

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
November 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

Members Absent:

John Thomas
James Tiller

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 October 4, 2004 Meeting:** Robert Pinckney moved the minutes be approved as submitted. Laura Barrett seconded. The motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** No old business.
- V. New Business:**
- A. Piggly Wiggly Shopping Center – Myrtle Park:** Staff presented the project background. The consultants presented the site plan, architecture and landscape architecture. Todd O'Dell moved the project be given preliminary approval (excluding the lighting plan) with the following comments:
1. Use more than 2 types of Oak trees.
 2. Add note to landscape plan stating that the installed landscape will be 100% irrigated.
 3. Increase planter sizes in front of the building.
 4. Group/mass palms in each planter.
 5. Increase planting in front of the building. Add planter in front of Piggly Wiggly.
 6. Increase planting mass along the East West Connector to screen the rear of the out building.
 7. Lighten taupe color to match rendering.
 8. Revise landscape where it conflicts with lighting.

John Pinckney seconded. The motion carried.

B. Lopez Commercial Center: Staff presented the project background. The consultant presented the project. The Board offered the following recommendations:

1. Consider combination of materials other than stucco.
2. Landscape very important for this project.
3. The project site is prominent and serves as an entrance to Bluffton. The architecture and landscape needs special handling to preserve the Lowcountry image.
4. Architecture should have additional Lowcountry details, i.e. exposed beams, brackets, shutters, to break up the plain stucco wall.
5. Define front of the building. It is too utilitarian to have the drive to front door.
6. Reconsider column locations. As proposed, the columns block pedestrian circulation.
7. Revise traffic circulation so that passenger side of car is adjacent to the building (front pick up area).
8. It does not appear that there is a need for a covered walk and walkway. Slide back to get more planting area.

VI. Other Business: The Board reviewed the Rules of Procedure and provided comments regarding Article 2, Section 7. Decisions and Article 3, Section 1. Minutes.

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