

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
March 1, 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:** James Tiller motioned to approve the minutes of the February 2, 2004 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**

- A. Hilton Head BMW Landscaping Revision:** Robert Merchant gave the project background. James Tiller motioned to approve the revised landscaping plan with the following conditions:

- ◆ The shrubs and understory trees that were originally proposed for the highway buffer need to be replaced if they are not currently there.
- ◆ The applicant needs to have the soil and irrigation water tested to determine why the existing plants on the site are doing poorly.
- ◆ The improvements need to be made within 30 days of this meeting date. A two-year survival bond for all new plant material will be posted.

Todd O'Dell seconded. Motion carried.

V. New Business:

- B. Office Condos at Crossroads Plaza at Okatie:** Robert Merchant gave the project background. Kyle Theodore of Wood and Partners and Chance Raehn of Thomas and Hutton gave the presentation. The Board took no action but offered the following comments:

- ◆ The multi-lane entry shown on the site plan is confusing. The applicant is advised to revise the site plan to combine the two large center islands and eliminate one of the driving lanes to simplify the circulation on the site.
- ◆ The applicant will make sure that all proposed light fixtures do not conflict with proposed

plant materials. Cutsheets of all other site lighting and exterior lighting fixtures will be presented to the Board for approval.

- ◆ The striped awning is too busy. A solid color would be preferable.
- ◆ The proposed architectural lighting fixture needs to be replaced with one that has a concealed light source.
- ◆ The metal tubing proposed for the front gable needs to be revised so that it is better integrated into building.
- ◆ The applicant will clarify how the two shades of brick will be used in the architectural design.

VI. Other Business: Staff was asked to check the permitting for the newly paved parking lot for Indian Hill Baptist Church.

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