

**NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**April 18, 2001**

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

**Members Present:**

Jane Frederick, Chair  
Dorie Anne Eckerd  
Eliza Hill  
William Palphreyman  
Wayne "Cooter" Ramsey  
Elayne Scott  
Darrell Snyder

**Members Absent:**

**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 March 21, 2001 Meeting:** Darrell Snyder motioned to approve the minutes of the March 21, 2001. William Palphreyman seconded. Motion carried.
- II. **General Public Comment:** There was no public comment.
- III. **Old Business:**
  - A. **Sea Island Presbyterian Church, Landscaping and Site Plan Revision:** Jane Frederick recused herself. Robert Merchant gave the background. Brian Coffman of FMF Architects and Peter Fox gave the presentation. Eliza Hill motioned to approve the revisions with the following conditions:
    - The applicant will reconsider the use of eleagnus as a screening shrub. If eleagnus is to be used, it shall be moved far enough away from parking areas so that it will be allowed to grow in its natural form.
    - The applicant will reconsider the use of Wax Myrtles underneath the Drake Elms. An alternative screening material will be chosen.
    - The applicant will leave two existing oaks left of the main entrance and three existing oaks right of the entrance.
    - Staff will verify that the lighting plan and lighting fixtures adhere to Ordinance requirements.

Dorie Eckard seconded. Motion carried.

- IV. **New Business:**

**A. White Fish House, Conceptual:** Robert Merchant gave the project background. George White and Steve Andrews gave the presentation. The Board took no action, but gave the following comments:

- The general concept of the building design meets the spirit of the Corridor Overlay District architectural guidelines. The building details will need to be refined, though.
- The shutters should be removed.
- The first floor windows should look more like storefront windows. The windows should be vertical in orientation.
- The porch should incorporate wood construction and wood columns.
- A roof overhang needs to be incorporated into the building design.
- The roof and siding materials need to be differentiated by incorporating corrugated metal in either the roof or siding.
- If the skylights are not need for lighting, they should be removed.
- Exposed rafter ends should be used on the porch roof.
- The appearance of the building would be improved by dropping the plate height.
- The Board needs to see photographs of the existing vegetation in the side buffers in order to determine whether additional screening is required.

**B. Lady's Island Feed & Seed, Conceptual:** Robert Merchant gave the project background. Steve Andrews of Andrews Engineering gave the presentation. The Board took no action, but gave the following comments:

- Either the total square footage of the building will need to be reduced, or a state licensed architect will be needed to design this building.
- The proposed architectural drawings do not meet the requirements of the Corridor Overlay District. Such features as porches, roof overhangs, and windows need to be incorporated into the building to provide better articulation.

**V. Other Business:** Dorie Eckard informed the Board that she is writing a grant for the City of Beaufort for education and training for landscaping and tree preservation. The programs will focus on proper plant installation practices, choosing good materials, and landscaping design principles. Ms. Eckard asked for the Board's support for the application.

**VI. Adjournment:** The meeting was adjourned at 5:55 PM.