

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
April 17, 2013, Hilton Head Island Library
11 Beach City Road, Hilton Head Island, SC

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

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

Guests: Jerry Parker; Bubba Gillis; William Court, Court Atkins Architects; Andy Harper, Court Atkins Architects; Mark Guenther, 2WT, LLC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. MINUTES:
4. NEW BUSINESS:
 - A. **Parkers Seafood and Produce Stand.** Mr. Merchant gave the project background. He said that the applicant proposes to construct a 1,850 square foot open air structure that will house a produce stand, seafood market, and taco stand located on the west side of SC46, directly south of the Sherwin-Williams paint store and roughly across 46 from the Bluffton Post Office. He said that the site currently contains a taco stand that operates out of a mobile kitchen which is required to leave the premises each day after hours of operation. This operation is not in compliance with the County's zoning ordinance due to the mobile kitchen remaining on site and addition of a canopy/dining area, and several sign violations. In addition to the taco stand, there is a seafood produce on the site. He said that in order to address the various violations on this site, the applicant proposed to construct a permanent open-air market structure accommodate both uses. The applicant also wishes to allow an ice machine on the north side of the building. He said that there was a power line easement extending 15 feet into the property from the highway right-of-way line which restricts the location of highway buffer vegetation within 10 feet of the proposed building. Parking will be provided in an informal gravel area that is connected to the Sherwin-Williams site. Mr. Merchant said that the Board would need to see any exterior lighting and a photometric layout. Also, a paved handicapped parking space is required for the site.

Jerry Parker, the property owner, presented for the applicant. He clarified that the violations were made by the tenants and not the property owner. He said that he was aware of the handicap parking space requirement and was in the process of revising the drawings. He said that outdoor lighting would be minimal, and that it would be at the rear of the building.

Mr. Pinckney said that there will need to be parking lot lighting to meet the ordinance requirements. Mr. Merchant said that Hillary Austin said that because the parking area is informal and unpaved, it would not need to meet the landscaping requirements of the CRB. Mr. Pinckney said that the walkway in front of the building should be at least 48” wide to allow for circulation. Mr. Parker said that he felt that there would be little foot traffic from SC46 because there was no on-street parking. Mr. Pinckney said that there should be sidewalks connecting the rear of the building to the parking area. Mr. Parker said that there would be a paved sidewalk connecting the handicapped parking space to the building entrance as required. Mr. Pinckney suggested having a door in the center of the front elevation to line up with the walkway connecting the street to the building. He suggested having double doors to aid circulation.

Mr. Scott said he was concerned about the proposed screening for the equipment on top of the ice machine. He suggested wood or siding to match the building. Mr. Pinckney suggested wood louvers. Mr. Atkins asked if the building would have restrooms. Mr. Parker said that there would be a full handicapped restroom. Mr. Atkins requested to see the location of the restroom on the plan as it would impact the location of windows on the exterior of the structure. He also requested to see where the vent stacks and other roof penetrations would occur.

Mr. Atkins commented that the ice machine is situated in a very prominent location, and that it is the weakest part of the overall building design. Mr. Parker said that the proposed location was important for visibility, if he was going to sell ice. Mr. Ogden suggested that having the ice machine under the roof of the structure would be a good long term solution to screen the rooftop equipment, especially if it would be there for a long time. Mr. Parker said that he would need to raise the entire roof to accommodate the ice machine. Mr. Pinckney asked if it was possible to move the rooftop equipment to the rear of the ice machine. Mr. Atkins suggested rotating the ice machine 180 degrees and moving it toward the rear of the property so that the area where ice is dispensed faces the front, and the rooftop equipment is toward the back of the building. This would allow the structure to extend over the ice dispensing area and serve the purpose of sheltering the customers and screening the rooftop equipment.

Mr. Pinckney suggested that if the roof had a greater pitch, it would be a better building. He complimented the changes that Mr. Parker made to the building.

Mr. Atkins motioned to table action on the project and requested that the applicant return with revised drawings that addressed the following comments:

- Rotate the ice machine 180 degrees and moving it toward the rear of the property so that the area where ice is dispensed faces the front, and the rooftop equipment is toward the back of the building.
- Show all roof penetrations (e.g. vent stacks, exhaust fans, etc.) on the architectural drawings.
- Indicate the location of the restroom on the architectural drawings.
- Provide details of the location, fixture type, and lighting levels of all exterior lighting.

- Provide a paved handicapped parking space, and a paved walkway that connects to the building entrance.
- Consider using live oaks instead of palmettos for the landscaping in front of the building.
- Provide a door at the center of the front elevation of the building. Consider double doors to aid circulation.
- Look at raising the roof pitch or adding a feature such as a cupola to better articulate the building.
- Provide material and color samples to the Board.

Mr. Scott seconded. Motion carried.

5. 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 last reviewed at the April 3, 2013 Corridor Review Board Meeting. At that time, CRB requested that 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 is 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.

He said that the applicant has resubmitted and has addressed the Board’s comments.

William Court presented for the applicant. He provided material and color samples to the Board. Mr. Ogden said that the service yard was shown on both the east and west elevations and asked for clarification that there was only one service yard. Mr. Court said that there was one service yard located on the west elevation. Mr. Pinckney offered

his objection to the stone siding stating that it was not an indigenous material. Mr. Hall commented that the proposed shingle was dark. He said that neighboring projects used lighter materials. Mr. Ogden said he was concerned about the overall number of different materials, however, he felt that the shingles would actually appear much lighter once installed due to the pitch of the roof. Mr. Guenther verified that one hydrant would be installed as part of Phase 1A.

Mr. Scott motioned to give the project final approval with the condition that the architectural elevations are revised to reflect that there is only one service yard. Mr. Ogden seconded. Motion carried.

6. OTHER BUSINESS:

A. Mr. Hall indicated that the next meeting was scheduled for Wednesday, May 1 at the Hilton Head Island Public Library.

7. ADJOURNMENT: The meeting was adjourned at 3:57 pm.