

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**March 15, 2004**

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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  
Laura Barrett  
Martha Crapse  
John Pinckney  
James Tiller

**Members Absent:**

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:** Laura Barrett motioned to approve the minutes of the March 1, 2004 meeting. Todd O'Dell seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
  - A. 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. Laura Barrett motioned to give the project final approval. James Tiller seconded. Motion carried.
  - B. Low Country Village Phase II:** Robert Merchant gave the project background. Chris Nardone of Corcoran, Nelson, Nardone & Assoc. gave the presentation. Todd O'Dell motioned to give the project final approval with the following conditions:
    - ◆ The Board reserves the right to require additional landscaping if needed to effectively buffer this site from the Heritage Lakes Subdivision.
    - ◆ Any proposed exterior architectural lighting fixtures other than the half moon sconces used on Phase 1 shall be presented to the Board for approval.
    - ◆ If wallpacks are used for security lighting in the rear of the building, they will have shielding and a concealed light source.
    - ◆ The site, landscaping plan and architectural elevations will be coordinated.
    - ◆ Where the shrub form of 'Nellie Stevens' holly affects sight distances for cars and pedestrians, the applicant will consider replacing it with a plant that does not affect sight distances.
    - ◆ Some items are missing from the groundcover section of the plant list. This will be corrected

- on the revised landscaping plan.
- ◆ The landscaping plan needs to clearly show which areas are proposed to be sodded or mulched.
  - ◆ Where *Raphiolepis* (Indian Hawthorn) is proposed to be planted on the south side of the Pier 1 tenant space, the applicant should consider replacing it with a larger shrub.
  - ◆ The buffer along Malphrus Road (Foreman Hill Road) needs to be more manicured by having some of the understory vegetation removed and adding shrubs and understory trees.

James Tiller seconded. Motion carried.

## V. New Business:

**A. ALLTEL Communications Antennas at Hilton Garden Inn:** Robert Merchant gave the project background. Bill Howard, a representative for ALLTEL gave the presentation. James Tiller motioned to approve the communications antennas with the following conditions:

- ◆ The Boards approving only the aesthetic aspects of the communications antennas.
- ◆ The height of the chimney that would enclose the three antennas is not a concern to the Board. The taller the chimney, the more it would facilitate in breaking up the mass of the building.
- ◆ Final drawings of the chimney shall be reviewed by staff and one of the architects on the Corridor Review Board.

## VI. Other Business:

**A. Atlanta Bread Company Lighting Revision:** Robert Merchant gave the project background. The Board took no action but made the following comments:

- ◆ The applicant needs to match the traditional fixtures with those that are used in Belfair Towne Village.
- ◆ The height of the shoebox fixtures needs to be lowered to match those used elsewhere in Belfair Towne Village.

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