

NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD  
MINUTES  
April 18, 2006

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**Members Present:**

Brian Coffman, Vice Chairman  
Mark Dixon  
Kevin Farruggio  
Christine Seabrook  
James Stevens

**Members Absent**

Darrell Snyder, Chairman

**Staff Present:**

Judy Timmer, Development Review Planner

- I. **Call to Order:** The Corridor Review Board met at the County Administration Building in Rm 280, Beaufort, SC. Brian Coffman, Vice Chairman called the meeting to order at 4:30 P.M.
  
- II. **General Public Comments:** No comments.
  
- III. **Review of the Minutes:** The Board motioned to table the minutes until the next meeting. Motion carried.
  
- IV. **New Business:**
  1. **Greenline Industries, Inc (Conceptual Architecture Review):** The Board approved of the proposed architectural changes to the building façade and entrance area. The Board recommended the applicant break up the mass of the building with plantings and agreed with staff's recommendations as follows:
    - a. Submit landscape plan to scale. Overall, it appears good in concept but knowing the scale may change that assessment.
    - b. Oleander does not make a good foundation plant. Staff recommends a plant that is easier to maintain as a foundation plant be used.
    - c. Consider using a different street buffer shrub than azaleas and incorporate them into the buffer instead of planting in a circle around the trees. Azaleas do not generally do well in full sun buffer situations or commercial type settings. Typically, the Board requires native plants in the street buffer.
    - d. It appears there maybe a conflict between the proposed Magnolia and the Palm on the east side of the building.

The Board recommended the project proceed to final.

**V. Old Business:**

1. **DeLoach – Highway 21:** The applicant requested the project be removed from the agenda.

**VI. Other Business:**

- VII. Adjournment:** The meeting adjourned at 5:15 p.m.