

# NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD

## MINUTES

### June 19, 2002

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

**Members Present:**

Wayne "Cooter" Ramsey, Chair  
Eliza Hill  
Judy Nash  
Sara Reynolds  
Darrell Snyder

**Members Absent:**

William Palphreyman  
Brian Coffman

**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 May 1, 2002 Meeting:** Eliza Hill motioned to approve the minutes of the May 1, 2002 meeting. Darrell Snyder seconded. Motion carried.
- III. General Public Comment:** James Hicks, Chairman of the Beaufort County Planning Commission and member of the Lady's Island Business and Professional Assoc. (LIBPA) urged the CRB to use common sense in evaluating the Grayco Office Park submission. Mr. Hicks stated that it was not the intention of the Lady's Island Community Preservation Committee to require the buildings on the Grayco site to comply with the build-to line requirement in the Lady's Island Village Center District.
- IV. Old Business:** There was no old business.
- V. New Business:**
- A. St. Helena Early Learning Center:** Robert Merchant gave the presentation. Gary Brown and Laura Fisher of Goforth Brown & Associates gave the presentation. Darrell Snyder motioned to give the project conceptual approval with the following conditions:
- Provide the Board with elevations of the building without the lighthouse element to help the Board visualize what the building will look since the lighthouse is an "add alternate" and will be deleted if funds are not available.
  - Tone down the shade of yellow proposed for the pencil columns and exterior tile.
  - Great care needs to be taken in order to save the 48" caliper live oak located at the northeast corner of the bus turnaround area. The applicant needs to provide the Board with a grading plan and details showing how the tree root zone will be preserved.
  - The Board will need to see a site lighting plan prior to giving the project final approval.
  - Staff will determine and convey to the applicant whether the highway buffer needs to be planted in front of St. Helena Elementary School as well as this site.

Eliza Hill seconded. Motion carried.

- B. Lady's Island ABC Store (Bill's Liquor Store):** Robert Merchant gave the project background.

Wayne Dell, the project's architect, gave the presentation. Judy Nash motioned to give the project final approval with the following conditions:

- The 20" darlington oak that will be removed as a result of the addition will be replaced by planting an overstory tree between the building and US 21.
- The existing screening vegetation on the site will be preserved. If areas are cleared during construction, then the Board will require the applicant to plant back vegetation.
- The front parapet will be removed in accordance with the submitted elevations. The roof over the existing store will be replaced with a standing seam roof.
- A solid color will be chosen for the new awning.

Darrell Snyder seconded. Motion carried.

**C. Steamers Restaurant:** Robert Merchant gave the project background. Judy Nash motioned to request to require the applicant to come back to the Board with the following information and changes:

- The applicant will supply the Board with a site plan showing the location of the shifted parking spaces that will result from the addition of the porch.
- The existing detailing on the breezeway will be applied to the detailing of the proposed porch. The transition between the existing breezeway and the proposed porch needs to be improved by trying to match up the roof lines and pitches better.
- The applicant will provide a foundation buffer in front of the porch only on the street elevation. The buffer will be six feet wide to account for the required foundation buffer on the entrance elevation.

Darrell Snyder seconded. Motion carried.

**D. Beaufort Fun Park:** Wayne "Cooter" Ramsey and Eliza Hill recused themselves. Robert Merchant gave the project background. Wayne "Cooter" Ramsey of Allison Ramsey Architects gave the presentation. Judy Nash motioned to give the project preliminary approval with the following conditions:

- The arch pattern on the right elevation will be modified to have flat frieze over the pilasters.
- The wall sign will use only one font.
- The building colors will be used as a theme throughout the site.
- The applicant will bring a revised landscaping plan back to the Board for review.

Sara Reynolds seconded. Motion carried.

**E. Grayco Office Park:** Wayne "Cooter" Ramsey remained recused. Robert Merchant gave the project background. Wayne "Cooter" Ramsey of Allison Ramsey Architects and Paul Moore of Andrews Engineering gave the presentation. Judy Nash motioned to give the project conceptual approval with the following conditions:

- The applicant will relocate the detention pond away from the existing trees located to the north and east of the pond in order to provide more protection to the tree roots.
- The Corridor Review Board supports the removal of the frontage road in front of Building C-D and to have a second exit to the east of the building in order to reduced paved surfaces and provide more landscaping.
- The applicant will consider changing the color scheme of the existing office building and the two proposed commercial buildings.
- The applicant will provide tree protection details on the plans submitted to the CRB for final review.

Darrell Snyder seconded. Motion carried.

**VI. Other Business:** Darrell Snyder brought to the attention to the Board several Corridor Review Projects that were not completed according to the approved CRB plans. Please refer to the attached memo. The Board took no action but made the following recommendations:

- Write a letter to Port Royal Town Council urging them to honor the original County permit for the addition to the Henry J. Lee Distributors warehouse addition that included landscaping and lighting conditions.
- Research whether a Certificate of Compliance was issued for the expansion of Sea Island Presbyterian Church and whether the landscaping plan was followed correctly.
- Check to see whether the landscaping plan was honored for the SCE&G Frogmore Substation Expansion. If it was not, than the Zoning Enforcement Officer will be notified to issue a violation.
- Planning Staff will check the original tree survey that is on file for the Lady's Island Feed and Seed project to see if a 48" live oak was originally located at the left front of the new building.
- Northern Corridor Review Board members will consider adopting various projects in order to provide informal monitoring of projects during the construction phase.

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