



AGENDA
NORTHERN CORRIDOR REVIEW BOARD

Tuesday, October 21, 2014

4:30 p.m.

Engineering Conference Room of Building 3, Beaufort Industrial Village,
104 Industrial Village Road, Beaufort, SC 29902

Phone: (843) 255-2140

1. CALL TO ORDER – 4:30 P.M.
2. PUBLIC COMMENT
3. REVIEW OF JUNE 3, 2014, MEETING MINUTES ([backup](#))
4. NEW BUSINESS:
 - A. Final Review of Donovan Family Dentistry, 91 Sams Point Road on Lady's Island ([backup](#))
5. OLD BUSINESS: None
6. OTHER BUSINESS:
 - A. Next Meeting: November 04, 2014, at 4:30 p.m. in the Engineering Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, SC 29902
7. ADJOURNMENT



**NORTHERN BEAUFORT COUNTY
CORRIDOR REVIEW BOARD MINUTES**
June 3, 2014, Beaufort Industrial Village #3

Members Present: Brian Coffman, Chairman; Brad Bowden; Michael Brock; Mark Dixon; and Donald Starkey

Members Absent: Peter Brower

Staff Present: Robert Merchant, Long Range Planner

Guests: Charlie Marshall, IceMan Ice House; Freddy Bazemore, Owner

1. **Call to Order:** The meeting was called to order at approximately 4:30 p.m. by Chairman Brian Coffman.
2. **General Public Comment:** There was no public comment.
3. **Review of Minutes:** Mr. Coffman commented that the minutes from the November 19, 2013 Corridor Review Board said that Mr. Coffman called the meeting to order although he was absent. Mr. Dixon motioned to approve the minutes of the November 19, 2013 meeting as amended. Mr. Brock seconded. Motion carried.

4. **New Business:**

- A. Nick's Island Ice at Barefoot Farms:** Robert Merchant provided a brief background on the project. He said that the applicant proposed to place an ice machine at Barefoot Farms directly east of the greenhouse and approximately 110 feet from US 21 (Sea Island Parkway). He said that there is a slab poured at the proposed location to help Board members visualize where the structure will be located. The structure is similar to the ice machine at 81 Sea Island Parkway on Lady's Island near Fuji's and Upper Crust. The structure will be sided with hardi-plank with a board and batten parapet. There will be a shed-roof canopy over the ice dispensing area on the front elevation. The footprint of the structure is 8' by 8' and the height is 23'-7" above finished grade. He said that the applicant has submitted a rendering, site plan, and detail of the footprint and proposed landscaping. The applicant has indicated that he will bring a color sample of the proposed canopy roof to the meeting.

Charlie Marshall, the owner of IceMan Ice House, presented for the applicant. He said that the ice machine was self contained and computer controlled and both made and stored ice. He said that he had built equipment for Kellogg in the past. He said that the machine would sit on a permanent foundation and can store up to 20,000 pounds of ice. He said that the design is in response to negative feedback on the "penguin" ice machines. He said that they needed to change the parapet from the Lady's Island location due to problems with the louvers. He said that the proposed awning helped protect the user interface from the elements.

Mr. Coffman said that he asked the Board to review this project because ice machines had been a controversial issue with the Board in the past. Mr. Marshall said that the County Administrator was interested in purchasing some machines utilizing FEMA grants for the County.

Mr. Marshall presented two different colors for the standing seam roof and door –red and cinnamon. Mr. Dixon said that the proposed robin's egg blue did not meet the Corridor Overlay District color

guidelines and recommended an earth tone for the hardi-plank. He also recommended the “cinnamon” color for the roof and door.

Mr. Brock asked about the exterior light fixtures. Mr. Marshall said that the City of Beaufort preferred gooseneck fixtures which were being installed to light the signage. Mr. Coffman commented that the fixtures needed to be full cutoff so that the light source is not visible from the highway or neighboring properties. He requested that the applicant provide product data sheets of the revised lighting fixtures that met the ordinance requirements to staff for approval.

Mr. Marshall asked if approval from the Northern CRB would help him when presenting a similar ice machine in southern Beaufort County. Mr. Coffman said that it would.

Mr. Bowden asked where the machine was located on the site. Mr. Marshall explained how the site was prepared for the structure. He said that as a condition for the lease of the site, the owner wanted the landscaping to be close to the structure and that the full footprint of the ice machine be as contained as possible. Mr. Dixon asked if the project triggered some planting requirements in the highway buffer. Mr. Merchant said that the size of the project did not trigger highway buffer planting. Mr. Starkey asked if the ordinance would require the removal of the structure if it was abandoned. Mr. Coffman said that due to the cost of the structure, it would likely be removed by the owner and placed elsewhere if abandoned.

Mr. Brock suggested a more indigenous material for the mulch such as oyster shells. He said that he would rather see varying levels of plant height. He suggested something tall such as cabbage palmettos, a shrub for medium height and ornamental grasses such as gulf muhly or miscanthus. Mr. Marshall commented that they would need bollards to protect the structure from cars. He said he was interested in using pilings similar to what is used on the Spanish Moss Trail. Mr. Dixon suggested that the palmettos need to be tall enough so that someone can walk underneath them.

Mr. Dixon motioned to give the project final approval with the following revisions reviewed by staff.

- The applicant will chose a color for the hardi-plank siding that is an earth tone.
- Use the cinnamon tone, burgundy or oxblood red for the roof and door color.
- All exterior lighting fixtures shall be full cutoff so that the light source is not visible from Sea Island Parkway or neighboring properties.
- The landscaping plan shall incorporate plant material of varying heights. For a tall plant material, consider using cabbage palmettos, use shrubs for medium height, and ornamental grasses, such as gulf muhly grass or miscanthus.
- The County should verify the location of the driveway and that the proposed site has adequate access.

Mr. Brock seconded. Motion carried.

5. **Other Business:** Mr. Coffman announced that the next scheduled meeting was.

6. **Adjournment:** Chairman Coffman adjourned the meeting at approximately 5:12 p.m.

Donovan Family Dental Office – 91 Sams Point Road

Type of Submission: Conceptual/Final
Applicant: Lady’s Island Properties
Design Consultant: Anthony Aten, Beaufort Design Build
Type of Project: Professional Office
Location: Located on the west side of Sams Point Road on Lady’s Island approximately 1,200 feet north of Miller Drive.
Zoning Designation: Lady’s Island Expanded Home Business
Project Information: The project consists of the construction of a new 2,900 square foot dentist office on Sams Point Road on Lady’s Island. The property is zoned Lady’s Island Expanded Home Business (LIEHB) which is intended to foster the development of small scale offices and services along Sams Point Road in an area where small single-family houses are transitioning into other uses. Over the last 14 years, many single-family houses along Sams Point Road have been converted to professional offices and other businesses. This project is the first new construction in this zoning district.

The applicant has submitted a site plan, landscaping plan, a lighting plan and architectural elevations. Because of the depth of the lot, the highway buffer is only required to be 25 feet with required plant quantities reduced proportionally. There are five existing overstory trees in the highway buffer that are being counted toward the required plantings.

Staff Comments:

1. The proposed monument sign shown on the landscaping plan will need to be set back 10 feet from the front property line. While signs are handled under a separate permitting process, the landscaping plan needs to be revised to reflect the correct sign location.
2. All light fixtures shall be full cutoff fixtures in that the direction of light can only shine downward. The proposed flood lights do not meet this requirement. The decorative parking lot fixture also does not meet the County’s full-cutoff fixture requirements. If the applicant wishes to use a decorative site lighting fixture, the “Shepherds’ Crook” fixture meets the full-cutoff requirement.