

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
June 3, 2002

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

Members Present:

Greg Beste, Chairman
Martha Crapse
John Pinckney
John Thomas
James Tiller

Members Absent:

Laura Barrett
Todd O'Dell, Vice-Chairman

Staff Present:

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: John Thomas motioned to approve the minutes of the May 20, 2002 meeting. James Tiller seconded. Motion carried

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

IV. Old Business:

A. Belfair Medical Office Building: Meenakshi Singh gave the project background. James Tiller motioned to give the site and landscaping plans final approval with the following conditions:

- The tree aeration detail needs to indicate that there will be mulch at the existing grade.
- The Perimeter buffer standard is not met on the SE side of the building #1.
- The Laurel Oak and Palmetto tree on the rear side of the SE parking area conflict with the proposed light design. The applicant needs to either modify the tree well or to change the height of the light poles.
- Any proposed signage needs to be permitted separately by the County Zoning Administrator.
- The lighting plan will be submitted to staff at a larger, more legible scale.

John Thomas seconded. Motion carried.

V. New Business:

- A. Westbury Park Village:** Kevin Farruggio of Connor & Associates gave the presentation. The project consisted of approximately 6 to 8 acres of wetland and upland area, they are proposing a mix of financial and multi-use structures.
- B. SC 170 Landscaping:** James Tiller presented to the Board the proposed landscaping plan for the widening of SC 170 between McGarvey's Corners and the Broad River Bridge. He said that the project was similar to the landscaping on US 278 in its approach to design and color palette. The design also takes into consideration DOT's requirements for setback from the roadway and intersections.

VI. Other Business: There was no other business.

VII. Adjournment: The meeting was adjourned at 3:15 p.m.