



AGENDA
NORTHERN CORRIDOR REVIEW BOARD

Tuesday, June 3, 2014

4:30 p.m.

Engineering Conference Room of Building 3, Beaufort Industrial Village,
104 Industrial Village Road, Beaufort, SC 29902

Phone: (843) 255-2140

1. CALL TO ORDER – 4:30 P.M.
2. PUBLIC COMMENT
3. REVIEW OF NOVEMBER 19, 2013, MEETING MINUTES ([backup](#))
4. NEW BUSINESS: Nick’s Island Ice (located on St. Helena Island at Barefoot Farms, 939 Sea Island Parkway) ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS:
 - A. Next Meeting: June 17, 2014, at 4:30 p.m. in the Engineering Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, SC 29902
7. ADJOURNMENT



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

Members Present: Michael Brock, Mark Dixon, Bradley Bowden, and Peter Brower

Members Absent: Brian Coffman, Chairman

Staff Present: Robert Merchant, Long Range Planner

Guests: Ryan Lyle, Andrews and Burgess; Robert Montgomery, Montgomery Architecture and Planning; Chris Darnell, J. K. Tiller & Associates

1. **Call to Order:** The meeting was called to order at approximately 4:30 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** There was no public comment.
3. **Review of Minutes:** Mr. Dixon motioned to approve the minutes of the October 22, 2013 meeting. Mr. Brock seconded. Motion carried.
4. **New Business:** There was no new business.
5. **Old 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 that is intended to be a passive park. Phase 2B of the project consists of renovating the existing building on the site, expanding the parking lot, and bringing the site into compliance with the Corridor Overlay District's landscaping and buffering requirements. He said that 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 liriop, 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. Merchant said that the applicant is now submitting for final review. He said that the landscaping plan was revised to incorporate more native plant materials and bring more height to the highway buffer. He said that 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. He said that the applicant 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. He also said that the applicant had indicated that a lighting plan will be presented at the meeting.

Ryan Lyle from Andrews Burgess presented for the applicant. He said that they are still finalizing the lighting plan and that they are looking at a combination of site lighting and architectural lighting.

Mr. Dixon commented that the foundation plantings should be 7 gallon size, but he acknowledged that since they were using native plants they may not be readily available in the 7 gallon size. Mr. Brower asked if there would be vegetation on the trellis. Mr. Darnell said that the applicant proposed flame honeysuckle, a native plant, in the corner areas of the trellises.

Mr. Brower commented that they did a good job of improving an ugly building. Mr. Bowden asked what the bottom of the trellis roofing would look like. Mr. Montgomery said it would be t & g plywood with a natural finish. He said that there would be two layers, so the fasteners wouldn't show through. Mr. Montgomery said that the roof would be a light grey to blend into the background. Mr. Brower suggested that the applicant consider using Polyurea for the roof rather than Hydrostop or Sealoflex. Mr. Montgomery said that the three garage doors on the rear elevation would be removed and that the fascia color would remain off-white.

Mr. Bowden asked about the tower. Mr. Montgomery said that it would not be constructed in this phase, but in its place would be a pavilion with four timber posts and a tin roof.

Mr. Merchant asked for the Board's preference on the lighting design. Mr. Dixon said he was concerned that decorative fixtures would shine light into traffic due to the lower elevation of the site from the highway. Mr. Bowden asked how much lighting was necessary. He suggested softer lighting, up lighting with higher levels used during events after dark. Mr. Montgomery suggested using decorative lighting in the trellis in combination with site lighting.

Mr. Brock asked if there was any monument sign proposed. Mr. Lyle said they were considering a sign at the corner of Lady's Island Drive and Rue DuBois.

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

- The membrane used for the trellis roof will be of a color that blends into the background and the other building colors.
- The pavilion will match the main trellis details.
- Leeway will be provided for the container size of the native foundation buffer plants.
- The applicant will submit a lighting plan to staff that meets the following criteris:
 - There will be low-level accent and up-lighting on the trellis;

- The plan will make use of landscape lighting;
- The flood lights that are currently on the site will be removed;
- The lighting plan will avoid light trespass into adjoining residential areas;
- Use subdued lighting on the street side of the building.

Mr. Bowden seconded. Motion carried.

6. **Adjournment:** Acting Chairman Brock adjourned the meeting at approximately 5:08 p.m.

Nick's Island Ice at Barefoot Farms

Type of Submission:	Conceptual/Final
Developer:	Freddy Bazemore; Charlie Marshall, IceMan Ice House
Type of Project:	Commercial Retail
Location:	Located on St. Helena Island at Barefoot Farms (939 Sea Island Parkway)
Zoning Designation:	Corners Community Preservation

Project Information: The applicant proposed to place an ice machine at Barefoot Farms directly east of the greenhouse and approximately 110 feet from US 21 (Sea Island Parkway). There is a slab poured at the proposed location. The structure is similar to the ice machine at 81 Sea Island Parkway on Lady's Island near Fuji's and Upper Crust. The structure will be sided with hardi-plank with a board and batten parapet. There will be a shed-roof canopy over the ice dispensing area on the front elevation. The footprint of the structure is 8' by 8' and the height is 23'-7" above finished grade. The applicant has submitted a rendering, site plan, and detail of the footprint and proposed landscaping. The applicant has indicated that he will bring a color sample of the proposed canopy roof to the meeting.

Staff Comments:

Staff recommends approval.