



AGENDA  
SOUTHERN CORRIDOR REVIEW BOARD  
Wednesday, September 18, 2013  
3:00 P.M.  
Bluffton Branch Library Large Meeting Room  
120 Palmetto Way, Bluffton, SC 29910  
(843) 255-2140

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF MEETING MINUTES
  - A. September 4, 2013 ([backup](#))
4. NEW BUSINESS:
  - A. Beaufort County: Belfair Entrance Revision ([backup](#))
  - B. Town of Bluffton: No items to review
- C. OLD BUSINESS: None
- D. OTHER BUSINESS
  - A. Next Meeting: Wednesday, October 18, 2013, at 3:00 p.m. at the Bluffton Library Large Meeting Room, 120 Palmetto Way, Bluffton, SC 29910
- E. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD (CRB) MINUTES  
September 4, 2013, Bluffton Library  
120 Palmetto Way, Bluffton, SC 29910

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

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

**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. Ogden motioned to approve the minutes of the August 21, 2013 Southern Corridor Review Board Meeting. Mr. Scott seconded. Motion carried with James Atkins abstaining.
4. NEW BUSINESS: There was no new business
5. OLD BUSINESS:

**A. Edward Jones at the Old Barrel Landing School Building:** Mr. Atkins recused himself. Mr. Merchant gave the project background. He said that at the August 21 CRB meeting, the Board supported lowering the height of the addition by 24 inches; they agreed to the use of board and batten siding for the addition as long as it was painted a contrasting color; they requested a perspective drawing that would better illustrate the impact of the addition to the schoolhouse; they said that additional landscaping should be minimal and low around the foundation of the building and along the ramp and walkways; additional walkways should have historic materials such as brick and crushed granite; and discouraged the use of louvers under the schoolhouse building. He said that it was staff's determination that the applicant had met the Board's previous comments and that staff recommended approval.

William Court of Court Atkins Architects presented for the applicant. He said that the height of the addition was lowered 24 inches. They chose to keep the board and batted siding for the addition but propose to blend it into the background with a grey color. Mr. Court said that they have submitted a landscaping plan meeting the Board's comments.

Mr. Ogden asked about the lighting fixture cutsheet that was included in the submittal. Mr. Court said that it was an emergency lighting fixture proposed for over the entrance. He said that no other exterior lighting fixtures are proposed. Mr. Ogden asked about matching the proportion of the old windows with the new windows. Mr. Court said that keeping the proportions of the old windows would make the proposed windows on the addition too large, so they remained with 4 divided lights over 4 divided lights.

Mr. Pinckney commented that the tapered walkway next to the handicap parking space may pose a tripping hazard. Mr. Court said that the walkway was existing, and that the tapering occurred beyond the length of the parking space and will not affect use of the walkway. Mr. Pinckney also commented that the long white fence should have low shrubs planted in front. He said that the plantings should not be continuous, but in clusters.

Mr. Scott motioned to give the project final approval with the following condition:

- The landscaping plan shall be revised to provide low shrubs in front of the white fence in clusters.

Mr. Pinckney seconded. Motion carried.

6. **OTHER BUSINESS:** Mr. Hall informed the Board that the next scheduled meeting was Wednesday, September 18 at the Bluffton Library. Mr. Merchant said that he would inform the Board if there was an agenda item for the September 18 meeting.
7. **ADJOURNMENT:** The meeting was adjourned at 3:15 pm.

## **Belfair Entrance Revisions**

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

**Project Information:** The project consists of revisions to the Belfair entrance. With the widening of 278 underway, the Belfair Property Owners Association is making modifications to their main entrance. The following is a summary of proposed changes:

- **Intersection Modification:** The intersection is being modified to have a dedicated outgoing right turn and incoming right turn creating two grassed islands at the entrance.
- **Tree Removal:** Currently there are two sets of 3 live oaks located on both sides of the entrance. The trees were planted at the time that the original entrance was developed and are each roughly 12" dbh. The applicant is proposing to remove four of these trees leaving one at each side of the entrance.
- **Wall Removal and Landscaping Revisions:** The applicant proposes to remove a low brick wall that is located at each side of the entrance. The area will be replaced with groundcover and small shrubs.
- **New Sign:** A new entrance sign will be located in the center median which will be illuminated by ground mounted lights. Sign details and cutsheets of the lighting fixtures are included in the packet.

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 highway buffer.

### **Staff Comment:**

Because the project consists of minor revisions to the Belfair Entrance, staff has directed the applicant to submit the project as a final submission.