

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

August 30, 2004

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
Todd O'Dell, Vice-Chairman
John Pinckney
John Thomas
James Tiller

Staff Present:

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:** James Tiller motioned to approve the minute of the July 19, 2004 meeting. John Pinckney seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**

A. Advance Auto Parts Building – Major Revision -Final: Staff presented the project background. Sam McClesky presented the project. Jim Tiller recused himself. John Thomas motioned to give final approval with the following conditions:

- ◆ Proposed architecture is too urban and commercial. The Board recommends traditional elements that are almost residential (Bent dormers, brackets, pilasters). Bermuda shutters to break up the wall.
- ◆ Colors need to blend with other buildings in the area.
- ◆ The project maybe resubmitted for staff approval with the condition that the project also be reviewed by one of the architects on the Board.

The motion was seconded and carried.

B. Bluffton Business Park Phase 1 – Major Revisions: Staff presented the project background. John Thomas recused himself. Michael Griffith, AIA and Stephanie Sexton, Carolina Engineering Consultants presented the project. James Tiller motioned for final approval with the following conditions:

- ◆ Final colors are to come back to the Board. The Board recommended that the applicant look to historic Charleston colors and earth tone colors as outlined in the ordinance. The Board is hesitant to approve the proposed pink because of the building size and ordinance requirements.

- ◆ Shared infrastructure and access for this project and the proposed Doctor's Care must be installed at the same time.
- ◆ Show limit of work lines on the plan.
- ◆ Future phases must include landscape of the access road.

Martha Crapse seconded. Motion carried.

V. New Business:

A. Doctor's Care – Bluffton Business Park - Conceptual: Staff presented the project background. Stephanie Sexton, Carolina Engineering Consultants presented the projected. The Board made the following comments:

- ◆ Bring color sample (Hawthorne Yellow) painted on the actual siding to the next CRB meeting.
- ◆ The building signs do not appear to meet the sign ordinance size requirements. The Board recommended a double monument sign in place of the building signage. The Board does not believe that a huge billboard like sign on the building is appropriate for the gateway to Bluffton.
- ◆ Install an 8' foundation buffer.
- ◆ Recommended that all windows have white trim.

VI. Other Business:

A. Kim Shembra, Tanger Outlets requested the Board to provide input for plant back requirements for the buffer removed at Tanger Outlets 2. The Board requested that the following information be provided for review:

- ◆ Original landscape plan – showing existing trees and buffer.
- ◆ Photos of existing buffer.
- ◆ Department of Transportation plan for right of way acquisition in the area.

B. The Board reported the following violations:

- ◆ Old Navy has re-illuminated their wall sign.
- ◆ Pine Forest Village – banner.
- ◆ Sun City – buy/lease signs
- ◆ Sunshine Nursery cutting trees out of the buffer.

The Board recommended that an article be written in the Island Packet and Carolina News to educate the public on signage issues. Additionally, the Board requested the approved Sunshine Nursery Landscape Plan be reviewed to compare with the existing buffer.

VII. Adjournment: The meeting was adjourned at 3:55 p.m.