

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
October 16, 2006

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**Members Present:**

Martha Crapse  
Jake Lee  
John Thomas  
Jim Tiller  
Steve Wilson, Chairman

**Members Absent:**

**Staff Present:** Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Chairman Wilson called the meeting to order at 2:35 p.m.
- II. General Public Comment:** There was no public comment.
- III. Review of CRB Minutes:** Jim Tiller motioned the October 2, 2006 minutes be approved as submitted. Jake Thomas seconded. Motion carried.
- IV. Old Business:**

- 1. Carolina First Bank – Johnson Tract (final):** Staff presented the project report. Richard Salmon, architect, and Ryan Lyle, engineer, were present to discuss the project.

**Architecture:** Jim Tiller moved for final architecture approval as submitted (colors and materials included). Martha Crapse seconded. Motion carried.

**Site Plan:** The Board recommended the following changes to the site plan:

- a. Relocate fire hydrant to opposite island.
- b. Show limits of work.
- c. Show area that Bank is responsible to landscape.
- d. Provide tree removal plan that reflects tree removal and proposed grading.

**Landscape Plan:**

- a. Note 3 should state that changes are to be approved by Corridor Review Board.
- b. Plant sizes do not correlate with typical industry standards. For example, the plant heights specified for the containers appear to be too small. Also, the plants in a 3 gallon container should be 2' to 3' in height

## **V. New Business:**

1. **Up the Creek Fish Camp & Grill (conceptual architecture):** Staff presented the project report. Dan Ogden, Architect, was present to discuss the project. The Board concurred with the staff report comments regarding the architecture and made the following recommendations for change:
  - a. The proposed corporate architecture is not appropriate to the Low Country.
  - b. Architecture should address all four sides of the building. Long, unarticulated elevations are not allowed.
  - c. A pitched roof should be used and will help reduce the building mass. The box with tacked on front and rear elements is not appropriate.
  - d. River rock stone is not appropriate for our area. Cobblestones (used as ballast stones) are the only native stones in our area. Oversized brick could be another choice.
  - e. Consider adding a watertable to the architecture (brick or cobblestone).
  - f. Remove the landing lights on top of the building.
  - g. There are good components to the design but too many bits and pieces that take away from the overall architecture (materials, different type awnings proposed, different front façade treatments, etc.).

## **VI. Other Business:**

**VII. Adjournment:** The meeting adjourned at 3:15 p.m.