

NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
December 18, 2007

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**Members Present:**

Brian Coffman  
Brad Bowden  
Mark Dixon  
Kevin Farruggio  
Bill Harris  
James Stevens

**Members Absent**

Darrell Snyder, Chairman

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

- I. **Call to Order:** Vice Chairman Coffman called the meeting to order at 4:30 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** The board moved to approve the October 9 and October 23, 2007 minutes as submitted.
- IV. **Old Business:** None
- V. **New Business:** None
- VI. **Other Business:**

**Discussion –Corners Community Public Market District Ordinance:**

**Guests:** Councilman Bill McBride, Planning Commission Chairman Jim Hicks and Vice Chairman Mary Rivers LeGree and Assistant Planning Director, Delores Frazier.

Vice Chair Coffman opened the floor for discussion. Bill Harris, board member and architect, presented an overview of the involvement his firm had in developing the Corners Community Preservation District design goals. Mr. Hicks introduced himself and Ms. LeGree to the Board and noted that he had invited the Corners Community Preservation Committee President and Vice President who were not in attendance.

**Key Points of Discussion:**

1. In discussing the Public Market District's (PMD) purpose as outlined in the ordinance, the Board agreed that to preserve the existing character and sense

of place of the Corner's community, project design must be pedestrian friendly and planned with a sensitivity to building locations, tree preservation, parking lot materials, location and configuration.

2. Typical strip mall and shopping center design does not fit the Corners Community character.
3. Rural character is loose in design and a site is not crammed full of buildings and pavement.
4. Developments should have a low impact on the site.
5. The Corners Community floor area ratio allows a high density but the ordinance places a greater weight on preserving the community character. It is the board's opinion that the density is governed by the character preservation.
6. Site planning is the key issue in developing a project that fits within the community.
7. The architecture of the surrounding buildings should be studied in an effort to develop appropriate architecture for new buildings that is compatible with the existing buildings but does not create replicas or imitations of historic structures.
8. The board agreed that CRB should be allowed to make site plan adjustments to DRT approved conceptual plans to meet the goals and objectives of the Highway Corridor Ordinance. DRT is not reviewing plans based on these issues. The Board suggested that perhaps CRB should review the plans prior to DRT review.
9. Jim Hicks stated that DRT is responsible for the letter of the law and CRB is the spirit of the law. Delores Frazier agreed with Mr. Hicks.
10. The Board discussed that to apply the spirit of the law, CRB needs flexibility to make changes to site plans. The Board asked for DRT to consider that projects located within Community Overlay Districts and Highway Corridors receive a DRT – CRB joint conceptual review to work out important site design issues.
11. The board noted that two projects that specifically needed the joint board review were the Butler Marine project located in the Lady's Island District and the Polowana Publix project located in the Corners Community District.

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