

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
May 21, 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
Charlotte Hiles, Planning Assistant

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:

May 7, 2007 Minutes: Jim Tiller motioned to approve minutes as submitted. Joe Hall seconded. Motion carried.

IV. New Business:

A. Low Country Village Monument Sign (Appeal of Staff Decision to Deny Project)

Staff read the project report. Ron Winarchick and Jocelyn Staigar with Hilton Head Signs were present to discuss the project with the Board.

Jake Lee made a motion to refer final decision back to staff with the recommendation the sign height not be raised. Jim Tiller seconded. Motion carried. Paul Roth opposed.

B. Moss Creek Professional Offices (Conceptual Architecture):

Staff had no comments. Brian Campanella, architect, presented the architecture for the project. The Board made the following recommendations for change:

1. Remove column base. The base is too complicated and not repeated anywhere else in the project. Use basic column without base instead of round column on square base as shown;
2. Revise tree removal to preserve more existing trees. It appears there are trees proposed for removal that can be saved.

C. Beaufort Jasper Comprehensive Health – Mobile Unit (Final):

Staff read the project report. Roland Garner represented Beaufort Jasper Comprehensive Health. A revised site plan and lighting cut sheet was submitted at the meeting. Jim Tiller motioned for final approval with the following conditions:

1. Shrubs not labeled on the plans should be Indian Hawthorn or similar shrub.
2. Lighting fixtures must be cut off fixtures.

John Thomas seconded. Motion carried.

V. Old Business:

A. Taco Bell/Pizza Hut Express (Final):

Staff read the project report. Ryan Lyle, of Andrews Burgess, was present to discuss the project. Mr. Lyle stated a dumpster easement request was pending with Home Depot to relocate the project on the Home Depot property. John Thomas motioned to give final approval with the following conditions:

1. Dumpster shall be placed on the alternative Home Depot property if the easement is approved. If the easement is not approved, the dumpster may remain in the proposed location.
2. The dumpster enclosure should match the Taco Bell building materials and colors.
3. Minimum shrub size allowed is 5 gallon.

Jim Tiller seconded. Motion carried.

B. Johnson Tract – Phase 2 (Conceptual):

Staff read project report. Ryan Lyle, of Andrews Burgess, and Chris Nardone, of Nardone Architects were present to discuss the project. The Board made the following recommendations for change:

1. The mass and bulk of the building revised to be more compatible with the adjacent residential neighborhood.
2. The entablature is too cumbersome and bulky.
3. Reverse darker color to lower floor and lighter to upper floor.
4. Switch A & B buildings to place 1-story building adjacent to the residential neighborhood.
5. Remove a parking space to enlarge the tree island at the 22” live oak.
6. Revised grading plan to save trees. Trees are being shown with +/- two feet of fill.
7. Provide drawings at 1/8” scale or larger.

Upon further discussion, the Board stated that 11 x 17 architecture drawings were acceptable as long as larger scale drawings were submitted at the meeting for Board Review.

VI. Other Business:

Johnson Tract Buffer Mitigation: Staff provided update on buffer on Best Buy site. DOT has approved road to be cut for water connection to the site. Ryan Lyle advised as soon as permit is written, the project can proceed. Staff's understanding is the landscape contract has not been awarded. The Board expressed concern of "window of opportunity" for planting and drought conditions calls for the need for irrigation in place.

Ordinance Rewrite: Board and staff will review ordinance at the next scheduled meeting.

VII. Adjournment: The meeting adjourned at 4:03 p.m.