

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 18, 2004

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:

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 October 4, 2004 Meeting:** The Board approved the minutes (Todd O'Dell abstained) with the following amendment:

Other Business: The Board agreed to review two projects that were not listed on the agenda.

1. *The Technical College of the Lowcountry* presented conceptual architecture elevations for review. The Board recommended the project be revised to improve human scale and Lowcountry architectural elements. The Board recommended that Middleton Inn be studied as a successful application for this type project.
2. Tiller Associates presented *Pinckney Colony Preserve* which is a proposed park located at the corner of Hwy 278 and Pinckney Colony Road. The Board approved the plan presented.

III. General Public Comment: There was no public comment.

IV. Old Business:

- A. 1188 Centre:** Staff presented the project background. Greg Baisch with Ward Edwards presented the project.
- Landscape:** Jim Tiller motioned that the landscape plan be approved with the condition that the plan show the transplanted trees and that the tree plantings coordinate with the building awnings. Martha Crapse seconded. The motion carried.

Architecture: The applicant submitted architecture at the meeting. Laura Barrett motioned that the architecture be approved with the following conditions:

1. Soldier course should be the same color as the remaining brick (not white as presented at meeting).
2. Fascia trim will be the same color as Tire Kingdom.
3. Canvas awnings to match the color of the roof.
4. All lights including those under the entrance overhang and awnings to meet ordinance requirements.
5. Interior lighting to have shrouds to prevent exterior visibility.
6. Submit all lighting cutsheets to staff.

Jim Tiller seconded. The motion carried.

V. New Business:

A. Technical College of the Lowcountry –Conceptual Architecture: The architect submitted new elevations at the meeting. John Thomas recused himself. The Board offered the following recommendations:

1. The board prefers the original submission to the architecture submitted at the meeting.
2. Add elements such as the outdoor space/porch located on the east side of the building entrance to provide human scale and Lowcountry character (for example, the original submittal addressed this with the outdoor space shown on the right side of the building).
3. The entrance plaza is good.
4. Trees against the building are not needed.
5. The Board agrees that the simplicity of grass to the building foundation is an appropriate foundation planting because of the building scale and character.
6. Integrate more indoor/outdoor relationship with the building design.
7. Incorporate Middleton Inn’s success of Lowcountry character building form and function into the Technical College building architecture.
8. The Board liked the clerestory roof on the original submittal and would like to see more on the roof.
9. The Board suggested that more roof lines be added to the building. Mr. O’Dell stated that the roof form is sometimes what ties the architecture together to being Southern.
10. Roof lines should be created to properly screen the mechanical equipment.
11. Successful Lowcountry architecture is a combination of appropriate materials, human scale and architectural elements and design (i.e. exposed rafters, windows, roof lines and building mass, etc.). The building should incorporate more of these items.

B. Stokes Toyota of Bluffton: Staff presented the project background. Steve Andrews with Andrews Engineering and Brian Worst with LS3P, presented the project. The Board offered the following recommendations:

1. The Toyota prototype architecture does not address the historic and cultural requirements of the ordinance. The project needs to go back to the drawing board.
2. Break down the building mass.
3. The project site is prominent and needs special handling to preserve the Lowcountry image.
4. Use historic Charleston colors which are subdued and muted.
5. Revise roof line to include pitche(s). Flat roof will be a tough sale.
6. The applicant asked for architecture direction and the Board suggested that the historic example of a big white barn be considered.
7. The proposed amount of signage does not appear to meet the maximum square footage allowed by the ordinance.

VI. Other Business:

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