

**U.S. 278 CORRIDOR REVIEW BOARD**  
**MINUTES**  
**November 15, 1999**

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

**Members Present:**

Todd O'Dell, Vice-Chair  
Martha Crapse  
Martin (Len) Erickson  
Gary Haygood  
Jim Tiller

**Members Absent:**

Greg Beste, Chair  
John Pinckney

**Staff Present:**

Robert Merchant, Development Review Planner

**I. Call To Order:** The meeting was called to order by Todd O'Dell at 2:30 P.M.

**II. Review of the Minutes of the Previous Meeting:** Martin (Len) Erickson moved to accept the minutes as received. Jim Tiller 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. Martin (Len) Erickson asked Rob Merchant to clarify how signs will be handled under the new ordinance. Rob Merchant said that it was his understanding that signage systems as part of multi-tenant developments would still go before the Corridor Review Board. Staff, however, would handle individual signs. Rob Merchant also brought to the Board's attention, a public meeting of County Council that would be held in the Bluffton Town Hall at 6:00 p.m. concerning the Oaks Development Agreement.

**IV. Old Business:**

**Target:** Jeff Ackerman from Andrews Engineering gave the Site Plan Presentation. Jim Tiller motioned to approve the site plan pending that the final landscaping plan to be submitted to the Board make good use of the larger islands in front of the store. Martha Crapse seconded. Motion carried. The Board requested that the applicant come back with a revised landscaping plan with the following recommendations

- Reconsider the use of Washington Palms. They may not be hardy enough for this climate.
- All parking lot peninsulas must have one overstory tree that is 3 ½ " caliper.

Jeff Ackerman said that the Development Review Team said that they would consider the CRB's recommendations concerning wheel stops in the Target parking lot. James Tiller motioned to remove the wheel stops from the target site plan with the condition that the landscaping plan accommodate overhanging vehicles. Martha Crapse seconded. James Tiller and Martha Crapse

voted in favor of the motion. Gary Haygood, Martin (Len) Erickson, and Todd O'Dell voted against. The motion failed. Todd O'Dell requested that the applicant return to the next meeting and demonstrate that the elimination of the wheel stops will improve the aesthetic quality of the project.

**Island West Commerce Park:** Brad Hill gave the presentation. No action was taken on the landscaping plan. The Board recommended that the Washington Palms be replaced with a hardier tree, the grasses should not dominate the ground cover, and more medium height shrubs need to be incorporated in the buffer.

## **V. New Business**

**Hilton Head Village, Architectural Revision:** Kathy McGaw of Greenberg-Farrow Architects gave the presentation. Martin (Len) Erickson motioned to deny the submission. James Tiller seconded. Motion carried. The Board requested that the applicant return with the original design that was approved by the board to highlight the changes.

**Indian Hill Fire Station:** Brian Pennell of Connor & Associates gave the presentation. No action was taken.

**Windy Knoll Subdivision:** J.C. Williams and Kevin Farruggio of Connor & Associates gave the presentation. Martin (Len) Erickson motioned to approve the site plan as submitted. Gary Haygood seconded. Motion carried. The applicant was asked to return with a landscaping plan.

**Hilton Head Village site plan revision:** J.C. Williams of Connor & Associates gave the presentation. No action was taken.

**Other Business:** There was no further business.

**Adjournment:** Mr. Beste adjourned the meeting at 4:30 P.M.