

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**September 8, 2003**

---

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

**Members Present:**

Greg Beste, Chairman  
Laura Barrett  
Martha Crapse  
John Pinckney  
John Thomas  
James Tiller

**Members Absent:**

Todd O'Dell, Vice-Chairman

**Staff Present:**

Meenakshi Singh, 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:** John Thomas motioned to approve the minutes of the August 18, 2003 meeting. Martha Crapse seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business
- V. New Business:**
- A. Atlanta Bread Company, Belfair Towne Village:** Meenakshi Singh gave the project background. Don Colley the architect and B.J. Lowenthal presented. The board took no action but gave the following comments:
- ◆ Creative use of the foundation buffer could contribute in breaking up the blank western facing wall of the propose structure.
  - ◆ Alternative site layout needs to be considered to accommodate better parking design and to provide a required foundation buffer. Flexibility on the placement of dumpster will be granted in order to accommodate a better site layout.
  - ◆ The building needs to incorporate a pitched roof.
  - ◆ Building materials, colors and the location and cutsheets of any proposed architectural lighting fixtures need to be presented to the Board when submitted for final review.

- ◆ The building needs to incorporate more indigenous and Lowcountry design elements.

**B. Harrell Tract:** Meenakshi Singh gave the project background. Kevin Farruggio from Ward Edwards, Inc. gave the presentation. The board took no action but gave the following comments:

- ◆ The stormwater detention ponds need to incorporate wetland vegetation and that the vegetation needs to be shown on the landscaping plan.
- ◆ The site plan needs to be configured to save as many trees as possible. Pine trees should be saved in clusters rather than single trees.
- ◆ The buffer adjacent to Hwy. 278 should have more landscape material than the base minimum requirement and the tree protection details as well as the cleaning of any under brush in the buffer should be documented. The board recommended that the opacity requirement standards be stringently followed.
- ◆ On the Golden Corral building, the relief of the wall signage needs to be increased as well in order to have it incorporate better into the building design.
- ◆ The blank eastern side of the proposed Golden Corral structure should be reworked in order to match the other facades of the building.
- ◆ The parapet element as shown on the front and west facing elevations of the Golden Corral building needs to be rescaled to better fit with the mass of the structure.
- ◆ The rafter tail detail on the Golden Corral is a good contextual detail and needs to be used throughout the design.
- ◆ The location and cutsheets of any proposed architectural lighting fixtures need to be presented to the Board when submitted for final review.
- ◆ The prototypical design of the Advanced Auto Parts building does not meet the architectural requirements of the Corridor Overlay District. The Advanced Auto Parts building will need to incorporate Lowcountry architectural elements in its façade design, roof form and color scheme.
- ◆ The board recommended that the Wild Wings building incorporate a pitched roof with overhangs, a covered patio, and incorporate low country architectural elements.
- ◆ The site design and architecture needs to address the three buildings in unison rather than each building individually. The project should reflect consistency by the creative use of building materials, architectural elements and colors.

**C. Island Car Wash, Kittie's Crossing Shopping Center:** Mike Meyers from Island Car Wash presented to the board the new color scheme. The board approved the color change agreeing that the new color scheme was better and blended well with the adjoining structures.

**B. Bridge Center Phase II Canopy:** John from speedy signs presented the proposed entrance canopy to the Board. The board recommended that the height of the canopy be aligned with the existing awning on the adjacent door and that the color be the same as the existing vent above the propose canopy. The board was very concerned regarding the

structural support of the canopy. Various alternatives were discussed, and it was expressed that the support system should blend well with the surrounding as well as ensure safe pedestrian mobility. The board clearly stated that any lighting for the canopy should be separately discussed and approved. The board recommended that the final design be presented to Planning staff and discussed with Greg Beste and John Thomas.

**VI. Other Business:**

- A. Bank of America.** The project was recently submitted to the County showing a detention pond in the area across Windrush Lane from the proposed building. At the last CRB review the detention pond was not included, the board member recommended either to change the mitigated trees as shown on the plans from magnolias and water oaks to wax myrtles, Yaupon hollies and Sable palmettos; or to contribute to the County Tree Fund.
- B.** The board discussed the need for including a pictorial site analysis, which should include a photo inventory of the vegetation of the site, and the plant material that is proposed to be kept intact.

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