

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
February 4, 2003

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
William Palphreyman

Members Absent:

Judy Nash
Sara Reynolds
Darrell Snyder

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. **General Public Comment:** W.R. “Skeet” Von Harten, vice chairman of County Council and Chairman of the Land Management Committee introduced himself to the Board. He thanked the Board for their service and informed them that County Council is interested and appreciates what the CRB does.

- III. **Review of the Minutes of the Previous Meeting:** Eliza Hill motioned to approve the minutes of the January 7, 2003 meeting. Brian Coffman seconded. Motion carried.

- IV. **Old Business:**
 - A. **Video Warehouse:** Robert Merchant gave the project background. Kevin Farruggio of Ward Edwards passed out a revised landscaping plan. Tom Olson of Kern Coleman & Co. presented the architecture. Brian Coffman motioned to give preliminary approval of the site plan, landscaping plan and architecture with the following conditions:
 - ◆ The massing of the entry portico in the rear building will be reduced in size to better conform to the rest of the building.
 - ◆ Additional fenestration will be provided on the rear building on the side and rear elevations.
 - ◆ The applicant will reconsider the wall sign area indicated on the street elevation

of the front building.

- ◆ The applicant will consider removing the hard surface sidewalk that is proposed in the central landscaped area between the two buildings and replacing it with a more natural mulched trail to connect the two buildings.
- ◆ The size of the plant materials proposed in the “courtyard” area on the north side of the front building will be increased in size to better screen the north elevation.
- ◆ A detail of the above-grade sidewalk will be provided on the engineering drawings.

Bill Palphreyman seconded. Motion carried.

V. **New Business:**

A. Palmetto State Bank Addition: Wayne “Cooter” Ramsey recused himself. Robert Merchant gave the project background. William Palphreyman motioned to give the project final approval. Eliza Hill seconded. Motion carried.

B. Palmetto Business Park: Robert Merchant gave the project background. Paul Moore of Andrews Engineering presented. Eliza Hill motioned to waive CRB review of the proposed subdivision. Brian Coffman seconded. Motion carried.

C. B B & T Financial Center: Robert Merchant gave the project background. Paul Moore of Andrews Engineering gave the presentation. The Board took no action on the site and landscaping plans, but offered the following comments:

- ◆ Additional landscaping needs to be provided in and around the proposed stormwater pond.
- ◆ The proposed fescue is not suited to the local climate and needs to be replaced with a suitable type of ornamental grass.
- ◆ The parking lot peninsulas on the street side of the proposed building need to contain overstory trees. 20-foot tall palmettos can be used to meet this requirement.
- ◆ The center parking lot peninsula along the street elevation should be centered with the proposed building entrance.
- ◆ Some of the parking lot islands do not meet the minimum width requirement of 9 feet. In addition, all medians between parking rows need to have a minimum width of 5 feet and be planted with vegetation. These issues need to be corrected on the site and landscaping plans.
- ◆ The 25” live oak on the north side of the proposed stormwater pond needs to have less encroachment around its roots in order to survive. The pond needs to be reconfigured to accommodate the roots.
- ◆ Some taller plants need to be added to the foundational landscaping to soften the height of the building.
- ◆ The proposed dwarf burford holly needs to be replaced with a low growing shrub that will not encroach on the windows.

- ◆ The large paved area in front of the drive thru needs to be softened with tree grates and palms in front of each drive thru island.
- ◆ The 10 foot cantilevered canopy over the farthest drive thru lane either needs to be shortened or finished at the end with column supports.
- ◆ Color and material samples will be presented when the project is given final review.
- ◆ The applicant should consider bringing the downspouts closer to the exterior walls of the building so they are not visually confused with brackets.
- ◆ As indicated in the staff report, the lighting levels will be revised to meet the lighting guidelines in the Corridor Overlay District.

VI. Other Business:

A. Beaufort Fun Park: Eliza Hill recused herself and brought to the Board's attention that a chain-link fence was put up in front of the highway buffer at the Beaufort Fun Park. Eliza indicated that the applicant plans to remove the chain link fence in a 1 to 2 year time frame and replace it with a picket fence that is placed among the vegetation in the Highway buffer. She indicated that she would redesign the buffer vegetation to both screen the chain-link fence and accommodate the new fence. The revised landscape plan and lighting plan will be brought to the CRB for review.

VII. Adjournment: The meeting was adjourned at 6:05 p.m.