



AGENDA
NORTHERN CORRIDOR REVIEW BOARD

Tuesday, November 19, 2013

4:30 p.m.

Conference Room, Building 2, Beaufort Industrial Village

102 Industrial Village Road, Beaufort, SC

Phone: (843) 255-2140

1. CALL TO ORDER – 4:30 P.M.
2. PUBLIC COMMENT
3. REVIEW OF OCTOBER 22, 2013 MEETING MINUTES ([backup](#))
4. NEW BUSINESS: None
5. OLD BUSINESS: Final Review of Crystal Lake Phase 2B Site Development on Lady's Island ([backup](#))
6. OTHER BUSINESS—Next Meeting: December 10, 2013, at 4:30 p.m. in Conference Room of Building 2, Beaufort Industrial Village, 102 Industrial Village road, Beaufort, SC 29902
7. ADJOURNMENT



NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 22, 2013, Beaufort Industrial Village #2

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

Members Absent: Bradley Bowden and Peter Brower

Staff Present: Robert Merchant, Long Range Planner; Amanda Flake, Natural Resources Planner

Guests: Ryan Lyle, Andrews and Burgess; Joe Allard, Friends of Crystal Lake Park; Peggy Allard, Friends of Crystal Lake Park; Robert Montgomery, Montgomery Architecture and Planning

1. **Call to Order:** The meeting was called to order at approximately 4:30 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** Joe Allard from the Friends of Crystal Lake Park commented that he would like to be involved in modifying the plant list on the landscaping plan to include more native plants.
3. **Review of Minutes:** Mr. Dixon motioned to approve the minutes of the June 4, 2013 meeting. Mr. Brock seconded. Motion carried.
4. **New Business:**

A. Crystal Lake Park, Phase 2B: Robert Merchant provided a brief background on the project. He said Crystal Lake Park is a 25+ acre assemblage of parcels purchased through the Beaufort County Rural and Critical Lands Preservation Program. The site contains a 6.8 acre lake along with freshwater and saltwater wetlands. Beaufort County has been working with the Friends of Crystal Lake to develop a master plan for the site that envisions a passive park with an interpretive center and a network of trails and boardwalks encircling the lake. The portion of the site fronting Lady's Island Drive is the former location of Butler Marine and contains a 3,500 square foot metal building and an asphalt parking lot that surrounds three sides of the building (west, south, and east elevations). He said that potentially the building would be occupied by the Soil and Water Conservation and an interpretive center for the park.

He said that the applicant proposed to wrap the east and south elevations with an arbor that will serve as a covered walkway connecting the building to the parking area. The walkway will terminate at a 24' by 24' pavilion that will serve as the entrance to the boardwalk that leads to the lake. The applicant proposed to paint the existing metal building and provide new doors and windows. He said that the applicant proposed to expand the parking lot by 29 spaces and improve circulation around the site. He said that the DRT modulated the highway buffer to a 25 foot and there were some constraints within the 25 foot buffer that included a 15 foot power line easement and a 5 foot elevation change. He said that the applicant had provided overstory trees and palmettos where possible to add height to the buffer vegetation.

Mr. Merchant said that since this was a County project, that he had worked closely with the design team to work through some of the challenges of the site.

Ryan Lyle of Andrews and Burgess presented for the applicant. He added that the utility company requested access to the poles from the site so they wouldn't have to stop their vehicles on Lady's Island Drive when working on the poles. Brian Coffman asked if the new parking area would be at the existing grade. Mr. Lyle said there would be some fill, but it would be close to the existing grade. Mr. Lyle verified that the access to the poles would be grasscrete. He also commented that the new lighting plan would be an improvement from the current flood lights mounted on poles.

Mr. Brock commented that the liriopie was not very native and not an appropriate foundation plant. He also said that the lorapetalum is not very native looking. Mr. Dixon commented that the areas between the two access roads should have native material that has some height such as wax myrtles. He also suggested changing out the dwarf yaupons because even though they were native, the particular cultivar had a non-native appearance. Mr. Dixon commented that in general, he would like to see more height in the buffers with view corridors into the site. Mr. Lyle commented that Crystal Lake is a County park facility and would not be manned after dark. That is part of the reason they chose to have a low buffer. Mr. Montgomery commented that the area indicated on the landscaping plan as having a rain garden would not be a rain garden entirely. There would be lawn in part of the area.

Mr. Montgomery presented to the Board a colored elevation of the building and trellis. He said that there would be lighting under the trellis. Mr. Dixon asked if there had been discussion about changing the material of the building to hardi-plank. Mr. Montgomery said that it had to do with budget. Mr. Coffman commented on the front elevation and recommended that the windows next to the doors on the right and left go to the floor to match the door.

Mr. Dixon motioned to give the project conceptual approval with the following comments:

- Revise the plant materials in the landscape plan to incorporate as many native plants as possible. The proposed liriopie, lorapetalum, and dwarf yaupon should be replaced with native plants of similar type and dimensions.
- Within the highway buffer, provide more height in the vegetation between the utility pole access corridors and at the corner of Lady's Island Drive and Rue DuBois.
- A lighting plan showing all photometrics and the location and cutsheets of all proposed exterior lighting fixtures shall be included in the final submission.

Mr. Brock seconded. Motion carried.

B. King Petroleum – Shell Station Upgrades: Mr. Dixon recused himself. Robert Merchant provided a brief background on the project. He said that the project involved redesigning two existing Shell stations, one at 96 Sea Island Parkway on Lady's Island and the other at 3530 Trask Parkway in Burton. Both existing stations consist of flat roof buildings with a gas canopy in front. 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. The Board looked at the project at their February 19, 2013 meeting. At that time they gave it conceptual approval with the following conditions:

- The canopies at both stores will match the roof color of the building.
- The color of the roofs will be similar to the Enmark “oxblood red”.
- The canopy columns closest 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.

He said that the applicant is now submitting for final review and has included elevations of both buildings; two options for the color of the fascia on the gas pump canopies; and a landscape plan for the Lady’s Island location. He said that he contacted the applicant about the submitted landscape plan not being adequate for submission. The applicant had indicated that they would bring a revised landscape plan to the Board at the meeting.

Mr. Merchant also said that the brick wainscoting on the canopy columns closest to the building were not included in the revision. He also said that staff recommended the canopy fascia with no branding strip.

Steve Wimberly presented for the applicant. He said that Shell corporate would prefer their colors on the canopy fascia. He asked the Board, that if they required the white fascia with the logo, he would like to have that in writing to show corporate. Chris Cook presented the architectural drawings. Mr. Coffman reiterated the Board’s comment that they would like to see brick wainscoting around the columns next to the building. Mr. Coffman asked about the recessed can lights shown in the wall section. Mr. Cook said that they would only be on the front elevation of both buildings. Mr. Coffman agreed with staff that the white fascia was preferred by the Board. Mr. Dixon passed out a revised landscape plan for the Lady’s Island location.

Mr. Brock motioned to give the project final approval with the following conditions:

- At both locations, the canopy columns closest to the store will be wrapped with brick wainscoting to match the building.
- The architectural plans shall indicate the location of can lights that are recessed in the soffit. The can lights shall be limited to the front facing elevation.
- The color requirements of the Corridor Overlay District as set forth in Appendix B, Section 4, Subsection 3 do not permit bright primary colors on buildings. Therefore, the Board requires the gas pump canopy soffit to have no branding strip at both locations.

Mr. Coffman seconded. Motion carried.

5. **Other Business:** Mr. Coffman announced that the next scheduled meeting was
6. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:16 p.m.

Crystal Lake Park - Phase 2B

Type of Submission: Final
Applicant: Beaufort County
Project Architect: Rob Montgomery, Montgomery Architecture and Planning, Inc.
Landscape Architect: Chris Darnell, J.K. Tiller Associates
Engineer: Ryan Lyle, Andrews & Burgess
Type of Project: Public Park
Location: Located at the intersection of Lady's Island Drive (US 21) and Rue Du Bois
Zoning Designation: Lady's Island Professional Office
Project Information: Crystal Lake Park is a 25+ acre assemblage of parcels purchased through the Beaufort County Rural and Critical Lands Preservation Program. The site contains a 6.8 acre lake along with freshwater and saltwater wetlands. Beaufort County has been working with the Friends of Crystal Lake to develop a master plan for the site that envisions a passive park with an interpretive center and a network of trails and boardwalks encircling the lake. The portion of the site fronting Lady's Island Drive is the former location of Butler Marine and contains a 3,500 square foot metal building and an asphalt parking lot that surrounds three sides of the building (west, south, and east elevations). The project consists of renovating the building, expanding the parking lot, and bringing the site into compliance with the Corridor Overlay District's landscaping and buffering requirements. The project was reviewed conceptually by the Northern CRB at their October 22 meeting. At that time, the Board approval to Phase 2B of Crystal Lake Park with the following comments:

- Revise the plant materials in the landscape plan to incorporate as many native plants as possible. The proposed lirioppe, lorapetalum, and dwarf yaupon should be replaced with native plants of similar type and dimensions.
- Within the highway buffer, provide more height in the vegetation between the utility pole access corridors and at the corner of Lady's Island Drive and Rue DuBois.
- A lighting plan showing all photometrics and the location and cutsheets of all proposed exterior lighting fixtures shall be included in the final submission.

The applicant is now submitting for final review.

Landscape Plan: The landscape plan has been revised to reflect the Board's comments. The lorepetulum and dwarf yaupon in the

buffer have been replaced with fetterbush, fringe trees, and red buckeyes. The liriopie in the foundation buffer has been replaced by sea oats, Virginia chain ferns, and fetterbush. The fringe trees and red buckeyes can be large shrubs or small trees and were selected to provide some height in the buffer while working with the restrictions placed by SCE&G.

After the landscape plan was submitted for final review, the applicant received comments from SCE&G regarding plants in the utility easement in the front buffer and access to the utility poles from within the site. The applicant revised the landscape plan to change the live oaks that were proposed to be planted near the utility pole access corridors to bald cypresses.

Architectural Drawings: The applicant has provided a colored sketch of the front elevation showing how the new colors will be applied to the building. The applicant also has provided a detail of the proposed trellis.

Lighting Plan: The applicant has indicated that a lighting plan will be presented at the meeting.

Staff Comment: A lighting plan showing all photometrics and the location and cutsheets of all proposed exterior lighting fixtures needs to be reviewed by the Board before final approval can be given.