

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**April 19, 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  
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 March 15, 2004 meeting. Todd O'Dell seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business.
- V. New Business:**
- A. Bluffton Business Park:** Robert Merchant gave the project background. John Thomas recused himself. The Board took no action but gave the following comments:
- ◆ The applicant needs to consider alternatives to the site plan in order to save more trees. The bank building should be shifted to the south to save a cluster of pine trees at its current footprint.
  - ◆ The applicant should consider revising the site plan to bring the buildings closer to Highway 46 and having the parking mostly behind the buildings.
  - ◆ The combination of pastel colors, Bermuda shutters and Victorian detailing is more reminiscent of Key West than the Lowcountry.
  - ◆ The stucco band on the bank building should match the trim color.
  - ◆ The applicant should use the barrel vault motif more sparingly.
  - ◆ The applicant should consider using the same shade of gray for the fascia and shutters for both buildings.
  - ◆ Varying the setback of the buildings needs to be considered in future phases of this project.
- B. Walgreens Office Community: Phase 3 (Jim 'n Nick's Bar-B-Q):** Robert Merchant gave the project background. Brett Wiliford of Andrews Engineering presented. James Tiller motioned to disapprove the building's architecture with the following comments:

- ◆ The building needs to incorporate Lowcountry design elements such as pitched roofs as required by the architectural standards in the Corridor Overlay District.

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

- C. First Citizen's Bank Landscaping Revision (Lot 13, Westbury Park):** Robert Merchant gave the project background. James Tiller motioned to approve the landscaping revision. John Thomas seconded. Motion carried.
- D. Myrtle Park - Parcel 2:** James Tiller recused himself. Robert Merchant gave the project background. Chris Darnell of J.K. Tiller and Associates presented. Todd O'Dell motioned to give the subdivision final approval with approval given to the gooseneck lighting fixture. John Thomas seconded. Motion carried.
- E. Belfair Plantation Activity Center Renovations Waiver Request:** Todd O'Dell motioned to grant a waiver of Corridor Review Board review of the Belfair Plantation Activity Center. John Thomas seconded. Motion carried with James Tiller voting no.

## VI. Other Business:

- A. Atlanta Bread Company Revisions:** Greg Baisch of Ward Edwards presented the following revisions to the Atlanta Bread Company project:
  - ◆ **Roof material revision:** James Tiller motioned to deny the change of roof material from metal to asphalt shingle. John Pinckney seconded. Motion carried.
  - ◆ **Removal of roof over the outdoor dining area:** The Board took no action on this item, but informed the applicant if they wished to remove the dining area roof, they needed to present to the Board alternatives such as a canvas awning, umbrellas or an arbor. The applicant would also need to present cutsheets of any new lighting fixtures proposed for that area.
  - ◆ **Removal of trees in buffer to accommodate highway sign:** The Board took no action on this item, but instructed the applicant to bring the highway sign application to the Board for review with a landscaping plan that shows mitigation for the removed trees and landscaping around the sign.
- B. Violations:** The Board requested that staff bring an update of outstanding violations such as the tree removal at the Fairfield Inn. The Board also requested that staff obtain a light meter reading of the canopy lighting at the Ultimate Carwash at Plantation Business Park.

- VII. Adjournment:** The meeting was adjourned at 4:00 p.m.