

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
December 12, 2001

The Corridor Review Board met at the County Administration Building, 100 Ribaut Road, Beaufort, SC.

Members Present:

Wayne "Cooter" Ramsey, Chair
Brian Coffman
Dorie Anne Eckard
Eliza Hill
William Palphreyman
Darrell Snyder

Members Absent:

Elayne Scott

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 November 14, 2001 Meeting:** Darrel Snyder motioned to approve the minutes of the November 28, 2001. Brian Coffman seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:**
- A. Harbor Square Shops:** Rob Merchant gave the project background. Brian Campanella gave the presentation. Eliza Hill motioned to give the project final approval with the following conditions:
- ◆ Delete one parking space next to the small parking lot peninsula at the southwest corner of the gas pump canopy in order to provide sufficient space for the proposed 3 ½" caliper live oak to grow.
 - ◆ Specify on the landscaping plan that the live oaks and river birches will be 12 feet tall at time of planting.
 - ◆ Specify that the proposed cordgrass to be planted along the building foundation be of the "Bakeri" variety.
- Darrell Snyder seconded. Motion carried.
- B. T & B Rentals (Contemporary Storage):** Darrell Snyder and Wayne "Cooter" Ramsey recused themselves. Rob Merchant gave the project background. Darrell Snyder, Steve Mitchell and Bobby Tillman gave the presentation. William Palphreyman motioned to give the project final approval with the following conditions:
- ◆ The applicant will place additional emphasis on tree protection by placing 2 x 4 uprights and stringing them with orange tree protection fencing.

- ◆ The landscaping plan will contain a note stating that all proposed landscaping will be irrigated.

Dorie Eckard seconded. Motion carried.

C. Shellmore Commercial Center: Darrell Snyder recused himself. Robert Merchant gave the project background. Steve Mitchell and Darrell Snyder gave the presentation. Brian Coffman motioned to give the project final approval with the following conditions:

- ◆ The side elevations will incorporate control joints to help articulate the walls and windows.
- ◆ The landscaping plan will contain a note stating that all proposed landscaping will be irrigated.
- ◆ The linear nature of the sidewalk in front of the four buildings will be broken up with landscaped islands.
- ◆ The color of the doors on the rear elevations of the buildings will be bronze to match the overhead doors.

Dorie Eckard seconded. Motion carried.

V. New Business:

A. Lobeco School House, Sheldon District Library: Robert Merchant gave the project background. John Dixon of Sercansky & Company and Geoffrey Mohny of Liollo Architects gave the presentation. The Board took no action, but gave the following comments:

- ◆ Parking needs to be arranged away from the existing large trees on the site.
- ◆ The existing foundation landscaping needs to be removed and replaced with new plant material.
- ◆ Eliza Hill offered to assist the applicant with conceptual site plan issues. Dorie Eckard offered her expertise in the area of tree protection.

B. Beaufort Fun Park: Eliza Hill and Wayne “Cooter” Ramsey recused themselves. Robert Merchant gave the project background. Wayne “Cooter” Ramsey and Scott Rabun gave the presentation. The Board took no action, but gave the following comments:

- ◆ Separation of the miniature golf course and the go-kart track was an issue of concern to the board.
- ◆ The Board also raised concerns about the proximity of the batting cages to an existing cemetery. The applicant should consider ways to mitigate the amount of noise that carries across parcel boundaries.

VI. Other Business: The Board agreed to hold a special Work Session on Wednesday, December 19 at the County Administration Building. In addition to the staff memo, the Board also expressed interest in discussing the following issues at the Work Session:

- ◆ Clarify existing County tree protection standards and assess how they are working.
- ◆ Discuss whether Board members are receiving their packets in a timely fashion.
- ◆ Set up an e-mail users group.
- ◆ Set Board policies on the issue of recusing ones self.

VII. Adjournment: The meeting was adjourned at 6:30 p.m.