

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

June 12, 2000

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.

II. Review of the Minutes of the Previous Meeting: James Tiller motioned and Todd O'Dell seconded to approve the minutes of the May 15, 2000 meeting. Motion carried.

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

IV. Old Business:

Ferguson Plumbing: Robert Merchant gave the background presentation. Doug Corkern gave the presentation. Todd O'Dell motioned to give the architecture preliminary approval provided that buffer and landscaping requirements are adhered to. James Tiller seconded and made the following comments:

- Plant bed areas should be considered along the warehouse portion of the building where it abuts the outdoor storage area.
- Planting needs to be placed between the outdoor storage area and the detention pond.
- The applicant should consider planting fig vine along the stucco wall in front of the outdoor storage area.

Motion carried.

Myrtle Park Design-Development Guidelines: Rob Merchant gave the background. Steve Andrews of Andrews Engineering gave the presentation. Mr. Andrews that he is willing to concede on all of the issues raised by staff where the Design Guidelines conflicted with the Zoning Ordinance with the exception of the following:

- Building Heights
- Open space requirements on individual lots

- The use of metal siding, 2:12 pitch roofs, and outdoor storage for office/warehouse operations

James Tiller raised the concern that the Design Guidelines provided no option for the Corridor Review Board to initiate amendments to the Guidelines. Steve Andrews said that he would explore that issue with his clients. The CRB requested that the applicant consolidate and acknowledge the discrepancies between the ZDSO and the Design Guidelines in written form and present it to the CRB at their next meeting.

Chris Nardone, of Corcoran, Nelson, and Nardone presented to the CRB a proposed hotel to be located behind the Food Lion at the Kittie's Crossing Shopping Center. The Board was asked to compare the three story proposal with the four story option. The Board stated that they preferred the gabled hip roof approach to the mansard roof. No action was taken.

Hamburger Joe's, Lot #3 Kittie's Landing: Greg Beste recused himself. Robert Merchant reviewed the background of the project. Kevin Farruggio of Connor & Associates gave the presentation. James Tiller motioned to preliminarily approve the landscaping and site plans provided that the applicant will coordinate the placement of lighting fixtures with the landscaping materials. Martha Crapse seconded. Motion carried.

Greg Beste passed out conceptual drawings of the projects architecture. James Tiller motioned to approve the approach to the architecture. John Pinckney seconded. Motion carried.

Eight Bay Carwash, Lot #5, Kittie's Landing: Greg Beste and James Tiller recused themselves. Robert Merchant gave the background. Greg Beste gave the presentation. John Pinckney motioned to preliminarily approve the site plan and landscaping plans with the condition that existing trees on the site need to be more clearly identified on the plan. Martha Crapse seconded. Motion carried. John Pinckney motioned to preliminarily approve the projects architecture provided that the applicant reconsider the color choices. Martha Crapse seconded. Motion carried.

Belfair Towne Village, Medical Office Buildings: Robert Merchant gave the background. Ray Michaels, the project's developer, gave the presentation. Todd O'Dell motioned to approve the project with the following conditions

- The foundation buffer will be increased along the south elevation of both buildings.
- Parking lot peninsulas with crape myrtle and ligustrum will be replaced with 3 ½" overstory trees.
- Conflicts between the landscaping and lighting plans will be rectified.

Martha Crapse seconded. Motion carried.

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