

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
September 22, 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
Martha Crapse
John Pinckney
John Thomas
James Tiller

Members Absent:

Laura Barrett

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:** Jim Tiller motioned to approve the minutes of the September 8, 2003 meeting. Martha Crapse seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**

A. Atlanta Bread Company, Belfair Towne Village: Robert Merchant gave the project background. Greg Baisch and Kevin Farruggio of Ward Edwards; and Don Colley the architect gave the presentation. The board took no action but gave the following comments:

- ◆ Remove one parking space from the row closest to the highway buffer and replace it with a landscaped peninsula. The peninsula should be located so to save additional trees.
- ◆ Remove the service drive and make opening to the site larger to accommodate truck access.
- ◆ Of the three architectural schemes presented, 4B was preferred by the Board. However, more roof slope needs to be incorporated into the building, especially toward the front of the building.

V. New Business:

- A. Lowcountry Village Signage System and Elevation Revision:** Robert Merchant gave the project background. Dave Oliver with Stafford Properties gave the presentation. John Thomas motioned to approve the signage system as presented. James Tiller seconded. Motion carried.

The Board then reviewed the architectural revision. James Tiller motioned to approve the architectural revision with the following condition:

- ◆ Revise the landscaping plan with tall trees in the foundation buffer to provide additional screening in front of the Ross tenant space.

John Pinckey seconded. Motion carried with Todd O'Dell voting no.

VI. Other Business:

- A. Violations.** Robert Merchant briefed the Board on the status of the Hilton Head BMW and Home Depot violations. The Board requested more information on what has been grandfathered at Specialty Motorsports and the Magistrate's ruling on product display in the buffer. The Board also requested more information on the approved buffer at the Citizen's Bank at Westbury Park.

- B. Island Celebration Station:** Robert Merchant passed out the revised design for the entrance canopy at the Island Celebration Station at Bridge Center Phase II. John Thomas motioned to approve the canopy as revised. Martha Crapse seconded. Motion carried with Todd O'Dell voting no.

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