

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
March 17, 2008

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**Members Present:**

**Members Absent: None**

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

**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:** There was no public comment.
- III. **Review of March 3, 2008 minutes:** Jake Lee motioned for the condition that item 6 under Other Business be removed. Paul Roth seconded. John Thomas and Jim Tiller abstained from voting as they were not present for the March 3, 2008 meeting. Motion carried.
- IV. **Old Business:**
  - A. Moss Creek Professional Plaza (final): John Thomas motioned to give final approval with conditions that require information to be submitted to staff and approved. The conditions are as follows:

**Architecture and Site Plan**

1. Provide typical details for the retaining wall and the safety railing.
2. The site plan needs to be revised to address parking spaces that are located within the travel lane behind building B and any other areas this may occur.
3. Revise turning radius to meet larger vehicles such as delivery trucks and trash truck.
4. Revise site plan to show entrance landscape islands removed and handicap accessible walkways installed.
5. Revise location of limits of clearing fence to construction side of the buffers. In order for the building to be built, the fence may be set back 10' from the building foot.

## **Landscape Plan**

6. Revise landscape plan to reflect the west buffer plantings.
7. Item 8 – Landscape notes. The CRB administrator must approve any changes to the landscape plans. The note should be changed to reflect this.
8. The height/spread of the plants appears to be on the small size for the gallons proposed. Revise plans to reflect larger plants.
9. Foundation beds at Buildings C & B show large areas with no plant materials. Revise plans to reflect plantings such as ground cover and/or shrubs.
10. Provide north areas on the Landscape Plans or orient the plan to match the site plan orientation on the pages.
11. The tree well details should address vertical air vents in the drain pipe and show gravel fill between the drain pipes.
12. Provide staff a copy of the landscape specifications.
13. Specify Crapemyrtle caliper inches and whether they are single trunk or multi trunk.
14. Replace 2 ½" dbh island trees with 3 ½" dbh trees in the islands. The minimum height for these trees is 12'.
15. Revise landscape plan to show 22" Oak located at Building A.

## **Lighting Plan**

16. Revise lighting plan so that it meets the ordinance allowed average and maximum footcandles.
17. Footcandles should be shown out to 0.0.
18. Lighting along the property lines should have back shields. This should be noted on the plans.

## **Mitigation Trees**

19. The landscape plan should be revised to reflect additional trees (required by mitigation) planted in the front buffer of Building A and the West buffer.
20. CRB required that as many trees as possible be planted on site. The arborist should access if trees can be planted in the rear buffer and side buffers.
21. Arborist shall provide his arborist number.

## **V. New Business:**

- A. Hilton Head Verizon Wireless (conceptual): Richard Mason, Burwil Construction Company, was present to discuss the project. Staff read the project report. The applicant stated that pervious concrete will be used for the pervious parking materials. The board agreed the existing palms should not be relocated but new palms installed due to location next to the existing building and survival issues. Mr. Mason clarified that the plan does meet the 1 island

per 8 parking spaces in the pervious parking area. The board made the following recommendations for architecture changes:

1. The Verizon logo and front entrance wall is not compatible with the rest of the building architecture and should be redesigned to provide design continuity with the building architecture.
2. The building needs additional architecture detailing. The board stated the painted trusses are out of scale with the building. The architecture is too simple and should have more architecture details.
3. The proposed windows are out of character with the architecture.
4. The building architecture is a composition of too many architecture idioms and should be redesigned to simplify.

The Board agreed the project could move forward to final review if they incorporated these changes into the plans.

#### **VI. Other Business:**

Chairman Wilson informed the board members that Tony Criscitiello, Planning Director, requested that he not meet with Bluffton and/or Jasper County until Mr. Criscitiello has the opportunity to establish proper protocol with Gary Kubic, County Administrator and Weston Newton, Council Chairman.

**VII. Adjournment:** The meeting adjourned at 3:15 p.m.