

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### October 23, 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:** Doug Corkern motioned to approve the minutes of the October 9, 2000 meeting with two corrections:

- On page 3, Ferguson Plumbing, fourth bullet item, change wording from "prior to issuance of Certificate of Compliance" to "prior to installation of lighting fixtures."
- On page 4, Eight Bay Carwash, third bullet item, change wording from "prior to issuance of Certificate of Compliance" to "prior to installation of lighting fixtures."

Todd O'Dell seconded. Motion carried

**III. General Public Comment:** There was no public comment.

**IV. Old Business:**

**Belfair Sales Office:** James Tiller recused himself. Robert Merchant gave the background. James Tiller gave the presentation. Todd O'Dell motioned to give final approval to the site and landscaping plans with the following conditions:

- Approval of the site and landscaping plans does not include the proposed playground. If the applicant decides to install the playground, then they shall present to the CRB for review the proposed playground equipment.
- If the applicant decides not to install the playground, then a revised landscaping plan will be presented to the CRB staff for approval.

Doug Corkern seconded. Motion carried.

The Board tabled action on the lighting plan pending revisions to be made by the applicant. Paul Delevis gave the architectural presentation. Todd O'Dell motioned to give the architecture final approval with the following condition:

- The muntin pattern on the windows will be reconfigured so that the panes are vertical rather than horizontal in orientation.

Doug Corkern seconded. Motion carried.

**Enmark:** James Tiller recused himself. Robert Merchant gave the background. Paul Moore of Andrews Engineering gave the site plan presentation. The Board took no action on the site plan. The Board took no action on the project's architecture but made the following comment:

- The applicant needs to rework the project's architecture. When the CRB conceptually approved the project's site plan, at the September 11 meeting, the removal of the 32" live oak was permitted with the condition that "applicant mitigates the removal by providing an exceptional Lowcountry architectural style, recessed lighting and extensive landscaping." The applicant needs to present architecture that is over and above the standard Enmark prototype that incorporates the existing site conditions with low country architecture. Otherwise, the Board may reconsider the conceptual approval they gave to the site plan.

The Board took no action on the lighting plan but agreed that it was at the CRB's discretion to permit lighting levels that exceed the requirements of the ZDSO but conform to the recommended levels within the IESNA Lighting Handbook.

## V. New Business:

**Hughes Plumbing Expansion:** Robert Merchant gave the background. Matt Baker of Pinckney and Associates gave the presentation: Doug Corkern motioned to give the site plan and landscaping plan final approval with the following condition:

- If any new lighting fixtures are proposed with this addition, they need to be submitted to the CRB for approval.

Todd O'Dell seconded. Motion carried.

Doug Corkern motioned to approve the architecture with the following condition:

- The proposed slate blue will only be used on the fascia on the building addition.

Todd O'Dell seconded. Motion carried.

**Jenkin's Brick:** Kevin Farruggio from Connor and Associates, Inc. gave the presentation. The Board took no action but gave the following comments:

- The building and roofline should be offset where the front portion of the building meets the warehouse portion of the building in the rear.
- New trees to be planted on the site should be concentrated in front of the building.
- The dry detention ponds should be landscaped.
- The applicant should coordinate with neighboring property owners that currently have development plans to determine whether there are sufficient distances between curb cuts.

**Dodge Dealership:** Rob Merchant passed out conceptual architectural drawings for a proposed Dodge Dealership on US 278 across from Home Depot. The Board took no action but made the following comment:

- The size of the proposed building does not necessarily dictate the use of a flat roof. Heritage Motors is approximately the same size and has a sloped roof. The Board suggested that the applicant visit the 278 Corridor to assess the treatment of similar structures. A modern design with a flat roof is not necessarily out of the question if materials, colors and general scale of the building are consistent with the surrounding architecture.

**VI. Other Business:** James Tiller asked the Board if they would consider allowing the applicant to change the building material at the Goodyear Tire Store in Sheridan Park from brick to split-faced block. The Board said that they would consider such a change but would need to see material samples and renderings.

**VII. Adjournment:** The meeting was adjourned at 4:15 p.m.