

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

July 10, 2000

The Corridor Review Board met at First National Bank in Bluffton, SC at 2:30 P.M.

Members Present:

Todd O'Dell, Vice-Chairman
Laura Barrett
Martha Crapse
James Tiller

Members Absent

Greg Beste, Chairman
John Pinckney

Staff Present:

Anthony J. Criscitiello, Planning Director
Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Todd O'Dell at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: James Tiller motioned and Martha Crapse seconded to approve the minutes of the June 19, 2000 meeting. Motion carried.

III. General Public Comment: There were no comments from the public.

IV. Old and New Business:

Target Shopping Center, Outlot B: Chris Nardone of Corcoran, Nelson, Nardone and Associates and Steve Andrews of Andrews Engineering gave the presentation. Due to the pending nature of the permissible building heights in the Oaks Development Agreement area, the Board gave the project a conceptual review. The Board offered the following comments:

- Greater relief needs to be incorporated on the north elevation to give a shadow line and provide color variety.
- Overhangs should be incorporated at the fourth floor roof element.
- Unique grillwork should be placed at each of the HVAC units.
- Because of the height of the proposed building, it is important to save as many large trees as possible.
- There needs to be one landscaped peninsula for every eight parking spaces.
- The site plan needs to clearly indicate the extent of this project and clearly show where all designated parking will occur.

Target Shopping Center, Outlot C: Chris Nardone of Corcoran, Nelson, Nardone and Associates and Steve Andrews of Andrews Engineering gave the presentation. The Board took no action but offered the following comments:

- The character of this shopping center should be integrated with the proposed hotel (Outlot B). Such hotel design elements, such as louvers, should be incorporated.
- There needs to be one landscaped peninsula for every eight parking spaces.
- The site plan needs to clearly indicate the extent of this project and clearly show where all designated parking will occur.

Target Shopping Center, Staples Modification: Chris Nardone of Corcoran, Nelson, Nardone and Associates gave the presentation. James Tiller motioned to approve the revision with the following condition:

The red background on the parapet is not part of the future sign for Staples.

Laura Barrett seconded. Motion carried.

Foreman Hill Shopping Center: Robert Merchant gave the background. Steve Andrews of Andrews Engineering gave the presentation. The Board took no action.

Lot #5 Kittie's Landing, Eight-Bay Carwash: James Tiller recused himself. Robert Merchant gave the background. Martha Crapse motioned to preliminarily approve the site plan and landscaping plans. Laura Barrett seconded. Motion carried.

Ferguson Plumbing: Robert Merchant gave the background. He explained that the applicant was informed that the submission was incomplete because the landscaping and lighting plans failed to meet ordinance requirements and previous CRB comments. The Board decided to provide a conceptual review of the revised landscaping plan that was passed out at the meeting. The Board took no action but offered the following comments:

- The landscaping plan needs to clearly indicate the placement of shrubs, trees and groundcover. The plant list needs to show the height and spread of shrubs at installation.
- A detail of the stucco wall that separates the outdoor storage area from the parking area needs to be provided to the CRB.
- The cord grass proposed along the detention pond will provide stabilization but will provide no screening.

Myrtle Park Design-Development Guidelines: Robert Merchant gave the background. He explained that the property owners were requesting of Beaufort County Council an amendment of the Oaks Development Agreement to accommodate 50-foot building heights and outdoor storage. Therefore, references to these two elements are beyond the purview of the CRB. The applicant agreed to incorporate the comments made by staff into the Design Guidelines. The CRB expressed concern that there is no mechanism in the guidelines to permit the Board to amend the guidelines without full agreement from the owners.

Oldfield Entrance Plan (Indigo Plantation): Robert Merchant gave the background. Brian Widmer of Wood and Partners and Chuck Mitchell gave the presentation. James Tiller motioned

to grant a waiver to the three mobile sales and administration offices. Martha Crapse seconded. Motion carried.

James Tiller motioned to approve the entrance plan. Martha Crapse seconded. Todd O'Dell requested that metal halide lights be used at the entrance. Motion carried.

Lots 11 and 12 Westbury Park, Lighthouse Bank: Robert Merchant gave the background. Pat Rooney of LandPlan Partnership gave the presentation. The Board took no action.

VI. Other Business:

Plantation Business Park, Plantation Plaza Revision: Mike Lacombe of Lacombe Builders gave the presentation. Mr. Lacombe presented two proposals to the CRB that revised the architecture that was approved by the Board at their June 1, 1998 meeting. James Tiller motioned to approve Elevation A. Laura Barrett seconded. Motion carried.

Joint CRB/DRT Workshop: Robert Merchant said that staff would like to hold a workshop where the Corridor Review Board can meet with the Development Review Team (DRT) to discuss common concerns and issues. Mr. Merchant gave the tentative date of Wednesday, August 2 at 11:00 a.m. He said that this would give the CRB members the opportunity to attend the DRT meeting at 1:00 p.m. following the Workshop.

VII. Adjournment: The meeting was adjourned at 5:00 p.m.