

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 6, 2010

Members Present:

Brian Coffman
Kevin Farruggio
Mark Dixon
Michael Brock
William Sammons

Staff Present: Delores Frazier, Assistant Planning Director

- I. **Call to Order:** The meeting was called to order at approximately 4:30 p.m. by Mr. Brian Coffman, Chairman.
- II. **General Public Comment:** There were no public comments.
- III. **Review of Minutes:** It was moved to Mr. Brock and seconded by Mr. Farruggio to approve the minutes of the May 25, 2010 meeting as written. The motion was carried unanimously.
- IV. **Old Business:** True Value Site Expansion (Final)

Ms. Frazier read the staff report to the Board (copy attached). Bill Chambers, representing the applicant, presented Phase 2 of the project to the Board. Phase 1 of this project (Building 1 architecture to the sidewalk) has already received final approval.

Discussion included questions about the materials used on Building 2; in particular the shutters on the front of the building. It was noted that vinyl does not comply with the ordinance. The Board asked for more detail on how the shutters "fit" to the wall. The Board also discussed the treatment of the sides of Building 2.

In reviewing the landscaping plan, the Board suggested that there be more variety in the canopy trees planted. It was also noted that the plan needs to specify 5-gallon sizes, instead of spread.

It was further noted that there may be some conflicts between trees and light poles in the landscape islands.

It was then moved by Mr. Dixon and seconded by Mr. Farruggio to give Final Approval to Phase 2 of the True Value Site Expansion with the following changes to be approved by staff and one Board member:

- The applicant will provide a detail of how the shutters “fit” to the wall and propose new material for the shutters that complies with the ordinance.
- Submit a material board.
- Revise the landscaping plan to change some of the cypress trees to other species (i.e. add some variation) and to note that the Indian Hawthorn size must meet 5 gal.
- Submit a revised lighting plan as per staff comment.
- Check whether there are conflicts between the landscaping and lighting plans (e.g. trees and lights in the same landscape islands) and address if needed.

The motion was passed unanimously.

Approved as written, 12/7/10