

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
April 18, 2005**

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

Members Present:

Greg Beste
Martha Crapse
Todd O'Dell, Chairman
John Pinckney

Members Absent

Laura Barrett
Jim Tiller
John Thomas

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 April 4, 2005 Minutes** – Greg Beste motioned the minutes be approved as submitted. John Pinckney seconded. Motion carried.
- III. General Public Comment:** No public comment.
- IV. Old Business:**

A. Technical College of the Lowcountry - Final Architecture Review: Staff read the project background. Thomas Savory, architect, presented the project. Greg Beste motioned to approve the architecture with the following conditions:

1. Colors approved as submitted (with the condition that if the color, Accessible Beige, is changed, an offsite mockup will be required).
2. Lights
 D-2 to be metal halide
 D-4 to be incandescent
 Pendant light – maximum 15 watt bulb and perforated cylinder to be used.
 The Board is allowing the pendant fixture based on the distance from Hwy 278, the low wattage bulb and the installation of the perforated cylinder.

Martha Crapse seconded. Motion carried.

B. Stokes Toyota – Landscape Final: Staff read the project staff report. Chris Darnell, Landscape Architect, Jerry Stokes and J. J. Stokes, Developers/Owners were present to discuss the project. No motion was made. The Board made the following recommendations:

1. Submit changes to Board for review.
2. Number of trees required by the ordinance must be worked out with staff.
3. Defer to staff whether the use of the Bald Cypress meets ordinance requirements of a broad leaf overstory tree.
4. Resolve amount of sod used in the front buffer with staff.
5. May maintain view corridors but not to the extent proposed. The proposed narrowing is not appropriate.
6. Some sod is better than pine straw. However, the amount of sod needs to be reduced.

7. Provide a site plan for the overflow parking that shows the location and relationship to the proposed dealership.
8. It appears with information presented that it would be better to screen around the overflow parking than to provide tree islands at 1 per 8 parking spaces.
9. The sod proposed for the overflow parking area will not survive the proposed traffic. A pervious material would be better.
10. Redistribute parking islands to create larger parking islands. This will provide adequate space to group palms.
11. Add additional landscape in display area located adjacent to building.
12. Provide dumpster elevations, materials, colors when architecture is resubmitted.
13. Delineate customer parking differently than car merchandise parking.

C. Lopez Commercial Plaza – Final: Staff presented the staff report. No one was present to represent the project. No motion was made. The Board made the following recommendations.

1. Trees may be removed as outlined in the arborist report. However, the trees must be replaced with one 2 ½” tree per tree removed.
2. Reduce one way traffic lane to 16’ to 18’. The footage gained will allow the foundation buffers to meet the minimum 8’ requirement and increase the side walk width.
3. A foundation buffer must be added on the Highway 46 side of the building.
4. Provide detail for brackets.
5. Provide additional information addressing cupola fenestration, and windows. Lighting is not allowed.
6. Side elevations are blank. The ordinance does not allow long unarticulated walls.
7. Shutters need to be added to windows without them.
8. The Hwy 46 and Jennifer Court elevations show transoms. Transoms should be included in the side elevations as well.

V. New Business: None

VI. Other Business:

Teleconference Training Form: Board has the following questions regarding the application form:

1. If a board member is a licensed professional and fills that professional position on the board, are they exempt from this requirement, i.e. architect, landscape architect?
2. The members were instructed to circle either satisfied if they were taking the class. If they sign as satisfied, it is staff’s and the Board’s opinion that indicates they have satisfied the requirements and are not required to attend the classes. Staff instructed the Board to not sign the application if they were required to attend the meeting.

VII. Adjournment: The meeting was adjourned at 3:50 p.m.