

**SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES**

**August 7, 2006**

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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.
- II. General Public Comment:** There was no public comment.
- III. Review of CRB Minutes:** Jim Tiller motioned the July 17 and July 31, 2006 minutes be approved as submitted. Jake Lee seconded. Motion carried.
- IV. Old Business:**
- A. Ethan Allen – Okatie Center - Conceptual:** Staff presented the project report. Dan Ogden, Project Architect, was present to discuss the project. The Board made the following comments:
1. The prototype must be adjusted so that its architecture meets the ordinance standards and is a good community neighbor.
  2. The roofline should be continued.
  3. The awnings under the overhangs should be removed. If the applicant wishes to use the awnings, the board recommended they be moved to the corners.
- B. Zaxby's – Okatie Center - Conceptual:** Staff presented the project report. Dan Ogden, Project Architect, was present to discuss the project. The Board made the following comments:
1. Black as the roof color was denied. The Board recommended that pewter gray be used to pick up color from other materials.
  2. Remove the side towers so the central tower accentuates the entrance.
  3. Extend roof around building.

**B. Zaxby's – Okatie Center Cont'd:**

4. Use awnings in place of the plantation shutters.
5. Revise plans so that column types and locations agree.

**V. New Business:**

**A. Wendy's & Car Care @ Okatie Center - Conceptual:** Staff presented the project report. Ryan Lyle, project engineer, was present to discuss the project. The Board made the following comments:

**Architecture:**

1. Create overhangs around the building perimeter. The depth should be 2' or better.
2. Recommended the use of awnings over the drive thru instead of the proposed structure.

**Site:** A new site plan was submitted at the meeting. The Board made no comments on the new site plan except to remind the applicant that the Highway 278 buffer must be beefed up to provide the appropriate screening of dumpsters and maintenance areas.

**VI. Other Business:** none

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