

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
September 22, 2008**

Members Present:

Joe Hall
Jake Lee
Steve Wilson

Members Absent:

Martha Crapse
Jim Tiller

Staff Present: Judy Nash Timmer, Development Review Planner

- I. **Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m.
- II. **General Public Comment:** There was no public comment.
- III. **Review of September 22, 2008 minutes:** Approved as submitted with the following change to be added under Other Business: The Town of Bluffton has forwarded recommendations to County Council to appoint Edward Pinckney and Laura Barrett as new members on the board. Mr. Pinckney and Ms. Barrett will represent the Bluffton when the Joint CRB is formed later in the year.
- IV. **Old Business: None**
- V. **New Business:**
 - A. **Goodwill @ Island West (Conceptual):** Staff read the project report. Sandy Cashion, Developer Representative, Dennis Williams, Architect and Ryan Lyle, Engineer presented the project. The Board and project representatives discussed the project. The Corridor Review Board decided the overall building is long and unarticulated with a mass that negatively impacts the adjacent residential neighborhood. Based on this assessment, the Board voted to defer this project until the following changes are incorporated:
 1. Revise color scheme to lessen the brightness of the colors chosen.
 2. A revised color scheme will also minimize the building mass.
 3. Substantial landscape plantings will be required to subdue the building mass as a whole but especially in the rear to transition to the residential neighborhood.
 4. The walls should be stepped more to reduce the building mass.
 5. The blue roof will not be approved. The roof material should be a more appropriate color such as a gray to match the proposed building colors.
 6. The proposed towers and brackets are not needed structurally and are being used solely as decoration. The Board discourages use of such architectural elements as decorations only. Recommended the architect review the existing Walgreen building at Hwy 278 and Simmonsville Road. The architecture requires the brackets.
 7. Stated that if items such as brackets are appropriate to be used, they should be used

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on all four sides.

8. Security lighting should be unobtrusive to the residential neighborhood.

Bill Kronimus, President of the Island West Homeowners Association, outlined the association's concerns and issues as follows:

1. Disagreed with sign being located on the rear of the building.
2. Requested the blue roof not be approved and an earth tone be required.
3. Concerned about buildings impact on the adjacent residences and requested the project be required to adequately landscaped to reduce the impact.
4. Requested the building rear not be allowed to become a dump site.
5. Limit lighting to emergency lighting only at doors.

Ms. Cashion explained that Goodwill's policy is to not be an eyesore to the community and no items will be placed at the rear of the building. The goal for the store is to have all drop off items be done so at drop off center at the front of the building where the area is screened. Goodwill is no longer the thrift store of the old days and they have worked to develop a store that is an attribute to the community by being a good neighbor.

VI. Other Business: O.C. Welch/BMW Discussion

Chairman Wilson reported that Mr. Kubic and Mr. Criscitiello approved the BMW renovations stating that the project was not required to be reviewed by CRB. He reported that on Thursday, October 9, 2008, a meeting was scheduled to review the decision with Mr. Kubic and Mr. Criscitiello the decision. The Board outlined the following items as items to be discussed at the meeting.

1. Justification for allowing the project to move forward without CRB approval.
2. The project does not conform to the corridor requirements.
3. The CRB has already voted that the project proposal was a substantial renovation which required it meet architectural and landscaping guidelines.
4. The Board was enabled to eliminate staff from being required to handle the political hot beds.
5. The corridor buffer is more important in maintaining the Lowcountry identity than the architecture.
6. The project is a major renovation and therefore does not meet the section of the ordinance the applicant has applied to eliminate CRB review.

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