

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
March 19, 2007

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**Members Present:**  
Martha Crapse  
Joe Hall  
Jake Lee

Jim Tiller, Vice Chairman  
Steve Wilson, Chairman  
Paul Roth

**Members Absent:**  
John Thomas

**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:** John Fraser stated the Johnson Tract developer should be held to a standard that protects the adjacent Crescent residential development.

Deleted: Frazier

**III. Review of CRB Minutes:** Jim Tiller motioned to approve the minutes with a change to add a statement to the Johnson Tract Phase 1 Tree Mitigation and Plant Back review that 70% opacity is a buffer requirement that must be implemented. Jake Lee seconded. Motion carried.

**IV. New Business:**

**A. Okatie Center Parcel S-12B (Conceptual):** Ryan Thompson, Thomas & Hutton, Mark Ball, JDH Capital, and John Weller, AI Design Group presented the project. Mr. Weller stated the design intent is to develop a pedestrian oriented downtown like that of the City of Beaufort. Staff noted there were buildings less than 10,000 square feet which typically requires pitched roofs. The applicant discussed DRT's direction regarding site design and architecture. Staff clarified that DRT's direction was based on the PUD requirement of a village concept. There was no DRT direction for a certain style of architecture or downtown development. During discussion, the Board made the following recommendations for change:

1. Okatie Center Boulevard is a main street located within the Okatie Center development. The development is designed in such a manner that Food Lions back is turned to Okatie Center Boulevard. Once the area is developed, Food Lion will not be visible from Highway 278. The site plan should be redesigned so that Food Lion faces Okatie Center Boulevard.
2. Screening of the Food Lion building rear will continue to be of importance.
3. The proposed design does not reflect a downtown but that of an Italian Piazza. Food Lion is the focal point of the piazza and should be designed as such.
4. The proposed design does not promote pedestrian use but promotes use of car due to the distances between building in this phase and other phases.
5. Building architecture should be addressed on all elevations of each building.

Deleted: Rough Draft

Approved

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6. The Food Lion recognizes the Low Country style architecture. The other buildings do not. Redesign buildings to pick up character of Food Lion. Food Lion is the “big guy on the block.” The other buildings should be subservient to the Food Lion building.
7. Plazas should be landscaped. This may require more than the minimum requirements outlined in the ordinance.
8. The Low Country is located in the subtropics. The building colors should reflect typical colors for the area.
9. As designed, the Master Plan is flawed. The proposed development does not agree with the bigger picture of the overall site.
10. Building 5 needs additional landscape.
11. Bird’s eye perspective shows 45 degree parking and the site plan shows parallel parking in the north – south drive. What happens to the street trees if parallel parking changes to 45 degree parking?

**B. Title Max (Conceptual):** Staff read the project report. Joe Celento and Tom Beechler of Title Max were present to discuss the project. The building will be repainted the existing colors. The Board made the following statements and recommendations:

1. The proposed façade changes are approved.
2. Submit landscape plan that is to a scale. Landscape must be installed in the foundation buffer and front highway buffer. Submit a landscape plan to Jim Tiller for review and approval.

**C. Johnson Tract Phase 2 (Conceptual – Architecture):** Ryan Lyle, Andrews Engineering and Chris Nardone, Architect were present to discuss the project. Barbara Schermerhorn, Crescent resident, stated only understory plant material is located in some areas of the 75’ buffer adjacent to the Crescent properties. The Board made the following recommendations:

1. Buildings should be sensitive to neighbors. Lessen the mass and bulk.
2. Architect should be cognizant of buildings facing the Crescent property and the visibility of second story windows into the adjacent homes. At Pinckney Colony, there are no 2<sup>nd</sup> story windows facing the adjacent residential properties.
3. The colors shown on the rendering are too strong.
4. Board had no comments about changes to architecture but architecture is being reviewed without context of site.
5. In saving the 38” Magnolia, take into consideration that Magnolias do not tolerate cut and fill. Determine existing conditions and what protection should be taken to protect the tree.

**D. Johnson Tract Phase 1 – 10,000 s.f. Building (Conceptual – Architecture):** Ryan Lyle, Andrews & Burgess, stated the building footprint was approved during the site plan review. Ryan asked whether the Board would approve the striped awnings. The Board made the following comments:

1. No recommendations were made for architecture changes.

2. Submit project specific color board and materials.
3. Board will address striped awnings when information is submitted.

**V. Old Business:**

**A. Johnson Tract Phase 1 Building D & E (Architecture Changes):** Ryan Lyle, Andrews & Burgess, was present to discuss the project. The Board reviewed the architecture submitted and made no recommendations for changes.

**VI. Other Business:** Chairman Wilson requested the Board move into executive session. The Board agreed. Chairman Wilson discussed the meeting, he and Jim Tiller attended with County Administrator Gary Kubic and county staff to discuss measures being taken to ensure that developers are appropriately fined and stop work orders issued when trees and buffers are illegally removed.

**VII. Adjournment:** The meeting adjourned at 4:45 p.m.