

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
November 14, 2001

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

Members Present:

Wayne "Cooter" Ramsey, Chair
Brian Coffman
Eliza Hill
William Palphreyman
Elayne Scott
Darrell Snyder

Members Absent:

Dorie Anne Eckard

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 September 19, 2001 Meeting:** William Palphreyman motioned to approve the minutes of the September 19, 2001, 2001. Brian Coffman seconded. Motion carried.
- III. **General Public Comment:** There was no public comment.
- IV. **Old Business:** There was no old business.
- V. **New Business:**
 - A. **Harbor Square Shops, Harbor Island:** Robert Merchant gave the project background. Brian Campanella of Opus Architecture gave the presentation. The Board took no action but made the following comments:
 - ◆ The applicant should consider extending the vertical foundation screening to the rear of the building to avoid unsightly views from residences across the marsh.
 - ◆ The HVAC platform will be highly visible if it is placed on the roof. The applicant should place it along the north or west elevation at the same level as the first floor.
 - ◆ Screening along the north elevation next to the marsh is very important because of the views from US 21. Cord grass would provide an excellent screening material at the foundation of the building at this location.
 - ◆ The trees in the parking lot peninsulas need to be 3 ½" caliper at time of planting.
 - B. **Contemporary Storage, Parris Island Gateway:** Darrell Snyder and Wayne "Cooter" Ramsey recused themselves. Robert Merchant gave the project background. Steve Mitchell, Bobby Tillman, and Darrell Snyder gave the presentation. William Palphreyman motioned to give this project conceptual approval with the following conditions to be met before the final project is submitted:

- ◆ Landscaping will be increased in the area between the detention pond and the storage units and also at the main entryway to the parcel. Overstory trees will be used.
- ◆ Shrubs will be planted on the outside of the chain-link fence to supplement the confederate jasmine. A hardy, evergreen shrub, such as sweet viburnum is recommended.

C. Shellmore Commercial Center, Parris Island Gateway: Darrell Snyder recused himself. Robert Merchant gave the project background. Steve Mitchell and Darrell Snyder gave the presentation.

- ◆ The applicant should provide a cap on the top of the parapet.
- ◆ The columns on the sides of the front arcade should be lined up with the sides of the building.
- ◆ Something needs to be done to break up the linear monotony of the buildings.
- ◆ A Stormwater detention pond is only permitted in the highway buffer if it has a natural shape and incorporates native wetland vegetation.
- ◆ The parapet needs to be transitioned into the sides of the building better. The windows should extend around the corner of the visible sides of the buildings.

D. Lady's Island True Value Expansion and Self Storage: Robert Merchant gave the project background. Paul Moore of Andrews Engineering gave the presentation. The Board took no action, but made the following comments:

- ◆ The expansion of Grayco True Value Hardware needs to be considered a separate project than the self-storage units.
- ◆ The expansion of the hardware store triggers bringing the architecture of the building into compliance with the architecture standards of the Lady's Island Village Center District. Therefore, the proposed façade improvements for this building need to be coordinated with the proposed expansion.
- ◆ Access and circulation issues need to be addressed on the hardware store site.
- ◆ The area between Steamers Restaurant and the 9,000 square foot storage building addition needs to be heavily screened.
- ◆ Heavy screening around the self-storage units is required in lieu of bringing the units into conformity with the County's architectural standards.

E. Regent Equipment Rental and Sales, U.S. 21: Eliza Hill recused herself. Robert Merchant gave the project background. Eliza Hill gave the presentation. Darrell Snyder motioned to give the project final approval. Brian Coffman seconded. Motion carried.

VI. Other Business: There was no other business.

VII. Adjournment: The meeting was adjourned at 7:00 p.m.