

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
June 6, 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
John Pinckney

Greg Beste, Vice Chairman

John Thomas

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call To Order:** Todd O'Dell called the meeting to order at 2:35 p.m.
- II. Review of the Minutes of the Previous Meeting:** Greg Beste motioned to approve the minutes of the May 16, 2005 as submitted. Jim Tiller seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**

- A. Island Packet:** Staff gave the project background. Project consultants, Mike Wilson and Tim Drake presented the landscape and lighting plans.

Lighting: Greg Beste motioned the lighting plan (submitted at the meeting) be approved with the condition that wall pack cut sheets and photometrics be submitted for staff review and approval. Jim Tiller seconded. Motion carried.

Landscape: Greg Beste motioned the landscape plan (submitted at the meeting) be approved with the conditions that tree and plant sizes meet ordinance requirements and the plants are 100% irrigated. John Pinckney seconded. Motion carried.

- B. Stokes Toyota:** Jim Tiller recused himself. Staff gave the project background. Project consultants, Chris Darnell and Ryan Lyle presented the project plans. The consultants stated there would not be a security fence enclosing the overflow parking area. Additionally, Greg Beste stated that wheel stops and striping should not be required in the areas where retail merchandise will be parked.

Lighting: Greg Beste moved to give final approval to the lighting plan with the condition that the building canopy light photometrics be submitted to staff for Board members, O'Dell and Beste to review and approve. Staff requested the information be submitted by email if possible.

Landscape: John Thomas motioned the landscape be given final approval with the condition that landscape be added along the road to adequately screen the overflow parking area (in the powerline easement). The revisions are to be submitted to staff for review and approval. Greg Beste seconded. Motion carried.

Architecture: Greg Beste motioned to give final approval with the condition that the color board be submitted for review and approval. The applicant must provide an onsite mockup of the proposed red prior to permitting. John Thomas seconded. Motion carried.

V. New Business:

A. Backyard Burgers: Staff gave the project background. Project consultant, Greg Baisch presented the project. Revised architecture plans were submitted at the meeting. The Board made the following recommendations:

1. Move the building back.
2. Pull curb to the window on drive thru side.
3. If umbrellas are to be used on patio, must be a solid color with no logos.
4. The Burford Hollies proposed in the patio area may eventually conflict with drive thru exit views/visibility.
5. Hwy 278 sign should be landscaped.
6. Provide building light fixtures and lighting wattages.
7. Review Wendys, KFC and Atlanta Bread Company for roof architecture.
8. Neon (flames) is not allowed as lighting source in the corridor.
9. Provide patio details, i.e., lighting, materials, railing and fence/wall.

B. Windmill Harbour Real Estate Office: Staff gave the project background. Project consultant, Truitt Rabun, presented the project. Jim Tiller moved to give the project final approval with the condition that exterior building lighting cutsheets and photometrics be submitted to staff for review and approval. John Thomas seconded. Motion carried.

VI. Other Business:

VII. Adjournment: The meeting was adjourned at 3:40 p.m.