

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
June 4, 2007

Members Present:

Martha Crapse
Steve Wilson, Chairman

Jake Lee
Paul Roth
John Thomas

Staff Present:

Judy Nash Timmer, Development Review Planner
Charlotte Hiles, Planning Assistant

Members Absent:

Joe Hall
Jim Tiller, Vice Chairman

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 21, 2007 Minutes:

Chairman Steve Wilson noted a few grammatical changes to the May 21, 2007 Minutes and changes were noted and Minutes were corrected to reflect such.

Mr. Jake Lee motioned to approve minutes as submitted, with changes noted. Mr. John Thomas seconded. Motion carried.

Chairman Steve Wilson requested staff provide an update on the Johnson Tract buffer / pavement cut at the next board meeting.

IV. New Business: None

V. Old Business:

A. Oldfield Mews (Final):

Representatives of Oldfield Mews: Patrick Masterson, Project Architect; Mark Crapps, Landscape Architect; Chris Rains, Engineer; Kevin Tucker, Sicash Residential (Developer).

Chairman Steve Wilson requested Staff read the project report item by item and Board would address individually. Discussion as follows:

Item 1: Redesign site layout to preserve existing trees - Applicant revised and changed plan to shift buildings and remove 22 trees, saving 61 trees; resulting in 93% preserved trees. In addition, grading will be minimal by change in number and relocation of buildings and less fill requirements.

Item 2: Tree preservation - As noted in above, revised grading resulting in no fill.

Item 3: Building 27 – As noted above, reconfigured to one less building; same number of units.

Item 4: Architecture – Acceptable as per changes reflected in Items 1-3.

Item 5 & 6: Materials board – Materials approved as submitted. Applicant changed brick to an acceptable grey.

Item 7: Light plan – Reduced number of lights in islands.

Item 8: Light poles height – Became a non-issue when poles were relocated from tree islands.

Item 9: Concrete pipes – #1 & #2 dropped completely submerged and #3 slighted but not visible

Item 10: HVAC – Landscaping plan shows HVAC central location

Item 11: Plant schedule – All on landscape plans. Mr. John Thomas commented to specify 3” caliper on trees. Mr. Thomas suggested not using Green Ash, a mountain tree, because it is too hot here but he did agree Elms do great. Board commented the Applicant has done over-and-above requirements.

Item 12: Typical Building Landscaping plan - Provided. Mr. Thomas stated overall shrub massing is good but the plan lists only 2 shrubs to be used on the project. Additional shrub types should be used to increase plant diversity.

Item 13: Light locations – Shown on lighting plan. Compact fluorescent more energy efficient.

Item 14: Lighting cutsheets – Submitted.

Item 15: Lighting types consistent with existing Oldfield – Confirmed yes.

Item 16: Trails, sidewalks, paths on plans – New plans submitted (Item 16 left off Staff notes requirements). Mr. John Thomas suggested soil cement for base work – hard packed surface for wheelchair ADA accessible.

Motion for final approval: Mr. Jake Lee made motion; Mr. John Thomas seconded.
Motion carried.

VI. Other Business:

A. Ordinance Review:

Staff provided Board members a copy of Appendix B. Corridor Overlay District Guidelines for discussion. Staff noted specifically that Highway Corridor and Lighting/Sign areas need to be look at. Appendix B is what the Corridor looks at now, or general guidelines.

Chairman Steve Wilson advised Board and Staff to review the Appendix B: Corridor Overlay District Guidelines and be prepared to discuss with comments at the June 18th Board meeting. This will be an Agenda item.

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

Motion to adjourn made by Mr. Paul Roth; seconded by Mr. Jim Tiller.