

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**

October 3, 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 Thomas
Steve Wilson

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. John Thomas seconded. Motion carried.

IV. Old Business: None

V. New Business:

A. Steinmart– Conceptual: Staff presented the project report. Greg Baisch, Ward Edwards, and Kevin Farruggio, Landscape Architect, answered questions about the project. They stated the foundation beds would be 8' in depth. The Board made the following recommendations:

1. Reconsider saving all the trees in the parking lot. It appears the Live Oak cluster may be the only existing trees in parking area that can be saved. Please evaluate and report tree conditions to board.
2. Foundation beds should have overstory trees not just understory trees.
3. Lighting should match rest of the center.
4. Vary height of Steinmart building.
5. Consider louvers on 2nd story windows.
6. Consider cutting out portico in foundation bed areas.
7. Steinmart building has a long flat section that is out of scale with the rest of the buildings. Consider adding more display windows or some kind of glass.
8. Study proposed use of salmon color with existing use of salmon color.

9. Building materials and colors should match the existing center's materials and colors.

B. 1188 Centre – Phase 3 – Conceptual: Staff presented the project report. Greg Baisch, Ward Edwards was present to discuss the project. Applicant stated the mechanical equipment will be located on the roof. The Board made the following recommendations:

1. 8' foundation beds should be installed as required by ordinance. The Board recommended the project be moved toward the west to pick up area needed for foundation buffer.
2. Restudy circulation issues. The area between Tire Kingdom and access to these projects is confusing and will be a problem.
3. Restudy rear service areas for restaurant buildings. It appears that runoff from the wash down areas will flow into the pond/lagoon area.
4. Don't use different colors than what exists within the development.
5. Overall, architecture is nice but Board recommended that a gable be placed over the proposed "XYZ Company" where the wall is flat.

VI. Other Business:

A. Advanced Auto – Change after Approval. Greg Beste motioned to approve the HVAC equipment location on the ground with the condition that the equipment be screened, submit details to staff, and the louver screen be painted a Charleston Green. Steve Wilson seconded. Motion carried. Additionally, John Thomas motioned that the satellite be painted a neutral color. Greg Beste seconded. Motion carried.

B. Planning Director – Tony Criscitiello. Mr. Criscitiello discussed CRB's duties, responsibilities and decisions and the relationship between CRB, DRT, and the Zoning Administrator, etc. The Board decided to review the ordinance and make recommendations for needed changes that would allow flexibility in the ordinance to allow CRB to negotiate such items as island locations in relationship to parking spaces, site design issues such as vehicular circulation, etc. The Board will meet to discuss this issue at a future meeting.

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