

**NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**
October 23, 2012, Beaufort Industrial Village #2

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

Member Absent: None

Staff Present: Brian Herrmann, Long Range Planner

Guests: Ben Thompson, AAG Associates; Ryan Lyle, Andrews & Burgess; Marion Moody, Beaufort Memorial Hospital; Michael Small.

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 action was taken on the minutes.
4. **New Business:** There was no new business.
5. **Old Business:**

A. Beaufort Memorial Lady's Island Internal Medicine / Preliminary

Brian Herrmann gave the staff report. He said that the project was located in a mixed use district that is envisioned as a walkable area. A utility easement along the front of the parcel, the unusual shape of the parcel and existing trees make it impractical for the building to be located right on US 21. Also, both the City and the County have done charrettes for the Village Center of Lady's Island. Both charrettes envision utilizing pedestrian friendly frontage roads to address the difficulty of making the 5-lane cross-section of Highway 21 pedestrian friendly. This frontage road would likely terminate at the eastern property line, making the east elevation of the proposed building important. Staff felt that having a hardscape gathering place at the front is important. The sidewalk connection to Sunset Boulevard is not on the revised plans. Staff generally felt that the applicant met the architectural standards. Mr. Herrmann also mentioned that the sidewalk connecting the US 21 sidewalk to the building should be wider to create more of a presence on the street. Mr. Thompson agreed that widening the sidewalk or tapering the ends of the sidewalk would help meet this objective.

Ben Thompson of AAG Associates presented the project. They addressed the trellis as an outdoor seating area. The roof in the rear was changed. The window in the front has been changed and is now triangular in shape. The columns are much larger, more pilasters than columns.

Mr. Dixon asked to clarify that the 34" Laurel Oak on the west elevation was being removed. Mr. Brock said that if there are more utilities proposed along the west elevation, they need to be screened from view and to compensate for the loss of the Laurel Oak.

Michael Brock asked about the lack of sidewalk connection to Sunset Boulevard. Ryan Lyle said that since they moved the dumpster pad, there was no need to extend the sidewalk beyond the dumpster. He said that extending the sidewalk to Sunset would encourage pedestrians to cross the street at a mid-block location without a crosswalk, since the existing sidewalk on Sunset is on the other side of the street. Mr. Brock asked to clarify whether the 32" live oak would remain on the site. Mr. Smalls clarified that the tree would remain. The landscape plan will need to be revised to show the tree. Mr. Bowden asked if they could address the fencing on the east property line or landscaping to address buffering. Mr. Brock asked if they could address the landscaping on the Sunset Boulevard frontage. Mr. Dixon said that he would prefer more landscaping versus hardscaping along the US 21 frontage. Using a low wall that would serve as a seating area would be a good way to improve the entrance and screen the parking. Mr. Coffman reminded them that they would need to submit a lighting plan that meets the ordinance. Mr. Dixon asked that they provide details of the dumpster screens.

Mr. Coffman said that the fascia seemed too deep and heavy especially on the front entry. He also asked if there was a depth change to the stucco trim around the windows. Mr. Thomson said yes. Mr. Coffman commented that the logo on the glass window may qualify as signage and would possibly need to be submitted under a separate permitting process. Mr. Coffman said he would like to see more detail on the brackets and a detailed wall section. The Board asked to see an entire side elevation on one drawing. Mr. Brock asked to have the plant list on the same page as the landscape plan.

Mr. Bowden motioned to give the project preliminary approval with the following conditions:

- The utilities and HVAC equipment along the west side of the building need to be screened
- The 32 inch live oak shown being removed on the landscape plan is to remain.
- It is ok to eliminate the sidewalk connecting to Sunset Boulevard as shown on the site plan.
- The sidewalk to US 21 needs to be widened or flared, or landscaping treatment needs to be improved to provide a better street presence along US 21.
- It is ok to sod or the area around the arbor/plaza.
- The fencing to be used along the east property line needs to be shown in detail.
- The seating needs to be detailed in breezeway and arbor areas.
- The dumpster screening needs to be detailed.
- The Board needs to see a wall section along with window and door head details for final.
- The logo in the window is ok with the Board, but will need to be submitted separately to staff as a sign permit.
- Material and Color samples will need to be submitted for final approval along with bracket details.
- The applicant needs to provide a full elevation of the building on one drawing.

Mr. Brock seconded. Motion carried.

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:15 p.m.