

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
February 4, 2008

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**Members Present:**

Martha Crapse  
Joe Hall  
Jake Lee  
Paul Roth  
John Thomas  
Jim Tiller  
Steve Wilson

**Members Absent:**

None

**Staff Present:** Delores Frazier, Assistant Planning Director

- 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 November 27, 2007 minutes:** Joe Hall motioned for approval as submitted. Jake Lee seconded. The motion was approved unanimously.
- IV. Old Business:**

**Moss Creek Professional Offices (final):** The Chairman read the staff report for the project. The applicant stated that he had only received a copy of the staff report the previous Friday and was surprised to learn that there was a list of items that still needed to be submitted for final approval. The Chairman went down the list of comments outlined in the staff report. Discussion by the Committee included the following:

**Architecture:** The applicant was told that they need to bring actual material samples to the next meeting.

**Site:**

1. The applicant acknowledged that he intended to bring in five feet of fill dirt to the site. The CRB expressed concern that given the proposed grading plan, the trees proposed to be saved would not survive. The applicant was asked to submit tree protection plans for those trees that would remain on site, including the 22-inch live oak in front of Bldg A. Concern was expressed that the proposed tree well for the oak would not provide sufficient protection. The applicant stated that he would rather not put in a tree well because it could become a receptacle for trash.
2. The applicant was asked several questions regarding the project's drainage plan, parking areas, the lack of a dumpster site, buffer widths and setbacks. Joe Hall said that he thought the CRB comments should be limited to aesthetics and that the

technical review should be left to staff. Staff was asked to further clarify whether the buffers/setbacks shown on the site plan were correct, whether the developer would be allowed to grade within the buffers, and whether a dumpster would be required.

Jim Tiller made a motion to deny the project. It was noted that this would require the applicant to start the CRB process over. The motion failed to receive a second.

John Thomas moved to give final approval to the architecture only and to have the applicant come back to the Board with additional landscaping information. Jim Tiller seconded the motion. Joe Hall noted that the applicant had proposed only one color scheme to apply to all three buildings and did not support giving final architecture approval. The motion failed unanimously.

Jim Tiller suggested that the applicant withdraw the submittal and come back to the CRB with all the issues addressed. The applicant then requested that the application be withdrawn. It was agreed that staff would meet separately with the applicant to go over all of the comments and concerns.

**V. New Business:** None

**VI. Other Business:**

Steve Wilson stated that the Board had been invited to attend a Jasper County Planning Commission meeting to discuss what Beaufort County was doing in terms of corridor planning. He will send everyone information on the meeting time and place.

John Thomas asked Steve Wilson to re-contact the Town of Bluffton to discuss coordination of corridor standards/review.

Jim Tiller inquired about the status of the proposed ZDSO amendments to the Corridor Overlay District. Delores Frazier responded that the amendments were still undergoing staff review, and that the earliest they would move forward to the Planning Commission would be March.

John Thomas stated that both architectural and site plans should be submitted at the same time for the Board to review. There was consensus among the members that an applicant should make a full submittal to be put on the agenda.

Jim Tiller made a motion that the CRB should go back to a 3-step review process: Concept, Preliminary and Final. John Thomas seconded the motion, which was approved unanimously. Delores Frazier stated that the ZDSO would have to be amended to require all three steps and that this should be brought forward with the other text amendments being proposed by the Board.

**VII. Adjournment:** The meeting adjourned at 3:40 p.m.