

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
October 17, 2006

Members Present:

Darrell Snyder, Chairman
Brian Coffman, Vice Chairman
Kevin Farruggio
Bill Harris
Mark Dixon
James Stevens

Members Absent

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. Chairman Snyder called the meeting to order at 4:30 p.m.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** Brian Coffman motioned to approve the September 19, 2006 minutes as submitted. Bill Harris seconded. James Stevens and Mark Dixon abstained from the vote because they were absent from the September 19, 2006 meeting. The motion carried.
- IV. **New Business: None**
- V. **Old Business:**
 1. **Greenline Industries (Change after Approval – Awning):** Bill Harris, architect, recused himself from project review. Staff presented the staff report. Bill Coggins, Patterson Construction, was present to represent Greenline Industries. Brian Coffman, motioned to approve the awning change over the new front entrance and to wrap the corner with the awning but to deny the additional awnings for the following reasons:
 - a. The awnings will bring additional attention to the long façade.
 - b. The Board referred to the awnings as a band aid fix. Mr. Coggins asked what the board would consider appropriate treatment. The Board stated the building façade could be renovated similar to the entrance to improve the façade. It is the Board's opinion the proposed awnings will look contrived.
 - c. The previously approved landscape was designed to minimize the long building façade. The landscape is currently being installed. CRB believes the installed landscape will provide appropriate relief to the long façade.

James Stevens seconded the motion. Motion carried.

2. **Island Square Shopping Center Renovation (Landscape):** Brian Coffman recused himself from project review. Staff presented the staff report. Nick Welliver, Land Care South, was present to discuss the project.

The Board discussed the current site activity (trenching for irrigation and lighting, parking changes and landscape removal, etc.) and wanted to know how the construction could be taking place without an approved landscape plan. Also, lighting changes have not been submitted for CRB review and approval. The Board asked that an overall site plan be added to the submittal.

James Steven motioned to table the project until November 7, 2006 and asked staff to clarify development permit approval for the current activities. Mark Dixon seconded. Motion carried.

3. **Napa Auto Parts (Conceptual Review):** Staff presented the project report. Bill Oswell, architect, was present to discuss the project. The Board made the following recommendations:

Architecture

- a. Overall, the architecture is good.
- b. The board recommended the road front façade mirror the parking lot side.
- c. Consider uplights/downlights in place of wall paks to highlight the architecture (brackets and pilasters).
- d. Shutters should work. Bring down to meet the window sill.
- e. Consider revising horizontal line to catch spring line of door.

Site and Landscape Plan

- a. Septic tank should not be placed beneath the drainage swale.
- b. Eliminate the drainage swale by inverting parking lot and/or adding catch basins in the parking lot to pick up stormwater. This will also save the 24" Live Oak and reduce construction impact to other trees on the lot.
- c. Basic foundation buffer is required on the north building side.
- d. No underbrushing is allowed in the preserved forest area.
- e. Do not use the Florida Leucothoe, Weeping Willow and Camilla (not suited for commercial sites and area).
- f. Tifton 419 is a golf course grass. Use grass that requires less maintenance such as centipede.
- g. Shumard Oak root growth habit is too aggressive for a tree island. Recommend a Laurel Oak.
- h. Board believes the Waxmyrtles and Yaupons in the front buffer will be maintained as shrubs so recommends understory trees such as Dogwoods and Redbuds, etc.

- i. The front buffer design is too informal, too plopped down. Even as a natural buffer it should have more order.

The Board commended Mr. Oswell for such a thorough submittal.

VI. **Other Business:** None

VII. **Adjournment:** Meeting was adjourned at 5:30 p.m.