

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 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's primary observation was that the long and unarticulated building has a mass that negatively impacts the adjacent residential neighborhood and suggested that be changed. Based on this assessment, with concurrence of the developer, 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 which will also have the effect of minimizing the mass of the building..
    2. 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.
    3. The walls should be stepped more to reduce the building mass.
    4. 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.
    5. 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 where the architecture requires the brackets.

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

6. If use of brackets is appropriate, they should be used on all four sides.
7. 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. Did not want a sign to be 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 commented that Goodwill's policy is to avoid having any negative impact on the surrounding community and that no signage will be placed at the rear of the building. Ms. Cashion also emphasized that the store is to have all drop off activities at the front of the building where the area is screened. Goodwill no longer operates thrift stores, as it did originally. Goodwill hopes to develop stores that are considered assets to the community and the organization is dedicated to being a good neighbor.

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

Chairman Wilson reported that Mr. Kubic and Mr. Criscitiello have approved the renovations to the old O.C. Welch Island Ford property deciding 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 Board agreed that the following items should be discussed at the meeting:

1. The justification for allowing the project to move forward without continuing CRB review and approval given that the CRB has previously reviewed the project and has determined by unanimous vote that the project proposal was a substantial renovation which requires conformance with the requirements of the planning and zoning ordinance as to buffer replacement, architecture and landscaping. .
2. The fact that the project does not conform to the corridor requirements.
3. The project is a major renovation and therefore the section of the ordinance Mr. Kubic and Mr. Criscitiello relied upon in their decision to approve the project without continuing CRB review and approval does not apply.

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