



AGENDA
NORTHERN CORRIDOR REVIEW BOARD

Tuesday, May 7, 2013

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 FEBRUARY 19, 2013 AND MARCH 5, 2013 MEETING MINUTES ([backup](#))
4. NEW BUSINESS: Conceptual Review of Lady's Island/St. Helena Island Fire District Station and Headquarters – 146 Lady's Island Drive ([backup](#))
5. OLD BUSINESS: Final Review of O'Reilly Auto Parts – 8522 Boundary Street ([backup](#))
6. OTHER BUSINESS: None
7. ADJOURNMENT

Next Meeting: May 21, 2013, at 4:30 p.m. at Conference Room 280, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC 29902



**NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**
February 19, 2013, Beaufort Industrial Village #2

Members Present: Brian Coffman, Chairman; Bradley Bowden; Michael Brock; and Mark Dixon

Staff Present: Robert Merchant, Long Range Planner

Guests: Chris Cook and Steve Wimberley representing King Petroleum; John Hamilton, Hamilton Development; Tom Michaels, RA

1. **Call to Order:** The meeting was called to order at approximately 4:30 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** No public comments were received.
3. **Review of Minutes:** No minutes were reviewed at the meeting.
4. **New Business:** There was no new business.

A. **Conceptual Review of Shell Gas Stations and Convenience Stores at 3530 Trask Parkway in Burton and 96 Sea Island Parkway on Lady's Island:** Mr. Dixon recused himself. Mr. Merchant gave a brief project background. He said that the project involved redesigning two existing Shell stations. On both buildings, the applicant proposes to refinish the exterior with a combination of hardi-plank siding and a brick veneer wainscot. The existing flat roof will be replaced with a hip, standing seam metal roof. The shape of the canopies will remain unchanged, however, new branding and signage is proposed for the canopies. Mr. Merchant said that the applicant would need to submit material and color samples to the Board for approval; and that any changes to signage and canopy graphics would need to be submitted to the County under separate sign permit applications.

Christopher Cook presented for the applicant. Steve Wimberley was also present. Mr. Cook passed out a brick sample. He said that the proposed hardi-plank would be a basic white. The roof color would be the same color as the red in the Exxon station on Sams Point Road, or the Enmark station on Parris Island Gateway near Bi-lo.

Mr. Coffman felt that the changes in siding materials and the roof would be beneficial. Mr. Coffman felt it would be better to not overemphasize the columns. Mr. Cook emphasized that the windows will remain in the same locations. Mr. Brock said that he liked the colors, but preferred the Enmark "oxblood red" over the Exxon red at Sams Point Road. Mr. Coffman asked how deep the overhangs would be on the building. Mr. Cook said they would be about 2 feet as scaled on the drawings. Mr. Coffman recommended that the canopy columns closest to the building should match the brick wainscoting on the building. Mr. Cook mentioned that the canopy would be skinned with roof material to match the building.

Mr. Brock asked if it was possible to provide any additional landscaping to the site plans, especially on Lady's Island. Mr. Bowden asked if the architectural revisions addressed all four sides of the building. Mr. Wimberley said that they would not cover the rear of the Lady's Island building because it was already covered with brick that matched the shopping center behind the gas station. He said that the rear of the Burton store was not visible from the highway. Mr. Coffman asked the applicant to verify that the proposed brick wainscoting matched the brick behind the Lady's Island station. Mr. Cook said he would take a photograph of the proposed brick up against the rear elevation. Mr. Bowden said that any changes to exterior lighting would need to be brought to the Board. Mr. Brock said he would like to see proposed new landscaping at the Lady's Island store at the next CRB meeting.

Mr. Bowden motioned to conceptually approve the architectural changes for both stores with the following conditions:

- The canopies at both stores will match the roof color of the building.
- The color of the roofs will match the Enmark "oxblood red".
- The canopy columns closed to the store will have brick wainscoting to match the building.
- Any changes to exterior lighting would need to be brought to the Board for approval.
- Additional landscaping will be provided at the Lady's Island store. The applicant will need to show the proposed changes to the landscaping plan accompanied by a narrative.

Mr. Brock seconded. Motion carried.

B. Conceptual Review of Gas/Convenience Store at 399 Parris Island Gateway in Burton: Mr. Brock recused himself. Mr. Merchant gave a brief project background. He said that the project involved the construction of a 5,400 square foot commercial building that will house a convenience store/gas station and drive-through restaurant. The parcel is approximately 1.63 acres and currently contains a 3,600 square foot existing commercial building. The existing building and its parking, which sits on 0.32 acres, will be under separate ownership via a horizontal property regime. He said that the existing site was non-conforming in that there is not sufficient room for the required buffers and other site features. The DRT conceptually approved the site plan. Once the project receives conceptual CRB approval, it will then go before the Zoning Board of Adjustments (ZBOA) to receive a Special Use Permit. He said that the applicant has submitted a site plan, architectural elevations, a landscaping plan, and a photometric plan for conceptual review.

Mr. Merchant said that the CRB will need to receive the revised site plan that corrects the one parking lot peninsula per 8 spaces before conceptually approving the project. He also said that the Board will need to see cutsheets of any exterior lighting fixtures including gas canopy lighting which will need to be hidden inside the canopy. He said that the applicant had a revised site and landscaping plan that they planned on showing the Board.

Mr. Michaels presented for the applicant. He passed out a revised site plan. He said that the traffic study resulted in them reducing the size of the building to 4,500 square feet. It gave them

a little more flexibility to arrange the parking and drive-through and to save more trees. He said that the portion of building they removed is in the back. He said that most of the existing trees are located where the building is proposed to be sited. He said the lighting plan did not include canopy or building lighting. Mr. Coffman requested that they show the photometrics out to the property line so they can assess light trespass.

Mr. Coffman said that he liked that the site was configured to create a possible frontage road and that they were attempting to landscape the front buffer as well as they were. Mr. Michaels said that stormwater would be handled with underground systems. Mr. Dixon said that landscaping on the northern side of the building will be important because it will be very visible if the property abutting on the north is ever cleared and developed. Mr. Dixon asked about the lack of foundation buffer at the drive-through. He asked if the drive-through window could be bumped out to accommodate foundation plantings at that location.

Mr. Coffman asked if the dumpster could be moved away from the building to allow more planting next to the building. Mr. Coffman said that he liked the south elevation of the building. He felt that the treatment gave more depth to the façade. He said that he would like to see the façade treatment round the corner to address the street façade better, and also wrap around to the north elevation. Mr. Dixon asked if the service door could be removed from the street elevation to allow more foundation planting.

Mr. Bowden said that he was struggling with the architecture. He didn't feel it was the right building for the right space. He challenged the architect how the building was meeting the requirement for Lowcountry architecture. Mr. Michaels said that the requirement for Lowcountry design was better tailored to residential architecture, and that the proposed building was a commercial building. Mr. Bowden said that he would like to see the building address the street better. Mr. Coffman agreed that having Lowcountry detailing on the façade would be good. Mr. Michaels said he could address the street face elevation. Mr. Coffman asked the applicant to provide awnings and other detailing that would address the requirement for Lowcountry design. Mr. Dixon said his biggest concern was the street and north elevations.

Mr. Michaels said he will look at how to break up the façades better and look at adding landscaping along the north elevation. Mr. Bowden emphasized that incorporating roofs and roof overhangs would help the street façade.

Mr. Bowden motioned to conceptually approve the project with the following conditions:

- The site plan is acceptable to the Board.
- When the final lighting plan is submitted, show the photometrics to the property line and incorporate the canopy lighting.
- Move the dumpster away from the building to reduce the amount of asphalt necessary in increase foundation plantings.
- Increase the amount of vegetation on the northern perimeter buffer and the foundation buffer on the north façade of the building.
- Revise the architecture to better address the street façade and incorporate more Lowcountry

elements.

Mr. Dixon seconded. Motion carried.

5. Old Business: Final Review of O'Reilly Auto Parts – 8522 Boundary Street

Robert Merchant provided a brief background on the project. He said that the project consisted of a 7,735 square foot structure that will house an auto parts store.. The applicant received a Special Use Permit at the January 24 Zoning Board of Adjustments meeting because the site is non-conforming. The CRB last reviewed this project at their January 8, 2013 meeting: At that time the applicant informed the Board that their client, O'Reilly Auto Parts, was withdrawing the site from consideration due to the cost of constructing a sloped roof with overhanging eaves. The applicant sought feedback from the Board on whether a flat roof building would be acceptable to the Board. At the meeting, the Board tabled making a decision on the project what was submitted commenting that while the revised site and landscaping plan that the applicant submitted met the Board's approval; the building will need to be revised to incorporate Lowcountry architectural elements into a flat roofed building with an emphasis on breaking up the massing of the building and emphasizing the entrance feature. He said that the applicant revised the architecture and has resubmitted to the CRB for final approval.

John Hamilton presented for the applicant and passed out a color elevation. Mr. Coffman said that the columns would work better if they were wider and more prominent rather than small pilasters. Mr. Bowden felt that having all the glass at the entrance was problematic. Mr. Hamilton said that the glass would be darker and wouldn't be highly reflective. Mr. Dixon was concerned with the flatness of the elevation. Mr. Brock agreed that having more depth along the front façade would help. Mr. Bowden didn't like the canopy used over the entrance. He felt it simply added to the box feel. He suggested lowering the canopy and making it more of an awning with open rafters that would cover part of the plate glass at the entrance. Mr. Coffman added that the new buildings in the city on the Robert Smalls Parkway corridor, specifically Arby's, and Wing Stop were good examples of well articulated flat roof buildings. He suggested tying the pilasters at the corners together to help break up the massing. Mr. Bowden suggested moving the entrance element toward the northeast corner and perhaps wrap around the east elevation.

Mr. Dixon motioned to not approve the project's architecture with the following comment.

- The applicant should bring down the scale of the entrance to be more pedestrian scale. This could be achieved by lowering the height of the glass and incorporating more Lowcountry design elements.

Mr. Brock seconded. Motion carried.

6. Other Business: None

7. Adjournment: Chairman Coffman adjourned the meeting at approximately 6:22 p.m.

**NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**
March 5, 2013, Beaufort Industrial Village #2

Members Present: Brian Coffman, Chairman; Bradley Bowden; and Mark Dixon

Members Absent: Michael Brock

Staff Present: Robert Merchant, Long Range Planner

Guests: John Hamilton, Hamilton Development

1. **Call to Order:** The meeting was called to order at approximately 4:47 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** No public comments were received.
3. **Review of Minutes:** No minutes were reviewed at the meeting.
4. **New Business:** There was no new business.

5. **Old Business: Final Review of O'Reilly Auto Parts – 8522 Boundary Street**

Robert Merchant provided a brief background on the project. He said that the project involved the 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. The applicant received a Special Use Permit at the January 24 Zoning Board of Adjustments meeting. Since that time the CRB reviewed this project at their February 19, 2013 meeting. At that time the Board denied final approval of O'Reilly Auto Parts and asked the applicant to rework the main entrance to reduce the dominance of plate glass and suggested that this could be done by lowering the height of the canopy to make it more of a awning or porch roof and partially covering the plate glass area. They also said that the applicant should consider shifting the main entrance feature and awning to the left hand side of the front elevation and wrapping around the corner to the east facing elevation. The applicant should also incorporate more Lowcountry design elements when detailing the awning and other features. More depth is also needed along the front façade to break up the flatness of the elevation. Mr. Merchant said that the applicant had revised the architecture and has resubmitted to the CRB for final approval.

Mr. Hamilton presented for the applicant. He clarified that the four boxes on the color rendering were HVAC units and that they would be hidden by the parapet. Mr. Coffman asked for clarification of canopy details. Mr. Hamilton said that the canopies would have louvers, much like a Bahamas shutter. Mr. Dixon asked about the trim above the vertical boards. Mr. Hamilton said it would be of the same material as the trim above the stucco above the entrance. Mr. Dixon said he was very happy with the design of the building. Mr. Bowden agreed.

Mr. Coffman stated that he wanted to make sure staff would have all the final drawings necessary for final CRB approval. He said that they would need to make sure that the foundation buffer would work with the new building footprint. Mr. Bowden said he wanted to make sure the lighting plan reflected the architectural lighting proposed for the building. He said he would like to see the project come before the Board one more time with all the final components including colors. He said he would need a detail of the dumpster screening that matched the materials used for the building.

Mr. Bowden motioned to approve the building design with the following conditions.

- The applicant would need to submit more detailed architectural drawings that showed wall detail sections.
- The applicant will supply the Board with material and color samples.
- The lighting plan will be updated to include any proposed exterior architectural lighting.
- The applicant will provide the Board with details of the dumpster screen.
- Verify that the landscaping plan works the footprint of the proposed building.

Mr. Dixon seconded. Motion carried

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:06 p.m.

Lady's Island/St. Helena Island Fire Department – Station and Headquarters

Type of Submission: Conceptual
Applicant: Lady's Island/St. Helena Island Fire District
Architect: Court Atkins Architects
Landscape Architect: J.K. Tiller and Associates
Engineer: Ward Edwards
Type of Project: Institutional
Location: Located on the west side of Lady's Island Drive (SC802) approximately 325 feet south of the intersection with Rue DuBois.
Zoning Designation: Lady's Island Professional Office District
Project Information: The applicant plans to construct a 12,200 square foot fire station and District headquarters on a 1.9 acre parcel on Lady's Island Drive. This site was chosen to position the station within 5 miles of its service area in order to improve ISO ratings for residents of outlying areas of Lady's Island (e.g. Cat Island). The site has some unique environmental constraints. There is a drainage ditch that is tidal, which places it within OCRM's jurisdiction. There is also a County required setback from the critical line which has been reduced to 50 feet by the ZBOA. The result is that much of the front portion of the site, which is currently heavily wooded, will remain as natural buffers.

The applicant has submitted a site plan and tree survey; architectural elevations; and a conceptual land plan/circulation plan for conceptual review.

Staff Comment: Staff recommends conceptual 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:	<p>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. At the January 8 meeting of the CRB, the Board approved the site and landscaping plans for the project, but still had issues with the project's architecture. At the March 5 CRB meeting, the Board motioned to approve the building design with the following conditions.</p> <ul style="list-style-type: none">• The applicant would need to submit more detailed architectural drawings that showed wall detail sections.• The applicant will supply the Board with material and color samples.• The lighting plan will be updated to include any proposed exterior architectural lighting.• The applicant will provide the Board with details of the dumpster screen.• Verify that the landscaping plan works the footprint of the proposed building. <p>The applicant is now submitting for final CRB review. They have submitted a site plan, landscaping plan, a lighting plan and detailed architectural elevations</p>

Staff Comment:

1. The applicant needs to supply the Board with material and color samples.
2. The applicant needs to submit cutsheets of all proposed exterior lighting fixtures to the Board for review.