

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
November 7, 2005**

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

Members Present:

Laura Barrett
Greg Beste, Vice Chairman
Martha Crapse
John Thomas
Jim Tiller

Members Absent:

Todd O'Dell, Chairman
Stephen Wilson

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call To Order:** Greg Beste, Vice Chairman, called the meeting to order at 2:30 p.m.
- II. General Public Comment:** There was no public comment.
- III. Review of the October 17, 2005 CRB Minutes:** John Thomas motioned to approve the minutes as submitted. Martha Crapse seconded. Jim Tiller abstained from voting because he did not attend the meeting. Motion carried.

IV. Old Business:

A. Grease Monkey- Okatie- Final: Staff read the project report. Greg Baisch with Ward Engineers presented the project. Jim Tiller motioned to deny the submittal for the following reasons:

1. The Okatie ARB approval letter was not submitted.
2. The roof bracket detail was not submitted.
3. No additional landscape shrubbery was added along the east shared access drive as previously requested to screen the parking lot.
4. Conflicting information provided in the lighting plan.

John Thomas seconded. Motion carried.

B. Steinmart- Final: Staff read the project report. The project architects, landscape architect and engineer presented the project. The Board made no motion but offered the following recommendations:

1. The Steinmart building needs more height variation.
2. The scale of the Steinmart building does not relate well to the scale of the adjacent buildings.
3. The building lacks human scale.
4. Articulate the building walls (i.e. windows, shutters, brick pattern, etc.).

5. Incorporate retail shop materials into the Steinmart building. As proposed, the building appears to be an infill building that does not relate well to the other buildings and surrounding center.
6. The Kroger building was designed so that it looked like an old manufacturing building that is being reused as the grocery store.
7. The 1' undulations are not adequate to provide the relief needed.
8. Building footprint is shown flat and does not match the elevations.
9. Place vines on the arbor.
10. Tree islands require 3 ½" caliper trees (2" proposed).
11. Narrow the throat of drive aisle, lose a parking space and adjust grades to save the existing Live Oak cluster.
12. Landscape should be used in place of grass in tree islands.
13. Coordinate landscape plan and lighting plans.
14. Three-headed fixtures are not appropriate for this site. Too urban. This development is not urban.
15. Traditional street lamps are used in front of the existing buildings. This lamp should be used in the same manner as the existing development.
16. Recheck existing lamps to ensure the proposed match.
17. Verify that proposed light heights coordinate with the existing development.

C. Lopez Commercial Center – Final: Staff read the staff report. Antoine Iskandar, engineer, was present to discuss the project. The landscape plan was approved at a previous meeting. However, the board suggested the following changes: Consider replacing the Dogwoods and Redbuds with Magnolias or Crapemyrtles because they need to be shaded. The sun will be too intense for the Dogwoods and Redbuds and once plants are in a weakened state from too much sun, borers will attack and kill the trees. Additionally, the Board recommended that one 15-20 gallon tree would be better instead of the three 40" high trees clusters. This decision whether or not to make these changes is left up the developer. It should be noted that if the trees do die, the property owners will be required to replace any dead trees. Greg Beste motioned to give final approval to the building architecture with the following conditions:

1. The Lighting Plan must be re-submitted for CRB review and approval.
2. Provide all light fixture cutsheets.
3. Coordinate light pole locations with trees.
4. Delete the hardiplank dumpster detail from the plans.

John Thomas seconded. The motion carried.

John Thomas motioned to give final approval to the site and landscape plans with the condition that the trees be specified as 2 ½" caliper and not gallon. Jim Tiller seconded. Motion carried.

V. New Business:

A. Lowcountry Marina, LLC - Conceptual: Staff presented the project report. Bobby Cooler, Jr., business owner was present to discuss the project. John Thomas motioned to approve the project with the following conditions:

1. The approval is limited to one year. If the business is open in this location for longer than a year, the applicant must return to CRB for permanent plantings.
2. Beds are to be temporary. No asphalt required to be removed. Planted shrubs (ex. Viburnum).
3. No more than 20 boats are to be displayed at one time.
4. Submit revised plans to staff.

Jim Tiller seconded. Motion carried.

B. Applebee's - Conceptual: Staff presented the project report. Ryan Lyle, Andrews Engineering, was present to discuss the project. The landscape plan was submitted at the meeting. The Board made the following recommendations:

1. Building needs a pitched roof.
2. The overall architecture of the building needs to be articulated with detail to provide depth and relief to the building (i.e. watertable, pilasters and materials).
3. Long, blank walls need to be articulated (i.e. undulations, windows, shutters, and/or brick patterns).
4. Window pane configuration should be consistent. Board recommended using the grid.
5. Building light fixtures and locations included with the lighting plan.
6. No colors are approved as part of this submittal until actual color and material samples are provided.
7. The canopy/awning should not be striped.
8. The Gooseneck fixtures located along the walls should have a purpose other than to highlight the wall.
9. All lighting fixtures must be cut off fixtures.
10. Provide a foundation buffer.
11. Show service area equipment (i.e. cooler) in the elevations.
12. Add more Palms into the landscape.
13. Provide groundcover in the traffic triangles.
14. Add additional landscape to the Highway 278 buffer.
15. Site utilities should be considered what trees will be removed. Additionally, it appears there are existing trees located where the grease traps might be located.
16. The development entrance signage and landscape must be submitted for CRB review and approval.

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 3:40 p.m.