



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD

April 23, 2014

3:00 P.M.

Rotary Community Center of the Oscar Frazier Community Park,
11 Recreation Court, Bluffton, SC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF FEBRUARY 19, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS
 - A. Beaufort County: Rose Hill Plantation Entrance, 1 Rose Hill Way ([backup](#))
 - B. Town of Bluffton: No items for review
5. OLD BUSINESS
 - A. Beaufort County: Final Review of Bluffton Gateway (southwest corner of Highways 278 and 46) ([backup](#))
 - B. Town of Bluffton: No items for review
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, May 7, 2014, at 3:00 p.m. at the Bluffton Branch Library Large Conference Room, 120 Palmetto Way, Bluffton, SC 29910
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
February 19, 2014, Hilton Head Island Library Large Conference Room

Members Present: Joe Hall, Daniel Ogden, Pearce Scott. Daniel Ogden announced that James Atkins has allowed Mr. Ogden to vote in proxy for Mr. Atkins.

Members Absent: James Atkins, Ed Pinckney, Sam Britt

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

Guests: Bubba Gillis, The Big Chill; Brian Mount, Ice House America; Greg Baisch, Ward Edwards; David Sklar, Sklar Ecotecture; Kevin Meany, CEO, BFG Communications

1. CALL TO ORDER – 3:35 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF JANUARY 8, 2014 and FEBRUARY 5, 2014 MEETING MINUTES: Mr. Ogden motioned to approve both sets of minutes with the comment that Sam Britt was present at the January 8 meeting but was listed as absent in the draft minutes. Mr. Scott seconded. Motion carried with Mr. Ogden voting in proxy for Mr. Atkins.
4. NEW BUSINESS:
 - A. **Ice House America, 138 Bluffton Road:** Robert Merchant gave the background report. He said that the project was submitted for the February 5, 2014 meeting, but no action was taken due to lack of quorum. He said that comments were provided at the meeting and were included in the staff report as supporting material to the Board. He said that the Board had 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. He said that 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. He said that the applicant had submitted simple elevations of the structure, the dimensions of the actual ice machine, and a site and landscaping plan. He said that at the February 5 meeting, the Board offered the following comments to the applicant:

- 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.

Bubba Gillis presented for the applicant. He passed out a revised landscaping plan. He said that he was willing to go with a bone white for the roof color. He said that the taller of the two pieces of equipment on top of the ice machine was actually an ice maker and not the condenser and that the ice maker would produce no heat. He said that the condenser only protruded 2 ½ feet above the top of the machine and that it was 2 ½ feet wide.

Mr. Ogden expressed concern that there was not enough clearance for the rooftop equipment and that the structure would need to be much higher to accommodate the equipment. Mr. Mount with Ice House America said if that was the case, they could alter the structure by lessening the pitch and widening the base of the structure so that the height would not be significantly increased. Mr. Gillis verified that the wall below the roof that screens the condenser and ice maker would be sided with the same material as the roof. Mr. Ogden recommended that the applicant consider leaving the wood finish natural.

Mr. Ogden motioned to give the project final approval with the following conditions:

- The applicant will submit final material and color samples to staff for approval.
- The applicant will provide for staff final drawings that show the actual building height and roof pitch necessary to accommodate the condenser and ice maker. The revised building height shall not be significantly higher than what was submitted to the Board.

Mr. Scott seconded. Motion carried with Mr. Ogden voting in proxy for Mr. Atkins.

5. OLD BUSINESS:

- A. Final Review of BFG Communications, 7 Buckingham Plantation Drive:** Robert Merchant gave the project background. He said that BFG currently occupies 2 buildings at the business park on Buckingham Plantation Drive and are outgrowing their facilities. They propose 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. He said that the project was last reviewed by the Board on

January 8 and, at the time, the Board approved the landscaping plan and lighting plan. They generally approved the design of the building but asked for more detailed drawings that clearly showed the proposed exterior materials and colors. He said that the applicant has now submitted revised architectural drawings along with a lighting plan and details on the proposed lighting fixtures. Mr. Merchant provided the Board with the following staff comments:

- The applicant will need to provide to the Board material and color samples.
- The lighting plan needs to show the photometrics of all proposed exterior fixtures.
- 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.

Greg Baisch of Ward Edwards presented for the applicant. He passed out revised architectural drawings to the Board. David Sklar presented the project's architecture. He focused first on the north elevation that faced US 278. He said that the predominant material on the elevation would be corrugated metal with tabby pilasters. He said that the applicant had not selected the shade of glass that would be used.

Mr. Hall said that the Board needed to see actual materials and color samples rather than photographs of materials. Mr. Baisch asked if the Board would consider moving the project forward with staff and a Board member reviewing the material samples. Kevin Meany of BFG Communications introduced himself to the Board. He said that he had 165 people working in 2 buildings and currently had openings for 40 more people. He said that they are quickly outgrowing their space and wish to stay in the Bluffton area.

Mr. Ogden motioned to give the project final approval with the following conditions:

- The exterior wall sconce will be revised to conform to the full cutoff requirements of the Corridor Overlay District.
- The applicant will need to clarify the location and material sample of the cypress wood, the tint of the proposed windows, the location and color of window divisions (mullions), and an actual sample of the proposed corrugated siding.

Mr. Scott seconded. Motion carried with Mr. Ogden voting in proxy for Mr. Atkins.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 4:25 pm.

Rose Hill Entrance Revisions

Type of Submission:	Conceptual-Final
Applicant:	Rose Hill Property Owners Association
Project Architect:	Tim Probst, Lee and Parker Architects, PA
Project Engineer:	Ryan Lyle, Andrews and Burgess
Landscape Architect:	Dan Keefer, Witmer, Jones, Keefer, Ltd.
Type of Project:	Landscaping Revisions
Location:	Located at the north and south entrances to Rose Hill Plantation.
Zoning Designation:	Planned Unit Development

Project Information: The Rose Hill Property Owners Association is proposing to make revisions to the entrances to Rose Hill Plantation on both sides of U.S. 278. The revisions are in part to respond to the widening of U.S. 278 and subsequent removal of the sales office at the north entrance. Minor revisions are also being made to aid in circulation by adding “owners’ lanes” and better stacking room at the signals on U.S. 278. The revisions will also provide rebranding with a change in the signage, lighting and cosmetic changes to the gatehouses.

The following are highlights of the proposed changes. Please refer to the applicant’s cover letter for additional details.

- Owners’ lanes will be added at both the north and south entrances.
- Architectural revisions will be made to both gatehouses (see architectural drawings). The exterior materials and colors will be revised to match the architectural style of the plantation house with vertical board and batten, a metal roof and the addition of a cupola.
- On the north entrance, the center island will be modified to allow more stacking room in the left turn lane. This will result in the removal of five crape myrtles in the center island. Landscaping will consist of annuals and Asiatic jasmine.
- Both entrance signs will be replaced.

Staff Comment: Staff recommends approval.

Bluffton Gateway Project

Type of Submission:	Final
Project Architect:	RHA Architects, Dallas, TX
Project Engineer:	Austin Watts, PE, Kimley-Horn and Associates, Inc.
Type of Project:	Commercial Retail
Location:	At the southwest corner of Bluffton Road (SC 46) and US 278.
Zoning Designation:	Commercial Regional

Project Information: 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. 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.

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. The applicant is proposing

The CRB reviewed this project at their December 11, 2013 meeting. At that time the Board gave 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.

The applicant is now submitting for final review. They have submitted site plans, tree removal plans, landscaping plans, lighting plans and architectural drawings for final review.

Architecture: Architectural elevations and perspective drawings of the two large buildings and the service station are provided on *Sheets 1 through 6*. Material and color samples will be brought to the meeting.

Landscaping:

Tree Removal: Tree removal is indicated on *Sheets 6410, 6411, and 6412*. All existing trees that are located in the areas of the drawings that are shaded in grey will be removed.

Highway Buffer: The tree removal plans indicate that portions of the 50-foot wide highway buffer will be cleared of existing trees. This proposed tree removal is enabled by a draft development agreement that County Council is in the process of adopting. The draft development agreement gives the developer the permission to have up to half of the required highway buffer width covered with “manicured grass lawns or other installed landscape materials.” Therefore, the highway buffer will consist of existing vegetation where trees are shown to remain on the tree removal plan. Where trees are cleared in the highway buffer, the area will be sodded with supplemental landscaping that is shown on the landscape plans (*Sheets 6510 through 6514*).

Landscape plans: The landscape plans are provided on *Sheets 6510 through 6514*. The schedule of plant materials that indicates species and size of plants is on *Sheet 6514*.

Lighting: *Sheets 6221 and 6222* show the location of proposed site lighting fixtures. The legend indicating which type of outdoor lighting is provided on the upper left hand corner of *Sheet 6291*. *Sheets 6290 and 6291* provide photometrics, and *Sheets 6293 through 6295* provide the cutsheets.

Signage: *Sheets 9 through 19* provide a master sign plan. Typically signage is not in the purview of the CRB. Staff is verifying with the applicant to determine whether the Board is being asked to provide input on the sign plan that will be part of the pending development agreement. Staff will provide further direction to the Board at the meeting.

Staff Comments:

1. The maximum allowable height of a lighting fixture in Regional Commercial is 30 feet. The proposed lighting plan has 21 fixtures that exceed the maximum height.
2. The photometric plan is not legible. A readable electronic copy of the photometric plan needs to be submitted to staff to verify that the project meets lighting level requirements.
3. The applicant needs to provide the Board with details on the location of proposed exterior architectural lighting fixtures.