

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

February 19, 2001

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
James Tiller
Doug Corkern
Martha Crapse

Members Absent:

John Pinckney

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: Jim Tiller motioned to approve the minutes of the February 5, 2001 meeting. Doug Corkern seconded. Motion carried

III. General Public Comment: There was no public comment.

IV. Old and New Business:

Lowes: Robert Merchant gave the project background. David Mayer, an architect for Lowes, gave the presentation. Doug Corkern motioned to conceptually approve the project's architecture. Martha Crapse seconded. Motion carried.

Dairy Queen Drive-thru (Plantation Business Park): Robert Merchant gave the project background. Tom Latendresse, of Sign D'Sign gave the presentation. Todd O'Dell motioned to approve the site plan with the following condition:

- The site/landscaping plan needs to specify the height, spread and container size of the proposed dwarf yaupon holly, and the height of the 3 ½" caliper live oak. The ordinance requires a minimum of 12 feet in height.

Doug Corkern seconded. Motion carried.

Todd O'Dell motioned to approve the menu board with the following conditions.

- Move the menu board closer to the building.
- Provide additional landscaping between the 10" and 8" water oaks in the perimeter buffer between the Plantation Business Park entrance and the Dairy Queen site.

- All portions of the menu board that will not be backlit will match the color of the stucco on the building.

Doug Corkern seconded. Motion carried.

Lighthouse Financial Services, Phase II (Lot 12 Westbury Park): Robert Merchant gave the project background. Pat Rooney of LandPlan Partnership gave the presentation. James Tiller motioned to approve the site and landscaping plans with the following conditions:

- Provide a note on the landscaping plan that indicates that the landscaping will be irrigated.
- A 3 ½” caliper overstory tree needs to be planted at the parking lot peninsula to the south of the entrance into the site on Westbury Park Way.
- The Plant list needs to indicate the caliper inches of the live oaks proposed for the site.

Laura Barrett seconded. Motion carried.

The Board then reviewed the project’s architecture. Todd O’Dell motioned to give the project’s architecture final approval. James Tiller seconded. Motion carried.

The Board then reviewed the project’s lighting plan. James Tiller motioned to give the lighting plan final approval. Doug Corkern seconded. Motion carried.

Dr. Fornari’s Office, SC 46: Robert Merchant gave the background. Troy Mickler of Palmetto Homes gave the presentation. The Board took no action, but gave the following comment:

- The use of a manufactured home for a professional office is acceptable to the Board as long as the applicant pays attention to details such as color, window treatments, skirting, the porch and landscaping.

Bluffton Commons (Publix Shopping Center): Robert Merchant gave the project background. Thomas Smith of ASG, Inc. gave the architectural presentation. Doug Corkern motioned to approve the project’s architecture with the following conditions:

- Change the pilasters on the rear wall to the same color as the wall.
- Change the conventional shutters to Bermuda shutters on the second story windows. A window must be present where the shutters are used.

Martha Crapse seconded. Motion carried

Greg Beste motioned to require that, if the clerestory windows on the central tower are to be internally lit, the applicant use fluorescent fixtures located against the inside of the front wall at least 3 feet below the windows without reflective panels. Todd O’Dell seconded. Motion carried.

Graystar Expansion (Lots 2 & 3 Sheridan Park): Robert Merchant gave the background. Kevin Farruggio of Connor & Associates gave the presentation. Doug Corkern motioned to give

the project revision final approval with the following conditions:

- Once the exterior lighting issue at the new loading dock is resolved, it shall be presented to the CRB for review.
- The “natural area” proposed for the remainder of Lot #3 at the corner of Pennington Drive and Simmonsville Road will be replanted where necessary. The area will not be used for temporary truck parking.
- The wax myrtles proposed to be planted in front of the west elevation of the addition will be extended along the existing western façade of the warehouse to the front office portion of the building.

James Tiller seconded. Motion carried.

Pars Oriental Rugs (Lot #6, Kittie’s Landing): Robert Merchant gave the project background. Steve Mitchell gave the presentation. Doug Corkern motioned to conceptually approve the site plan. Martha Crapse seconded. Motion carried.

V. Other Business: There was no other business.

VI. Adjournment: The meeting was adjourned at 4:30 p.m.