

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
December 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  
Laura Barrett  
Todd O'Dell, Vice-Chairman  
Jim Tiller  
Martha Crapse  
John Pinckney  
John Thomas

**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 November 15, 2004 Meeting:** Greg Beste moved the minutes be deferred until staff had the opportunity to make corrections.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Johnson Tract:** Architecture Review - Staff presented the project background. The consultants presented the architecture.
1. The Board agreed the architecture is moving in the right direction.
  2. However, the arched barrel roof is out of context.
  3. Trees should be grouped and not soldiered to provide feeling of pedestrian scale.
  4. The colors shown on the rendering are bright. The actual colors should be toned down from those shown on the renderings.
  5. The proposed canopies provide a nice pedestrian feel.
- B. Technical College of the Lowcountry:** Staff presented the project background. John Thomas recused himself. The consultant presented the project. The Board made the following motions:
- Architecture:** Todd O'Dell motioned to give the architecture preliminary approval with the following conditions:
1. The interior classroom lights should be recessed to reduce the amount of light coming from the building.
  2. The proposed pendant lights are not full cut off fixtures.
  3. The height of the trellis is not in scale with the building. It appears too small in the drawing.

4. The color of the metal trellis and trellis supports should contrast the wooden trellis and body of the building.
5. Provide drawings of all elevations.
6. Provide material board(s).

Jim Tiller seconded the motion. Motion carried.

**Landscape Plan:** Jim Tiller motioned to give the plan preliminary approval. Todd O'Dell seconded. The motion carried.

**Site Plan:** Todd O'Dell motioned to give the plan preliminary approval. Jim Tiller seconded. The motion carried.

**Lighting Plan:** Provide photometrics for all lighting on site. Provide lighting cut sheets for all lighting.

**V. New Business: No new business.**

**VI. Other Business:**

- A.** Chick-Fil-A Buffer Mitigation: John Thomas motioned for approval of the plan with the following conditions:
1. The Gardenia should not be used in the buffer. Use a larger, indigenous plant such as the Waxmyrtle or Yaupons.
  2. Chick-Fil-A will provide a letter stating guarantee to replace the Laurel Oaks girdled by the staking wire if they continue to decline. The trees will be reevaluated after September 1, 2005.

Martha Crapse seconded. The motion carried.

**VII. Adjournment:** The meeting was adjourned at 4:30 p.m.