

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**November 3, 2003**

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

**Members Present:**

Greg Beste, Chairman  
Todd O'Dell, Vice-Chairman  
Laura Barrett  
Martha Crapse  
John Thomas

**Members Absent:**

John Pinckney  
James Tiller

**Staff Present:**

Robert Merchant, Development Review Planner

- I. Call To Order:** Greg Beste called the meeting to order at 2:30 p.m.
- II. Review of the Minutes of the Previous Meeting:** Laura Barrett motioned to approve the minutes of the October 20, 2003 meeting. John Thomas seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business.
- V. New Business:**
  - A. Walgreen's Office Community:** Robert Merchant gave the project background. Bret Wiliford of Andrews Engineering presented. The Board took no action but gave the following comments:
    - ◆ The landscaping plan will be revised to match the site plan.
    - ◆ The open area in the southeast corner of the site needs to be revised to allow for more growth room for the large live oaks in the area – specifically the 34" and the 37" caliper live oaks. This can be done by shifting the 6,250 square foot building along the eastern property line to the north and by eliminating some of the tenant spaces in the other multi-tenant building.
    - ◆ The lighting plan will be revised to match the revised site plan.
    - ◆ The shed roof overhang along the north façade of the Walgreen's building needs to be extended to round the corner and help conceal the dumpsters.

- ◆ The applicant should consider reorienting the building so that the dumpster is located at the rear and the drive-thru is located along the western façade.
- ◆ The three translucent panels on the corner element on the Walgreen's building will not be illuminated.
- ◆ The columns on the multi-tenant buildings are out of proportion. They need to be either increased in massing or double columns used.
- ◆ Gable forms need to be used on the multi-tenant buildings along the roof to provide closure at both ends of the buildings.
- ◆ The mansard roof on the Walgreen's building needs to be reworked so that the end of the mansard is not visible.
- ◆ The light source of the interior lighting in the Walgreen's building shall not be visible from the highway.

**B. Advance Auto Parts Building:** Robert Merchant gave the project background. Revised architectural drawings were presented. The Board took no action, but offered the following comments:

- ◆ The middle gable should be revised to match the left and right gables.
- ◆ More divisions in the large storefront glass are needed.
- ◆ Consider a typical bronze anodized aluminum for the storefront frame color.
- ◆ Roof brackets are needed to bring down the scale of the eave height. Brackets that have a 4 to 5 foot vertical dimension should be used.

**C. Lot 19 Sheridan Park:** Greg Beste recused himself. Jason Durst of Ward Edwards presented. Todd O'Dell motioned to waive CRB review of the proposed 7,500 square foot addition. John Thomas seconded. Motion carried.

**VI. Other Business:** There was no other business.

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