

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
November 17, 2003

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

Members Present:

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

Members Absent:

Greg Beste, Chairman
John Pinckney

Staff Present:

Robert Merchant, Development Review Planner

- I. Call To Order:** Todd O'Dell called the meeting to order at 2:30 p.m.
- II. Review of the Minutes of the Previous Meeting:** Laura Barrett motioned to approve the minutes of the November 3, 2003 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old and New Business:** There was no old business.
- A. Harrell Tract:** James Tiller recused himself. Robert Merchant gave the project background. Greg Baisch and Kevin Farruggio of Ward Edwards presented. John Thomas motioned to give final approval to the site, landscaping and lighting plans with the following condition:

- ◆ The trees in the parking lot peninsulas in the front of the site will be shifted toward the highway to accommodate the proposed lighting fixtures.

Martha Crapse seconded. Motion carried.

The Board then reviewed the architecture for the Advance Auto Parts building. John Thomas motioned to give the architecture final approval with the following conditions:

- ◆ The brackets need to be increased in mass or paired and given more vertical height.
- ◆ The color of the storefront shall be bronze.

- ◆ The storefront windows shall be divided up with fixed muntins.

Laura Barrett seconded. Motion carried.

The Board then reviewed the architecture of the Golden Corral building. John Thomas motioned to give the architecture final approval. Martha Crapse seconded. Motion carried.

The Board took no action on the architecture of the Wild Wings Café building, but offered the following comments:

- ◆ The stucco color shall be darker and warmer to be more consistent with the other buildings on the site.
- ◆ Revised drawings shall be submitted to the Board for review that address the comment that parapet walls will be broken up with more roof elements.

B. Walgreen's, Okatie Center: Robert Merchant gave the project background. John Thomas motioned to give the project's architecture final approval with the following conditions:

- ◆ The applicant will consider repeating the brick element as a water table in the entrance corner of the building.
- ◆ The applicant will provide a detail drawing of the dumpster screening wall as indicated on the site plan.

James Tiller seconded. Motion carried.

James Tiller motioned to give the site, landscaping and lighting plans final approval with the following conditions.

- ◆ The applicant needs to demonstrate that the perimeter buffer along eastern property line has enough vegetation to meet the 30% opacity requirement.
- ◆ The lighting plan needs to be revised to utilize a fixture that meets the definition of "cutoff". The Board recommends using a shoebox fixture.
- ◆ The applicant needs to provide a letter from the Okatie Center Architectural Review Board stating that they reviewed the project.

John Thomas seconded. Motion carried.

C. Island Car Wash Canopy Addition: Robert Merchant gave the project background. Paul Moore of Andrews Engineering presented. James Tiller motioned to give the canopy's architecture final approval with the following conditions:

- ◆ The columns will be increased in mass and made out of wood. Brackets will be added.

- ◆ The color of the end panels will match the wall color of the other buildings at the Car Wash.
- ◆ Any future lighting proposed for the canopy will be presented to the Board prior to installation.

John Thomas seconded. Motion carried.

John Thomas motioned to give the revised site plan final approval with the following condition:

- ◆ The applicant will provide a revised site plan that shows where the affected trees will be moved to.

Martha Crapse seconded. Motion carried.

D. Okatie Center PUD Revisions (Landscaping and Entrance): James Tiller recused himself. Robert Merchant gave the project background. Andy Smith of J.K. Tiller and Associates presented. John Thomas motioned to give the project final approval with the following comment:

- ◆ The applicant will consider providing littoral planting in the stormwater detention pond to improve water quality and the aesthetics of the site.

Laura Barrett seconded. Motion carried.

V. Other Business: Greg Baisch and Kevin Farruggio of Ward Edwards presented the rendering of the Wild Wings Café building in the Harrell tract to Board and requested a clarification of the Board comments. The Board took no action, but offered the following comment:

- ◆ Something needs to be done to break up the monotony of the blank parapet wall on the east façade. The applicant should consider wrapping the shed roof around the east face of the building all the way to the take-out area

VI. Adjournment: The meeting was adjourned at 4:15 p.m.