any property owners association. He said that the Myrtle Park Development Agreement, which had additional architectural standards, had sunsetted and no longer applied to this site.

Mr. Scott commented that he liked the building. Mr. Ogden asked why there was diagonal parking proposed along the main street, but perpendicular parking in the parking lots. Mr. Guenther said that the diagonal parking

5. OLD BUSINESS: There was no old business.

Michael Griffith presented for the applicant. He said that he toned down the façade elements – the height of the gable, the height of the parapet, and the size of the trellis to address the Board’s comments. He said that the stucco will match the existing Mercedes dealership.

Mr. Ogden asked for verification that the trellises were reduced in size and asked if the columns and the trellis will match in color. Mr. Griffith said yes. Mr. Ogden also asked if there would be any exterior lighting on the proposed building. Mr. Griffith said that the existing site lighting at the dealership was ample to light the proposed building.

Mr. Pinckney commented that plants used for buffers should look like native plants. He was concerned about using too much “fire power” nandina. He felt that the plant choice was too non-native looking. Mr. Pinckney also said that the flame azalea needed to be located in shade and that it would die in the sunlight before the trees would mature. He said that sweet viburnum is too dense and large. He was concerned that the client would not like the plant once it matures. Mr. Pinckney was fine with the proposed trees.

David Karlyk, the engineer for the project, said that he would readdress the problems with the shrubs.

Mr. Pinckney addressed the staff comment concerning quantities of plant materials in the buffer. He felt that the additional overstory trees adequately substituted for the lack of understory trees. He said that half as many understory trees as required would be adequate in the highway buffer. Mr. Pinckney clarified that they should add 12 to 15 understory trees in the buffer.

Mr. Ogden motioned to give the project final approval with the following conditions:

- The landscape plan will be revised to add 12 to 15 understory trees in the highway buffer.
- The “fire power” nandinas will be replaced by a more native looking shrub; the

flame azaleas will be replaced by a shrub that can better tolerate full sunlight, and the sweet viburnums will be replaced by a more appropriate shrub.

- A revised landscape plan will be submitted to staff and Mr. Pinckney for review.

Mr. Pinckney seconded. Motion carried.

6. OTHER BUSINESS: Mr. Hall asked staff to verify the next meeting time and location.
7. ADJOURNMENT: The meeting was adjourned at 3:25 pm.