

**SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
December 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:**

Laura Barrett  
Greg Beste Vice - Chairman  
Martha Crapse  
Todd O'Dell, Chairman  
Stephen Wilson

**Members Absent:**

Jim Tiller  
John Thomas

**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:** Greg Beste motioned to approve the minutes with the following changes: Under Old Business, Item C, the minutes should read that "Greg Beste seconded the motion. Motion Carried." Steve Wilson seconded. Motion carried.
- IV. Old Business:**
- A. Sunshine Nursery:** Staff read the project report. Phil Taylor, Landscape Architect, presented project revisions. Mr. Taylor clarified the 10" Magnolia is not being removed and a plant schedule was submitted at the meeting. Greg Beste motioned for approval of the proposed site plan with the following conditions:
1. Plant back is required due to tree removal without permission. Submit plant back locations and quantities to two board members for review and approval.
- Laura Barrett requested that John Thomas and Jim Tiller review the plans. Mr. Beste amended the motion that Mr. Thomas and Mr. Tiller review the plans. Laura Barrett seconded. Motion carried.
- V. New Business:**
- A. Taste of Heaven:** Staff read the project report. Marvin Pearlstein and partner were present to discuss the project. Laura Barrett went on record stating she could not approve this project for the following reasons:
1. A mobile business is not a good use for a project along the Highway 46 Corridor because it is the gateway to Historic Bluffton.
  2. Such a business would be setting a precedent for other businesses of this type.

Mr. Pearlstein stated there are other restaurants along the corridor. Ms. Barrett stated the restaurant use is not her objection but the use of the mobile truck and how it appears aesthetically. Greg Beste requested the answers to the following questions:

1. Provide proof of access permission through entrance parcel onto the Taste of Heaven parcel.
2. Provide a landscape plan meeting buffer and parking screening requirements.
3. Is the building not required to provide handicap access and public restrooms? If so, this information should be shown on the plans.
4. As the business grows, will there be additional needs such as picnic tables? If so, where will they be located?
5. Is the truck intended to be permanent, semi permanent, will it be moved on a regular basis and/or special occasions?
6. Provide greater truck details (i.e. signage, truck color, skirting, etc.)

Mr. Pearlstein questioned Ms. Barrett about her statement regarding the restaurant when there are other restaurants in the area. Ms. Barrett stated that it was an apples to oranges comparison of a built restaurant to a mobile unit. She stated her issue was with the mobile unit and not the restaurant use. The applicant questioned if this project was something the Board would approve. Mr. Wilson and Mr. Beste stated more information was needed before that decision could be reached. Amanda Burke, Town of Bluffton Community Preservation Planner, was present and made the following comments:

1. The proposed plan is inconsistent with the eight objectives listed in the Highway Corridor Overlay District Guidelines.
2. The barbwire fence should be removed.

The Board agreed the project should be tabled until the additional information is submitted. The Applicant requested copies of the requirements. The Board directed staff to provide the applicant with the needed information.

**VI. Other Business: None**

**VII. Adjournment:** The meeting adjourned at 3:15 p.m.