

SOUTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES  
January 20, 2010, Hilton Head Library

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**Members Present:**

Martha Crapse  
Laura Barrett  
Jakie Lee  
Jim Tiller  
Ed Pinckney  
Joe Hall

**Members Absent:** None

**Staff Present:** Judy Nash Timmer, Development Review Planner  
Linda Maietta, Planning Assistant

I. **Call to Order:** The meeting was called to order at approximately 4:00 p.m by Mr. Jim Tiller, Acting Chairman. Mr. Steve Wilson, former Chairman, resigned after the last meeting. Mr. Jim Tiller will be the acting Chairman until the Board selects someone new or someone steps forward.

II. **General Public Comment:** There were no public comments.

III. **Review of December 16, 2009, Minutes:** The minutes were approved as submitted.

IV. **Old Business:** There was no old business to discuss.

V. **New Business:**

Due to time constraints of Chairman Tiller, the Board will review the conceptual plans for the Grace Coastal Church Building Addition first.

**A. Grace Coastal Church Building Addition (Conceptual):** Mr. Jakie Lee reclused himself from this portion of the meeting as his firm will be handling this project.

Ms. Judy Timmer went over the staff report (copy included): Grace Coastal is adding an addition to the existing site. No requirement for buffer. Applicant has submitted for final review. They basically meet that requirement if the Board is willing to entertain it. There are a few outstanding items: a lighting plan was not submitted. It is Ms. Timmer's understanding there will be no additional lighting added to the parking lot but questions whether any building lights are being added.

Mr. Tiller called for comments. Mr. Brian Pennell, Engineer on the project, addressed these issues. Since there was no change to the parking lot, there was no change to the lights at this point.

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Ms. Timmer stated we have all the information needed for a final review. Mr. Tiller called from comments from the Board. Ms. Laura Barrett questioned if we covered the issue of lights on the building. Mr. Pennell stated he would have to verify that; might be a down-light on the door at the end of the building. He also stated if there would be a passageway between the two buildings, of course, there would be lights there. Ms. Martha Crapse asked what the addition would be used for. Mr. Pennell stated there is currently a portable on the property which the County has asked to be moved. This addition will provide the additional space needed for "church stuff."

Mr. Tiller asked for a motion. It was moved by Mr. Ed Pinckney to approve the project; seconded by Mr. Joe Hall. The Board approved the request.

Mr. Lee returned to the meeting.

**B. Beaufort County Sheriff's Office SWAT Building (Conceptual)**

Ms. Timmer started the discussion. Project was submitted for final but does not meet the minimum requirements for a final review. For a conceptual review, Ms. Timmer asked how important it is to go through all the comments at this time other than just to say that there are items that need to be addressed. Mr. Tiller asked if the applicant has been advised of all these concerns. Ms. Timmer has advised the applicant. Because of the cancellation of last week's meeting, Ms. Timmer met with Mr. Andy Klosterman of Andrews Burgess and they resubmitted on Friday, 1/15/10. Ms. Timmer hand-delivered her comments yesterday so Mr. Klosterman did not receive them until late. He had already received comments previously addressing similar issues. Mr. Tiller asked if the Board has seen all the comments? Ms. Timmer emailed them to the Board last night. Mr. Tiller instructed Ms. Timmer to go over the comments she included in her staff report (copy included). Mr. Klosterman provided site photos to the Board. Questions from the board? Are we considering this for conceptual? Yes.

Mr. Klosterman addressed the Board. He assured the Board that concerns made by Ms. Timmer will be addressed in final submittal. Mr. Klosterman would like to review for conceptual and discuss issues for the final. Mr. Tiller instructed the group to begin with the architectural drawing. Mr. Bill Chambers, Architect from Andrews Burgess addressed the Board, reviewing the architectural proposals in detail. Mr. Lee does not believe he's been given a lot of options on the architecture given the nature of the lot and what the building is going to be used for; it's acceptability would be on how well it can be landscaped and screened. Mr. Lee suggested the money be used in landscaping instead of fancy siding as the building does not lend itself to architectural manipulation. Mr.

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Hall added: landscape and color. Ms. Crapse inquired about color. Mr. Chambers said they are leaning toward earth-tone colors (browns). Mr. Tiller asked that they bring samples back to the Board.

Discussed lighting. The consultants stated no site lighting would be added and only regular porch lighting would be added at the building porch stoops. Ms. Timmer stated that typically, buildings of this nature add wall paks. Wall paks are allowed but need to be cut-off fixtures. Lighting for this project needs to be verified.

Moving on to landscaping. Mr. Klosterman had submitted plans to Ms. Timmer in black/white. He provided color photos to the Board. Board reviewed photos. Mr. Tiller asked the Board for comments on landscape. Mr. Hall asked how much landscape can we ask for. Plan delivered depicts minimum. If additional screening needed, the Board can ask for it. A representative from Mazzanna's Landscaping stepped up to address the Board. Mr. Tiller stated that one of his issues with the landscape plan is that size/gallon of plant material has been noted. Board looks for notation on height/spread. Suggested at the next submission, height, spread and plant names should be included. Plants in parking areas do not meet ordinance requirements. Might be appropriate to submit photos. Some of these plantings are shown in straight lines, would prefer to see random planting. Also, include windows and doors in planting design so Board could see affect of plants. Mr. Tiller asked who the landscape architect is. Nathan, a representative from Mazzanna's Landscaping, stated he is for these plans. Mr. Tiller advised him that if he is not a licensed landscape architect for the state, he should not state he is on the plans. Any changes made that deviate from the plan submitted, will need to come back to the Board for approval. Mr. Tiller agrees with Ms. Timmer's comments regarding the re-submission. Mr. Hall stated that plans need to show doors/windows. The proper screening would have the building fade into the landscape. What Mr. Hall sees is a lot of small, residential-scale plants; finds this inappropriate for such a large-scale building. Mr. Tiller noted that plans state all disturbed areas will be irrigated – need some idea what that means, where sod is , where mulch is, etc.

With all that being said, Mr. Tiller asked for a motion to approve the conceptual plans. Ms. Timmer stated this would involve architecture and site plan only. Mr. Lee made motion to approve conceptual. Mr. Pinckney seconded the motion. Mr. Tiller took vote. Conceptual plan approved.

VI: Other Business: Ms. Timmer presented Board members Census promotions and recited a Census "plug."

VII. Adjournment: The meeting adjourned at approximately 4:40 p.m.

NEXT MEETING: Wednesday, February 10, 2010, 4:00 p.m.  
Hilton Head Library

