

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

March 5, 2001

The Corridor Review Board met at First National Bank in Bluffton, SC at 2:30 P.M.

Members Present:

Todd O'Dell, Vice-Chairman
Laura Barrett
James Tiller
Doug Corkern
Martha Crapse
John Pinckney

Members Absent:

Greg Beste, Chairman

Staff Present:

Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Todd O'Dell at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: Laura Barrett motioned to approve the minutes of the February 19, 2001 meeting. Martha Crapse seconded. Motion carried

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

IV. Old Business:

Bluffton Commons (Publix Shopping Center): Robert Merchant gave the project background. Brian Pennell gave the site plan presentation. Doug Corkern motioned to give the landscaping and site plans final approval with the following condition:

- The applicant will continue to strive to work with Palmetto Electric to provide a buffer along the eastern boundary of the Transformer site.

Laura Barrett seconded. Motion carried.

The Board then reviewed the lighting plan. Doug Corkern motioned to approve the lighting plan. John Pinckney seconded. Motion carried.

Doug Corkern motioned to give the project's architecture final approval with the following conditions:

- Change the pilasters on the rear wall to the same color as the wall.
- Change the conventional shutters to Bermuda shutters on the second story windows. A window must be present where the shutters are used.
- If the clerestory windows on the central tower are to be internally lit, the applicant will use fluorescent fixtures located against the inside of the front wall at least 3 feet below the windows

without reflective panels

Martha Crapse seconded. Motion carried.

Pars Oriental Rugs (Lot #6 Kittie's Landing): Robert Merchant gave the project background. Doug Corkern motioned to give the site and landscaping plans final approval with the following condition:

- A note will be added to the landscaping plan indicating that the site will be irrigated.

Jim Tiller seconded. Motion carried.

The Board then reviewed the project's architecture. Doug Corkern motioned to give the project's architecture final approval. Martha Crapse seconded. Motion carried.

Doug Corkern motioned to permit staff to review the lighting plan. Jim Tiller seconded. Motion carried.

V. New Business:

Marshview Office Building (The Gatherings): Robert Merchant gave the project background. Kevin Farruggio from Connor & Associates gave the presentation. The applicant passed out a revised site plan with the DRT recommended shifting of the parking to the south. The Board took no action but gave the following comments:

- Remove the curb cut on US 278 that gives access to the fire lane and make the sod line flush with the remaining shoulder of US 278.
- The applicant should consider revising the parking layout so that landscaping could be provided between the parking lot and the fire lane to discourage any access from US 278 except for emergency vehicles.
- Removable bollards could also be used to discourage access from US 278.
- The CRB endorses the use of more windows on the south and east elevations to take more advantage of the views that the site offers.
- Lighting fixtures in the parking garage area need to be incandescent.
- The applicant should consider introducing another shade of stucco for the base of the building.
- A photometric plan and cut sheets need to be provided for the lighting to occur underneath the building. The lighting levels shall conform to those required in the Corridor Overlay District Standards.

V. Other Business: Doug Corkern informed the Board that Ferguson Plumbing was interested in using a black vinyl-coated chain-link fence for the gate into the outdoor storage area. The applicant is concerned with the weight of a wooden gate, which was originally approved by the CRB. The CRB recommended using a metal frame gate with wood slats applied to the front.

VI. Adjournment: The meeting was adjourned at 4:00 p.m.