

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
May 6, 2003

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

Members Present:

Wayne "Cooter" Ramsey, Chair
Eliza Hill, Vice-chair
Brian Coffman
Sara Reynolds
Darrell Snyder

Members Absent:

Judy Nash
William Palphreyman

Staff Present:

Robert Merchant, Development Review Planner

- I. **Call To Order:** Wayne "Cooter" Ramsey called the meeting to order at 4:30 P.M.
- II. **Review of the Minutes of the Previous Meeting:** Darrell Snyder motioned to approve the minutes of the April 15, 2003 meeting. Brian Coffman seconded. Motion carried.
- III. **General Public Comment:** There was no public comment
- IV. **Old Business:**
 - A. **B B & T Financial Center:** Robert Merchant gave the project background. A representative from Lambert Architecture gave the presentation. Eliza Hill motioned to give the project final approval with the following conditions:
 - ◆ The detention pond will be reconfigured to give an additional 5 feet to the tree projection zone around the 25" live oak.
 - ◆ Seven additional sabal palmettos will be added to the front foundation buffer to help bring down the scale of the building. Additional fineline hollies will be provided as well.
 - ◆ The applicant may want to consider substituting the proposed sabal palmetto that is located in the large island located between the entrances at the rear of the building with a live oak.
 - ◆ The applicant may want to consider forfeiting one parking space at the rear of the property to add more area to the two parking lot peninsulas that contain "Allee" Lacebark Elms.

- ◆ The redbuds proposed around the exit at the northwest corner of the property need to be changed to an evergreen understory trees. Three additional evergreen understory trees will be provided in that area to help screen the drive through area from the highway.

Darrell Snyder seconded. Motion carried.

VI. New Business:

- A. Lady's Island Commons:** Wayne "Cooter" Ramsey recused himself. Robert Merchant gave the project background. Wayne "Cooter" Ramsey and Paul Trask presented. Darrell Snyder motioned to grant a waiver from CRB review for the entire project. Brian Coffman seconded. The motion failed with Eliza Hill and Darrell Snyder voting for and Sara Reynolds and Brian Coffman voting against.

Darrell Snyder motioned to apply the CRB waiver to Phase I of the project. Brian Coffman seconded. Motion carried.

VII. Other Business

- A. Low Country Housing:** Robert Merchant gave the project background. Eliza Hill motioned to give the project final approval with the following conditions.

- ◆ Six additional shrubs need to be added to the foundational buffer on the street side of the proposed office.
- ◆ A 3 ½" overstory tree is needed at the ends of the parking rows on both the front and rear of the building.
- ◆ The lighting plan needs to use cutoff fixtures. Cutsheets of a cutoff lighting fixture need to be presented to staff for approval.

Brian Coffman seconded. Motion carried.

- B. St. Helena Early Learning Center:** Robert Merchant presented to the Board a proposed color change for the yellow tile. The Board members generally looked favorably on the color change.

VIII. Adjournment: The meeting was adjourned at 5:45 p.m.