

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
January 6, 2003

The Corridor Review Board met at the Holiday Inn Express in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste, Chairman
Todd O'Dell, Vice-Chairman
Martha Crapse
Laura Barrett
John Pinckney
John Thomas

Members Absent:

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. Review of the Minutes of the Previous Meeting:** Todd O'Dell motioned to approve the minutes of the December 16, 2002 meeting. John Thomas seconded. Motion carried
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Land Rover Lighting Revision:** Robert Merchant gave the project background. Todd O'Dell motioned to give approval to the lighting plan as revised. John Thomas seconded. Motion carried.
- B. Plantation Commons II (Lots 16 & 17 Plantation Business Park):** Robert Merchant gave the project background. Jeff Ackerman of Carolina Engineering Consultants gave the presentation. Todd O'Dell motioned to give the project's site plan, landscaping plan and lighting plan final approval with the following conditions:
- ◆ A tree protection detail will be provided to show how existing trees will be saved in parking lot peninsulas
 - ◆ Underground utility lines will be rerouted to minimize their impact on existing trees to be saved.
 - ◆ Increase the height and number of trees in front of Building #1 in order to lessen impact of the building's height.

- ◆ Cutsheets of the proposed wallpack lighting fixtures on the rear of Buildings 5 and 6 will be provided to Planning Staff.

John Thomas seconded. Motion carried.

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

V. New Business:

A. The Ultimate Carwash (Lot 4 Plantation Business Park): Robert Merchant gave the project background. Kevin Farruggio of Ward Edwards and Associates gave the presentation. John Thomas motioned to recommend to the Development Review Team that they modulate the perimeter buffer to allow for the proposed location of the dumpster pad while mitigating the decreased buffer width with heavy vegetation. John Pinckney seconded. Motion carried. The Board offered the following comment with respect to the architecture:

- ◆ The canopy columns need to be thicker to be in better proportion with the building.

B. First Citizens Bank (Lot 13 Westbury Park): Robert Merchant gave the project background. Greg Baisch of Ward Edwards gave the presentation. The Board took no action but offered the following comment:

- ◆ The applicant needs to shift the parking lot peninsulas around in order to maximize the number of existing trees to be saved in the parking lot. Parking rows of over 8 spaces may be permitted to accommodate trees.

C. USCB New River Campus, Waiver Request: John Thomas recused himself. Robert Merchant gave the project background. John Thomas of Edward Pinckney and Associates gave the presentation. Todd O'Dell motioned to grant the waiver. Martha Crapse seconded. Motion carried.

VI. Other Business:

A. Las Vegas Discount Golf Addition: Paul Moore of Andrews Engineering gave the presentation. Todd O'Dell motioned to give the proposed addition final approval with the following condition:

- ◆ The applicant will return to the Corridor Review Board with a revised landscaping plan that accommodates the addition.
- ◆ Any additional site lighting that is needed for the addition shall be presented to the Corridor Review Board.

John Thomas seconded. Motion carried.

- B. Bluffton Commons (Publix) Inspection:** Robert Merchant informed the Board that chain link fences were put up around the detention ponds at the Bluffton Commons development. These fences did not appear on any of the plans reviewed and approved by the Corridor Review Board. The Board requested that Planning Staff require the fences to be painted a dark color and screened with landscaping.
- C. Moss Creek Drive-thru Canopy:** Todd O'Dell recused himself and presented. John Thomas motioned to give the revision final approval. Laura Barrett seconded. Motion carried.
- D.** Greg Beste informed the Board that some of ATM's that were previously approved by the Board now appear to have internally illuminated graphics. The Board requested that Staff write a letter to Hilton Head Factory Stores 1 informing them that internally illuminated signage is not permitted.

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