

**NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**
June 4, 2013, Beaufort Industrial Village #2

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

Staff Present: Robert Merchant, Long Range Planner

Guests: Chris Darnell; Greg Baisch; William Court; Bruce Klein; Gordon Bowers; Col. Charlie Schreiner

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:** Mr. Brock motioned to approve the minutes of the May 7, 2013 meeting. Mr. Bowden seconded. Motion carried.
4. **New Business:** None
5. **Old Business: Final Review of Lady's Island/St. Helena Island Fire District Station and Headquarters – 146 Lady's Island Drive:** Robert Merchant provided a brief background on the project. He said that the applicant plans to construct a 12,200 square foot fire station and District headquarters on a 1.9 acre parcel on Lady's Island Drive. This site was chosen to position the station within 5 miles of its service area in order to improve ISO ratings for residents of outlying areas of Lady's Island (e.g. Cat Island). The site has some unique environmental constraints. There is a drainage ditch that is tidal, which places it within OCRM's jurisdiction. There is also a County required setback from the critical line which has been reduced to 50 feet by the ZBOA. The result is that much of the front portion of the site, which is currently heavily wooded, will remain as natural buffers. He said that the CRB conceptually reviewed this project at their May 7, 2013 meeting and gave the project conceptual approval, but asked the applicant to ensure that adequate vegetated screening is provided along the south and west property lines and that the applicant pay close attention to the design and articulation of the garage bay portion of the front elevation since it will be the only part of the building visible from the highway. He said that the applicant has now submitted the project for final review. He commented that the landscaping plan would need to address having 3 ½" caliper trees in the parking lot peninsulas.

Joe Fraser, Fraser Construction presented for the applicant. He said that the applicant believed the architecture fit well with the surrounding buildings, but it was important that the building look like a fire station. William Court presented the project's architecture and passed out to the Board color elevations. He said that they wanted to emphasize the apparatus bay since it was the only part of the building visible from the highway.

Mr. Brower commented on the false door on the left side of the apparatus bay. He said he would like the false door be replaced with signage such as the Fire District's logo. Mr. Brower also commented that the proposed Fire District signage above the bay doors should have "Fire District" above the central door flanked by "Lady's Island" and "St. Helena" above the left and right doors. Mr. Coffman commented that signage was not within the Board's purview. Mr. Brower said otherwise, he felt the applicant adequately addressed the Board's comments concerning the architecture.

Mr. Coffman complimented the architecture that the other facades were equally articulated even though they weren't visible from the corridor. Mr. Brock asked if the applicant considered having glass bay doors. Mr. Fraser said that glass doors presented a burdensome maintenance issue because they needed frequent cleaning. He emphasized that the doors would be opened during most of the day. Mr. Dixon asked if the HVAC equipment would be screened. Mr. Darnell said the HVAC equipment would be screened by landscaping. He said that the applicant was considering removing the sidewalk in that area to allow for more landscaped area to screen the equipment.

Mr. Coffman said that the Board would need a lighting plan that provided details for all exterior fixtures and showed the photometrics for both site lighting and architectural lighting. Mr. Darnell commented that the site lighting was very conservative and that adding the architectural lighting wouldn't exceed maximum lighting levels.

Mr. Brock said that the proposed dwarf yaupon hollies needed to be 7 gallon at time of planting. Mr. Darnell said he went with the smaller container size because he didn't the vegetation to grow higher than the window level in that location. Mr. Brock was concerned about the narrow northern perimeter buffer and requested that the plans contain a note that says that any disturbed existing vegetation in the buffer would need to be replaced with native plants.

Mr. Bowden asked if the concrete driveway could be stained a different color to soften the impact of the wide driveway. Mr. Fraser said that over the life of the project, dyed concrete would present a maintenance issue because it would be difficult to color match if a section needed to be patched or replaced. Mr. Dixon suggested using a brick soldier course to break up the driveway. The applicant was concerned about the weight of the equipment and long term maintenance issues. Mr. Dixon agreed with the applicant about removing the sidewalk at the rear of the building and suggested using larger plant material at that location to better screen the HVAC equipment. Mr. Bowden left the meeting.

Mr. Dixon motioned to give the project final approval with the following revisions be submitted to staff and one board member:

- Revise the lighting plan to provided cutsheets for all exterior fixtures, including the soffit lighting, and show the photometrics for both site lighting and architectural lighting.
- Change the container size of the dwarf yaupon hollies from 3 gallon to 7 gallon.
- Provide a note on the site and landscaping plan that says that any disturbed existing vegetation in the northern perimeter buffer would need to be replaced with native plants.

- Remove the sidewalk behind the building to provide more room for landscaping, to screen the HVAC equipment. Plant material shall be 7 gallon shrubs.
- Revise the landscaping plan so that the trees in parking lot peninsulas and at the end of rows of parking spaces are at least 3 ½” caliper at dbh at time of planting.
- Remove the false door on the left side of the front façade and consider using the space for the Fire District logo.

Mr. Brock seconded. Motion carried.

6. **Other Business:** None

7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:03 p.m.