

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
February 17, 2004

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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

**Members Absent:**

Eliza Hill, Vice-chair  
William Palphreyman  
James Stevens

**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:** Darrel Snyder motioned to approve the minutes of the February 3, 2004 meeting. Brian Coffman seconded. Motion carried.

**III. General Public Comment:** There were no general public comments.

**IV. Old Business:**

**A. Celadon Landscaping Revision.** Darrell Snyder recused himself. Robert Merchant gave the project background. Dennis Green of Celadon presented. Brian Coffman motioned to give the landscaping revision final approval with the following conditions:

- ◆ The magnolias proposed for the northern portion of the highway buffer will be the 100 gallon Southern Magnolias. The plant list shall specify the proposed height and spread of the magnolias.
- ◆ Additional shrubs and understory trees shall be added to the northern portion of the highway buffer behind where the row of magnolias is proposed.
- ◆ The caliper size of the Nutall oaks proposed for the parking lot peninsulas shall be increased to 3 ½".
- ◆ The reduction in quantities of the required plant materials in the highway buffer is based on the architectural and planning merits of Celadon as a traditional neighborhood development.

Kenneth “Mark” Dixon seconded. Motion carried

**V. New Business:** There was no new business.

**VI. Other Business:** Several violations or issues were brought to the attention of staff.

- ◆ Staff was asked to check whether the approved plans for Daisy Fresh Laundry on U.S. 21 showed car vacuums in the front portion of the site.
- ◆ It was reported that the BB & T Bank on Lady’s Island has piled dirt all over the root zone of an existing live oak; has installed the detention pond closer to the root zone of one of the live oaks than the CRB approved; and has incorrectly installed their tree protection fences.

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