



AGENDA  
NORTHERN CORRIDOR REVIEW BOARD  
Tuesday, January 8, 2013  
4:30 p.m.  
Conference Room, Building 2, Beaufort Industrial Village  
102 Industrial Village Road, Beaufort  
843.255.2140

1. CALL TO ORDER – 4:30 P.M.
2. PUBLIC COMMENT
3. REVIEW OF NOVEMBER 27, 2012 MEETING MINUTES
4. NEW BUSINESS: None
5. OLD BUSINESS: Final Review of O'Reilly Auto Parts – 8522 Boundary Street ([backup](#))
6. OTHER BUSINESS: None
7. ADJOURNMENT

Next Meeting: January 22, 2013, at 4:30 p.m. at Conference Room 280, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC 29902



### **O'Reilly Auto Parts – 8522 Boundary Street**

<b>Type of Submission:</b>	Final
<b>Applicant:</b>	Brian Neal, Hamilton Development, Inc.
<b>Design Consultants</b>	Lesley Guillot, Buddy Webb Architects Giles Branch, Earthsource Engineering
<b>Type of Project:</b>	Retail
<b>Location:</b>	West side of Boundary Street, just north of the intersection with Neal Road.
<b>Zoning Designation:</b>	Commercial Regional
<b>Project Information:</b>	The project involves 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. A Special Use permit will be required in which additional requirements may be suggested by the CRB.

The CRB reviewed this project at their October 9 meeting. At that time the Board Gave the project conceptual approval with the following conditions:

- The site plan shall include tree islands that meet the requirements of the Corridor Overlay District.
- Provide a foundation buffer between the building and all paved areas in accordance with the ordinance.
- Screen the dumpster from view.
- Break up the massing of the proposed building by articulating the side elevations and the roof. Consider architectural features such as porches, wainscoting, and other items to better articulate the building.
- Incorporate staff comments that suggest reexamining the front parking area to treat more like a street that can eventually become a frontage road to access other properties along Boundary Street. Consider changing some of the perpendicular parking spaces into parallel or angled parking. Also, provide appropriate pedestrian circulation on the site by having a 5 foot wide sidewalk along the proposed frontage road.

The applicant is now submitting for final review. They have included revised architectural elevations, a revised site plan, landscaping plan and lighting plan.

#### **Staff Comments:**

1. The Board will need to determine whether the proposed building meets the architectural standards of the Corridor Overlay District; specifically the following:
  - No long, unarticulated roofs.
  - No long, unarticulated, blank facades

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2. Material and Color samples will need to be submitted to the Board for review.
3. The Corridor Overlay District standards require one parking lot island for every 8 spaces. There are 10 spaces in a row along the front façade of the building.
4. The foundation buffer along the eastern façade needs to be a minimum of 8 feet wide.
5. The overstory trees located parking lot peninsulas need to be at least 3 ½” inch caliper at the time of planting.
6. Lighting fixtures within 50 feet of the highway right-of-way line are restricted to a height of 20 feet.
7. Some of the photometrics exceed 10 footcandles, which is the maximum illumination for commercial parking areas in the Corridor Overlay District.
8. The applicant needs to submit cutsheets of the proposed exterior lighting fixtures.
9. The A/C pad is not permitted in this buffer as currently shown on the plan.