

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
January 10, 2006

Members Present:

Darrell Snyder, Chairman
Brian Coffman, Vice Chairman
Christine Seabrook
Kenneth "Mark" Dixon
James Stevens

Members Absent - None

Staff Present:

Judy Timmer, Development Review Planner

Call to Order: The Corridor Review Board met at the County Administration Building in Rm 280, Beaufort, SC. Darrell Snyder, Chairman called the meeting to order at 4:30 P.M.

General Public Comments: No comments.

Review of the Minutes: Minutes for the October 4, 2005 and December 6, 2005 meetings were reviewed. James Stevens motioned to approve the October 4, 2005 minutes as submitted. Christine Seabrook seconded. Motion carried. Mark Dixon motioned to approve the December 6, 2005 minutes as submitted. James Stevens seconded. The motion carried.

I. New Business:

A & J Flea Market: James Stevens motioned to approve the project with the condition when the existing bays are blocked, the new blocks be recessed to articulate the building. Mark Dixon seconded. Motion carried.

II. Old Business:

Low Country National Bank – Lighting final: Darrell Snyder recused himself from project review. Brian Coffman took over as Chairman. Staff presented the project report. The applicant stated the wall lights would be fitted with 3 watt flickering bulbs. James Stevens motioned that project be given final approval as submitted. Christine Seabrook seconded. Motion carried. Brian Coffman returned chairmanship back to Darrell Snyder.

St. Helena Kingdom Hall Building Renovations & Additions Conceptual: Staff read the project report. Lamar Taylor and Tom Michaels were present to discuss the project. Brian Coffman motioned to give final approval to the project as submitted. Christine Seabrook seconded. Motion carried. Mr. Snyder left the meeting for several minutes to discuss City of Beaufort project issues with Mr. Taylor.

84 Lumber - Conceptual: Darrell Snyder relinquished chairmanship to Brian Coffman, Vice Chairman to enable Mr. Snyder to participate more fully in the project discussion. Staff advised Mr. Snyder that he could participate fully as Chairman. Mr. Snyder stated he wished to continue with Mr. Coffman as Chairman. Brian Coffman took over as Chairman. Staff presented the project report. Chris Darnell was in attendance to discuss the project with the Board. The Board offered the following comments:

Architecture: The architecture is better but the Board expressed concern about following items:

1. Why is the porch offset?
2. The architecture does not match the footprint.
3. Submit T-Shed elevations.
4. Side elevation needs to be articulated with more than pilasters at 50' intervals. Add more reveals and details. Consider false windows, barn doors, and roof brackets.
5. Add additional details in front, road side and rear such as a stucco band across the top.
6. Raise porch roof to improve the building scale.

Landscape/Site:

1. Save the 20" Live Oak located at the front of property.
2. Save trees by adjusting fence locations to weave around trees.
3. Consider shortening T-Sheds to save additional trees.
4. Add landscape beds at ends of T- Sheds.
5. Provide schematic sketches of alternative layouts. Specifically the T- Sheds. The Board would like to see one of the front sheds relocated to the rear of property.
6. No razor or barbed fence will be allowed.
7. Show future expansion on the site plan.
8. Relocate the yard fence in the parking area approximately 20' to the South to line up with the gate.

III. Other Business: Staff requested the Board's input on a sign. The board voted 4 -1 to allow the black background because of the sign's simplicity (only 2 colors) and felt it was a better sign with the black background than with the cream/beige background. Brian Coffman was the opposing vote.

IV. Adjournment: The meeting adjourned at 6:30 p.m.