

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**April 21, 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  
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:** James Tiller motioned to approve the minutes of the March 17, 2003 meeting. Todd O'Dell seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. CYC Enterprises (Parcel N-1 Okatie Center):** Robert Merchant gave the project background. Wayne Dell presented. Todd O'Dell motioned to give the project's architecture final approval with the following condition:
- ◆ Green and Dark Brown will be removed from the roof color scheme. The tan colored roof will be used for all areas except where the building material is brick. Where the building material is brick, the cocoa brown colored roof will be used.
- John Thomas seconded. Motion carried.
- B. The Ultimate Carwash:** Robert Merchant gave the project background. Greg Baisch of Ward Edwards presented. Todd O'Dell motioned to give the project final approval with the following conditions:
- ◆ Canopy lighting will be recessed with flush lenses.
  - ◆ A photometric plan will be provided to planning staff of the canopy lighting.

John Thomas seconded. Motion carried.

**C. Hilton Head Land Rover Buffer Pruning:** Robert Merchant gave the project background. Jerry Ashmore of the Greenery gave the presentation. James Tiller motioned to give “option B” approval with the following condition:

- ◆ The applicant will provide Planning Staff with verification that the Okatie Center’s Architectural Review Board approves with the proposed modifications to the highway buffer.

John Thomas seconded. Motion carried.

**D. Cahill’s Produce:** Robert Merchant gave the project background. Don Guscio presented. Martha Crapse motioned to give the project final approval. John Thomas seconded. Motion carried.

**V. New Business:**

**A. USCB New River Campus:** John Thomas recused himself and explained that this was only an informational item and not up for Board action.

**VI. Other Business:**

**A. Lots 5, 6 & 7 Plantation Business Park Proposed Lighting:** Robert Merchant gave the project background. The Board took no action but offered the following comments:

- ◆ The lights may disorient pedestrians because of the way they’re directed toward the building entrances.
- ◆ The Board is not opposed to increased lighting at this location, but is not in favor of this particular solution.
- ◆ More information is needed before the Board can take action on this item.

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