

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
December 16, 2002

The Corridor Review Board met at the Holiday Inn Express in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste, Chairman
Todd O'Dell, Vice-Chairman
Martha Crapse
Laura Barrett
John Pinckney
John Thomas
James Tiller

Members Absent:

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:** James Tiller motioned to approve the minutes of the November 18, 2002 meeting. John Thomas seconded. Motion carried
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
 - A. Lots 16 & 17 Plantation Business Park, Plantation Commons II:** Robert Merchant gave the project background. Jeff Ackerman of Carolina Engineer Consultants and Sandy Plance of Designing with Plance gave the presentation. The Board took no action but gave the following comments:
 - The landscape peninsula by the handicap parking space in front of Building VII should be adjusted to accommodate the 20" Water Oak instead of the 7" Gum.
 - There appears to be a ditch in front of Building II where several tupelos are located. If this is the case, a tree well may need to be provided to allow the trees to survive.
 - The height and caliper inches of the overstory trees needs to be provided in the plant list.
 - The power company may not permit the proposed site lighting in the rear of the property that is located in the power line easement. The applicant needs to

verify this.

- The engineering drawings need to indicate that the installation of sidewalks will not cause tree roots to be cut.
- The Board would like the applicant to consider switching the placements of Buildings I and II.
- The applicant needs to submit color and material samples.
- Staff still needs to research height restrictions within Plantation Business Park to ensure that Building I conforms to the County's zoning standards.

V. New Business:

A. Okatie Fabric Shop: Robert Merchant gave the project background. Paul Moore of Andrews Engineering and Mike Griffith, the architect gave the presentation. The Board took no action but gave the following comments:

- ◆ The applicant needs to reconfigure the stormwater detention pond so that the 24" Birch can be saved.
- ◆ The foundation buffer along the north and west sides of the proposed building need to incorporate more groundcover and low-lying shrubs.
- ◆ The overstory trees planted in the highway buffer need to be at least 2 ½" caliper and 10 to 12 feet tall at time of planting.
- ◆ The applicant will increase the roof pitch of the building to at least a 4:12 pitch.
- ◆ The proposed brackets should be made of a more traditional material and stand out from the stucco siding.
- ◆ More brackets should be used along the elevations and be tied into a wall element such as a pilaster.
- ◆ A foundation treatment should be added to the building such as a different stucco color.
- ◆ The proposed red for the roof needs to be toned down to at least the terra cotta sample. The board will need to see an actual color and material sample of the proposed roof.
- ◆ An alternative to the proposed parapet front entrance needs to be considered. A porch roof element could be added. A tower or other architectural element could be incorporated to give the building more visibility without having a billboard parapet façade.
- ◆ A different color should be used for the storefront window and doorframes to add architectural interest.

B. Land Rover Lighting Revision: Robert Merchant gave the project background. The Board took no action, but gave the following comment:

- ◆ There is too much light trespass along the SC 170 side of the site. The applicant needs to do one or a combination of the following to reduce the light trespass:

- 1) Change the double fixtures in the four poles along the 170 side of the property to single fixtures.
- 2) Provide cutoff shields to direct light away from the highway buffer and SC 170.
- 3) Provide more fixtures with lower levels of lighting to reduce the amount of trespass and glare.

VI. Other Business: The Board asked staff to brief them on the status of the two new monument signs in front of Island Ford. Robert Merchant said that the applicant received a variance to allow two monument signs along the highway frontage. The sign permit application, however, did not show the signs to be located between the frontage road and U.S. 278.

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