

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**September 9, 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  
Martha Crapse  
John Pinckney  
John Thomas  
James Tiller

**Members Absent:**

Laura Barrett

**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:** Todd O'Dell motioned to approve the minutes of the June 17, 2002 meeting. James Tiller seconded. Motion carried

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

**IV. Old Business:**

**V. New Business:**

**A. Lot #1, Lost Hollow Business Park:** Robert Merchant gave the project background. Robert Johnson, the project's architect, gave the presentation. James Tiller motioned to give the project final approval with the following conditions:

- The landscaping plan will be revised to have, at a minimum, the following quantities of plant materials in the highway buffer:

5 Overstory trees  
14 Understory trees  
30 Shrubs

- The applicant will provide planning staff with photometric calculations on the maximum, minimum and average lighting levels on the site.
- The applicant will verify that the lighting fixture that is proposed to be used is a cutoff fixture.

Todd O'Dell seconded. Motion carried.

**B. Low Country Village – Phase I:** Robert Merchant gave the project background. Brett Wiliford of Andrews Engineering gave the site plan presentation. The Board took no action, but offered the following comments with respect to the site and landscaping plans:

- Emphasis should be given to massing vegetation and trees in the foundation buffer to provide a vertical element that breaks up the façade of the proposed buildings.
- The Board needs to review the site grading plan to determine how existing trees will be protected in the parking lot peninsulas.
- The landscaping plan needs to clarify which existing trees will be incorporated into the plan and which trees will be removed. The submitted plan shows some conflicts between existing trees and proposed trees.

Chris Nardone of Corcoran, Nelson, Nardone Architects gave the architectural presentation. The Board took no action but gave the following comments:

- The Board will need to see cut sheets of the half moon sconces that are proposed for the front façade of Anchor D.
- The roof form needs to be more definitive. The applicant should consider providing a mansard roof between the tenant entrance elements. The mansard roof element, if used, should wrap around the side to provide depth.
- The coping should not be white. The color should be tan or beige and complement the proposed stucco and brick colors.

## **VI. Other Business:**

**A.** Several violations were brought to the staff's attention:

- Hilton Head BMW (formerly Heritage Motors) has still done nothing about the palmettos that were removed.
- Matthews Marine has bush hogged the area between the proposed building and Cecil Reynolds Road.

**B. Church of the Palms:** Todd O'Dell informed the Board that there were two unhealthy trees in front of the Church of the Palms that slated to be saved. He requested that the unhealthy trees be replaced with two healthy trees that were slated to be removed. Martha Crapse motioned to allow this exchange. James Tiller seconded. Motion carried.

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