

**NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES**  
March 5, 2013, Beaufort Industrial Village #2

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

**Members Absent:** Michael Brock

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

**Guests:** John Hamilton, Hamilton Development

1. **Call to Order:** The meeting was called to order at approximately 4:47 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** No public comments were received.
3. **Review of Minutes:** No minutes were reviewed at the meeting.
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 said that the project involved the redevelopment of an existing site consisting of several vacant buildings, all of which will be removed. The proposed 7,735 square foot structure will be sited within the existing building envelope, resulting in a non-conforming site. The applicant received a Special Use Permit at the January 24 Zoning Board of Adjustments meeting. Since that time the CRB reviewed this project at their February 19, 2013 meeting. At that time the Board denied final approval of O'Reilly Auto Parts and asked the applicant to rework the main entrance to reduce the dominance of plate glass and suggested that this could be done by lowering the height of the canopy to make it more of a awning or porch roof and partially covering the plate glass area. They also said that the applicant should consider shifting the main entrance feature and awning to the left hand side of the front elevation and wrapping around the corner to the east facing elevation. The applicant should also incorporate more Lowcountry design elements when detailing the awning and other features. More depth is also needed along the front façade to break up the flatness of the elevation. Mr. Merchant said that the applicant had revised the architecture and has resubmitted to the CRB for final approval.

Mr. Hamilton presented for the applicant. He clarified that the four boxes on the color rendering were HVAC units and that they would be hidden by the parapet. Mr. Coffman asked for clarification of canopy details. Mr. Hamilton said that the canopies would have louvers, much like a Bahamas shutter. Mr. Dixon asked about the trim above the vertical boards. Mr. Hamilton said it would be of the same material as the trim above the stucco above the entrance. Mr. Dixon said he was very happy with the design of the building. Mr. Bowden agreed.

Mr. Coffman stated that he wanted to make sure staff would have all the final drawings necessary for final CRB approval. He said that they would need to make sure that the foundation buffer would work with the new building footprint. Mr. Bowden said he wanted to make sure the lighting plan reflected the architectural lighting proposed for the building. He said he would like to see the project come before the Board one more time with all the final components including colors. He said he would need a detail of the dumpster screening that matched the materials used for the building.

Mr. Bowden motioned to approve the building design with the following conditions.

- The applicant would need to submit more detailed architectural drawings that showed wall detail sections.
- The applicant will supply the Board with material and color samples.
- The lighting plan will be updated to include any proposed exterior architectural lighting.
- The applicant will provide the Board with details of the dumpster screen.
- Verify that the landscaping plan works the footprint of the proposed building.

Mr. Dixon seconded. Motion carried

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:06 p.m.