

U.S. 278 CORRIDOR REVIEW BOARD
MINUTES
December 6, 1999

The Corridor Review Board met at First National Bank in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste, Chairman
Todd O'Dell, Vice-Chairman
Martin (Len) Erickson
Martha Crapse
James Tiller

Members Absent:

Gary Haygood
John Pinckney

Staff Present:

Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Greg Beste at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: Greg Beste suggested that where his name appeared in the minutes under General Public Comment and Adjournment, that it should be changed to Todd O'Dell to reflect his absence at the previous meeting. Todd O'Dell suggested that the first paragraph on the second page of the minutes be amended to read that he requested that applicant demonstrate that plantings on the Target parking lot be designed so as not to be negatively affected by the lack of wheel stops. Todd O'Dell moved to approve the minutes with the above mentioned changes. Martin (Len) Erickson seconded. Motion carried.

III. General Public Comment: There were no comments from the public.

IV. Old Business:

Target: Eliza Hill of the Beaufort Planning Group gave the landscaping presentation. Martin (Len) Erickson moved that the landscaping plan be approved with the following conditions:

- An arborist will review the existing plants in the front buffer to insure that it will provide effective screening.
- When Target is ready to receive a Certificate of Occupancy, if the restaurant and hotel have not yet been submitted to the CRB for review, the applicant will plant perimeter buffers adjacent to the two development sites.
- The magnolias will be replaced with a tree that provides better sight distances.

James Tiller seconded. Motion carried

Jeff Ackerman from Andrews Engineering presented the lighting plan. James Tiller moved to disapprove the lighting plan until the applicant returned with the following changes:

- Areas where palm trees and light poles conflict need to be reworked.
- Specifications need to be provided for the lighting attached to the building.
- The area of the plan showing the lighting attached to the front of the building needs to be drawn at a larger scale.

Todd O'Dell seconded. Motion carried.

V. New Business

Ashley Plantation Apartments: Mike Reardon of Colonial Properties Trust gave the presentation. He requested to remove a group of trees to give his sign along US 278 better visibility. The Board requested that the applicant return with a plan that specifically showed which trees would be removed and which new trees would be planted to compensate for the removal

Lot 14 Sheridan Circle: Greg Beste recused himself. Kevin Faruggio of Connor & Associates gave the presentation. James Tiller moved to conceptually approve the landscaping plan. Martin (Len) Erickson seconded. Motion carried. The architectural plan was presented. Todd O'Dell said that he would rather see vertical or horizontal patterns on the lattice panels than diagonal. James Tiller moved to conceptually approve the architecture. Martha Crapse seconded. Motion carried.

Hilton Head Factory Stores #2, Phase 2b: J.C. Williams of Connor & Associates gave the presentation. Todd O'Dell motioned to approve the revisions as submitted granted that the cord grass is continuously planted around the lagoon. James Tiller seconded. Motion carried.

The Plaza at Belfair, Fountain Addition: Kevin Farruggio from Connor & Associates gave the presentation. Martin (Len) Erickson moved to approve the project as submitted. Martha Crapse seconded. Motion carried.

Windy Knoll Subdivision: Kevin Farruggio from Connor & Associates gave the presentation. James Tiller motioned to approve the landscaping plan as submitted. Todd O'Dell seconded. Motion carried.

Indigo Plantation Conceptual: Bruce Boyson presented to the Board, the master plan for the proposed planned unit development. Martin (Len) Erickson motioned and Martha Crapse seconded to grant a waiver to club house, cottage and river house. Motion carried.

Other Business: There was no further business.

Adjournment: Mr. Beste adjourned the meeting at 3:45 P.M.