

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

January 7, 2002

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: Greg Beste called the meeting to order at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: Doug Corkern motioned to approve the minutes of the December 17, 2001 meeting. John Pinckney seconded. Motion carried

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

IV. Old Business: There was no old business.

A. Pritchardville Fire Station #31: Doug Corkern recused himself. Robert Merchant gave the project background. Doug Corkern gave the presentation. James Tiller motioned to give the project final approval with the following condition:

- ◆ The applicant will present a lighting plan to the Board for approval.

Laura Barrett seconded. Motion carried.

B. Modern Classic Motors: Robert Merchant gave the project background. Laura Barrett motioned to give the site and landscaping plans final approval with the following condition:

- ◆ The parking lot peninsula in the southwest portion of the site will be extended to save an existing 13" live oak.

Doug Corkern seconded. Motion carried. Doug Corkern motioned to give the project's architecture final approval. James Tiller seconded. Motion carried.

C. Chick-Fil-A (Lowe's of Bluffton, Outparcel 2): Robert Merchant gave the project background. Michael White from G. Robert George & Assoc. gave the presentation. Doug Corkern motioned to give the Site and Landscaping plans final approval with the following condition:

- ◆ The landscaping plan will contain a note that instructs the landscape contractor that no clearance of vegetation will occur in the highway buffer.
- ◆ A set of plans will be submitted to the Town of Bluffton for their comments.

Martha Crapse seconded. Motion carried. Todd O'Dell motioned to give the site lighting final approval.

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

- ◆ The applicant will submit to the Board cut sheets of all proposed exterior architectural lighting fixtures, information showing the quantity and wattage of each fixture and a wall section showing a detail of the recessed cornice lighting.
- ◆ The applicant will submit to the Board photographs of the exterior of the building showing the play area illuminated at night.

Todd O'Dell seconded. Motion carried.

V. New Business:

A. Matthews Marine: Robert Merchant gave the project background. John Thomas of Pinckney and Associates gave the presentation. The Board took no action but gave the following comments:

- ◆ The applicant needs to reconsider the front façade of the proposed building. The front gable could be improved with providing dormers, cupolas, or some other architectural element that helps to articulate the façade. A nautical theme would be appropriate given the use of the building.
- ◆ The Board supports the use of the eastern perimeter buffer as long as the applicant preserves the existing vegetation next to the proposed building and adds understory vegetation.

B. Bluffton Cinema and Retail Shops: Robert Merchant gave the project background. James Robinson from KRA Architects gave the presentation. The Board took no action, but gave the following comments:

- ◆ The theater marquis is a great feature. It should be played up more. The use of halo or reversed channel lighting could be incorporated into the marquis.
- ◆ The flat parapet wall at the 31,000 square foot store needs to be broken up.
- ◆ A gathering space or courtyard should be incorporated into the site design in front of the theater.

V. Other Business: The Corridor Review Board made staff aware of the following violations:

- ◆ **Bluffton Diner:** All additional lighting fixtures other than the "shoebox" parking lot fixtures were not approved by the Corridor Review Board. The additional fixtures need either to be removed or presented to the Corridor Review Board for approval. The Bluffton Diner has placed a vinyl banner over the Bridge Center II sign, thus creating an impermissible monument sign. The diner has added two canopies to the building without CRB approval and has installed signage on the canopies.
- ◆ **Sheridan Park:** Three entrance signs have been installed at Sheridan Park without correct permitting. These include two at the entrance along U.S. 278 and one at the Simonsville Road entrance. In addition, they have installed vinyl fencing along U.S. 278 that has not been approved by the Corridor Review Board.
- ◆ **Belfair Town Village:** The new Belfair Town Village access road off of U.S. 278 in the vicinity of Liberty Savings Bank needs to be landscaped according to the plans that were approved by the Corridor Review Board. Currently the entrance median and shoulders are only covered with sod.

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