

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 23, 2007

Members Present:

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

Members Absent

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:** Chairman Snyder moved to suspend review of minutes. The Board agreed.
- IV. **Old Business:** None
- V. **New Business:** None
- VI. **Other Business:**

Discussion – Publix Project – Corners Community: Brian Coffman recused himself from discussion as his firm is involved in the project. Project representatives, Patrick Scott, developer, David Tedder, lawyer, Rob Montgomery, architect, and Ryan Lyle, engineer, were present for project review and discussion.

Staff stated the developer submitted two site plans for review. Option 1 met the ordinance requirements and had received DRT approval. Option 2 did not meet the ordinance and was not approved by DRT. The developer was seeking support from CRB for Option 2 as he believes it is the best site plan for the project. Staff noted if CRB supported the option 2 site plan, the developer would seek an amendment to the ordinance which will allow Option 2 to be approved.

Chairman Snyder opened the discussion with a motion to not review either plan as the proposal compromised the CRB review process in seeking a review of a plan that did not meet the ordinance requirements and did not have DRT approval. Motion failed for lack of a second.

Chairman Snyder made a second motion not to discuss Option 2 because it was not approved by DRT. Mark Dixon seconded. Discussion about the motion ensued. Mr. Dixon withdrew his second. The motion failed due to lack of support.

Chairman Snyder motioned to accept and review only option 1. The motion failed for lack of a second.

The applicant stated Option 2 was better for the neighborhood than Option 1. Board member Bill Harris stated he could not agree that Option 2 was better for the neighborhood than Option 1 and could not support option 1 as being good for the neighborhood either. The Board asked staff why a plan that wasn't approved by DRT was being allowed on the agenda when in the past, plans required DRT approval. Staff noted she was directed to present both plans to CRB for review.

Bill Harris motioned to review Option 1 because it was approved by DRT and not review Option 2. Chairman Snyder seconded the motion. The motion failed.

Jamie Stevens motioned to review option 1 at the CRB meeting and set a separated joint meeting with CRB, DRT and interested parties to review both options. Chairman Snyder seconded. Motion failed.

Kevin Farruggio motioned to review Option 1 at the meeting, table review of Option 2 until a workshop meeting could be scheduled with DRT, CRB and interested parties to discuss both options. Jamie Stevens seconded. Motion carried.

David Tedder stated the Planning Department was sandbagging the project and his team declined the review of Option 1 if Option 2 was not going to be a part of the review. The Board told the applicant they would support a workshop to review Option 2 but could not officially review the plan and offer support as it did not meet the ordinance.

VII. **Adjournment:** Meeting was adjourned at 6:15 p.m.