

SOUTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

August 15, 2005

The Corridor Review Board met at the Holiday Inn Express in Bluffton, SC at 2:30 P.M.

Members Present:

Todd O'Dell, Chairman
Laura Barrett
Greg Beste, Vice Chairman
Martha Crapse
James Tiller
John Thomas
Steve Wilson

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call To Order: Todd O'Dell called the meeting to order at 2:30 p.m.

II. Review of the Minutes of the Previous Meeting: Greg Beste motioned to approve the minutes as submitted. Martha Crapse seconded. Motion carried.

III. General Public Comment: J. Mac of Hilton Head Island requested that the Board consider not approving the Johnson Tract project in an effort to delay development in Beaufort County. Mr. Mac stated that development needed to slow down. Chairman O'Dell explained the Board's purview was strictly for architecture and landscape review and it could not delay or stop development.

IV. Old Business:

A. Johnson Tract – Final – Site, Landscape & Lighting: Staff presented the project report. Ryan Lyle, Andrews Engineering, present the project for Board review. No motion was made. The Board made the following recommendations:

1. Provide landscape plan at 1"=20".
2. Provide location of all 24" dbh and larger trees to be removed as part of the next submittal.
3. Provide grading plan that shows spot elevations, tree wells and tree well depths.
4. Provide tree well detail. Aeration details should also be included.
5. Provide pervious parking detail. Important that fill be minimal.
6. Magnolias are sensitive to root disturbance more so than other trees. Optimum protection of these trees would be no disturbance inside dripline.
7. Lowes and Hilton Head Walmart have good examples of successful tree wells.
8. Study possibility of rerouting pipes away from Magnolia trees.

9. Increase pervious pavement in area of 55” Live Oak.
10. The fence detail needs to be revised. A 2” x 6” rail is needed for an 8’ span.
11. Will a 1”x 6” or 1”x 4” be used?
12. Include a fence section detail.

13. Install dense vine plantings for fence on the development side. Board recommended Confederate Jasmine and/or Yellow Jessamine planted 1 vine per fence section.
14. Include building light fixture cutsheets with submittal.
15. Provide detailed information about entrance.
16. Lighting for entrance road should be included as well.
17. Provide planting information for wetland buffers and retention ponds.
18. Sodded areas need to be irrigated.
19. Review landscape area for 7,000 s.f. restaurant. It appears that trees are planted on the grease trap boxes.
20. The road across the wetland should be landscaped. Recommend a 2:1 slope with cord grass.
21. Plant information is not legible in schedule.
22. Note #4 should read by owner and CRB. In addition, the note should state that disturbed areas to be replanted and approved by CRB.
23. L2 Revise to state “disturbed” to “undisturbed”.
24. Bank location – relocate palm trees at drive through to eliminate view problems with site triangle.
25. Provide parking requirement schedule on plan. Show number of required and provided. Also delineate number of required pervious parking spaces.
26. Provide site pervious vs. impervious ratios on plan.
- 27.

B. Lopez Commercial Plaza – Final: Staff presented the project report. Greg Beste motioned to give the Landscape and Site plans approval with the following conditions:

1. Provide caliper inches in plant schedule.
2. Consider the use of sod in the areas of disturbance along May River and Buck Island Roads.
3. Provide brick paver sample.

Laura Barrett seconded. The motion carried.

Architecture: The Board offered the following recommendations:

1. Provide bracket detail that clarifies conflict between wall section detail and bracket detail.
2. Signage is not a part of CRB approval.
3. Lights on porch should be recessed cans.
4. Two different dumpster details are shown.
5. Provide service yard detail. 18” to 20” clearance is required for HVAC equipment.

6. Provide detail of steel guard posts on dumpster.
7. Shutter color should be Charleston green.

V. New Business: None

VI. Other Business:

The Board discussed lighting issues and ordinance requirements with Ashley Gibson, Palmetto Electric representative.

VII. Adjournment: The meeting adjourned at 4:00 p.m.