

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES September 25, 2000

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
Doug Corkern
Martha Crapse
John Pinckney
James Tiller

Members Absent:

Greg Beste, Chairman

Staff Present:

Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Todd O'Dell at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: James Tiller motioned to approve the minutes of the September 11 meeting. John Pinckney seconded. Motion carried.

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

IV. Old Business:

Lighthouse Bank, Lot 11 Westbury Park: Robert Merchant gave the background. Pat Rooney of LandPlan Partnership gave the presentation. James Tiller motioned to approve the site plan, landscaping plan, and lighting plan for Phase 1A with the following conditions:

- The location of sodded areas on the landscaping plan will be correctly noted.
- A note will appear on the landscaping plan that will indicate that the landscaping and sodded areas will be irrigated.

Martha Crapse seconded. Motion carried.

Doug Corkern motioned to approve the Phase 1A architecture (temporary building) with the following condition:

- The awning over the entrance will be reduced in size and presented to staff for verification.

John Pinckney seconded. Motion carried.

Doug Corkern motioned to approve the site plan, landscaping plan, lighting plan and architecture

for Phase 1B with the following conditions:

- The perimeter buffer between the proposed bank building and Lot #12 will be landscaped.
- A note will appear on the landscaping plan that will indicate that the landscaping and sodded areas will be irrigated.

John Pinckney seconded. Motion carried.

Myrtle Park Design-Development Guidelines: Robert Merchant gave the staff report. Matt Baker of Pinckney and Associates gave the presentation. The CRB took action separately on each of the staff recommendations. The motions were as follows:

James Tiller motioned to keep the wording on Page III-1, 2nd column, last paragraph the same and not take staff's recommendation. John Pinckney seconded. Motion carried.

James Tiller motioned that with respect to the second recommendation made by staff, to revise the wording of the Design Guidelines to permit detention ponds in wetland buffers, but not in highway buffers unless the full buffer width is moved behind the pond. Laura Barrett seconded. Motion carried.

James Tiller motioned that with respect to the third recommendation made by staff, to revise the wording of the Design Guidelines to not permit stormwater drainage or utility corridors to be located parallel within highway buffers. John Pinckney seconded. Motion carried.

James Tiller motioned to revise the wording of the Design Guidelines to require 3 ½" 12 foot tall overstory trees in parking areas to match the ZDSO requirements. Laura Barrett seconded. Motion carried.

James Tiller motioned to revise the table on page IV-17 to require that any "bright corporate colors" need CRB approval in order to be incorporated into a building's architecture. Laura Barrett seconded. Motion carried.

James Tiller motioned to revise the Design Guidelines so that corporate colors and logos that do not meet the color requirements in the ZDSO and Myrtle Park Design Guidelines need to be reviewed by the CRB on a case by case basis. Laura Barrett seconded. Motion carried.

James Tiller motioned to approve the Myrtle Park Design Development Guidelines with the above listed conditions. Martha Crapse seconded. Motion carried.

VI. Other Business: There was no other business.

VII. Adjournment: The meeting was adjourned at 3:45 p.m.