

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### April 3, 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  
Gary Haygood  
John Pinckney  
James Tiller

**Members Absent:**

Martha Crapse

**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:** James Tiller motioned and John Pinckney seconded to approve the minutes of the March 20, 2000 meeting. Motion carried.

**III. Election of Officers:** James Tiller motioned and Gary Haygood seconded to reappoint Greg Beste as Chairman and Todd O'Dell as Vice-Chairman. Motion Carried.

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

**V. Old and New Business:**

**Lot #5 Sheridan Park, Goodyear:** Robert Merchant gave the background presentation. James Tiller recused himself and gave the presentation. A revised site plan and architectural drawings were passed out to CRB members that had ten bays rather than eight. Todd O'Dell motioned to preliminarily approve the site plan, landscaping plan and architecture with the following conditions:

- The perimeter buffer along the western property line will remain undisturbed.
- The reflective glass will be replaced with a tinted glass.
- There will be detailing in the brickwork, such as pilasters and soldier courses over the windows.
- The dormers will be enlarged and more pronounced.
- The color and materials of the garage doors will be detailed and specified.
- The wall lights will be removed and placed in the soffit.

Gary Haygood seconded. Motion carried.

Todd O'Dell motioned to approve the lighting plan as submitted. Gary Haygood seconded. Motion carried.

**Hilton Garden Inn Revision:** Robert Merchant reviewed the background of the project. JC Williams of Connor & Associates gave the presentation. Todd O'Dell motioned to approve the revised site plan, landscaping plan, and architecture with the following conditions.

- The door that appears on the architectural elevations but does not appear on the site plan will be removed.
- The straight line of pines proposed along the rear property line will be broken up or clustered.
- The buffer along the eastern property line will be reviewed once the project is completed. Understory trees, such as wax myrtles, will be added if it is determined that they are needed.
- Buffer areas on the landscaping plans that are labeled "leave natural" will be relabeled "undisturbed."
- The gray dashed line on the landscaping plan that designates the portion of the buffer that will remain undisturbed will also serve as the location of a tree protection barrier fence that will be installed prior to and will remain during construction of the project.
- No utilities will enter the site through the eastern buffer and highway buffer.
- Shrubs in the perimeter, foundation and highway buffers will be restudied to determine whether they need to be larger in order to effectively screen.
- Frame and vertical supports are shown on the vents.
- Louvers will be shown on the architectural elevations where they are missing.
- One of the Corridor Review Board's landscape architects will review the revised plans once the above conditions are met.

James Tiller seconded. Motion carried

**Lot 15 Plantation Business Park, Plantation Commons Office Condominiums:** Brian Pennell of Connor & Associates gave the presentation. Gary Haygood motioned to approve the site plan and landscaping plan with the following conditions:

- Several specimen trees and other significant trees have been identified on the site plan that could be potentially saved by moving some buildings and parking areas. The applicant will provide the board with evidence on whether it is feasible to save any of these trees.
- Shrubs in buffers will be restudied to determine whether they need to be larger in order to effectively screen.
- Plantings along the backs of the five buildings will be rearranged to reflect the location of doors, windows and HVAC equipment.
- The ordinance requires 3 ½" caliper overstory trees to be planted in the parking lot peninsulas. The sabal palmettos need to be at least 20 feet high to qualify as an overstory tree (see appendix E in the ZDSO)

James Tiller seconded. Motion carried.

The Board took no action on the Lighting Plan siting that many of the parking spaces did not meet the minimum illumination levels.

Todd O'Dell motioned to approve the architecture as submitted. James Tiller seconded. Motion carried.

Berkeley Hall (Formerly Meggett Tract) Conceptual: Gary Haygood recused himself. Bruce Boyson of Wood and Partners gave the presentation.

Todd O'Dell motioned to waive all development in the Berkeley Hall development north of the road that connects the maintenance complex to the gatehouse. James Tiller seconded. Motion carried.

Todd O'Dell motioned that the site plan and architecture be given preliminary approval. Jim Tiller seconded. Motion carried.

**Adjournment:** The meeting was adjourned at 4:45 P.M.