

NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES

November 7, 2006

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**Members Present:**

Darrell Snyder, Chairman  
Christine Seabrook  
Kevin Farruggio  
Bill Harris  
Mark Dixon  
James Stevens

**Members Absent**

Brian Coffman, Vice Chairman

**Staff Present:** Judy Timmer, Development Review Planner

- I. **Call to Order:** The Corridor Review Board met at the County Administration Building in Rm 280, Beaufort, SC. Chairman Snyder called the meeting to order at 4:40 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** James Stevens motioned to approve the October 17, 2006 minutes with the to Napa Auto Parts:
  - a. Architecture: Item b change “façade” to “fenestration should”
  - b. Site & Landscape Plan: Item g should include “Increase size of island as much as possible.
  - c. Site & Landscape Plan: Item I add the following sentence: “The plantings should be tightened up and pulled away from the front of the buffer to increase visibility from automobiles. Also add sod in the buffer front.
  - d. Site & Landscape Plan: Add item j to read: “Preserve existing Live Oaks along parking lot.

Mark Dixon seconded. Christine Seabrook abstained from the vote because she was not present for the meeting. The motion carried.

IV. **New Business:**

1. **St. Helena Baptist Church (Conceptual):** Staff presented the staff report. Tim Rentz and Brian Pennell were present to discuss the project. The Board made the following recommendations:
  - a. Architecture should be rural vernacular architecture that is Low Country in style. This is a large metal building. Address it as a metal building. As presented, it looks like a metal building that has been dressed up. Look at Lady’s Island Feed & Seed and Builder’s Hall as good examples of metal buildings.

- b. Provide façade details.
- c. Balance the plantings of the front buffer.
- d. Use native grasses in front buffer.
- e. Board recommended against the use of Inkberry.
- f. Overhead power line prevents buffer from being fully implemented in the 50' buffer.  
Therefore, the Board's recommendation to pull it back a little and also balance the plantings across the whole site.
- g. Wheel stops must be shown on the plans.

2. **Beaufort Jasper Water Sewer Authority (Conceptual Architecture):** Staff presented the project report. Barry Taylor, Architect, was present to discuss the project. The Board gave approval for the proposed architecture and asked that more convenient parking for customers and visitors be looked into.

## V. Old Business:

1. **South Carolina Bark & Trust (Final):** Staff presented the project report. Tim Rentz and Brian Pennell were present to discuss the project. No motions were made. The Board made the following recommendations:
  - a. Gazebo/Trellis – provide details. Call out all materials, sizes, color, etc.
  - b. The Gazebo and Trellis do not relate to one another as designed. The design should be related and the two should connect.
  - c. Provide complete elevations of the trellis and gazebo.
  - d. Don't try to match the gazebo and trellis mass to the building mass.
  - e. How does person get from colonnade to the porch? Users should be able to access porch. The trellis design should relate to the building.
  - f. The gazebo beams are proportionately too large.
  - g. In the conceptual submittal, square columns were presented on the building. The columns have been changed to square boxes.
  - h. The gazebo has stucco boxes. Recommend wood or synthetic 8" x 8" posts.
  - i. Relocate HVAC to rear of building in the large island adjacent to the building and drive thru.
  - j. On the front porch of the building, the slab should slightly overhang the coping.
  - k. The front bedlines should have no undulation. Square off and make formal like the building architecture.
  - l. Label building materials on all plans.
  - m. Label curbs.
  - n. Do not encircle the 35" Live Oak or other trees on site with sod beneath the canopies.
  - o. Consider cans as porch lights.
  - p. Consider uplighting trellis and gazebo.
  - q. Provide cut sheets for all proposed lights.

- r. Provide lighting table that addresses maximum, minimum and average.
- s. Light trespass should be equivalent to moonlight or less.
- t. Provide photometrics for drive thru.
- u. Provide table that address all project lights including all exterior building lights, drive thru, parking and the trellis/gazebo area.

VI. **Other Business:** None

VII. **Adjournment:** Meeting was adjourned at 6:00 p.m.