

NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES
October 9, 2012, Beaufort Industrial Village #2

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

Member Absent: William Sammons (resigned)

Staff Present: Brian Herrmann, Community Planner

Guests: Brian Neal, Hamilton Development; Doug Cahill; Greg Baisch, Ward Edwards; Bill Harris, Allison Ramsey Architects

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:** Minutes from the September 11, 2012, meeting were reviewed. Mr. Dixon made a **motion**, and Mr. Bowden seconded the motion, **to accept the September 11, 2012, minutes as written.**
4. **New Business: O'Reilly Auto Parts (Conceptual)**

Mr. Herrmann presented his staff report to the Board (copy attached). There is an existing building that will be demolished for a new building. Staff is concerned with the connectivity (will there be a frontage road, will there be a connection at the back) and general site design as the site ultimately transitions in the future. Staff would like to see more details—windows, roof, overhangs, colors, signage, buffers, landscaping, parking materials, tree islands, and lighting plan.

Mr. Brian Neal of Hamilton Development presented for the applicant. Mr. Neal stated it was a challenging site that must be remediated. The details will be provided with the Preliminary submittal to the CRB. They have been through a preliminary site approval process and based on that they committed legally to the site. They have concerns that their tenant expects one concept and now there appears differences will penalize their tenant. His company will be working with the O'Reilly Company's architects who will produce the preliminary documents. Designing a frontage road and pushing the building to the street are concerns since down the street another auto parts store has the same design that O'Reilly had intended. They are prepared to do additional buffering and landscaping.

Mr. Herrmann noted that he was not trying to change the building siting up to the street, but would like to see the parking area stub out to neighboring properties for possible future transition into a frontage road with eventual transition of head-in parking to on-street angled or parallel parking.

Mr. Brock noted that there needs to be a foundation buffer along the eastern façade to help soften the building per the CRB guidelines. The parking lot islands don't meet the requirements and each island needs to have an overstory tree. The total number of parking spaces may need to be reduced to meet the parking lot island requirement. Mr. Neal noted that they could reduce the 36 parking spaces to meet the island requirement.

Mr. Coffman noted that the architecture looked like a metal building package. The applicant will need to break up the massing of the building. They may need to reduce the total square footage of the building to break up the massing of the structure. Landscaping will also help dress up the building. Mr. Neal said that the applicant is contemplating a masonry wainscot around the perimeter of the building to give the building a base. Mr. Coffman noted that pedestrian-scale elements such as porches or covered walks will help define the entrance to the building and break up the mass of the long walls. Mr. Neal said that they were also contemplating brackets at the eaves like a train station; scrolls and gable vents; masonry wainscot and a water-table; and enhanced window trim with cementitious siding for detail. Mr. Bowden said that the Dollar General on Parris Island Gateway was a good example of what the Board was not looking for.

Mr. Coffman noted that this is a very prominent location as an entry into Beaufort. Mr. Neal said that the quality of the next submittal to the Board would be vastly different once they engaged an architect. Mr. Coffman emphasized that the floor plan of the building need to show depth changes on the facades, the applicant should not simply dress up a metal building.

Mr. Dixon said that they needed to address the dumpster and that it needed to be screened from view. Mr. Coffman also said that the next submittal should address how stormwater will be treated. He also instructed them that they needed to follow the color guidelines of the Corridor Overlay District and signage requirements.

Mr. Bowden motioned to approve the conceptual submittal with the following conditions:

- Incorporate staff comments
- The islands do not meet the requirements and need overstory trees. The total number of parking spaces may have to be reduced to meet this requirement.
- Foundation buffer is needed on the east side of the building.
- Break up mass of the building to avoid long unarticulated walls
- Address stormwater issues in next submittal.

Mr. Coffman seconded. Motion carried.

5. **Old Business: Family Dollar Store – Laurel Bay (Final)**

Mr. Brock recused himself. Mr. Herrmann presented his staff report to the Board (copy attached).

Greg Baisch of Ward Edwards presented for the applicant. The only difference in the site plan from the last time is that originally the sidewalk was up against the building on the front. Now since the

architecture has been revised, the sidewalk is up toward the parking spaces with the foundation buffer along the building. Also, they would try to keep the existing plant material in the front buffer.

Bill Harris from Allison-Ramsey Architects presented the architecture. Approach was to reflect Lowcountry rural character in the building.

Mr. Dixon said that the material for the dumpster screen did not match the building. Mr. Coffman suggested stucco CMU or brick for the dumpster screen. Mr. Baisch explained that the extra dumpster was used to recycle cardboard boxes.

Mr. Coffman was concerned about the site lighting. He said that the photometrics exceeded the maximum footcandles allowed for site lighting. Plan will need to be revised if the site lighting is exceeded and submitted to staff. He was also concerned that there was light spillover along Shanklin Road. Architectural lighting needs to be more agricultural in character.

Mr. Coffman wanted clarification that pilasters, pediments, and other architectural elements on the elevations would have actual depth. He also said that the detailing of the shutters was important so that they looked like operable shutters. Mr. Bowden said that they needed to screen the HVAC on the rear of the building.

Mr. Bowden motioned to give the project final approval with the following conditions to be submitted to staff:

- The dumpster screening needs to be changed either to CMU with stucco or brick walls to match the building. The split-face block and the wood gates are adequate as long as the colors match the building.
- Screen the HVAC units with either brick or wood.
- The delivery door on the side elevation needs to be incorporated with the windows.
- Planning staff needs to address the lighting plan with respect to photometrics.
- The “C” lighting fixtures that were submitted need to be revised to be full cutoff and keep the “agricultural” theme.
- Pilasters and beams need to have depth. The brick will also protrude out from the face of the stucco.
- Shutters will need to be recessed so that the face of the shutters will be in the same plane as the stucco wall and will incorporate hardware.
- Colors and materials samples that were submitted at the last meeting are still approved. The applicant will submit to staff the shutter colors, the wood framing color, the brick, the lighting fixture colors, as well as the storefront colors.

Mr. Coffman seconded. Motion carried with Mr. Brock abstaining.

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:45 p.m.