

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

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**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; Jerry Parker, JP Contractors

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 an 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.

Mr. 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 corresponded to the proposed traffic patterns within the site. He said that the material of the parking spaces along the main street would be pervious gravel.

Mr. Hall asked about site lighting. Mr. Guenther said that lighting would consist of decorative fixtures along the main street and shoebox fixtures in the parking lots. Mr. Ogden requested that staff verify the total number of parking spaces required for this phase to make sure that it met the County requirements.

Mr. Ogden motioned to conceptually approve the project with the following conditions:

- Correct the staff report to reflect that the size of the proposed building is 8,600 square feet rather than 6,800 square feet.
- Make sure the site and landscaping plans correctly indicate the proposed paving material for the parking spaces.
- Clearly delineate on the site plan which improvements will be made as part of Phase 1.
- Have staff ordinance requirements the maximum total parking spaces permitted as part of Phase 1 of this project.

Mr. Scott seconded. Motion carried.

5. OLD BUSINESS: There was no old business.

6. OTHER BUSINESS:

- A. Mr. Odgen informed the Board that the buffer in front of Target had been cleared. He asked if staff was aware of the clearing. Mr. Merchant said that he was aware of the clearing and that they had contacted Stafford Properties and informed them how to correct the violation. He said that they would need to submit to the CRB a landscaping plan showing the plant materials that they would plant back.
- B. Mr. Merchant asked the Chairman if the Board would consider hearing from Jerry Parker, the owner of a property on SC 46 across the street from the post office which is currently in violation of County's standards. Mr. Merchant said that Mr. Parker was proposing to construct a permanent produce stand structure to address the violations. Mr. Parker said

that he also was in conversation with Bubba Gillis who is interested in placing an ice machine at the site. He said the plan was to house a produce stall, seafood market and cooler under one structure. He said that the taco stand, which is also on his site, was seeking DHEC approval to be a mobile kitchen and would remain on the site. Mr. Ogden asked if the roof pitch could be raised. Mr. Parker said he planned on having a steeper roof pitch.

Mr. Pinckney said that the building would function better if it extended along the entire frontage of the parcel and housed the taco stand as well. Mr. Parker said that the owner of the taco stand is concerned about visibility from SC 46. However, it may benefit him because DHEC will require the taco stand to have a bathroom for their employees. Mr. Scott said that the structure could be designed around three bays with a raised feature in the center. Mr. Atkins said that they could treat the structure like a porch with the various uses underneath.

Mr. Hall asked Mr. Pinckney to discuss planting a row of trees in front of the site. Mr. Parker said that there were power lines above. Mr. Pinckney said that they should consider an understory tree such as crape myrtles if the power company would allow it. Mr. Hall suggested that the trees would attract attention. Shrubs in this setting would not be appropriate because they would screen and obscure the stand from view.

7. ADJOURNMENT: The meeting was adjourned at 4:00 pm.