

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 10, 2007

Members Present:

Darrell Snyder, Chairman
Brian Coffman, Vice Chairman
Brad Bowden
Kevin Farruggio

Bill Harris
Mark Dixon

Members Absent

James Stevens

Staff Present: Judy Timmer, Development Review Planner

- I. **Call to Order:** 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:** Mark Dixon motioned to approve the June 19, 2007 minutes with the following change:
1. Delete item 1 (“Butler Marine, Item f should read the Board suggested that board and batten detail not be used.”) from the May 22, 2007 minutes.

Brad Bowden seconded. The motion carried.

IV. **Old Business:**

A. **Low Country Skating (Final):** Brian Coffman recused himself from project review due to a prior working relationship with the applicant on this project. Staff presented the project report. Jeremiah Greene, developer and Greg Baisch, engineer were present to discuss the project with the board. Bill Harris made a motion for approval with conditions as follows:

1. Landscape plan has 4 viburnums labeled as red maples. Revise label to read viburnums.
2. Pull palms into front of the building to meet understory tree requirements.
3. Remove Crapemyrtles in tree islands and replace with overstory trees.
4. Revise plan and elevation drawings so the two match.
5. Label elevations.
6. Provide a minimum of 2 wall section details.
7. Revise narrative to match building description and elevations.
8. Provide window detail with window treatment shown.

Kevin Farruggio seconded the motion. Motion carried. The applicant asked if he could submit for the next meeting. The Board agreed the applicant could submit for the next meeting and set a submittal deadline of one week prior to the meeting. Staff informed the Board with this deadline, a staff report would not be prepared for the meeting. Board and applicant acknowledged the statement.

- B. **St. Helena Baptist Church (Final):** Darrell Snyder recused himself from the project review. Staff presented the project report. The applicant and board discussed the project. Mark Dixon motioned to give the project final approval as submitted. Bill Harris seconded. The motion carried.
- C. **Butler Marine (Final):** Mark Dixon recused himself from project review. Staff presented the project report. Chris Butler, developer, Michael Griffith, architect, and Lee Moore, engineer, were present to discuss the project with the board. Staff recommended the east building elevation needed additional articulation to meet ordinance requirements. The Board decided the proposed and existing vegetation would cover the lack of articulation and did not require the east building elevation be further articulated. Security wire was discussed as being added to the top of the proposed board fence. No details were submitted to address the security fencing. Staff stated the security fencing did not meet the Village Center requirements. Chairman Snyder stated Mother Earth had a security fence. Staff stated the fence was erected prior to the ordinance adoption. The lighting plan did not address security lighting or exterior building lighting. The applicant stated he needed security lighting to protect the boats. Staff told Mr. Butler as previously discussed, the lights could be installed but must be represented on the lighting plan and meet ordinance requirements. Mr. Butler also discussed installation of motion lights. Staff again stated that the lights must be a part of the light plan submittal. Board made the following decisions:
1. The building colors and materials were approved as submitted.
 2. The lighting plan may be submitted to staff for final review.
 3. Blend the right side of scheme a with left side of scheme b.
 4. Viburnums at entrance should be a smaller shrub.
 5. Use Palm trees as the street trees instead of Live Oaks.
 6. If the Live Oaks are a plant back requirement, plant on the east side of the building and in open grassed area on the west side.
 7. Remove the plants under the large tree at the building front but keep the shrubs next to the building.

Brian Coffman motioned to approve with the above conditions. Bill Harris seconded. Motion carried. The applicant asked if he could submit for the next meeting. The Board agreed the applicant could submit for the next meeting and set a submittal deadline of one week prior to the meeting. Staff informed the Board with this deadline, a staff report would not be prepared for the meeting. Board and applicant acknowledged the statement.

V. **New Business:**

- A. **Lowcountry Classic Gardens, Inc. (Conceptual):** Darrell Snyder recused himself from project discussion because his company was the project applicant. Staff presented the project report. Shirley Snyder, Vice President, Lowcountry Classic Gardens, Inc. was present to discuss the project with the board. The Board approved the applicant's request to relocate the existing greenhouse to proposed location #1. Additionally, the Board required waxmyrtle be installed at the side buffer behind the storage trailer.

Other Business: None.

- VI. **Adjournment:** Meeting was adjourned at 7:00 p.m.