

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES

July 17, 2006

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

Members Present:

Martha Crapse
Jake Lee
John Thomas
Jim Tiller
Steve Wilson

Members Absent:

Greg Beste

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Vice Chairman Wilson 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 19, 2006 minutes be approved as submitted. Jake Lee seconded. Motion carried.
- IV. Old Business:**
- A. Jim N Nicks:** Staff presented the following information to the Board: At the Certificate of Compliance inspection, staff found the following items that were not installed as approved:
1. Foundation beds located on the east and north sides of the building do not meet the minimum of 8' in depth (as approved and required by CRB).
 2. The patio area extends beyond the porch into what should be the foundation bed area.

Staff's recommendation was to remove concrete and install foundation beds to eight foot depth according to approved plan. The developer requested to install planters in lieu of removing the concrete. It was decided that CRB should hear the request and determine if the planters would be appropriate.

The developer, Jim Saba, was present at the meeting to discuss the issue. The Board requested additional information prior to making a decision: planter cut sheet, site plan, and pictures showing affected areas. The issue was tabled until the requested information is submitted.

- B. **Ethan Allen – Okatie Crossing:** Staff presented the project report. Dan Ogden, Project Architect, was present to present the project. The Board made the following decisions:

Architecture: Prior to the meeting, staff was presented with Okatie Center Design Guidelines distributed by Horne Properties, current developer of Okatie Center, as the required guidelines adopted by the county. Until this time, it was staff's understanding (according to the approved PUD document) the County's Highway Corridor Guidelines applied to architectural review.

Jake Lee motioned to table the architecture review until staff could verify under which design guidelines the project should be reviewed. John Thomas seconded. Motion carried. Staff was directed to determine which guidelines applied and to schedule a special meeting to bring the project back as quickly as possible.

Landscape: John Thomas motioned to approve the plan with the following revisions:

1. Additional Waxmyrtles need to be installed along the east buffer to appropriately screen the service area from view.
2. Use incandescent bulb for uplighting.
3. Broad leafed overstory trees must be used in tree islands in place of the Palms.

Jake Lee seconded. Motion carried.

Lighting: Jim Tiller recommended a low wattage bulb for wall paks and that the plans be revised to reflect the correct light name (it is not a wall pak but architectural uplight). Martha Crapse seconded. Motion carried.

V. **New Business: None**

VI. **Other Business:**

1. July 14, 2006 site visit was cancelled. The Board did not reschedule.
2. Board discussed need to work with the Town of Bluffton on highway corridor buffers. Sunshine Nursery was specifically discussed. Staff reported that she had received no response from the Town of Bluffton to inquiries regarding the Sunshine Nursery Project.

VII. **Adjournment:** The meeting adjourned at 3:30 p.m.