

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**October 20, 2003**

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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 Pinckney  
John Thomas  
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:** Jim Tiller motioned to approve the minutes of the September 22, 2003 meeting. John Pinckney seconded. Motion carried.
- III. General Public Comment:** There was no public comment. Greg Beste apologized for the CRB's failure to establish a quorum on October 6.

**IV. Old Business:**

- A. Harrell Tract (Golden Corral, Wild Wing Café, Advance Auto Parts):** James Tiller recused himself. Robert Merchant gave the project background. Greg Baisch and Kevin Farruggio of Ward Edwards gave the site and landscaping plan presentations. John Thomas motioned to give the site and landscaping plans preliminary approval with the following condition:

- ◆ The landscaping plan will be revised to show a landscaped perimeter buffer located between Advance Auto Parts and the former Greenery site.

Martha Crapse seconded. Motion carried.

The Board then reviewed the architecture of the Golden Corral building. Todd O'Dell motioned to give the architecture of the Golden Corral building preliminary approval with the following condition:

- ◆ All windows shall have simulated or actual divided lights. Snap-on muntins shall not

be used.

John Thomas seconded. Motion carried.

The Board then reviewed the architecture of the Advance Auto Parts building. The board took no action but offered the following comments:

- ◆ Given the buildings large roof overhang, roof brackets should be incorporated into the building's architecture. Two or three brackets between each downspout is recommended.
- ◆ The large storefront windows need to be broken up in scale. Providing divided lights in the upper portion of the windows may achieve this goal.
- ◆ Providing dormers on the front roof line would help to articulate the building better. Louvers in the dormers would be preferable to windows.

The Board then reviewed the architecture of the Wild Wings Café building. The Board took no action but offered the following comments:

- ◆ The proposed fieldstone is out of place in the Lowcountry. The Board recommended that the fieldstone be replaced with brick to match the detailing of the other buildings on the site.
- ◆ The blue needs to be darker and more muted than what is shown on the architectural rendering. The Board will have to see actual color samples before giving the building final approval.
- ◆ Warmer colors should be used for the predominate stucco color.
- ◆ The Board would prefer to see more roof and less parapets.

The Board then reviewed the project's site lighting. The board took no action on the lighting plan but offered the following comment:

- ◆ If high pressure sodium fixtures are to be used, then they need to be color corrected. The Board would prefer to see metal halide fixtures.

**B. Lowcountry Village Elevation Revision:** Rob Merchant gave the project background. Mike Smalls of the Greenery presented. James Tiller motioned to give the revision approval with the following condition.

- ◆ The three live oaks and one river birch located in the parking lot peninsulas closest to the Michael's retail space shall be replaced by 6"caliper 'highrise' live oaks.

John Thomas seconded. Motion carried.

**C. Atlanta Bread Company – Belfair Towne Village:** Robert Merchant gave the project

background. Greg Baisch and Kevin Farruggio of Ward Edwards, and Don Colley presented. James Tiller motioned to give the site and landscaping plans final approval with the following conditions:

- ◆ The applicant will designate walk through areas in the parking lot median to avoid future trampling of mulch and vegetation.
- ◆ The applicant will need to replace any trees that die during the construction of this project.
- ◆ The live oaks proposed next to the loading area shall be replaced by 'highrise' live oaks or another tree with an upright growing habit.
- ◆ The 'Glennedale' and 'Kaempferi' azaleas proposed for the highway buffer will be replaced with a larger variety with more foliage such as 'Formosa'.

John Thomas seconded. Motion carried. The Board then reviewed the architecture. James Tiller motioned to give the architecture final approval with the following condition:

- ◆ The exterior gooseneck lighting fixtures shall be incandescent with 75 to 100 watt bulbs. The canopy lighting shall be recessed and incandescent.

Martha Crapse seconded. The Board then reviewed the project's lighting plan. Todd O'Dell motioned to give the lighting plan final approval with the following condition.

- ◆ The lighting fixture shall be revised to match those used elsewhere in the Belfair Towne Village subdivision. As long as the fixture location and photometrics remain the same, staff can approve the revised plan.

James Tiller seconded. Motion carried.

## **V. New Business:**

**A. Okatie Center PUD Revisions:** James Tiller recused himself. Robert Merchant gave the project background. Andy Smith of J.K. Tiller and Associates and Philip Royer of A.S.G. presented. The Board took no action but generally looked favorably on the revision.

**B. Walgreen's at Okatie Center:** Robert Merchant gave the project background. Michael McCormick of McCormick and Associates presented. The Board took no action, but offered the following comments:

- ◆ A note will be added to the landscaping plan and engineering drawings stating that there will be no work done in the buffer areas during construction.
- ◆ Landscaping will be provided around the dumpster screening wall.
- ◆ An eight-foot wide landscaped buffer is required between any structure and parking

- or driving area, exclusive of loading and drive-through facility areas. Sidewalks may be placed adjacent to the buffer on either side.
- ◆ More trees need to be saved in the project area so that the site doesn't appear barren after construction.
  - ◆ The building should incorporate more overhang in the roof structure.
  - ◆ Generally, the architecture is headed in the right direction.

## **VI. Other Business:**

**A. Burnt Church Business Park Waiver Request:** Don Guscio presented. Todd O'Dell motioned to grant a waiver from CRB review with the following condition:

- ◆ At the Board's discretion, additional landscaping may be required if it is determined that the 1,800 square foot metal building addition is visible from Burnt Church Road.

Martha Crapse seconded. Motion carried.

**B. Matthews Marine Site Plan Revision:** John Thomas recused himself. Robert Merchant gave the project background. Rob Matthews of Matthews Marine presented. James Tiller motioned to require the applicant to adhere to the CRB approved landscaping plan that indicated "grasscrete" in the front boat display area and the access road along the east property line. Laura Barrett seconded. Motion carried.

**VII. Adjournment:** The meeting was adjourned at 4:30 p.m.