

**SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
February 6, 2006**

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

Members Present:

Laura Barrett
Martha Crapse
John Thomas
Stephen Wilson

Members Absent:

Greg Beste
Jim Tiller

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call to Order: Vice Chairman Beste was not present to chair the meeting. John Thomas motioned that Laura Barrett act as Chair for the meeting. Board concurred. Laura Barrett assumed the role of chairman.

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

III. Review of the January 23, 2006 CRB Minutes: Martha Crapse motioned to approve the minutes as submitted. John Thomas seconded. Motion carried.

IV. Old Business:

1. **Three Oaks at Pritchardville:** Staff read the project report. Jim Robinson, project architect, presented the project.

Site: John Thomas motioned to approve the site plan with the addition of pervious paving at the Highway 46 entrance island. Stephen Wilson seconded. Motion carried.

Landscape: The landscape plan must be revised as follows and submitted for board review:

- a. Provide a plant schedule on the plan listing plant scientific names and common names, plant sizes, number and any special conditions such as multi-trunk, etc.
- b. Please label the plants so the plan is easier to read (shrubs in particular).
- c. Will lawn areas be seeded or sodded?
- d. Provide a note on the landscape plan that states any changes to the approved plan must be submitted to the Corridor Administrator or CRB for review and approval.
- e. Provide note on plan addressing that all plants are to be fully irrigated.
- f. If existing buffers are to remain undisturbed, place a note on the plan(s) to that effect and what type of maintenance is proposed in the future.
- g. Highway 46 buffer: The proposed buffer does not meet the Corridor requirements of 14 understory and 30 shrubs per 100' and it will not meet the opacity requirement when mature. A total of 24 overstory trees (met), 84 understory trees and 180 shrubs must be installed. The plants must be installed to meet the requirements per 100' to ensure appropriate screening. The shrubs should be screening shrubs.

- h. Gibbet Road buffer: This buffer is required to have 30% opacity. It requires a minimum of 6 overstory trees (met), 18 understory trees, and 36 shrubs. The buffer needs an additional 6 shrubs and 18 understory trees.

Lighting: The landscape plan must be revised as follows and resubmitted for board review:

- a. There are several areas of conflict between lighting and landscape. Light fixture placement should consider location of existing and proposed vegetation. Does the Board wish to see the landscape on the lighting plan?
- b. Light fixtures should not be located in tree islands.
- c. There are several Magnolia trees (and other species as well) where construction will affect 100% of the immediate root zone. Staff asks the Board discuss the best management of these trees with the applicant.
- d. There is light trespass across property lines. Fixtures should be back shielded and relocated to prevent trespass.
- e. The submitted cut sheet does not say if the light is a cut off fixture.
- f. Lighting proposed outside property on Gibbet Road can not be approved by the County.
- g. No building light information has been provided.
- h. All light cutsheets must be provided. All lights must be cut off fixtures.
- i. Show gas light locations on the landscape plan.

Architecture: Provide the following information with the next submittal:

- a. Provide details of mechanical equipment screens.
- b. Provide dumpster enclosure details and service yard fence details.

The Board offered no other input on the architecture.

V. New Business:

1. **St. Gregory's the Great Elementary School & Resurrection Garden:** Laura Barrett and John Thomas recused themselves. Stephen Wilson was appointed chairman. Staff read the project report.

Site: Martha Crapse made a motion to approve the site plan as submitted. Stephen Wilson seconded. Motion carried.

Landscape: The landscape plan must be revised as follows and submitted for board review:

- a. Overstory trees should be added to the existing and proposed buildings to soften the buildings.
- b. Add note stating that plants will receive 100% irrigation.
- c. Additional retention pond must be shown on the plans.

Architecture: The Board stated overall the architecture is attractive but that they wished to table the architecture review until the Board architects were in attendance. Architecture was tabled.

VI. Other Business:

The Board decided not to elect a chairman and vice chairman until the next meeting.

VII. Adjournment: The meeting adjourned at 3:15 p.m.