

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
December 5, 2005**

The Corridor Review Board met at the Holiday Inn Express in Bluffton, SC at 2:30 P.M.

Members Present:

Greg Beste Vice - Chairman
Martha Crapse
Todd O'Dell, Chairman
Jim Tiller
John Thomas
Stephen Wilson

Members Absent:

Laura Barrett

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Todd O'Dell Chairman, called the meeting to order at 2:30 p.m.
- II. General Public Comment:** There was no public comment.
- III. Review of the November 21, 2005 CRB Minutes:** Stephen Wilson motioned to approve the minutes as submitted. Martha Crapse seconded. Motion carried.
- IV. Old Business:**
- A. Goodyear:** Jim Tiller recused himself. Staff read the project report. Mark Timbes, Architect, presented the project. The Board made the following recommendations and agreed the project was ready to proceed to final:
1. Glass block in storage room is okay. Glass block will not be lit.
 2. Provide gable roof over one or two doors to break up monotony.
 3. Provide shed roof over door(s) on North elevation.
 4. Add planting in the front.
- B. Grease Monkey @ Okatie:** Staff read the project report. Mike Wilson was present as project representative. Greg Beste motioned to approve the project with the condition that the following information is provided with the next submittal:
1. Cutsheets of all light fixtures and locations shown on the plan.
 2. Color clarifications for dumpster and gate.
 3. A vicinity map that shows actual parcel and road locations in the project area.
 4. Provide verification that project borders Fairfield and not Highway 278.
 5. Photometric patterns on actual light mountings.
- Jim Tiller seconded. The motion carried.

C. Steinmart: Staff read the project report. Project revisions were presented by the consultants. Greg Beste motioned to give final architecture approval. John Thomas seconded. The motion carried. Jim Tiller motioned to approve the site/landscape plan with the following conditions:

1. The height of the Palm trees located at front of building should be as shown on the rendering (18' to 22') and not as listed in the plant schedule (10' to 14').
2. Provide grades at existing Live Oak trees to the Landscape Architects on Board for review.
3. In the end islands, relocate light to middle and install a tree on either side of light.
4. Resubmit lighting plan for Board review. Changes should include streetlights photometrics (at walkway). Verify which pole (tapered or box) is to be used. Verify Belfair Towne Village pole heights.

Greg Beste seconded the motion. Motion carried.

V. New Business:

A. Carolina First Bank: Staff read the project report. The Board made the following comments/recommendations:

Site Plan

1. Provide tree removal and protection plan. The site plan and building footprint have changed since the Johnson Tract approval.
2. Relocate fire hydrant that is in the tree island.
3. Where is the trash dumpster?
4. Screen transformer and any other mechanical equipment.
5. Provide a plant list.
6. Identify what bank is seeking approval on and what is the center's property.
7. Provide a note on plan stating the existing buffer will not be disturbed.

Architecture

1. Consider muntins in the windows.
2. Provide details of the barrel vault materials, lighting, and grill.
3. Provide lighting information on the building, drive through, ATM. Lights should be recessed in the drive through.
4. Provide color board.

The Board agreed the project could proceed to final.

B. Verdier Cove: This project was removed from the agenda prior to the meeting. The Zoning Administrator informed staff that the site plan did not meet ordinance requirements and had not been approved by her and the Engineering Department. Don Guscio, Landscape Architect and consultant for the project requested the Board to proceed with the review. Todd O'Dell, Chairman, informed Mr. Guscio the Board could take no action on the project due to the outstanding issues.

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 4:00 p.m.