

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD
MINUTES
June 3, 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
Darrell Snyder

Members Absent:

Judy Nash
William Palphreyman
Sara Reynolds

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 May 6, 2003 meeting with the following change:
- ◆ The wording for the motion on the Lady’s Island Commons will read, “Darrel Snyder motioned to grant a waiver from CRB review to Phase I of the project.”
- Eliza Hill seconded. Motion carried.
- III. General Public Comment:** There was no public comment
- IV. Old Business:** There was no old business.
- VI. New Business:**
- A. 3522 Trask Parkway:** Robert Merchant gave the project background. Helen Rivers presented. Eliza Hill motioned to require the project to come back to the board with the following changes made:
- ◆ The type and size of all proposed plant materials need to be clearly identified on the landscaping plan.
 - ◆ Within the highway buffer, the following quantities of plant materials are required: 4 overstory trees, 13 understory trees, and 30 shrubs. Existing

vegetation in this area that will remain and counted toward this requirement shall be shown and labeled on the plan. The Board agrees that these plants can be spread over the entire area between the front line of the building and the highway right-of-way line.

- ◆ The new edge of pavement along the south property line needs to be accurately shown on the plan.
- ◆ All parking lot peninsulas and ends of parking rows need to have a 3 ½” caliper overstory tree planted in them. If existing trees on the site are satisfying this requirement, then they need to be clearly shown and labeled on the plan.
- ◆ The applicant may want to consider replacing the proposed cherry laurels with a plant that produces less litter.
- ◆ The quantity of lorepetelum and ligustrum proposed for the buffer between this site and Dr. Tire should be cut in half and the spacing should be doubled.
- ◆ The 30-gallon magnolia proposed next to the parking area along the northern property line needs to be moved well away from the parking area to give its root system sufficient room.

Darrell Snyder seconded. Motion carried.

B. Laurel Bay Warehouse: Wayne “Cooter” Ramsey recused himself. Robert Merchant gave the project background. Wayne “Cooter” Ramsey presented. Darrell Snyder motioned to approve the project’s architecture with the following conditions:

- ◆ The applicant understands that this approval is only of the building’s architecture and that site, lighting and landscaping plans shall be brought before the Board for approval when a new tenant is proposed.
- ◆ Staff and Board members will review an alternative front elevation showing a parapet hiding the roof line.

Brian Coffman seconded. Motion carried.

C. Mitchell Building: Robert Merchant gave the project background. Wayne “Cooter” Ramsey presented. The Board took no action but offered the following comments:

- ◆ The sidewalk should wrap around the south elevation of the building between the proposed parking area and the building to provide better pedestrian access.
- ◆ The massing of the columns in front of the parapet section of the front façade should be increased to be in better proportion with the building.

VII. Other Business

A. St. Helena Drop-off Center: Darrell Snyder recused himself. Robert Merchant gave the project background. Eliza Hill motioned to approve a revised landscaping plan that reduces the number of overstory trees to 10 and reduces the caliper inches of

each tree to 2 ½” and the required height to 10-12 feet with staff approving the changes.

Brian Coffman seconded. Motion carried.

B. Darrell Snyder brought before the Board several potential violations that he wanted staff to look into:

- ◆ There is a new metal building on Ice House Road next to Builder’s First Source that never went before the CRB.
- ◆ The SCE&G Substation that the Board approved 2 years ago on St. Helena Island has never installed the required landscaping.
- ◆ Much of the plant materials installed at T & B rentals, a self-storage project approved by the CRB, are dead.

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