

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 25, 2012, Bluffton Library

Members Present:

Joe Hall, Ed Pinckney, Daniel Ogden, Pearce Scott, James Atkins, Laura Barrett

Members Absent: None

Staff Present: Judy Timmer, Beaufort County, CRB Administrator; Linda Maietta, Beaufort County, Planning Assistant

Guests: William Court, Court Atkins Architects; Trey Griffin, Wood & Partners; Andy Harper, Court Atkins Architects; Heather Moulton, Fraser Construction; Joe Fraser, Fraser Construction; John Thompson, Deputy Chief, Bluffton Fire Department; George Brown, Captain, Bluffton Fire Department; Matthew Urys, Firefighter, Bluffton Fire Department; Thomas Lamb, Firefighter, Bluffton Fire Department; Heath Duncan, Ward Edwards

- 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 June 13, 2012, meeting minutes. **Motion:** Mr. Pinckney made a motion, and Mr. Ogden seconded the motion, **to accept the June 13, 2012, minutes as written.** The motion was carried. (FOR: Hall, Pinckney, Ogden, Scott, Atkins; ABSTAINED: Barrett).
- IV. **New Business:** None.
- V. **Old Business: Beaufort County Application: Bluffton Township Fire District Station #30, 199 Burnt Church Road, Bluffton, SC (Final)**

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, addressing changes suggested by the Board at the conceptual meeting:

- Changes have been made to parapet; added some additional reveal to that; will have a stronger shadow line.
- Re: the water table tabby finish going to the base of the brick; provided sample of tabby brick. Will be used at the first 3' of the foundation. Switched the base of those columns to a tabby stucco finish.
- Light fixtures. Cut sheets have been provided for all the light fixtures to be used in the project and have placed location of fixtures on the drawings.
- Confirmed the mortar color for the brick; will be using Savannah grey brick with ivory buff mortar.

- The conceptual plan reflected a Patrician bronze roof color. Reviewed lighter colors with the clients; however, the clients favored the darker, charcoal color.
- Tree removals. Maintained some trees and added to the landscaping for screening purposes.

The package the Board received included a revised color board and samples were available for the Board to look at.

Board discussion included:

- Live oaks located too close to curbs and walks. Should be located at least 8' from the concrete or walk. Mr. Trey Griffin addressed the comment. Could certainly look at moving those back; concerned about the overhang and the fire trucks.
- On the elevation drawing, the pilasters, is it going to be a different color? Material legend shows two colors. Needs to be updated. The columns will be done in the Nuance color and the base color will be wall color and base of the column itself will be done to match the tabby stucco.
- Choice of roof color. The feeling from the fire chief meeting was that a deeper, richer color was preferred. The contrast between the roof and the lighter roof colors is lost with lighter colors. Sample provided. Roof color is a major element to the building itself and the dark color roof is really outside the vernacular of the architecture of Bluffton. It would be well for the owners to reconsider their choice to be more compatible with the area.
- Color of garage doors – in the color elevation, they have a similarity to the color of the roof. Doors are predominantly glass; frames are anodized aluminum. These are a deep color. Window frames are also anodized.
- Foot candles inside the bays at night? Due to the glass doors, is the light level going to be unobtrusive? In the apparatus bay, when they are not working on the equipment, there will be two fluorescent lights. Designed to meet the maximum under the energy code which is not a lot of light.

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

- 1. Pending decision of roof color. New color selection to be reviewed by staff and Mr. Joe Hall.**
- 2. Planting of live oaks farther from concrete or walk. Location to be reviewed by staff.**

The motion **was carried** (FOR: Hall, Pinckney, Ogden, Scott, Barrett; ABSTAINED: Atkins.)

VI. **Other Business:** Ms. Maietta handed out the package for the Tractor Supply Company, 40 Cecil Reynolds Drive, Bluffton to be reviewed for final approval at the August 8, 2012, meeting.

VII. Meeting adjourned at approximately 3:20 pm.