

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
November 21, 2005**

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

Members Present:

Laura Barrett
Martha Crapse
Todd O'Dell, Chairman
Stephen Wilson

Members Absent:

Greg Beste
Jim Tiller
John Thomas

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Todd O'Dell Chairman, called the meeting to order at 2:30 p.m.
- II. General Public Comment:** There was no public comment.
- III. Review of the November 7, 2005 CRB Minutes:** Martha Crapse motioned to approve the minutes as submitted. Stephen Wilson seconded. Motion carried.
- IV. Old Business:**
- A. Sunshine Nursery:** Staff read the project report. Phil Taylor, Landscape Architect, and the business owner were present to discuss the project. The Board declined review of the project based on staff's report. Following is the information outlined in the staff report as a requirement for CRB review.

Proposed Site:

1. A tree removal plan should be provided with the proposed layout on the plan. The submitted information does not appear to accurately reflect the existing trees that are being preserved and removed. The size and species of each tree should be shown on this plan.
2. A tree preservation/removal schedule/table should be shown on the tree removal plan that outlines types and sizes of trees to be removed and trees to be preserved.
3. Provide detail of display base. Will the granite base be installed over the existing site? Will the existing grade in this area be lowered to prepare for the base?

Proposed Landscape:

1. Highway 278 buffer does not meet the minimum requirements: The buffer is approx. 180' in length (rounded up to 200'). The ordinance requires a minimum of 8 overstory trees, 28 understory trees and 60 shrubs for this area. Staff counts 43 shrubs, 5 understory trees and 20 existing overstory trees.
2. Typically in the past, the board has required native shrubs be planted in the highway corridor buffer. The proposed plantings do not meet this requirement.
3. The proposed buffer plantings are planted in an area that is about 10' wide the length of the buffer. What happens to the existing vegetation in the remaining 40' of buffer?

4. The tree survey shows approx. 20 trees existing trees in the Highway 278 corridor buffer but only 13 shown on the landscape plan.
5. Should the tree islands located in the new service area be enlarged?
6. Provide material information labels/notes on the plan for path materials and the display base material.
7. How will the service area be delineated differently than the display areas?

Existing Site:

1. It appears that thirteen (13) trees have been removed without permission from the existing Sunshine Nursery site. The Zoning Administrator is going to provide the plant back requirement for these trees.

The applicant brought new information to the meeting to be reviewed based upon staff's report. The Chairman told the applicant that new information is not accepted at meetings and recommended it be submitted through staff for the next meeting. Staff agreed to place the project on the next meeting agenda if it met the requirements outlined in the staff report.

V. New Business: None

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 3:30 p.m.