

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 8, 2007

Members Present:

Martha Crapse
Joe Hall
Paul Roth
John Thomas
Steve Wilson

Members Absent:

Jake Lee
Jim Tiller

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call to Order: Chairman Wilson called the meeting to order at 2:30 p.m. Mr. Thomas was not present when the meeting was called to order. Chairman Wilson stated if Mr. Thomas did not attend the Matthews Marine project would be deferred as neither Board Landscape Architect were present to review the proposed landscape plan. Member John Thomas came in during this time.

II. General Public Comment: None

III. Review of September 24, 2007 minutes: Paul Roth motioned for approval as submitted. Martha Crapse seconded. Joe Hall abstained as he was not present at the Sept. 24, 2007 meeting. Motion carried.

IV. Old Business:

- A. **Johnson Tract – 6K building (final):** The project had not been previously reviewed by the Board and it was decided the project was a conceptual review and not final as submitted. Chris Nardone, architect, presented the project. The Board agreed the proposed buildings were in keeping with the approved Johnson Tract projects. No recommendations for change were made. The project may proceed to final review.
- B. **Johnson Tract – 10K Building (final):** Staff had no comments. Chris Nardone, architect presented the project changes. Paul Roth motioned to give final approval to the project with the condition the mortar be a light color, not the proposed dark mortar. Joe Hall seconded. Motion carried.
- C. **AAA Storage Warehouse (2nd conceptual review):** Staff presented the project report. Michael Griffith, architect, presented the project. The Board was satisfied with the efforts made to save additional trees on site. The following items were noted:
 - a. Mr. Hall expressed the need for additional landscape on the long blank walls.
 - b. Show building elevations with the fence and proposed vegetation.
 - c. All elevation should look like the east elevation with shutters and vertical proportions as opposed to the square proportions shown.
 - d. Delineate fence height on the building elevation.

- D. **Ashley Furniture (final)**: Staff had no comments. Darren Watson, architect, was present to discuss the project architecture. Page, Davis Landscape and Greg Baisch, Ward Edwards were present for discussion as well. John Thomas motioned to give the project final approval with the condition the awning be changed to a light green and submitted to staff. Martha Crapse seconded. Motion carried.
- E. **Matthews Marine (2nd conceptual)**. Staff presented the project report. Don Guscio, Landscape Architect, was present to discuss the project. The Board made the following recommendations for revisions:
- a. A minimum 2 ½” dbh is required for trees by ordinance.
 - b. Provide more details on plans.
 - c. Place mitigation trees in the buffer.
 - d. Add waxmyrtles to the side buffer to screen Highway 278 view into the site.
 - e. Mix trees using more natives.
 - f. Add additional trees in the corner adjacent to the front 50’ buffer.

V. New Business:

- A. **Tanger Outlet (Building Paint Review)**: Tanger Outlet painted several buildings without approval for color changes. Staff required Tanger to submit colors to board for approval. The colors used were from approved Charleston colors. Staff and the Board expressed concern about the color combinations. Beth Hilton, General Manager of Tanger Outlet Centers was present to discuss the issue. John Thomas motioned to have member Joe Hall, Board Architect go to the site to review the colors for approval. Martha Crapse seconded. Motion carried.

NOTE: Staff met with Mr. Hall, Ms. Hilton and other Tanger Outlet employees on site after the meeting. Mr. Hall recommended the pink and blue combination not be used again. The other combinations were approved as submitted. Tanger was not required to repaint the existing pink/blue building.

VI. Other Business: none

VII. Adjournment: Meeting adjourned at 4:30 pm.