

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
May 17, 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 April 19, 2004 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business.
- A. Bluffton Business Park:** Robert Merchant gave the project background. John Thomas recused himself. Stephanie Sexton of Carolina Engineering Consultants gave the presentation. Todd O'Dell motioned to give the site plan final approval. James Tiller seconded. Motion carried.

James Tiller motioned to require the landscaping plan to be resubmitted with the following revisions:

- ◆ Rather than using plant symbols, the plant material will be clearly labeled on the landscaping plan.
- ◆ The landscaping plan will indicate how plant material will be watered.

Todd O'Dell seconded. Motion carried.

The Board then reviewed the lighting plan. The Board took no action on the lighting plan but offered the following comments:

- ◆ The lighting plan will be resubmitted to the Board with a lighting fixture that meets the cutoff requirements of the Corridor Overlay District. The photometrics will be revised accordingly.
- ◆ The lighting fixture will have a metal halide light source.
- ◆ All proposed exterior architectural lighting will be submitted to the Board for review.

The Board then reviewed the project's architecture. Michael Griffith presented. Laura Barrett

motioned to approve architecture with the following conditions:

- ◆ The applicant will rework the building colors so that they are toned down and reflect a Lowcountry palette.

James Tiller seconded. Motion carried.

V. New Business: There was no new business.

VI. Other Business:

A. Atlanta Bread Company Revisions: Greg Baisch of Ward Edwards presented the following revisions to the Atlanta Bread Company project:

- ◆ **Highway Sign:** Todd O'Dell motioned to approve the highway sign and buffer revisions with the following conditions:
 - The landscaping plan will be revised to accommodate the sign lighting fixture type of necessary.
 - The landscaping plan will be revised to bring the shrubs and overstory trees closer to the highway sign.

John Thomas seconded. Motion carried.

- ◆ **Removal of roof over the outdoor dining area:** John Thomas motioned to allow the roof to be removed from the outdoor dining area with the following conditions:
 - The applicant will use solid black umbrellas with white trim and no signage.
 - The building lighting to be used in the area will be submitted to the Board for review.

Martha Crapse seconded. Motion carried with James Tiller and Todd O'Dell voting no.

B. Lot 20, Westbury Park Waiver Request: Greg Baisch of Ward Edwards presented. Todd O'Dell motioned to grant a waiver of CRB review of Lot 20, Westbury Park. John Thomas seconded. Motion carried with James Tiller voting no.

C. Violations: The Board brought to staff's attention the following violations:

- ◆ Something needs to be done about the proliferation of signs that appear on Saturday mornings along U.S. 278.
- ◆ Specialty Motorsports has installed corporate signage for their products. The signs are haphazardly placed and the colors do not match.
- ◆ Staff needs to check the lighting levels at the Ultimate Carwash in Plantation Business Park.
- ◆ Belfair Plantation has installed finial lights at their entrance that do not meet the cutoff requirements in the Corridor Overlay District.

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