



AGENDA
SOUTHERN CORRIDOR REVIEW BOARD
September 10, 2014
3:00 P.M.

Rotary Community Center
at the Oscar Frazier Community Park
11 Recreation Court, Bluffton, SC
Phone: (843) 255-2140

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF AUGUST 6, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS:
 - A. Belfair Buffer and Landscaping Revisions - Final ([backup](#))
 - B. Town of Bluffton: No items for review
5. OLD BUSINESS: None
6. OTHER BUSINESS
 - A. Next Meeting: Wednesday, September 24, 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
August 6, 2014, Bluffton Library
120 Palmetto Way, Bluffton, SC 29910

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

Members Present: Dan Ogden and Sam Britt

Staff Present: Ian Hill, Beaufort County Historic Preservationist

Guests: Steve Andrews, Andrews and Burgess; Ryan Lyle, Andrews and Burgess; David Oliver, Jaz Development, LLC; Michael Small, Jackson and Small Associates.

1. CALL TO ORDER – 3:04 P.M.
2. PUBLIC COMMENT: There was no public comment.
3. REVIEW OF JUNE 18, 2014, MEETING MINUTES: Mr. Pinckney motioned to approve the minutes of the June 18, 2014 meeting. Mr. Hall seconded. Motion carried.
4. NEW BUSINESS:
 - **Conceptual Review of Bluffton Gateway Outparcels 1 & 2:** Ian Hill gave the project background. He said that 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. He said that the applicant had submitted architectural elevations that show the breakdown of materials and colors. Mr. Hill said that the proposed tree removal plan for the two sites was included in the overall plan for Bluffton Gateway and that 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. He also said that a lighting plan with photometrics and descriptions of the fixtures was included in the submittal, but no cutsheets were provided. He said that staff had the following 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.

Mr. Oliver presented for the applicant. He said that his architect could not make the meeting. He said that they were currently working on a material board and that it would be very similar to the material board prepared for the Bluffton Gateway Project. Mr. Oliver asked the Board if the pitched roof requirement could apply to roof details such as a mansard roof or should he resubmit the architecture to the Board. Mr. Atkins said that he didn't think the buildings needed to have fully pitched roofs, but should pull roof elements from the other buildings in the development. Mr. Hall reminded the applicant that the Board was not a design board but a review board. He directed the applicant to look at similar projects approved by the Board such as Tanger 1.

Mr. Small presented the landscaping for the applicant. He said that he would note the existing trees that would be preserved in the buffer and that the buffer would remain undisturbed. If any view corridors are proposed, it would be presented to the CRB for approval. He said that there were some photometric issues, but that he will correct the islands and include a 3 1/2" caliper inch tree in each island. Mr. Lyle presented the engineering plans. He said that the lighting fixture would be the same that is being used for the rest of the Bluffton Gateway Project, and that he would provide the lighting cutsheets with the final submission.

Mr. Scott asked if the applicant considered rotating the bank so that the drive-through was in the rear of the building. The applicant said that they would look into it. Mr. Hall commented that there seemed to be a large amount of parking compared to the size of the retail buildings. Mr. Oliver said that the retail building would most likely accommodate a restaurant. Mr. Scott said that there was an opportunity to do something really nice architecturally with the buildings and that he wanted to challenge the applicant to think about that. He mentioned Regions Bank on Bluffton Parkway as a good local example.

The Board took no action, but said that their comments should be incorporated into the project before it is submitted for final review.

5. OLD BUSINESS: There was no old business.
6. OTHER BUSINESS: There was no other business.
7. ADJOURNMENT: The meeting was adjourned at 3:20 pm.

Belfair Buffer and Landscaping Revisions

Applicant:	Belfair Property Owners Association
Type of Submission:	Conceptual/Final
Project Landscape Architect:	Dan Keefer, Witmer Jones Keefer, Ltd.
Type of Project:	Landscaping Revision
Location:	Intersection of Belfair Oaks Boulevard and US 278 (across from Buck Island Road)
Zoning Designation:	Belfair Planned Unit Development (PUD)

Project Information: The project consists of landscaping revisions to the portion of Belfair Plantation along US 278. The Belfair Property Owners Association has been working Witmer Jones Keefer over the last 3 years to make landscaping revisions to their entrance. The Corridor Review Board approved some of these revisions last year (September 18, 2013) which consisted of minor modifications to the intersection with US 278, tree removal, landscaping revisions and a new sign at the entrance. These improvements have since been completed. These plans specifically stated that the juniper hedge that extended approximately 1,600 feet along US 278 at the entrance would remain.

However, additional modifications to the landscaping of the front portion of Belfair Plantation have been undertaken by the applicant that were not reviewed and approved by the CRB. During the week of August 11, the juniper hedge was removed and reseeded. In addition, four pine trees at the western edge of the entrance were removed. Staff contacted the Belfair Property Owners Association and notified them that they would need to bring these additional landscaping revisions to the CRB for review.

Attached are a landscaping plan and a narrative from the applicant giving a history of the project and an explanation of the proposed changes. Some highlights of the proposed landscaping include:

- Removal of the juniper hedge and regrade and sod to match the existing lawn. *This action has already been taken by the applicant without CRB approval.*
- Remove the bookend signs at both ends of the entrance landscaping and replace them with new signs that will be located approximately 250 feet closer to the entrance on both sides.
- Provide landscaped area at the far western and eastern portions of the entrance. Landscaping consists of the addition of six "Character" live oaks, understory trees and muhly grass to match the proposed US 278 median plantings.
- Removal of four pine trees at the western edge of the entrance. *This action has already been taken by the applicant without CRB approval.*
- Removal of additional diseased or damaged pine trees.

It is important to note that the Belfair entrance is configured as a park-like area with sod and interspersed trees that extends roughly 100 feet back from the highway. The highway buffer is located behind the park-like area. Therefore, none of the entrance revisions will disturb the required highway buffer.

Staff Comment: See above background report