

# DRAFT

## NORTHERN BEAUFORT COUNTY CORRIDOR REVIEW BOARD MINUTES

September 11, 2012, Beaufort Industrial Village #2

---

**Members Present:**

Brian Coffman  
Bradley Bowden  
Mark Dixon  
Michael Brock

**Member Absent:**

William Sammons

**Staff Present:** Judy Nash Timmer, Development Review Planner  
Linda Maietta, Planning Assistant

**Guests:** Ben Thompson, AAG Associates; Marion Moody, Beaufort Memorial Hospital; Sam Derrick, Beaufort Memorial Hospital; Ryan Lyle, Andrews & Burgess

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 were no public comments.

3. **Review of Minutes:** Minutes from the August 21, 2012, meeting were reviewed. Mr. Dixon made a **motion**, and Mr. Bowden seconded the motion, **to accept the August 21, 2012, minutes as written**. The motion **carried** (FOR: Bowden, Dixon, Coffman; ABSTAINED: Brock).

4. **New Business: Beaufort Memorial Lady's Island Internal Medicine (Conceptual)**

Ms. Timmer presented her staff report to the Board (copy attached).

Mr. Thompson presented the project:

- Noted geometry, property lines askew with Sea Island Parkway. Long and narrow site. As well as the access that has to be maintained to the front of the building with the adjacent property owners. Electrical easement in the front that affects the build-to line as well. Placement of the building based on those site constraints.
- With street presence being an important part of this area of Lady's Island, we tried to incorporate as much street frontage as possible, based on the program and the site restraints.
- The recommendation for hardscape, courtyard feel directly behind that trellis and pavilion was certainly discussed and is still something that will be incorporated into design.
- It is a one-story facility and it is a pitched roof at 12:6. More than willing to reduce that to the absolute minimum of 12:5.

- Presented two renderings that have already been discussed with staff. The primary option being the trellis, the covered walk and the small pavilion has precedence. Needs to be developed further. Will be integrally part of the facility.
- The alternate option is to extend the porch into a much larger kind of icon onto the site. Our opinion is that was a little weighty and not conducive to this area of Lady's Island.
- As far as the EIFS material – it is commercial grade, it is a stucco material.
- Materials are a mix of brick and EIFS and/or stucco. Focused on the front, with brick, clearly depicting that it is the front area of the building. Tried to mix in stucco-type material in the front in the columns and other spots on the front. Transitions from brick to mainly light stucco in the back.

Board discussion included:

Architecture:

- Windows are metal, storefront type.
- Patio looks a little light on the top, maybe a little heavy on the bottom. Bringing the wood into it and bracket pieces may soften it up.
- Round window on the right elevation, would like to see it on the front elevation.
- Columns are right below the ends of that gable. Ordinance does require that columns not be spaced farther apart than the height of the column.
- Eave detail overhang on the covered portion would be nice to have a little more eave. Detail out the soffit.
- Look to the architecture of SCB&T.
- To get the intent of the ordinance and to get that mass across the street frontage, something heavier is needed than Option 1 especially if there is some kind of seating area in the back. Maybe a low wall that becomes the back of the bench acting as a landscape element, as well as providing a little bit of a frontage.
- Roof pitched down to help with the massing.
- Colors discussed.
- Requested explanation regarding all four elevations being treated equally. (We have to treat the exterior based on what the function is on the inside meaning that the administration area has more opportunity for a lot of glazing, more opportunity for unique elevation items. You don't want a lot of windows in the back where the clinical areas are located. With the windows shown, extending the trim around the those helps; providing banding on the stucco material also helps to articulate and as we further develop with how the roof and the wall meet, the bracketing will add to keep it from being a plain, long wall.)
- Using adjacent buffer as something that is going to block that building. There are two trees that contribute to that canopy. With the amount of construction going on right there, the question is how long the trees will live. Some of that canopy may go away. With articulation on that side of the building, the Board shouldn't really rely on that canopy.
- Stucco columns – more detail around the top and bottom; more definition.

Site/Landscaping:

- The front, public area is obviously paralleling the road and then the main mass is paralleling the property line. Is there a reason why that's not all working together? (Definitely responding to the road frontage and manage that with the property lines.)
- Buffer/setback. (There is no buffer but there is an 8' setback. Then there is the utility line which required it to be pushed back further (15' from the wires)). It does sit back further than a typical building.
- Connection between the two angles, where the two buildings meet – does not read well.
- Sidewalk runs through existing trees? (Did extend the sidewalk to the property bounds, to Sunset Boulevard.)
- Concerned about tree where the dumpster is going in. There are sidewalks on one side, road on the other and then the dumpster. The Ordinance does state that you can go into a tree protection area but you have look at what you can do to mitigate the damage by having an arborist address the tree. Recommend relocating the dumpster. (There are plans to relocate the dumpster. An arborist is on-board to help with tree issues and how we work to preserve the integrity of the root systems of the trees. Arborist will also recommend relocation of sidewalk.)
- On the other side of the driveway, 32" live oak being removed. (If it's the opinion of the arborist that it could be saved, we'll save it.)
- (Mr. Lyle went on to explain that there is no pond on-site so there will be underground detention where there are no tree impacts and will also have 50% pervious, concrete parking stalls. Site circulation has been worked out with DRT.)
- Will there eventually be parking lot lighting? (Yes)
- Be sure to show the HVAC equipment that will be outside and associated screening.
- Canopy on laurel oak; impacted by the roof? (No, it doesn't branch out until 25'/30' high. Does the Board have a preference to take this tree down and plant something else?) You can take it down; you may have to mitigate it if it's a specimen tree. Recommend you make the decision based on the arborist report.
- What is the condition of the 80" live oak? (Already received an arborist report on that; it's hazardous and it needs to be removed.) Is that included in the mitigation? Typically, because of the existing condition, we would not require mitigation because it's already dead. Might also pertain to other trees on site.
- Chain link fence where the warehouses are – is anything being done in front of that besides the small plantings? (Will obtain recommendations from the landscape architect. It is a security fence for the warehouses. May be optimum to build something more acceptable or plant something that would screen. Next plan will detail that.) Small strip for planting; wood fence might be more feasible. Would also affect internal aesthetics, as well as the corridor view.
- On the next landscape plan, would like to see something that really helps with the vertical scale along the west side.

Mr. Bowden made a motion, and Mr. Brock seconded the motion, for conceptual approval of the Beaufort Memorial Lady's Island project with the following recommendations:

1. Address the front elevation options that were discussed using SCB&T as a guide to look at,
2. Check the column spacing and locations,
3. Add some possible detail to the stucco mass on the west elevation and further elevation of the east side including bracket details and window selections,
4. Dumpster location within the tree protection area needs to be moved and addressed,
5. Sidewalk extended to the rear to Sunset Boulevard,
6. Wood fence screening provided in the back to the adjacent property line,
7. Tree mitigation issues addressed,
8. West-side landscaping be looked at further.

Mr. Bowden amended the motion to include: changing the roof slope.

Mr. Brock seconded the amended motion.

The motion was carried unanimously (FOR: Dixon, Brock, Bowden, Coffman).

5. **Old Business:** None.

6. **Other Business:** Status was provided by Ms. Timmer regarding the filling of vacant seats on the Board.

7. Chairman Coffman adjourned the meeting at approximately 5:30 p.m.