

**NORTHERN BEAUFORT COUNTY**  
**CORRIDOR REVIEW BOARD MINUTES**  
January 8, 2013, Beaufort Industrial Village #2

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

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

**Guests:** John Hamilton, Hamilton Development; Doug Cail, property owner; Linda Cail, property owner

1. **Call to Order:** The meeting was called to order at approximately 4:35 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** No public comments were received.
3. **Review of Minutes:** Brian Coffman motioned and Brad Bowden seconded to defer action on the October 9, 2012, October 23, 2012, and November 27, 2012 minutes until the Board members could review the minutes. Motion carried.
4. **New Business:** There was no new business.
5. **Old Business: Final Review of O'Reilly Auto Parts – 8522 Boundary Street**  
Robert Merchant provided a brief background on the project. He summarized the comments made by the Board at the November 27 meeting and informed the Board that the applicant was now submitting for final review.

John Hamilton of Hamilton Development presented for the applicant. He said that there were issues with the project budget with respect to the project's architecture. Mr. Hamilton emphasized that the project consisted of cleaning up an environmentally challenged site. The pitched metal roof drove the cost of the project beyond the budget. He said that they could settle for having a flat roof building and using materials and detailing, like several other projects along the US 21 corridor near the project site including McDonalds and Auto Zone. Mr. Bowden clarified that some of the projects were in the City and were reviewed by a different board under different guidelines

Mr. Coffman said that it is hard to apply Lowcountry elements to a big box. He said that there are some ways to get around the pitched roof requirement with good details. He emphasized that the CRB's job is to make sure new development conforms to the ordinance. Mr. Bowden said that the Board takes the approach of looking at the long term use of a building beyond the original tenant and how the building fits into the overall redevelopment of the corridor.

Mr. Coffman said that even with the flat roof, the building would need architectural elements that helped break up the massing of the building. The Board has allowed flat roofs in the past with this approach. Mr. Bowden said that the standard O'Reilly's split-faced block covered building shown in

the photo that the applicant provided, would not meet the Board's approval. Mr. Brock said that the site plan, however, looked good and would meet the Board's approval.

Mr. Hamilton said that they could do a combination of brick and hardi-plank, add a porch to the entrance, and use parapet walls to screen the flatness of the roof. Mr. Brock said that a combination of the brick used at the Walgreens site and a porch element might work. He said that the new McDonalds building, while far from perfect, did represent a more urban approach and more in the direction of the County's draft new zoning code. Mr. Coffman said that Outback Steakhouse was another local project that had a flat roof, but used roof features and a front porch to bring Lowcountry elements to the building. He mentioned that the new Family Dollar store on St. Helena Island was also a good example.

Mr. Coffman recommended that if the applicant is successful in renegotiating with O'Reilly's Auto Parts, they should come back to the Board as soon as possible with conceptual architectural drawings.

Mr. Brock motioned to table making a decision on the final submittal for O'Reilly's Auto Parts with the following comments:

- The revised site and landscaping plan that the applicant submitted met the Board's approval.
- The Building will need to be revised to incorporate Lowcountry architectural elements into a flat roofed building with an emphasis on breaking up the massing of the building and emphasizing the entrance feature.

Mr. Dixon seconded. Motion carried.

6. **Other Business:** None

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