

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
November 3, 2008

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**Members Present:**

Martha Crapse  
Joe Hall  
Jake Lee  
Jim Tiller  
Steve Wilson

**Members Absent: None**

Ed Pinckney\*  
Laura Barrett\*

\* Future Board Members

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

**I. Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m. and noted that Ed Pinckney and Laura Barrett, future appointees to the board were in attendance.

**II. General Public Comment:** There was no public comment.

**III. Review of October 6, 2008 Minutes:** Chairman Wilson submitted revisions to staff. Jim Tiller moved to approve the minutes with the submitted changes. Jake Lee seconded. The Board unanimously approved the motion.

**IV. Old Business:**

A. O.C. Welch/BMW Building Renovation Update: Chairman Wilson stated there has been no update regarding the County's Administrator's decision to allow the project to bypass CRB review.

**V. New Business:**

A. Barrel Landing Parcel E (Office and Light Industrial Use Project): Project representatives, Bruce Boysen, James Atkins, and Kraig Gorden were in attendance to present the project. Staff read the project report.

It was noted the current zoning for the property is Research and Development. Mr. Tiller informed the board the proposed uses were not allowed in current zoning. Staff informed the CRB the project

was allowed as submitted because plans were under review when the zoning was changed on the property. Additionally, the proposed building is less than 100' from the east property line. The CRB asked staff to verify the correct setback for the project.

Jake Lee motioned for conceptual approval with the following conditions:

1. The plant material on the rear buffer needs to be larger upon installation.
2. Provide a grading plan with the next submission.
3. Remove note "subject to change" from the conceptual plan.
4. The plan shows one species of foundation plant. Provide variety of foundation plants.
5. Provide a signage program for the development.
6. There are planting beds proposed within the existing dirt road which will be removed. The dirt road is heavily compacted and needs to be redone for planting.

Joe Hall seconded. The motion carried.

#### **VI. Other Business:**

#### **VII. Adjournment:**

The meeting adjourned at 3:05 p.m. Almost immediately after adjourning, the Board decided to reconvene the meeting to discuss the Barrel Landing Parcel E zoning issue and the status of the O.C. Welch/BMW renovation project. The Board requested staff to report at the next meeting why Light Industrial uses could be approved under the Research and Development zoning.