

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD (CRB) MINUTES  
September 18, 2013, Bluffton Library  
120 Palmetto Way, Bluffton, SC 29910

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**Members Present:** Joe Hall, James Atkins, Daniel Ogden, and Ed Pinckney

**Members Absent:** Pearce Scott

**Staff Present:** Ian Hill, Beaufort County Historic Preservationist

**Guests:** Andy Harper, Court Atkins Architects; William Court, Court Atkins Architects

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: None
3. MINUTES: Mr. Pinckney motioned to approve the minutes of the September 4, 2013 Southern Corridor Review Board Meeting. Mr. Ogden seconded. Motion carried with James Atkins abstaining.
4. NEW BUSINESS:

**A. Belfair Entrance Revision:** Mr. Hill gave the project background. He said that The project consisted of revisions to the Belfair entrance. He summarized the changes being proposed that included providing outgoing and incoming right turn lanes; the removal of 4-12” diameter live oaks; removing a low brick wall and replacing with low lying vegetation and groundcover; and installing a new entrance sign located in the center median. Mr. Hill reminded the Board that signs were not in the purview of the CRB but details of the proposed sign were submitted so that the Board could forward their comments to staff. Mr. Hill said that the removal of the four trees was permissible under the Belfair PUD regulations and that it would not affect the highway buffer, which is located behind the entrance. He said that the only staff comment was that because the project consisted of minor revisions to the Belfair Entrance, staff had directed the applicant to submit the project as a final submission. He said that staff recommends approval of the project.

Judd Carstens of Witmer, Jones, Keefer presented for the applicant. He said the project was a simple revision to the Belfair entrance coinciding with the widening of US 278. He said the ultimate objective was to improve circulation at the entrance. Their goal was to retain as much plant material as possible given the new entrance lanes. He said that they eventually planned to remove the existing “v” sign located east of the entrance and replace it with a simple sign to be located in the narrow median at the entrance.

Mr. Pinckney asked for clarification on when the “v” sign would be removed. Mr. Carstens said within a two year time frame. He said that for the time being there would be four signs at the entrance until the “v” sign is removed. Mr. Pinckney said that he felt

the letters on the proposed sign seemed too small for a six lane highway. He said the letters should be between 13” and 19” tall to be seen from the highway based on general signage principles. He said that the design of the sign didn’t seem consistent with Belfair. He recommended that the applicant take a careful look at the clubhouse at Belfair and match the character of that building. He said that the proposed sign looked too rustic for Belfair.

Mr. Ogden said that he did not have a problem with the design of the sign but asked why the applicant chose such a small sign for its location.

Mr. Atkins said that the sign seemed to be oriented toward the entering and exiting traffic rather than drive by traffic. He said that having a cantilever sign seemed a little informal for Belfair. He supported the changes to the entrance with respect to improving safety and circulation.

Mr. Ogden motioned to approve the submittal with respect to the landscaping revisions and tree removal with the condition that the Board forward to Planning Staff their concerns about the size and character of the proposed sign. Mr. Atkins seconded. Motion carried.

5. OLD BUSINESS: There was no old business
6. OTHER BUSINESS: Mr. Hall questioned why the agenda said that the next scheduled meeting was October 18. Mr. Hill said he would have Robert Merchant contact the Board to clarify the next meeting date.
7. ADJOURNMENT: The meeting was adjourned at 3:32 pm.