

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

February 18, 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 February 4, 2002 meeting. James Tiller seconded. Motion carried

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

IV. Old Business:

A. Chick Fil-A Lighting: Robert Merchant gave the project background. The Board took no action on the Lighting Plan but gave the following comments:

- ◆ Remove the fluorescent soffit lighting and use a combination of recessed can lights and ground mounted wall washers to provide architectural lighting.
- ◆ Provide the Board with specific information (fixtures and lighting levels) of the interior lighting in the play area.

Doug Corkern motioned to give final approval to the revised landscaping plan. John Pinckney seconded. Motion carried.

B. Matthews Marine: Robert Merchant gave the project background. John Thomas of Edward Pinckney and Associates gave the presentation. Doug Corkern motioned to give the project's architecture final approval with the following conditions:

- ◆ The stucco course on the side elevations needs to be at the same height as the split-faced block course on the front columns. The material needs to turn the corners along the front façade under the canopy for the same distance as the width of the columns.
- ◆ The roof peak element needs to be moved closer to the front of the building. It also needs to incorporate horizontal louvers on its sides.

Todd O'Dell seconded. Motion carried.

Doug Corkern motioned to approve the lighting plan with the following condition:

- ◆ There will be a maximum of four fixtures that are shrouded and have a maximum wattage of 350 watts a piece.

Martha Crapse seconded. Motion carried.

V. New Business:

A. Land Rover Hilton Head: Robert Merchant gave the project background. Kevin Farruggio of Connor and Associates and John Hughes gave the presentation. James Tiller motioned to approve the landscaping and site plans with the following conditions:

- ◆ The overstory trees in the parking areas need to be at least 3 ½” caliper at time of planting. The landscaping plan needs to be revised to reflect this.
- ◆ The landscaping plan will contain a note stating that the all landscaped areas will be irrigated.

Martha Crapse seconded. Motion carried.

The Board then reviewed the project’s architecture. Todd O’Dell motioned to give the architecture final approval with the following conditions:

- ◆ The hip roof ends will be changed to gable ends. The gable end will be finished with split faced block.
- ◆ The steel tubes that hold up the canopy at the service center need to be increased in scale or made decorative.
- ◆ The applicant is reminded that the plans need to be stamped by an architect licensed in the State of South Carolina.

Doug Corkern seconded. Motion carried.

B. Paxton Alley: Robert Merchant gave the project background. Ken Skodacek and Ed Wiggins gave the presentation. James Tiller motioned to give the landscaping plan final approval with the following comments:

- ◆ There is an existing cluster of pine trees at the front corner of Building A-4. At least 10 of these trees could be saved by eliminating two parking spaces. The landscaping and site plans need to be revised to reflect this change.
- ◆ The site plan will be revised to reflect the saving of a 16” caliper pine at the front center of Building A-4.

Doug Corkern seconded. Motion carried.

The Board then reviewed the lighting plan. Todd O’Dell motioned to give the lighting plan final approval with the following condition.

- ◆ The lighting fixture will be changed to “Baltimore” or “Salem” to give the site more character.

Doug Corkern seconded. Motion carried.

The Board then reviewed the project's architecture. Todd O'Dell motioned to give the project's architecture final approval with the following comment:

- ◆ Vary the base color of each storefront bay to provide a more traditional commercial streetscape.

Doug Corkern seconded. Motion carried.

V. Other Business: There was no other business.

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