

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**

May 15, 2006

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

Members Present:

Laura Barrett
Greg Beste
Martha Crapse
John Thomas
Jim Tiller
Steve Wilson

Members Absent:

Jake Lee

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 May 1, 2006 minutes were not submitted for review. They will be ready for review by the June 6, 2006 CRB meeting.
- IV. Old Business: None**
- V. New Business:**
 - A. Zaxby's Lot 11 – Okatie Crossing (Conceptual - Architecture).** The applicant was not present at the meeting. A message was relayed through the Holiday Inn staff the applicant would be late and requested to be placed at the end of the agenda. The project was the only agenda item. The Board agreed to move forward without the applicant present. Staff read the project report. The Board agreed the building architecture does not meet the ordinance requirements as outlined in the project report. See project report recommendations below:

Architecture

- 1. The proposed architecture is Zaxby's prototype and does not meet the ordinance requirements.
- 2. The board typically requires buildings less than 10,000 square feet have pitched roofs. The building is 3,378 square feet and has a flat roof.
- 3. Side elevations have areas of long and unarticulated walls.
- 4. Staff recommends the board consider what projects may be facing the rear of the proposed project when addressing the rear elevation and future landscaping.

Site Design

1. Provide a vicinity map that shows project location within the PUD and its relationship to other lots within the PUD as well as Highway 170.
2. The 8' foundation buffer requirement has not been met on the building front or the south front entrance area. The minimum buffer requirement is 8'.
3. The front buffer does not appear to meet the ordinance requirements for understory and overstory trees and shrubs.

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 2:55 p.m.