

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

April 2, 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
James Tiller
Doug Corkern
Martha Crapse
John Pinckney

Members Absent:

Laura Barrett

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 to approve the minutes of the March 19, 2001 meeting. John Pinckney seconded. Motion carried

III. General Public Comment: There was no public comment

IV. Old Business: There was no old business

V. New Business:

Marshview Office Building: Robert Merchant gave the project background. Kevin Farruggio gave the presentation. Todd O'Dell motioned to give the architecture final approval with the following condition:

- Cut sheets of the lighting fixtures proposed for underneath the building will be submitted to Planning Staff for review prior to installation of the fixtures.

Doug Corkern seconded. Motion carried. James Tiller motioned to approve the site and landscaping plan with the following condition:

- The proposed live oaks in the highway buffer will increased to 3 ½" caliper in size at time of planting. The container size for the Pampas grass will be increased to 7 gallon. The applicant should also consider increasing the caliper size of the proposed Savannah Hollies.

Todd O'Dell seconded. Motion carried.

Enmark Lighting Plan: Robert Merchant gave the project background. The applicant passed out

revised lighting plan that addressed staff comments. Doug Corkern motioned to approve the revised lighting plan with the following condition:

The fixture schedule needs to be revised to indicate that a flat glass diffuser will be used on the recessed canopy lighting.

Martha Crapse seconded. Motion carried

Target Outlot B & C Lighting Plan: Robert Merchant gave the project background. James Tiller motioned to approve the lighting plan with the following condition:

- Staff will verify that the lighting fixtures proposed for this project match those previously approved by the Corridor Review Board for the Target Shopping Center.

Martha Crapse seconded. Motion carried.

Lot #11 Kittie's Landing: Robert Merchant gave the project background. Paul Moore of Andrews Engineering gave the presentation. Todd motioned to give final approval to the landscaping plan with the following conditions:

- The height and spread of the proposed shrubs need to be specified in the plant list. The three gallon container size of the oleander and wax myrtles is inadequate.
- There are some plants that are incorrectly labeled on the landscaping plan.
- The Plant list needs to specify the caliper of the proposed trees to be planted. The live oaks proposed for the parking lot peninsulas need to be 3 ½" caliper and a minimum height of 12 feet at time of planting.
- A revised landscaping plan addressing the above comments will be submitted to Planning Staff and James Tiller for review.

Doug Corkern seconded. Motion carried. The Board then reviewed the architecture. Doug Corkern motioned to give the architecture final approval with the following conditions.

- Colors and material samples will be submitted to the Board for approval.
- A lighting plan meeting the requirements of the Corridor Overlay District and the Myrtle Park Design-Development Guidelines needs to be submitted to the CRB for review prior to the installation of lighting.

Todd O'Dell seconded. Motion carried.

V. Other Business: James Tiller brought to the Board's attention a problem he is having with Beaufort County's Zoning Administrator concerning a highway sign for the Goodyear Tire Store. Todd O'Dell motioned to have the Board drafted to Charles Gatch stating that having signage in the front highway buffer at Sheridan Park

- Allow for a reflective panel consisting of white painted gypsum board to be used in the second story windows above the Publix entrance.
- Permit simulated windows to be used behind the Bahamas Shutters provided that a frosted plexiglas panel is used within the frame to match the other second story windows.

The Board instructed staff to contact Greg Beste and request that he write a letter to the County Administration expressing concern that sign violations are not being addressed in a timely fashion.

VI. Adjournment: The meeting was adjourned at 3:50 p.m.