

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
March 5, 2007

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**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. Roth motioned the February 19, 2007 minutes with the following change: Under Old Business, item a.5, change 2" to 3" dbh to 3" dbh. Martha Crapse seconded. Motion carried.

**IV. New Business:**

A. Matthews Marine Storage Expansion (Conceptual): Staff read the project report. Don Guscio, Landscape Architect, was present to discuss the project. The Board made the following recommendations:

1. Submit a site plan that shows complete site, including the existing building and its relationship to the new project.
2. Label/delineate areas on plan as storage and/or new boat sales.
3. Submit a landscape plan that outlines plant locations with a schedule outlining plant sizes, etc.
4. Front buffer must be planted to meet 70% opacity ordinance requirements. This includes a mixture of overstory, understory and shrubs as outlined in the ordinance.
5. Fence should be either black vinyl coating, or painted. Additionally, the applicant should consider planting vines on the fence as well as the additional shrub plantings.

B. Palmetto Court (Conceptual): Stephanie Sexton, Engineer, and Michael Griffith, Architect, presented the project. Bill Godfrey, developer, was in attendance. The Board made the following recommendations:

1. The Board approved the conceptual architecture elevations presented but noted the same level of architecture commitment should be made to all sides including the loading areas.

2. Buildings 2, 3, & 4: In order to meet the Myrtle Park loading area screening requirements, redesign parking and drive lanes to increase landscape area and provide required screening for buildings (parking spaces may need to be removed).
3. Building 5: Turn dumpster away from the street and add landscape screening.
4. There are 7 parking spaces over the requirements. Reduce parking in front buffer to reduce the number of trees removed.

## **V. Old Business:**

### **Johnson Tract Phase 1 Tree Mitigation & Plant Back:**

Project representatives in attendance were Mark Jones, Stafford, Ryan Lyle, Andrews Burgess and Shannon, The Greenery.

The Board opened discussion requesting staff to explain the difference between CRB required plantings and mitigation plantings as outlined in the staff report. Ryan Lyle stated the water should be turned on by April 20, 2007. Shannon stated tree installation could be completed by April 22, 2007.

The Board made the following recommendations:

1. Submit a landscape plan that is graphically easier to understand with legible labels.
2. Recommended using container trees or root pruned.
3. Provide a mixture of yaupons and waxmyrtles. The waxmyrtles are a better screening plant than the yaupons. The buffer needs to be screened. The board is
4. Minimum 5 gallon shrubs required by the ordinance. The Board is looking for a minimum height of 36" to 40" with the shrubs.
5. Revise tree staking detail with soft ties and not wires.
6. Understory trees should be 6' to 10' in height.
7. Provide landscape elevations that include buildings in the background to demonstrate how landscape will screen the buildings.
8. Provide landmarks (billboards, etc) on the site plans for orientation purposes.
9. No landscaping is required to fill in the existing buffer.
10. The Board continues to reserve the right to inspect the buffer upon plant installation to determine if additional plantings are needed.

## **VI. Other Business: None**

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