



AGENDA

SOUTHERN CORRIDOR REVIEW BOARD

November 14, 2012

3:00 P.M.

Bluffton Library Large Conference Room
120 Palmetto Way, Bluffton, SC 29910

1. CALL TO ORDER – 3:00 P.M.
2. PUBLIC COMMENT
3. REVIEW OF JULY 25, 2012 MEETING MINUTES ([backup](#))
4. NEW BUSINESS
 - A. Beaufort County Application: Mercedes Car Wash/Detail Shop, 161 Fording Island Road (SC Highway 278) (Conceptual) ([backup](#))
 - B. Town of Bluffton Certificate of Appropriateness: A request by Michael Kronimus for approval of a Certificate of Appropriateness to allow the construction of a 2-story medical building consisting of 16,530 square feet on the property located on the south side US 278 east of Buckwalter Parkway in the Buckwalter Commons Phase 1 Master Planned area and zoned Planned Unit Development (COFA-10-12-4875)
5. OLD BUSINESS
 - A. Beaufort County Application: Tractor Supply Company, 40 Cecil Reynolds Drive (Final) ([backup](#))
6. OTHER BUSINESS
 - A. None
7. ADJOURNMENT



SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 25, 2012, Bluffton Library

Members Present:

Joe Hall, Ed Pinckney, Daniel Ogden, Pearce Scott, James Atkins, Laura Barrett

Members Absent: None

Staff Present: Judy Timmer, Beaufort County, CRB Administrator; Linda Maietta, Beaufort County, Planning Assistant

Guests: William Court, Court Atkins Architects; Trey Griffin, Wood & Partners; Andy Harper, Court Atkins Architects; Heather Moulton, Fraser Construction; Joe Fraser, Fraser Construction; John Thompson, Deputy Chief, Bluffton Fire Department; George Brown, Captain, Bluffton Fire Department; Matthew Urys, Firefighter, Bluffton Fire Department; Thomas Lamb, Firefighter, Bluffton Fire Department; Heath Duncan, Ward Edwards

- I. **Call to Order:** The meeting was called to order at approximately 3:00 p.m. by Vice Chairman Joe Hall.
- II. **General Public Comment:** None
- III. **Review of Minutes:** The Board reviewed the June 13, 2012, meeting minutes. **Motion:** Mr. Pinckney made a motion, and Mr. Ogden seconded the motion, **to accept the June 13, 2012, minutes as written.** The motion **was carried.** (FOR: Hall, Pinckney, Ogden, Scott, Atkins; ABSTAINED: Barrett).
- IV. **New Business:** None.
- V. **Old Business: Beaufort County Application: Bluffton Township Fire District Station #30, 199 Burnt Church Road, Bluffton, SC (Final)**

Mr. James Atkins recused himself from review of this submission due to a professional interest in the project.

Mr. William Court presented the project to the Board, addressing changes suggested by the Board at the conceptual meeting:

- Changes have been made to parapet; added some additional reveal to that; will have a stronger shadow line.
- Re: the water table tabby finish going to the base of the brick; provided sample of tabby brick. Will be used at the first 3' of the foundation. Switched the base of those columns to a tabby stucco finish.
- Light fixtures. Cut sheets have been provided for all the light fixtures to be used in the project and have placed location of fixtures on the drawings.
- Confirmed the mortar color for the brick; will be using Savannah grey brick with ivory buff mortar.

- The conceptual plan reflected a Patrician bronze roof color. Reviewed lighter colors with the clients; however, the clients favored the darker, charcoal color.
- Tree removals. Maintained some trees and added to the landscaping for screening purposes.

The package the Board received included a revised color board and samples were available for the Board to look at.

Board discussion included:

- Live oaks located too close to curbs and walks. Should be located at least 8' from the concrete or walk. Mr. Trey Griffin addressed the comment. Could certainly look at moving those back; concerned about the overhang and the fire trucks.
- On the elevation drawing, the pilasters, is it going to be a different color? Material legend shows two colors. Needs to be updated. The columns will be done in the Nuance color and the base color will be wall color and base of the column itself will be done to match the tabby stucco.
- Choice of roof color. The feeling from the fire chief meeting was that a deeper, richer color was preferred. The contrast between the roof and the lighter roof colors is lost with lighter colors. Sample provided. Roof color is a major element to the building itself and the dark color roof is really outside the vernacular of the architecture of Bluffton. It would be well for the owners to reconsider their choice to be more compatible with the area.
- Color of garage doors – in the color elevation, they have a similarity to the color of the roof. Doors are predominantly glass; frames are anodized aluminum. These are a deep color. Window frames are also anodized.
- Foot candles inside the bays at night? Due to the glass doors, is the light level going to be unobtrusive? In the apparatus bay, when they are not working on the equipment, there will be two fluorescent lights. Designed to meet the maximum under the energy code which is not a lot of light.

Motion: Mr. Pinckney made a motion, and Mr. Pearce seconded the motion, **recommending approval with the following conditions:**

- 1. Pending decision of roof color. New color selection to be reviewed by staff and Mr. Joe Hall.**
- 2. Planting of live oaks farther from concrete or walk. Location to be reviewed by staff.**

The motion **was carried** (FOR: Hall, Pinckney, Ogden, Scott, Barrett; ABSTAINED: Atkins.)

VI. **Other Business:** Ms. Maietta handed out the package for the Tractor Supply Company, 40 Cecil Reynolds Drive, Bluffton to be reviewed for final approval at the August 8, 2012, meeting.

VII. Meeting adjourned at approximately 3:20 pm.

Modern Classic Motors

Type of Submission: Final
Applicant: Ling Graves, Graves Construction Company, Developer
Michael Griffith, Architect
Jim Tiller, Landscape Architect
Steve Andrews, Engineer
Type of Project: Commercial
Location: 161 Fording Island Road, Bluffton SC
North side of Hwy 278 ROW & intersection of Graves Road
Zoning Designation: Commercial Regional
Project History:

At the August 4, 2008 meeting, Jim Tiller recused himself as the project's Landscape Architect. Michael Griffith, Architect, presented three new schematic drawings at the meeting for review. The Board preferred the building shown at the top of the 11 x 17 submitted and suggested the applicant consider using 2 different stucco colors with one color being the proposed brick color or take the brick to the story line rather than use the brick wainscot.

The board approved the conceptual architecture as submitted at the meeting (first example on 11x 17).

Staff Comments: Jim Tiller is the project Landscape Architect and has recused himself from project review.

Architecture: No comments.

Tractor Supply Company (TSC)

Type of Submission: Final
Developer: James Cochrane, F&C of Aiken, LLC
Consultants: Glen P. Oxford, AIA
Coleen Wallace, RLA
Tilden Hilderbrand, P.E.
Type of Project: Commercial Retail
Location: 40 Cecil Reynolds Drive (adjacent to Matthews Marine)
Zoning Designation: Regional Commercial

Project Information: The applicant is proposing to construct a 19,097 square foot retail building on Cecil Reynolds Road directly west of Matthews Marine. The store will be constructed in an area where Matthews Marine originally had a fenced-in overflow outdoor storage area for boats. The Southern Corridor Review Board conceptually reviewed the project at their May 23, 2012 meeting. At that time, the Board recommended conceptual approval with the following conditions:

1. Make the entrance columns more traditional and more vertical in proportion with the entry.
2. Address the long, unarticulated walls which include the front, as well as the sides.
3. Fencing is a major architectural element and should be incorporated with architecture and match the building.
4. Continuous front porch-esque emulation can be more expressed with bracket work.
5. Some additional landscape will be necessary for the front buffer.
6. Provide landscaping on the west side of the building to soften the view of the building when approaching from Cecil Reynolds Drive.

The applicant is now submitting for final review. The following is a summary of the changes made to the project and new information that was provided.

Architecture: The applicant has made some minor changes to the building addressing the specific comments made by the Board. They broke up the awnings on the front of the building incorporating 8” square brackets. They provided 32” square split-face block columns at the entrance. The building also has a 4” cut stone water table that separates the two colors of split-face block on the façade. The applicant has provided color and material samples which include the tones of split-face block, a bright red accent course of smooth block about midway up the façade and red metal trim for the entryway and canopy lights.

Landscaping: The applicant proposes 5 sweet bay magnolias and 3 Carolina allspice

shrubs to supplement the existing vegetation in the front buffer. An 8' wide foundation buffer is provided along the building on the east façade, between the walkway and parking on the front façade, and on the fence enclosing the outdoor storage area on the east façade. No landscaping is shown in the highway buffer west of the entrance off of Cecil Reynolds Drive and within the Santee Cooper easement.

Outdoor Storage: The applicant proposes a black vinyl chain-linked fence to surround the outdoor storage area broken up by split-face block columns spaced 20' on center.

Signage: Wall signage is shown with the submittal for reference purposes. Signage will be reviewed by staff under a separate permitting process.

Lighting: A lighting plan is provided with photometrics and cut-sheets of the fixtures. The proposed site lighting is made up of shoebox fixtures mounted on 30 foot poles. Wall packs are shown on the architectural elevations and are full cutoff.

Staff Comments:

1. The Board will need to determine whether the proposed structure meets the general architectural requirements of the Corridor Overlay District, including specifically:
 - a. Roof overhangs and pitched roofs shall be incorporated into all building designs.
 - b. No Long unarticulated, blank facades.
2. Sabal Palms shown on the landscaping plan are listed as *sabal minor* in the plant schedule which is the botanical name for dwarf palmetto. The applicant will need to clarify whether a tree or shrub is being proposed.
3. The applicant needs to provide landscaping along the western perimeter buffer and in the highway buffer west of the entrance. Many other developments along the US 278 corridor which have portions of their site located within a power line easement have planted understory trees and shrubs within the easement. In this particular easement, Ethan Allen, the former Land Rover dealership and Sea Turtle Cinemas all have understory trees and shrubs underneath the power lines.
4. The proposed red accent stripe, red metal trim and red canopy lights do not meet the color guidelines in the Corridor Overlay District. Accent colors may be used, but must be toned down. The Overlay District permits black, dark blue, grays, and other dark primary colors to be used as accent colors.