

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
August 7, 2002

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
Judy Nash
Sara Reynolds
Darrell Snyder

Members Absent:

William Palphreyman

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 19, 2002 Meeting: Judy Nash motioned to approve the minutes of the June 19, 2002 meeting with the following amendment.

- The proposed foundation buffer in front of Steamers needs to be at least 6 feet in width. The square footage of the required foundation buffer along the west elevation should be transferred to the street side buffer.

Darrell Snyder seconded. Motion carried.

III. General Public Comment: There was no general public comment.

IV. Old Business: There was no old business.

V. New Business:

A. Grayco Office Park: Wayne "Cooter" Ramsey recused himself. Robert Merchant gave the project background. Paul Moore of Andrews Engineering and Wayne "Cooter" Ramsey gave the presentation. Judy Nash motioned to require the applicant to come back to the Corridor Review Board with the following revisions and information:

- Investigate the location of existing trees in the area to the south of the proposed detention pond. If those trees are significant, modify the location of the pond to save

those trees.

- Provide documentation on the health of the cluster of trees located in the area between Old Sams Point Road and proposed Building A-B.
- Paver locks will be provided on the parking space on either side of the parking lot peninsula that contains a 28" Live Oak so that water and nutrients can get to the tree roots.
- There is a 26" Live Oak on the edge of the driveway in front of Building A-B. The Board would like to see the tree saved through a combination of realigning the road away from the tree and providing pervious paving material.
- There is a 23" Live Oak located to the south of Building A-B in the parking area between that building and the existing Grayco Office Building. The applicant will shift the parking spaces to save that tree.
- Details of the HVAC screens will be provided to planning staff for review.
- In the buffer area between Building A-B and Old Sams Point Road, 1 overstory tree, 3 to 5 understory trees and ornamental grasses will be provided.
- Where a cluster of five azaleas are proposed to be planted in the Old Sams Point Road buffer, they will be replaced with 2 or 3 understory trees.
- All parking lot peninsulas need to contain a 3 ½" caliper overstory tree that is at least 12' tall at time of planting.
- In the narrow peninsula located on the northeast side of Building C-D shall contain a sabal palmetto.
- Where big blue lirioppe is proposed in sunny areas, it will be replaced with evergreen giant lirioppe.
- The applicant will supply the Board copies of the original tree survey.

Darrell Snyder seconded. Motion carried.

B. Barefoot Bubba's: Wayne "Cooter" Ramsey" recused himself and presented. He presented a conceptual site plan that proposed a 5,000 sf building that would be connected to the existing Barefoot Bubba's by an elevated walkway. The plan also contained a 9-hole miniature golf course. The Board took no action but generally looked favorably on the proposal and supported the proposed miniature golf course. A comment was also made that supported incorporated the existing pond into the golf course.

VI. Other Business: Robert Merchant explained to the Board that he inspected the landscaping in front of Sea Island Presbyterian Church and wrote them a letter detailing the missing or misplaced plants.

VII. Adjournment: The meeting was adjourned at 6:00 p.m.