



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
June 18, 2014
3:00 P.M.

Bluffton Branch Library Large Conference Room,
120 Palmetto Way, Bluffton, SC 29910
Phone: (843) 255-2140

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF JUNE 4, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS
 - A. St. Gregory the Great Church Parking Improvements ([backup](#))
5. OLD BUSINESS
 - A. No items for review
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, July 9, 2014, at 3:00 p.m. at the Bluffton Branch Library Large Conference Room, 120 Palmetto Way, Bluffton, SC 29910
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD (CRB) MINUTES
June 4, 2014, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

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

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

Guests: David Oliver, Jaz Development; Andrew Moon, RHA Architects; Matt Edwards, Kimley Horn; Nathan Tidd, Kimley Horn

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF APRIL 23, 2014, MEETING MINUTES: Mr. Atkins motioned to approve the minutes of the April 23, 2014 meeting. Mr. Pinckney seconded. Motion carried.
4. NEW BUSINESS: There was no new business.
5. OLD BUSINESS:
 - A. **Bluffton Gateway:** Robert Merchant gave the project background. He said that the applicant proposes to develop a 66 acre site located at the southwest corner of Bluffton Road (SC 46) and US 278 consisting of a 188,543 square foot building, a 136,454 square foot building, a gas station, and two future out-parcels along SR 46. He said that County Council and the developer entered into a development agreement that gives the developer the permission to have up to half of the required highway buffer width covered with manicured grass lawns or other installed landscape materials.

He said that the Board reviewed the project at the April 23, 2014 meeting. At that time, the Board gave conditional final approval on the project's architecture with the stipulation that the plans be resubmitted to the Board with the condition that the applicant rework the gas canopy to make it lighter and more airy; the brick color was to be revised to match indigenous brick colors, the color samples on Building 2 match the colors shown on the rendering; and that the applicant needed to provide larger color samples to the Board. Mr. Merchant said that the revised plans incorporate a sloped roof and that the applicant had indicated that they would bring color and material samples to the meeting to address the Board's other architectural comments.

He said that the Board approved the lighting plan with conditions that were to be resolved at the staff level. He said the submission included a photometric plan that was legible and met the lighting levels of the Corridor Overlay District. He said that the fixture height was reduced to 30 feet to meet the height limitations for lighting fixtures in the Commercial Regional zoning district.

Mr. Merchant said that the Board motioned to defer approval of the landscaping plan with the condition that the landscaping plan incorporate a bolder design and more live oaks; provide more landscaping at the corners of the buildings; have less grass and more existing vegetation in the highway buffers and meet a minimum opacity of 60%; rework the landscaping around the main monument sign to be consistent with the overall landscape design; and to choose plant materials around the wetlands that will effectively filter stormwater. Mr. Merchant said that the revised plan provided additional landscaping along the east elevation of Building 1 located in the area between the building and the highway buffer. He said that the landscaping had been modified around the proposed sign at the corner of US 278 and SC 46. The original 170 honey locusts and 13 live oaks were revised to 109 honey locusts and 76 live oaks. He also said that minor changes were made to the foundation buffer in front of Building 1.

David Oliver of Jaz Development presented for the applicant. He introduced his design team. Andrew Moon of RHA Architects said that the revised fuel station canopy readdressed the fascia and provided a sloped roof. He passed out material samples to the Board showing a revised brick sample and revised colors for Building 2. Mr. Hall asked for a comparison between the original gas canopy and the redesigned one. He also asked if the Board could look at larger material samples on site to better assess the impact of the colors. Mr. Atkins said that the color changes were heading in the right direction. Mr. Pinckney asked what the difference was in the width of the fascia in the original and revised versions of the gas canopy. Mr. Moon said that the width is the same, but the cornice is simplified to match the details of the other buildings. Mr. Scott said that the details on Building 2 were good to model and that the canopy should have more overhang. Mr. Atkins said that removing the wide fascia is what is needed for the gas canopy.

Mr. Pinckney said that the site is enormous and that the landscaping plan needs to be heavier with larger trees. He felt that the plan needed twice as many live oaks as honey locusts. He suggested substituting 1 live oak per 2 honey locusts. Mr. Pinckney presented to Mr. Tidd, the project's landscape architect, a marked up landscaping plan showing live oaks at 40 feet on center framing the site. Mr. Edwards commented that there were portions of the buffer where there would not be enough room to plant a live oak. Mr. Atkins said that the trees on the outside of the highway buffer added a lot of value to the appearance of the site. Mr. Pinckney asked for parson's juniper along the front of the main sign instead of day lilies.

Mr. Hall asked what assurances there were that the portions of the highway buffer that are meant to remain undisturbed will not be cleared. Mr. Oliver said that they were trying to achieve an appearance of manicured lawns and landscaping to match the gated communities in the area. Mr. Atkins asked about trees in the white areas on the tree removal plan. Mr. Edwards said that everything outside the shaded area on the tree removal plan would remain untouched. Mr. Atkins requested a note on the tree survey stating that there will be no removal of vegetation outside of shaded areas.

Mr. Pinckney commented that the corners on both sides of the entryways that showed groups of 5 palmettos needed at least 50% more palmettos. The palmettos should be of varying height and have shrubs and groundcover underneath. He said that only having 5

palmettos on the sides of the entrances did not match the scale of the development and would look weak.

Mr. Oliver asked for clarification on the Board's request to redesign of the fascia on the gas canopy. The Board recommended narrowing the width and hanging signage below the fascia. Mr. Atkins said that 1 foot would be a better width for the fascia. Mr. Scott said that if the fascia needed to be wider for structural reasons the applicant should break up the fascia similar to Building 2 and have a greater roof overhang help reduce the massing of the fascia.

Mr. Tidd asked the Board to look at the proposed planting behind the wall for the detention pond.

Mr. Scott motioned to give the project final approval with the stipulation that the following conditions be incorporated into the drawings and submitted to staff and one Board member for approval:

- The gas canopy will be reworked to reduce the width of the fascia to 1 foot at the most. If the fascia needs to be wider for structural reasons the applicant should break up the fascia similar to Building 2 and have a greater roof overhang help reduce the massing of the fascia.
- Increase the number of live oaks on the site and especially around the perimeter of the site. The quantity of live oaks should be double the number of what was submitted on the landscaping plans for the submission for the June 4 meeting. The number of honey locusts can be reduced to accommodate for the greater spacing needed for live oaks.
- The portions of the buffer that are not shaded on the tree removal plan shall remain undisturbed and the plan needs to have a note stating that no removal shall occur outside of shaded areas. The buffers shall meet the 75% opacity requirement in the Corridor Overlay District.
- The posts on the site lighting fixtures shall be black.

Mr. Britt seconded. Motion carried.

6. OTHER BUSINESS: There was no other business.

7. ADJOURNMENT: The meeting was adjourned at 4:00 pm.

St. Gregory's the Great Catholic Church Parking Improvements

Type of Submission: Conceptual/Final
Applicant: St. Gregory's the Great Church
Architect: Dan Ogden, Architect
Landscape Architect: Wallace Milling, Witmer Jones Keefer, Ltd.
Engineer: Greg Baisch, Ward Edwards
Type of Project: Parking Lot Expansion and Minor Architectural Revision
Location: 333 Fording Island Road (US Highway 278)
Zoning Designation: Rural

Description: St. Gregory the Great is located on 63 acres on the north side of US 278 between Berkeley Hall and the Indian Hill Fire Station. The church and school currently have 343 parking spaces. The applicant is proposing to add 77 spaces. The configuration of the parking lot would allow for considerable expansion (around 200 additional spaces) in the future to accommodate a future sanctuary that would double the seating of the existing sanctuary. The applicant has submitted a site plan, landscaping plan, and lighting plan. The plans also show a new entrance off of US 278. This improvement will be part of a separate project which involves the County constructing a frontage road that would connect the site to Berkeley Hall and the Indian Hill Fire Station. The applicant is requesting the Board to review the entrance landscaping along with landscaping for a future sign in the highway buffer.

The applicant is also proposing to add a 45 foot long covered walkway connecting the northeast corner of the building to the parking area. Architectural drawings have been submitted. Material and color samples will be presented at the meeting.

Staff Comments:

Staff recommends approval.