

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
March 20, 2013, Rotary Community Center, Oscar Frazier Community Park,

Members Present: Joe Hall, Daniel Ogden, Pearce Scott

Staff Present: Robert Merchant, Beaufort County Long-range Planner; Erin Schumacher, Town of Bluffton Planner; Katie Woodruff, Town of Bluffton Planner

Guests: Jason Lansdell, Gil Ward

1. CALL TO ORDER – 3:15 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. NEW BUSINESS:

- A. **Town of Bluffton Certificate of Appropriateness: Kroger at Belfair:** Katie Woodruff introduced Erin Schumacher as the new Town of Bluffton planner. Ms. Schumacher presented. She said that the applicant proposed to enclose 2 vestibules at the Kroger store in Belfair Towne Village. She said that the planning staff recommended approval of the project as it met the Town standards.

Mr. Ogden asked if the proposed brick for the enclosures would match the color and texture of the brick on the existing building. Mr. Lansdell said that it would. Mr. Ogden said that he would rather see horizontal continuity with the existing architecture. He said that the existing façade is carefully designed, but the enclosures looked like an afterthought. He said that the enclosures needed more relief and articulation.

Mr. Hall commented that the CRB should assess the impact of any architectural change on its visibility to the corridor. He said that given the location of the proposed improvement, and the screening that the trees in the highway buffer and parking lot provide, the impact to US 278 would be negligible.

Mr. Scott motioned to approve the project with the following condition:

- Krogers will work with Bluffton planning staff to provide better articulation of the enclosures.

Mr. Ogden seconded. Motion carried. Mr. Hall noted that Mr. Pinckney awarded his proxy to Mr. Hall.

4. OLD BUSINESS:

- A. **Beaufort County Application: Sunset Bay Seafood Restaurant:** Mr. Merchant gave the project background. He said that the applicant is proposing to construct a 1,763 square foot open deck at the level of the lantern on top of the circular portion of the

restaurant that is located closest to Mackay Creek. He said that the original proposal that came before the CRB was a 2,500 square foot cantilever deck. At that time the Board denied approval of the project with the following comments:

- The Board needs to see more clarity on how the project would be pulled off technically. The applicant should consider integrating the rooftop deck into the existing structure.
- The scale of the light fixtures needs to be less obtrusive.
- The color of the railings needs to be lighter to blend with the surroundings.
- Additional landscaping is needed, especially along the north elevations, to soften the building from views from the bridge.

He said that the applicant had revised the drawings to address these comments. He said that the proposed deck is no longer a cantilever structure, but rests on top of a proposed wall that will tie into the roof on the first floor of the restaurant. The applicant proposed to side the wall with hardi-plank shingles to match the existing exterior of the restaurant. Also, the light fixtures had been reduced in size and the railings were proposed to be painted white. He said that the applicant indicated 6 palmettos on the site plan to screen the building's north elevation.

Mr. Ogden said that the rendering in the photo showed a horizontal hardi-plank, not a cedar shake pattern. He requested clarification. Mr. Hall had concerns about the safety of the proposed stairways. He said that the flights were too long. He was especially concerned because the stairways offered the only access to the deck. He asked for clarification that they met building code and asked if the flights could be broken up with mid-landings. Mr. Ogden said the applicant needed to provide more details on the lighting fixtures. It was very difficult to tell what the dimensions of the proposed fixtures were based on the drawings. Mr. Hall said that the limiting the lighting levels on the deck would be good. Mr. Scott said it would be good to orient the lighting toward the deck. Mr. Ogden asked if using white for the railings constituted blending with the surroundings. He suggested that anodized aluminum or another reflective material would help the railings to blend with the surroundings better. Mr. Hall said that having canopy trees would better screen the building from US 278 and the bridge to Hilton Head Island.

Mr. Ogden motioned to give the project conceptual approval with the following conditions:

- The elevations show hardi-plank shingles to be used on the walls below the deck to match the existing siding on the restaurant, but the photograph on the same drawing shows regular hardi-plank siding. This discrepancy needs to be clarified when the final drawings are submitted.
- The length of the flights of the proposed stairs raise safety concerns given that they provide the only means of accessing the deck. The Board would like clarification that the proposed stairs meet building codes, and would like to see more landings to reduce the potential for accidents.

- Cutsheets of proposed lighting fixtures will need to be submitted for final review. The lighting should be oriented towards the deck.
- A reflective finish, such as anodized aluminum, rather than white, would help the railings and light fixtures blend into the surroundings better.
- Replace the proposed palmettos along the north elevation with canopy trees.

Mr. Scott seconded. Motion carried.

5. OTHER BUSINESS:

- A. Mr. Ogden motioned to approve the minutes of the March 6, 2013 meeting. Mr. Scott seconded. Motion carried.

6. ADJOURNMENT: The meeting was adjourned at 3:40 pm.