

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
March 6, 2007

Members Present:

Darrell Snyder, Chairman
Brian Coffman, Vice Chairman
James Stevens
Kevin Farruggio
Bill Harris
Mark Dixon

Members Absent

Christine Seabrook

Staff Present: Judy Timmer, Development Review Planner

- I. **Call to Order:** The Corridor Review Board met at the County Development Services Building in Beaufort Industrial Village. Chairman Snyder called the meeting to order at 4:30 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** Brian Coffman motioned to approve the January 9, 2007 minutes as submitted. Mark Dixon seconded. James Stevens abstained due to absence. Motion carried.
- IV. **Old Business: None**
- V. **New Business:**
 1. **Butler Marine (Final Review):** Staff read the project report. Michael Griffith, Architect, Jeff Ackerman, Engineer, Sandy Plance, Landscape Designer, and Chris Butler, Developer were present to discuss the project. The Board agreed with staff's assessment the submittal did not meet the final review requirements and made the following recommendations for project revisions:

Architecture:

- a. Revise architecture so that front elevation and side elevations are designed with the same level of architectural integrity.
- b. There is not enough change in the building height along the facade.
- c. Add appropriate details for a village setting. The first and second floors may be different but need better detailing.
- d. Canopies should not jump around on the building. Should have more logical placement applied.
- e. The first floor and second floor window types should not be so different. Redesign so they relate to each other.

- f. Play up the front entrance. Create a functioning front entry that reads as a front entrance.
- g. The side entrance should be redesigned to read as a main entrance as well.
- h. Better articulate the building mass by setting back portions of the building. There is no undulation to create shadows.
- i. Rework building façade so there is greater variety and proportions than currently shown.
- j. Review existing buildings across the street as well as the existing marina building located over the water.
- k. Redesign to improve building pedestrian scale.
- l. Consider creating window spaces to show off boats.
- m. The Board stated the rear elevation could remain as proposed.

Site Plan and Landscape:

- a. Redesign building to save the Live Oak cluster located within the current footprint and the 18" Live Oak located on the east side of the building.
- b. The boats may be protected with structures.
- c. Fence should be 6' to 8' tall.
- d. Redesign parking so that the two spaces closest to the road are relocated to the back of the parking. This will improve safety for vehicles entering the site as well as for cars backing from the spaces.
- e. The ordinance requires a minimum 5 gallon shrub be installed. The Board recommended that 7 gallons be used to provide a better scale for the building and buffers upon installation.
- f. Provide ordinance required tree protection details on landscape and site plan.

Lighting Plan:

Submit cut sheets for all exterior lights to be used on site, including building lights.

- VI. **Other Business: None**
- VII. **Adjournment:** Meeting was adjourned at 6:00 p.m.