

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
February 19, 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 were no public comments.
- III. Review of CRB Minutes:** Mr. Lee motioned the February 5, 2007 minutes with the following change: Under New Business (item b.2) smaller should be changed to larger. The Board wanted a larger scale planting plan for ease of review. Martha Crapse seconded. Motion carried.

IV. Old Business:

- a. **Johnson Tract Phase 1 Tree Mitigation & Plant Back:** Chairman Wilson asked for project representative to present the plant back plan. Mike Small, Landscape Architect with the Greenery outlined the proposed plant back. Chairman Wilson asked David Oliver with Stafford Properties to explain how the buffer was removed without permission. Mr. Oliver stated the buffer removal was a mistake and not done intentionally. It was later discussed the site contractor did not hold a required pre-construction meeting to outline site requirements and issues.

There were two citizen comments: John Frazier and Janice Robinson recommended the development be held to the maximum requirement for plant back and also discussed establishment of more stringent penalties when illegal removal of buffers and trees take place. Ms. Robinson, a Crescent resident living adjacent to the development, questioned why additional vegetation was not required in the joining buffer of the two properties. Staff explained the development met the County's rear buffer requirements. In addition to County buffer requirements; the Crescent Homeowner's Association and the developer negotiated to install a fence along the rear buffer between the two developments.

Staff noted the actual disturbed area in the highway corridor buffer is approximately 800' and minimum plant back would be as follows: 32 overstory trees, 112 understory trees and 240 shrubs. CRB required larger trees be planted as outlined below. *[Please note the 919" of mitigation trees is not a part of the CRB plant back requirement.*

Therefore, trees used to meet the CRB requirement can not reduce the 919” of mitigation plant back.]

In addition to the CRB plant back requirements, a total of 919 inches of overstory trees are to be mitigated on the plant back plan. Enlarging the tree caliper inches of the mitigation trees will reduce the number of trees required as plant back in this letter. The number of mitigation trees was calculated as 2 ½” diameter at breast height (dbh).

After additional discussion, the Board set forth the following requirements:

1. Provide plant common names, scientific names, whether container or B&B, container sizes, height and spread in the plant schedule.
 2. Install larger plants to increase screening of buildings.
 3. Do not use Water Oaks (*Quercus Nigra*). Consider other oaks such as Willow, Laurel and Live Oaks.
 4. Increase hardwood trees to minimum 4” to 6” dbh.
 5. Pine tree species should be a minimum 3” dbh.
 6. If after replanting the front buffer, there are tree mitigation inches left to install, the board recommending planting understory and overstory trees in the rear buffer.
 7. Change Pine species to Long Leaf Pines.
 8. Reduce number of proposed pines and plant native Cedars and Magnolias.
 9. Add additional waxmyrtles and yaupons to the buffer to reestablish the understory.
 10. Board is requiring the landscape installation begin as soon as possible because it is optimum time to plant now.
 11. The Board will review the buffers after plant back to determine if additional plantings are needed.
 12. Submit revised landscape plan for the March 5, 2007 meeting.
 13. Also submit detailed time schedule for plant back with how plants will be watered.
- b. **Johnson Tract – Phase 1 Building D & E Consolidation (conceptual):** David Oliver, Developer, and Ryan Lyle of Andrews Engineering were present to discuss the project. Staff presented the project report. The Board approved the architecture changes to the building exterior. Additionally, the Board recommended the developer consider changing the roof colors to less vivid, neutral colors and not the previously approved deep red and deep blue colors. The Board Architects stated neutral colors would bring continuity to the development and age gracefully. Mr. Oliver agreed to restudy the roof colors throughout the development.

V. New Business: None

VI. Other Business: None

VII. Adjournment: The meeting adjourned at 3:45 p.m.