

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**March 17, 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

**Members Absent:**

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:** James Tiller motioned to approve the minutes of the March 3, 2003 meeting. Martha Crapse seconded. Motion carried.
- III. General Public Comment:** The Board requested that staff update them on proposed policy to require a letter from an applicable local Architectural Review Board before final approval can be given to a project. Robert Merchant informed the Board that the Planning Director gave him the go ahead to draft a policy and inform engineering firms and other interested parties that present projects to the Board.
- IV. Old Business:**
  - A. CYC Enterprises (Parcel N-1 Okatie Center):** Robert Merchant gave the project background. Kevin Farruggio of Ward Edwards presented the site plan, landscaping and lighting. James Tiller motioned to approve the site plan, landscaping and lighting with the following conditions:
    - ◆ The parking lot peninsula located on the west side of the site entrance needs to have a 3 ½" overstory tree planted in it.
    - ◆ The red maple on the east side of the main entrance needs to be 3 ½" caliper at time of planting.
    - ◆ The landscaping plan will incorporate more variation in the size of shrubs. Shrubs that provide screening, especially oleanders and wax myrtles, will be at

least 5 gallon at time of planting.

- ◆ The lighting fixture located along the rear property line will be shielded so that there is no light spillover into the neighboring property.

The Board then reviewed the project's architecture. Wayne Dell presented. James Tiller motioned to give the project's architecture final approval with the following conditions:

- ◆ Material and color samples will be submitted to the Board for review.
- ◆ All proposed architectural lighting including proposed sign illumination will be presented to staff for approval. Information required includes cutsheets, lighting levels, location and quantity.

Todd O'Dell seconded. Motion carried.

## V. New Business:

**A. Livingood's Appliance Store (Rivers End PUD):** Robert Merchant gave the project background. Tom Olson of Kern Coleman gave the presentation. The Board took no action but provided the following comments:

- ◆ All parking lot peninsulas need to be planted with a 3 ½" caliper overstory tree. All other overstory trees need to be 2 ½" caliper at time of planting.
- ◆ Additional planting is required in the highway buffer. 32 understory trees are required. The plan only shows six. Six additional shrubs are also required.
- ◆ The plant list shows a drake elm and bald cypress listed as the same tree. This needs to be clarified.
- ◆ The applicant will shift the loading dock and dumpster to the north side of the building.
- ◆ The Board strongly prefers "Architectural Scheme B" which has a sloped roof.

## VI. Other Business:

**A. Las Vegas Golf:** Robert Merchant gave the project background. Paul Moore of Andrews Engineering gave the presentation. James Tiller motioned to give the landscaping plan final approval with the following condition:

- ◆ The two proposed Savannah hollies proposed for the parking lot peninsulas will be replaced with 3 ½" caliper live oaks.

Martha Crapse seconded. Motion carried.

**B. Bluffton Commons (Publix) Detention Pond Fences:** James Tiller recused himself. Andy Smith of J.K. Tiller and Associates gave the presentation. Todd O'Dell motioned to approve the revised landscaping plan as presented with the following

condition:

- ◆ The galvanized chain-link fences that circle the two ponds located to the east and north of the Publix parking lot will be painted dark green or black.

Laura Barrett seconded. Motion carried.

**C. Okatie Center Buffer Pruning:** Kevin Farruggio of Ward Edwards explained to the Board that Land Rover dealership is interested in doing some maintenance in the highway buffer to provide better vistas into their site. The Board generally agreed that healthy pruning and maintenance of the trees that furthers the health and appearance of the plants is appropriate. The Board cautioned against inappropriate cutting back of vegetation. The Board recommended that the staff and a Board member meet the applicant at the site once some of the vegetation is pruned to assess whether it is appropriate for the entire buffer.

**D.** Staff updated the Board on the status of the Hilton Head BMW and Specialty Motorsports violations.

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