

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
March 24, 2009

Members Present:

Brad Bowden
Brian Coffman, Chairman
Mark Dixon
Kevin Farruggio
Bill Harris

Members Absent

Staff Present: Judy Timmer, Development Review Manager

- I. **Call to Order:** 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 March 10, 2008 Minutes:** Kevin Farruggio motioned to approve with the following changes:

A. New Business: 2636 Boundary Street – Building Renovations under CRB recommendations:

Item 4. Don't block in the windows creating a flush wall as this will produce a long unarticulated façade . Use a 4" block or alternate method 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~~

Create an Item 6: Consider using an accent color for the recessed window areas.

Bill Harris seconded. Mark Dixon abstained as he was absent from the meeting. The motion carried.

IV. **Old Business:**

- A. **Butler Marine – Color Change Request:** Mark Dixon recused himself as the project landscape contractor. Staff noted during a site visit, the building was not painted the yellow approved by CRB. Upon comparison of the actual building colors to the approved paint chips, it was noted that three of the four colors were not correct. Staff approved all colors but the yellow. The business

was given a temporary certificate of occupancy to repaint the building. Chris Butler, business owner and developer, decided to appeal staff's decision to CRB and request the applied yellow be approved.

Mr. Butler presented the following information as reasons why the color should be approved:

1. Mr. Butler was not aware there were approved colors for his building and did not know where to go to find out if there were approved colors.
2. No one had complained to him about the yellow.
3. The paint supplier told him the yellow met the 50% or less color required of secondary colors.
4. Mr. Butler presented pictures of residential and one commercial building painted a similar yellow. The commercial building is located just down the street from the Butler Marine building.

The board discussed the appropriateness of the approved color versus the applied color. Brad Bowden asked staff to clarify the ordinance requirements. Staff stated the ordinance did state that if a color was 50% of a secondary color it could be allowed. Staff also noted that the brightest color presented could also be noted as 50% of a brighter yellow. Staff recommended the board consider the yellows approved in the past noting that a yellow this bright had not been approved before. The chairman called for a motion.

Bill Harris made a motion to deny approval of the color currently on the building and require the building be painted the approved yellow. Brian Coffman seconded. The floor was opened for discussion. The following points were made:

1. Chairman Coffman stated he appreciated Mr. Butler's effort in providing other buildings in the area with similar colors but noted some examples were residential and did not compare with a commercial application.
2. Additionally, the building located down the street was located within the City of Beaufort as were the residences.
3. Chairman Coffman also noted the issue was not about the color change alone but the principle of CRB approvals being respected.
4. Kevin Farruggio and Brad Bowden were concerned the approved yellow would make the building look like the same color on both ends and this was not the board's intent when approved.
5. The Board also discussed whether this would be a color they would approve on additional projects. The question was also asked whether the yellow was okay for Lady's Island Village Center and not other corridors. No decisions were made regarding these issues.

Chairman Coffman called for a vote. Brian Coffman voted for the motion. Bill Harris, Kevin Farruggio and Brad Bowden voted against. Motion failed. The Chairman asked for a motion to table the issue until the next meeting to give the board time to research the item. No board members moved to table the issue or make a motion to approve. Chairman Coffman made a motion to table the decision until the next meeting. Brad Bowden seconded. The motion carried.

V. New Business:

St. Helena Family Dollar Store (Architecture Discussion): Tom Michaels, architect, Dick Jennings, building contractor and Robert Sample, developer, were present to discuss the project.

Staff Comments: The staff report contained excerpts from the St. Helena Public Market District outlining the design guidelines and the following comments:

It is staff's opinion the propose building architecture is not reflective of the existing commercial buildings located in the public market district or on St. Helena but more like buildings located within Port Royal or the City of Beaufort. The Public Market District design guidelines clearly delineate that architectural styles should be compatible with architectural styles that exemplify the unique character of the St. Helena.

The existing buildings in the area that meet ordinance standards are "What's in Store", The Gullah Restaurant, The Red Piano and the two smaller retail shops located to the east of the Red Piano. As the board is charged with the preservation this quaint community's sense of place staff recommends they look toward the existing buildings in the community for direction and guidance.

General comments:

- The applicant should be aware that if stucco is permitted, it must be applied over masonry as required by the ordinance.
- Typically, CRB has required buildings less than 10,000 square feet have pitched roofs.
- Brick watertables do not appear to be a part of the local architecture.
- CRB review does not include approval of signs.

Board and Applicant Discussion: Following is a list of items discussed and the board's recommendations for architecture changes:

1. The proposed building is 80' x 100' with a stucco façade and 8' deep wooden porch.
2. The parapet walls are stepped out approximately 10" to break up the

façade.

3. It is a good looking building and the façade is broken up nicely but the design is appropriate for Beaufort or Port Royal not the St. Helena area.
4. The awnings and porch are a good fit for the St. Helena area.
5. The high coping may be too grand for the St. Helena area.
6. Faux windows are okay as long as there is depth.
7. It is too formal for St. Helena. Needs to have a looser, more rural design.
8. The porch does not have to be 2 stories.
9. Consider rural gas station design, Penn Center buildings, the Gardens Corner Piggly Wiggly as well as other rural buildings located in Sheldon, Seabrook, Yemassee and Walterboro.
10. If the building did not have the parapet, it may open up possibilities for a more relaxed rural feel such as country store, tobacco barn or packing shed.
11. Isn't necessary to have a pitched roof.
12. Develop an agriculture/rural feel steering away from residential.
13. Note ordinance requirement if stucco is used, it must be applied over masonry.
14. The brick watertable is not typical of the area's commercial buildings.

VI. **Other Business:**

VII. **Adjournment:** Meeting was adjourned at 5:20 p.m.