

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

MINUTES

January 3, 2001

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

Members Present:

Jane Frederick, Chair
Eliza Hill, Vice-Chair
Elayne T. Scott
Dorie Anne Eckerd
Wayne "Cooter" Ramsey

Members Absent:

William Palphreyman

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.
- I. **Review of the Minutes of November 15 Meeting:** Dorie Eckard motioned to approve the minutes of the November 15, 2000 meeting. Elayne Scott seconded. Motion carried.
- II. **General Public Comment:** Mike Zara, a resident of Northern Beaufort County prepared written comments regarding the Harvey's Grocery (El Cheapo Gas) and Gardens Corners Citgo projects. These comments are attached to the minutes.
- III. **Old Business:**
 - A. **Family Worship Center:** Robert Merchant gave the background. Jerry Traino of Allison-Ramsey Architects, Inc. gave the presentation. Dorie Eckard motioned to give the project final approval with the following conditions:
 - The existing trees that are designated to be protected will follow the tree protection guidelines of the Beaufort County Zoning and Development Standards Ordinance.
 - The trees in the unstructured parking areas will be permanently protected by installing physical barriers, such as benches. Under no circumstance shall planters that raise the level of soil around the trees be installed.
 - Staff will verify with Board members that the submitted colors and materials meet the guidelines of the Corridor Overlay District.

Elayne Scott seconded. Motion carried.

- IV. **New Business:**

A. Builders First Source: Robert Merchant gave the background. Paul Moore of Andrews Engineering, Inc. gave the presentation. The Board took no action but made the following comments:

- Heavier screening is needed between the proposed building and US 21. The applicant should consider transferring some of the plant material along Ice House Road to the portion of the property closest to US 21
- Five of the ten proposed live oaks are planted too close to the proposed building to accommodate their spreading habit. The applicant should change those live oaks to a tree with an upright growing habit.
- Metal buildings are not permitted in the Corridor Overlay District. The applicant needs to redesign the building to meet other Corridor Overlay District requirements as well that include minimum roof pitches, avoiding long unarticulated roofs, and long unarticulated blank facades.
- Oleander is not a good screening plant because of its tendency to die back when extended periods of cold weather occur.

B. MEI Warehouses: Robert Merchant gave the project background. Steve Mitchell of Mitchell Engineering gave the presentation. The Board took no action but gave the following comments:

- The proposed stormwater detention pond should be reconfigured to save the existing 24-inch live oak located in the center of the proposed pond.
- The buildings should incorporate roof overhangs, variation in stucco colors, and other features to create visual interest to the buildings.
- The buildings will have to be under 5,000 square feet in area or be designed by an architect.

C. Harvey's Grocery – El Cheapo Gas: Robert Merchant gave the project background. Francis Pawloski of Sommers Oil Company gave the presentation. The Board took no action but gave the following comments:

- Since their project abuts the highway right-of-way line and DOT will not permit any significant planting within their right-of-way, the applicant should transfer the required highway buffer landscaping materials to the sides of the building.
- The proposed colors are too bright. A dark oxblood red should replace the bright red that was presented. Samples of this color need to be presented to the Board.
- The flat fascia of the existing canopy and building treatment are preferable to the proposed mansard roof.
- The applicant needs to return to the meeting with a revised landscaping plan showing the quantity and size of proposed plant materials, and the location and landscaping of the sign.
- The flat fascia that was added to the building needs to be extended to three sides with returns on the rear. This needs to be presented to the Board in the form of revised computer renderings.
- The canopy needs to incorporate recessed lighting. The lighting levels of the canopy lighting shall conform with the lighting standards of the Corridor Overlay District.

D. Garden's Corners Citgo: Robert Merchant gave the background. Steve Hand of Allison-Ramsey Architects, Inc. gave the presentation. Eliza Hill motioned to approve the canopy drawing as submitted as long as the graphic strip is removed. Elayne Scott seconded. Motion carried.

V. Other Business: There was no other business.

VI. Adjournment: The meeting was adjourned at 6:40 PM.