

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
May 7, 2007

Members Present:

Martha Crapse
Steve Wilson, Chairman
Jim Tiller, Vice Chairman
Jake Lee

Joe Hall
Paul Roth
John Thomas

Members Absent:

none

Staff Present: Judy Nash Timmer, Development Review Planner

I. Call to Order: Chairman Wilson called the meeting to order at 2:35 p.m.

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

III. Review of CRB Minutes:

April 2, 2007 Minutes: Joe Hall motioned to approve the changes recommended by member Joe Hall and staff as highlighted below:

Johnson Tract Buffer Mitigation: Ryan Lyle, Andrews & Burgess, and Michael Small, Greenery, were present to discuss the project. The consultants confirmed the planting installation date should be late April to mid May. The Board discussed irrigation, changes in the tree numbers, whether the 36" and 42" wax myrtles were sufficient in size and the 70% buffer opacity requirement. Jim Tiller motioned to approve the plan as submitted with the condition that once plantings are installed, CRB will inspect the site as a group to determine if the plantings will provide an adequate buffer. If CRB finds the buffer is not adequate, the project will be required to submit plans for additional plantings for review, approval and installation. John Thomas seconded. Motion carried. Thomas Caffey, citizen asked how the Phase 2 rear buffer would be addressed. Staff stated when the Phase 2 project was reviewed.

Jim Tiller seconded. Motion carried.

April 16, 2007 Minutes: Jake Lee motioned to approve minutes as submitted. John Thomas seconded. Motion carried.

IV. New Business:

A. Taco Bell/Pizza Hut Express (landscape and dumpster location changes): Staff read the staff report. Ryan Lyle, EIT, was present to represent the project. The Board discussed who is responsible for plant back of the buffer trees being removed to reshape

entrance area. Mr. Lyle stated SCDOT was requiring the changes and that he had requested SCDOT to plant back. Robert McFee with SCDOT stated if the Board required SCDOT to plant back then the SCDOT would but not at the developer's request. Chairman Wilson directed staff to draft a letter to SCDOT addressing the issue. The Board made the following recommendations:

1. Provide alternative dumpster location(s). The proposed location is too prominent.
2. Dumpster enclosure should match building materials and colors.
3. Minimum shrub size allowed by ordinance is 5 gallon. Revise plans.
4. Provide Taco Bell property lines on plans.
5. Install landscape in all of the striped islands.
6. Resubmit to board for review and approval.

B. Oldfield Mews (final): Staff read the project report. Project representatives in attendance were Kevin Tucker, Chris Rains, Tom Hill, and Patrick Masterson. The applicant chose to submit for final review, bypassing conceptual review. The Board stated the submittal was not ready for final approval and made the following recommendations for change:

1. Redesign site layout to preserve existing trees. The Board stated the applicant should a) revise/change grading, b) shift and relocate buildings, parking, tree islands and utilities to accommodate preservation of existing trees. The Board noted the submitted plan was not sensitive to the existing site components. There are many areas where trees are being removed and there is no apparent reason shown on the plan. The master plan should be designed with tree preservation in mind not just adding as many buildings as possible to the site. This will require creative and site sensitive design to accomplish the Corridor requirements and the development requirements. The board stated there may be too many buildings proposed for the project to meet the tree preservation requirements.
2. Use pervious pavement and biofiltration to increase tree preservation and increase survival chances for the trees saved.
3. Relocate or remove Building 27 to save trees.
4. Architecture is generic. It is acceptable IF the site planning takes a more sensitive approach to tree preservation.
5. Provide materials boards for all proposed materials.
6. Proposed brick is too dark for the area. Choice should be a locally used brick color such as Savannah or Charleston color palette.
7. Revise light plan to reduce number of lights in the islands.
8. Lights poles that remain in islands should be 12' in height to eliminate tree canopy conflicts.
9. Cement pipes in retention pond should be set so they are not visible (above water).
10. Delineate location all HVAC equipment, dumpster/compactors on plans. Provide screening details.
11. Provide typical plant schedule that addresses common/scientific names, plant height

- and widths (not bucket size) etc.
12. Show typical building landscape plan with all trees (understory and overstory), shrubs and groundcovers on the plan. Also provide plant schedule.
 13. Provide building light locations on lighting plan.
 14. Submit cutsheets for all lighting.
 15. Recommend lighting types be consistent with existing Oldfield street and parking lights.
 16. Delineate all trails, sidewalks and paths on the plans.

V. Old Business:

- A. Okatie Center – Parcel 12B (Food Lion):** New information submitted at meeting as agreed to by CRB at the April 16, 2007 meeting. John Weller, architect, Scott Munson, engineer and Mark Ball, developer were present to discuss the project. Jake Lee motioned to approve the project as submitted. Paul Roth seconded. Motion carried.

VI. Other Business:

- A. The Board requested staff to see why the Johnson Tract buffer had not been installed as agreed upon.
- B. The Board discussed a rewrite of the Highway Corridor Ordinance. The Board agreed upon the following:
 1. 6 month deadline for adoption by Council.
 2. Schedule review times at upcoming board meetings when the agenda is small..
 3. Consider special meetings to complete rewrite within the 6 month time frame.

Staff agreed to start the process.

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