

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### August 21, 2000

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

**Members Present:**

Greg Beste, Chairman  
Todd O'Dell, Vice-Chairman  
Laura Barrett  
Doug Corkern  
Martha Crapse  
John Pinckney  
James Tiller

**Staff Present:**

Robert Merchant, Development Review Planner

**I. Call To Order:** The meeting was called to order by Greg Beste at 2:30 p.m.

**II. Review of the Minutes of the Previous Meeting:** Todd O'Dell motioned and John Pinckney seconded to approve the minutes of the July 24, 2000 meeting. Motion carried.

**III. General Public Comment:** There were no comments from the public. On behalf of the Corridor Review Board, Greg Beste welcomed the new member Doug Corkern.

**IV. Old and New Business:**

**Target Shopping Center, Outlot B:** Robert Merchant gave the background. Chris Nardone, of Corcoran, Nelson, Nardone and Associates gave the presentation. The Board took no action on the site, landscaping, and lighting plans because of discrepancies between the plans. The Board did recommend that dumpster be screened from view from the highway and that the location of sod be clearly delineated on the landscaping plan. The Board then reviewed the architectural drawings. Todd O'Dell motioned to preliminarily approve the project's architecture provided that the following conditions are met:

- The roof overhangs shall be consistent throughout the building. This includes the gable ends and the porte-cochere.
- Detailing of the grill work that hides the HVAC units will be provided.
- The roof lines, especially at the first floor canopy, will be resolved at all the step backs on the elevation planes.
- Details of the dumpster screening wall shall be provided.
- The sides of the large gables will be brick.
- Detailing will be provided of the pool house and the fence around the pool.
- More shutters will be incorporated in the building.
- Preliminary approval is contingent upon County Council approval of the Oaks Development Agreement amendment that permits 50 foot high buildings. Otherwise this approval is voided.

John Pinckney seconded. Motion carried.

**Target Shopping Center, Outlot C:** Robert Merchant gave the project background. Chris Nardone of Corcoran, Nelson, Nardone and Associates gave the presentation. The Board took no action but made the following comments:

- More detailing is needed of the trellis work along the left and right elevations.
- The right side of the front elevation needs a stronger element to provide closure.
- The Board expressed concern that the rear elevation of the building had a blank façade and faced the proposed hotel.
- The Board also expressed concern that there may be a missed opportunity to provide pedestrian linkages between the hotel and other portions of the Target Shopping Center.

**Foreman Hill Road Shopping Center:** Robert Merchant gave the background. Chris Nardone of Corcoran, Nelson, Nardone and Associates gave the presentation. The Board took no action but made the following comments:

- The location of parking lot peninsulas appears to be arbitrary and does not make the best use of the existing trees on the site.
- The density of proposed plant materials seems to be inconsistent. There are parts of the landscaping plan that propose an unrealistically high density of plant materials while there are other parts of the plan where the spacing of proposed plant materials will not provide for sufficient screening.
- The wax myrtles proposed for the dumpster at the fast food restaurant outparcel need to be larger at the time of planting.
- Areas to be sodded need to be clearly delineated on the plan.
- The architectural drawings are unnecessarily following the same design themes as the Target Shopping Center. The architecture needs to be reworked to provide for a different treatment of the colonnades in front of the small tenant spaces, the end hip-roofed towers, and the materials and colors. The architecture also needs to avoid the creation of “billboard” facades for the major tenants. The treatment of “Anchor H” is more desirable than the other proposed large tenants.

**Bluffton Medical Center:** Robert Merchant gave the background. John Graves gave the presentation. Todd O’Dell motioned to approve the project as submitted. James Tiller seconded. Motion carried.

**Belfair Sales Office:** James Tiller recused himself. Paul Delevis gave the presentation. The Board took no action.

**Belfair RV Storage Buildings:** Robert Merchant gave the background. Ernie Broome of Southern Estate Homes gave the presentation. Doug Corkern motioned to approve the placement of the buildings provided that 5 foot high wax myrtles are planted at 5 feet on center in the area between the RV parking lot and Dillon Road. Martha Crapse seconded. Motion carried with Todd O’Dell dissenting.

**Lot #3 Kitties Landing, Hamburger Joe’s:** Greg Beste recused himself. Robert Merchant gave the presentation. Martha Crapse motioned to give the site and landscaping plans final approval with the following conditions:

- If upon inspection it is determined that more landscaping is needed to screen the dumpster, that it will be installed.
- The applicant will reconsider the configuration of the dumpster.

Doug Corkern seconded. Motion carried.

James Tiller motioned to give the lighting plan final approval. Doug Corkern seconded. Motion carried.

James Tiller motioned to give the architecture final approval with the following conditions:

- A hip gable will be incorporated on the left and right elevations to lessen the size of the façade.
- The discrepancy of the handicap ramp on the site plan and architecture plan will be resolved. If a switchback is to be used, than the applicant should consider providing access via steps to the south of the building.

Doug Corkern seconded. Motion carried.

**Lot #5 Kitties Landing, Eight-Bay Carwash:** Greg Beste recused himself. Robert Merchant gave the background. Greg Beste gave the presentation. Doug Corkern motioned to preliminarily approve the architecture with the following conditions:

The roof color will be slate grey and the interior tile color will be pewter.  
The cupolas proposed on the left and right side of the building will be repositioned to be centered between columns below.

Martha Crapse seconded. Motion carried.

**Lot 18 Westbury Park Waiver Request:** Robert Merchant gave the background. Todd O'Dell motioned to waive the project from CRB review based on the distance from US 278 and the effectiveness of the Westbury Park Architectural Review Board in insuring good building and site design. Jim Tiller seconded. Motion carried.

**Enmark Gas Station:** The applicant requested that this item be stricken from the agenda.

Paxton Plaza: Robert Merchant gave the background. Steve Andrews of Andrews Engineering gave the presentation. The Board took no action but made the following comments:

The size of the building (8,000 square feet) does not justify the use of a flat roof. A roof with a slope of at least 4:12 shall be incorporated into the design of the building.  
The façade design appears to be out of place on the corridor. The façade should be simplified and incorporate a front porch with columns.

Myrtle Park Design/Development Guidelines: Steve Andrews passed out some proposed revisions to the Myrtle Park Design/Development Guidelines that reflected requests made by the CRB to allow the Board to initiate amendments to the Guidelines. The revisions also incorporated concerns expressed by the Town of Bluffton. James Tiller motioned to approve the changes that were submitted. Todd O'Dell seconded Motion carried.

**VI. Other Business:**

There was no other business.

**VII. Adjournment:** The meeting was adjourned at 5:30 p.m.