

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
June 13, 2012, Bluffton Library

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**Members Present:**

Joe Hall  
Ed Pinckney  
Daniel Ogden  
Pearce Scott  
James Atkins

**Members Absent:**

Laura Barrett

**Staff Present:** Judy Timmer, Beaufort County, CRB Administrator

**Guests:** William Court, Court Atkins Architects; John Thompson, Bluffton Fire Department; Barry Turner, Bluffton Fire Department; April Gray, Court Atkins Architects; Heather Moulton, Fraser Construction; Joe Fraser, Fraser Construction; Andy Harper, Court Atkins Architects

I. **Call to Order:** The meeting was called to order at approximately 3:00 p.m. by Vice Chairman Joe Hall.

II. **General Public Comment:** None

III. **Review of Minutes:** The Board reviewed the May 23, 2012, meeting minutes. Minutes were approved as written.

IV. **New Business:**

**1) Beaufort County Application: Bluffton Township Fire District Station #30, 199 Burnt Church Road, Bluffton, SC (Conceptual)**

Mr. James Atkins recused himself from review of this submission due to a professional interest in the project.

Mr. William Court presented the project to the Board. The project was also presented to the Bluffton's Historic Planning Commission (HPC). The HPC does not have a binding opinion because this is County property; however, it will be part of Bluffton's architecture. The HPC was very supportive of the project. They had no comments for architectural consideration and felt that the siting and the architecture was appropriate to Bluffton's vernacular character and would be a good addition to the community. Mr. Court proceeded to provide details regarding the design and site, as well as the materials to be used. Comments from the Board included:

- Cornice feels weak; goes away. (Will be a raised parapet with cast stone detail as well.) Suggested more shadow line at the capstone.
- Is the water table tabby finish going at the base of the brick? Thought it would provide continuity to the design if the bases of the pilasters would emulate the same tabby brick or cast stone. (Could certainly look at that.)
- Panel is a great idea to help with future expansion. Will the color resemble the stucco? (Yes.)
- Only using light fixtures as shown? (May look at others that would be within the County standards.)
- Question raised about what trees are being removed and what trees are remaining and why. (Some trees are being removed in preparation for the potential, future expansion. Can certainly

look at the existing landscape screening and add something to visually obstruct that without having to then come back in that close to the existing construction and have to do tree removal after the fact.) Suggestion made to leave the trees that are easily accessible up front.

- Mortar color for the brick? (Ivory buff)
- Roof color? (Patrician bronze) Suggestion made to lighten the roof color to a more grey, metallic range; more of a vernacular color.

**Motion:** Mr. Scott made a motion, and Mr. Ogden seconded the motion, **recommending approval with the following conditions:**

1. Adding more shadow line to cornice capstone area to strengthen the look.
2. Have the pilaster bases emulate the tabby brick or cast stone to bring continuity to the design.
3. Saving some of the trees in the area around the stormwater pond.
4. Lightening the roof color to a more grey, metallic range.

The motion **was carried unanimously** (FOR: Hall, Pinckney, Ogden, Scott).

V: **Old Business:** The encroachment issue at Windmill Harbour (raised by Mr. Ogden at the May 23, 2012, meeting) has been confirmed by staff.

VI: **Other Business:** None

VII. Meeting adjourned at approximately 3:25 pm.

MINUTES APPROVED 7/25/2012