AGENDA
NORTHERN CORRIDOR REVIEW BOARD
Tuesday, November 27, 2012
4:30 p.m.
Conference Room, Building 2, Beaufort Industrial Village
102 Industrial Village Road, Beaufort
843.255.2140

1. CALL TO ORDER – 4:30 P.M.

2. PUBLIC COMMENT

3. REVIEW OF OCTOBER 9 AND OCTOBER 23, 2012 MEETING MINUTES

4. NEW BUSINESS
    A. None

5. OLD BUSINESS
    A. Beaufort Memorial Lady's Island Internal Medicine / Final (backup)
    B. O'Reilly Auto Parts / Preliminary (backup)

6. OTHER BUSINESS
    A. None

7. ADJOURNMENT

<u>Beaufort Memorial Lady's Island Internal Medicine</u>

Type of Submission: Final
Applicant: Marion Moody, Beaufort Memorial Hospital
Architect: Ben Thompson, AIA, AAG Associates
Engineer: Ryan Lyle, PE, Andrews & Burgess
Landscape Architect: Michael S. Small, RLA, LEED AP
Type of Project: Professional Office
Location: 117 Sea Island Parkway at intersection with Youman's Drive
Zoning Designation: Lady's Island Village Center
Project Information:

- 1.6 acre parcel, 8,500 sf. Building.
- The project involves redevelopment of an existing site in the Lady's Island Village Center District which is envisioned to create mixed-use pedestrian-friendly development.
- A transmission line and utility easement is located along Sea Island Parkway, affecting the placement of the building.
- The orientation of the shared property lines are not perpendicular to Sea Island Parkway.
- Many trees will be saved, thereby affecting the location of infrastructure, and vehicular and pedestrian circulation.

Board Action at October 23 Meeting:
At the October 23 Northern Corridor Review Board Meeting, the Board motioned to give the project preliminary approval with the following conditions:

- The utilities and HVAC equipment along the west side of the building need to be screened
- The 32 inch live oak shown being removed on the landscape plan is to remain.
- It is ok to eliminate the sidewalk connecting to Sunset Boulevard as shown on the site plan.
- The sidewalk to US 21 needs to be widened or flared, or landscaping treatment needs to be improved to provide a better street presence along US 21.
- It is ok to sod or the area around the arbor/plaza.
- The fencing to be used along the east property line needs to be shown in detail.
- The seating needs to be detailed in breezeway and arbor areas.
- The dumpster screening needs to be detailed.
- The Board needs to see a wall section along with window and door head details for final.
- The logo in the window is ok with the Board, but will need to be submitted separately to staff as a sign permit.
- Material and Color samples will need to be submitted for final approval along with bracket details.
- The applicant needs to provide a full elevation of the building on one drawing.

Staff Comments:
1. Cutsheets of proposed lighting fixtures will need to be presented to the CRB for review. All exterior fixtures shall be full cutoff.
2. Staff believes that the revised final site, landscaping, and architectural plans have adequately addressed the conditions that the Board attached when they gave the project preliminary approval.

O'Reilly Auto Parts – 8522 Boundary Street

Type of Submission: Final
Applicant: Brian Neal, Hamilton Development, Inc.
Design Consultants Lesley Guillot, Buddy Webb Architects
Giles Branch, Earthsource Engineering
Type of Project: Retail
Location: West side of Boundary Street, just north of the intersection with Neal Road.
Zoning Designation: Commercial Regional
Project Information: The project involves redevelopment of an existing site consisting of several vacant buildings, all of which will be removed. The proposed 7,735 square foot structure will be sited within the existing building envelope, resulting in a non-conforming site. A Special Use permit will be required in which additional requirements may be suggested by the CRB.

The CRB reviewed this project at their October 9 meeting. At that time the Board
Gave the project conceptual approval with the following conditions:

- The site plan shall include tree islands that meet the requirements of the Corridor Overlay District.
- Provide a foundation buffer between the building and all paved areas in accordance with the ordinance.
- Screen the dumpster from view.
- Break up the massing of the proposed building by articulating the side elevations and the roof. Consider architectural features such as porches, wainscoting, and other items to better articulate the building.
- Incorporate staff comments that suggest reexamining the front parking area to treat more like a street that can eventually become a frontage road to access other properties along Boundary Street. Consider changing some of the perpendicular parking spaces into parallel or angled parking. Also, provide appropriate pedestrian circulation on the site by having a 5 foot wide sidewalk along the proposed frontage road.

The applicant is now submitting for final review. They have included revised architectural elevations, a revised site plan, landscaping plan and lighting plan.

Staff Comments:
1. The Board will need to determine whether the proposed building meets the architectural standards of the Corridor Overlay District; specifically the following:
   o No long, unarticulated roofs.
   o No long, unarticulated, blank facades

2. Material and Color samples will need to be submitted to the Board for review.
3. The Corridor Overlay District standards require one parking lot island for every 8 spaces. There are 10 spaces in a row along the front façade of the building.
4. The foundation buffer along the eastern façade needs to be a minimum of 8 feet wide.
5. The overstory trees located parking lot peninsulas need to be at least 3 ½" inch caliper at the time of planting.
6. Lighting fixtures within 50 feet of the highway right-of-way line are restricted to a height of 20 feet.
7. Some of the photometrics exceed 10 footcandles, which is the maximum illumination for commercial parking areas in the Corridor Overlay District.
8. The applicant needs to submit cutsheets of the proposed exterior lighting fixtures.
9. The A/C pad is not permitted in this buffer as currently shown on the plan.