

**SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
September 18, 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 August 7, 2006 minutes be approved as submitted. John Thomas seconded. Motion carried.
- IV. Old Business:** Vice Chairman Wilson requested that Wendy's and Car Care be moved to the end of old business. The Board agreed.
- A. Ethan Allen – Okatie Center - Final:** Staff presented the project report. Dan Ogden, Project Architect, was present to discuss the project. Mr. Ogden submitted the Horne Properties site plan approval letter for the file. The color/materials board was presented to staff for the file. Jake Lee motioned for final project approval with the following revisions submitted to staff:
1. Trees in islands must be a minimum of 3.5" dbh and 12' in height. Revise landscape plan to reflect this requirement.
  2. The roofline should be continued as discussed in the meeting.
  3. The eSconce ES2 light is the blank front.
- Jim Tiller seconded. Motion carried.

B. **Zaxby's – Okatie Center - Final:** Staff presented the project report. Dan Ogden, Project Architect, was present to discuss the project. Mr. Ogden submitted the Horne Properties site plan approval letter for the file. The color/materials board was also presented to staff for the file. John Thomas motioned for final approval with the following revisions submitted to Jake Lee for approval:

1. Either Bermuda shutters or awnings should be used. Submit material/color with revision.
2. On the side elevations, where the awnings are located with no windows, either create dummy windows covered "closed" Bermuda shutters or articulate wall in a different manner.

Martha Crapse seconded. Motion carried.

C. **Wendy's & Car Care – Okatie Crossing – Final:** Jim Tiller recused himself from the project as J. K. Tiller Associates is the project Landscape Architect. Staff presented the project report. Ryan Lyle, Project Engineer, and Chris Darnell, Landscape Architect, presented the project. A new landscape plan was submitted at the meeting with revisions (plant type changes, berming, minor design changes) addressing soil conditions. The Board agreed to review. After discussion, Jake Lee motioned for *final architecture, landscape, colors, materials and lighting approval* with the following revisions submitted to staff:

1. West Elevation: Double the gable so the elevation looks like a roof form as opposed to a store front.
2. Submit shingle example for the file.
3. Red awnings not approved. The red should be darker to meet the ordinance requirements.

John Thomas seconded. Motion carried.

#### V. **New Business:**

1. **A. 1188 Centre Phase 4 – Conceptual Architecture:** The applicant presented the project. The Board made no recommendations for change and told the applicant to move forward with the architecture as submitted.

#### VI. **Other Business:** none

VII. **Adjournment:** The meeting adjourned at 3:15 p.m.