

**NORTHERN BEAUFORT COUNTY**  
**CORRIDOR REVIEW BOARD MINUTES**  
November 27, 2012, Beaufort Industrial Village #2

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

**Member Absent:** Bradley Bowden

**Staff Present:** Robert Merchant, Long Range Planner

**Guests:** Ben Thompson, AAG Associates; Ryan Lyle, Andrews & Burgess; Giles Branch, Earthsource Engineering;

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:** Brian Coffman motioned and Mark Dixon seconded to defer action on the minutes until they were completed by Planning staff. Motion carried.
4. **New Business:** There was no new business.
5. **Old Business:**

**A. Beaufort Memorial Lady's Island Internal Medicine / Final**

Robert Merchant provided a brief background on the project. He summarized the comments made by the Board at the October 23 meeting and said that the revised plans addressed each of the comments. He stated that the applicant was notified to bring cutsheets of the proposed exterior lighting fixtures to the meeting.

Ben Thompson of AAG Associates presented the project and passed out lighting cutsheets. Brian Coffman asked about the lighting spillover and whether it met the requirements of the Corridor Overlay District. Mr. Merchant clarified that the ordinance prohibits lighting to be directed onto neighboring properties but provides no quantifiable maximum footcandles. He said that the ordinance also allowed for higher levels of lighting at project entrances. Mr. Thompson said that the exterior building lighting was minimal. Mark Dixon motioned and Michael Brock seconded to give the project final approval. Motion carried unanimously.

**B. O'Reilly Auto Parts / Preliminary**

Mr. Merchant provided a brief presentation. He summarized the comments made at the October 9 meeting. He said that applicant had made several revisions to the project to address the comments.

After reviewing the revised preliminary drawings, staff had the following comments. The Board will need to determine whether the proposed building meets the architectural standards of the requiring no long, unarticulated roofs or blank facades. There are 10 spaces in a row along the front façade of the building which doesn't meet the requirement for one parking lot island for every 8 spaces. The foundation buffer along the eastern façade needs to be a minimum of 8 feet wide. The overstory trees located parking lot peninsulas need to be at least 3 ½" inch caliper at the time of planting. Lighting fixtures within 50 feet of the highway right-of-way line are restricted to a height of 20 feet. Some of the photometrics exceed 10 footcandles, which is the maximum illumination for commercial parking areas in the Corridor Overlay District. The A/C pad is not permitted in this buffer as currently shown on the plan. The applicant will need to submit cutsheets of the proposed exterior lighting fixtures and material and Color samples to the Board for review.

Giles Branch with Earthsource Engineering presented for the applicant. He said that they would revise the site plan to add a parking lot island on the front façade, and widen the eastern foundation buffer to 8 feet. They will revise the landscaping plan to increase the parking lot island trees to 3 ½" caliper. They have stubbed out driveways on either end of the parking lot to accommodate a future frontage road and that it could be restriped to have parallel parking in the future. Buddy Webb, the project architect said that because of the slope of the roof, it was not possible to screen the HVAC equipment on the roof. They will request that the Zoning Board of Adjustments allow the HVAC equipment in the rear buffer.

Mr. Coffman said that the entrance feature needed to be increased in prominence with more depth and shadow lines. He felt they should bring it out a few more feet. Mr. Brock did not have a problem with losing some of the foundation buffer if it meant improving the entrance feature. The applicant offered to make the front gable a porch feature to increase its depth. Mr. Coffman said that the applicant would also need to break up the massing on the side elevations, and bring out more depth in the gables. Mr. Brock said that the wall on the sides of the front entrance on the front elevation also needed to be addressed. He said that the building wasn't Lowcountry architecture and did not relate to any of the other buildings along Boundary Street. He said detailing such as exposed rafter ends and a shallower pitched roof would help. He suggested looking at newer buildings constructed on Boundary Street toward the City of Beaufort.

Mr. Brock commented that the red maples proposed for the site should be replaced by a tree that would do better in the harsh environment of the parking lot. He also requested that the applicant work with SCDOT to provide some plantings within the US 21 right-of-way to increase the width of the front buffer.

Mr. Brock motioned to preliminary approval with the following conditions:

- Provide an additional parking lot tree island along the front of the building so that the site plan meets the one parking lot island per 8 parking space requirement.
- Increase the width of the foundation along the east side of the building to 8 feet.
- Provide details on the dumpster screening and provide additional landscaping materials to screen the dumpster from view.
- Provide landscaping within the US 21 (Boundary Street) right-of-way pending approval of

SCDOT.

- Replace red maples shown on the landscaping plan with a more hardy broad-leafed overstory tree.
- Provide additional landscaping along the rear property line and western property line to better screen the proposed building.
- Readdress the architecture of the proposed building by doing the following:
  - Incorporate more Lowcountry architectural elements such as exposed rafter ends, lower roof pitches, standing seam roof, and other features. Look at other newer projects along the US 21 corridor, especially east of the site closer to the City of Beaufort.
  - Accentuate the entrance feature by extending the depth by several more feet or by an overhang that would extend over the foundation buffer.
  - Indicate details of architectural features on the architectural elevations.
- Provide the Board with lighting cutsheets of all exterior lighting.
- Revise lighting plan by lowering the fixtures within 50 feet of the US 21 right-of-way to 20 feet high. Adjust photometrics to meet the maximum lighting level requirements in the Corridor Overlay District.

Mr. Dixon seconded. Motion carried.

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:30 p.m.