

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
June 16, 2008

Members Present:

Martha Crapse
Joe Hall
Jake Lee
Jim Tiller
Steve Wilson

Members Absent:

Paul Roth

Staff Present: Judy Nash Timmer, Development Review Planner

- I. **Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m.
- II. **General Public Comment:** There was no public comment.
- III. **Review of May 19, 2008 minutes:** The minutes were approved as submitted.
- IV. **Old Business: None**
- V. **New Business:**

- A. **Vacant O.C. Welsh Building Remodel (Conceptual);** Michael Griffith, Architect, Truitt Rabun, Landscape Architect, and Wallace Wiggins, Contractor, were in attendance to present the project. Staff read the project report into record outlining project information, clarifications and recommendations. The staff report outlined the existing building and site plan do not conform to the current ordinance.

Discussion ensued to what level the site should be brought into conformity. Chairman Wilson's call of the question stated the project as submitted does not comply with the provisions of the ordinance. SCRБ unanimously voted to require the developer bring the project into compliance with the provisions of the Ordinance, specifically with respect to the Highway 278 - 75% buffer opacity requirement. The Board invited the applicant to resubmit their proposal in compliance with the Ordinance.

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At the request of the architect, the board provided preliminary comments on the project's architecture as follows:

1. The building façade is good architecture but it does not meet the ordinance requirements for low country architecture.
2. Use architecture design elements to break up the unarticulated facades.
3. Provide the CRB with a mock up of the metal panels to determine acceptability.
4. The CRB is concerned with the overall building not just the front façade. The proposal is to only address the façade. Mr. Hall stated this will create a Queen Anne front with a Mary Ann behind.
5. The signage wall is too dominant. The building should not be a sign.

Martha Crapse seconded the motion. Motion carried unanimously.

VI. Other Business: The Board directed staff to find out why no permit was issued to gut the O.C. Welch building and to contact Verizon regarding resubmittal information needed.

VII. Adjournment: The meeting adjourned at 4 p.m.