

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
May 2, 2005

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

Members Present:

Todd O'Dell, Chairman
Laura Barrett
Martha Crapse
James Tiller

Members Absent:

Greg Beste, Chairman
John Pinckney
John Thomas

Staff Present:

Robert Merchant, Long Range Planner

- I. Call To Order:** Todd O'Dell called the meeting to order at 2:30 p.m.
- II. Review of the Minutes of the Previous Meeting:** Martha Crapse motioned to approve the minutes of the April 18, 2005 meeting. Todd O'Dell seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Piggly Wiggly – Myrtle Park:** Robert Merchant gave the project background. Warren Prewitt of ADC Engineering gave the site plan and landscaping presentation. The Board took no action on the site and landscaping plans but offered the following comments:
- ◆ All of the proposed dumpsters need to be screened and landscaped. The applicant needs to provide the Board with details of the dumpster screening.
 - ◆ The applicant needs to rework the buffer along the Bluffton Parkway. The mono-culture of pine trees with no understory vegetation does not provide an adequate buffer.
 - ◆ More trees need to be added to the front elevation foundation buffer especially in the center of the Piggly Wiggly. Sabal palmettos would be an acceptable plant choice.
 - ◆ The live oaks lining the roadways where trucks will be accessing the Piggly Wiggly should be replaced with trees that have a more vertical form such as highrise oaks or overcup oaks.
 - ◆ The applicant may want to consider eliminating landscaping materials from the parking lot medians closest to the Piggly Wiggly and replacing them with sod. Shopping carts and foot traffic make it difficult to maintain shrubs in this area.
 - ◆ The applicant may also want to consider providing a two foot strip of sod on the perimeter of all of the parking lot peninsulas to allow for persons entering and exiting vehicles.

The applicant then presented the project's architecture. James Tiller motioned to approve the project's architecture with the following conditions:

- ◆ The proposed pendant lighting for the underside of the porches on the out-buildings needs to be replaced with a lighting fixture that is full cutoff.
- ◆ A photometric lighting plan that meets the lighting level requirements in the Corridor Overlay District will be submitted to the Board for review.
- ◆ A sample board of all proposed architectural materials and colors will be provided to staff.

Laura Barrett seconded. Motion carried.

V. New Business: There was no new business.

VI. Other Business: There was no other business

VII. Adjournment: The meeting was adjourned at 3:25 p.m.