

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**May 16, 2005**

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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  
Greg Beste, Vice Chairman  
John Pinckney

**Members Absent:**

John Thomas

**Staff Present:**

Judy Nash Timmer, Development Review 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:** Jim Tiller motioned to approve the minutes of the May 2, 2005 meeting with the change that Greg Beste should be listed as Vice Chairman and not Chairman. Laura Barrett seconded. Motion carried.

**III. General Public Comment:** There was no public comment.

**IV. Old Business:** Todd O'Dell requested that Jim N Nicks Bar B Q be added to Old Business for discussion. The Board agreed.

**A. Island Packet:** Staff gave the project background. Project consultants, Barry Taylor and Mike Wilson presented the project. Greg Beste motioned the architecture and site plan be given final approval. Jim Tiller seconded. Motion carried. Board also requested the following:

1. Submit a revised lighting plan.
2. Submit a revised landscape plan to include plant schedule.
3. Ensure that the landscape matches the scale of building girth and height.

**B. Piggly Wiggly:** Staff gave the project background. Project consultant, Warren Pruitt, presented the project. The Board recommended the following:

1. The lighting submitted does not meet the Myrtle Park Design Development Guidelines.
2. Signage must also meet the Myrtle Park Design Development Guidelines.
3. Vines must be installed on the dumpster enclosure walls.

**B. Piggly Wiggly contd:** Greg Beste motioned the Landscape Plan be approved with the 50' undisturbed buffer with the condition that an alternative plan addressing the 17' right of way reduction, plant back and 70% opacity be submitted and approved within sixty (60) days from the meeting. Martha Crapse seconded the motion. Motion carried.

**C. Jim N Nicks:** Prior to the meeting, staff requested clarification of the May 2, 2005 CRB decision regarding lights proposed for the Jim N Nicks building. Todd O'Dell stated that the goosenecks were not approved because there are no signs to highlight. Additionally, the floodlights are not approved whether shielded or unshielded for the patio/porch area.

#### **V. New Business:**

**A. Grease Monkey:** This project was placed on the agenda at the request of the Zoning Administrator to provide the applicant with feedback addressing the building/service bay orientation. It is located on Highway 46, in close proximity to Ferguson. The Board provided the following comments:

1. Prefer Scheme B of the two schemes presented.
2. The landscape buffer must be nice and solid to provide adequate screening of the building.
3. The chairman was not convinced the building should face Highway 46.
4. The project is located in Myrtle Park.
5. The building should look like a Bluffton building.

**VI. Other Business:** The Chairman presented a summary of the items discussed at the mandatory state training meeting. The summary was reviewed and briefly discussed.

**VII. Adjournment:** The meeting was adjourned at 4:00 p.m.