

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
August 25, 2009

Members Present:

Michael Brock
Brian Coffman, Chairman
Mark Dixon
Kevin Farruggio
Bill Harris
Bill Sammons

Members Absent

Brad Bowden

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 June 9, 2009 Minutes:** Mark Dixon moved to approve the minutes as submitted. Michael Brock seconded. Motion carried.
- IV. **Old Business: None**
 1. Provide wall section details in next submittal.
 2. Landscape will be important to break up the façade

Bill Sammons seconded. Motion carried.

V. **New Business:**

160 Sea Island Parkway – Building Renovations: Steve Patterson, contractor and Steve Thompson, developer/building owner were present to discuss the proposed project. Staff presented the project report. The Corridor Review Board voted for conceptual approval with the following conditions for changes in the final review package:

Architecture:

1. Recommended the columns be removed.
2. Add a beam to the awning.
3. Extend the metal roof to cover the sidewalk.
4. Provide score lines on the sides and front of the building to break up the building mass (vertically and horizontally).

5. Window treatment should be commercial and not residential.
6. Submitted colors and materials approved.

Landscape:

1. The site plan and landscape plan should be revised to match and show the proposed parking has been removed as well as the proposed retaining wall.
2. Install understory trees in the front buffer.
3. Reduce the large mulch area in front buffer and add sod.
4. Clean up the island edge at the entrance.
5. Pull plantings back into the space created by removing the proposed parking.
6. Use Oleanders on the east side of the building instead of the Abelia. Oleanders tolerate heat better than Abelias.
7. Show parking stripes to help staff/board better determine the needed plant screen for parking area.

The revised plans shall be submitted to staff, board architect and landscape designer for final review.

- VI. **Other Business: None**
- VII. **Adjournment:** Meeting was adjourned at 5:15 p.m.