

SOUTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
February 23, 2009 – Hilton Head Library

Members Present:

Laura Barrett
Martha Crapse
Joe Hall
Jake Lee
Ed Pinckney
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 were no public comments.
- III. **Review of January 26, 2009 Minutes:** Jake Lee motioned to approve the minutes as submitted. Ed Pinckney seconded. Motion carried.

After review of the minutes, Chairman Wilson welcomed newly appointed members, Ed Pinckney and Laura Barrett.

IV. New Business:

- A. **TCL – Solar Panel Installation:** Staff presented the staff report. Liz Kress with Santee Cooper was present to discuss the project. The Board agreed the project was innovative in using the solar panels with seating and not the typical roof panel. Ms. Kress told the board this is a demonstration project to raise alternative energy awareness.

The Board was concerned the solar panels reflections may negatively impact traffic. Jim Tiller motion to approve the project as final with the condition that reflectivity not affect traffic. Jake Lee seconded. The floor was opened for discussion.

Chairman Wilson expressed concern over giving the project final approval without proof traffic would not be impacted and asked the motion be changed to conceptual approval. Jake Lee stated a simple CAD exercise would show the reflection angles. Jim Tiller amended his motion to conceptual approval with the condition that information be presented showing the reflections would not have an impact on traffic. Jake Lee seconded. Motion carried.

- B. **SCB&T Building Addition:** Staff presented the staff report. Don Guscio, Landscape Architect was present for discussion with the board. Jake Lee motioned the project was a minor addition and could proceed as presented without further CRB review. Mr. Lee noted in his motion the review would go to staff. Martha Crapse seconded. Motion carried.

V. **Old Business:**

- A. Chairman Wilson asked staff to provide an update regarding the Target buffer removal. Staff noted the development was issued a warning citation and told to contact her. The warning ticket allows 30 days for the developer to contact staff. There has been no contact between the developer and staff at this time. Staff will check with codes enforcement to determine the 30 day deadline. Chairman Wilson requested staff place this issue on the next CRB agenda for an update.

- B. **Johnson Tract, Building G, Minor Architecture Revisions:** Staff presented the project report. Chris Nardone, Architect, presented the architecture and site revisions to the board. Mr. Nardone noted during his presentations, the proposed changes were already in place. The group is now asking for approval of the changes which includes an outdoor patio area. The board deferred project review until the following items are submitted:

1. Provide a patio plan that shows tables and chairs. There must be adequate pedestrian access through the patio area.
2. Provide an as-built landscape plan with proposal for additional landscape to mitigate what has been removed to accommodate the patio area. Additional landscape should be planted in the open island.
3. Additional lighting appears to have been added to the building. Provide light cut sheets and information. Note the lights must be cutoff fixtures.
4. A large maple that was to remain appears to have been removed. Provide mitigation plantings on landscape plan.

5. Provide cut sheets on patio furniture to be used; including trash receptacles.
6. The patio furniture should be fixed so it stays in the intended area.

VI. Other Business: The following items were discussed:

- A. **BMW Site:** Jake Lee stated it appeared the parking spaces in the buffer had been paved and asked was this approved. Staff stated it was her understanding paving in the buffer was not approved but she would verify.
- B. **Meeting Date and Time Change Status:** At an earlier meeting, the Board directed Staff to research changing the CRB meeting from Monday at 2:30 pm to Wednesday at 4:00 pm. Staff had not researched this issue but will have the information available by the next meeting.
- C. **March 10 & 11, 2009 LID conference:** Chairman Wilson asked had staff received approval for the meeting fee and mileage expenses to be paid for CRB members. Staff had not received a reply from the Planning Director but would seek an answer within the week.
- D. Chairman Wilson asked staff to research what the fines are for a development changing plans without approval and present to the board at the next meeting. He questioned how often changes happened without permission. Staff stated it was rare that significant changes were made without seeking input from staff. Staff told the board it was typical for there to be minor changes due to site issues that could not be accounted for, etc. Mr. Tiller expressed this was his experience as well,

VII. Adjournment: The meeting adjourned at 3:50 p.m.