

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES March 20, 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  
Laura Barrett  
Martha Crapse  
John Pinckney  
James Tiller

**Members Absent:**

Gary Haygood

**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. Greg Beste welcomed the new Corridor Review Board member, Laura Barrett. Greg also announced that the Board would hold elections at the April 3<sup>rd</sup> meeting for the chairman and vice-chairman.

**II. Review of the Minutes of the Previous Meeting:** John Pinckney motioned and Martha Crapse seconded to approve the minutes of the March 6, 2000 meeting. Motion carried.

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

**IV. Old Business:**

**Corporate Plaza at Belfair:** Greg Beste recused himself. Kevin Farruggio passed out revised drawing #2 and gave the presentation. James Tiller motioned to approve the entrance plan with the following conditions:

The 1"x4" members of the fence will be enlarged to 2"x6" and the 4"x4" members will be enlarged to 6"x6".

John Pinckney seconded. Motion carried.

**LA-Z Boy Furniture:** Robert Merchant reviewed the background of the project. Dave Karlyk of Andrews Engineering, Inc. gave the site plan presentation. James Tiller motioned and Martha Crapse seconded to approve the site plan and landscaping plan with the following conditions.

- The site plan will show the location of the handicapped ramps.
- There will be pervious parking in the vicinity of the 26" live oak on the north side of the building.
- The detention pond will be sodded.

- The area south of the main entrance will be sodded to the cartway of the access road.
- There will be no cutting of the existing grade where there are existing trees along the east and north elevations.
- A taller shrub, such as viburnum suspensum, will be added along the east elevation of the building to provide sufficient screening of the building foundation.
- The landscaping plan will be modified to accommodate a monument sign in the highway buffer.
- Before a final Certificate of Occupancy is issued, the CRB will have the discretion to add plant materials to the west buffer of the building if existing trees and shrubs are damaged during construction.

Martha Crapse seconded. Motion carried

The lighting plan was presented. Jim Tiller motioned to approve the lighting plan with the following condition:

- The light post located near the 26" live oak will be relocated to reflect the revised site plan. The light post located immediately across the parking lot next to the building will also be moved to reflect the revised site plan.

Todd O'Dell seconded. Motion carried.

Paul Childers, of LA-Z Boy Furniture Galleries gave the architectural presentation. The board took no action on the architecture, but made the following comments

- The lighting underneath the canopy along the building will need to be reviewed by the Board.
- If interior lighting fixtures will be visible through the windows of the building, than the lighting fixtures will need to be specified and reviewed by the Board.
- The Board made the general comment that the proposed building is too "corporate" and needed to be reworked to reflect Lowcountry architecture. The Board recommended that the applicant study the Belfair and the Colleton River clubhouses. They said that roof element should be increased.

**V. New Business: None**

- **Other Business:** Greg Beste recommended that the County hold a workshop for the CRB sometime between May 10<sup>th</sup> and Memorial Day. Robert Merchant said that he would discuss with other staff members on an appropriate time.

**Adjournment:** Todd O'Dell motioned and John Pinckney seconded to adjourn the meeting at 3:45 P.M.