

# SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

January 9, 2006

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

**Members Present:**

**Members Absent: none**

Laura Barrett  
Greg Beste Vice - Chairman  
Martha Crapse  
Jim Tiller  
John Thomas  
Stephen Wilson

**Staff Present:** Judy Nash Timmer, Development Review Planner

**I. Call to Order:** Greg Beste, Vice Chairman, called the meeting to order at 2:30 p.m.

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

**III. Review of the December 19, 2005 CRB Minutes:** Stephen Wilson motioned to approve the minutes with the following changes: Under New Business, Taste of Heaven, item 2, the minutes should read that "Such a business would be setting a precedent for "*construction type*" and not "*other businesses*" of this type. Laura Barrett seconded. Motion carried.

**IV. Old Business:**

**A. Grease Monkey – Myrtle Park- Conceptual:** Staff read the project report. The Board offered the following comments:

1. Provide master plan of Myrtle Park to show how this project ties in with the plan.
2. Existing Highway 46 buffer is not sufficient as shown on tree survey.
3. Parking must be buffered.
4. Landscape material should be in keeping with existing Myrtle Park in this area.
5. Meander walk from front and back to add landscape.
6. Add large planted pots to bay door areas.
7. Pull sidewalk off building to add to foundation buffer.
8. Architecture concept is good.

**B. Grease Monkey – Okatie Center – Final:** Staff read the project report. The Board took the following actions:

**Landscape:** Jim Tiller motioned to approve the landscape plan with the following conditions:

1. Provide a true representation of the 10' buffer located between Fairfield Inn and this project.
2. Provide more overstory trees in the buffer.

3. Restaurant rear will be visible from Highway 278. Add evergreen trees as additional plantings at base of berm to screen the building. The Board agreed that Magnolias would be an acceptable tree for this area. along the edge to take the form of other plantings.

John Thomas seconded. Motion carried.

**Lighting:** Jim Tiller motioned to approve the lighting plan with the following conditions:

1. Shoe box lights to be in parking area.
2. Match Fairfield lighting in common areas.
3. **Pendant lighting ????**

Martha Crapse seconded. Motion carried.

**Architecture:** Jim Tiller motioned to approve the architecture with the following conditions:

1. Not approving the signage shown on the plan.
2. Light fixtures must be cutoff.

Stephen Wilson seconded. Motion carried.

Plans are to be resubmitted for Board review.

- C. **1188 Centre-** The project was removed from the January 9, 2006 agenda because it did not meet the requirements outlined at the October 3, 2005 CRB meeting. At the request of the applicant, the Chairman added the project to the agenda. Staff presented the following information why the project was removed from the agenda:

1. DRT was assured at their review the plans would be revised to reflect the 8' buffer. DRT allowed the project to move forward without seeing this revision at with the CRB administrator's approval.
2. The project was allowed to go before CRB for one review without the required 8' foundation buffer because staff believed that it would be taken care of and the Board could still provide review for basic site plan issues and architecture. At that meeting, the Board specifically told the applicant to implement the 8' foundation buffer.

The board chose not to review the project due to the outstanding items.

## V. **New Business:**

- A. **Three Oaks @ Pritchardville - Conceptual:** Staff read the project report. The Board offered the following comments and recommendations:

1. Architecture is good.

2. Save the 35" Oak.
3. Create a pedestrian sidewalk in line with buildings not parking or increase sidewalk width.
4. Create a pedestrian village feel with walks, street lamps, landscape instead of walking alongside parking.
5. Consider pervious paving.
6. Provide shared parking numbers and minimum/maximum parking spaces required.
7. Several Board members recommended the buildings be brought to the street with parking behind the buildings. They agreed if the site and landscape was changed to be more pedestrian oriented relocating the buildings to the street may not be necessary.

**VI. Other Business:**

**St. Gregory's the Great Church:** John Champoux, Landscape Architect, requested the future campus expansion not be reviewed by CRB due to the distance and visibility of the expansion from Highway 278. The Board decided CRB review is required because of the projects location and visibility within the Highway 278 Corridor and it is part of a parcel that is located within the required distance for CRB review.

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