

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
November 17, 2008

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**Members Present:**

Joe Hall  
Jake Lee  
Steve Wilson

**Members Absent:**

Martha Crapse  
Jim Tiller

**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:** Regarding the O.C. Welch/BMW project on 278:
  - A. Peter Ovens, citizen, questioned who owned the frontage road and if the required buffer would negatively impact the frontage road. The Board and staff stated the road is owned by O.C. Welch with an easement for the frontage road. Additionally, staff added the buffer would not impact the frontage road use as it current exists south of the road on the O.C. Welch property
  - B. Bill John, Moss Creek resident, questioned Mr. Kubic's decision the building renovations were minor. Mr. John enclosed a 10' x 10' covered porch and felt like he was jumped on because it was increasing the heated and cooled space. The O.C. Welch renovation will increase the heated and cooled square footage by 4,400 square feet.
  - C. Graham Silcox, citizen, asked why BMW has not stepped up to plant the buffer. Not doing so, Mr. Silcox stated will give BMW bad press. Additionally, he said that many of his friends shared his opinion.
  - D. Lou Natall, citizen, stated he respects the work of CRB because it benefits the community. Mr. Natall stated the building should be brought up to standards at this time and meet the same requirements required of other projects.
  - E. Marjorie Conner, citizen, stated allowing the BMW project to proceed without CRB review will set a bad precedent for other projects such as Tanger Outlet 1. Ms. Conner questioned Mr. Kubic's power to bypass CRB review.

F. Todd O'Dell, architect, was at the meeting to present a project and stated the following:

1. He is flabbergasted as a former CRB member and chairman this project was not before the board.
2. The issue boils down to minor versus major renovations and is a no brainer in this situation.
3. Mr. Kubic's decision puts the board personally and professionally in a bad situation.
4. How can he explain to his client why his 12' x 26' building addition was required to go before the CRB 2 times but this major renovation was not?
5. Mr. O'Dell supports the board's position to seek legal counsel.

Someone also made the comment that it appeared Mr. Kubic would be more supportive in requiring projects are improved to meet the ordinance requirements rather than creating an avenue bypass the requirements.

During the comment period, Chairman Wilson explained the project history and the Board's position as appropriate to the questions and comments listed above. To facilitate answering the questions presented by the public, the Board decided to move the Appeal Update from Old Business to the general public comment session. Chairman Wilson summarized the issue as follows:

A. There has been no precedent from a procedural standpoint for Mr. Kubic to countermand the boards. Other dealerships have been required to have buffers.

Board member and Architect, Jake Lee stated if Mr. Kubic's decision stands, it will be another 20 years before there is an opportunity to correct a project that has been a scar on the corridor even before there was a corridor designation. In addition, Mr. Lee believes the decision sets a precedent to allow redevelopment projects to bypass the corridor requirements in the future.

Board member and Architect, Joe Hall asked staff to verify if the board members are free from indemnification.

**III. Review of November 3, 2008 Minutes:** Chairman Wilson submitted changes to staff prior to the meeting which had not been reviewed by the board. The board deferred review of the minutes until the next meeting.

#### **IV. Old Business:**

- A. **Island Carwash II Addition:** Staff presented the project report. Todd O'Dell, architect, was present to discuss the revisions made to the plans. Joe Hall motioned for final approval as submitted. Jake Lee seconded. The motion passed.

#### **V. New Business:**

- A. **Wachovia Bank at Okatie Center:** Staff presented the project report. Richard Salmon, Architect and Jerome Bazin, Wachovia Corp. representative were present to discuss the project. A new landscape plan was submitted at the meeting for review. The board took requested the landscape plan be submitted to Mr. Tiller for comments at the next meeting. Joe Hall motioned for conceptual approval with the following conditions:

1. Provide site plan showing location of the adjoining shopping center layout.
2. Provide elevations comparing the adjoining shopping center to the Wachovia project. Elevations should be the same scale.
3. Provide lamp information and wattage as well as height of poles.
4. The plants chosen for the Wachovia project should promote continuity of the Okatie project landscape.
5. The low groundcover and pittosporum will not adequately screen the parking area.
6. Provide signage information.
7. The revised plan may be submitted at the next meeting.

Jake Lee seconded. The motion carried.

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

#### **VII. Adjournment:**