

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
April 3, 2006**

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

Members Present:

Greg Beste
Martha Crapse
Jim Tiller
Steve Wilson

Members Absent:

Laura Barrett
John Thomas

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Chairman Beste called the meeting to order at 2:30 p.m.
- II. General Public Comment:** There was no public comment.
- III. Review of CRB Minutes:** The Board approved the February 20, 2006, March 6, 2006 and March 20, 2006 minutes as submitted.
- IV. Old Business:**

A. Goodyear Store – Okatie (Final): Jim Tiller recused himself from project review. Steve Wilson motioned to approve the project with the following conditions:

1. Raise the shed dormers to increase reveal.
2. Provide the ARB approval letter.
3. Provide cut sheets for lighting.
4. Dumpster location approved. It will be the same brick as the building.

Martha Crapse seconded. Motion carried. The changes will be submitted to staff for approval.

B. Grease Monkey – Myrtle Park (Final): Steve Wilson motioned for final approval with the following conditions:

1. Light fixtures shall have solid lenses. No illumination may be visible and have a solid hood. No visible lenses.

Jim Tiller seconded. Motion carried.

V. New Business:

A. Ethan Allen – Okatie Crossing (Conceptual): The Board made the following recommendations:

1. 8' foundation (landscape) buffer required around the building. Side walks can cross the buffer but may not be included as a part of the buffer.
2. The roof architecture needs to incorporate pitched roof elements to break up the elevation. The entire roof does not need to be pitched.
3. Provide building material and awning samples at next meeting. Board can not approve printed color samples.
4. Dumpster will need to be appropriately landscaped to reduce its view.
5. Internally illuminated signs are not allowed.
6. Board is concerned about the views into the site from the highway. Provide information showing existing vegetation (typically shown on plan and with photos).
7. Canopies can not be up lit.

The Board agreed the applicant could proceed to final if they wished.

VI. Other Business:

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