

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
March 7, 2005

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

Members Present:

Laura Barrett
Todd O'Dell, Chairman
Martha Crapse
John Pinckney
John Thomas
Jim Tiller

Members Absent:

Greg Beste

Staff Present:

Judy Nash Timmer, Development Review Planner

- I. Call To Order:** Chairman O'Dell called the meeting to order at 2:30 p.m.
- II. Review February 21, 2005 Minutes** – Laura Barrett motioned the minutes be approved with the revision the meeting adjourned at 2:50 p.m. John Thomas seconded. Jim Tiller abstained. Motion carried.
- III. General Public Comment:** Susan Jacobsen, Island West Resident, expressed concerns about the proper screening and lighting of the proposed Stokes Toyota project located in the Island West PUD.
- IV. Old Business:**
- A. Advance Auto Parts:** Jim Tiller motioned the project be given final approval with the condition that lighting cut sheets and color samples be submitted to staff and Greg Beste. John Thomas seconded. Motion carried.
- B. Jim 'N Nicks Bar-B-Q:**
- Site and Landscape Plans:** John Thomas motioned the site and landscape plans be approved with the conditions that 1) walkways and landscape be added to the median adjacent to the drive-thru and 2) screening for the dumpster be provided.
- Architecture:** Board made the following recommendations:
1. Provide all building elevations.
 2. Restudy materials. Recommend there be fewer changes within the materials. More uniform.

3. Consider a more refined rail detail.
4. Provide existing restaurant pictures.
5. Green metal roof may be garish. Board liked the asphalt roof.
6. Provide cut sheets on lights.

C. Stokes Toyota: Jim Tiller recused himself.

Landscape Plans: The Board made the following recommendations:

1. Address Highway 278 buffer to meet requirement of 4 overstory and 14 understory trees per 100 feet and achieve the 75% opacity coverage required. Applicant agreed to revise the plan to meet this requirement.
2. Parking areas that remain visible from the highway shall require additional plantings, berms, fencing, etc. Applicant agreed to revise the plans.
3. Landscaped median: Section 106-1681.a.2 requires ground cover or shrubs. The proposed plan shows grass. Install pedestrian crossings.
4. Section 106-1680.d requires that bufferyards having limited or no vegetation shall be revegetated. The proposed east and south buffers show no vegetation other than trees. The plant material required is such that the site should have a young forest character within five years from planting.
5. Single Palm trees are planted throughout the site. Board recommended the trees be grouped.
6. Overstory trees other than Palms would be in better context with the building.
7. Provide landscape in the car display areas.
8. The applicant stated the display median will be about 6" above the surrounding paved grade.
9. Use trees to soften sides of building.
10. Applicant requested that wheel stops not be required. However, noted that the ordinance requires them.

Architecture: John Thomas made a motion to approve the architecture with the following conditions:

1. Recommended that the column changes on the front of the building be revisited. Board believed the new columns shown were too small.
2. Reduce the number of hanging lights under the canopy. Also reduce wattage.
3. Provide illumination information for the canopy lights on the lighting plan.
4. Proposed red does not meet the ordinance requirements. Submit red samples that meet ordinance requirements for an on site mock up.

Laura Barrett seconded the motion. Motion carried.

V. New Business: No new business.

VI. Other Business: No new business.

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