

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
March 18, 2003

The Corridor Review Board met at the County Administration Building in Room 280, Beaufort, SC.

Members Present:

Eliza Hill, Vice-chair
Brian Coffman
William Palphreyman
Darrell Snyder

Members Absent:

Judy Nash
Wayne "Cooter" Ramsey, Chair
Sara Reynolds

Staff Present:

Robert Merchant, Development Review Planner

- I. **Call To Order:** Eliza Hill called the meeting to order at 4:30 P.M.
- II. **Review of the Minutes of the Previous Meeting:** Darrel Snyder motioned to approve the minutes of the March 4, 2003 meeting. Brian Coffman seconded. Motion carried.
- III. **General Public Comment:** Robert Merchant briefed the Board on the Beaufort Fun Park site visit that took place on March 11. He said that the members present agreed that the existing lighting when configured to be fully cutoff met the CRB lighting requirements. Four recommendations were made to address dark areas on the site that resulted from uneven lighting. They were as follows:
 - ◆ The applicant may address the dark areas in the miniature golf area by installing low-level can lights in the trees provided that the light source is not visible from Highway 170.
 - ◆ Fixture D (located between the miniature golf course and the go-kart track), as indicated on the lighting plan will be altered to remove the lighting fixture that is closest to Highway 170 and to have its fixture that faces the go-kart track angled at no more than a 45 degree downward aim. Adjustments may be necessary if too much glare is produced to motorists on SC 170
 - ◆ Two additional poles may be added to the go-kart track area to more evenly distribute lighting. Fixtures shall be cutoff and mounted no higher than 25 feet above grade.

IV. Old Business:

A. Low Country Housing: Robert Merchant gave the project background. Steve Mitchell of Mitchell Engineering gave the presentation. Darrell Snyder motioned to request the applicant come back to the Corridor Review Board with the following revisions:

- ◆ The dimensions on the building elevations and building footprints shown on the site and landscaping plan will be consistent. The driveway location and configuration of displayed manufactured homes will be revised to accommodate the revised building footprint for the sales office. The landscaping plan around the proposed sales office will be revised to accommodate a longer building façade by adding more plants including and additional overstory (red maple or palmetto) tree if needed.
- ◆ Red Mondo grass will be revised to Gulf Muhly (*Muhlenbergia capillaris*) on the landscaping plan and plant list.
- ◆ The three azaleas located on the front side of the sales office will be moved back several feet to be along the building foundation.
- ◆ The landscaping plan and plant list will specify that the proposed Viburnum be Viburnum Suspensum.
- ◆ Four more understory trees will be added to the highway buffer. Three-gallon wax myrtles would be acceptable.
- ◆ Extra landscape screening between the entry drive and first displayed manufactured home will be shown on the landscaping plan.
- ◆ Proposed site lighting needs to be reviewed by the Board. Information required includes the fixture type, wattage, fixture location and photometrics.

William Palphreyman seconded. Motion carried.

VI. Other Business: There was no other business

VII. Adjournment: The meeting was adjourned at 5:10 p.m.