

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

September 11, 2000

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: James Tiller motioned to approve the minutes of the August 21 meeting with one correction: on page 3, the fourth bullet item for Hamburger Joe's, "than" needs to be changed to "then". John Pinckney seconded. Motion carried.

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

IV. Old Business:

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

- The placement of directional monument signs for circulation needs to be reconsidered.
- The fire lanes proposed to give access to the Hotel (Outlot B) should have rolled curbs where they terminate at the parking areas.
- The trellises are a weak detail. They need to be more substantial to give interest to the building.
- Foundation landscaping at the rear of the building would accomplish more than the three proposed trellises in breaking up the monotony of the façade.
- The right end of the front façade needs to be redesigned. The proposed large box should be replaced with a canopy or similar detail that would reduce the massing of the proposed façade.

Ferguson Plumbing: Doug Corkern recused himself. Robert Merchant gave the project background. The Board took no action but requested that the applicant returned with revised lighting and landscaping plans that provided the following information:

- Additional information needs to be provided on the type of lighting fixtures to be used in the parking areas. A color photograph of one of the fixtures at night is recommended.
- The location of the lighting fixtures in relation to the location of proposed and existing plant material needs to be clearly shown.
- Lighting fixtures to be used in the outdoor storage area need to be shown on the plan and cut sheets of the fixtures need to be provided.
- The height of the fixtures need to be reduced to meet the requirements of the Zoning and Development Standards Ordinance.
- According to the Myrtle Park Design-Development Guidelines a registered landscape architect is required for developments governed under the Oaks Development Agreement. The landscaping plan needs to be prepared and stamped by a registered landscape architect.
- Staff needs to research and verify how many trees will need to remain on Parcel 172 (the lot located immediately south of Ferguson Plumbing) in order to mitigate the removal of specimen trees in the Ferguson Plumbing site.

Eight Bay Carwash: James Tiller and Greg Beste recused themselves. Robert Merchant gave the background. Steve Andrews of Andrews Engineering, Inc. gave the presentation. Doug Corkern motioned to give the project final approval provided that the applicant rework the lighting plan and submit it to the CRB at a later date. Martha Crapse seconded. Motion carried.

V. New Business:

Specialty Welding and Motor Sports: Robert Merchant gave the background and presentation. The CRB took no action but made the following comments:

- The size of the building does not justify the use of a flat roof. The building needs to incorporate a pitched roof into its design.
- From the exterior, the indoor showroom appears to be a two story office building. The portion of the indoor showroom that is two stories needs to be emphasized architecturally and differentiated from the portion of the indoor showroom that is only one story.
- The proposed tower over the outdoor display canopy needs to be more open.
- Wall signage on the building must conform with the signage standards in the Zoning and Development Standards Ordinance. The repetitive graphic panels proposed for the outdoor storage area cannot all accommodate signage. The canopy should be redesigned to use some other architectural element in place of the banners.

Enmark: James Tiller recused himself. Robert Merchant gave the background. Steve Andrews gave the presentation. Doug Corkern made the following motion:

- To allow for a reduction from the required 100 foot buffers between this use and adjoining properties zoned Rural
- To allow for the reduction of the buffer along Commerce Place East from 20 feet to 10 feet provided that the stormwater detention pond is not located in the highway buffer.
- The existing 35 inch live oak along Commerce Place East shall not be removed. The 32 inch live oak that is located in the interior may be removed if the applicant mitigates the removal by providing an exceptional Lowcountry architectural style, recessed lighting and extensive landscaping.

John Pinckney seconded. Motion carried with Todd O'Dell and Laura Barrett voting no.

Island West Entrance Revision: Robert Merchant gave the background. Ed Evans of Wood and Partners gave the presentation. Todd O'Dell motioned to approve the revision with the following conditions:

- The ground lights that are not located in the landscaping beds must be flush mounted.
- The gas light indicated as having a 400 watt fixture will be corrected to have the proper lighting source

VI. Other Business:

Goodyear Tire Store: James Tiller recused himself and explained to the Board that the Architectural Review Board for Sheridan Park is requiring that the Goodyear Tire Store have a green metal roof. This is not the color that was approved by the Corridor Review Board. Laura Barrett motioned and Todd O'Dell seconded to approve the green metal roof provided that the applicant bring material and color samples to the Board for their review. Motion carried.

The Board expressed concern that signage color, size and placement have been more inconsistent the since signage was taken from the Boards purview.

VII. Adjournment: The meeting was adjourned at 5:45 p.m.