

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**February 3, 2003**

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

**Members Present:**

Greg Beste, Chairman  
James Tiller  
Martha Crapse  
Laura Barrett  
John Pinckney

**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:** John Thomas motioned to approve the minutes of the January 6, 2003 meeting. Laura Barrett seconded. Motion carried
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Okatie Fabric Shop:** Robert Merchant gave the project background. Paul Moore of Andrews Engineering and Mike Griffith, the architect gave the presentation. John Thomas motioned to give the architecture final approval with the following conditions:

- ◆ The applicant will provide planning staff with elevations that show the location, wattage and fixture type of the proposed soffit lighting and wall sconces.

Martha Crapse seconded. Motion carried.

James Tiller motioned to give the site and landscaping plans final approval with the following conditions:

- ◆ The discrepancies between the landscaping plans and engineering drawings will be corrected.

- ◆ One parking space will be removed to help preserve a 30” live oak in the southern side of the site near the detention pond.
- ◆ In order to minimize damage to tree roots, the drainage pipe that leads to the stormwater detention pond will follow the course shown on the submitted drainage and grading plan perpendicular to the row of parking rather than the diagonal configuration shown on the tree protection plan.
- ◆ The viburnum proposed around the dumpster will be replaced with wax myrtle.
- ◆ The highway buffer will incorporate a more diverse variety and arrangement of plant materials. Existing vegetation that is to be saved in the buffer needs to be indicated as such on the landscaping plan.
- ◆ The overstory trees shown on the architectural rendering on both sides of the main entrance will be included in the landscaping plan.
- ◆ The above revisions will be reviewed and verified by Planning Staff and the two Landscape Architects on the Corridor Review Board.

John Thomas seconded. Motion carried.

**V. New Business:**

- A. CYC Enterprises (Parcel N-1 Okatie Center):** Robert Merchant gave the project background. Kevin Farruggio of Ward Edwards and Associates gave the presentation. The Board took no action but generally looked favorably on the project.

**VI. Other Business:**

- A.** The Board requested that staff bring color samples of the approved Bluffton Commons (Publix) shopping center.
- B.** Board members made staff aware that Specialty Motorsports appeared to be open for business and had not landscaped the highway buffer.

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