

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
January 17, 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 January 3, 2001 Meeting:** Eliza Hill motioned to approve the minutes of the January 3, 2001 meeting. Dorie Eckard seconded. Motion carried.
- II. **General Public Comment:** There was no public comment.
- III. **Old Business:**
 - A. **MEI Warehouses:** Eliza Hill recused herself. Robert Merchant gave the background. Steve Mitchell of Mitchell Engineering, Inc. gave the presentation. Mr. Mitchell passed out a landscaping plan. Dorie Eckard motioned to give the project final approval with the following condition:
 - Staff will review the landscaping plan to insure that it complies with Ordinance standards.Elayne Scott seconded. Motion carried.
 - B. **Harvey's Grocery – El Cheapo Gas:** Robert Merchant gave the project background. Francis Pawloski of Sommers Oil Company gave the presentation. Eliza Hill motioned to approve colors, architecture and landscaping with the following conditions:
 - The applicant should consider replacing the Sago palms located in the planters by the gas pumps with variegated vinca major.
 - This project needs more understory trees. The applicant needs to revise the landscaping plan to include at least 14 understory trees. These trees need to be at least 5 feet high at the time of planting. The number of shrubs can be reduced to 33 in lieu of the understory trees.
 - The applicant should use some of the dwarf yaupon holly shrubs to landscape around

- the sign and clusters of understory trees.
- The revised landscaping plan will be submitted to staff for final approval. Staff may consult one of the Board members.
- All canopy lighting shall be recessed. Illumination levels shall not exceed 15 footcandles underneath the canopy and 10 footcandles on other parts of the site.

Dorie Eckard seconded. Motion carried.

IV. New Business:

A. Buds and Blooms: Robert Merchant gave the background. Edward Marchetti of Buds and Blooms gave the presentation. The following comments were made.

- The greenhouse needs to be completely screened from view.
- When the applicant is ready to submit the project before the Board, the site plan needs to show the location of outdoor merchandising. The current pavement is unsightly and outdoor display of plant materials will help to screen it.

Dorie Eckard motioned that staff draft a letter to the Zoning Board of Adjustments stating that the Corridor Review Board supports the proposed land use in this building and believes that the site and building can be brought into compliance with adequate landscaping and without major renovations to the building. Elayne Scott seconded Motion carried.

B. Builders First Source: Robert Merchant gave the project background. Paul Moore and Steve Andrews of Andrews Engineering, Inc. gave the presentation. Wayne “Cooter” Ramsey motioned to conceptually approve the project with the following conditions:

- The center overstory tree proposed for the front buffer will be relocated to the south side of the building. The tree should be of a variety that grows in an upright habit and is evergreen.
- The building elevation that faces US 21 needs to be reworked so that it is better articulated.

Dorie Eckard seconded. Motion carried.

V. Other Business: Dorie Eckard warned the Board that all Oak species used in this area are susceptible to Live Oak wilt. This disease has decimated oaks in Texas and has been reported in some South Carolina counties. The Board needs to strongly encourage more diversity in overstory tree planting for future projects.

VI. Adjournment: The meeting was adjourned at 6:15 PM.