

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

February 2, 2004

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
Laura Barrett
Martha Crapse
John Pinckney
John Thomas
James Tiller

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:** Martha Crapse motioned to approve the minutes of the January 5, 2004 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
 - A. Walgreens Office Community:** Robert Merchant gave the project background. Ken Skodacek gave the presentation. John Thomas motioned to give the site, landscaping, and lighting plans final approval with the following conditions:
 - ◆ The landscaping will be increased in the median next to the dumpster area on the Walgreens Building to better screen it from view of the proposed restaurant building.
 - ◆ The phase lines need to be clearly shown on the landscaping plan. It is important that the median that will provide screening from the Walgreens dumpster be in the same phase as Walgreens.
 - ◆ The applicant will need to submit to staff cutsheets and photometric information for all proposed exterior architectural lighting fixtures.
 - ◆ Revised plans meeting the above conditions will be reviewed by staff and two board members.
- Todd O'Dell seconded. Motion carried.

The Board then reviewed the architecture. Todd O'Dell motioned to give the project's architecture final approval. James Tiller seconded. Motion carried.
- V. New Business:** There was no new business
 - B. Low Country Village – Phase II:** Robert Merchant gave the project background. Chris

Nardone of Corcoran, Nelson, Nardone and Assoc. gave the presentation. The Board took no action but offered the following comments:

- ◆ The site plan indicates two locations along Malphrus Road where a water line crosses the buffer. These areas need to be addressed on the landscaping plan.
- ◆ The large triangular areas behind the buildings need to be landscaped with vegetation that provides screening of the building.
- ◆ It is important that this site be adequately buffered from the Heritage Lakes Subdivision. The applicant needs to determine that the existing vegetation provides sufficient buffering and to proposes new planting where there are gaps in the buffer.
- ◆ The lighting plan indicates shoebox fixtures within power line easement. The plan needs to be revised to eliminate the fixtures from these locations.
- ◆ The Board will need to see cutsheets and photometric information for all proposed exterior architectural lighting.
- ◆ The lighting of the service areas at the rear of the buildings needs to be sensitive to the surrounding residential areas. Unshielded wallpacks are strongly discouraged.
- ◆ The applicant should look at providing some new landscaping in the Malphrus Road buffer in order to give it a more manicured look to encourage ongoing maintenance.
- ◆ The corner of “Suite K” should be treated with a tower element to provide closure to the left hand side of the building.
- ◆ Additional architectural treatment of Suites 11 through 14 is encouraged in order to give this part of the building more presence and to aid in the transition between “Tenant Suite K” and “Tenant Suite G”.
- ◆ The site and landscaping plans need to accurately reflect the front elevations of the buildings and show where covered walkways and trellises will occur.

VI. Other Business: The following violations were brought to the attention of staff:

- ◆ Specialty Motorsports has kept up their Christmas lighting in the product display area and is continued keep it illuminated. The Codes Enforcement Officer also needs to be aware that Specialty Motorsports has changed ownership.
- ◆ Parks Cadillac and Hilton Head BMW are displaying cars in the highway buffer.
- ◆ Bridge Center has a large banner displayed at the roller rink.

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