

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

January 8, 2001

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: Todd O'Dell motioned to approve the minutes of the December 4, 2000 meeting. Doug Corkern seconded. Motion carried

III. General Public Comment: Bruce Boyson of Wood and Partners, Inc. asked the Chairman to add Oldfield to the meeting agenda.

IV. Old Business:

Specialty Motorsports: Robert Merchant gave the project background. Ed Wiggins of Wiggins and Associates gave the presentation. Doug Corkern motioned to approve the project's architecture with the condition that the colors are presented to the Board for approval. Todd O'Dell seconded. Motion carried.

Don Guscio gave the presentation of the landscaping plan. Todd O'Dell motioned to approve the landscaping plan with the following conditions:

- Site lighting other than the architectural lighting will be presented to the CRB for review.
- No merchandise will be displayed in the highway buffer.

Doug Corkern seconded. Motion carried.

Okatie Center Commerce Park: Robert Merchant gave the background. Kevin Farruggio of Connor and Associates, Inc. gave the presentation. Todd O'Dell motioned to approve the project's architecture. Doug Corkern seconded. Motion carried.

The Board then reviewed the lighting plan. Doug motioned to approve the lighting plan with the following condition:

- The Baltimore fixtures proposed for the courtyard need to be balanced symmetrically.

James Tiller seconded. Motion carried.

The Board then reviewed the landscaping plan. James Tiller motioned to approve the landscaping plan with the following conditions:

- The line between the centipede grass sod and seeded Bermuda grass should be undulated along the lagoon bank. The sod line should also be modified to tie in where the curbing starts for this project at the northwest corner of the site area.
- The spray heads for the irrigation should be full closest to the sod line so that the Bermuda grass receives some water from the irrigation.

Doug Corkern seconded. Motion carried.

Jenkins Brick Lighting Plan: Robert Merchant gave the background. Kevin Farruggio gave the presentation. Doug Corkern motioned to approve the lighting plan with the following condition:

- The shoebox fixtures along the side buffers need to have rear cutoffs so that no light spills out of the site area.
- If the front entry porch will have exterior lighting, the fixture needs to be approved by the Corridor Review Board.

Martha Crapse seconded. Motion carried.

Oldfield: Bruce Boyson of Wood and Partners, Inc. gave the presentation. He stated that all of the specimen trees that are proposed to be removed from the front portion of the site are either dead, dying, or will be replanted elsewhere on the site. Todd O'Dell motioned to approve the new tree plan as submitted. Doug Corkern seconded. Motion carried.

V. New Business:

Target Shopping Center Signage System: Robert Merchant gave the project background. The Board took no action but requested that the applicant return to the Board with color layouts of known tenant signage. The Board would prefer to approve a color scheme for smaller tenants and have the larger tenants come to the Board for approval on a case-by-case basis.

Myrtle Park, SC 46 Commercial Conceptual: Robert Merchant gave the project background. Matt Baker of Pinckney and Associates gave the presentation. Pam McFarland, the Community Development Director of the Town of Bluffton, expressed her concern that the Town of Bluffton was not given sufficient time to review the project in accordance with the Myrtle Park Design Development Guidelines. Greg Beste said that the submittal was conceptual in nature and that no action would be taken by the Board at this meeting. The Board took no action but made the

following comments:

- It appears that more could have been done to address the existing site conditions. Very few trees have been saved. Because most of the trees are coming down in the East-West Connector Buffer, more effort should be made to save trees within the site area.
- The applicant needs to submit to the Board a grading plan for the site.
- The windows on the first floor facing the courtyard should be larger.
- The rhythm pattern of the windows on the second floor is awkward.
- The dormers are very large. The applicant should consider adding shutters or brackets to the windows.
- Some relief should be added to the second story porch to break up the long façade. The relief could correspond to the third floor dormers. The Yard at the University of Virginia campus is a good example of how a small amount of relief adds interest to the building facades.

Pars Oriental Rugs, Lot #6 Kitties Landing: Robert Merchant gave the project background. Wayne “Cooter” Ramsey of Allison-Ramsey Architects, Inc. gave the presentation. The Board took no action but gave the following comments on the project’s architecture.

- The horizontal score line in the stucco that lines up with the top multin of the windows is a good area to introduce a different shade of stucco.
- The roof pitch in the middle section of the building needs to be raised to at least 4:12 in order to comply with Corridor Overlay District guidelines.
- The vertical elements in the stucco pattern should be given relief.
- Stucco breaks should be incorporated into the building design.
- The south elevation of the building needs to have stucco siding.

VI. Other Business:

Suburban Lodge: Greg Beste recused himself. Robert Merchant gave the project background. Greg Beste gave the presentation. Doug Corkern motioned to approve the Suburban Lodge with the stucco as built. Laura Barrett seconded. Motion carried with James Tiller voting no.

Robert Merchant brought up the need for another joint workshop with the Development Review Team. He said that he would have more specifics and tentative dates at the next meeting.

The Board expressed concern that signs or sign systems probably need to be reviewed by the Corridor Review Board.

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