

U.S. 278 CORRIDOR REVIEW BOARD
MINUTES
November 1, 1999

The Corridor Review Board met at The First National Bank at 2:30 P.M.

Members Present:

Greg Beste, Chair
Todd O=Dell, Vice-Chair
Martha Crapse
Martin (Len) Erickson
Gary Haygood
John Pinckney
Jim Tiller

Staff Present:

Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Mr. Beste at 2:30 P.M.

II. Review of the Minutes of the Previous Meeting: John Pinckney moved to accept the minutes as received. Martin (Len) Erickson seconded. Motion Carried.

III. General Public Comment: Mr. Beste then asked if there were comments from the public. There were no comments from the public. Mr. Beste asked Robert Merchant to give the Board an update of the Oaks Development Agreement.

IV. Old Business:

Target: Jeff Ackerman from Andrews Engineering gave the Site Plan Presentation. Brad Hill from the Beaufort Planning Group gave the Landscaping Plan Presentation. Todd O'Dell motioned to table the Site Plan and Landscaping Plan until the applicant addressed the following issues:

- The seven parking spaces near "Retail C" along the access road need to be eliminated.
- The Board is not comfortable with modifying the required number of parking spaces per landscaped peninsulas.
- Areas where Cord Grass (Spartina) is proposed should be broken up with small shrubs. Cord Grass tends to look wild and unruly when not maintained.
- The Jack Frost Privet (Ligustrum Japonicum) proposed for the far end of the front of Target could create sight distance problems.
- Some of the trees proposed near the Enmark Gas Station also create sight distance problems.
- Some of the existing trees in the parking lot area need to be preserved.
- A portion of the parking lot is dominated by red maples. This area needs to be broken up.

Martin (Len) Erickson seconded. Motion carried with Martha Crapse and James Tiller dissenting.

A representative from the applicants architectural firm gave the architecture presentation. Todd

O'Dell moved to approve the architecture as submitted on the condition that the red proposed as accent and signage color is subdued. James Tiller seconded. Motion carried.

No action was taken on the lighting plan. The following concerns were raised by the Board:

- The drop lenses need to be replaced with flush lenses.
- 1000-watt lights have never been used on the corridor. The lights need to be no more than 400 watts each. Having more fixtures should compensate for the lower levels of lighting.

Martin (Len) Erickson moved to accept the signage based on whether staff determines the other ordinance requirements are met and under the condition that the red is subdued. Martha Crapse seconded. Motion carried.

Hilton Head Factory Stores 2, Banana Republic Sign: Rece Morgan gave the presentation. Todd O'Dell moved to approve the sign as submitted. James Tiller seconded. Motion carried.

Fairfield Inn Landscaping Revision: Gary Haygood recused himself. Ed Evans of Wood and Partners gave the presentation. James Tiller moved to approve the landscaping revision as submitted. John Pinckney seconded. Motion carried.

Island Ford Façade Improvement: Paul Oates and Tim Male of Island Ford gave the presentation. James Tiller moved to accept the improvements as presented to the Board. Todd O'Dell seconded. Motion carried.

Lot 7, Westbury Place, Hargray Communications Building: Truitt Rabun gave the presentation. Todd O'Dell motioned to give the architecture preliminary approval. James Tiller seconded. Motion carried. Gary Haygood motioned to approve the landscaping and site plan pending clarification of whether additional land must be reserved for future parking and whether the highway buffer width is allowable under the new zoning ordinance. James Tiller seconded. Motion carried

CVS Pharmacy, Revised Building Signage: James Tiller motioned and Martin (Len) Erickson seconded to deny the sign as submitted because it failed to conform with the Zoning Ordinance. Motion carried.

Other Business: There was no further business.

Adjournment: Mr. Beste adjourned the meeting at 5:30 P.M.