

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
August 7, 2013, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

Members Present: Joe Hall, James Atkins, Ed Pinckney, Pearce Scott

Members Absent: Daniel Ogden

Staff Present: Robert Merchant, Long Range Planner, Beaufort County

Guests: Michael Brock; Andy Harper, Court Atkins Architects; Tyler Lusk, South Coast Commercial, LLC

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: None
3. MINUTES: Mr. Pinckney motioned to approve the minutes of the May 22, 2013 Southern Corridor Review Board Meeting. Mr. Scott seconded. Motion carried. Mr. Scott motioned to approve the minutes of the June 5, 2013 Southern Corridor Review Board Meeting. Mr. Pinckney seconded. Motion carried with Mr. Atkins abstaining.

4. NEW BUSINESS:

A. Paxton Place Landscaping Revision: Mr. Merchant gave the project background. He said that the project consisted of a multi-building retail/office development that contains the Mattress Shop among other tenants. The Southern Beaufort County Corridor Review Board approved the development in February 2002. South Coast Commercial purchased the development and is interested in revising the landscaping of the property. Over the last 10 years, many understory trees and shrubs have either been removed or have suffered from poor maintenance. He said that the applicant is planning to remove the poorly maintained vegetation and to replant the site to meet the Corridor Overlay District landscaping standards. They also plan to provide dumpster enclosures to two locations in the rear of the property. He said that the only staff comment was that the new overstory trees to be located in the parking lot peninsulas need to be at least 3 ½” caliper at time of planting.

Michael Brock presented for the applicant. He said that his client wanted to refresh and refurbish the landscaping. They were looking to make the project more consistent with the landscaping of the neighboring Verizon building and the dance studio. Mr. Pinckney said he thought the plan looked fine. Mr. Pinckney motioned to approve the landscaping revisions provided that the plans are revised to require a 3 ½” caliper tree where they were being proposed in the parking lot peninsulas. Mr. Atkins seconded. Motion carried.

B. Edward Jones at the Old Barrel Landing School Building: Mr. Atkins recused himself. Mr. Merchant gave the project background. He said that the project consisted of the adaptive reuse of a 592 square foot historic school building. The structure was built in the early 1900's and served as a one room school house until 1919 and then became a community center. The structure is now vacant and the applicant is proposing to build a 685 square foot addition and open up a financial services office. The applicant plans to use the existing gravel parking area and paved handicapped parking to serve the new use. Mr. Merchant informed the Board that the building was neither listed nor eligible for the National Historic Register, and no County regulations governed the alteration or demolition of this structure. He said that because the building was listed in the 1997 Beaufort County Historic Sites Survey, he consulted Ian Hill, Beaufort County's Historic Preservationist. Mr. Hill expressed concern that the project would adversely impact the historical integrity of the building and that he would be looking to the Southern Corridor Review Board to direct the applicant to come up with a more compatible approach to the addition. He said as a starting point of discussion, staff suggested that the addition be redesigned to match the roof type and pitch of the existing school building and vegetation be provided to screen the wings of the addition.

Andy Harper with Court Atkins Architects presented. He said that the applicant had two goals. The first goal was to provide for adaptive reuse of the building. The second goal was to preserve the historical integrity of the original school building, by making the addition distinct from the original structure, while incorporating Lowcountry details such as board and batten, and a shed roof. He also said that the applicant wanted to work with the existing site features as much as possible.

Mr. Scott asked about having a narrow connector between the building and addition to further preserve the old building. Mr. Harper said that there were constraints with the rear setback that made that difficult. Mr. Pinckney said that he agreed with staff comments. He felt that the separation suggested by Mr. Scott should be required in addition to matching the school roof. Mr. Pinckney said that he would rather see the addition look like the original building. Mr. Hall agreed with staff comments as well. The Board requested that the applicant rework the design of the building and resubmit to the Board for review.

5. OLD BUSINESS: There was no old business.
6. OTHER BUSINESS: Mr. Hall informed the Board that the next scheduled meeting was Wednesday, August 21 at the Bluffton Library.
7. ADJOURNMENT: The meeting was adjourned at 3:30 pm.