

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
January 7, 2003

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The Corridor Review Board met at the County Administration Building in Room 280, 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 4:40 P.M.

**II. Review of the Minutes of November 5, 2002 Meeting:** Darrell Snyder motioned to approve the minutes of the November 5, 2002 meeting with the following changes:

- ◆ The wording, "ground cover of low growing shrubs", shall be changed to "ground cover or low growing shrubs."
- ◆ Under the 3522 Trask Parkway agenda item, revise the wording to read "acknowledgement that the roof rake will be 1 foot."

Sara Reynolds 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. Video Warehouse:** Robert Merchant gave the project background. Kevin Farruggio and Greg Baisch presented the site and landscaping plan. The Board took no action, but gave the following comments concerning the site and landscaping plan:

- ◆ Shift the handicap parking space away from the 33" live oak behind the front building

- to give pervious material around the tree roots.
- ◆ Construct sidewalks above grade in order to preserve tree roots.
  - ◆ Provide pedestrian connections between the buildings to link buildings with each other and the parking areas.
  - ◆ Consider removing the four angled parking spaces and rerouting the access road along the southern property line away from the trees in the center of the site.
  - ◆ Consider shifting the building and pond at the rear of the site to shift the access road away from the 36” live oak in the center of the site. If this is not possible, construct the access road out of pervious material in the root zone of the 36” live oak.
  - ◆ The northern elevation of the front building needs to be heavily screened if it is left as a blank wall.
  - ◆ Consider a tree species for the parking area other than live oaks because of the dominance of existing live oaks at the site.
  - ◆ Consider switching the locations of the rear building and the detention pond.

Tom Olson of Kern Coleman & Co. presented the architecture. The Board took no action, but gave the following comments:

- ◆ The applicant needs to break up the mass of the roof along Sams Point Road by adding dormers, introducing a covered entrance element or breaking up the front façade.
- ◆ The building needs to have a functional entrance on Sams Point Road. This can be achieved by having an interior arcade that connects the two tenants to both the rear parking lot and Sams Point Road.
- ◆ The rear and front building should have similar entry elements to unify the development.
- ◆ The applicant may want to consider a more commercial looking building.

**B. Palmetto State Bank Addition:** Wayne “Cooter” Ramsey recused himself and presented. The Board took no action but offered the following comments:

- ◆ The highway buffer should be addressed with an emphasis on replacing the overstory trees that appear to be missing from the original landscaping plan.
- ◆ The pattern of foundation buffer planting will be extended to accommodate the new addition.

**VI. Other Business:**

**VII. Adjournment:** The meeting was adjourned at 5:30 p.m.