

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD
SPECIAL MEETING MINUTES
November 21, 2006

Members Present:

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

Members Absent

Bill Harris

Staff Present:

Delores Frazier, Assistant Planning Division Head
Buz Boehm, Deputy Director

- I. **Call to Order:** The Corridor Review Board met at the County Administration Building in Rm 280, Beaufort, SC. Chairman Snyder called the meeting to order at 4:30 p.m. Chairman Snyder requested a motion to modify the agenda to allow review of Bill's Liquor landscape buffer first. James Stevens motioned to change the agenda as requested by the Chair. Mark Dixon seconded. Motion carried.
- II. **General Public Comments:** There were no public comments.
- III. **Review of the Minutes:** The November 7, 2006 minutes were not reviewed.
- IV. **New Business:**

Bill's Liquor Landscape Plan (Conceptual). Nancy Smith, Beaufort Landscaping, presented the project plan recommending changes from the landscape plan presented as part of the Grayco Landscape Plan. The Board unanimously approved the plan as submitted.

V. **Old Business:**

Grayco Hardware (Garden Center and Landscape Conceptual): Staff presented the project report. Brian Coffman recused himself. Herb Gray, David Rice and Nick Welliver, were present to discuss the project. The Board discussed the project and made comments as recommendations as follows (comments are a perspective view from Hwy 21, left to right & front to rear):

Landscape Plan

1. buffer strip along side walk are wholly inadequate; I will as for minimum of 100-3gal plants, all evergreen, to include but not limited to yaupon, Indian hawthorn, ornamental grasses, in grouping of no less than 10 each.

2. update landscape plan with showing the existing parking areas deleted (LS3P plan) and additional plantings beyond the 100 asked for above
3. minimum of 5-15gal crape along this sidewalk strip to provide necessary height.
4. minimize the clustering of plantings at the exit lanes to hwy 21, safety issues
5. all handicap parking spots need to be depicted.
6. create two new parking lot islands at the approach into the parking lot from the right entry from hwy 21 (presently there is too small signs stuck in asphalt) plant each new bed minimum 4" live oak. The last island in this row needs three palmettos, none to exceed 12' (anywhere in this plan) in height. Plant 4" cal live oaks @ the tip of each island from right to left (closest to road), except the last island which is not depicted on the current plan. These needs to be depicted with requisite plants as well.
7. at the end of each of these islands plant a minimum of one palmetto, more if space allows (the tips I refer to are closest to the building)
8. the Indian hawthorne & ligustrum sinensis (this one is a very poor selection for any commercial location) will not work beneath these canopies, replace with suitable materials for sun/shade conditions.
9. each of the full length rows should have a minimum of 75-3gal evergreen plants (any trees included should be considered with the number of 75)
10. I do not believe the red maples or nutall are suitable here, consideration of dogwoods & additional laurel oaks, works.... I'm open on other selections.
11. the group of trees behind regions bank is over planted, this plan does not accurately reflect that which is already there. The purpose of these trees needs to be justified as I find the number (and species of trees spec'd) without purpose & can be used elsewhere? I would also like to know if the row of crape that splits the two parking areas will be shown and to know if there any intent to change and disturb this area?
12. ground cover is depicted all over this site..... the actual numbers used on the plant schedule is woefully short of the number need to cover the SF areas depicted on the plan. Based on the 2650 SF indicated for a. jasmine (using 18" plant centers) 1177-1gal is needed, not, the 350 indicated. Likewise, based on upon the 2200 SF indicated for a. ivy (using 18" plant centers) 979-1gal is needed, not the paltry 150 plants specified.
13. four of the plant groups on the plant schedule have been miscounted, the symbols and counts don't match.
14. the symbols used on this plan are poorly employed for a plan of this scale, it has made interpreting this plan unnecessarily difficult to interpret.
15. are any turf areas contemplated?
16. there are three pages to this plan, upon starting review, I discovered significant errors when comparing page one w/ page two. This needs to be corrected, as I cannot figure out which is correct and or the most recent update, as both have the same date?
17. sheet three of this plan shows palms/plants around the pond, could not identify location are see reason for same. These items can be used elsewhere.
18. this plan needs to be updated with parking areas for garden center and parking areas on the LS3P plan dated 11.1.06. This must incorporate landscaping for all

- islands including areas outside the fence, to include what will be a new and very large plant bed (300sf+) which depicts a 17" oak The eight crape myrtles for the fence are completely unsatisfactory. This fence line needs to be a continuous bed on all three sides and use palmettos (no taller than 12') vice crapes.
19. Provide cut sheet for the shade structures which protrude above the fence of the garden center.
 20. The new garden center fence has two significant opening into this new parking area from the street. The landscape plan shows three Overstory trees planted along the west chain link fence and beneath over head power lines (genius!) delete these. Plant no less than 10-15gal wax myrtle and 2-30gal Sav Hollies (or the like) and 5-15gal wax myrtle and 1-30gal Sav holly (or the like)
 21. The laurel & nutall oks spec'd for the west area of the parking cannot fit as depicted. If the parking area is abandoned as indicated, they will fit. Which is a lead-in to the next comment
 22. The plan needs to be labeled throughout the fence line area from the back of Bills to the church parking area "The natural nature buffer is to remain as is with no further disturbance. Any work in this buffer is to be done with hand tool only, and strictly limited to removal of debris, vines, and dead items. And this work shall not be constructed as a license to open views into the property and or parking areas". This is critical to the line of vegetation behind Bill's.
 23. The lighting plan needs work. There is light pollution for nearly one-half of the property line. Is there intent to replace the fixtures along the road exiting onto hwy 802? Are there any wall pacs or the like used on the building (front, sides and especially the rear)?

Lighting Plan: ??

Kevin Farruggio motioned to give a conceptual approval based on the comments discussed (listed above). Christine Seabrook seconded. Motion carried.

- VI. **Other Business:** None
- VII. **Adjournment:** Meeting was adjourned at 6 p.m.