

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES December 4, 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
James Tiller

Members Absent:

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: Doug Corkern motioned to approve the minutes of the November 20, 2000 meeting. Martha Crapse seconded. Motion carried

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

IV. Old Business:

Enmark: James Tiller recused himself. Tom Olsen from John S. Kern and Assoc. gave the architectural presentation. Doug Corkern motioned to give the architecture preliminary approval with the following conditions:

- Refined architectural drawings and material samples and colors will be presented to the Board for final approval.
- The massing of the gas pump canopy needs to be reworked and broken up.

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

James Tiller gave the presentation of the landscaping plan. The Board took no action but made the following comment:

- Screen planting along the inside of the buffer will consist of mature plants at least 3 to 5 feet tall at time of planting.

Oldfield Greeters House: Robert Merchant gave the background. Gary Haygood of Wood and Partners, Inc. gave the presentation. Todd O'Dell motioned to give the project final approval.

Doug Corkern seconded. During discussion, James Tiller raised the concern that specimen trees were being removed or relocated on the site with no explanation of whether trees are diseased or dying, or guarantees that relocated trees will survive. Todd O'Dell amended his motion to incorporate the following condition:

- No specimen trees will be removed unless the applicant provides the Board justification for why the tree is being removed.

Doug Corkern seconded. Motion carried.

Okatie Center Office Park: Robert Merchant gave the background. Kevin Farruggio gave the presentation. The Board took no action but generally agreed that the architectural concerns raised at the previous meeting were adequately addressed.

V. New Business:

Publix: James Tiller recused himself. Robert Merchant gave the background. Alan Ward of Connor and Associates gave the site plan presentation. The Board made the following site plan comment:

- Where not needed for a turning lane, the center lane of the internal access road should be a landscaped median.
- Where there are existing trees, the applicant should break up the parking areas in order to save as many significant trees as possible.

Thomas Smith of ASG, Inc. gave the architectural presentation. The Board took no action but made the following comments:

- The applicant is to be commended for effective architectural treatment of a large retail center.
- A taller architectural element than the canopies in front of the high walls of the Publix building located on either side of the entrance should be incorporated into the design in order to soften the height of the Publix building.
- Towers with hip roofs should have complete hip roofs on all four sides of the towers.
- The color scheme needs to be toned down, especially the greens and yellows.
- The corner boards on the towers should be large enough to be proportionate with the size of the towers.
- Where Bermuda shutters are used, there should be an actual window behind them.
- 400 watt metal halide lighting fixtures in the parking areas are much brighter than what the Board traditionally permits along the Corridor. 250-watt fixtures are usually the highest wattage permitted.

Island Packet Loading Canopy: James Tiller left the meeting. Robert Merchant gave the background. Barry Taylor of FWA Architects, Inc. gave the presentation. Doug Corkern motioned to give the project final approval. Todd O'Dell seconded. Motion carried.

Randy May Electric: Greg Beste recused himself. Robert Merchant gave the background. Greg Beste gave the presentation. Doug Corkern motioned to approve the architectural revision with the suggestion that the applicant consider adding a trellis to the front and west elevations. Laura Barrett seconded. Motion carried.

VI. Other Business:

Old Navy Violation: Rob Merchant brought the Board up to date on the status of the Old Navy architectural violation at Hilton Head Village. Brad Bartell of Greenburg Farrow Architecture requested that the Board reconsider its action to require the light panel above the Old Navy entrance to be turned off. The Board defended the action it took at the November 20 meeting to require that the lights be turned off. The Board offered several alternatives to the applicant that included exterior lighting and reversed channel lighting for the Old Navy sign. The Board also suggested that an appeal of the Board's decision to the Zoning Board of Adjustments would be another alternative.

Jenkins Brick: John Atkins of Jenkins Brick and Kevin Farruggio of Connor and Associates gave the presentation. Todd O'Dell motioned to give the project final approval. Doug Corkern seconded. Motion carried.

Eight Bay Carwash: Greg Beste recused himself and presented to the Board a color sample for the Eight Bay Carwash at Lot #5 Kittie's Landing. Doug Corkern motioned to approve "secession blue" as the revised color for the roof. Todd O'Dell seconded. Motion carried.

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