

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
May 20, 2002

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
Martha Crapse
John Pinckney
John Thomas
James Tiller

Staff Present:

Robert Merchant, Development Review Planner

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

II. Lost Hollow Business Park: Ben Banks requested that the Board grant a waiver of CRB Review to the buildings located in the proposed Lost Hollow Business Park. James Tiller motioned to grant a waiver from CRB review. Todd O'Dell seconded. Motion carried.

III. Review of the Minutes of the Previous Meeting: Todd O'Dell motioned to approve the minutes of the April 15, 2002 meeting. James Tiller commented that John Pinckney's and Martha Crapse's names were misspelled in the minutes. John Thomas seconded. Motion carried

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

V. Old Business: There was no old business.

VI. New Business:

A. Belfair Medical Office Building: Robert Merchant gave the project background. Greg Baisch of Connor & Associates gave the presentation. James Tiller motioned to give the site and landscaping plans preliminary approval with the following conditions:

- The location of the proposed water line will be shifted to save the 9" laurel oak in the peninsula located at the northeast corner of the building.
- Aeration systems will be provided around the proposed tree wells to insure the survival of the trees.
- An eight-foot wide foundation buffer is required between the building and all

- parking areas and driveways.
- Note #4 needs to be amended to clarify that no change to the landscaping plan can be made unless presented to the CRB for approval.
 - The correct location of the mechanical room on Building #1 needs to be consistent both on the architectural floor plans and the site and landscaping plans.
 - The landscaping plan and lighting plan need to be coordinated to correct any conflicts. The lighting plan also needs to take into account the proposed location of fire hydrants.
 - The lighting plan will be revised to reflect the revised site plan.

The Board then reviewed the project's architecture. Mike Vaccaro of KRA, Inc. gave the presentation. Todd O'Dell motioned to give the project's architecture and colors final approval. James Tiller seconded. Motion carried.

B. Palm Tree and Garden Center of South Carolina: Robert Merchant gave the project background. Greg Baisch and Kevin Farruggio of Connor & Associates gave the presentation. John Thomas motioned to give the project final approval with the following condition:

- The window style on the north elevation will be used on all of the building's elevations.

Martha Crapse seconded. Motion carried.

VII. Other Business: There was no other business.

VIII. Adjournment: The meeting was adjourned at 3:00 p.m.