

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### February 4, 2002

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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  
Doug Corkern  
Martha Crapse  
John Pinckney  
James Tiller

**Staff Present:**

Robert Merchant, Development Review Planner  
Meenakshi Singh, Planner

**I. Call To Order:** Greg Beste called the meeting to order at 2:30 p.m.

**II. Review of the Minutes of the Previous Meeting:** James Tiller motioned to approve the minutes of the January 7, 2002 meeting. John Pinckney seconded. Motion carried

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

**IV. Old Business:**

**A. Matthews Marine:** Robert Merchant gave the project background. John Thomas with Edward Pinckney & Associates gave the presentation. James Tiller motioned to approve the site and landscaping plan with the following conditions:

- ◆ The applicant will consider replacing the proposed Indian Hawthorn (*Rhaphiolepis Indica*) with a plant material that is not as attractive to deer.
- ◆ The sign location will be corrected so that it is 10 feet back from the road right-of-way line.
- ◆ The correct photometrics will be shown on the lighting plan.
- ◆ The applicant will provide information on architectural lighting to be used underneath the front canopy.

Doug Corkern seconded. Motion carried.

The Board then reviewed the project's architecture. The Board took no action on the architecture, but provided the following comments:

- ◆ The split-faced block used on the front columns will be continued around the sides of the building.
- ◆ The side elevations will use stucco above the split-faced wainscoting.
- ◆ An architectural element, such as a lantern or cupola will be incorporated at the roof peak.

**V. New Business:**

**A. Land Rover Hilton Head:** Robert Merchant gave the project background. Kevin Farruggio of Connor and Associates gave the presentation. The Board took no action but gave the following comments:

- ◆ A sloped roof should be used on the service center canopy that is consistent with the rest of the building design.
- ◆ The building is not large enough to justify the use of a flat roof. The building needs to be redesigned to incorporate sloped roofs.

**V. Other Business:**

**A. Belfair Sales Office:** James Tiller recused himself and informed the Board that there have been minor changes to the Belfair Sales Office site and landscaping plans. The developer has linked the site with golf cart access to the interior of the Belfair community. Some other minor changes have been made with landscaping material, but the quantity has remained the same as the approved plan. Todd O'Dell motioned to give the revised site and landscaping final approval with the following condition:

- ◆ A revised site and landscaping plan will be submitted to Planning Staff for approval.

Doug Corkern seconded. Motion carried.

**B. Violations:** The following violations were made aware to Planning Staff:

- ◆ The BMW Dealership (formerly Heritage Motors) located directly east of the Target Shopping Center has removed all of the palmettos that were located in the foundation buffer between the parking lot and the building. These were required by the Corridor Review Board to help break up the façade of the building.
- ◆ Staff needs to research the original buffer planting plan provided by Sunshine Nursery in Plantation Business Park. Plants seem to disappear from the highway buffer at a regular basis.

**VI. Adjournment:** The meeting was adjourned at 3:30 p.m.