

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES November 6, 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
Doug Corkern
James Tiller

Members Absent:

Laura Barrett
Martha Crapse
John Pinckney

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 to approve the minutes of the October 23, 2000 meeting. Doug Corkern seconded. Motion carried

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

IV. Old Business:

Specialty Motorsports: Robert Merchant gave the background. Edward Wiggins, of Wiggins & Assoc. Inc. gave the presentation. The Board took no action on the site and landscaping plans but gave the following comments

- The landscaping plan needs to be drawn at a larger scale.
- An eight-foot wide foundation buffer needs to be planted between the proposed building and all parking and driving areas.
- The site plan needs to clearly indicate where existing concrete will remain or be removed.
- The landscaping plan needs to include a note stating that the proposed plant materials will be irrigated.
- If the existing sign is to remain, it shall be landscaped.
- The setback on the proposed wing-walls needs to conform to the new Zoning and Development Standards Ordinance.
- Foundation landscaping will be placed in front of the wing-walls.
- The existing palmettos in the highway buffer will be incorporated in the landscaping plan.

The Board then looked at the project's architecture. The Board took no action but gave the

following comments:

- The showroom will be distinguished from the two story office area by providing larger windows that match the proportions of the column spacing in the outdoor display area. The roof will be lowered to aid in the transition between the two story office area and the canopy over the outdoor display area.
- The lighting source of the indoor showroom lighting will not be visible from the US 278 Corridor.

V. New Business:

Church of the Palms United Methodist Church: Todd O'Dell recused himself. Robert Merchant gave the background. Kevin Farruggio of Connor & Assoc., Inc. gave the presentation. The Board took no action but made the following comments:

- The height of the proposed walkways is too high for the proportions of the walkway.
- The Doric columns proposed for the main entrance should be replaced with columns that match those along the walkways.
- The location of the circular courtyard may not be ideally situated for future phases of this project. The applicant should take into account future expansions of this project and where people will most likely congregate outdoors.

Oldfield Plantation: Gary Haygood of Wood and Partners gave the presentation of the proposed entrance signage, fence, and Greeter's Houses. The Board took no action but gave the following comments:

- The proposed signage does not match the rustic characteristics of the other components of the project. It should be revised to be consistent with that theme.
- Whitewash would be preferable to white paint on the existing fence along SC 170.

Goodyear Tire Store, Sheridan Park: James Tiller recused himself and presented to the Board revised architectural renderings that used split-faced block, rather than the brick previously approved by the Board. Todd O'Dell motioned to approve the revision with the following conditions:

- The proposed quoins will be removed.
- The entire area underneath and including the water table will be of a different colored material.
- The applicant will return to the CRB with color samples of the proposed new materials.
- The applicant should consider matching the material colors of the neighboring Kentucky Fried Chicken.

Doug Corkern seconded. Motion carried.

VI. Other Business: Greg Beste informed the Board that the developer of the Eight Bay Carwash (Lot #5 Kittie's Landing) wishes to change the roof color to dark blue. The Board requested that the applicant

bring color samples to the CRB for approval.

VII. Adjournment: The meeting was adjourned at 3:45 p.m.