

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 7, 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 June 16, 2008 minutes:** Jake Lee motioned to approve the minutes with the following change:

From the June 16 Minutes New Business Project Review of Vacant O.C. Welsh Building Remodel (BMW):

~~Discussion ensued to what level the site should be brought into conformity. Chairman Wilson called the question: Should the buffer be 50' with the 75% opacity? Jake Lee seconded for discussion. Mr. Lee stated he believed the opacity should be 75% no matter the depth. Mr. Hall stated the buffer should be a naturalized buffer that reflected the buffers located in the corridor. Mr. Lee also stated the buffer should meet the 75% opacity requirement but could be less than the 50'.~~

~~Chairman Wilson modified his motion to state the buffer could be less than 50' but must be 75% opaque and called the vote. Mr. Lee seconded. The motion carried unanimously. After the motion, Mr. Rabun requested the project be removed from review because he disagreed with the Board's assessment.~~

Chairman Wilson's call of the question stated the project as submitted does not comply with the provisions of the ordinance. SCRD 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.

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 7, 2008

~~Mr. Griffith asked if the Board would review the architecture without further review of the landscape plan. The Board agreed and made the following recommendations for building changes:~~ **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. Lee 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.

IV. Old Business:

A. Modern Classic Motors Dealership (Conceptual): Staff presented the project report. Michael Griffith, Architect, was present to discuss the project with the CRB. The Board made the following recommendations for improvements and change for the project:

1. The entrance/ central signage wall's architecture is foreign to the rest of the building and incompatible with the building next door. The element needs to be softer or compromised to work with the building. The size and scale of the wall should be compatible with the rest of the building.
2. Landscape will be key in softening the building. The continuity of the buffer is important. Note the Honda building has no parking in front of the building and a large amount of landscape. This building site plan has less landscape areas and more parking in front of the building.
3. The low country architecture and materials need to be blended more on the whole building reducing the token low country architecture elements presented in this submission.

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
July 7, 2008

At that time, Mr. Griffith requested the board allow him to submit a second study for review. The Board agreed to review the study and made the following comments:

1. The architecture is better overall but the entrance continues to be incompatible with the overall architecture.
2. The board agreed with the architect that a trellis could be beneficial to the overall design.
3. Landscape would still play a key role in the overall development picture.
4. The colors should relate to the Honda building.

The Board tabled the project and advised the applicant to move forward with a preliminary submittal incorporating the Board's comments.

B. Vacant O.C. Welsh Building Remodel (Conceptual): The Board discussed the scope of the proposed project, and requiring the developer obtain an after the fact demolition permit outlining the scope of remodeling and demolition to take place.

V. New Business: None

VI. Other Business: The Board took the following actions: 1) tabled review of the HCOD guideline revisions until the next meeting. 2) Told staff to pursue a stop work order on Verizon because the applicant had not received final CRB approval. CRB required the lighting plan and landscape plan be submitted to Jim Tiller for final approval.

VII. Adjournment: The meeting adjourned at 4:30 p.m.