

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
November 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
Martha Crapse
John Pinckney
John Thomas
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:** Martha Crapse motioned to approve the minutes of the October 7, 2002 meeting. John Pinckney seconded. Motion carried
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**

A. Low Country Village – Phase I: Robert Merchant gave the project background. Chris Nardone of Corcoran, Nelson, Nardone gave the presentation. James Tiller motioned to give the site plan and landscaping plan final approval with the following conditions:

- ◆ The walkway located along the front elevation between Tenants B and C will be rerouted underneath the canopy and more landscaping will be added between the walkway and the parking lot.
- ◆ The landscaping plan will contain a note stating that the buffer along Foreman Hill Road will remain undisturbed.
- ◆ Note #4 on the landscaping plan will be amended to state that no changes to the plan will be made without approval from the Corridor Review Board.
- ◆ With the exception of the power line easement, all trees located in parking lot peninsulas need to be overstory trees that are 3 ½” caliper and 12 feet high.

John Pinckney seconded. Motion carried.

The Board then reviewed the lighting plan. John Thomas motioned to approve the lighting plan with the following conditions:

- Fixture D will be replaced with a fixture that is mounted flush with the ground.
- The lighting plan shows two single shoebox fixtures that are in the middle of the paved parking lot. The plan needs to be revised to correct this problem.

James Tiller seconded. Motion carried.

The Board then reviewed the project's architecture. James Tiller motioned to approve the project's architecture with the following conditions:

- A Bermuda shutter will be placed on both sides of the tower located on the northeast corner of the building.

John Thomas seconded. Motion carried.

V. New Business:

- A. Oldfield Sales Cottage:** Robert Merchant gave the project background. Cally Heppner of Wood and Partners represented the applicant. James Tiller motioned to give the landscaping and site plans final approval. Laura Barrett seconded. Motion carried.

The Board then reviewed the project's architecture. James Tiller motioned to give the architecture final approval. John Thomas seconded. Motion carried.

- VI. Other Business:** Stafford Properties has offered the Corridor Review Board use of the conference room at the Holliday Inn Express located at the Target Shopping Center. Greg Beste requested that staff look into the offer and to assess whether the current meeting location will be available for the foreseeable future.

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