

NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
September 15, 2009

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**Members Present:**

Brad Bowden  
Michael Brock  
Brian Coffman, Chairman  
Mark Dixon

**Members Absent: None**

Kevin Farruggio  
Bill Harris  
Bill Sammons

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

- I. **Call to Order:** Chairman Coffman called the meeting to order at 4:33 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the August 25, 2009 Minutes:** Kevin Farruggio moved to approve the minutes with the condition the verbiage under old business be deleted. Michael Brock seconded. Motion carried.
- IV. **Old Business:**
  - A. Family Dollar – St. Helena (Final): Michael Brock recused himself as the project landscape architect. Staff presented the project report. During board discussion, Brad Bowden, entered the meeting. Bill Harris made a motion to approve the architecture and site plan with the following conditions:
    1. The plants located at entrance should be pulled back to ensure the site triangle is clear.
    2. Yaupon Hollies should be spaced on 8' – 10' centers.
    3. Indian Hawthorn should be 7 gallon plant.
    4. Relocate tea olives to show off the faux barn doors.
    5. Review groundcover quantities as the numbers appear high for the space.
    6. Submit revised landscape plan to CRB.
    7. Submit colors to CRB.
    8. Submit lighting to CRB.
    9. Clarify the color details on the proposed elevation drawings.
    10. Roof will be gavalume not light gray.
    11. All roofs will be the same color.
    12. The proposed red is too bright. A brownish red would be more appropriate.
    13. The board preferred the CMU bas be gray like the sidewalk and not red.

14. Screen the HVAC and provide details.
15. Plans are hard to read. Provide accurate labeling.
16. The rear of the building can not be metal. The architecture materials must carry through to the rear.

Bill Sammons seconded. The motion carried. At that time, Kevin Farruggio stated he would like the CRB to reconsider the landscape plan to be reviewed at staff level and so motioned. Mark Dixon seconded. Motion carried. The floor was opened for additional discussion.

Bill Harris motioned to approve the architecture and site with the conditions listed above and for staff to review the landscape plan (to be revised as noted in motion above). Kevin Farruggio seconded. The motion carried.

#### V. **New Business:**

- A. Seaside Farms Ripening Room Addition (Conceptual Input – Pre Application): Staff stated the applicant was seeking input on the architecture of the ripening room addition. Leith Webb with Beaufort Construction was present to discuss the project for Seaside Farms. The Board recommended the ripening room addition architecture should match the existing packing shed and be simple.
- B. Barefoot Bubba's (Conceptual): Bill Harris recused himself from the project as a partner of Allison Ramsey Architects which are the project architects. Michael Brock recused himself as project landscape architect with Ward Edwards. Staff had no comments. After discussion of the project, Brad Bowden made a motion to approve the project conceptually with the following conditions:
  1. Check quantities of Muhly Grass and ground cover.
  2. Ground cover is noted as a Crapemyrtle.
  3. Consider providing vehicle access to rear of building.
  4. Articulate the building side.
  5. Provide colors at next submittal
  6. Consider changing the drainage pond into 2 small areas instead of connecting to rear pond. This will reduce damage to existing tree roots.
  7. Delineate handicap accessibility.
  8. Provide information on existing building lights. The entire site will be required to conform to lighting requirements. This means the any existing lights that do not meet the requirements must be replaced.
  9. Show new lighting with final lighting plan.

Mark Dixon seconded. Motion carried.

C. Grayco / True Value Property– Façade Renovations: Bill Chambers, project architect, was present to discuss the project. Staff had no comments. During discussion, Bill Harris stated the overall concept sounded as if a strip mall would be created if the two separate buildings were connected. He cautioned the architect to consider not creating a strip mall as the Lady’s Island ordinance did not encourage this type of development but rather creating developments that were pedestrian and street friendly. Additionally, Mr. Harris stated the building architecture renovations did not feel Low Country in nature with the block as the primary building material. Mr. Coffman stated he was concerned with the west elevation return as the next renovation phase may not happen and requested a return on that area. Brad Bowden made a motion for conceptual approval with the following conditions for revisions and change:

1. Provide a master plan for the overall development to include a master landscape plan for the next submittal.
2. Provide a landscape buffer at the road.
3. Provide a landscape buffer at the building foundation.
4. Simplify number of materials. There is too much variety.
5. Stucco the coping area to soften the affect.
6. Provide material samples and texture samples at next meeting.
7. Wrap the west side elevation.
8. Reduce the height of the proposed high parapet on the façade.

Michael Brock seconded. The vote was called. Bill Harris opposed. Bill Sammons, Kevin Farruggio and Mark Dixon voted for. Motion carried.

VI. **Other Business: None**

VII. **Adjournment:** Meeting was adjourned at 6:30 p.m.