

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
March 7, 2006

Members Present:

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

Members Absent - None

Staff Present:

Judy Timmer, Development Review Planner

- I. **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.

- II. **General Public Comments:** No comments.

- III. **Review of the Minutes:** Minutes for the February 21, 2006 meeting were reviewed. Brian Coffman motioned to approve minutes as submitted. Jamie Stevens seconded. Christine Seabrook abstained from the vote (absent from February 21, 2006 meeting). Motion carried.

- IV. **New Business:**
 - A. **Emmanuel Prayer Temple (Conceptual):** The Board gave conceptual approval of the building architecture with no recommendations for change. The Board made the following recommendations regarding future submittal of the site and landscape plans:
 1. Concrete apron at entrance: The Board recommended the apron be extended approximately 20 to 30 feet to prevent maintenance issues (ruts, loss of gravel) from vehicles entering Highway 21.
 2. Form an allee of Oaks to frame the church view into the site.
 3. Provide wheel stops.
 4. Add plantings to pump house.

The Board agreed the project was ready to proceed to final review.

B. Island Square Shopping Center Renovation (Final): Brian Coffman recused himself. Darryl Snyder motioned to approve the project as submitted with the condition the applicant understood the signage was not being approved. Kevin Farruggio seconded. James Stephens opposed. Christine Seabrook voted for. Motion carried.

V. Old Business:

A. 84 Lumber (Final): Kevin Farruggio motioned to give final approval of the architecture, site, landscape and lighting as submitted with the following exceptions:

1. Ligustrums and Waxmyrtles along the wall should be 7 gallon instead of 5 gallon.
2. Lighting footcandles at the building entrance should be revised to meet the ordinance requirements.

These changes are to be submitted to staff for approval. Christine Seabrook seconded the motion. Motion carried.

VI. Other Business:

- A. The Board re-elected Brian Coffman as Vice Chairman and Darrell Snyder as Chairman.
- B. Additionally, the Board requested that CRB be responsible for building signage approval.
- C. The Board also requested that the ordinance be revised so that when redevelopment occurs in non conforming buildings and sites the developer be required to spend a percentage of the costs on bringing landscape into conformity.

VII. Adjournment: The meeting adjourned at 6:15 p.m.