

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**April 17, 2000**

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

**Members Present:**

Todd O'Dell, Vice-Chairman  
Laura Barrett  
Martha Crapse  
John Pinckney  
James Tiller

**Members Absent:**

Greg Beste, Chairman  
Gary Haygood

**Staff Present:**

Delores Frazier, Development Review Manager

**I. Call To Order:** The meeting was called to order by Todd O'Dell at 2:35 p.m.

**II. Review of the Minutes of the Previous Meeting:** Laura Barrett motioned and John Pinckney seconded to approve the minutes of the April 3, 2000 meeting. Motion carried.

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

**IV. Old Business:**

**Plantation Commons Office:** Brian Pennell of Connor & Associates gave the presentation. He showed the Board pictures of the specimen trees to be removed. John Pinckney motioned to approve the site plan and landscaping plan with the added condition that the 11-inch gum tree next to office 201 be saved. James Tiller seconded. Motion carried.

Martha Crapse motioned to approve the revised lighting plan. James Tiller seconded. Motion carried.

James Tiller moved to grant final approval to the project. John Pinckney seconded. Motion carried.

**Target Architectural Revisions:** Chris Nardone of Corcoran, Nelson & Nardone Architects gave the presentation. James Tiller motioned to approve the proposed revisions. John Pinckney seconded. Motion carried.

**V. Old Business:**

**Out Lot A, Target Shopping Center:** Chris Nardone of Corcoran, Nelson & Nardone

Architects and Jeff Ackerman of Andrews Engineering gave the presentation. The applicant requested a reduction in the foundation planting requirements for the rear portion of this building. Todd O'Dell said that they should show what they intended to do with the rear side of the building, and then maybe the CRB would grant a reduction. He also suggested that they move the proposed canopy out of the planting area. James Tiller suggested that they not plant viburnum all the way to the end of the landscaped median on the east side of the property because this would reduce visibility at the driveway entrance. James Tiller also reminded the applicant that they had agreed to provide a landscaped median between their project and Target (on the west side of the property) when the Target plan was approved. The CRB felt that the proposed architecture of the building was fine. The Board took no action

**Indigo Plantation, Entrance Conceptual:** Presentation was made by Bruce Boyson of Wood & Partners. He described the proposed changes to the project, which are intended to give it a more "rural" feel. He also told the CRB that the developers wanted to phase the project for CRB submittals. First they would bring in the entrance and gravel road, with other portions brought in at a later date (e.g. equestrian center, maintenance area, buffer). The Board took no action.

**Hilton Head Village, Monument Sign Landscaping:** Presentation was made by Kevin Farrugio of Connor & Associates. James Tiller motioned and John Pinckney seconded to grant preliminary approval to the landscaping plan, have the area staked out with a Board member present, and then to bring the plan back to the CRB for final approval. Motion carried.

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