

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
June 20, 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
Greg Beste, Vice Chairman
Martha Crapse
James Tiller
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: Greg Beste motioned to approve the minutes of the June 6, 2005 as submitted. Jim Tiller seconded. Motion carried.

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

IV. Old Business:

A. Backyard Burger: The staff report was presented. Greg Baisch, Ward Edwards, presented the project information. The Board made the following comments and recommendations:

1. Provide adequate landscape screening of the dumpster.
2. Replace palms at rear of property with screening plants.
3. Provide screening for service yard.
4. Landscape is shown in the building footprint.
5. Where is the can wash located? Will it need to be screened?
6. Provide creative concrete treatment in dumpster area.
7. Shift plants in transformer area.
8. Building architecture needs to be beefed up. Soldier detail is not enough. Add water table detail.
9. Provide approval letter from Belfair ARB.
10. Gooseneck lighting fixtures are not highlighting anything. They have no purpose.
11. Site Lighting submitted a meeting is good.
12. Provide lighting cutsheets.
13. Provide irrigation note on plans

B. Piggly Wiggly: Staff presented the report. The Board approved the Highway buffer plantings be reduced proportionately to 70% of the requirement (35' buffer is 70% of 50' buffer). This would reduce the requirement to 3 broad-leafed overstory trees, 10 understory trees and 21 shrubs per 100 linear feet. The total requirement would be reduced to a total of 13 OS (allowing credit for ex. Pines), 80 US, 128 shrubs per 100 linear feet. Staff recommends that native shrubs and plants such as waxmyrtle, yaupons and saw palmetto not be removed from the buffer as outlined in Landscape Plan Note 13. A new plan was submitted at the meeting to meet the recommendation. CRB required the light pole heights be changed from 20' to 25' in parking lot interior to reduce the number of poles in the parking lot.

V. New Business: None

VI. Other Business:

Board decided not to accept new project plans at meetings. Additionally, the Board asked staff to clarify the CRB's power to modulate ordinance requirements and whether or not the Zoning Administrator could negate that modulation.

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