

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

April 5, 2000

The Corridor Review Board met at the Carnegie Building at 701 Craven Street, Beaufort, SC.

Members Present:

Jane Frederick, Chair
Thomas Mike, Sr.
Dorie Anne Eckard
Wayne "Cooter" Ramsey
Eliza Hill

Members Absent:

William Palphreyman
Elayne T. Scott

Staff Present:

Robert Merchant, Development Review Planner

I. Call To Order: The meeting was called to order by Jane Frederick at 4:30 P.M.

II. Review of the Minutes of the Previous Meeting: Eliza Hill motioned to approve the minutes of the March 1, 2000 meeting. Dorie Eckard seconded. Motion carried

III. General Public Comment: There were no comments from the public.

IV. Old Business: Jane Frederick said that she noticed several improvements being made to Lowcountry National Bank that were not originally presented to the Corridor Review Board. Robert Merchant said that a CRB inspection is required of all projects prior to the issuance of a Certificate of Occupancy. He said that any major discrepancies between the plans that the CRB approved and the finished building would have to either be rectified or presented to the CRB as a revision.

V. New Business:

A. St. John's Lutheran Church, Preliminary: Robert Merchant gave the project background. Chris Darnell of Wood and Partners gave the presentation. The Board took no action, but made the following comments:

- The total square footage of the building needs to be presented to the CRB with the final submission. If the total square footage exceeds 15,000, the project would require a Special Use Permit.
- The maximum building height permitted in the Professional Office District is 35 feet. This building exceeds that height.
- There are two different roof materials, shingle and metal. The Board would prefer using only one material.
- More understory shrubs need to be planted between the detention pond and the critical line in order to provide better screening.
- The applicant should bring in photographs of the existing critical line buffer.

- Tree protection barrier fences need to be shown on the landscaping plan.
- Southern sugar maple or trident maple should be added to the mix of overstory trees in order to provide more diversity.
- Shrubs required in the landscaped medians should be placed in the highway and critical line buffers.
- Some additional trees and pine straw mulch areas should be added to soften the landscaping.

B. Family Life Center: Robert Merchant gave the background presentation. Willie Fernell, of the Family Life Center, gave the presentation. Wayne Ramsey motioned to endorse substituting the requirement of planting a highway buffer by requiring a foundation buffer as defined and required in the Zoning and Development Standards Ordinance. Dorie Eckard seconded. Motion carried

C. Yard Art and Gifts: Robert Merchant gave the project background. Frankie Nelson, of Southern Belle Gardening and Yard Art and Gifts gave the presentation. The Board took no action but recommended the following.

- Staff needs to research if a temporary approval is permissible if the applicant demonstrates that a project will be phased with a permanent building to be constructed at a future date.
- Decking and trellises are recommended to soften the effects of the metal mobile office.

VI. Other Business: There was no further business.

VII. Adjournment: The meeting adjourned at 7:15 p.m.