

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
October 21, 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  
Kenneth “Mark” Dixon  
Darrell Snyder  
James Stevens

**Members Absent:**

William Palphreyman  
Eliza Hill, Vice-chair

**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 September 2, 2003 meeting. Brian Coffman seconded. Motion carried.
  
- III. **General Public Comment:** Wayne “Cooter” Ramsey welcomed the Board’s two new members, Kenneth “Mark” Dixon and James Stevens.
  
- IV. **Old Business:** There was no old business.
  
- VI. **New Business:**
  - A. **Celedon Landscaping Plan Revision.** Robert Merchant gave the project background. Brian Lenese of Ocean Woods Landscaping Co. Inc. presented. The Board took no action, but offered the following comments:
    - ◆ The Board agreed to allow views into the site at the location of the central square, but required that the applicant increase landscaping and screening on the north and south sides of the highway buffer.
    - ◆ The location and quantity of palmettos in front of the building fronting the south side of the square needs to match those in front of the building fronting the north side of the square.
    - ◆ A revised landscaping plan needs to be resubmitted that has a north arrow;

shows the right-of-way line for Sams Point Road; and has a tally of overstory trees, understory trees and shrubs for the highway buffer.

- ◆ The parking lot peninsulas that were located along the internal streets need to come back.
- ◆ The applicant may want to reconsider the use of dwarf pittosporum along the east and west sides of some of the buildings. They may not survive in those conditions.
- ◆ The perimeter buffer along the north property line needs to sufficiently screen this site from the Fairview Estates houses.
- ◆ The applicant may want to reconsider the use of daylilies because of their susceptibility to daylily rust.
- ◆ Some of the plant beds show a plant spacing that may be too dense.
- ◆ The four viburnum suspensum located on the north side of the building closest to Sams Point Road are spaced too far apart. They need to be denser.

**VII. Other Business:** There was no other business.

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