

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
April 3, 2013, Hilton Head Island Library
11 Beach City Road, Hilton Head Island, SC

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

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

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

1. CALL TO ORDER – 3:06 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. NEW BUSINESS: There was no new business.
4. OLD BUSINESS:

- A. **Parcel 5A Bluffton Parkway – Medical Office Complex, Final 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 project was conceptually reviewed at the March 6 Corridor Review Board Meeting where the Board conceptually approved the project with several conditions including that the number of proposed parking spaces in the first phase meet the ordinance requirements. Mr. Merchant said that the parking requirement for medical offices is 4.5 spaces per 1,000 square feet of building space, and can be increased by 20% provided that the additional parking spaces are pervious. Based on the size of the proposed building, 45 is the maximum number of allowable spaces. The number of parking spaces shown within the delineated phase 1A is 72, well above the maximum number permitted. He also said that there are minor discrepancies between the site plan and landscaping plan that need to be corrected and that the proposed trees in the parking lot peninsulas need to be 3 ½” caliper at time of planting.

Mark Guenther and Andy Harper introduced themselves. Mr. Harper passed out a revised site plan and landscaping plan that addressed staff comments. Mr. Ogden asked them to clarify the number of parking spaces on the revised plans. He said as long as the revised plans showed 45 or fewer spaces as part of Phase 1A, that would be fine.

Mr. Hall asked Mr. Pinckney if the revised landscaping plan addressed staff comments. Mr. Pinckney said it appeared to address the comments. He said he was ok with the plant choices in the plan.

Mr. Hall asked what the Board thought of having no landscaping between the entrance on Myrtle Park to the proposed building. Mr. Guenther said that they planned to sod along the entrance street. He said that the interior of the site consisted of primarily young vegetation and that mature trees were located in the wetlands along the sides of the site. Mr. Pinckney said that he would prefer that they only remove what is necessary to construct the new road and stormwater and leave as many of the existing trees as possible. He suggested keeping everything 2” caliper and greater.

Mr. Ogden asked for clarification on when the hydrants would be installed. It appeared that no hydrants were proposed as part of phase 1A.

Mr. Hall requested to see color samples of the building. Mr. Harper passed out a color board and cutsheets of the architectural lighting. Mr. Hall said that the Board would need larger material samples so he could determine the impact of color choices. He said he would also like to see the material sample for the metal roof so he could determine the sheen and reflectivity of the proposed material. Mr. Ogden asked where the asphalt shingle was proposed to go. Mr. Harper said that the main roof would be composed of shingle while the four accent corners would be standing seam. He said that the canopies would be of a fabric material. Mr. Ogden said there were a lot of materials proposed for the building and he would like to have a better idea of what material was proposed where.

Mr. Hall asked about the brightness of the proposed architectural lighting. He asked for a measurable means of assessing lighting levels. Mr. Pinckney commented that the photometric plan prepared by Palmetto Electric did not take into consideration the architectural lighting and left areas of the site with inadequate lighting. He asked the applicant to have Palmetto Electric revise the photometric plan to include the effect of the architectural lighting. He also asked for cutsheets of the proposed site lighting fixtures.

Mr. Ogden commented that the service yard was not shown on the site or landscaping plan.

Mr. Ogden motioned to have the applicant return to the Board with revised plans that addressed the following issues:

- Provide the Board with a sample board that has larger material and color samples. Also provide a color architectural rendering that indicates where each material and color are proposed.
- Revise the photometric plan to incorporate the additional lighting levels provided by the exterior architectural lighting fixtures. Also, provide cutsheets of the site lighting fixtures.
- Indicate on the architectural drawings where each penetration through the roof (air exhaust fans, vents, etc.) will occur.
- Revise the site and landscaping plans to show the service yard. Also, clarify that the size of the proposed service yard is adequate to accommodate the HVAC and mechanical equipment.
- Indicate on the landscaping plan where sod is proposed along the entrance street.

- Clarify which hydrants will be installed as part of phase 1A.
- Minimize the clearance of vegetation along the entrance street. Where feasible, retain everything over 2" caliper.

Mr. Pinckney seconded. Mr. Hall commented that the motion was provisional pending Pearce Scott's vote. He indicated that he had three votes in favor of the motion.

5. OTHER BUSINESS:

A. Mr. Hall indicated that the next meeting was scheduled for Wednesday, April 17 at the Hilton Head Island Public Library.

6. ADJOURNMENT: The meeting was adjourned at 3:55 pm.