

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

June 19, 2006

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

Members Present:

Greg Beste
Martha Crapse
Jake Lee
Jim Tiller
Steve Wilson

Members Absent:

John Thomas

Staff Present: Judy Nash Timmer, Development Review Planner

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

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

III. Review of CRB Minutes: Jim Tiller motioned the June 5, 2006 minutes be approved as submitted. Steve Wilson seconded. Motion carried.

IV. Old Business:

A. Ethan Allen – Okatie Crossing: The Board and applicant discussed the project. The Board made the following recommendations regarding the project architecture:

1. Increase the amount of pitched roof. The towers alone do not meet the ordinance intent for a pitched roof and the Low Country look.
2. Remove the awnings on the south elevation that are not located above windows. The Board does not encourage the use of faux elements and recommended the applicant consider eliminating the unarticulated walls through a combination of the following: material changes, scoring, paint color changes and the use of Sabal Palm clusters.
3. The Board recommended not introducing a new element such as plantation shutters on the south wall that were not used elsewhere on the building.
4. The window proportions of the north elevation should be used on the south wall.
5. The dumpster doors should not face Highway 278.
6. The proposed landscape in the south buffer is adequate.
7. Provide Pine species.
8. Provide building light information (cut sheets, locations on plan, photometrics) on the plan. This should include decorative and security lighting.

9. Provide canopy recessed lighting information.

The Chairman tabled the project requesting the applicant return with revised landscape, lighting and architecture plans.

- A. Lopez Commercial (lighting final):** The applicant was not present for the review. Staff stated the application was incomplete as outlined in the project report. The Board requested staff to convey this information to the applicant.

V. New Business: None

VI. Other Business: Staff contacted the Town of Bluffton regarding the Sunshine Nursery Highway 278 Buffer. Marc Orlando, Town of Bluffton planner, is the project manager for this project and is currently out of town. Staff will contact him at a later date to set up a meeting to discuss overlapping corridors and the landscaping requirements with Bluffton's Planning Commission and staff.

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