

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
February 5, 2007

Members Present:

Martha Crapse
Joe Hall
Jake Lee
John Thomas
Jim Tiller, Vice Chairman
Steve Wilson, Chairman
Paul Roth

Members Absent: None

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 CRB Minutes:** Mr. Lee motioned the January 8, 2006 minutes as submitted. Martha Crapse seconded. Motion carried.

IV. Old Business:

- a. Carolina 1st Bank- Final:** Staff presented the project report. The Board discussed the Johnson Tract plant back issues in the highway buffer adjacent to the bank project and the lack of coordination between SCDOT/Beaufort County in right of way issues. The Board recommended that grading in the buffer area be tightened up to diminish the area affected. Ryan Lyle, Andrews Engineering, stated he would look into the issue. Additionally, the Board requested that staff find out what the county site monitoring schedule is and how it is being monitored.

On the Bank project, Paul Roth motioned to approve the project as submitted. Jim Tiller seconded. Motion carried.

- b. 1188 Centre Phase 4 – Final:** Staff presented the project report. Jake Lee recused himself from project discussion. The Board discussed the project. John Thomas motioned to approve the project as submitted. Jim Tiller seconded. Joe Hall questioned why the landscape plan was not revised to meet his comments from the previous meeting. Staff explained it was her opinion that the Board discussion after his recommendation explained that the landscape was appropriate and matched the existing landscape of the previous project phases. The Board agreed. Wilson, Crapse, Roth voted in favor of the motion. Mr. Hall abstained. As previously noted Mr. Lee was recused. Motion carried.

- c. **Piggly Wiggly Stucco Color Change Request:** The Board agreed to add this request to the agenda. Staff explained the applicant was requesting to change the Piggly Wiggly stucco color from the cool gray to the warmer color approved for the remainder of the development. David Rice, Architect, presented the sample colors. Jake Lee motioned to approve the color change. Jim Tiller seconded. No discussion. Motion carried.

V. New Business:

- a. **Beaufort Jasper Comprehensive Health – Mobile Unit (Conceptual):** Staff presented the project report. The Board made the following recommendations:
 - 1. Submit a landscape plan that shows foundation buffer plantings, and road buffer to screen residential neighborhood across the street.
 - 2. Submit building color samples.
 - 3. Provide cut sheets for exterior lighting.
 - 4. Site/landscape plan should include the handicap access ramp as well as the stairs.
 - 5. The landscape plan must be approved before the building can be moved in.
- b. **Legacy Medical Center (Final):** Staff presented the project report. The developer, consultants and the board discussed the project. The Board recommended but did not require the following revisions be submitted for review:
 - 1. Provide height and spread on landscape plan.
 - 2. Submit landscape plan at a larger scale.
 - 3. Landscape plans are too schematic. All plants should be labeled with numbers to be used shown.
 - 4. Provide additional construction details on columns, gutters and downspouts.

John Thomas motioned to give final approval to the complete project (architecture, landscape and lighting) as submitted. Jake Lee seconded. The Board discussed the requirements/requirements of the motion. Staff clarified the motion on the table was to approve the project as submitted and did not include the recommendations previously discussed. The Chairman called for the vote. Hall, Crapse, Wilson, and Roth voted in favor of the motion. Jim Tiller opposed. Motion carried.

VI. Other Business:

VII. Adjournment: The meeting adjourned at 4:20 p.m.