

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
December 7, 2010, Beaufort Industrial Village #2

Members Present:

Brian Coffman
Bradley Bowden
Mark Dixon
William Harris
William Sammons
Michael Brock

Member Absent:

Kevin Farruggio

Staff Present: Judy Nash Timmer, Development Review Planner
Linda Maietta, Planning Assistant

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:** Minutes from the July 6, 2010, were reviewed. Mr. Michael Brock made a motion, and Mr. William Sammons seconded the motion, to accept the July 6, 2010, minutes as written. The motion was carried unanimously (FOR: Coffman, Bowden, Dixon, Harris, Sammons, Brock).

IV. **Old Business:** Family Dollar, St. Helena (Seeking as-built approval)

Mr. Brock recused himself from this portion of the meeting.

Chairman Coffman asked for background from Ms. Timmer. She read the staff report to the Board (copy attached).

Attendees representing Family Dollar included: Greg Basch, Ward Edwards, Engineer of Record for original plans; Robert Sample, Owner; Joe Strickland, Vice President, Premier Builders & Development Company.

Mr. Strickland provided the Board with photographs of the as-built building. Mr. Strickland discussed the modifications made to the building as shown on the as-built drawings provided to the Board. He also discussed the staff level changes that were approved and the remaining work to be done to the building.

The Board asked questions of the applicants and discussed the changes in detail. Clarification of the sequence of events, including permitting, changes approved at staff level, responsibility, and site issues were discussed. The Board asked the applicant to screen in the electric panel. The screen shall mimic the existing dumpster enclosure in style, architecture and materials.

Motion: Mr. William Harris made a motion to approve as-built items to be corrected as follows:

1. Center Section of the Building: Realign the right and left sets of upper windows to center with the lower window centers (as originally approved)
2. On the center section of the building (main mass), remove the board and batten and install siding as originally approved.
3. Provide a lighting plan that includes the building light photometrics with the approved parking lot light photometrics. Also provide cut sheets for the building lights that are being used. Note that if the photometrics do not meet the ordinance requirements, the lighting must be revised to meet the ordinance.
4. Install the hardware on the barn doors located on the building front (as originally approved).
5. The batten strips may be 1" x 4" instead of the previously approved 1" x 8". The strips are to be placed at approximately 2' on center on all sides of the building. The uneven gaps must be revised to meet this requirement. The applicant can choose to paint all strips the current light trim color or the color of the building.
6. A board architect will review the completed items on site to ensure compliance.

Mr. Sammons seconded the motion. The motion was opened to the Board for discussion. Mr. Mark Dixon amended the motion to include:

7. The rear of the building must be finished as originally approved.

Mr. Harris amended the motion to include:

8. The dumpster enclosure gates will be finished as shown on the as-built plan (as stated by applicant).

Mr. Harris accepted the amendment made by Mr. Dixon. Mr. Sammons seconded the amended motion. The motion was approved (FOR: Dixon, Coffman, Harris, Sammons; AGAINST: Bowden).

V. **New Business:** There was no new business.

VI. **Other Business:** Mr. Bowden asked about upcoming training. SmartCode Webinar is being held on Thursday, December 16, 2010, at 2:00 p.m., in the Executive Conference Room of the Beaufort County Administration Building. As requested, Ms. Maietta will email Board members a summary of their training hours.

VII. Chairman Coffman adjourned the meeting at approximately 5:30 p.m.

APPROVED 7/24/2012