

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
April 4, 2006

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**Members Present:**

Darrell Snyder, Chairman  
Brian Coffman, Vice Chairman  
Kevin Farruggio  
James Stevens

**Members Absent - None**

Mark Dixon  
Christine Seabrook

**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 March 21, 2006 meeting were reviewed. Brian Coffman motioned to approve minutes with the revision that Mark Dixon was absent. Kevin Farruggio seconded. Motion carried.

IV. **New Business:**

A. **St. Helena Gullah International Academy (Conceptual):** Kevin Farruggio recused himself from project review. The Board agreed with the staff report stating the architecture does not meet the Corners Area Preservation District and the Corridor Overlay District Guidelines and offered the following recommendations to the applicant:

1. As outlined in the ordinance, the building should be redesigned as a cluster or as an alternative to the cluster design would be to break up the building mass with portions pop out and/or recede. One member pointed out it appeared the building mass could be broken into three buildings with minimal additional costs going to exterior walls and little change to the layout. The applicant expressed concerns of safety for the children. The board did not say the revised building must be clustered but left it up to the applicant to present a building (or buildings) that meets the ordinance whether it is one building or several.

2. The building architecture should promote the community's sense of place and

character (agriculture and small neighborhood), not the institutional image it has now. The board recommended the following items might be considered as appropriate:

- a. Porches
  - b. Big wide doors
  - c. Packing sheds
  - d. Cupolas
  - e. Deep overhangs
  - f. Brackets
  - g. Barrel vault roof
  - h. Agricultural roof vents
  - i. Clerestory windows on gym
3. The gym wall should be broken up with details such as joint patterns and banding.
  4. Provide children with a place to be out of weather when outside.

The Board approved the colors presented at the meeting. The board made no recommendations on the landscape plan or the lighting plan. The board recommended the project come back for conceptual review.

V. **Old Business:** None

VI. **Other Business:**

Staff did not have an update on signage and site improvement ordinance changes.

VII. **Adjournment:** The meeting adjourned at 5:50 p.m.