

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES

March 10, 2009

Members Present:

Brad Bowden
Brian Coffman, Chairman
Kevin Farruggio
Bill Harris

Members Absent

Mark Dixon

Staff Present: Judy Timmer, Development Review Manager

- I. **Call to Order:** Chairman Coffman called the meeting to order at 4:40 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the January 6, 2008 Minutes:** Bill Harris motioned to approve the minutes with the change that Brad Bowden was present and Kevin Farruggio was absent. Brad Bowden seconded. The motion carried.
- IV. **Old Business: None**
- V. **New Business:**
 - A. **2636 Boundary Street Building Renovations (Discussion):** Staff noted the applicant wished receive Board direction for changes to the building. The applicant, Carl Joye, stated the following renovations and changes to the property are proposed:
 1. The 30 x 90 foot building section on the north end of the property would be removed.
 2. A green garage door added to the end of the building to allow access for the repair service.
 3. Paint the roof green.
 4. Close windows along the front with concrete blocks.
 5. Stucco the walls.
 6. Build a brick watertable on the building.
 7. Close the existing garage door with concrete blocks.

The CRB made the following recommendations:

1. The site plan will be key in making decisions related to architecture requirements. The Board is concerned about parking locations, storage locations and views into the site.
2. Accent the building in a vertical manner instead of a horizontal manner with the brick watertable.
3. Simple is better. The board recommended the walls be stucco and the brick watertable not encompass the building.
4. Don't block in the windows as this will create a long unarticulated façade. Use a 4" block to leave impression of windows and add depth to the façade. This will also allow future users to return to reinstall windows. Consider using an accent color for the recessed window areas.
5. Instead of sealing the existing garage door with concrete block, the board recommended creating a feature that looks like a closed wooden garage door.

Staff asked Mr. Joye was Ms. Austin, Zoning Administrator, aware the building was located within the railroad easement. Mr. Joye did not know. Staff expressed, the proposed parking may not be allowed within the easement without approval from the railroad company. It was noted he needed to return to discuss this issue and the proposed site plan with Ms. Austin. The Board asked Mr. Joye to return after the site planning issues were resolved and a site plan was prepared.

VI. **Other Business:**

VII. **Adjournment:** Meeting was adjourned at 5:15 p.m.