

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

May 7, 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
Martha Crapse
John Pinckney
James Tiller

Members Absent:

Doug Corkern
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 April 16, 2001 meeting. John Pinckney seconded. Motion carried

III. General Public Comment: There was no public comment

IV. Old Business:

Lowes, Lighting Plan and Revised Landscaping Plan: Robert Merchant gave the project background. Carl Page of Page Interworks, P.A. gave the lighting presentation. Mr. Page passed out a revised lighting plan labeled "Option #3", and a detail of the outdoor display area and front canopies. Todd O'Dell motioned to approve the revised lighting plan (option #3) with the revised outdoor display and canopy lighting with the following condition:

- The corrections discussed at the meeting, including changing the double lighting fixture at the entrance in front of the building to a single fixture, and moving the lighting fixture at the rear entrance farther into the site, will be made on the lighting plan and submitted to staff.

John Pinckney seconded. Motion carried. The Board then reviewed the revised landscaping plan. The applicant stated that the chain link fence that was proposed for around the detention pond was removed from the engineering drawings. Todd O'Dell motioned to approve the revised landscaping drawings. Martha Crapse seconded. Motion carried.

Lot 11 Kittie's Landing: Robert Merchant gave the project background. James Tiller motioned to give the landscaping and lighting plans final approval with the following condition:

- The conflict between the proposed live oak and the lighting fixture in the center parking lot peninsula will be resolved.

Todd O'Dell seconded. Motion carried.

V. New Business:

Windmill Harbour Entrance Revision: Robert Merchant gave the project background. James Tiller motioned to give the revised entrance final approval. Martha Crapse seconded. Motion carried.

The Board then reviewed the project's architecture. James Tiller motioned to give the architecture final approval. Martha Crapse seconded. Motion carried.

Lot 9 Westbury Park, Phase II Revision: Robert Merchant gave the project background. Pat Rooney of Landplan Partnership gave the presentation. James Tiller motioned to give the revised landscaping and site plan final approval. Todd O'Dell seconded. Motion carried.

The Board then reviewed the project's architecture. Todd O'Dell motioned to give the architecture final approval with the following condition:

- Staff will research and determine whether the 57 foot building height is permitted.

James Tiller seconded. Motion carried.

Church of the Palms United Methodist Church: Todd O'Dell recused himself. Robert Merchant gave the project background. Todd O'Dell gave the architectural presentation. James Tiller motioned to give the project's architecture final approval with the following condition:

- The materials and colors will be presented to the CRB for review.

Martha Crapse seconded. Motion carried.

The Board then reviewed the site and landscaping plan. Martha Crapse motioned to give the site and landscaping plans final approval with the following condition:

- A lighting plan will be presented to the CRB for review.

John Pinckney seconded. Motion carried.

Oldfield Stables: Robert Merchant gave the project background. James Tiller motioned to give the architecture, site and landscaping plans final approval with the following conditions:

- CRB approval of this project does not constitute permission to remove any specimen trees on the site.
- A lighting plan will be presented to the Board for approval.
- The applicant will provide verification to staff that the architect of the project is licensed in the State of South Carolina.

Berkeley Hall Lighting Plan and Icon Trellis: Robert Merchant gave the project background. Todd O'Dell motioned to give the revised drawings final approval with the following conditions:

- The height of the berm where the Icon Trellis is to be located will be lowered in elevation and feathered more effectively to the grade elevation.
- The wattage of the fixtures to be used to light the entrance wall will be lowered to 100 watts.

John Pinckney seconded. Motion carried.

VI. Other Business:

Indian Hill Fire Station: The applicant requested to change the brick to stucco and revise the color of the hardi-plank. The Board decided to table the issue pending the need for additional information from the applicant.

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