

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### March 6, 2000

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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  
John Pinckney  
Gary Haygood  
James Tiller

**Members Absent:**

None

**Staff Present:**

Robert Merchant, Development Review Planner  
Delores Frazier, Development Review Manager

**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:** John Pinckney motioned and Martha Crapse seconded to approve the minutes of the February 21, 2000 meeting. Motion carried.

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

**IV. Old Business:**

**Target Lighting Plan:** Robert Merchant gave the background presentation. Chris Nardone of Corcoran, Nelson, Nardone, Associates gave the presentation. James Tiller motioned to approve the lighting plan with the following conditions:

- Remove Fixture J from the plan, because it's lighting source is visible.
- Staff will review the landscaping and lighting plans concurrently to determine whether there are any conflicts between lighting fixtures and plant materials. Staff, has the option to bring the plan back to the Board.
- The applicant will add lighting fixtures to address the parking spaces that do not meet the minimum lighting levels.

Martha Crapse seconded. Motion carried.

**Colonial Village at Ashley Plantation:** Kevin Farruggio of Connor Engineering gave the presentation. Jim Tiller motioned to approve the buffer modifications at the location of the sign with the following condition:

- The CRB has the right to require additional planting in the buffer once the undergrowth is

cleared where it is indicated on the plan.

Gary Haygood seconded. Motion carried.

**Corporate Plaza at Belfair:** Greg Beste recused himself. Kevin Farruggio gave the presentation. The Board took no action, but requested that the applicant return with the following modifications:

- The height of the front wall will be reworked to avoid conflict with plantings in front of the wall.
- The fence and wall materials shall be clearly detailed and specified.
- All plant materials called out in the landscaping plan shall appear in the plant list with their sizes and quantities specified.
- There should be a different pattern of brick detailing around the stucco sign.

**V. New Business:**

**Myrtle Park Design-Development Guidelines:** Robert Merchant gave the background presentation. Steve Andrews of Andrews Engineering gave the presentation. The applicant stated that it was their position that the Design Guidelines would supercede the ZDSO. The CRB took no action but made the following recommendations and requests:

- The applicant should draw up a list of specific elements in the Design Guidelines that conflicted with the requirements in the ZDSO.
- Staff and professionals should work together outside of the regularly scheduled CRB meetings to mull through the details of the Design Guidelines.

**Other Business:** There was no further business.

**Kroger:** JC Williams of Connor and Associates gave the presentation. John Starr of BC Partners was there to represent the project. Todd O'Dell motioned that the project and all of the site installation be given approval with the following conditions:

- The wall mounted bracket lighting be reworked to be consistent with the CRB's requirements for lighting.
- If the County can come up with any information that shows that the interior lighting that is visible from the highway was inconsistent with the CRB's approval of the project, than the lighting shall be corrected.
- The applicant has 30 days to rework the wall mounted bracket lighting and present it to the CRB.

Martin (Len) Erickson seconded. Motion carried.

**Adjournment:** Mr. Beste adjourned the meeting at 4:45 P.M.