

NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES

November 10, 2009

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**Members Present:**

Brad Bowden  
Michael Brock  
Bill Harris

Kevin Farruggio  
Mark Dixon  
Bill Sammons

**Members Absent:**

Brian Coffman

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

- I. **Call to Order:** Vice Chairman Farruggio called the meeting to order at 4:35 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the October 27, 2009 Minutes:** The minutes were tabled until the next meeting.
- IV. **Old Business:**
  - A. Beaufort County Social Security Office (Final): 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 lighting plan was not part of staff's packet. Bill Harris stated the building had not been revised to address the street. Mark Dixon concurred. Additionally, Mr. Harris stated while the building footprint requirements constrain possible changes to the building architecture, the changes made were not substantial enough.

Bill Harris motioned to approve the **conceptual** project approval with the understanding the Board is looking for the conditions discussed to be addressed. The conditions attached to the approval are as follows:

    1. The revisions submitted do not adequately address the street façade or the side façades. Restudy the overhang of the rakes and gables.
    2. Two different pitches are shown.
    3. If the street side is not the entrance, consider accentuating the building side visible on the south side.
    4. The street façade and side façade architecture needs to be stronger.
    5. The street façade needs to be broken up to reduce long, unarticulated wall.
    6. Balance how the gables work with what happens in architecture beneath.
    7. The flag pole concept is good but forced. Consider relocating to an area that is logical and promotes the concept.

8. Develop architecture rhythm without using trickery or fakery.
9. Develop regularity in the fenestration such as door and window locations. This might be accomplished by introducing shutter panels with windows to accommodate the interior requirements. The board will consider other means to accomplish the fenestration.
10. There is no expression of window head or sill. Consider a flat block over the window head.
11. Minimize up lighting of building.
12. Provide details such as portico section, wall section and window sections.
13. Materials and colors are good with the recommendation to use smooth hardiplank not wood grain.

Brad Bowden seconded. Michael Brock was recused and did not vote. Motion carried.

- B. Seaside Farms Ripening Rooms (Conceptual): Michael Brock recused himself as the project landscape architect. Staff presented the project report. Greg Baisch, Engineer was present to discuss the project. Brad Bowden motioned for conceptual approval with the following conditions:

1. Provide a landscape plan.
2. Delineate site plan to show required circulation patterns.
3. Delineate the utility easement located in the front buffer on the site and landscape plan.

Mark Dixon seconded. Michael Brock was recused and did not vote. Motion carried.

- C. Gray Holdings (Final): Roscoe Chambers, Architect, was present to discuss the project. Staff presented the project report. Brad Bowden motioned to give the project final approval with the following conditions:

1. Raise coping and lower where it butts into the wall.
2. Trellis should be a dark color such as green.
3. Gooseneck light fixtures will be used to light signs.
4. Submitted colors approved.
5. Plant a vine on the trellis.
6. Irrigation to be installed.
7. Return the east building corner to match the west building corner.
8. Plant understory trees in the center tree island.
9. Relocate overstory tree to the end of the building/building corner island.

10. Architecture lights on building approved – provide lens and wattage to staff.
  11. Applicant stated the rest of the site will be submitted at a later date.
- Bill Harris seconded. Motion carried.

- V. **New Business: None**
- VI. **Other Business: None**
- VII. **Adjournment:** Meeting was adjourned at 6:00 p.m.