

**SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
September 8, 2008**

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**Members Present:**

Martha Crapse  
Jake Lee  
Jim Tiller  
Steve Wilson

**Members Absent:**

Joe Hall

**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 July 21 and August 4, 2008 minutes:** The July 21, 2008 and August 4, 2008 minutes were approved as submitted.

**IV. Old Business:**

**A. O.C. Welch / BMW Building and Site Renovations Project – Update and Discussion:**

The Board asked staff to discuss the latest progress on the project. Staff reported the following:

1. BMW submitted new plans to the Planning Department for review, contending the new submittal met the requirements of Appendix B, Section 3, Item A and did not require CRB review.
2. Tony Criscitiello, Planning Director, agreed the submittal met item A and would not require CRB review for the building, couching the decision with the need to discuss the issue with the County Administrator, Gary Kubic.
3. At the time of the CRB meeting, staff had not received any new information regarding the decision.

The Board asked staff to discuss the overall project submittal content specifically addressing the type of material being used to reface the building. Staff reported the building footprint would not be changed other than to move the windows forward. The overall building frame would not be changed but the building materials were being changed to a new composite material.

The board determined the following:

1. The Highway Corridor ordinance does not allow the proposed composite material presented.
2. This material has been denied on past projects located within the corridor.

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The Board discussed Attorney Mary Lohr's written response to the CRB letter dated July 2, 2008 addressed to Kelly Golden, Esquire. After discussion, Steve Wilson made a motion for CRB to draft a letter to the County attorney requesting clarification of her letter and the most recently submitted O.C. Welch/BMW project plans as follows:

- a. Appendix B, Section 3, item A (non conforming situations): "The ordinance states that non conforming situations may be brought into full or partial compliance through a streamlined staff review process."
  - 1) The proposed composite material presented is not in compliance with building materials allowed in the corridor. An appropriate material is required by the ordinance.
  - 2)
- b. Appendix B, Section 3 item A also states "this option [streamlined review] shall be permitted only for those owners or operators would like to continue the existing use, with no change of ownership, and where abandonment has occurred."
  - 1) The Board will ask for clarification of this statement specifically to define whether or not abandonment of the building has occurred and proof that change of ownership has not occurred is going to occur as a result of this project.
- c. Appendix B Section 3, item A states "Only improvements in landscaping and minor building improvements shall be exempt from CRB review." Ms. Lohr's letter on page 2, paragraphs 3 and 4 addresses the definition of minor. The letter states there is no definition for minor building improvements in Section 106-18 of the ordinance but there is a definition for minor change as follows "A "minor change" is defined as "a change or deviation to the plan that does not increase density or floor area, does not increase open space, bufferyards or parking, or does not alter the alignment or layout of streets by more than five feet."" Ms. Lohr goes on to state that a change would be considered minor so long as the floor area was not increased. The Board has the following questions regarding this issue.
  - 1) The minor change definition appears to focus on site plan changes. Typically, the ordinance yields to the building codes ordinance when structure changes are involved. Either way, the Board believes the density and/or the floor area would be increased by moving the walls forward.
  - 2) How does the building codes ordinance define minor versus major changes to a structure? And does the current BMW proposal meet that definition?
  - 3) How does gutting the existing building exterior and replacing with a new building material, new windows and new architecture design qualify as a minor change?

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Jake Lee seconded the motion. The motion was approved unanimously.

2. In addition to the above, the CRB requested staff schedule a meeting with the Land Management Committee based on Mr. Kubic's recommendation.
3. The CRB requested staff schedule a meeting with CRB, the Planning Director, and the attorney to review the submitted project, Ms. Lohr's letter and CRB's response. If possible, CRB requests the meeting to take place at the next scheduled meeting (September 22, 2009).

Public Comment: Eileen Seeger, Sun City resident stated if the O.C. Welch/BMW project was allowed to develop without conforming to the ordinance standards, it will look like the CRB is not doing its job and the public would not know that the CRB review had been circumvented.

The Board agreed with Ms. Seeger and added that it would also set a precedent for redevelopment not meeting the ordinance standards.

**V. New Business: None**

**VI. Other Business:**

- A. Corridor Redevelopment Projects: The Board discussed the importance of redevelopment projects within the Highway Corridor and the need to bring the renovations to a standard that meets ordinance requirements.
- B. Appendix B changes for discussion: The Board asked that Jim Tiller work with staff on the proposed changes and bring back to the board at a later date.
- C. The Board discussed changing the meeting place to the Bluffton Library and asked that staff check into the change.

**VII. Adjournment:** The meeting adjourned at 3:30 p.m.