

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
May 22, 2007

Members Present:

Darrell Snyder, Chairman
Brian Coffman, Vice Chairman
James Stevens
Kevin Farruggio

Members Absent - None

Bill Harris

Mark Dixon

Brad Bowden (first meeting)

Staff Present: Judy Timmer, Development Review Planner

- I. **Call to Order:** Chairman Snyder called the meeting to order at 4:30 p.m. and welcomed new board member, Brad Bowden.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** The March 20, 2007 minutes were not submitted for Board review. The review was postponed until the next meeting.
- IV. **Old Business:**
 1. Butler Marine – Lady’s Island (Conceptual): Staff relayed DRT’s request to allow the site plan to stand as approved by DRT; not requiring the building footprint to change to preserve the existing Live Oak cluster located on site. The Board agreed. Staff presented the project report. Chris Butler, Lee Moore, Jeff Ackerman and Michael Griffith were present to discuss the project plans. The Board made the following statements and recommendations:
 - a. 3 different architecture schemes were presented. The Board approved of components from each scheme and stated overall, the architecture elevations presented are improved.
 - b. Place shutters on top.
 - c. Remove brackets.
 - d. Lower awnings to street level.
 - e. Provide more residential windows.
 - f. Do not use board and batten.
 - g. Align shutters.
 - h. Add parapets on the side elevations.
 - i. Increase plant sizes.
 - j. Do not install smaller groundcover.
 - k. Frame solid wall where signage is located with landscape.
 - l. New elevations may change landscape; revise plan accordingly.
 2. St. Helena Baptist Church (Final): Chairman Snyder passed meeting control to Vice Chairman Brian Coffman to step out of the meeting. Brian Pennell, Key Engineers, and Tim Rentz, Coastal Contractors were present to discuss the project with the Board. Staff presented the project

report. Bill Harris motioned for preliminary approval with the following conditions:

- a. Define bedlines edges between plantings and sod. Should be mulched.
- b. Azaleas should be planted on 3' to 4' centers and not the 7' shown.
- c. Add pedestrian crossings in landscape medians.
- d. Provide clearer delineation of pilasters in elevations.
- e. Stucco pilasters.
- f. Provide real windows to the mechanical room.
- g. Gable ends should have be extended or have no return at all.
- h. Match window height and door heights. A transom over the door may be appropriate.
- i. Provide a beam detail.
- j. Remove meter box from building front.
- k. Provide column and pilaster section details.
- l. Landscape should be worked around the HVAC system.
- m. Add a watertable.
- n. Review handicap access to ensure it meets requirements.

Brad Bowden seconded. Motion carried.

3. Low Country Skating Rink (Conceptual): Chairman Synder recused himself from project review as the landscape designer. Vice Chairman Coffman recused himself from project review due to a previous consultation on the project. Board member, Mark Dixon, was chosen to chair the project review. The Board made the following comments and recommendations:

- a. Architecture has improved and is addressing human scale.
- b. The road architecture elevation is stripped down. Recommend adding simple fenestration such as score marks, windows, etc.
- c. Label materials on the plans.
- d. Recommend relocating proposed Palms from the buffer to the building. This will help articulate the wall.
- e. ??????? Split face is okay but bigger bricks would be more appropriate ??????
- f. Label plants on landscape plan.
- g. Consider clusters of 3 instead of the larger clusters of 7 to increase number of groupings.
- h. Cluster screening shrubs, i.e. Savannah Hollies, to ensure that parking is screened from highway.
- i. Increase the number of trees species used.

V. **New Business:** none

VI. **Other Business:** None

VII. **Adjournment:** Meeting was adjourned at 6:30 p.m.