



AGENDA
NORTHERN CORRIDOR REVIEW BOARD
Tuesday, March 5, 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 FEBRUARY 19, 2012 MEETING MINUTES
4. NEW BUSINESS: None
5. OLD BUSINESS: Final Review of O'Reilly Auto Parts – 8522 Boundary Street
6. OTHER BUSINESS: None
7. ADJOURNMENT

Next Meeting: March 19, 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

Type of Submission:	Final
Applicant:	Brian Neal, Hamilton Development, Inc.
Design Consultants	Lesley Guillot, Buddy Webb Architects Giles Branch, Earthsource Engineering
Type of Project:	Retail
Location:	West side of Boundary Street, just north of the intersection with Neal Road.
Zoning Designation:	Commercial Regional
Project Information:	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. The applicant will be seeking a Special Use Permit at the January 24 Zoning Board of Adjustments meeting.

The CRB reviewed this project at their February 19, 2013 meeting: At that time the applicant informed the Board the Board motioned to deny final approval of O'Reilly Auto Parts with the following comments:

- The applicant needs to rework the main entrance to reduce the dominance of plate glass. This could be done by lowering the height of the canopy and make it more of a awning or porch roof and partially covering the plate glass area. 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.

The site plan for the project received a Conditional Use Permit from the Zoning Board of Adjustments on January 24.

The applicant has revised the architecture and has resubmitted to the CRB for final approval. The applicant will bring hard copies of the architectural elevations to the meeting for review.

Staff Comment:

The applicant will need to coordinate the building with the site plan and landscaping plan by showing footprint of the revised building on these plans.