



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
Wednesday, August 7, 2013
3:00 P.M.

Bluffton Library Large Meeting Room
120 Palmetto Way, Bluffton, SC 29910

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES
 - A. May 22, 2013 ([backup](#))
 - B. June 5, 2013 ([backup](#))
4. NEW BUSINESS:
 - A. **Paxton Place Landscaping Revision** (1306 Fording Island Road) ([backup](#))
 - B. **Conceptual Review of Edward Jones at the Old Barrel Landing School House** (2066 Okatie Highway) ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, August 21, 2013, at 3:00 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
May 22, 2013, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

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

Members Absent: Pearce Scott

Staff Present: Ian Hill, Beaufort County Historic Preservationist; Erin Schumacher, Town of Bluffton Senior Planner; Shaun Leininger, Town of Bluffton Principal Planner

Guests: John Binder, Michael Brock, Jessie Hancock, Judson Hancock, Roberts Vaux

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: None
3. MINUTES – Mr. Pinckney motioned to approve the minutes of the May 8 CRB. Mr. Atkins seconded. Motion carried.
4. NEW BUSINESS: None
5. OLD BUSINESS:

- A. **Town of Bluffton COFA-2-13-5330. A Certificate of Appropriateness to allow the development of a Parker's Convenience store consisting of a 3,875 SF building, 7 dual gas fueling stations, and associated site improvements on 1.71 acres of property located at the intersection of Buck Island Road and May River Road and zoned Neighborhood Core:** Erin Schumacher, Town of Bluffton, gave staff report. She said that the site plan has not changed since the May 8 CRB meeting. She said since that meeting, planning staff has met with the applicant to address the CRB's comments in addition to staff concerns. She said that there were two lighting plans, one that had fixtures that matched the Town's street fixtures, and the other plan had typical shoebox lights. She said that the architecture of the west elevation had been modified to include a shed roof over the entrance. The rear elevation has a shed roof added to it and landscaping to articulate and screen the building. The gas pump canopy was also modified to break it into three segments with shed roofs that match the building. The dumpster enclosure was modified to incorporate tabby piers and hardiplank panels.

John Binder with Parkers presented for the applicant. He said that the revised plan addresses the Board's and staff's comments. He said that the center canopy is raised two feet above the side canopies to help break up the length of the canopies. He said that there were no major modifications to the landscaping plan because the applicant received positive input on the plan.

Mr. Pinckney said he heard that the Town plans to extend the sidewalk along May River Road to the Buck Island intersection. He asked the applicant if they had access to these Town plans. Mr. Binder said that originally they discussed Parkers installing the sidewalk and having it meander. He said what they're proposing now is for Parker's to put in a easement along May River Road so that a sidewalk could be installed at a future date by the Town, but that Parkers would install a sidewalk that goes around Jennifer Court.

Mr. Pinckney commented that he felt that there were still too many azaleas on the landscaping plan. Mr. Pinckney also asked about the Town's requirement that no species could make up more than 15% of the plant materials in a landscaping plan. Ms. Schumacher said the requirement was supposed to promote plant diversity. She said that is why Town staff directed the applicant to lower the number of cathedral oaks and replace with a variety of species. Mr. Pinckney asked how 56 azaleas could be proposed with the Town's requirement of plant diversity. Shaun Leininger said that the staff memo cited redbuds and oaks as an example of a plant that needed to be diversified. He said that other plants needed variety as well. Mr. Pinckney said that at least half of the azaleas needed to be substituted with native or natural looking shrubs. Mr. Leininger said that staff directed the applicant toward azaleas as well as oaks and magnolias because he said that it was characteristic of the May River Road buffer. Mr. Pinckney said saw palmettos would be a good substitute. Mr. Leininger said that the two varieties of azaleas only made up 13% of the total shrubs. Mr. Pinckney said his comments were based on aesthetics, not percentages. Mr. Leininger said that staff was reevaluating their percentage requirements for landscaping and appreciated the Board's comments. Mr. Brock said that the original plan had many more azaleas. Mr. Hall said that there were some holes in the highway buffer as you went toward Old Town Bluffton. Mr. Brock said he addressed the holes by adding magnolias, azaleas, and inkberries to the buffer. Mr. Hall said he still would like to see more canopy trees in the buffer. Mr. Brock said that there are a variety of existing trees in the buffer.

Mr. Ogden asked why Parkers wasn't building the same type of store that they had on SC170 near SC 46 because that store seemed to have better architectural features such as sloped roofs. Mr. Binder said that size of the store was different then other Parker's in the Bluffton area, and that they were asked to blend the architecture into the Town and hardiplank was a material that would help them achieve that goal. Ms. Schumacher said that the proposed store met the Town's architectural guidelines which allow flat roofs if they are screened with parapets. She also said that this site serves as the western gateway into Old Town Bluffton and warranted a different design approach than the store on SC170. Mr. Ogden asked about the details for the exterior trim of the canopy. Mr. Binder said that there was a small fascia on the canopy. Mr. Atkins said he appreciated the canopy being broken up into three separate canopies, but he suggested having the three canopies the same height. He said that the detailing of the parapet wall with the dentil moulding was too formal. He said he would like to see some of the detailing of the canopy reflected in the building. He also said that having a sloped roof in the building would be good. He also said that if there is rooftop equipment, it will need to be screened from view. He said that the scaling of the canopy columns needed to be increased to be

in better proportion with the canopy and its height. Mr. Binder said that having a pitched roof required them to place mechanical equipment on the ground instead of the roof. He said having a flat roof with a parapet serves a purpose.

Mr. Hall said that ceiling material under the canopy was important and shouldn't be glossy white. He said that 19% gray would be better. Mr. Hall disagreed that the building should have a pitched roof. He said that the building should not stand out.

Mr. Hall asked about the vegetation that would screen the rear elevation. Mr. Brock said it was a combination of podocarpuses, Hollywood junipers, and dwarf yaupon hollies that gave three different height layers. There will also be street trees closer to Jennifer Court. The actual landscaping will have better height variation than what is rendered on the elevation.

Ms. Schumacher summarized the staff recommendations. She said that Town staff said that the project met the UDO requirements with the following conditions:

- No more than 15% of plant material can be of one species.
- The Town strongly encourages the use of lighting plan A with the traditional fixtures.
- The applicant needs verification that the project meets the subdivision covenants and restrictions.

Roberts Vaux complimented the applicant on the changes that they have made, but said that the project still didn't meet what the Town asked the applicant to do. He said that the project did not blend into the Town. He specifically commented that subdivision covenants required all four elevations to be articulated, and the rear elevation did not meet this requirement. He was concerned that the nine compressors on the roof would be visible to other property owners. He asked the Board that their recommendations need to be requirements not suggestions. He asked the applicant to change the steel columns supporting the canopies to 8" x 8" wood posts. He also said that brackets under the canopy would be more in keeping with Town architecture. He also urged that the sidewalk shouldn't be along May River Road but along Jennifer Court. He asked that the CRB make sure that the building actually blends into the Town.

Doug Hancock said he welcomed Parkers, but said that the store was still too big for the lot.

Mr. Binder said that blending into the town was a challenge. Many of the existing commercial buildings in the area are not what the Town would want them to blend into. He felt that they made enough changes to the project to adequately address concerns by the CRB, Town staff, and the public.

Jesse Hancock said that her driveway was directly across from the entrance to the site. She said that the only time she can get out of her driveway was when the Buckwalter light changes. She said that the area was not industrial, or commercial, it was a neighborhood.

Mr. Pinckney motioned that the project be tabled because there have been enough design comments that there needs to be revisions to the landscape plans and the architecture that address the comments. The motion failed because of lack of a second.

Mr. Ogden asked if the properties behind the Parkers were residential or commercial. Mr. Leininger said they were mixed use. Mr. Ogden said that he did not want to second Mr. Pinckney's motion because he felt that there were a set of conditions the CRB could place on the project and move forward. He said that the applicant should address the rear façade with architectural detail, not merely screening it from view. Articulation should be added to the columns in the forms of wood trim and bracketing. Mr. Ogden said he would like to make a motion with conditions that would be reviewed by Town staff and one Board member. Mr. Atkins said he would second the motion if there were clear conditions. Mr. Pinckney and Mr. Hall said that if the motion did not include another meeting where the public had a chance to comment, they would be inclined to vote against the motion. Mr. Leininger commented that there seemed to be things that the CRB wanted to be done versus things that are required to be done by the Town's code. He said that, for example, the lighting plan A which had the traditional lighting fixture was being encouraged by the Town but their code did not require it.

Mr. Pinckney motioned to table the project with the following conditions:

- Articulate the rear of the building using parapets or other measures to adequately screen the roof top mounted equipment from all sides.
- Add bracketing to the canopy posts.
- Simplify or eliminate the dentil detail on the building.
- Examine the use of rafter tails and other details on the pitched roof elements of the building to create the sense of a porch.
- Consider using a flat color finish on the ceiling of the canopy or a 19% gray (or similar color).
- Reduce the number of azaleas in the buffer.
- The canopy and the building designs should be consistent and reflect similar details.

Mr. Ogden seconded.

6. OTHER BUSINESS: Mr. Hall informed the Board that the next scheduled meeting was Wednesday, June 5 at the Bluffton Library.
7. ADJOURNMENT: The meeting was adjourned at 4:31 pm.

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
June 5, 2013, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

Members Present: Joe Hall, Ed Pinckney, Pearce Scott

Members Absent: James Atkins, Daniel Ogden

Staff Present: Ian Hill, Beaufort County Historic Preservationist; Erin Schumacher, Town of Bluffton Senior Planner; Shaun Leininger, Town of Bluffton Principal Planner

Guests: Mike Small, John Binder, Michael Brock, Jessie Hancock; Roberts Vaux, Walter Nestor

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: None
3. MINUTES: No action was taken on the minutes.
4. NEW BUSINESS: None
5. OLD BUSINESS:

A. Beaufort County: Target-Bluffton Mitigation Plan, 1050 Fording Island Rd, Bluffton, SC. Mr. Hill read to the Board the staff comments. He informed the Board that earlier this year Stafford Properties cleared all the understory vegetation in the Target buffer. He said that the buffer originally consisted of existing native vegetation. The buffer was also illegally cleared in 2009 to give the site greater visibility and plantback was required. He said that a violation was issued to Stafford Properties and that they were required. He said that a buffer mitigation plan was reviewed by the CRB at the May 8 meeting. At the meeting the applicant also brought an alternate landscaping plan that did not include understory trees. The applicant was concerned that if they planted a solid buffer, they could run into the same situation in the future where the buffer is cleared illegally because the tenants want more visibility. He said that the Board did not look favorably on the alternate plan and preferred the original mitigation plan that was submitted. The CRB directed the applicant to go back to the owners and determine if they would be ok with the first plan or would like to modify to allow for some windows into the site. The CRB also requested that the applicant provide some elevations that showed the appearance of the windows through the buffer. He said that the applicant has submitted a revised plan with 18 understory trees, fewer azaleas, and an elevation that showed the visual impact of the buffer with the existing and proposed vegetation. He said that technically one additional understory tree was required in the mitigation plan. He also informed the CRB that once the mitigation plan was approved, the applicant would have 30 days to install the plants in the buffer.

Mike Small presented for the applicant. He said that in comparison with other highway buffers, this buffer will be very thick and it would be difficult to add one more tree. Mr. Hill informed the Board that they could waive the requirement for the additional tree.

Mr. Pinckney motioned to approve the plan as submitted and waive the requirement for an additional understory tree. Mr. Scott seconded. Motion carried.

B. Town of Bluffton COFA-2-13-5330. A Certificate of Appropriateness to allow the development of a Parker's Convenience store consisting of a 3,875 SF building, 7 dual gas fueling stations, and associated site improvements on 1.71 acres of property located at the intersection of Buck Island Road and May River Road and zoned Neighborhood Core: Erin Schumacher, Town of Bluffton, gave staff report. She informed the Board that the project was before the CRB at their May 8 and May 22 meetings. Ms. Schumacher said that the Board had tabled the project at their last meeting and asked that the following conditions be met:

- Articulate the rear of the building using parapets or other measures to adequately screen the roof top mounted equipment from all sides.
- Add bracketing to the canopy posts.
- Simplify or eliminate the dentil detail on the building.
- Examine the use of rafter tails and other details on the pitched roof elements of the building to create the sense of a porch.
- Consider using a flat color finish on the ceiling of the canopy or a 19% gray (or similar color).
- Reduce the number of azaleas in the buffer.

She said they submitted a revised landscaping plan that addressed plant diversity and reducing the number of azaleas. They submitted a letter from the Bright Subdivision stating that the design met the covenants. They supplied color and material samples specifying the canopy ceiling. They submitted the two lighting plans and revised architectural elevations. Ms. Schumacher said that staff determined that the landscaping plan still did not meet the diversity requirements of their zoning code. Staff requests that the CRB approve lighting plan option A with the lifestyle fixture which is consistent with the May River Road streetscape enhancements. She said that while the project's architecture technically met the Town's architectural requirements, staff looked to the CRB to determine whether the project was consistent with the Town's character.

John Binder addressed the Board. He said that Parker's chose not to go with the lifestyle lighting fixture because it was more expensive and didn't provide the direct down lighting that a shoebox fixture provided. Mr. Scott asked why they didn't continue the architectural detailing on the side elevations around to the rear elevation. Mr. Binder said

that rear elevation would be barely visible due to heavy landscaping. Mr. Scott said that the parapet detailing didn't appear to be on the rear elevation. Mr. Binder said that there was no parapet in the rear.

Mr. Pinckney stated that he liked the landscaping plan dated June 4, 2013. Mr. Pinckney asked Mr. Leininger if the Town intended to extend the sidewalk down May River Road to the corner of Buck Island Road with the same lighting. Mr. Leininger said that the Town was currently working on the next phase of the May River Road streetscape which would extend the sidewalk to Buck Island Road; however the lighting was not part of that phase.

Mr. Hall commented that the canopy ceiling was still a refrigerator white. Mr. Binder said that the ceiling was supposed to be white and reflective to make the area safe at night. Mr. Hall asked the applicant to reduce the sheen of the ceiling and still consider off-white.

Roberts Vaux said he objected to the landscaping plan. He said that the plan that the Board was reviewing was revised recently and had no public review. Mr. Vaux stated that the project was addressed piecemeal with the Town's ZBOA approving an increase in the number of pumps and the CRB now trying to mitigate the impact with the design of the building. He said that the project was not Bluffton vernacular architecture and regretted that Parker's couldn't even address the five conditions the CRB made at the previous meeting. He requested that the Board pass a motion saying that the submission was not consistent with Bluffton vernacular architecture. He also said that the zoning along the May River Road corridor is Community Preservation, and that there is nothing in the design of the proposed Parkers that preserves the character of the community. He also objected to the fact that Parkers did not choose the lighting plan with the traditional fixtures.

Mr. Pinckney reiterated that he was ready to approve the landscaping plan. He did want to address Mr. Vaux's concerns that the public hasn't had a chance to review the latest landscaping plan. He asked if there was a specific rule stating that public had to have an opportunity to review a plan before it was approved. Mr. Leininger said that this is a public meeting and that the public has a chance to comment on the landscaping plan today. Mr. Hall asked staff's direction if they felt the meeting should be adjourned for a period so that the public had a chance to review the revised landscaping plan. Mr. Leininger said that the revised plan simply addressed Town staff comments relating to meeting the 15% requirement for plant types in a landscaping plan. Mr. Brock said that the dwarf yaupon hollies on the plan that was submitted were at 19% and that the revised

plan had them at 15%. Otherwise no changes were made to the plan that was submitted for the meeting.

Mr. Pinckney motioned to approve the landscaping plan dated June 4, 2013. Mr. Scott seconded. Motion carried.

Mr. Scott motioned to approve the project's architecture on the condition that the canopy ceiling material has a lesser sheen and less bright white shade. Motion died due to lack of a second.

Mr. Pinckney said that the architecture was revised to add shed roofs and brackets, but it still didn't go far enough to be appropriate for Bluffton. Mr. Pinckney motioned to have the applicant revise the architecture and present it to the CRB at a later meeting. Mr. Hall seconded. Motion carried.

Mr. Binder asked the Board for more direction on how they should revise the building's architecture. Mr. Pinckney said that if the shed roof that is over the door on the front elevation should be continued along the entire elevation and around the sides. Mr. Binder asked if the Board would consider approving the project with the condition of adding the shed roof over the other windows on the elevation.

Mr. Hall motioned to reject the previous motion. Motion carried.

Mr. Pinckney motioned to approve the architecture with the following condition:

- The building shall be revised to apply the same treatment that was given to the front door to the entire front elevation
- Reduce the canopy ceiling to a less reflective darker material
- Approve lighting plan B with the shoebox fixture.

Mr. Scott seconded.

Mr. Vaux objected because the Board did not address the rear of the building, the rafters tail ends, or providing bracketing to the canopy posts.

Motion carried.

6. **OTHER BUSINESS:** Mr. Hall informed the Board that the next scheduled meeting was Wednesday, June 19 at the Bluffton Library.
7. **ADJOURNMENT:** The meeting was adjourned at 4:55 pm.

Paxton's Place – Landscaping Revision

Type of Submission:	Conceptual/Final
Applicant:	South Coast Commercial, LLC
Type of Project:	Landscaping Revision
Project Landscape Architect:	Michael Brock, RLA, M. Brock Designs, LLC
Location:	Located on the south side of US 278 between Burnt Church Road and Malphrus Road east of Tanger 1.
Zoning Designation:	Commercial Regional
Description:	Paxton Place is a multi-building retail/office development that contains the Mattress Shop among other tenants. The Southern Beaufort County Corridor Review Board approved the development in February 2002 which originally included renovating the façade of the older building containing the Mattress Shop. The development consists of four buildings (8,000 sf, 9370 sf, 11,900 sf and 6,500 sf). Three of the four buildings were built around 2002 and 2003. The 6,500 sf building was constructed earlier and has a non-conforming highway buffer along US 278.

According to the applicant, South Warf, LLC purchased the development and is interested in revising the landscaping of the property. Over the last 10 years, many understory trees and shrubs have either been removed or have suffered from poor maintenance. The applicant is planning to remove the poorly maintained vegetation and to replant the site to meet the Corridor Overlay District landscaping standards. They also plan to provide dumpster enclosures to two locations in the rear of the property.

Attached are a project narrative, the originally approved landscaping plan from 2002, a plan showing the existing vegetation that will remain, and a plan showing the proposed new plant material.

Staff Comment:

The new overstory trees to be located in the parking lot peninsulas need to be at least 3 ½" caliper at time of planting.

Edward Jones at the Old Barrel Landing School House

Type of Submission:	Conceptual
Project Architect:	James Atkins, Court Atkins Architects, Inc.
Project Engineer:	Tony Austin
Type of Project:	Commercial Office
Location:	2066 Okatie Highway (SC 170). The project is located on the west side SC 170 just south of McGarvey's Corner between the entrances of Sun City and the medical office complex.
Zoning Designation:	Commercial Regional

Project Information: The project consists of the adaptive reuse of a 592 square foot historic school building. The structure was built in the early 1900's and served as a one room school house until 1919 and then became a community center. The building was restored in 1995. The structure is now vacant. The applicant is proposing to build a 685 square foot addition and open up a financial services office. The applicant plans to use the existing gravel parking area and paved handicapped parking to serve the new use.

The building is neither listed nor eligible for the National Historic Register. Therefore, there are no County regulations governing the alteration or demolition of this structure. However, it is listed in the 1997 Beaufort County Historic Sites Survey. Ian Hill, Beaufort County's Historic Preservationist, is looking to the Southern Corridor Review Board to direct the applicant to come up with a more compatible approach to the addition to this building that does not negatively affect the historic integrity of the school building.

Staff Comment:

Staff is concerned that the proposed addition as submitted negatively impacts the historic integrity of the school building. Some suggestions that might improve the project include matching the roof type and pitch of the existing school building and providing vegetative screening of the wings of the addition.