

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
March 3, 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
James Tiller
Martha Crapse
Laura Barrett
John Pinckney
John Thomas

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 February 3, 2003 meeting with the following revision:
- ◆ John Thomas needs to be listed as a member present.
- James Tiller seconded. Motion carried
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** The Board requested that staff craft a policy to require a letter from the applicable private Architectural Review Board to be presented to the Corridor Review Board before final approval can be given for a project. Staff was directed to come back to the next CRB meeting with a letter from the County Attorney on this matter.
- V. New Business:**
- A. First Citizens Bank (Lot 13, Westbury Park):** Robert Merchant gave the project background. Pat Rooney with LandPlan Partnership gave the presentation. James Tiller motioned to give the project final approval with the following conditions:
- ◆ The ATM enclosure will be off-white, matching the color of the trim of the building.
 - ◆ Locations and cutsheets of all proposed architectural lighting will be presented to staff for approval.

John Thomas seconded. Motion carried.

B. The Ultimate Carwash (Lot 4, Plantation Business Park): Robert Merchant gave the project background. Greg Baisch of Ward Edwards gave the presentation. John Thomas motioned to give the site and landscaping plans final approval with the following condition:

- ◆ More ligustrum will be planted behind the dumpster to provide additional screening.

Jim Tiller seconded. Motion carried. The Board then reviewed the lighting plan. John Thomas motioned to give the lighting plan final approval with the following condition:

- ◆ Location and cutsheets of all canopy and building lighting will be submitted to staff for approval.
- ◆ The applicant may want to consider metal halide fixtures to match the lighting of surrounding developments.

Todd O'Dell seconded. Motion carried. The Board then reviewed the project's architecture. James Tiller motioned to defer CRB action on the architecture until the applicant provides the following information to the Board for review:

- ◆ A revised architectural plan that matches the approved site plan.
- ◆ Architectural plans prepared and stamped by a licensed South Carolina architect.
- ◆ Elevations that clearly show what colors and materials are proposed. Details, such as the color of window frames and the panel detail underneath the windows need to be provided.

Todd O'Dell seconded. Motion carried.

C. Cahill's Produce: Robert Merchant gave the project background. Don Guscio gave the presentation. Todd O'Dell motioned to give the project final approval with the following condition:

- ◆ The applicant will return to the Board with a landscaping plan that addresses the highway buffer. The buffer planting plan should address the agricultural nature of the site by providing for smaller, agricultural plant materials and by preserving the open nature of the site.

Martha Crapse seconded. Motion carried.

VI. Other Business: Todd O'Dell asked for the status of the Publix detention pond fences. Robert Merchant informed the Board that the project has only received a temporary Certificate of Compliance. The applicant will not receive a final C of C until the detention pond fences are landscaped as requested by the Board. The Board also reminded staff to bring in the CRB approved color samples for the Publix project.

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