

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### December 3, 2001

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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  
Martha Crapse  
John Pinckney

**Members Absent:**

Laura Barrett

**Staff Present:**

Robert Merchant, Development Review Planner

**I. Call To Order:** Greg Beste called the meeting to order at 2:30 p.m.

**II. Review of the Minutes of the Previous Meeting:** Jim Tiller motioned to approve the minutes of the November 5, 2001 meeting. Todd O'Dell seconded. Motion carried

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

**IV. Old Business:**

**A. Doctor Fornari's Office, SC 46:** Robert Merchant gave the project background. Troy Mickler gave the presentation. Todd O'Dell motioned to give the project's architecture final approval with the following condition:

- ◆ Approval is contingent upon the applicant using a recessed can lighting fixture on the porch. If another fixture type is used, the applicant needs to present it to the CRB for approval.

Martha Crapse seconded. Motion carried with Doug Corkern voting no. Todd O'Dell motioned to give the site plan final approval. Doug Corkern seconded. Motion carried. James Tiller motioned to give the landscaping plan final approval. Todd O'Dell seconded. Motion carried.

**B. Okatie Presbyterian Church:** Robert Merchant gave the project background. Dave Karlyk of Carolina Engineering Consultants, Inc. gave the presentation. Doug Corkern motioned to give the site plan final approval. Todd O'Dell seconded. Motion carried. James Tiller motioned to give the landscaping plan final approval. Todd O'Dell seconded. Motion carried. Todd O'Dell motioned to give the lighting plan final approval. Doug Corkern seconded. Motion carried. Doug Corkern motioned to give the project's architecture final approval. Todd O'Dell seconded. Motion carried.

**C. Pritchardville Fire Station #31.** Doug Corkern recused himself. Robert Merchant gave the project background. Doug Corkern gave the presentation. He passed out a revised site plan that contained a single undivided entrance at the western end of the site. Todd O'Dell motioned to give the revised site plan preliminary approval. James Tiller seconded. Motion carried. Todd O'Dell motioned to give the project's architecture preliminary approval. James Tiller seconded. Motion carried.

The Board took no action on the landscaping plan but gave the following comment:

- ◆ The applicant should consider using low-lying shrubs at the base of the sign and flagpoles instead of groundcover.

## **V. New Business:**

**A. Lowe's of Bluffton, Outparcel 1:** Robert Merchant gave the project background. Steve Andrews of Andrews Engineering gave the presentation. The Board took no action but gave the following comments:

- The electrical PVC conduits need to be adjusted in the buffer. The Board recommends that the conduits run perpendicular to the site along the eastern property line.
- The location of the river birch at the rear of the site needs to be adjusted to accommodate the grease trap.
- The applicant should redesign the building to incorporate both a parapet mansard roof and porch roof over the front walkway.
- Exterior lighting to be located on the building needs to be submitted to the Board for approval.

**B. Paxton Alley Conceptual:** Robert Merchant gave the project background. Ken Skodacek gave the presentation. Doug Corkern motioned to allow the applicant to keep the narrower buffer in front of the existing building. Martha Crapse seconded. Motion carried.

The Board also conceptually reviewed the project's architecture. No action was taken but the following comments were made:

- ◆ The landscaping plan should incorporate more plant diversity.
- ◆ The metal siding proposed for the rear of the buildings situated perpendicular to the highway may be visible from the highway. The architecture may need to be revised to continue the same level of architectural continuity along those facades.
- ◆ Building A-2 should be revised to give some interest to its side façade. The Board recommended wrapping the windows around the front of the side façade. The Board also suggested reconfiguring the tenant space within the building to provide frontage for one unit on the east façade.
- ◆ The eastern end of the front façade of the existing building should have a larger element to help terminate the end of the building. The front façade of the other proposed building that directly fronts the highway should be revised so that there is enough distinction between that building and the existing building.

**C. TruGreen Landcare:** Doug Corkern recused himself. Robert Merchant gave the project background. Doug Corkern gave the presentation. The Board took no action but made the following comments:

- ◆ The radii of the internal access roads on the office site may present problems for the maneuverability of garbage trucks and other large trucks .
- ◆ The applicant should make more effort to save trees in the gravel employee parking lot.
- ◆ The Board generally looked favorably on the project's architecture.

**V. Other Business:** There was no other business.

**VI. Adjournment:** The meeting was adjourned at 3:30 p.m.