

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
October 4, 2004

The Corridor Review Board met at the Holiday Inn Express in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste, Chairman
Laura Barrett
Martha Crapse
John Pinckney
John Thomas
James Tiller

Members Absent:

Todd O'Dell, Vice-Chairman

Staff Present:

Judy Nash Timmer, 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 minute of the September 20, 2004 meeting. John Pinckney seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Johnson Tract:** Staff presented the project background. Paul Moore, Andrews Engineering, presented the project. The Board made the following recommendations:
1. The landscape plan and lighting plan should match the site plan.
 2. Show parking requirements on the plan.
 3. Provide dripline of the existing 55" Live Oak tree.
 4. Provide site specific tree well details and root zone protection.
 5. Use Sabal Palms in clusters, especially in front of the building.
 6. Preserve existing buffer as it exists.
 7. All lighting fixtures need to be submitted for review.
 8. Submit materials board and illustration of application.
 9. Label architecture elevations.
 10. Provide landscape on the trellis.
 11. Provide more landscape on front of building and/or bring trellis around with planting.
 12. Interior light sources may not be visible from the parking lot.
 13. Integrate pitched roofs. Get away from the towers at the end. Provide human scale.
 14. ??? Store front material should vary store to store ??? (Comment by Greg)

B. 1188 Centre (Tire Kingdom & Rooms to Go) - Preliminary: Staff presented the project background. Greg Baisch provided copies of the architecture and landscape plan at the meeting.

Tire Kingdom: James Tiller motioned for approval of the landscape plan and architecture plan with the following conditions:

1. Show gables on side elevations.
2. Change lighting to metal halide on plans.
3. Building lights to be specified as 100 watt, flat glass recessed fixtures with clear tempered lens.

Laura Barrett seconded. Motion carried.

Rooms To Go: The board provided the following comments:

1. Building mass needs more massive roof line.
2. Fascia size is small for building mass. Provide additional fascia relief.
3. Revise landscape plan to match building plan.

V. New Business:

VI. Other Business:

Hilton Head Village – Buffer Mitigation

Jim Tiller made the following motion:

1. Provide a revised landscape plan.
2. Install native plants in sparse areas when revised plan approved.
3. Plant materials should be native, i.e. Yaupons, Saw Palmettos, Red Buds.
4. Reevaluate the site in April to determine if additional planting is required.

John Thomas seconded. Motion carried.

VII. Adjournment: The meeting was adjourned at 4:30 p.m.