

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

Meeting Notes, February 7, 2001, 4:30 p.m., 701 Craven Street, Beaufort, SC

Members Present: Jane Frederick, Eliza Hill, Wayne “Cooter” Ramsey

Others Present: Robert Merchant, Beaufort County Planning Department

Since there was no quorum, the present members offered to conceptually review projects on the agenda and offer non-binding comments.

Builder’s First Source: Robert Merchant gave the project background. Paul Moore of Andrews Engineering, Inc. and Ken Canter of Builders First Source gave the presentation. The members present all agreed that the applicant has addressed all previous Board concerns. They instructed staff to contact a fourth member to determine if a quorum of the Board would offer final approval to the project.

Word of Faith Ministries: Robert Merchant gave the project background. William Chambers, the project architect, and Pastor Williams gave the presentation. The members present offered the following comments:

- The detailing of the porte-cochere columns is very important. They should be designed at a human scale and constructed of a non-metal material.
- Incorporation of a roof overhang and subsequent treatment thereof is very important.
- The members generally agreed that, if the details can be worked out, this design is a good approach

Graybar Fence Company: Robert Merchant gave the project background. Jonathan Gray gave the presentation. The members present offered the following comments:

- Incorporation of a roof overhang and subsequent treatment thereof is very important.
- Red tips (Photinia) are prone to disease and are not recommended. The red tips in the perimeter buffers should be replaced with wax myrtles. The red tips in the highway buffer should be replaced with sweet viburnum.
- The shrubs in the buffers should be grouped, rather than scattered.
- Confederate Jasmine is recommended for planting along the chain link fence.
- Sweet Viburnum should be used in the foundation buffer.
- The proposed building should be constructed to match the existing building in scale and roof pitch so that it does not overshadow the existing building.
- Final plans need to show both parcels. The highway buffer needs to be extended to cover both lot frontages and planted accordingly.

Sea Island Parkway Office Project: Robert Merchant gave the project background. Jack Edwards gave the presentation. The members present gave the following comments:

- If the building is to have parking and storage underneath, the final plans need to show floor plans and elevations of the ground floor.
- The flat soffits should be removed and traditional treatment should be applied.
- If the first floor of the building is to be eight feet above grade, the first floor height should be increased by framing the rafters on top of the ceiling.
- The column location on the porch should match the pier location underneath.