

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

November 20, 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 November 6, 2000 meeting. John Pinckney seconded. Motion carried

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

IV. Old Business:

Enmark: James Tiller recused himself. Robert Merchant gave the background. Tom Olsen, the project architect gave the presentation. The Board took no action, but gave the following comments:

- Although the architectural sketches are closer to what the Board would like to see than what was previously presented, the massing, proportions and details need to be refined in order to create a building that is "inspiring". The Exxon station at Coligny Circle and the gas station at the corner of Martin Luther King Boulevard and Ogelthorpe in Savannah are good local examples of Lowcountry proportions and detailing, especially in how they address the gas pump canopies.
- Most dormers in the Lowcountry are vertical in proportion, rather than horizontal.
- The large plate glass windows are a contemporary detail and do not work well with the Lowcountry theme.
- If the dormers are to be used strictly for signage, it is preferable to remove them and place the signage elsewhere on the building.
- The plate height appears to be high in proportion to the rest of the building. Increasing the overhang may visually rectify this problem.
- The canopy is very large. It should be broken up into two or more components.
- The applicant should place a brightly painted stake 50 feet into the buffer to determine how much the buffer will screen the site.

Jenkins Brick: Robert Merchant gave the background. Kevin Farruggio of Connor and Associates gave the presentation. The Board took no action, but gave the following comments:

- The architectural elevations that were submitted to the CRB are preferable to the ones that were passed out at the meeting. The Board recommends matching the offset with the change of materials so that the roof is an even hipped roof with a cupola at the center.
- The front building elevation will be reworked so that the handicapped ramp is in the correct location. The handicapped ramp railing should be configured so that the porch railings are symmetrical.

V. New Business:

Okatie Center Office Park: 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 front façade of the one story buildings should be reworked so that the front door is centered on the courtyard.
- The entrance gables on the two-story buildings need to be reworked.
- Of the two color schemes proposed, the Board does not prefer the red brick and yellow stucco.
- The applicant should bring photographs and drawings of Phase One so that the Board can make an accurate judgment whether the proposed design and materials fit into the context of the larger development.

Berkeley Hall, Buffer Landscaping and Gatehouse: Robert Merchant gave the background. Bruce Boyson of Wood and Partners gave the presentation. Todd O'Dell motioned to approve the site, landscaping and lighting with the following condition:

- Any changes in the lighting plan will be submitted to the CRB for approval.

Doug Corkern seconded. Motion carried.

The Board then looked at the project's architecture. Todd O'Dell motioned to approve the project's architecture with the following condition:

- The columns proposed for the gatehouse will incorporate a base.

Doug Corkern seconded. Motion carried.

Bruce Boyson then presented to the Board the proposed locations of temporary sales offices and construction trailers. Doug Corkern motioned to approve the locations with the condition that if they are remaining after July 1, 2001, then they will be presented to the Board with proposed landscaping. Martha Crapse seconded. Motion carried.

Bridge Center Phase II, Architectural Revision: Robert Merchant gave the background. Reif

Marler of Hardin Fraser Construction gave the presentation. Doug Corkern motioned to replace the proposed plexiglas awnings with canvas awnings over the first story doors and windows in each of the locations where the plexiglas awnings were originally proposed. James Tiller seconded. Motion carried.

Pinckney Colony Office Park: James Tiller recused himself. Peter Brower of BRZ, Inc. gave the presentation. Todd O'Dell motioned to give the project final approval with the following condition:

- Any additional lighting proposed for the project will be presented to the Board for approval.
- The proposed highway entrances that will be removed and restored will be either sodded or overseeded to speed up the rate at which it blends with the surrounding grass.

Doug Corkern seconded. Motion carried.

Specialty Motorsports: A representative from Wiggins and Associates presented to the Board revised architectural elevations. The Board looked favorably on the revisions. Donald Guscio presented revised landscaping plans to the Board. The Board took no action, but gave the following comments:

- The landscaping plan needs to be drawn at a larger scale and clearly show what areas between the building and the highway buffer will have existing concrete, and what areas will be landscaped.

VI. Other Business: Robert Merchant requested that the Board give him direction on how to advise the project architect for Hilton Head Village to deal with the lighting violation at Old Navy. Todd O'Dell motioned to require the lights in the glass panel above the entrance to Old Navy to be turned off for the following reasons:

- The lighted panel above the entrance is a clear violation of the Corridor Overlay District Standards.
- The lighting treatment of the Old Navy entrance was misrepresented to the Board.
- The Board has the right to alter the architectural lighting because it was a condition of approval when the Board approved the project lighting on March 15, 1999.

James Tiller seconded. Motion carried.

VII. Adjournment: The meeting was adjourned at 4:45 p.m.