

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
December 8, 2008 – Hilton Head Library

Members Present:

Martha Crapse
Joe Hall
Jake Lee
Jim Tiller
Steve Wilson

Members Absent: None

Staff Present: Judy Nash Timmer, Development Review Planner

- I. Call to Order:** Chairman Wilson called the meeting to order at 2:30 p.m.

General Public Comment: There were no public comments.

- II. Review of November 3 and 17, 2008 Minutes:** Jake Lee motioned to approve both sets of minutes as submitted. Joe Hall seconded. Motion carried.

III. New Business:

- A. Bluffton Roads 163 Renovation (Conceptual):** Staff presented the project report. Kevin Jones, RLA, was present to discuss the project. The Board made the following recommendations for change:

1. The minimum variation of the parapet walls (a couple of feet except at tower elements) and the unbroken, continuous height of the shed roof above the sidewalk are a somewhat timid attempt at breaking up the flat, horizontal, unarticulated massing which currently exists. The applicant should be more aggressive with his parapet articulation and that the covered walkway be broken in places and/or varied in height.
2. The board expressed concern about the future removal of the large existing pines but recognize the future plan fits within the Town of Bluffton's design requirements.
3. If it becomes a choice between saving an existing tree or installing a tree island to meet ordinance location requirements, the board wants the existing tree saved.

4. Currently, this property relates to the John Graves property across the street and not the library property. Don't ignore this development's design when designing façade changes to this property as the project property may never be connected to the library property.

The project was given conceptual approval to move forward to a preliminary review.

B. Bluffton Parkway Landscape Buffer (Final): This is a Beaufort County project located adjacent to the Traditions at Old Carolina. John Garceau, Thomas & Hutton was present to discuss the project. The Board deferred approval of the plan until the following comments and revisions are addressed:

1. The plan proposes a monoculture of Waxmyrtles, Red Cedars and Live Oaks.
2. The plan should be revised to include a larger variety of native plants such as Cherry Laurels, Bay Magnolia, Palms and native grasses. Consider non natives such as Cassia and Oleander as well.
3. All the plants should not be evergreen.
4. Provide a variety of texture and color.

C. Okatie Center Parcel 12 C (Conceptual): This project is a continuation of the Food Lion project and strives to create a village square with the pedestrian more important than the automobile. Scott Monson, Thomas & Hutton, was present to discuss the project. The Board made the following comments regarding the proposal:

1. Creating architecture variety/randomness is key to the architectural success of the development.
2. The landscape is key with architecture being secondary to the landscape.
3. Consider Savannah examples of town squares when designing the clock tower and fountain.
4. Provide phasing information regarding buildings and landscape installation, i.e. at what stage will street trees be installed, etc.

IV. Old Business:

A. **Modern Classic Motors (Final):** Jim Tiller recused himself as project Landscape Architect. Michael Griffith, Architect, and Robby Byard, Tiller Associates, were present to discuss the project. Staff presented the project report. Jake Lee motioned for final approval with the following conditions:

1. Correct minor labeling mistakes on the landscape plan.
2. Clarify lighting pole height.
3. Provide plantings on the trellis.
4. Delegate color approval to board member.

Martha Crapse seconded. The motion carried.

B. **Wachovia Bank at Okatie Center (Final):** Richard Salmon, Architect, was present to discuss the project. Staff had no comments. As agreed to at the previous meeting, the revised plans were submitted to the board at the meeting. Joe Hall motioned for final approval with the following conditions:

1. The Mugo Pines should be replaced with a plant variety that is better suited for the low country and the space.
2. Mortar Color will match the Food Lion mortar.
3. Address the labeling conflicts on the landscape plan and plant schedule, i.e. what type of indica azaleas are being used.
4. Do not use pittosporums alone add viburnum.

Jake Lee seconded. Motion carried.

C. **Barrel Landing Parcel E (Final):** The board made a motion to approve the architecture, landscape plan and lighting plan for project with the condition the following site plan concerns be forwarded to the DRT :

1. A large amount of fill is proposed for the site. According to staff, this was not presented as part of the conceptual DRT plans. The proposed grade will trespass into the required tree protection zones and will negatively impact the perimeter buffer vegetation slated to be saved.
2. The trees located at the front of the building will not be saved based on the amount of fill. Based in this, the CRB asked the applicant to remove the existing trees and proposed tree wells.

3. A long retaining wall will be located along the drive/southern buffer. It appears that vehicles will be backing out of the parking spaces over the retaining wall. What will prevent vehicles from driving off the wall?
4. The front ends of the cars will cover up the sidewalks. Install wheel stops.
5. A barrier is needed between the parking spaces and the detention pond to prevent vehicles from driving into the area.
6. The Board expressed doubt about the viability of the handicap accessibility.
7. Overall, the CRB doubted the ability for handicapped patrons to enter the building based on the current sidewalk layout and handicap parking layout. The current layout forces a handicap patron to go into the drive lane to get into the building.
8. How will trucks access the rear storage doors? There does not appear to be enough room for vehicular circulation in these areas.
9. The CRB also stated if the DRT requires changes to the site plan based on the issues above, the changes must be resubmitted to CRB for review.

D. Update on the O.C. Welch Redevelopment Review and pending lawsuit: Chairman Wilson presented a letter drafted to Council requesting attorney fees for a lawyer to represent the CRB. Chairman Wilson asked that all members sign the letter. Members expressed concern over suing the County and questioned if that should be the role of CRB. Following is a brief of the discussion that ensued:

1. Jake Lee stated the board fails the public if they don't take this issue to the point of the denial of funds.
2. Ed Pinckney questioned if there were alternative means of recourse. Chairman Wilson explained the number of meetings held, conversations, and letters used to resolve the issue prior to this measure. Due to the lack of response given, Wilson stated he believed this was the last recourse the board had to resolve the issue.
3. Chairman Wilson stated he believed the letter should be signed by all members and not just a majority for the request to move forward.
4. Jim Tiller questioned the ultimate intent of this step. He stated the building would be completed prior to this process being resolved. Chairman Wilson stated the Board could not selectively do their job and he felt compelled to move the issue further.

5. Mr. Tiller stated that as a board member, he had no desire to take on the County in a lawsuit. He believes the Board has done their job with pointing out the issue to the elected officials and if they choose to let it go, the board has completed what they are able to do. Mr. Tiller agrees the project should have received CRB review but believes at this time the best thing to do would be change the ordinance so this will not be a future issue and live with the current decision.
6. Jake Lee stated that Council is aware of the situation but law prevents them from involving themselves in telling Mr. Kubic what to do in the day to day actions of his job.
7. Joe Hall stated he was surprised the BMW owners have not walked to the table to be responsible to the community and patch this hole. He emphasized the action seems to be borderline on power corruption.
8. Steve Wilson stated that it appears many agree Mr. Kubic made a bad decision and in the interest of fairness, the CRB should be provided legal council.

After discussion, all members signed the letter.

V. Other Business:

VI. Adjournment: The meeting adjourned at 6 p.m.