

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES

October 13, 2009

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:** Bill Harris moved to approve the minutes as submitted. Bill Sammons 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 give the project final approval with the following conditions:
 1. Provide actual metal roof sample to staff.
 2. Submit revised lighting plan and landscape plan to staff.
 3. The building colors are approved.

Brad Bowden seconded. The motion carried.
- V. **New Business:**
 - A. Beaufort County Social Security Office (Conceptual): Michael Brock recused himself as the project landscape architect. Staff presented the project report. Greg Baisch, Engineer and Stephen Baxter, architects were present to discuss the project. The board discussed the following items:
 1. Bill Harris stated the building architecture had more of a residential feel than that of a civic structure. He recommended the building demonstrate more authority.
 2. The first thing the public sees upon entering the site is the HVAC service court – not the front door. Entry presentation is key to this building.

3. It is a failure the building presents its back to the street and the entry is at the rear of the property.
4. The building architecture is not Lowcountry in its appearance. Fenestration, roof pitch and overhangs are key to achieve the Lowcountry look.
5. Addressing the building entrance may require site plan changes.
6. Use the building adjacent to this site as a guide.
7. As a civic building, the building has more responsibility than general commercial buildings to have a presence.

The Board and applicant discussed the issues between receiving a DRT approval for the site plan and having CRB require site plan changes.

Brad Bowden motioned the project should come back with architecture that addresses the ordinance requirements, a revised site plan that addresses the buffer, the pathway, sight lighting, and adjacent site access issues as well as the landscape plan issues outlined in the staff report.

Bill Harris seconded. Chairman Coffman opened the floor for discussion. It was clarified the project should return for conceptual approval. The motion carried.

VI. **Other Business: None**

VII. **Adjournment:** Meeting was adjourned at 5:33 p.m.