

**NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD**  
**MINUTES**  
**July 18, 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 Wayne "Cooter" Ramsey at 4:30 P.M.
- II. Review of the Minutes of June 20, 2001 Meeting:** Dorie Eckard motioned to approve the minutes of the June 20, 2001. Darrell Snyder seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
  - A. Lady's Island Feed & Seed:** Darrell Snyder recused himself. Robert Merchant gave the background. Steve Andrews of Andrews Engineering and Darrell Snyder of Lowcountry Classic Gardens gave the site plan and landscaping Presentation. Eliza Hill motioned to give the landscaping plan final approval with the following conditions:
    - Plant 15 additional understory trees in the highway buffer in the open area in front of the proposed building to provide consistent screening. The understory trees need to be a mixture of sabal palmettos and other evergreen trees.
    - Change the holly ferns in the highway buffer to 3 gallon saw palmettos.
    - Consider the planting of several crape myrtles along the left front side of the building.

Dorie Eckard seconded. Motion carried.

The Board then reviewed the architecture. Eliza Hill motioned to give the architecture final approval with the following conditions:

- The floodlights proposed for the front corners of the building will be removed.
- The applicant should consider putting their sign in the front gable in order to provide better articulation of the façade.
- No trademark emblem will be used on the peak of the front gable.
- A final list of architectural materials will be presented to staff for approval.

William Palphreyman seconded. Motion carried.

**V. New Business:**

**A. Grayco True Value Center:** Wayne “Cooter” Ramsey recused himself. Robert Merchant gave the project background. Jerry Traino gave the presentation. The Board took no action but gave the following comments:

- The applicant should consider planting several sabal palmettos.
- The Board generally looked favorably on the façade improvement.

**B. Lady’s Island ABC Store (Bill’s Liquor Store):** Robert Merchant gave the project background. Wayne Dell gave the presentation. The Board took no action but gave the following comments:

- Instead of a canvas awning on the front façade, the Board would prefer a porch roof supported by brackets.
- The proposed multins on the storefront windows should have both inside and outside grids.
- The front façade that contains signage in the front gable is preferred.

**C. Home Oxygen & Medtrans:** Robert Merchant gave the project background. Dennis Rogers gave the presentation. William Palphreyman motioned to waive CRB review of the 29 foot by 29 foot addition to the existing building on Palamino Drive with the following conditions:

- The addition will be one-story.
- The plant materials shown on the submitted landscaping plan that are situated parallel to SC 280 (Parris Island Gateway) will be planted.

Elayne Scott seconded. Motion carried.

**D. Grays Hill Substation:** Robert Merchant gave the project background. The Board took no action but gave the following comments:

- The Board would like to see the buffer replanted between the site and Bogus Lane.

- The Board would like additional information on how much vegetation clearance will occur to access the site and to provide transmission lines to the site.

**VI. Other Business:** There was no other business.

**VII. Adjournment:** The meeting was adjourned at 6:45 p.m.