

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES October 9, 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

Members Absent:

Martha Crapse
John Pinckney
James Tiller

Staff Present:

Delores Frazier, Development Review Manager

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: Doug Corkern motioned to approve the minutes of the September 25 meeting with one correction. The architectural approval of the temporary structure for Lighthouse Bank is under the condition that the front canopy of the building will be reworked and submitted to staff and one CRB member for approval. Todd O'Dell seconded. Motion carried.

III. General Public Comment: Hank Johnston, Mayor Pro Temp of Bluffton, announced that he just came from a meeting of the US 278 Corridor Study Group. He said that future improvements to US 278 should be coordinated with the County and the Corridor Review Board.

IV. Old and New Business:

Target Shopping Center, Outlot B: Chris Nardone, of Corcoran, Nelson, and Nardone gave the presentation. Todd O'Dell motioned to approve the site and landscaping plans with the following condition:

- The landscaping plan should clearly show the location of the proposed larger caliper live oak trees.

Doug Corkern seconded. Motion carried.

The Board took no action on the lighting plan. The applicant was asked to return to the Board with a revised lighting plan that conformed with the restrictions in the Santee Cooper utility right-of-way.

Todd O'Dell motioned to approve the project's architecture with the following condition:

- The color of the shutters will match the color of the roof.

Doug Corkern seconded. Motion carried.

Target Shopping Center, Outlot C: Chris Nardone of Corcoran, Nelson and Nardone gave the presentation. Doug Corkern motioned to approve the site and landscaping plans. Todd O'Dell seconded. Motion carried.

Doug Corkern motioned to approve the project's architecture with the following conditions:

- The roofline of the central tower feature shall be lowered so that it does not match the roofline of the front elevation.
- The columns and bases that support the trellises will match the columns and bases that support the canopies.
- The front elevation drawing will be revised so that the trellises match the details.
- The trellises will incorporate additional cross members.

Todd O'Dell seconded. Motion carried.

No action was taken on the lighting plan.

Goodyear Tire Store, Roof color revision: Doug Corkern motioned and Todd O'Dell seconded to approve the revised roof color. Motion carried.

Lot 11, Kittie's Landing: Steve Andrews of Andrews Engineering, Inc. gave the presentation. The Board took no action but gave the following comments:

- The entrance porticos that project from the front elevation need to be shifted back to the front setback line.
- The footprint of the entrance porticos need to appear on the landscaping plan.
- The porticos on the left elevation are a weak architectural detail.
- The landscaping plan needs to include a note stating that the proposed plant materials will be fully irrigated.

Lowe's: Nick Wagner and David M. Mayer of Lowe's gave the presentation. Jeff Ackerman from Andrews Engineering, Inc. was also present. The Board took no action but gave the following comments:

- The building needs to incorporate foundation landscaping.
- The rear elevation will be visible to residents travelling on Malphrus Road (Foreman Hill Road) toward US 278. The façade needs to be heavily screened from view with landscaping and existing vegetation.
- The outdoor storage along the right elevation will also be visible to those travelling on Malphrus Road. Stored materials shall not be stacked above the height of the screening wall.
- The site plan will need to heavily incorporate the existing trees into the design of the

- parking lot. Clustering of existing stands of trees is highly encouraged.
- The roof line above the entrance and the canopies along the front elevation should incorporate exposed rafter ends.
- If a portion of the parking lot will be used for the display of seasonal merchandise, than the applicant should consider formalizing this display area with landscaping and architectural elements.
- The two large elements on either side of the entrance should be reduced in size or broken up architecturally.
- The side elevation of the entrance is an awkward detail. It needs to be reworked.
- In general, the site plan needs to emphasize landscaping and tree preservation to soften the effects of the large building and parking area.

Island Ford: Paul Oates of Island Ford gave the presentation. Todd O'Dell motioned to grant a waiver from CRB Review of the project with the following condition:

- The applicant will provide a foundation buffer on the north elevation of the proposed addition running the full length from the existing building to the end. A plan of the foundation will be submitted to staff for verification.

Doug Corkern seconded. Motion carried.

Park Center Waiver Request: Jeff Ackerman of Andrews Engineering gave the presentation. Doug Corkern motioned to deny the request for a waiver. Todd O'Dell seconded. Motion carried.

Mr. Ackerman passed out site, landscaping and architectural plans to the Board. The Board took no action but gave the following comments:

- The applicant needs to avoid the soldiering (uniform planting of same plant type) of landscape materials in the foundation buffers.
- The architecture of the building needs to reflect the surrounding residential buildings rather than the medical office buildings nearby.

Ferguson Plumbing: Steve Andrews of Andrews Engineering gave the presentation. Todd O'Dell motioned to approve the lighting and landscaping plans and change in architectural colors provided with the following condition:

- The lighting plan will be submitted to staff with the fixture locations corrected.
- A revised landscaping plan will be submitted to staff with the front buffer reflecting the land dedicated for the widening of SC 46.
- If a high pressure sodium lighting source is used, than it shall be color corrected.
- Prior to the issuance of a Certificate of Compliance, the applicant will provide to the CRB a photograph of the Cobra lighting fixture illuminated in the night time.

Laura Barrett seconded. Motion carried.

Lot #5 Kittie's Landing, Eight Bay Carwash: Todd O'Dell motioned to approve the lighting plan with the following conditions:

- The height of the lighting fixtures needs to meet the County ZDSO standards.

- If a high pressure sodium lighting source is used, than it shall be color corrected.
- Prior to the issuance of a Certificate of Compliance, the applicant will provide to the CRB a photograph of the Cobra lighting fixture illuminated in the night time.

Laura Barrett seconded. Motion carried.

VI. Other Business: There was no other business.

VII. Adjournment: The meeting was adjourned at 5:15 p.m.