



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
August 6, 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 18, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS
 - A. Conceptual Review of Bluffton Gateway Outparcels 1 & 2 (portion of 601-031-000-0039-0000; along Highway 46 near the intersection of Highway 278) ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, August 20, 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 18, 2014, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

Members Present: Sam Britt, Joe Hall, Dan Ogden, and Ed Pinckney

Members Present: James Atkins and Pearce Scott,

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

Guests: Greg Baisch, Ward Edwards; Wallace Milling, Witmer Jones Keefer; Paul Odom, D.L. Ogden Architecture

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF JUNE 4, 2014, MEETING MINUTES: Mr. Pinckney motioned to approve the minutes of the June 4, 2014 meeting. Mr. Britt seconded. Motion carried with Mr. Ogden abstaining.
4. NEW BUSINESS: There was no new business.
 - A. **St. Gregory the Great Catholic Church Parking Improvements:** Dan Ogden recused himself. Joe Hall announced that both Pearce Scott and James Atkins had given him their proxy vote. Robert Merchant gave the project background. He said that the church 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. He said that the applicant is proposing to add 77 spaces. The configuration of the parking lot would allow for considerable expansion of approximately 200 spaces in the future to accommodate a future sanctuary that would double the seating of the existing sanctuary. He said that the applicant was also proposing to add a covered walkway to connect the church to the parking lot east of the building. Mr. Merchant said that the plans also indicated a new entrance off of US 278. He said that the improvement would 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.

Greg Baisch presented for the applicant. He said that the access to the site is changing as a result of the U.S. 278 widening. He said that a proposed frontage road to be constructed by the County is fully permitted. The revised campus and additional parking would allow the campus to accept the access changes and pave the way for the future expansion of the church. He said that the current access has safety concerns due to heavy traffic and queuing at peak times. The revised plan will provide better circulation. Dan Ogden presented the covered walkway. He said that the church requested having a

covered walkway connecting the church to the parking area east of the sanctuary. He said that the materials, colors, and column spacing match the church. Wallace Milling presented the landscaping plan. He said that the buffer between the site and the frontage road would remain except for the location of the new entrance and proposed sign. He said that the plan included adding live oaks to the parking area to provide shade and an elm allee directly east of the church to provide a view corridor from the new entrance.

Mr. Britt motioned to give the project final approval. Mr. Pinckney seconded. Motion carried with Mr. Hall voting in proxy for Mr. Atkins and Mr. Scott.

5. OLD BUSINESS: There was no old business.
6. OTHER BUSINESS: Mr. Ogden informed the Board that on June 11, he met with Mr. Merchant, Mr. Baisch and representatives from BFG Communications to discuss materials and colors for their new building on Buckingham Plantation Drive. He said that they reviewed the glass, corrugated metal, metal trim and cypress wood. He said that they came to an agreement on acceptable materials for the building. Mr. Merchant said that the BFG still needed to provide staff finalized architectural elevations.
7. ADJOURNMENT: The meeting was adjourned at 3:22 pm.

Bluffton Gateway Outparcels 1 & 2

Type of Submission:	Conceptual
Applicant:	David Oliver, Jaz Development, LLC
Project Architect:	Chris Nardone, AIA, CNNA Architects, Inc.
Project Engineer:	Ryan Lyle, PE, Andrews & Burgess
Project Landscape Architect:	Michael S. Small, RLA
Type of Project:	Commercial Retail
Location:	On the west side of Bluffton Road (SC 46) approximately 600 feet south of the intersection with US 278.
Zoning Designation:	Commercial Regional

Project Information: When the Southern Corridor Review Board reviewed the Bluffton Gateway Project, there were two one-acre outparcels along SC 46 that were not included in the review. The applicant is now coming to the Board with development proposals for these two outparcels located north and south of the main entrance to Bluffton Gateway along SC 46. On the northern parcel (0.98 acres) is proposed a 2,800 sf bank. On the southern parcel (1.03 acres) is proposed a 4,130 sf multi-tenant building.

- **Architecture:** The applicant has submitted architectural elevations that show the breakdown of materials and colors.
- **Landscaping:** The proposed tree removal plan for the two sites was included in the overall plan for Bluffton Gateway. Within the buffers for Outparcels 1 and 2, most of the existing trees are proposed to remain in the highway buffer with the exception of the entrance landscaping at the corners of the buffer that were a part of the Bluffton Gateway landscaping. The landscaping plan shows the areas of the buffer where existing trees will remain.
- **Lighting:** A lighting plan with photometrics and descriptions of the fixtures was included in the submittal, but no cutsheets were provided.

Staff Comments:

1. The Corridor Overlay District requires roof overhangs and pitched roofs to be incorporated into all building designs.
2. The landscaping plan needs to clearly indicate the species and dbh of the existing trees that will remain in the highway buffer. The plan also needs to indicate whether existing understory vegetation will remain in the buffer.
3. The Corridor Overlay District requires one 3 ½" caliper tree to be planted in each parking lot peninsula. The following peninsulas do not meet this requirement:
 - a. The peninsula located in the northwest corner of Outparcel 2;
 - b. The peninsula located at the southwest corner of Outparcel 1; and
 - c. The peninsula located in the center of the parking in front of the 4,130 sf building.
4. The applicant shall provide cutsheets of the proposed exterior lighting fixtures.
5. The applicant shall provide material and color samples to the Board for review.