



AGENDA  
NORTHERN CORRIDOR REVIEW BOARD  
Tuesday, June 4, 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 MAY 21, 2013 MEETING MINUTES ([backup](#))
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 ([backup](#))
6. OTHER BUSINESS: None
7. ADJOURNMENT

Next Meeting: June 18, 2013, at 4:30 p.m. at Conference Room 280, Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC 29902



**NORTHERN BEAUFORT COUNTY  
CORRIDOR REVIEW BOARD MINUTES**  
May 21, 2013, Beaufort Industrial Village #2

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

**Members Absent:** Bradley Bowden and Peter Brower

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

**Guests:** Tom Michaels

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. Dixon motioned to approve the minutes of the May 7 meeting. Mr. Brock seconded. Motion carried.
4. **New Business: Final Review of Gas/Convenience Store at 399 Parris Island Gateway in Burton:** Michael Brock recused himself. Robert Merchant provided a brief background on the project. He said that the project involved the construction of a 4,650 square foot commercial building that will house a convenience store/gas station and drive-through restaurant. Because the existing site is non-conforming, the project went before the (ZBOA) and received a special use permit that allows them among other things to have a narrower highway buffer. He said that the Northern CRB reviewed the project at their February 19 meeting where they gave the project conceptual approval with the following conditions:
  - The site plan is acceptable to the Board.
  - When the final lighting plan is submitted, show the photometrics to the property line and incorporate the canopy lighting.
  - Move the dumpster away from the building to reduce the amount of asphalt necessary in increase foundation plantings.
  - Increase the amount of vegetation on the northern perimeter buffer and the foundation buffer on the north façade of the building.
  - Revise the architecture to better address the street façade and incorporate more Lowcountry elements.

Mr. Merchant said that applicant is now submitting for final approval. He said that several revisions had been made to the site plan and architectural. He said that the dumpster had been moved to reduce the amount of pavement and increase the amount of landscaping at the rear of the building; the building footprint along the north elevation has been altered to allow for a foundation buffer along  $\frac{3}{4}$  of the length of the façade; several revisions had been made on how stormwater would be

handled on site; and that brackets were added to the awnings and gas pump canopy to provide Lowcountry detailing.

Tom Michaels represented the applicant for the project. Mr. Dixon said that one of the lighting fixtures looked like it might conflict with existing trees in the natural area south of the gas pump canopy. He suggested having the landscape architect on site during installation and alter the location of the lighting fixture if necessary.

Mr. Coffman said at initial glance of the lighting plan that was submitted at the meeting, the plan seemed to be in compliance with the ordinance. He suggested that planning staff review the plan to insure it met the lighting standards of the Corridor Overlay District.

Mr. Dixon said that the lacebark elm proposed to be planted near the dumpster could create conflicts with trucks emptying the dumpster. He suggested replacing the elm with an understory tree with an upright form such as a crape myrtle. Mr. Dixon also asked planning staff to verify that the shrubs proposed for the foundation buffer were the right container size.

Mr. Coffman asked why the building had a flat roof. Mr. Michaels said that the flat roof commercial building fit in with other commercial buildings in the area, including the newer buildings near SC 170 such as Verizon and Zaxbys. Mr. Coffman said that the awnings and depth in the façade addressed Lowcountry elements and adequately addressed CRB architectural requirements.

Mr. Dixon asked about the tall cantilever element in the center of the south elevation. Mr. Michaels said that it would be faced with stucco and he reviewed the material and color choices for the project. Mr. Coffman commented that the center cantilever element looked massive and said that if it had brackets, it might soften the feature. Mr. Michaels agreed and suggested adding brackets to match the others on the building and canopy.

Mr. Dixon motioned to give the project final approval with the following conditions:

- Staff will review the lighting plan for compliance with the ordinance.
- The lacebark elm proposed near the dumpster will be substituted with an understory tree with an upright form such as a crape myrtle.
- Staff will verify that the container size of the proposed shrubs in the foundation buffers meets ordinance requirements.
- Brackets will be added to the cantilever detail and the revised architectural drawings will be submitted to planning staff and an architect on the CRB for final approval.

Mr. Coffman seconded. Motion carried.

5. **Old Business:** There was no old business.
6. **Other Business:** Mr. Coffman announced that the next scheduled meeting was
7. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 4:57 p.m.

## **Lady's Island/St. Helena Island Fire Department – Station and Headquarters**

<b>Type of Submission:</b>	Final
<b>Applicant:</b>	Lady's Island/St. Helena Island Fire District
<b>Architect:</b>	Court Atkins Architects
<b>Landscape Architect:</b>	J.K. Tiller and Associates
<b>Engineer:</b>	Ward Edwards
<b>Type of Project:</b>	Institutional
<b>Location:</b>	Located on the west side of Lady's Island Drive (SC802) approximately 325 feet south of the intersection with Rue DuBois.
<b>Zoning Designation:</b>	Lady's Island Professional Office District
<b>Project Information:</b>	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.

The CRB conceptually reviewed this project at their May 7, 2013 meeting. At that time the Board gave the project conceptual approval with the following comments:

- The conceptual site plan is approved provided that vegetated screening is provided along the south and west property lines.
- The applicant needs to 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.

In addition, the project received conceptual Development Review Team approval with no alterations to the site plan. The applicant is now submitting for final CRB review.

### **Staff Comment:**

1. Trees that will be planted in parking lot peninsulas and at the end of rows of parking spaces need to be at least 3 ½" caliper at dbh at time of planting
2. The CRB will need to review a materials and sample board to accompany the architectural drawings.
3. The applicant will need to submit to the Board cutsheets of proposed site lighting in addition to maximum, minimum, and average lighting levels for the overall site.