

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

June 5, 2006

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

Members Present:

Martha Crapse
Jake Lee
John Thomas
Jim Tiller
Steve Wilson

Members Absent:

Greg Beste

Staff Present: Judy Nash Timmer, Development Review Planner

- I. **Call to Order:** Vice Chairman Wilson called the meeting to order at 2:30 p.m. Staff noted that Laura Barrett submitted a verbal resignation to staff.
- II. **General Public Comment:** There was no public comment.
- III. **Review of CRB Minutes:** The May 1, 2006 minutes were approved with the condition the minutes are revised to reflect that Jim Tiller recused himself from review of the Pinckney Colony Office Park project. The May 15, 2006 minutes were approved as submitted.
- IV. **Old Business:**
 - A. **Zaxby's Lot 11 – Okatie Crossing (Conceptual - Architecture).** Staff read the project report. Susan McKinney, Developer, was present to discuss the project with the Board. Ms. McKinney requested permission to submit a new site plan and landscape plan at the meeting for review. The Board declined the request stating the site plan had not received approval from the Development Review Team. The Board recommended the architecture be revised as follows:
 1. **Simplify the architecture.** The design has too many elements such as 3 different material types, towers, columns, copings, awnings, Bermuda shutters, cornices, arches and brackets. The Board believes it is not specific elements but the number and scale of elements that are the issue. The building is a small box with all the elements attached and would benefit from simplification. The Board also addressed that items such as brackets should be functional and
 2. **Incorporate Low Country details into the architecture.** The building should be modified to be a good neighbor. The prototype submitted is designed to go anywhere. The ordinance requires buildings to look like the architecture is a part of the local area.

The Board expressed to Ms. McKinney, the importance of the Architect being present at the meeting to discuss the issues with the Board. Additionally, the Board pointed out they do not review signage so any approvals from the board would not include approval of signage shown on the plans. Jake Lee motioned the project be deferred until the architecture is revised. Jim Tiller seconded. Motion carried.

V. New Business: None

VI. Other Business: The Board requested staff contact the Town of Bluffton to set up a meeting to discuss overlapping corridors and the landscaping requirements with Bluffton's Planning Commission and staff. Particularly, in relationship to the Sunshine Nursery buffer located on Highway 278.

VII. Adjournment: The meeting adjourned at 3:05 p.m.