

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
March 4, 2002

The Corridor Review Board met at First National Bank in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste, Chairman
Laura Barrett
Doug Corkern
Martha Crapse
John Pinckney
James Tiller

Members Absent:

Todd O'Dell, Vice-Chairman

Staff Present:

Robert Merchant, Development Review 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: Doug Corkern motioned to approve the minutes of the February 18, 2002 meeting. James Tiller seconded. Motion carried

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

IV. Old Business:

A. Matthews Marine: Robert Merchant gave the project background. Doug Corkern motioned to give the project's landscaping plan, fence, and temporary office approval. Martha Crapse seconded. The motion failed with all Board members voting no. The Board directed the applicant to do the following:

- ◆ Correct the discrepancies in the lighting presentation. The Board needs more information to determine exactly what lighting fixtures have been erected on site and what fixtures the applicant is requesting approval for.
- ◆ Verify with staff whether there is a height limitation for fences in the Commercial Regional zoning district and whether a hedge is required to screen the fence from view.
- ◆ If the temporary office is meant to be a sales office, then the applicant needs to submit information showing the architecture of the structure and a landscaping plan.

V. New Business:

A. Out Parcel 1 – Lowe's of Bluffton: Robert Merchant gave the project background. Dave Oliver, Chris Nardone, and Paul Moore gave the presentation. The Board took no action on the Landscaping and Site plans, but offered the following comments

- ◆ The landscaping plan will contain a note that instructs the landscape contractor that no clearance of vegetation will occur in the highway buffer.
- ◆ The landscaping plan needs to accurately reflect the revised building footprint and elevations.
- ◆ The applicant needs to shift around the parking lot peninsulas along the western property line in order to save additional trees.

The Board then reviewed the project's lighting plan. James Tiller motioned to give the lighting plan final approval with the following condition:

- ◆ The applicant will make a copy of the lighting plan available to the project's landscape architect.

Doug Corkern seconded. Motion carried.

The Board then reviewed the project's architecture and colors. Doug Corkern motioned to give the project's architecture and colors final approval. James Tiller seconded. Motion carried.

V. Other Business:

A. Coastal Industrial Park: Brian Pennell of Connor and Associates gave the presentation. He requested that the Board grant a waiver of the Coastal Industrial Park Project from review by the Corridor Review Board. Doug Corkern motioned to grant that waiver. James Tiller seconded. Motion carried.

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