

**SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
September 19, 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  
John Thomas  
Steve Wilson

**Members Absent:**

Greg Beste, Vice Chairman

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

**III. Review of the Minutes of the Previous Meeting:** Jim Tiller motioned to approve the minutes as submitted. Martha Crapse seconded. Motion carried.

**IV. Old Business:**

- A. Johnson Tract - Final:** Staff presented the project report. Ryan Lyle, Andrews Engineering and Mike Small, The Greenery, were present to discuss the project. Jim Tiller motioned the applicant be allowed by DRT to have six (6) areas that have 10 contiguous parking spaces which is an increase from the eight (8) recommended by the ordinance. John Thomas seconded. The motion carried. The Board made this recommendation due to the large number of trees the developer has saved which has reduced his parking spaces in the fronts of businesses.

Jim Tiller motioned to give the project final approval with the condition that the following items be submitted to CRB for approval:

- a. A revised lighting plan.
- b. Building light fixtures cut sheets.
- c. A revised landscape plan showing use of cordgrass instead of sod on causeways.
- d. Parking requirements table showing ordinance requirements and parking spaces provided.

**B. Graystar – Final:** Staff presented the project report. Mike Wilson, Ward Edwards and Kevin Farruggio, Landscape Architect were present to discuss the project. The applicant requested they be allowed to transplant existing plants to be reused in the landscape plan. The Board agreed but requested the applicant come back after transplanting for landscape review. Jim Tiller motioned to approve the project with this condition. Steve Wilson seconded. The motion carried.

**V. New Business:**

**A. Grease Monkey & Retail/Restaurant– Conceptual:** Staff presented the project report. Greg Baisch, Ward Edwards, and Jody Newton, Grease Monkey representative, attended the meeting. The Board made the following recommendations:

1. Present Okatie ARB approval with final submittal.
2. The overall landscaping is sparse and needs to be increased.
3. Recommends that due to the high water table and heavy clay soils, the landscaped areas be bermed.
4. Call out groundcovers underneath the trees.
5. Board typically requires that buildings less than 10,000 s.f. have pitched roofs. The proposed buildings need a pitched roof.
6. All exterior lighting (including the building) must be cutoff.
7. The garage doors should be revised so there is less glass and visibility into the building.
8. The Grease Monkey South Building elevation should be revised so that it is articulated. Consider adding the same wall division patterns shown on the retail/restaurant building.

**VI. Other Business:** Chairman O’Dell informed the Board of his meeting with DRT. Staff is to schedule meeting with CRB and Tony Criscitiello.

**VII. Adjournment:** The meeting adjourned at 3:45 p.m.