



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
February 19, 2014
3:00 P.M.
Hilton Head Island Branch Library
11 Beach City Road, Hilton Head Island, SC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES
 - A. January 8, 2014 ([backup](#))
 - B. February 5, 2014 ([backup](#))
4. NEW BUSINESS
 - A. Ice House America, 138 Bluffton Road (Sherwin Williams) ([backup](#))
 - B. Town of Bluffton: No items for review
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, March 5, 2014, at 3:00 p.m. at the Rotary Community Center of the Oscar Frazier Community Park, 11 Recreation Court, Bluffton, SC
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
January 8, 2014, Hilton Head Island Library Large Conference Room

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

Members Absent: Daniel Ogden

Staff Present: Ian Hill, Beaufort County Historic Preservationist

Guests: Greg Baisch, Ward Edwards; Wallace Milling, Witmer Jones Keefer; David Sklar, Sklar Ecotecture

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF DECEMBER 11, 2013 MEETING MINUTES Mr. Pinckney motioned and Mr. Atkins seconded to approve the minutes as drafted. Motion carried.
4. NEW BUSINESS: There was no new business
5. OLD BUSINESS:
 - A. **Final Review of BFG Communications, 7 Buckingham Plantation Drive:** Ian Hill gave a brief background of the project. He said that the applicant had provided conceptual elevations of the proposed building. The applicant had indicated that detailed elevations and a perspective drawing will provided to the Board at the January 8 meeting. He said that the applicant had submitted a detailed landscape plan. The plan included bamboo along the southern property line to soften views from the building per the Board's suggestion at conceptual review. There were overstory trees missing from the parking lot islands in the center of the proposed lot. Also, the applicant submitted a lighting plan that showed 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. Mr. Hill said that staff had the following 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).

Mr. Baisch presented for the applicant. He gave a brief background of the project and clarified the location of the proposed building. Mr. Sklar presented the project's architecture. He said that the interior of the building is still being worked out with the various departments of BFG. He said that he is focusing on the form, materials and colors of the building's exterior. He said that he considered the CRB's comments from the last meeting and proposed to incorporate Lowcountry materials into the building including a tabby finish to the concrete. He said that BFG was looking for as much direction from the Board as possible so they can confidently move forward with finalizing the architecture.

Mr. Pinckney asked how the site drainage worked. Mr. Baisch explained how the current site drained. He said that the parking lot would be pervious and that water would infiltrate into an underdrain. Mr. Milling said that the oyster shell tabby would be a pervious material.

Mr. Milling presented the site and landscaping plan. Mr. Hall said that the board was looking to the applicant to explain how the building will be softened with the landscaping due to the iconic nature of the building. Mr. Milling said that they focused on native plants. He said that on the north side of the proposed building, most of the existing vegetation would remain supplemented with some yaupon hollies. He said that along the foundation walls of the building, they would have a podocarpus hedge. He said that the site would incorporate palms, native grasses, Florida anise, and saw palmettos. He said that along the south elevation, they proposed a bamboo hedge upon direction of the Board along with some live oaks. He said that they hoped to utilize existing trees in the islands closest to Anolyn court. He said that they wouldn't disturb the buffer on the Gatherings side of the parking lot. He said that they didn't put trees in the center islands due to the underground stormwater system. He said that they would work with Ward Edwards to determine an appropriate tree for the center islands that would work with the underground system.

Mr. Pinckney said that palmettos would be good for the center islands. He also said that there were some trees on the landscaping plan that were not labeled. Mr. Pinckney said that the proposed landscaping should adequately screen the building, especially since it was not directly on US 278. He said that he had trouble interpreting the plans to find out where the building entrances were. Mr. Atkins said that he wanted to see more specific instructions on the landscaping plan saying how selective removal of vegetation on the natural buffer on the north side of the building would occur.

Mr. Atkins asked how stormwater would drain from the building, especially due to its inverted roof. Mr. Milling said that on the Anolyn Court side of the building would be depressed and that the roofline of the building would drain to that area. Mr. Baisch said that they were reducing the impervious surface of the site. Mr. Sklar said that they were considering a grey water system in the building or possibly reusing stormwater for irrigation. Mr. Atkins asked how the stormwater collection system would work. Would there be exterior cisterns or gutters that would affect the appearance of the building? Mr. Sklar said that stormwater collection is incorporated into the architecture of the building.

Mr. Britt asked if the final building would appear like the drawings were submitted. Would the final design deviate from what was submitted. Mr. Sklar said that the main exterior features have been set. Mr. Pinckney said that if the applicant planned to utilize grey water, they should make it a visible feature to "celebrate" the use of stormwater recycling. Mr. Pinckney suggested that the applicant use a different type of bamboo. He preferred something taller such as is used at the Savannah airport in the courtyard at the parking garage.

Mr. Scott said that the drawings that were submitted did not help him understand which material was being used in which area. Mr. Atkins agreed that more detailed exterior elevations were needed. Mr. Sklar said that everything that was low to the ground would be tabby. He said that his client was interested in getting direction from the CRB to determine that the building design was going in the right direction before they spent too much money on detailing the building. Mr. Atkins said he liked the overall form and palette, but would eventually need more information before giving final approval. Mr. Britt agreed. Mr. Sklar said that the positive feedback from the CRB helped him in determining whether to move forward with detailing the architecture. Mr. Britt said he would like to see color renderings of all four elevations.

Mr. Pinckney motioned to give final approval to the site plan, landscaping plan, and lighting plan and to give conceptual approval to the architecture with the following conditions:

1. The Board generally approves of the form, materials and fenestration of the proposed building but needs to see more detailed drawings that clearly show which material and color are proposed for the exterior.
2. The two islands in the center of the proposed parking lot need to have two trees planted in each island.
3. The applicant needs to include cutsheets of the proposed architectural lighting and include the photometrics on the lighting plan.

Mr. Atkins seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.
7. ADJOURNMENT: The meeting was adjourned at 3:50 pm.

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
February 5, 2014, Hilton Head Island Library Large Conference Room

Members Present: Joe Hall, Daniel Ogden, Sam Britt

Members Absent: James Atkins, Pearce Scott, Ed Pinckney

Staff Present: Teri Norris, Planning GIS Analyst, Beaufort County

Guests: Bubba Gillis, The Big Chill; Brian Mount, Ice House America

1. CALL TO ORDER – 3:15 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF JANUARY 8, 2013 MEETING MINUTES: Mr. Britt commented that he was present at the meeting, but not included in the minutes. No action was taken on the minutes due to lack of quorum.

4. NEW BUSINESS:

A. **Ice House America, 138 Bluffton Road:** Ms. Norris gave the project background. She said that the Corridor Review Board has looked at several proposals to locate an ice vending machine at 138 Bluffton Road at the site of Sherwin Williams. Initially in May 2012, Bubba Gillis proposed a stand-alone 8' by 24' ice machine. At that time, the Board instructed the applicant that the ice machine was considered to be a building and that it would need to meet the architectural and landscaping requirements of the corridor overlay district. In the spring of 2013, the Board looked at conceptual plans to construct a simple market building that would house a produce market, taco stand and the ice machine. The property owner decided not to proceed with those plans. Now Bubba Gillis is working with another ice machine vendor, Ice House America, and looking at a smaller (6' by 12'), stand-alone ice machine to locate on the south side of the site entrance to Sherwin Williams.

She said that planning staff met with the applicants in December 2013 to look at possible approaches to how a stand-alone ice machine could be sited in a manner that would meet the objectives of the Corridor Overlay District. The applicant is interested in maximizing the visibility of the ice machine and minimizing the cost of the initial investment. The County's interest is having the building conform to the Corridor Overlay District standards while minimizing the overall footprint of the use and permanency of the structure.

To meet these objectives, the applicant is proposing a simple open air shelter that would fully cover the ice machine. A panel would extend down from the ceiling to screen the rooftop condenser from view. A blade sign hanging from panel on the street facing elevation would further screen the ice machine from view.

She said that the applicant has submitted simple elevations of the structure, the dimensions of the actual ice machine, and a site and landscaping plan. Staff has informed the applicant that they will need to provide more information on the building materials and colors. They have indicated that they will bring them to the meeting. She also noted that staff requested a lighting plan if any exterior lighting is proposed.

Mr. Hall reminded that applicant that there was no quorum and that no action could take place, but invited them to present. Bubba Gillis presented for the applicant. He said that the machine that was being proposed was from the same vendor at previous proposals. He said that the new machine was smaller. He said that the machine would generate no truck traffic since it produced ice at the location. He said another advantage was that the ice was less expensive than what can be purchased at other locations. Brian Mount said that the proposed color of the structure was white to match the surrounding buildings. Mr. Gillis said that previously, they proposed a canopy to screen the rooftop equipment, but he felt that the pavilion was more Lowcountry. Mr. Mount said that the pavilion had the advantage of protecting the machine from the elements while helping it to blend with the surroundings. Mr. Gillis said that one light was proposed under the awning on the operational end of the machine and it will not be visible from the road. Mr. Mount confirmed that the structure will have an enclosed roof and that it would be metal. He also said that the fence would remain on the highway but be removed at the gate.

Mr. Ogden said that having an awning and a pavilion structure seemed redundant. Mr. Mount said that the awning housed the lighting. Mr. Ogden said that there are code requirements that separate roof structures from condensers. Mr. Mount said that 18 inches clearance would be there and that the structure could be removed at either end. Mr. Gillis said that the condenser was the shorter of the two rooftop equipment. Mr. Ogden asked that they have their engineer verify the clearance needed to accommodate the equipment. Mr. Britt felt the blue awning clashed with the other colors. Mr. Hall asked them to use an off white instead of a bright white. He said that the landscaping plan needed to show the size of the shrubs. He suggested an evergreen tree-form shrub in place of the crape myrtles, such as podocarpus or wax myrtles.

Mr. Mount said that they were proposing to have the posts painted white along with the roof. Mr. Hall emphasized that it needed to be an off-white. No action was taken due to lack of quorum.

5. OLD BUSINESS: There was no old business.
6. OTHER BUSINESS: There was no other business.
7. ADJOURNMENT: The meeting was adjourned at 3:40 pm.

Ice House America, 138 Bluffton Road (Sherwin Williams)

Note: This project was submitted for the February 5, 2014 meeting, but no action was taken due to lack of quorum. Please refer to the supporting material provided for the February 5 meeting. Also note the summary of comments below that were given at the February 5 meeting.

Type of Submission:	Conceptual/Final
Property Owner:	Jerry Parker
Developer:	Bubba Gillis; Brian Mount, Ice House America
Engineer:	Jeff Ackerman, Carolina Engineering Consultants, Inc.
Type of Project:	Commercial Retail
Location:	138 Bluffton Road (SC 46)
Zoning Designation:	Commercial Suburban

Project Information: The Corridor Review Board has looked at several proposals to locate an ice vending machine at 138 Bluffton Road at the site of Sherwin Williams. Initially in May 2012, Bubba Gillis proposed a stand-alone 8' by 24' ice machine. At that time, the Board instructed the applicant that the ice machine was considered to be a building and that it would need to meet the architectural and landscaping requirements of the corridor overlay district. In the spring of 2013, the Board looked at conceptual plans to construct a simple market building that would house a produce market, taco stand and the ice machine. The property owner decided not to proceed with those plans. Now Bubba Gillis is working with another ice machine vendor, Ice House America, and looking at a smaller (6' by 12'), stand-alone ice machine to locate on the south side of the site entrance to Sherwin Williams.

Planning staff met with the applicants in December 2013 to look at possible approaches to how a stand-alone ice machine could be sited in a manner that would meet the objectives of the Corridor Overlay District. The applicant is interested in maximizing the visibility of the ice machine and minimizing the cost of the initial investment. The County's interest is having the building conform to the Corridor Overlay District standards while minimizing the overall footprint of the use and permanency of the structure.

To meet these objectives, the applicant is proposing a simple open air shelter that would fully cover the ice machine. A panel would extend down from the ceiling to screen the rooftop condenser from view. A blade sign hanging from panel on the street facing elevation would further screen the ice machine from view.

The applicant has submitted simple elevations of the structure, the dimensions of the actual ice machine, and a site and landscaping plan. Staff has informed the applicant that they will need to provide more information on the building materials and colors. They have indicated that they will bring them to the meeting.

February 5, 2014 Meeting Comments: The project was reviewed at the February 5, 2014 CRB meeting. The Board took no action due to lack of quorum but offered the following comments:

- The applicant needs to verify with their engineer that they enough clearance needed to accommodate the condenser and ice maker on top of the ice machine.
- The awning on the operational end of the machine needs to be a different color than blue.
- Where white is proposed for exterior material colors, it needs to be an off-white or light grey.
- The landscape plan will specify the size of materials that will be planted.
- The crape myrtles will be replaced with evergreen tree-form shrubs such as podocarpus or wax myrtles.

BFG Communications, 7 Buckingham Plantation Drive

Type of Submission:	Final
Applicant:	BFG Communications
Project Architect:	David Sklar, Sklar Design Ecotecture
Landscape Architect:	Wallace Milling, Witmer Jones Keefer
Engineer:	Greg Baisch, Ward Edwards Engineering
Type of Project:	Commercial Office
Location:	Located on the east side of Buckingham Plantation Drive approximately 350 feet from US 278.
Zoning Designation:	Commercial Regional
Project Information:	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 last reviewed the project at their January 8, 2014 meeting. At that time the Board gave final approval to the site plan, landscaping plan, and lighting plan and gave conceptual approval to the architecture with the following conditions:

1. The Board generally approves of the form, materials and fenestration of the proposed building but needs to see more detailed drawings that clearly show which material and color are proposed for the exterior.
2. The two islands in the center of the proposed parking lot need to have two trees planted in each island.
3. The applicant needs to include cutsheets of the proposed architectural lighting and include the photometrics on the lighting plan.

The applicant has submitted architectural drawings and a lighting plan for final approval.

Architecture: The applicant has submitted architectural elevations

and renderings. The cover sheet shows each proposed exterior material with corresponding numbers. Drawing A3-01 denotes the location of each proposed material. The applicant will bring material and color samples to the meeting.

Lighting: The applicant has also submitted a lighting plan and cutsheets of the proposed fixtures. The parking areas will be illuminated with 320 watt shoebox fixtures mounted on 25 foot tall laminated wood poles. The applicant also proposes recessed soffit lighting and wall sconces on the exterior of the building. Architectural drawing A1-01 shows the location of the architectural lighting fixtures.

Staff Comments:

1. The applicant will need to provide to the Board material and color samples.
2. The lighting plan needs to show the photometrics of all proposed exterior fixtures.
3. The proposed exterior sconces as illustrated are not full cutoff fixtures. The fixture will need to be revised so that the light source is shielded from view. The applicant will need to provide cutsheets of the revised fixture.