

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 17, 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
John Thomas
Steve Wilson

Members Absent:

Jim Tiller

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: John Thomas motioned to approve the minutes as submitted. Martha Crapse seconded. Motion carried.

IV. Old Business:

A. Johnson Tract – Phase 1 (Site, Landscaping & Lighting) Final: Staff presented the project report. Ryan Lyle, Andrews Engineering, presented the project. Greg Beste motioned to approve the landscape and site plan with the following conditions:

1. Relocate stormwater drain away from the Magnolia tree.
2. Cluster the palms located in front of buildings A, D, E, F.
3. Install grass or landscaping in the right out / right in islands.
4. Install foundation plantings at restaurant (Olive Garden).

John Thomas seconded. Motion carried.

John Thomas motioned to approve the lighting with the condition that a site plan showing the building wall pak locations be submitted for review by the board architects. Laura Barrett seconded. Motion carried.

B. Grease Monkey – Okatie- Final: Staff presented the project report. Greg Baisch presented the project. No motion was made by CRB. The Board made the following recommendations:

1. Provide Okatie ARB letter that approves the submitted plans.
2. Overall, parking is not adequately screened, add landscaping.
3. The overall landscaped areas need to be bermed with a gentle natural slope. Show berm on plans.
4. Provided staking detail for Palms. No nails to be driven into trunks.
5. The building light cut sheet shows a translucent ring. It should be a solid ring.
6. Internally illuminated signs not allowed.
7. Provide a better Low Country style roof bracket and detail.
8. Provide dumpster details and elevations.
9. Use same transom grid on Grease Monkey windows as is used on the proposed retail store. No fixed windows.
10. Provide louver detail for the four gable elements on the retail building.
11. Increase the architecture detail on the north elevation wall with windows or shutters. It is unarticulated.
12. The color of the garage pull down doors should match building and not be white.

V. New Business:

A. Goodyear – Okatie Center – Architecture - Conceptual: Staff presented the project report. Mark Timbes, architect presented the plans and answered questions about the project. The Board made the following recommendations:

1. Needs roof over bays and show room. If it is a mansard roof, must be full mansard roof.
2. Provide bracket detail.
3. Black roof is too intensive.

B. Sunshine Nursery – Site Expansion - Conceptual: Greg Beste recused himself because KRA, Inc. is working with Sunshine Nursery. Staff presented the project report. The owner, architect, lawyer and landscape architect were present to discuss the project. The Board agreed to review the site expansion project with the requirement that the next submittal address trees that have been removed from the existing site without permission. The Board made the following recommendations:

1. Provide an inventory of existing trees that have been removed after CRB approval of the existing site.
2. Explore alternative ideas on parking and new entrance to save large trees.
3. Additional plantings may be required to fulfill ordinance opacity requirements of the Highway 278 buffer. The ordinance requires a minimum of 4 overstory trees, 14 understory trees and 30 shrubs per 100' or portion thereof.

4. Relocate fire hydrant to save trees.
5. Ordinance requires use of broadleaved overstory trees in buffers and tree islands.

C. Berkeley Hall Park – County Park – Recommendations: Shannon Loper with Beaufort County Parks was present to discuss the project. Staff read the project report. The Board recommended that Coastal Bermuda be used in place of the Bahia grass and that pine tree removal be limited to 50% of the interpretive area.

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 4:20 p.m.