

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**

May 1, 2006

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

Members Present:

Laura Barrett
Greg Beste
Martha Crapse
Jake Lee
John Thomas
Jim Tiller
Steve Wilson

Members Absent:

None

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call to Order: Chairman Beste called the meeting to order at 2:30 p.m. and welcomed new member, Jake Lee, to the Board.

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

III. Review of CRB Minutes: The Board approved April 17, 2006 minutes as submitted. Jake Lee abstained (was not a board member).

IV. Old Business:

A. Ethan Allen – Okatie Crossing (Conceptual): Staff read the project report. The applicant and Board discussed the project. The Board made the following recommendations:

Site/Landscape:

1. Larger plantings and greater quantities will be required in the Highway 278 buffer and foundation plantings to properly screen the rear of the building.
2. The dumpster must be screened.
3. Remove Notes 15 & 16 regarding neon lights and channel lights on page A-2.0.

Architecture: Corner elements are not significant enough to meet pitched roof requirements. The roof needs to be redesigned with more pitch.

B. Piggly Wiggly – Bluffton (Final):

Staff read the project report. The applicant and the Board discussed the project. Steve Wilson made a motion for final architecture, lighting and landscape approval of the project. As part of the motion, the Board noted the Corridor Review Board is the legal authority over the Myrtle Park PUD requirements and can make decisions in the best interest of the development (i.e. lighting standard requirements were designed for small office parking lots and not for grocery stores. The required lighting standards require a number of lights and poles that are not logical and/or aesthetically pleasing for the proposed grocery center parking lot.). John Thomas seconded. Jake Lee abstained. Motion Carried.

V. New Business:

A. Oldfield – Commercial Entrance: Staff read the project report. Jim Tiller moved for final approval as submitted. Martha Crapse seconded. Jake Lee abstained. Motion carried.

B. Pinckney Colony Office Park – Building 500 (Conceptual Architecture):

Jake Lee and Jim Tiller recused themselves. Staff read the project report. The applicant and Board discussed the project. The Board recommended a revised landscape plan be submitted for review and approval. No architecture changes were recommended. The project can be submitted for final review.

VI. Other Business: None

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