

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

July 19, 2004

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

Members Present:

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

Members Absent:

Laura Barrett

Staff Present:

Rob Merchant, Long Range Planner
Judy Nash Timmer, 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:** Martha Crapse motioned to approve the minute of the June 21, 2004 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business.
- V. New Business:**
 - A. Johnson Tract Phase 1:** Rob Merchant introduced Judy Timmer to the Board. Staff presented the project background. The Board made the following comments:

- ◆ Architecture for Best Buy needs to be in keeping with the Lowcountry. The trademark wall at the entrance does not meet the Corridor Overlay District (COD) guidelines.
- ◆ The blue color shown in the elevations will need to be toned down or used sparingly as an accent.
- ◆ The applicant should reevaluate site plan to improve tree preservation especially in the area of Building F where there are many significant live oaks and magnolias.
- ◆ Berming is not a good method for screening where there is existing vegetation. It would require that tree wells be used around existing trees.
- ◆ The landscaping plan should note that any changes to the plan must be submitted for Board approval.

Many residents from The Crescent neighborhood were present to ask questions about the development. The Board encouraged the neighborhood to work with their homeowner's association to gather information regarding the project. The homeowner's association representative, Jim Chesney, asked for a copy of the site plan. The Board recommended that Mr. Chesney speak with the project consultant or contact Beaufort County Planning Department for a copy of the plan. Greg Beste, Chairman, called for a ten-minute recess.

B. Greenery Tract Phase 1(Tire Kingdom & Rooms To Go): Staff presented the project background. The Board made the following comments:

Tire Kingdom

- ◆ Overall architecture of the building meets the COD guidelines.
- ◆ The EIFS medallions will be considered signage, which would be counted toward total square footage of the signs.
- ◆ The applicant stated the cupola is solid (no glass) and has no lighting.
- ◆ The outdoor tire enclosure will be submitted in the next application. It will match the building.
- ◆ Provide a board with cutsheets of all exterior lighting.
- ◆ A sidewalk with a curb should be installed in the office area to provide for pedestrian safety.
- ◆ More landscaping should be provided in the front of Tire Kingdom.
- ◆ Try to save the 12” Live Oak near space 7 near the side of the building.

Rooms To Go

- ◆ The overall architecture does not meet the COD guidelines.
- ◆ The building should blend with the surrounding buildings by using similar architecture so that it looks like a part of the shopping center.
- ◆ Additionally, the building architecture should incorporate a roof. Consider using the same roof color as other buildings in the shopping center.
- ◆ The proposed white tile detailing should not be used. The Board would rather see the same color brick used as a detail. Actual color samples would help the Board in their final decision.
- ◆ Consider using the same style gooseneck lighting fixtures as one way to tie the buildings together.
- ◆ The vinyl mesh needs to read as lattice. Board needs to see an actual sample.
- ◆ The signage colors do not appear to meet the COD guidelines.

VI. Other Business:

Violations: The Board expressed concern that there appears to have been no action taken to rectify the buffer violations by several businesses along the 278 Corridor.

- ◆ Hagemeyer Lighting in Sheridan Park has removed mature live oaks from their front buffer.
- ◆ Bank of America at the Publix Shopping Center is removing underbrush from their highway buffer.
- ◆ Hilton Head Village – buffer removal
- ◆ Fairfield Inn – buffer removal
- ◆ Factory Stores 2 – buffer removal

The Board wants the businesses ticketed and a citation sign in place when a violation has been committed. The Board believes the problem is escalating because old violations have not been brought into compliance. The Board wants to bring the situation to Council’s attention by inviting Councilman Peter Lamb and Mike Hudson of Codes Enforcement to attend the next Corridor Review Board meeting.

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