

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
July 7, 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
Laura Barrett
John Pinckney

Members Absent:

Martha Crapse
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 Pinckney motioned to approve the minutes of the June 2, 2003 meeting. James Tiller seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Bank of America – Bluffton Commons Shopping Center:** Robert Merchant gave the project background. Eric Davis of Smallwood, Reynolds, Stewart, Stewart, & Assoc. presented. Todd O'Dell motioned to give the project final approval with the following conditions:

- ◆ Planning Staff needs to measure the lighting levels at previously approved bank drive-through canopies and gas pump canopies prior to approving the lighting levels proposed at Bank of America.
- ◆ The applicant needs to provide planning staff with cutsheets of all of the proposed outdoor lighting fixtures along with a plan that clearly shows the location of all of the fixtures.
- ◆ The site plan needs to clearly show the location of pervious parking areas.
- ◆ The area where utilities cross the highway buffer need to be carefully planned so that no significant existing trees are impacted. Where vegetation is cleared, the landscaping plan needs to be revised to show what will be planted back.

- ◆ The applicant needs to provide a tree protection plan for along Baylor Drive where the proposed force main will impact the planted oaks.

Jim Tiller seconded. Motion carried.

B. Comfort Suites – Belfair Towne Village Hotel: Robert Merchant gave the project background. Greg Baisch of Ward Edwards gave the presentation. The Board took no action but offered the following comments

- ◆ Some of the existing pine trees closest to the hotel building probably cannot be saved. This needs to be reflected on the landscaping plan.
- ◆ A detail of the fence and brick columns around the pool, the pool equipment enclosure, and the dumpster enclosure need to be provided to the Board.
- ◆ Additional sabal palmettos need to be used in front of the front elevation of the Hotel to break up the facade. Where they are used they need to be clustered in groups.
- ◆ The landscaping plan needs to indicate that the proposed landscaping will be irrigated.
- ◆ A grading plan will be submitted that clearly shows where tree wells will be needed and how the wall along the rear parking area will be configured.
- ◆ A plan needs to be submitted that clearly shows the location and type of all outdoor architectural lighting.
- ◆ The CRB needs a letter from the Belfair Towne Village Architectural Review Board stating that they have reviewed this project.
- ◆ The two outer parapetted gables along the front façade will be revised to match the main entrance gable.
- ◆ The applicant will consider providing an arbor or trellis along the right side of the front elevation to help break up the façade.
- ◆ The applicant will provide an elevation detail that clearly shows the location of exterior materials and colors.

V. New Business: There was no new business.

VI. Other Business: The CRB requested that staff verify the approved front elevation of Matthews Marine and compare it to what has been built.

VII. Adjournment: The meeting was adjourned at 3:30 p.m.