



AGENDA
NORTHERN CORRIDOR REVIEW BOARD
Tuesday, December 9, 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 JUNE 3, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS: McDonald's Redesign, 22 Sam's Point Way / Integrity Engineering (conceptual review) ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS:
 - A. Next Meeting: January 6, 2015, 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**
June 3, 2014, Beaufort Industrial Village #3

Members Present: Brian Coffman, Chairman; Brad Bowden; Michael Brock; Mark Dixon; and Donald Starkey

Members Absent: Peter Brower

Staff Present: Robert Merchant, Long Range Planner

Guests: Charlie Marshall, IceMan Ice House; Freddy Bazemore, Owner

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. Coffman commented that the minutes from the November 19, 2013 Corridor Review Board said that Mr. Coffman called the meeting to order although he was absent. Mr. Dixon motioned to approve the minutes of the November 19, 2013 meeting as amended. Mr. Brock seconded. Motion carried.

4. **New Business:**

- A. Nick's Island Ice at Barefoot Farms:** Robert Merchant provided a brief background on the project. He said that 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). He said that there is a slab poured at the proposed location to help Board members visualize where the structure will be located. 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. He said that 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.

Charlie Marshall, the owner of IceMan Ice House, presented for the applicant. He said that the ice machine was self contained and computer controlled and both made and stored ice. He said that he had built equipment for Kellogg in the past. He said that the machine would sit on a permanent foundation and can store up to 20,000 pounds of ice. He said that the design is in response to negative feedback on the "penguin" ice machines. He said that they needed to change the parapet from the Lady's Island location due to problems with the louvers. He said that the proposed awning helped protect the user interface from the elements.

Mr. Coffman said that he asked the Board to review this project because ice machines had been a controversial issue with the Board in the past. Mr. Marshall said that the County Administrator was interested in purchasing some machines utilizing FEMA grants for the County.

Mr. Marshall presented two different colors for the standing seam roof and door –red and cinnamon. Mr. Dixon said that the proposed robin's egg blue did not meet the Corridor Overlay District color

guidelines and recommended an earth tone for the hardi-plank. He also recommended the “cinnamon” color for the roof and door.

Mr. Brock asked about the exterior light fixtures. Mr. Marshall said that the City of Beaufort preferred gooseneck fixtures which were being installed to light the signage. Mr. Coffman commented that the fixtures needed to be full cutoff so that the light source is not visible from the highway or neighboring properties. He requested that the applicant provide product data sheets of the revised lighting fixtures that met the ordinance requirements to staff for approval.

Mr. Marshall asked if approval from the Northern CRB would help him when presenting a similar ice machine in southern Beaufort County. Mr. Coffman said that it would.

Mr. Bowden asked where the machine was located on the site. Mr. Marshall explained how the site was prepared for the structure. He said that as a condition for the lease of the site, the owner wanted the landscaping to be close to the structure and that the full footprint of the ice machine be as contained as possible. Mr. Dixon asked if the project triggered some planting requirements in the highway buffer. Mr. Merchant said that the size of the project did not trigger highway buffer planting. Mr. Starkey asked if the ordinance would require the removal of the structure if it was abandoned. Mr. Coffman said that due to the cost of the structure, it would likely be removed by the owner and placed elsewhere if abandoned.

Mr. Brock suggested a more indigenous material for the mulch such as oyster shells. He said that he would rather see varying levels of plant height. He suggested something tall such as cabbage palmettos, a shrub for medium height and ornamental grasses such as gulf muhly or miscanthus. Mr. Marshall commented that they would need bollards to protect the structure from cars. He said he was interested in using pilings similar to what is used on the Spanish Moss Trail. Mr. Dixon suggested that the palmettos need to be tall enough so that someone can walk underneath them.

Mr. Dixon motioned to give the project final approval with the following revisions reviewed by staff.

- The applicant will chose a color for the hardi-plank siding that is an earth tone.
- Use the cinnamon tone, burgundy or oxblood red for the roof and door color.
- All exterior lighting fixtures shall be full cutoff so that the light source is not visible from Sea Island Parkway or neighboring properties.
- The landscaping plan shall incorporate plant material of varying heights. For a tall plant material, consider using cabbage palmettos, use shrubs for medium height, and ornamental grasses, such as gulf muhly grass or miscanthus.
- The County should verify the location of the driveway and that the proposed site has adequate access.

Mr. Brock seconded. Motion carried.

5. **Other Business:** Mr. Coffman announced that the next scheduled meeting was.

6. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:12 p.m.

McDonald's – 22 Sams Point Way

Type of Submission:	Conceptual
Applicant:	McDonald's USA, LLC
Project Architect:	Andrew Paul Knight
Project Engineer:	Anthony Lynch, P.E.; Waylon Hoge, P.E., Integrity Engineering
Type of Project:	Retail
Location:	Located on Lady's Island on the northeast corner of Sea Island Parkway and Sams Point Way
Zoning Designation:	Lady's Island Village Center
Project Information:	The applicant is proposing the to remove the existing 3,011 square foot McDonald's restaurant on Lady's Island and replace it with a 4,218 square foot building that conforms to the new image for McDonald's. The new restaurant will have 50 parking spaces and a drive-through lane that contains dual order points. The larger building and expanded drive-through configuration will result in the parking lot being 15 feet closer to Sea Island Parkway than the existing site. A detention pond is located between the parking lot and Sea Island Parkway that handles stormwater for the entire Food Lion shopping center. The pond will remain; however, the encroaching parking lot will require a retaining wall to be constructed on the north side of the pond. The revised site plan will require the removal of three Bradford pears and one 15" caliper live oak that were planted when the parcel was originally developed.

Lady's Island Village Center Standards: The project is located in the Village Center district. This zoning district has specific site standards that are designed to encourage pedestrian friendly development by orienting buildings to the street. This is accomplished by establishing maximum front yard setbacks; restricting the location of parking to the side and rear of the building; and requiring a functional building entrance on the street facing façade. The Village Center architectural standards require that architectural details such as roofs, eaves, windows, doors, and storefronts are designed at an appropriate pedestrian scale. These standards are attached to the staff report. Specifically important are the placement standards on page 106:494, the parking standards on page 106:495; and the architectural standards on pages 106:501-106:503.

Special Use Permit: This project was reviewed conceptually by the DRT who directed the applicant to go to the Zoning Board of Appeals (ZBOA) for a Special Use Permit due to the site's non-compliance with the standards of the Lady's Island Village Center district. The applicant is also seeking to reduce the required number of parking spaces from 59 to 50. The DRT is requesting that the Corridor Review Board provide comments that will inform the decision made by the ZBOA.

Submittal: Attached are the site plan (preferred by the applicant), conceptual architectural elevations, and an alternative site plan. Staff requested that the applicant present the CRB with an alternative site plan

to support their assertion that the site plan that they are choosing is the only practical solution and that it is impractical for the applicant to be in further compliance with the Village Center site standards.

Staff Comments:

1. The location of the building does not comply with the requirement that buildings in the Village Center district be placed within 5 feet to 12 feet of the front property line. The standards allow exceptions where a physical feature or specimen tree makes it impractical for the building to adhere to the build-to zone. However, even after applying this exception, the building should be placed within the build-to zone on Sams Point Way and immediately adjoining the pond along Sea Island Parkway.
2. The Village Center district requires parking to be located to the side and rear of the building.
3. The façade along Sea Island Parkway does not meet the minimum 50% fenestration requirement in the Village Center District.
4. Cut stone is not an approved exterior material in the Village Center district. However, the Corridor Review Board can consider materials that are not specified in the district on a case-by-case basis.