

SOUTHERN BEAUFORT COUNTY

CORRIDOR REVIEW BOARD

October 6, 2010, Hilton Head Library

Members Present: Martha Crapse, Laura Barrett, Ed Pinckney, Jake Lee, Joe Hall and Jim Tiller

Members Absent: None

Guests: Paul Sommerville, Chris Caudle, Sandy Plance, Clay Cannon, Ryan Lyle, Mike Small, Will Evant, John Fraser, Larry Riccio, Keith Berry, Barbara Schermerhorn

Staff Present: Judy Nash Timmer, Development Review Planner

I. **Call to Order:** The meeting was called to order by Chairman Jim Tiller.

II. **General Public Comment:** None

III. **Review of Minutes:**

September 1, 2010 Special Meeting minutes: Jake Lee motioned to approve as submitted. Ed Pinckney seconded. Motion carried.

September 8, 2010 minutes: Jake Lee motioned to approve as submitted. Martha Crapse seconded. Motion carried.

IV. **Old Business:** Johnson Tract Buffer

After the staff report was read, the board and the applicant's representatives (Mike Small, Landscape Architect,; Ryan Lyle, Engineer, and Will Evant, Developer Representative) discussed the proposed parking in the rear, the existing buffer and the relocation of the fence as well as the proposed retaining wall. The board expressed that adequate information had not been presented to determine if the proposal was appropriate.

Crescent resident, Larry Riccio, spoke on behalf of himself and neighbors, John Fraser, Keith Berry and Barbara Schermerhorn, asking the board to ensure the developer provides appropriate vegetative screening of their residences from the commercial development (see attached document submitted at meeting by Mr. Riccio). It was noted the Home Owner's Association provided a letter of approval for the proposed project.

In addition to the rear parking and planting plan review, the developer asked the development be allowed to trim the front buffer to allow views into the site as the Carolina Bank had been allowed to trim up their buffer.

Jake Lee motioned to defer the project until a more detailed planting plan was submitted and an on site meeting was completed between the applicant, the board

and the Crescent neighbors. Mr. Lee stated the board needed to see what existing on site for the front and rear buffers before a decision could be rendered. Joe Hall seconded. Motion Carried.

IV. New Business: Ruth P. Field Medical Center (Conceptual):

The staff report was read. Chris Caudle, Architect, presented the project to the board, explaining proposed project phasing that would allow the existing medical center to continue to serve the community while the new facilities were built. After a brief question and answer session with the board, Jake Lee motion to approve the project as submitted. Ed Pinckney seconded. Motion carried.

V. Other Business: None.

Chairman Tiller adjourned the meeting at approximately 4:15 p.m.

Adopted 11/3/10.