

**SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**September 20, 2004**

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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  
Laura Barrett  
Martha Crapse  
Todd O'Dell, Vice-Chairman  
John Pinckney  
John Thomas  
James Tiller

**Staff Present:**

Judy Nash Timmer, 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:** James Tiller motioned to approve the minute of the July 19, 2004 meeting. John Pinckney seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Doctor's Care - Preliminary:** Staff presented the project background. Stephanie Sexton presented the project site plan and landscape plan. John Thomas recused himself. Jim Tiller motioned to give site and landscape plan approval with the following conditions:

1. Add two Palms to create a cluster of three on the west side of the building.
2. Plant Viburnums closer to create a denser hedge.
3. Submit lighting information building.
4. Provide monument signage location and proposed landscape.

Laura Barrett seconded. The motion carried.

Michael Griffith presented project architecture and provided a sample of the Hawthorne Yellow. Additionally, he stated that the shutters would be Charleston Green. Jim Tiller motioned to give approval to the architecture with the condition that the horizontal band be white.

Martha Crapse seconded. The motion carried.

**B. Tire Kingdom & Rooms to Go - Preliminary:** Staff presented the project background. Greg Baisch passed out copies of the landscape plan at the meeting.

**Tire Kingdom:** James Tiller motioned for approval with the following conditions:

1. Spade 12" Oak, 8" Magnolia, Palm, Bald Cypress (es), Red Bud(s) and replant on site.
2. Mix type of Oaks. Consider Overcup Oaks and Live Oaks in addition to the Willow Oaks.
3. Reroute/combine the storm drainage to preserve the existing Magnolias in the 10' buffer located at the west side of the building.
4. Highway 278 façade needs more dimensions. Consider a canvas awning to break up the big, flat façade.
5. The medallions may be considered signage dependant upon the treatment given.
6. Garage doors to match storefront.
7. The building needs an additional gable added to the roof.

Martha Crapse seconded. Motion carried.

**Rooms To Go:** The board requested that the project resubmit for preliminary review and provided the following comments:

1. The corner entrance should be redesigned. The building architecture appears to be the prototype architecture of chain drugstores and not Lowcountry in style.
2. The architecture should be in the same architectural direction of the Tire Kingdom building.
3. It is not appropriate to use the lattice panels as Bermuda shutters.
4. Add architectural details to improve the corporate box architecture.
5. The building should have Lowcountry human scale.
6. The color scheme should tie in with the Tire Kingdom.
7. Significant trees should be placed in front of the building to soften the impact.
8. Gutters and downspouts maybe needed which will affect the proposed lighting.

**V. New Business:**

**VI. Other Business:**

**VII. Adjournment:** The meeting was adjourned at 3:55 p.m.