

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
November 15, 2004

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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  
Jim Tiller  
Martha Crapse  
John Pinckney  
John Thomas

**Members Absent:**

Greg Beste  
Laura Barrett

**Staff Present:**

Judy Nash Timmer, 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 November 1, 2004 Meeting:** Todd O'Dell moved the minutes be approved as submitted. John Thomas seconded. Jim Tiller abstained. Minutes approved.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** No old business.
- V. New Business:**

- A. Johnson Tract:** Conceptual - Staff presented the project background. The consultants presented the site plan, architecture and landscape architecture.

Architecture: The Board made no motion but offered the following comments:

1. The proposed architecture does not address context according to the code.
2. Recommended that Belfair, Piggly Wiggly plans and new Publix be reviewed.
3. This is a prominent site. The proposed architecture is contemporary and not in context with the surrounding area. It says strip center which is not acceptable.
4. Board suggested incorporating pitched roofs and added details to add interest to the architecture.
5. Architecture needs to be regional in context.

Landscape: Jim Tiller made a motion for preliminary approval with the following conditions:

1. The existing buffer is not to be removed or disturbed.
2. Additional screening will be required behind Best Buy.
3. Add notes to plans that address the existing Hwy 278 buffer is to be retained, (including the understory vegetation) and utility corridor re-vegetation.

John Thomas seconded. The motion carried.

Lighting: Jim Tiller motioned that the lighting plan be approved with the following conditions:

1. Additional lighting be added in the areas where there is no lighting.
2. Show light pack locations and calculations on the lighting plan.
3. Lights be cut off luminaries.

John Thomas seconded. The motion carried.

**B. Stokes Toyota:** Staff presented the project background. Jim Tiller recused himself. The consultant presented the project. The Board offered the following recommendations:

1. The new architecture proposal is headed in the right direction.
2. Vertical lines on the building are very important.
3. Use details in stucco to break up mass.
4. Use 2 different colors of gray on the building.
5. East building elevation needs to be broken up either with architecture relief or a buffer planted to screen the building.

**C. Technical College of the Lowcountry:** Staff presented the project background. John Thomas recused himself. The consultant presented the project with the addition of a model at the meeting. The Board offered the following recommendations:

1. The architecture is headed in the right direction.
2. To break up the mass of the building, consider a color change for the “middle” building mass. Also consider different color mortar joint to break up the building mass.
3. Board agreed that using metal as the material for the top arbor and wood for the bottom arbor would be a better application for the building scale.
4. Recommended putting back the clerestory.
5. The use of vines on the south/southwest facing walls should be reconsidered due to heat that side of the building will receive.

The Board also discussed the transition this building’s architecture will provide along the Highway 278 Corridor from Jasper County to Beaufort County.

## **VI. Other Business:**

- A.** The Board reviewed the Conflict of Interest statement.
- B.** Jim Tiller has not reviewed the proposed landscape at Hilton Head Village plant back proposal because he was not notified the plants have been staked on site.

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