



**AGENDA**  
**SOUTHERN CORRIDOR REVIEW BOARD**  
**January 8, 2014**  
**3:00 P.M.**  
Hilton Head Island Library  
11 Beach City Road, Hilton Head Island, SC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF DECEMBER 11, 2013, MEETING MINUTES ([backup](#))
4. NEW BUSINESS
5. OLD BUSINESS
  - A. Final Review of BFG Communications, 7 Buckingham Plantation Drive ([backup](#))
  - B. Town of Bluffton: No items for review
6. OTHER BUSINESS
  - A. Next Meeting: Wednesday, January 22, 2014, at 3:00 p.m. at the Hilton Head Island Library, 11 Beach City Road, Hilton Head Island, SC 29926
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD (CRB) MINUTES  
December 11, 2013 Bluffton Library  
120 Palmetto Way, Bluffton, SC 29910

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**Members Present:** Joe Hall, James Atkins, Sam Britt, Ed Pinckney, and Pearce Scott

**Members Absent:** Daniel Ogden

**Staff Present:** Robert Merchant, Beaufort County Long Range Planner

**Guests:** Brian Pennell, Key Engineering; Tim Probst, Lee and Parker Architects; David Oliver, Jaz Development; Matt Edwards, Kimley-Horn and Associates; Ty Holcomb, Raymond Harris and Associates Architects; Ryan Lyle, Andrews and Burgess; Walter Nester, McNair Attorneys

1. CALL TO ORDER – Mr. Hall called the meeting to order at 3:00 pm.
2. PUBLIC COMMENT: None
3. MINUTES: Mr. Britt motioned to approve the minutes of the October 23, 2013 Southern Corridor Review Board Meeting. Mr. Scott seconded. Motion carried.
4. NEW BUSINESS:
  - A. **Moss Creek Plantation Gatehouse:** Mr. Merchant gave the project background. He said that the applicant proposes to construct a new gatehouse for the entrance to Moss Creek Plantation and remove the existing gatehouse. He said that the placement of the new structure will result in the removal of a 20” dbh pecan tree which will need to be mitigated on site. Since the project is small and does not trigger Development Review Team review, Mr. Merchant instructed the Board that the project could be reviewed as both conceptual and final. He said that in addition to the required tree mitigation, staff requests to see cutsheets of the proposed path light that is indicated on the landscaping plan and more information regarding the species (Latin name) and cultivar of each of the proposed plant materials.

Tim Probst of Lee and Parker Architects presented for the applicant. He said that the new gatehouse will result in better traffic patterns at the entrance and provide more functional space.

Mr. Pinckney said that the Chinese fan palms would block views. He commented that very few plant materials in the landscaping plan were native and suggested replacing the Chinese fan palms with sabal palmettos. He said that the native palmettos would be tall enough so that the crown would not obscure views. Mr. Pinckney motioned to give the project final approval with the condition that the landscaping plan will be revised to meet staff comments and change the Chinese fan palms to sabal palmettos. Mr. Scott seconded. Motion carried.

**B. Bluffton Gateway Project:** Mr. Merchant gave the project background. He said that the applicant proposes to develop a 66 acre site located at the southwest corner of Bluffton Road (SC 46) and US 278. The proposed development consists of a 188,543 square foot building, a 136,454 square foot building, a gas station, and two future out-parcels along SR 46. He said that the site was rezoned from Light Industrial to Commercial Regional by County Council within the last year. The site will have a full signalized intersection on SR 46 across from the access road to Target and Holiday Inn Express. Three right-in/right-out intersections will be provided on SR 46 and US 278. The applicant also proposes to provide a connector road that would connect to Red Cedar Street north of Bluffton Parkway. Mr. Merchant said that the developed portion of the site consists of a young mixed upland forest primarily of trees 10 to 15 inches dbh. A vast majority of the trees will be cleared to accommodate the proposed development including within the highway buffers as shown on the tree survey that was submitted with the application. Mr. Merchant said that the Development Review Team (DRT) conceptually reviewed this project and requested that the Corridor Review Board look at the site as early on in the design process as possible. Of chief concern to the DRT was that the site layout places the largest building with its side and rear elevations facing US 278 and SC 46. Due to the prominence of this intersection as a gateway that leads to the Bluffton Historic District, they were concerned about the visual impact of looking at the rear elevation and loading dock of big box retail building. He said that the DRT was looking to the CRB to address this issue through a combination of landscaping, architectural revisions to the building and possibly site plan revisions.

Mr. Hall asked staff how the size of this project compared with the Best Buy project across US 278 or Kittie's Crossing. He said that 188,543 square feet was a large big box retail building and that Best Buy, the anchor of its shopping center is more in the neighborhood of 30,000 square feet. He said that the Target is more in the ballpark of the size of the proposed building. Mr. Hall asked if the number of parking spaces proposed was according to code. Mr. Merchant said that it met the required 4 spaces per every 1,000 square feet requirement. He also informed the Board that the applicant is proposing a wall and monument sign at the corner to serve as a gateway feature.

Dave Oliver presented for the applicant. He introduced the development team. He said that the property was rezoned from Light Industrial to Commercial Regional. He said that the connector to Red Cedar was in the County's plans since 2001. He said that the site was very challenging because of a 20+ acre wetland, power lines in the rear, and being at the corner of two major highways. Mr. Oliver said that they had been working with the County to make several amendments to the Zoning and Development Standards Ordinance regarding commercial subdivisions. He said that they were also working with the County on a development agreement that would address having a County road pass through the site. He said they are requesting conceptual approval at this meeting.

Ty Holcomb with Raymond Harris Architects out of Dallas, TX presented for the applicant. He said that he worked with staff to revise the elevations to what they are now. He passed out a material sample board.

Mr. Pinckney expressed concern about the lack of stacking room at the entrance along SC 46. He also said that the landscaping plan is very important especially with the loading area of the larger building facing US 278. Mr. Edwards said that the loading area will be heavily buffered with existing vegetation and trees that would be planted as part of tree mitigation.

Mr. Scott asked why the plan showed most of the existing trees being removed from the highway buffer along SC 46. Mr. Edwards said that the drawings showing the removal of trees in the highway buffers were incorrect and that the existing trees would remain in the buffer.

Mr. Britt asked if the applicant was considering pervious parking. Mr. Edwards said that their stormwater will meet County requirements and that plan to meet with the County's new stormwater manager. Mr. Britt asked if the applicant would consider pervious parking to infiltrate water on the site before it entered the wetland system that eventually leads to Colleton River. Mr. Edwards said that he will consider doing that.

Mr. Atkins said that 3D renderings should show the corner that will be the most visible from the corner of US 278 and SC 46 especially when viewed from stopped traffic. He said that he would prefer the parking lot to face the corner. Mr. Atkins also commented that the gas canopy should incorporate local architectural features. He referenced the Kroger Center at Shelter Cove as a good local example. Mr. Holcomb said that he would provide the Board with perspective drawings of the US 278/SC 46 corner of the building. He said that they would address the Board's concerns through a combination of landscaping and architecture. Mr. Atkins said that the Town of Bluffton has some conceptual designs for a gateway feature at that corner including such features as a lighthouse and a ship's mast. He recommended that the applicant connect with Town staff to get their input on what kind of entrance feature would be appropriate at the US 278/SC46 intersection.

Mr. Scott added that the Town's proposal for a gateway feature is vastly different than what the applicant was proposing. He agreed with Mr. Atkins comments regarding the treatment of the corner of the building and the gas canopy. He also commented that field stone is not an indigenous Lowcountry material.

Mr. Atkins asked why the larger building was in the corner. Mr. Oliver said that the larger building could not fit in the rear of the site due to the configuration of the power lines. He also said that the proposed tenant of the smaller of the two buildings typically had a corner entrance and the building was better suited where it was shown on the plans. Mr. Scott encouraged the applicant to revisit the site plan to have parking at the US 278/SC46 intersection.

Mr. Oliver said that the site plan had been worked on for over one year. He said that he could not alter the site plan. He asked the Board to look at the existing vegetation along US 278. He said that it would adequately buffer the building. He said that eastbound traffic on US 278 would not see the building at all due to heavy vegetation. He said that

the Lowes which has its loading dock facing the Bluffton Parkway was a good example of how heavy vegetation could effectively screen the building.

Mr. Hall said that the Board's task is to protect the buffer. He said that the more the applicant can communicate that the buffer will be protected, the better. He said that the less they can see the building from US 278, the more the community will like it. He said that the Board, who represents the community, will also be looking closely at how parking lot trees can effectively create a canopy over the parking area. He said that there's little they can do with the architecture because it's a big box. He said that it would be better to use more native material and for the site to have an undisturbed appearance.

Mr. Atkins motioned to give the project conceptual approval with the following comments:

- The applicant will submit for final a detailed landscaping plan that shows the size and type of each of the proposed plant materials.
- The applicant will pay close attention to the back wall of the large store and have consistent architectural detailing on all four elevations.
- The applicant will meet with Town of Bluffton staff to discuss the entrance feature at the corner of US 278 and SC 46.
- The architectural plans will be revised to find an appropriate Lowcountry alternative for fieldstone.
- The applicant will restudy the gas canopy to be more consistent with the architectural detailing of the other buildings.

Mr. Pinckney seconded. Motion carried.

5. OLD BUSINESS: There was no old business

6. OTHER BUSINESS: Mr. Scott commented that the Bluffton Outpatient Center at 75 Baylor Drive had light fixtures that didn't appear to be what the Board approved. He said they were on very bright white poles. He also said that it didn't look like the proposed landscaping had been installed. Mr. Atkins commented that the understory vegetation in the buffer in front of the Parkers Convenience Store at Buck Island Road and SC 46 was cleared. He also said that the Board agreed not to have a bright white canopy structure. He said that what was constructed was very bright white. He asked staff to check the approved plans.

7. ADJOURNMENT: The meeting was adjourned at 4:04 pm.

## **BFG Communications, 7 Buckingham Plantation Drive**

<b>Type of Submission:</b>	Final
<b>Applicant:</b>	BFG Communications
<b>Project Architect:</b>	David Sklar, Sklar Design Ecotecture
<b>Landscape Architect:</b>	Wallace Milling, Witmer Jones Keefer
<b>Engineer:</b>	Greg Baisch, Ward Edwards Engineering
<b>Type of Project:</b>	Commercial Office
<b>Location:</b>	Located on the east side of Buckingham Plantation Drive approximately 350 feet from US 278.
<b>Zoning Designation:</b>	Commercial Regional
<b>Project Information:</b>	BFG Communications is a graphic design and advertising company with its headquarters located in two buildings in a commercial business park on Buckingham Plantation Drive. The applicant proposes to develop a third building at 7 Buckingham Plantation Drive which is located directly north of the two buildings which the company is located. There is currently a 6,000 square foot building on the project site. The applicant proposes to construct an 18,000 square foot two-story building around the existing structure utilizing as much of the structure as practical for the new building. The applicant also proposes to provide a 58 space gravel parking lot to be located east of the building across from Anolyn Court, a County road.

The Southern Beaufort County CRB conceptually reviewed the project at their October 22, 2013 meeting. At that time the Board gave the project conceptual approval with the following comments:

- The widths of the perimeter buffers on the north and south sides of the proposed parking lot east of Anolyn Court can be modulated from 10 feet to 5 feet; and the parking lot median can be eliminated in order to accommodate the parking needs of the proposed project.
- Use a tabby finish to the proposed concrete exterior rather than a polished concrete finish.
- Bring a 3 dimensional model to the Board to better communicate the overall design of the building.
- Incorporate Lowcountry elements such as overhangs and appropriate exterior materials.
- Maintain the imaginative, signature design, but simplify the shapes and angles of the building.
- Consider creative landscaping solutions that would improve views from the large windows of the proposed building. One example would be to have a bamboo vegetative screen to

soften the view of the other warehouse buildings in the vicinity.

The applicant is now submitting to the CRB for final review.

Architecture: The applicant has provided conceptual elevations of the proposed building. The applicant has indicated that detailed elevations and a perspective drawing will be provided to the Board at the January 8 meeting.

Landscaping: The applicant has submitted a detailed landscape plan. The plan includes bamboo along the southern property line to soften views from the building per the Board's suggestion at conceptual review. There are, however, overstory trees missing from the parking lot islands in the center of the proposed lot.

Lighting: The applicant has submitted a lighting plan that shows shoebox fixtures mounted on 25 foot poles to illuminate the parking areas. However, no exterior fixtures have been submitted to illuminate the walkway along the south elevation of the building.

Staff Comments:

1. The architectural drawings that were submitted are conceptual in nature. Before giving final approval, the Board will need to see more detailed architectural elevations, material and color samples, and a three-dimensional drawing of the proposed building.
2. The Corridor Overlay District requires one 3 ½" caliper overstory tree to be planted in all parking lot peninsulas. The two islands in the center of the proposed parking lot need to have two 3 ½" caliper trees planted in each island.
3. The applicant will need to submit cutsheets and photometrics of all proposed exterior lighting fixtures (both architectural and site lighting).