

**NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**June 20, 2001**

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

**Members Present:**

Eliza Hill  
Elayne Scott  
Darrell Snyder  
Dorie Anne Eckard  
William Palphreyman  
Wayne "Cooter" Ramsey

**Members Absent:**

**Staff Present:**

Robert Merchant, Development Review Planner

- I. **Call To Order:** The meeting was called to order by Eliza Hill at 4:40 P.M. Darrell Snyder motioned to appoint Wayne "Cooter" Ramsey as the new Chairman of the Northern Beaufort County Corridor Review Board. Dorie Eckard seconded. Motion carried.
  
- II. **Review of the Minutes of June 6, 2001 Meeting:** Darrell Snyder motioned to approve the minutes of the June 6, 2001. Eliza Hill seconded. Motion carried.
  
- III. **General Public Comment:** There was no public comment.
  
- IV. **Old Business:**
  - A. **Henry J. Lee Distributors:** Robert Merchant gave the background. Ben Smith of Coward Hund Construction, Inc. gave the presentation. Eliza Hill motioned to give the project final approval with the following conditions:
    - The applicant will revise the landscaping plan to have at least 50% of the understory trees in the highway buffer be evergreen.
    - The existing vegetation in the buffer along the southern property line (that abuts the Beaufort-Jasper Water-Sewer Authority site) will not be disturbed.
    - The 5 pines that are proposed to be planted in front of the chain link fence that screens the loading dock will be exchanged for 5 oaks that are proposed to be planted along the northern property line.
    - The pines and oaks that are proposed to be planted in the existing woodland at the rear of the site will be moved to the side buffers where they are accessible to irrigation.

- The tree protection plan will be revised to conform with Beaufort County's tree protection requirements found in the Zoning and Development Standards Ordinance (ZDSO).
- The new lighting proposed for the canopy over the loading dock will be either recessed or set underneath the canopy. In no circumstance will the lighting source be visible from SC 170. The lighting levels will conform to the standards found in Appendix B of the ZDSO. The average lighting level underneath the canopy cannot exceed 5 footcandles and the maximum lighting level cannot exceed 15 footcandles.

Dorie Eckard seconded. Motion carried.

- V. New Business:** No new business
- VI. Other Business:** There was no other business.
- VII. Adjournment:** The meeting was adjourned at 5:15 p.m.