

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
March 20, 2002

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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  
William Palphreyman  
Darrell Snyder

**Members Absent:**

Eliza Hill

**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 February 20, 2002 Meeting:** Brian Coffman motioned to approve the minutes of the February 20, 2002 meeting. Dorie Eckard seconded. Motion carried.
- III. General Public Comment:** There was no public comment.
- IV. Old Business:** There was no old business.
- V. New Business:**

**A. Beaufort Fun Park:** Wayne "Cooter" Ramsey recused himself. Robert Merchant gave the project background. Jerry Traino of Allison Ramsey Architects gave the presentation. Brian Coffman motioned to give the project final approval with the following conditions:

- ◆ The applicant will provide a more suitable tree with less litter problems than Overcup Oak.
- ◆ The landscaping plan needs a note stating that the proposed detention pond is intended to have water in it at all times. The note also needs to state that the pond banks will be hydro-seeded.
- ◆ Additional vegetation will be planted to the south of the batting cages along the property line.
- ◆ The measured tree protection zones need to appear on the site plans reviewed by the Board.
- ◆ The applicant will reconsider the color scheme to provide greater contrasts.
- ◆ The locations of HVAC equipment will be identified and properly screened.
- ◆ When designs are finalized for the go-kart track, bumper boat pond, batting cages, and miniature golf course, any revisions to the architecture site and landscaping plans will be brought before the Board for review.
- ◆ The color palette for the signage will match that of the proposed building.
- ◆ The lighting plan will be presented to the Board for review.

William Palphreyman seconded. Motion carried.

**B. Sea Island Family Health & Preventative Medicine:** Robert Merchant gave the presentation. Lee Helena of Allison Ramsey Architects gave the presentation. Brian Coffman motioned to give the project conceptual approval with the following conditions:

- The front stoop will be enlarged to become more of a porch to reflect the residential character of the area.
- The large single pane picture windows will be revised to better reflect the other windows with divided lites.
- The site plan will be revised to reflect the driveway revision that shows one point of entry off of Sams Point Road.
- The parking in the rear will be reevaluated to shift parking away from the existing 40" live oak.
- The measured tree protection zones need to appear on the site plans reviewed by the Board.
- The method for screening the existing chainlink fences will be shown on the landscaping plans submitted for final review.

Dorie Eckard seconded. Motion carried.

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

**VII. Adjournment:** The meeting was adjourned at 5:45 p.m.