

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES

April 16, 2007

Members Present:

Martha Crapse
Joe Hall
Jim Tiller, Vice Chairman
Jake Lee

Paul Roth
John Thomas

Members Absent:

Steve Wilson

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call to Order: Vice Chairman Tiller called the meeting to order at 2:35 p.m.

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

III. Review of CRB Minutes: Joe Hall made recommendations to change the motion to from "If CRB finds the buffer is not adequate,...." To "If CRB finds the buffer does not meet the required 70% opacity..." Paul Roth seconded. Staff stated that while the 70% opacity was discussed during the meeting, 70% opacity was not part of the motion. It was decided that Mr. Hall would provide staff with recommended changes for review.

IV. New Business:

A. Myrtle Park Retail Center Signage: John Thomas motioned to approve the signage with the condition that sign lighting be halo lighting. Joe Hall seconded. During discussion the motion was amended to state that different fonts for individual signs would be allowed and color samples must be submitted to staff for approval. Motion carried.

B. Ashley Furniture (Conceptual Architecture Review): Darren Watson, Architect, and Greg Baisch, Engineer, were present to discuss the project. After discussion, the Board made the following recommendations for change:

1. Brick facing should be used as stone is not indigenous to the Low Country.
2. Reduce the amount of EIFS and increase amount of brick.
3. This is a big box and adequate landscape is key to appropriate screening of the building. Palm trees will not provide adequate screening of the building.
4. Colors should be earth tones.

V. Old Business:

A. Palmetto Court (Final): Stephanie Sexton, Engineer, Michael Griffith, Architect, and Bill Godfrey, Developer were present to discuss the project. The Board did not recommend final approval but made the following recommendations for revisions and change:

1. The Pines located along Evelyn's Way should be retained. The applicant must submit an arborist report addressing the existing condition of these trees.
2. Provide a mitigation plan for plant back requirements.
3. Add 8' foundation bed to buildings 3 & 5. The foundation bed will not be required in the loading area between the two buildings.
4. At building 4, eliminate the last parking space to save the Maple.
5. Submit a grading plan.

2. Okatie Center Parcel S-12B (Final): Mark Ball, Developer, Ryan Thompson, Landscape Architect, John Weller, Architect, Scott Munson, Engineer were present to discuss the project. The Food Lion building orientation was not changed as directed at the previous meeting but the Board accepted the submittal and did not require the change. Additionally, the concept to screen the building rear with an 8' to 10' wall was approved. The Board made the following recommendations for change:

1. Food Lion brick colors are too dark. The Savannah range of brick are more appropriate for the Low Country.
2. Area in front of Food Lion should have a different pavement treatment than asphalt to provide a pedestrian friendly space.
3. Add planting areas in front of Food Lion with trees to continue the tree lined theme along the street.
4. Separate pedestrian areas from cars with trees and bollards.
5. Provide building elevations at same scale.
6. The proposed roof pitches are not found in the Low Country. Revise plans to incorporate a more typical Low Country roof pitch (5:12 to 8:12).
7. Additional landscape will be needed to appropriately screen the long unarticulated building walls.

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 4:45 p.m.