

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
August 18, 2003

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
Laura Barrett
Martha Crapse
John Thomas
James Tiller

Members Absent:

John Pinckney

Staff Present:

Robert Merchant, Development Review Planner
Mike Hudson, Codes Enforcement Director

- 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:** Todd O'Dell motioned to approve the minutes of the August 4, 2003 meeting. Martha Crapse seconded. Motion carried.
- III. **General Public Comment:** There was no public comment.
- IV. **Old Business:**
- V. **New Business:** There was no new business.
 - A. **Walgreen Office Community:** Robert Merchant gave the project background. Brett Wiliford gave the presentation. The Board took no action but gave the following comments:
 - ◆ Overstory trees in the parking lot peninsulas need to be 3 ½" caliper and 12 to 14 feet tall at time of planting.
 - ◆ Along the western faces of the buildings, the applicant may want to consider substituting the shrub *Fatsia japonica* with a shrub that is more suitable to direct sunlight.
 - ◆ The lighting and landscaping plans need to be coordinated especially where live oaks and fixtures are located in the same peninsula.
 - ◆ There needs to be more diversity in the proposed overstory trees. Other types of

hardwood trees should be mixed in with the proposed live oaks.

- ◆ When presenting the final landscaping plan, the existing trees need to more prominent on the plan.
- ◆ This site is very prominent and, therefore, needs more “context sensitive” architecture. The architecture of the proposed buildings should have a more residential character and reflect the existing two story commercial building located behind the Walgreen’s site or Belfair Towne Village across U.S. 278.
- ◆ The multi-tenant retail buildings proposed at the rear of the site need to incorporate full roofs rather than mansard. The roof lines of these buildings also needs to be broken up.
- ◆ The roof overhangs need to reflect the Lowcountry context in their detailing, materials and dimensions.
- ◆ Additional external materials need to be added to the proposed brick.
- ◆ On the Walgreen’s building, the dimensions of the fascias need to be reduced. Even without a full roof on this building, appropriate treatment of the mansard roof can make it appear as a full roof.
- ◆ The large windows on the Walgreen’s building need to be treated to make them more contextual.
- ◆ The applicant may want to consider a decorative site lighting fixture instead of the proposed shoebox fixtures.
- ◆ The applicant will need to present to the Board the exact location, cutsheets and photometrics of all the proposed exterior architectural lighting fixtures.

VI. Other Business: Mike Hudson, director of Codes Enforcement, presented to the Board the procedure for handling code violations. He addressed questions from Board members on specific code issues along U.S. 278. The Board requested from staff the following:

- ◆ Provide the Board periodically a list of pending warnings and citations that are within the Board’s jurisdiction.
- ◆ Research exactly what has been grandfathered at Specialty Motorsports and report the results to the Board.

VII. Adjournment: The meeting was adjourned at 3:45 p.m.