



AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, July 8, 2021, 2:00 PM

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort SC

STATEMENT OF MEDIA NOTIFICATION:

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

I. Call to Order

II. Review of Minutes:

A. Minutes of June 23, 2021 Special Meeting

III. Applications:

**A. Holy Trinity Classical Christian School, PIN R12 003 000 0420 0000, 302 Burroughs Avenue.
Applicant: Ryan Lyle, Andrews Engineering, Inc. (21-09 DRB.1**

The applicant is requesting conceptual approval of master plan and Phase 1 Fellowship Hall and Gymnasium at this address.

IV. Discussion

V. Adjournment



Design Review Board

Special Meeting Minutes – June 23, 2021

1 CALL TO ORDER

0:28

A special meeting of the Design Review Board was held in-person on Wednesday, June 23, 2021 at 12:20 pm.

2 ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair) and Witt Cox.

Staff in attendance: Jeremy Tate (Meadors Architecture), Meredith Jacobs (Meadors Architecture), David Prichard (City of Beaufort Director of Community and Economic Development) and Heather Spade (City of Beaufort Planner of Community and Economic Development).

3 APPROVAL OF MINUTES

0:37

Motion: Mr. Cox motion to approve the May 13, 2021 minutes; seconded by Ms. McFann. The motion passed unanimously.

All Design Review Board Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

4 APPLICATION

1:20

A. Extra Space Storage, PIN R120 026 000 162A 0000, 1 Parris Island Gateway

Applicant: Jefferson Bennett, Development Group, LLC (21-06 DRB.1)

The applicant is requesting conceptual approval of alterations/additions to the existing structure at 1 Parris Island Gateway to include 70,485 square feet of storage space.

Motion: Ms. McFann made a motion to grant conceptual approval with staff's conditions; seconded by Mr. Cox. The motion passed with a vote of two to one with Mr. Morillo being opposed.

B. Beaufort Station, PIN R120 028 000 0138 0000, 301 Robert Smalls Parkway **42:58**

Applicant: Rhett DeBuys, Architect (21-07 DRB.1)

The applicant is requesting preliminary approval for new construction of a new retail development to contain +/- 197,000 square foot of retail space at 301 Robert Smalls Parkway.

Motion: Mr. Cox made a motion to grant preliminary approval with staff's conditions noted; seconded by Ms. McFann. The motion passed unanimously.

5 ADJOURNMENT

1:31:39

Mr. Cox made a motion to adjourn; seconded by Ms. McFann. The motion passed unanimously. The meeting ended at 1:51 p.m.

Chair

Date of approval

CITY STAFF INTRODUCTION

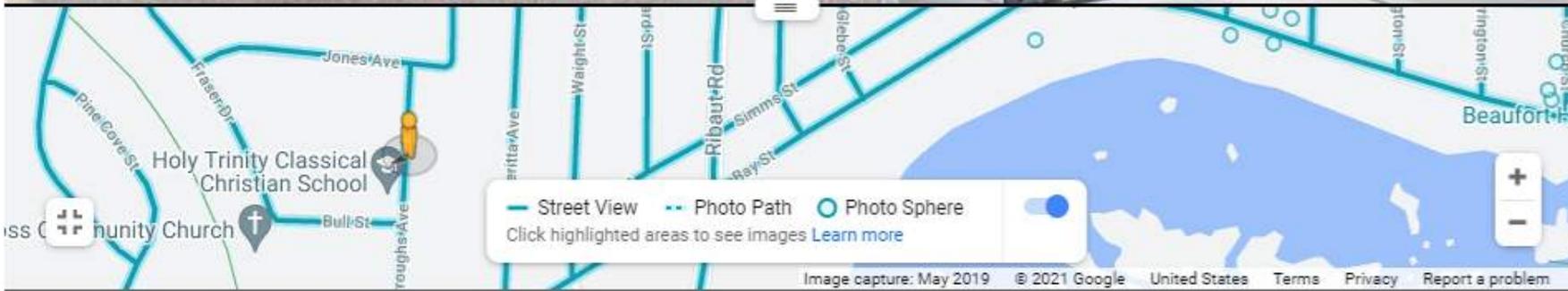
302 BURROUGHS AVENUE

305 Burroughs Ave

Beaufort, South Carolina

Google

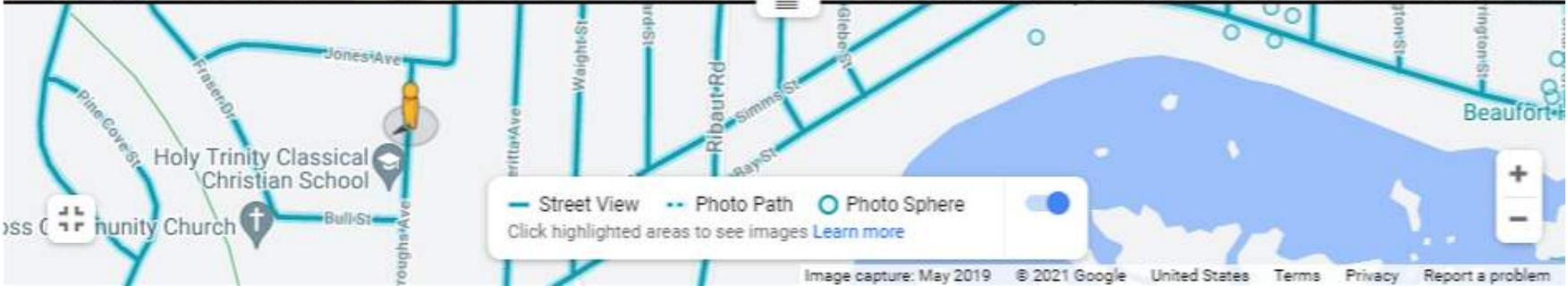
Street View



307 Burroughs Ave
Beaufort, South Carolina

Google

Street View



398 Burroughs Ave
Beaufort, South Carolina

← Google

↻ Street View

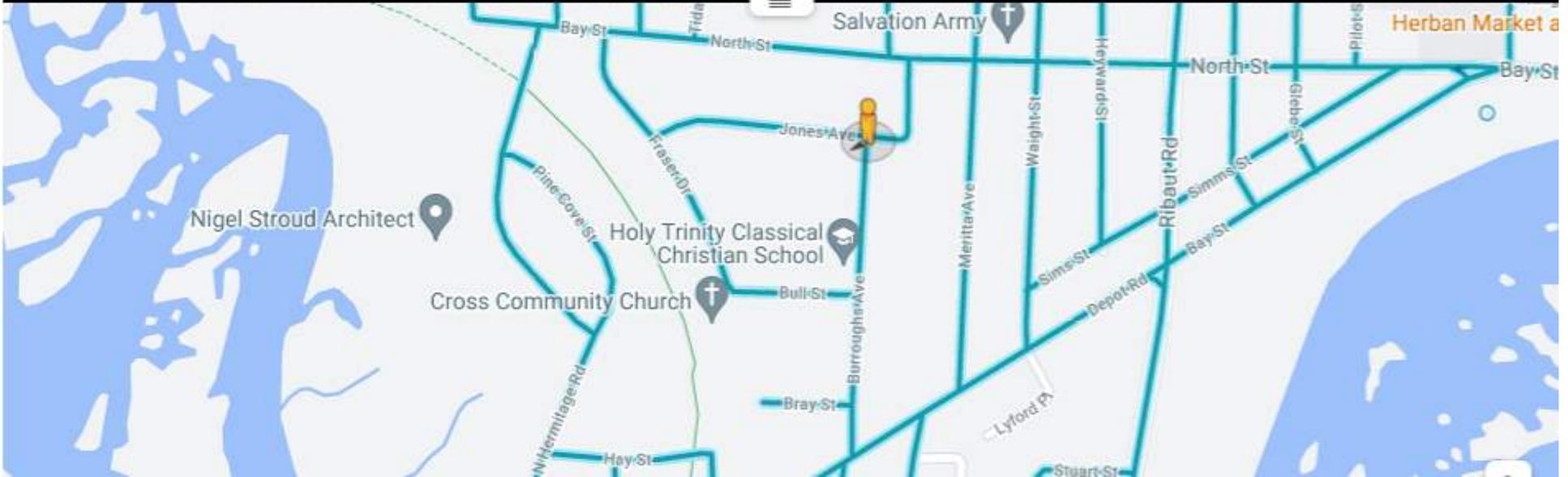


A map view showing the location of the baseball field. The map is centered on the field, with a yellow pegman icon indicating the current Street View position. The map shows several streets, including Jones Ave, Fraser Dr, Bull St, Ribaut Rd, and Beaufort. A legend at the bottom indicates that the solid blue line represents Street View, the dashed blue line represents Photo Path, and the blue circle represents Photo Sphere. A zoom control is visible in the bottom right corner.

398 Burroughs Ave
Beaufort, South Carolina

Google

Street View



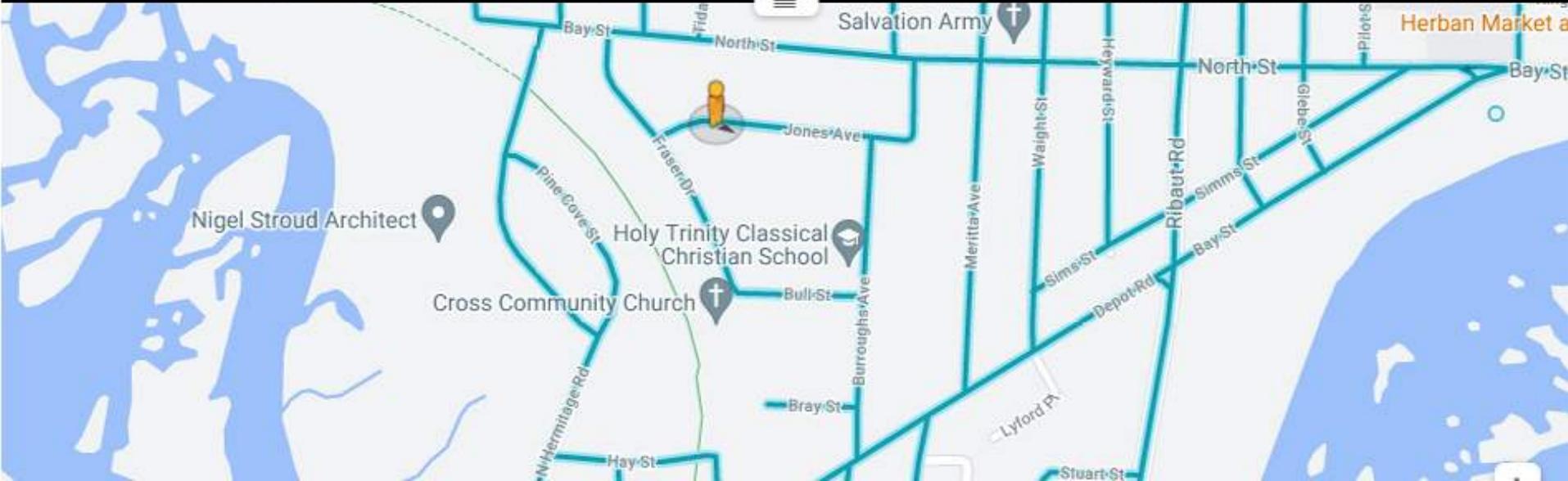
2709 Jones Ave
Beaufort, South Carolina

← Google

🕒 Street View



A map view from Google Maps showing the location of the baseball field. The map is centered on Jones Ave, with a yellow Pegman icon indicating the current Street View position. Other streets shown include Fraser Dr, Waight St, Ribaut Rd, and Beaufort Hwy. Landmarks like Holy Trinity Classical Christian School and a church are also visible. A legend at the bottom identifies Street View (solid line), Photo Path (dashed line), and Photo Sphere (circle). A search bar and navigation controls are also present.



2701 Bull St
Beaufort, South Carolina

Google

Street View



Holy Trinity Classical Christian School

Community Church

Street View Photo Path Photo Sphere

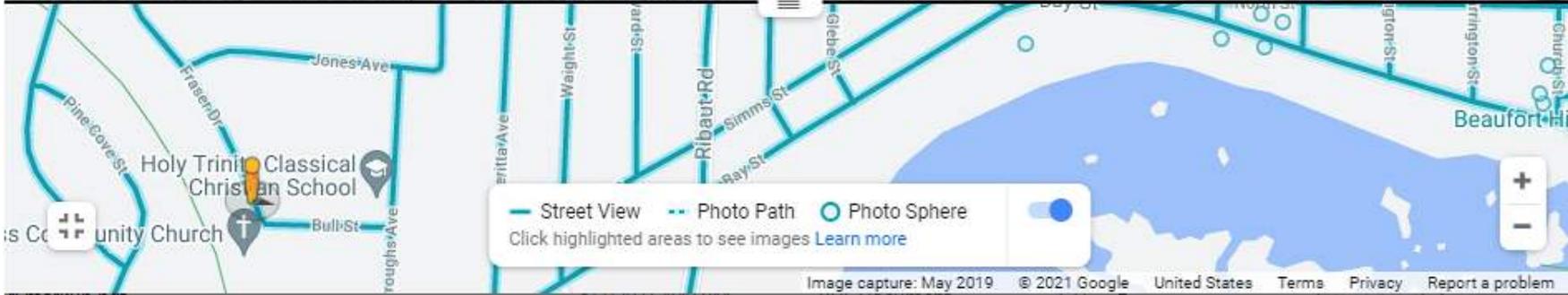
Click highlighted areas to see images [Learn more](#)

Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem

302 Fraser Dr
Beaufort, South Carolina

Google

Street View



APPLICANT PRESENTATION

302 BURROUGHS AVENUE



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

6/11/21 CIL
\$ PAID

Staff Review
 Board Review

Application Fee:
see attached schedule

21-09 DRB.1

OFFICE USE ONLY: Date Filed: 6/10 Application #: 22145 Zoning District: T3-N

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be.

A complete schedule can be found at: <https://www.cityofbeaufort.org/379/Design-Review-Board>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: Ryan Lyle, PE

Applicant Address: Andrews Engineering, Inc., 2712 Bull St. Suite A, Beaufort SC 29902

Applicant E-mail: ryan@andrews-sc.com Applicant Phone Number: 843-379-2222 x226

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): "Minnie" Bullock, Director of Operations

Owner Address: Holy Trinity Classical Christian School, 302 Burroughs Ave. Beaufort, SC 29902

Project Name: Holy Trinity Campus Masterplan & Phase 1 Fellowship Hall and Gymnasium

Property Address: 302 Burroughs Ave. Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120/003/0420, 0842, 0843, 0844

Date Submitted: 06 / 10 / 2021



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Required Project Information

Project Name: Holy Trinity Campus Masterplan & Phase 1 Fellowship Hall and Gymnasium

Property Size in Acres: 4 ac Proposed Building Use: Gymnasium

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
18,800sf

of Parking Spaces Required: 46 # of Parking Spaces Provided: 51

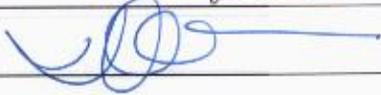
Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.

The project involves master-planning the existing 4-acre K-12 private school site bound by Burroughs, Jones, Fraser, and Bull Streets. Phase 1 involves new 18,800sf fellowship hall and gymnasium which will be accessed by a new one-way entrance only driveway from Jones Avenue. The existing playground will be relocated in order to accommodate a new gravel parking lot. Utilities exist along the bordering streets will be extended on-site to serve the new building. The existing on-site dry ponds will be reconfigured in phase 1 and be supplemented by underground detention chambers for future phases. The existing school utilized onstreet parking whereas the new building will be served by new parking onsite.

Applicant's Signature:  Date: 06/10/2021

Owner's Signature:  Date: 10 June 2021

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

June 9, 2021

City of Beaufort
Community and Economic Development Department
1911 Boundary Street
Beaufort, South Carolina 29902



**Project: Holy Trinity Classical Christian School
Arts and Athletics Addition – 302 Burroughs Avenue**

To Whom It May Concern,

Please accept this design information for the New Arts and Athletics Facility for Holy Trinity Classical Christian School.

PROJECT DESCRIPTION

This project will provide a new 19,000 square foot facility on the northwest side of the existing Burroughs Avenue campus for Holy Trinity. This new facility will include new spaces to support pick-up and drop-off of students, two multi-purpose art and theater classrooms, locker rooms, a weight room with an attached coach's office, storage for outdoor activities, a performance stage, a small concessions area, and a full-size gymnasium which will both support the school's athletic programs and serve as large fellowship hall where the school's entire student body can meet at one time.

The design also includes a small outdoor chapel on the north side of the building that will provide a space for prayer, quiet contemplation, and can also serve as an outdoor classroom during pleasant weather.

As part of this design package, we have included conceptual design details for Phase II of this project which is currently projected to be built 8-10 years from the Phase I building's completion.

Phase II will replace the existing school building (Grades K-6) and portable classrooms that are currently used for the upper school students (Grades 7-12). The Phase II Building will replace all functions of the existing school in a new two-story building on the northwest corner of the property and also add a chapel for student body functions.

As you can see from the conceptual massing presented, the Phase II design has been incorporated into the design presented in this Phase I submission to ensure that when both phases are complete the campus will have one consistent design for both buildings that will serve the school well and also complements the neighborhood's overall scale and context.

Once the Phase II building is complete, the existing school and portable classroom buildings will be removed and replaced with additional parking and a synthetic turf sports field in the southeast corner of the site.

The overall palate for the exterior materials is a combination of brick and fiber-cement siding, with accents of cast stone in limited locations. The windows will be aluminum-framed, commercial style frames trimmed with fiber-cement trim in the siding portions of the building. The east side of the building features an arcade detail which runs north-south on the site and will eventually connect to the chapel on the Phase II building. This detail helps define the courtyard which creates the central focal point of the entire design, anchored by the outdoor chapel.

We believe that this courtyard will become a tremendous outdoor collaboration space for the students and faculty to learn together, share ideas, and teach future generations for decades to come.

Thank you for your consideration.

Sincerely,


Steven G. Stowers, AIA, LEED AP

CITY OF BEAUFORT - DESIGN REVIEW Application Requirements

DIGITAL SUBMITALL OF ALL DOCUMENTS ONLY

The *Beaufort Code* applies to all projects.

The *Civic Master Plan*, Adopted February 2104, shall be used as guidance for all projects.

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/zoning-map-ordinance.aspx>
- The Civic Master Plan can be found here: <http://www.cityofbeaufort.org/civic-master-plan.aspx>

General Notes:

- A complete application form, including a written narrative (both in digital form) and applicable fee, shall be submitted for each review. Application fees may be paid via credit card in person or over the phone, or via check made out to The City of Beaufort.
- Plans must be submitted in digital format only.
- All plans must be drawn to-scale, and shall include a scale bar on each drawing.
 - All plans for preliminary and final review shall have the following information:
 - Cover or Index Sheet with project title, developer name, consultant name, an index to drawings by title and sheet number, a project location map and if applicable a graphic key.
 - North Arrow (as appropriate) on all site plans;
 - Written and Graphic Scale on all plans; and
 - Appropriate Legends, Notes and Labels on all plans.
- An incomplete application will not be reviewed.
- Most projects submitted for Design Review should attend the Pre-Application conference – held every Tuesday at 2pm – prior to proceeding past the conceptual submission. A separate application form for the Pre-App, along with submission instructions, can be found here: <http://www.cityofbeaufort.org/planning-forms.aspx>

City of Beaufort Design Review Checklists

Submission Requirements for Design Review Board or Staff Level Design Review New Construction / Additions where Design Review is Required

Conceptual Review

- **Existing Context:** Color photographs of the existing structure, if applicable, and adjacent structures.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8” caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
 - Proposed Buildings
 - Vehicular and Pedestrian Circulation
 - Parking Areas
 - Planting Areas, including existing trees
 - Connections to the public right-of-way and adjacent sites
 - Parking Requirement Calculation
 - Impervious Surface Calculation
 - Delivery and Service Areas
- **Floor Plans:** Floor Plans, showing the general interior layout of all
- **Building Elevations:** Conceptual Elevations of the front and sides. They should display massing and scale of new construction and how it relates to the surrounding context and existing structure (if applicable). For infill construction, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.

Preliminary Review: All of the documents required for Conceptual Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan, including the following *additional* information: turning radii, all trees and trees to be removed marked with an “X”, pavement materials, existing grading, and conceptual proposed grading
- **Floor Plans:** Floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition
- **Building Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). Mechanical equipment should be dashed-in on elevations.
- **Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- **3-D Rendering:** A 3-D rendering showing the height, mass and scale of the proposed building in its context may be required for structures in infill contexts
- A Certified Arborist report is required for all grand trees (24” DBH and greater) which are affected by the project

Final Review: see the next sheet

City of Beaufort Design Review Checklists

Submission Requirements

New Construction / Additions where Design Review is Required Districts (*ctd.*)

Final Review: All of the documents required for Preliminary Review, PLUS:

- **Detailed Site Plan:** A hard-lined site plan(s), including the following *additional* information: utilities, mechanical equipment, stormwater, outdoor merchandise or vending
 - **Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include A schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.
 - **Building Elevations:** Elevations should be updated to include: mechanical equipment, lighting, location of signage, materials labeled, gutters and downspouts
 - **Details:** A typical wall section, window details, eave details, colonnade/awning details, and any other details characteristic to the building are required
 - **Material Samples:** Samples of windows, lighting and building materials may be required
 - **Final Materials List:** A final list, including colors, is required.
 - **Lighting:** A lighting and photometric should be prepared for the site. All exterior building lighting should be shown on the building elevations. If lights exceed 5500 lumens, they should be indicated on the photometric plan. Cut sheets are required for all site and exterior building lighting.
-

Submission Requirements

New Construction / Additions where Design Review is NOT Required

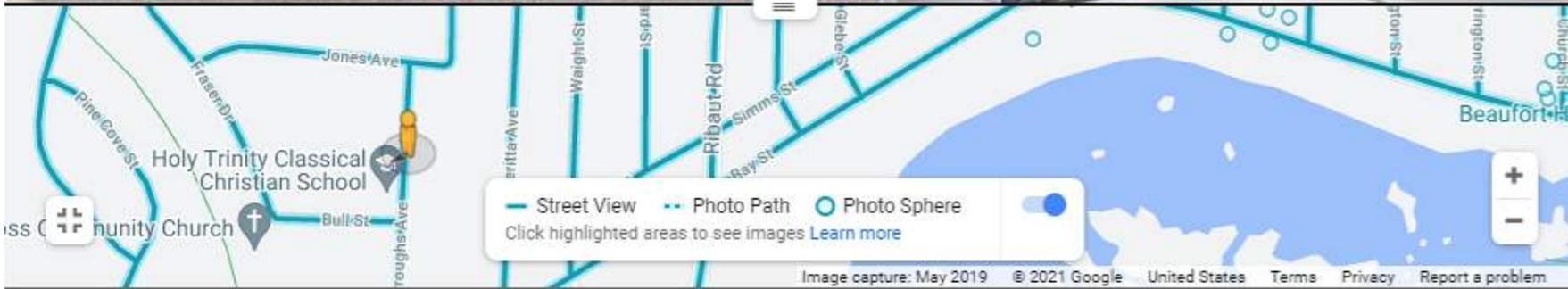
- **Existing Context:** Color photographs of the adjacent structures and existing structure, if applicable.
- **Plat:** A plat indicating the tax map and parcel number, and providing boundary information, setbacks and all existing items on the property including: existing structure(s), pavement, setbacks, existing trees 8” caliper DBH and greater, and fences.
- **Site Plan:** A site plan, to scale, indicating general design elements; this may be in sketch form, or a hard-lined drawing is acceptable as well. The site plan should include:
 - Proposed Buildings
 - Vehicular and Pedestrian Circulation
 - Delivery and Service Areas
 - Parking Areas
 - Planting Areas
 - All existing 8”+ caliper DBH trees
 - Trees to be removed marked with “X”
 - Mechanical Equipment
 - Connections to the public right-of-way and adjacent sites
 - Parking Requirement Calculation
 - Existing and Proposed Grading
 - Impervious Surface Calculation
 - Turning Radii
 - Pavement Materials
 - Utilities & Stormwater
 - Outdoor Merchandise or Vending
- **Floor Plans:** Floor plans of all levels of the building, including square footage.
- **Elevations:** Complete elevations including building heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable) - materials labeled, colors, downspouts and gutters, lighting, mechanical equipment dashed in, signage

305 Burroughs Ave

Beaufort, South Carolina

Google

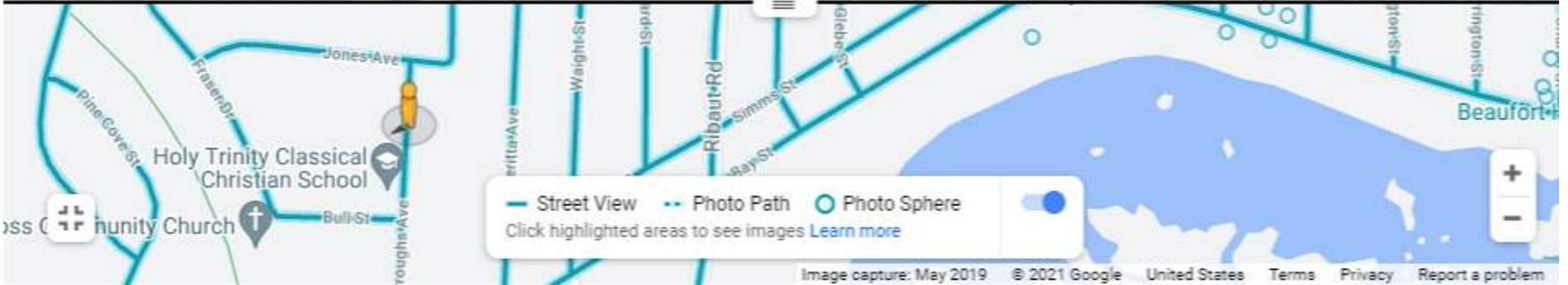
Street View



307 Burroughs Ave
Beaufort, South Carolina

Google

Street View



398 Burroughs Ave
Beaufort, South Carolina

← Google

↻ Street View

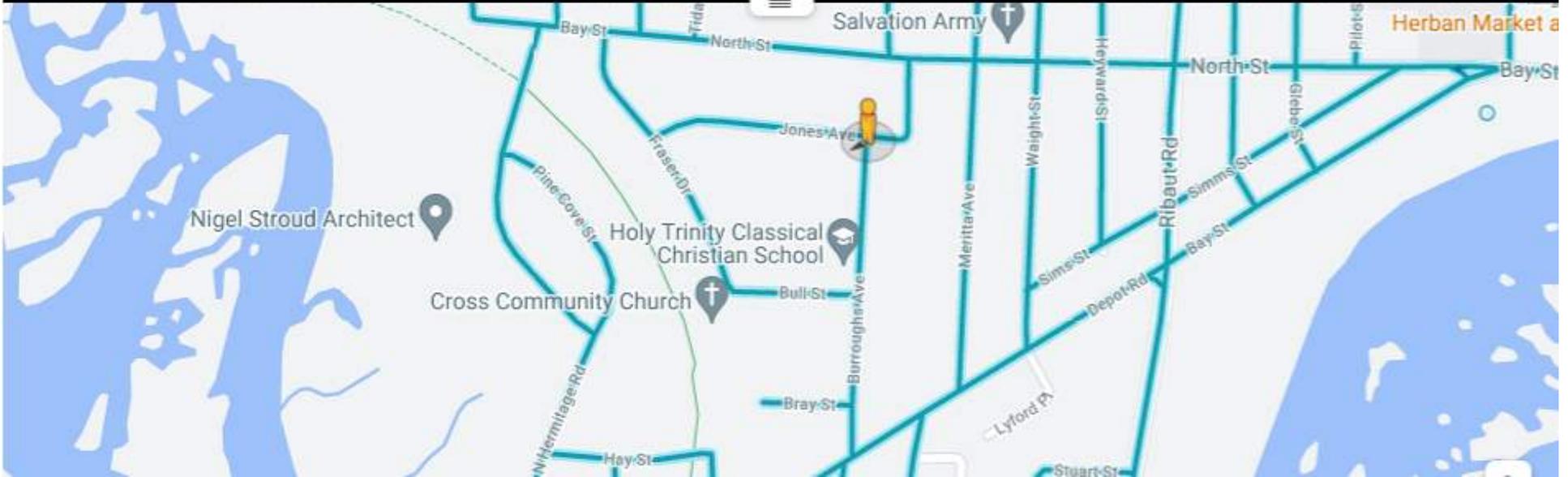


A map view showing the location of the baseball field. The map is centered on the intersection of Burroughs Ave and Ribaut Rd. A yellow Pegman icon is positioned on Burroughs Ave. The map shows surrounding streets including Jones Ave, Fraser Dr, Pine Cove St, Bull St, Waights St, Simms St, Glebe St, and Tilton St. Landmarks such as Holy Trinity Classical Christian School and Community Church are marked. A legend at the bottom indicates Street View (solid line), Photo Path (dashed line), and Photo Sphere (circle). A search bar at the bottom right contains the text "Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem".

398 Burroughs Ave
Beaufort, South Carolina

Google

Street View



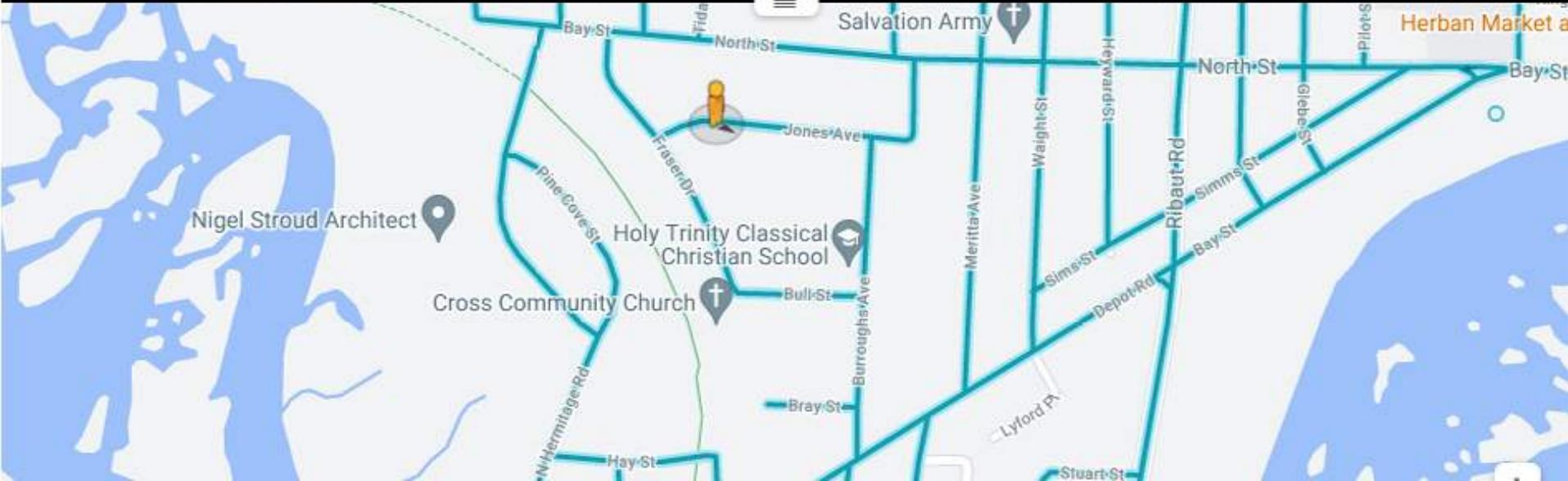
2709 Jones Ave
Beaufort, South Carolina

← Google

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A map view showing the location of the baseball field. The map is centered on Jones Ave, with a yellow Pegman icon indicating the current Street View position. Other streets shown include Fraser Dr, Waight St, Ribaut Rd, and Bull St. Landmarks like Holy Trinity Classical Christian School and Community Church are marked. A legend at the bottom identifies Street View (solid line), Photo Path (dashed line), and Photo Sphere (circle). A search bar at the bottom right contains the text "Image capture: May 2019 © 2021 Google United States Terms Privacy Report a problem".



2701 Bull St
Beaufort, South Carolina

Google

Street View



Holy Trinity Classical Christian School

Community Church

Street View Photo Path Photo Sphere

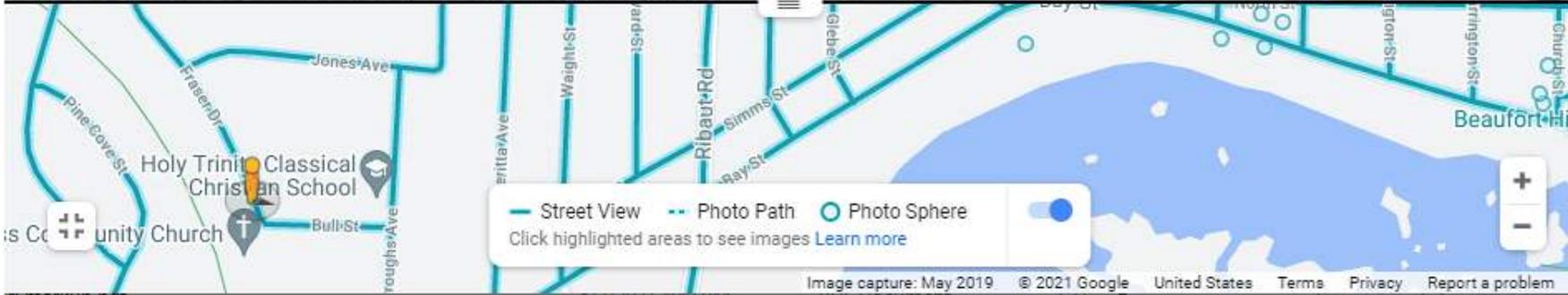
Click highlighted areas to see images [Learn more](#)

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302 Fraser Dr
Beaufort, South Carolina

Google

Street View



HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL

ARTS AND ATHLETIC FACILITY



**HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL**
ARTS AND ATHLETIC
FACILITY
302 Burroughs Avenue
Beaufort, South Carolina



REV#	DESCRIPTION	DATE

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DRAWING INDEX

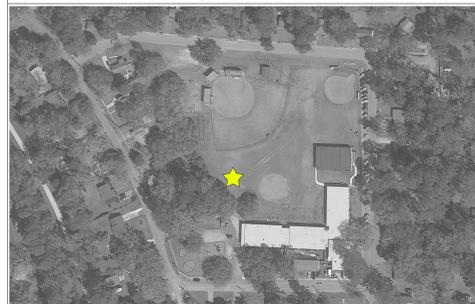
Sheet Number	Sheet Name	Sheet Issue Date
GENERAL		
G000	Cover Sheet	5/7/19
ARCHITECTURAL		
A100	Site Plan	06/09/21
A101	Floor Plan	5/7/19
A201	Building Elevations	5/7/19
A500	Building Sections	05/25/21
A501	Wall Sections	05/25/21
A701	Phase 1 3D Views	12/16/20

ABBREVIATIONS

APC	ACOUSTICAL PANEL CEILING	MAX	MAXIMUM
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
A/C	AIR CONDITIONING	MIN	MINIMUM
AHU	AIR HANDLING UNIT	MISC	MISCELLANEOUS
CJ	CONTROL JOINT	MIO	MASONRY OPENING
CL	CENTERLINE	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NIS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CT	CERAMIC TILE	OPH	OPPOSITE HAND
DIA	DIAMETER	OSB	ORIENTED STRAND BD.
DIM	DIMENSION	PERF	PERFORATED
DN	DOWN	PT	PRESSURE TREATED
DS	DOWNSPOUT	REQD	REQUIRED
DW	DISHWASHER	SF	SQUARE FEET
EA	EACH	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATION
EQUIP	EQUIPMENT	STD	STANDARD
EXT	EXTERIOR	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	T&G	TONGUE & GROOVE
FF	FINISH FLOOR	TEMP	TEMPORARY
FFE	FINISH FLOOR ELEV.	TV	TELEVISION
FIN	FINISH	TYP	TYPICAL
FT	FEET	U/C	UNDER COUNTER
GA	GAUGE	W/D	WASHER/DRYER
GWB	GYPSPUM WALLBOARD	WD	WOOD
HB	HOSE BIBB	WH	WATER HEATER
INT	INTERIOR		

PLAN REVIEW DATA

VICINITY MAP



Cover Sheet

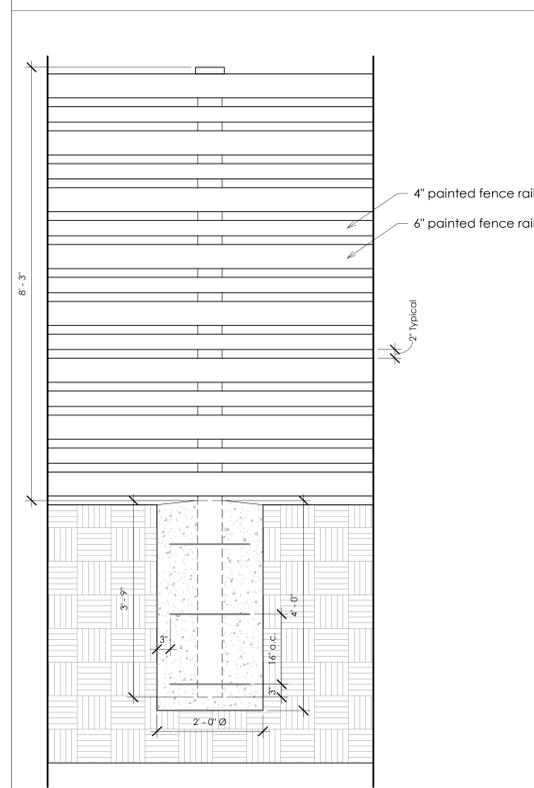
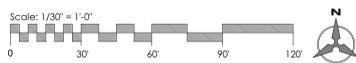
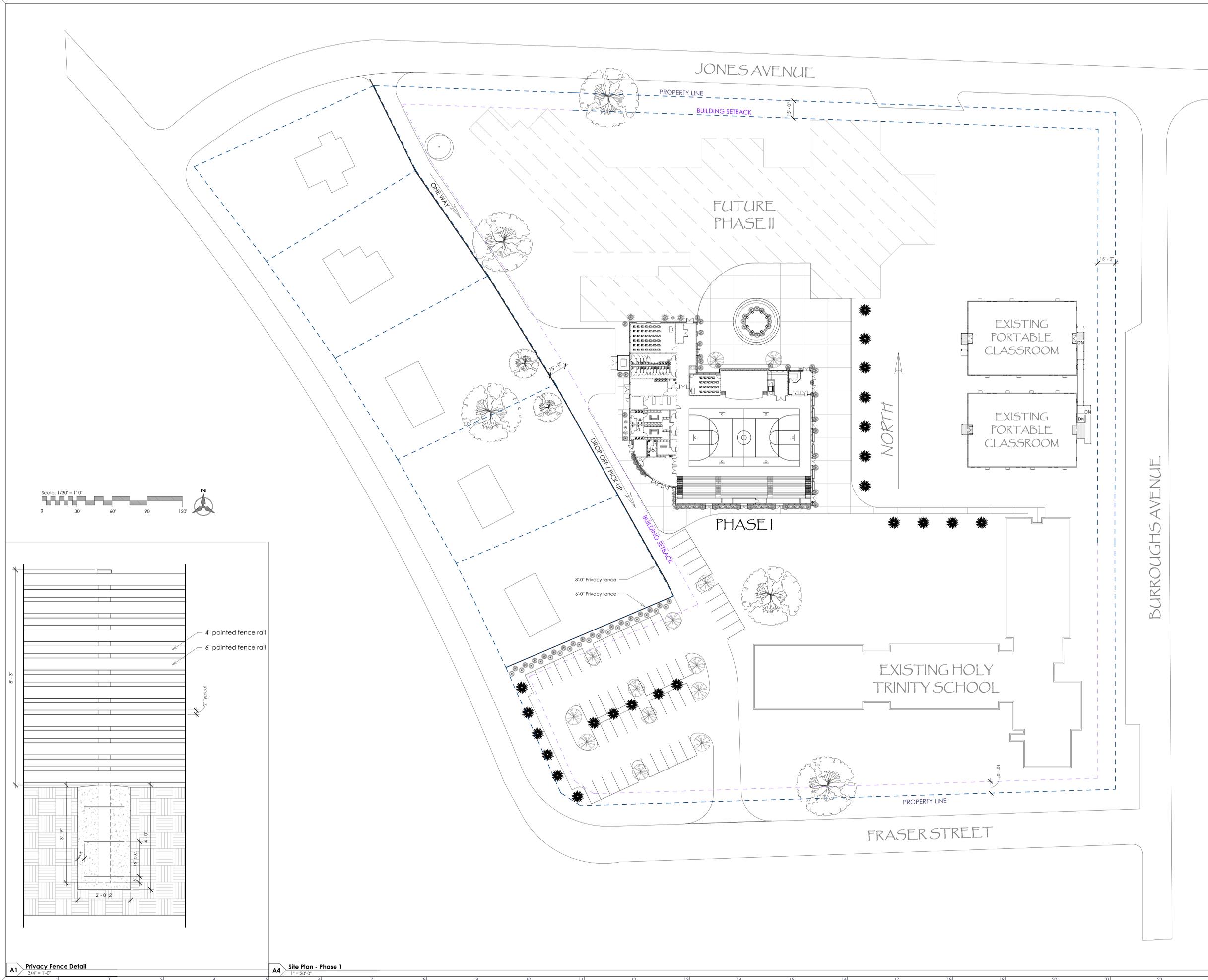
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6/9/2021	
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Checked By	SGS

6/9/2021 11:37:57 PM

REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



A1 Privacy Fence Detail
3/4" = 1'-0"

A4 Site Plan - Phase 1
1" = 30'-0"

Site Plan

2019.08	A100
6/9/2021	
Drawn By CAD	Checked By SGS

REV#	DESCRIPTION	DATE

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Project

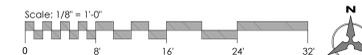
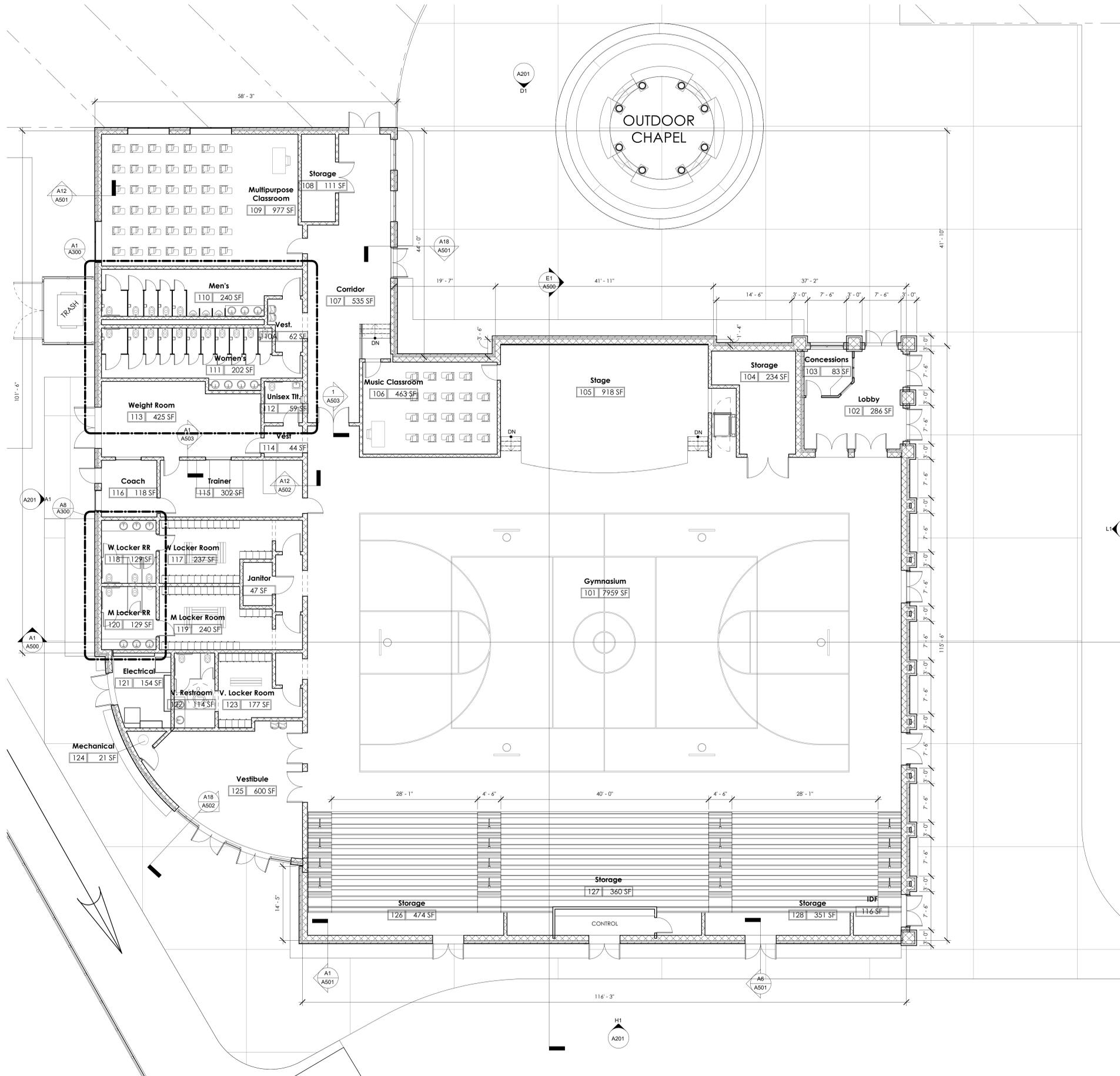
Building Total = 19,744 sf

Floor Plan

2019.08
6/9/2021

Drawn By **RH**
Checked By **SGS**

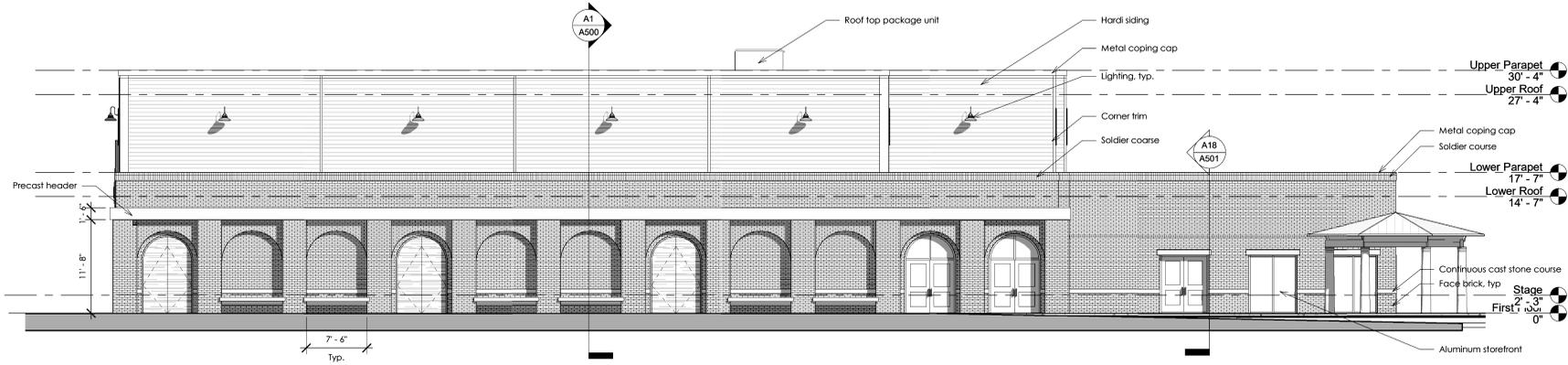
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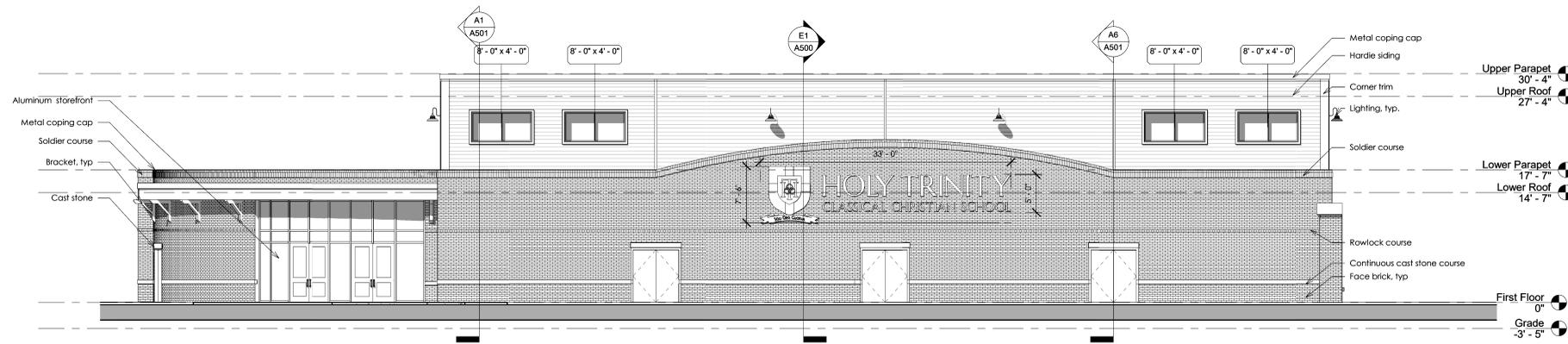
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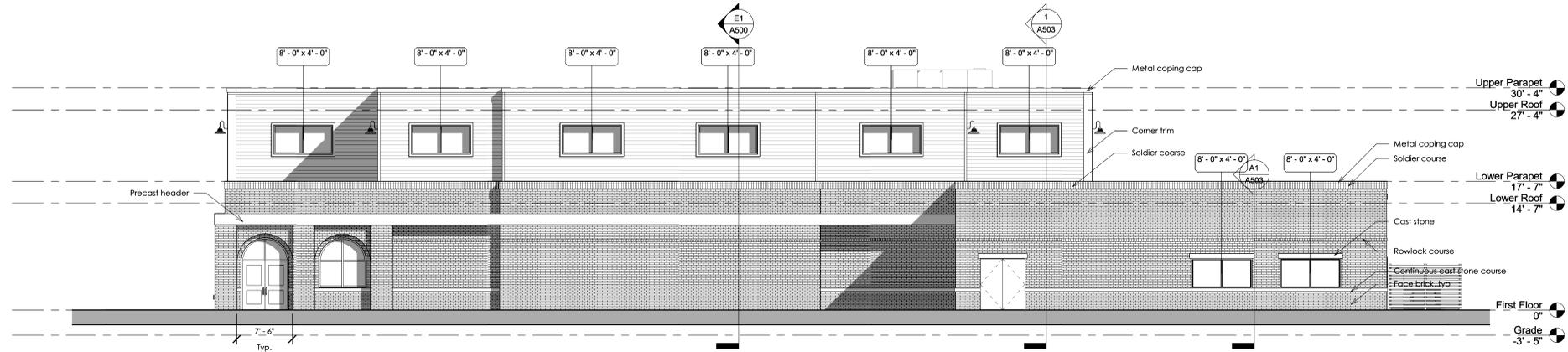
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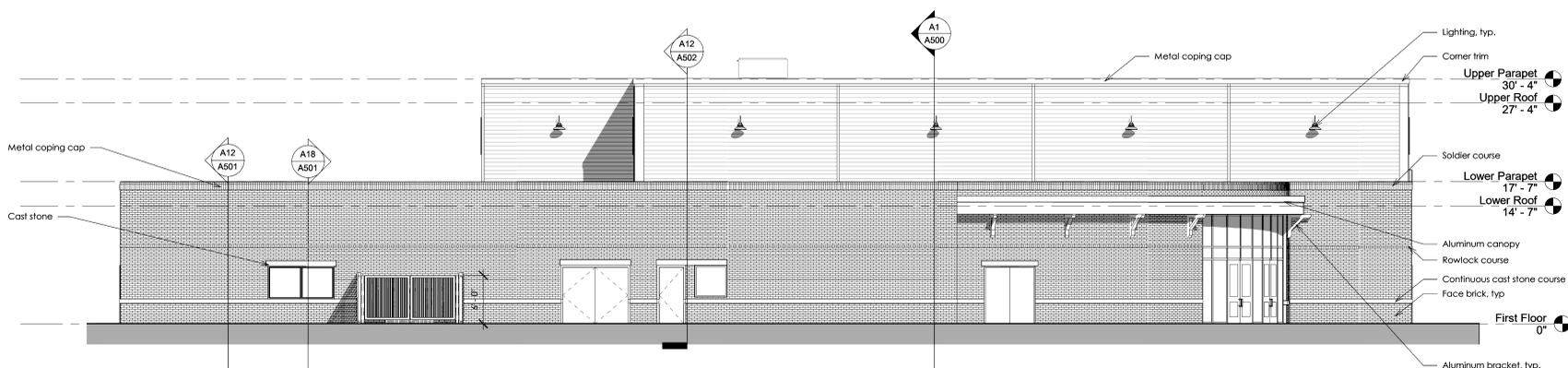
L1 EAST ELEVATION
1/8" = 1'-0"



H1 SOUTH ELEVATION
1/8" = 1'-0"



D1 NORTH ELEVATION
1/8" = 1'-0"

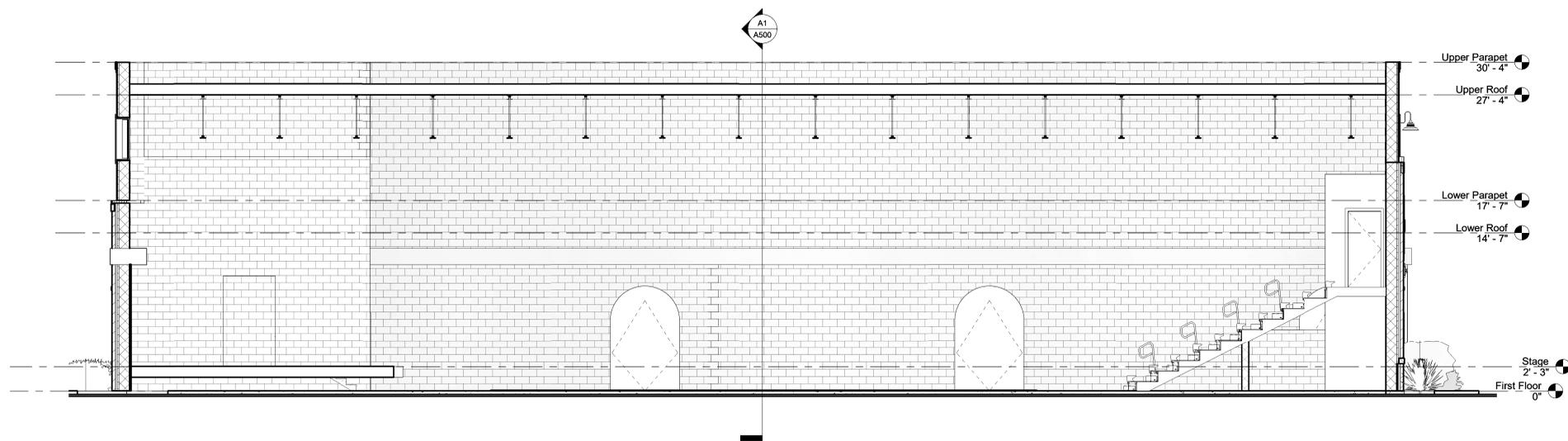


A1 WEST ELEVATION
1/8" = 1'-0"

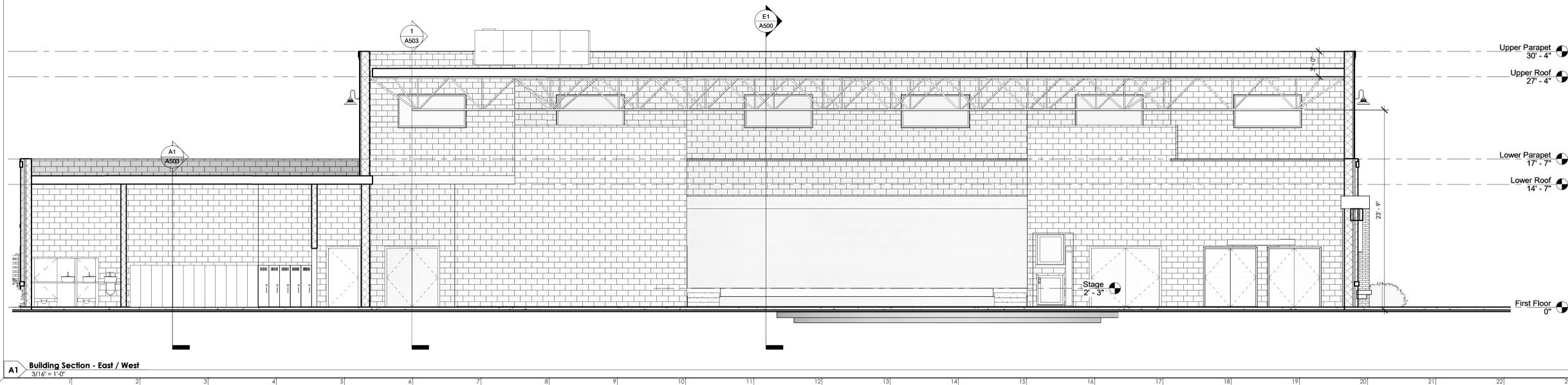
REV#	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION



E1 Building Section - North / South
3/16" = 1'-0"



A1 Building Section - East / West
3/16" = 1'-0"

Building Sections

2019.08	A500
6/9/2021	
Drawn By	CAD
Checked By	SGS

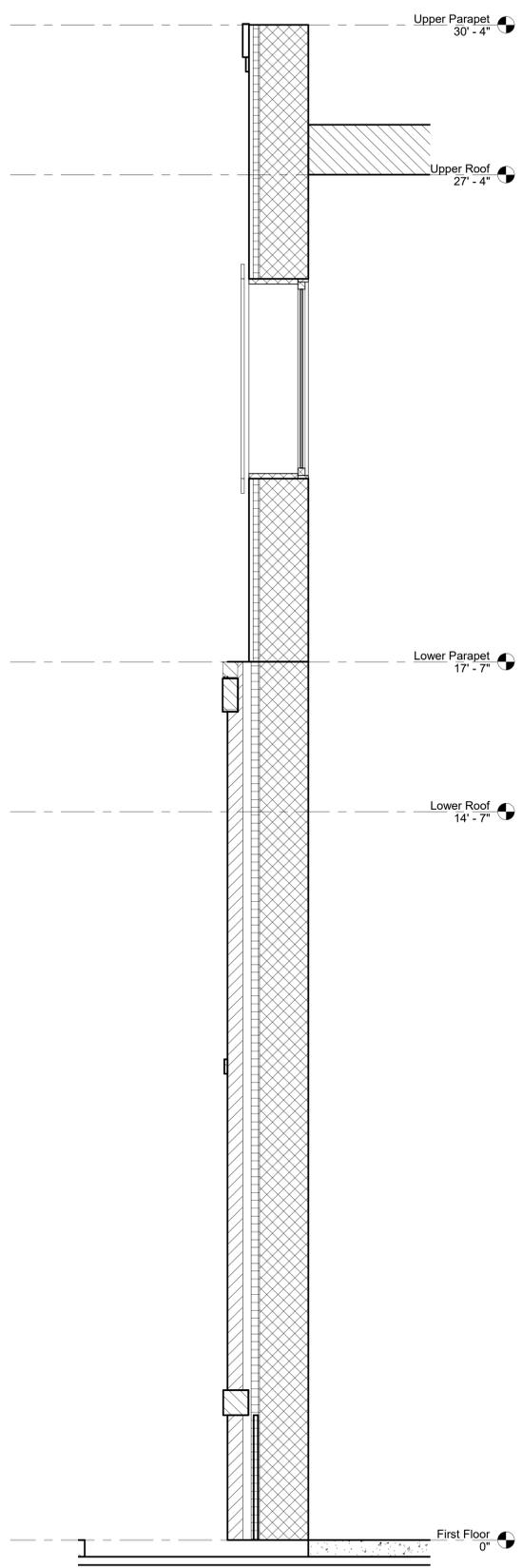
REV#	DESCRIPTION	DATE

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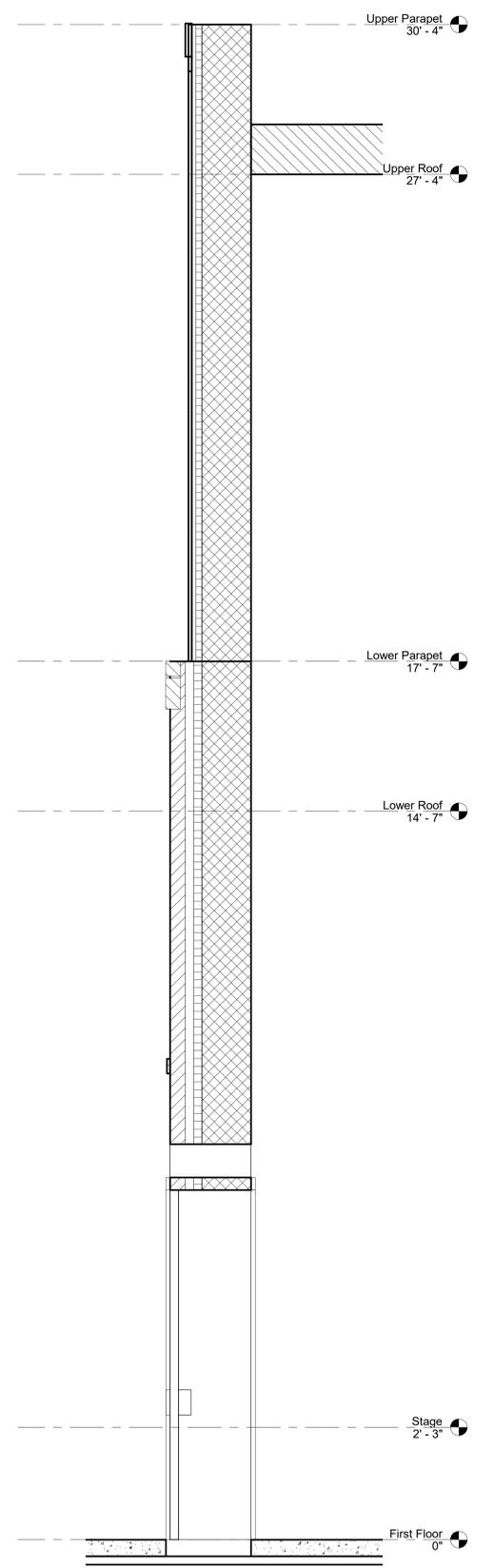
NOT FOR CONSTRUCTION

Wall Sections

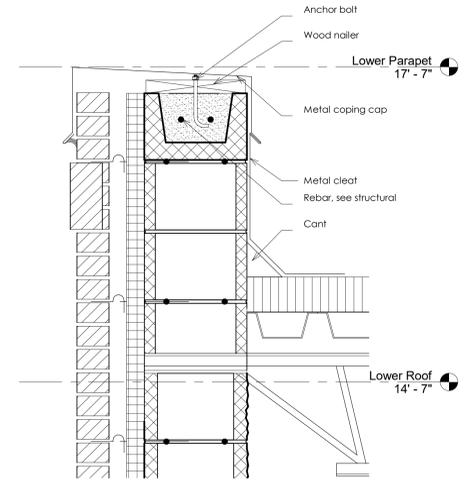
2019.08	A501
6/9/2021	
Drawn By CAD	SGS
Checked By	



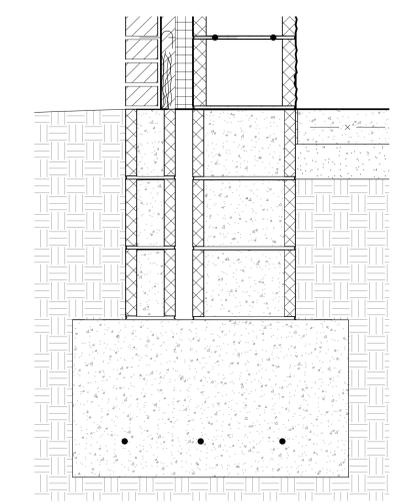
A1 Wall Section - Upper Parapet Typ. 3/4" = 1'-0"



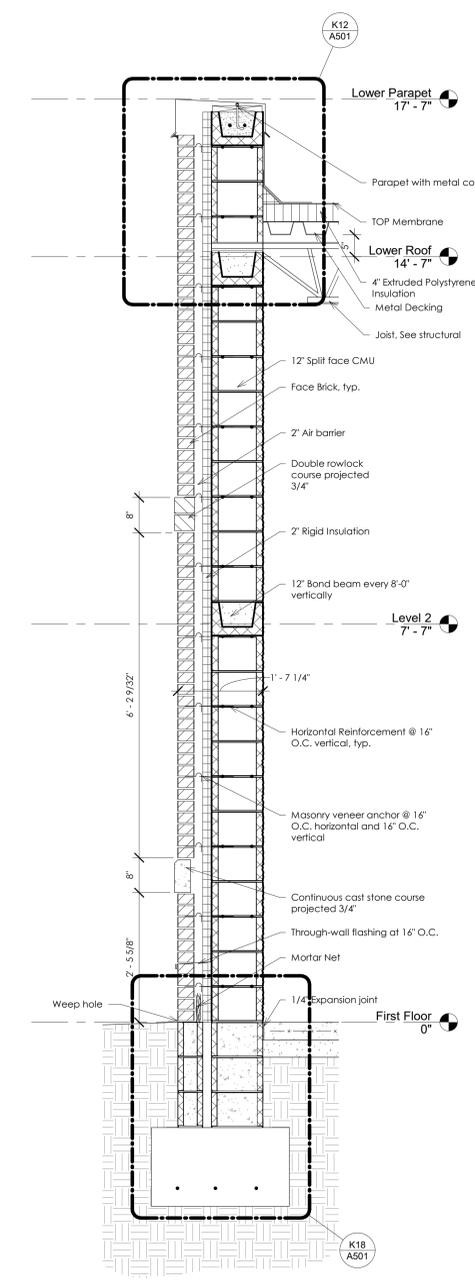
A6 Wall Section - Upper Parapet Entry Typ. 3/4" = 1'-0"



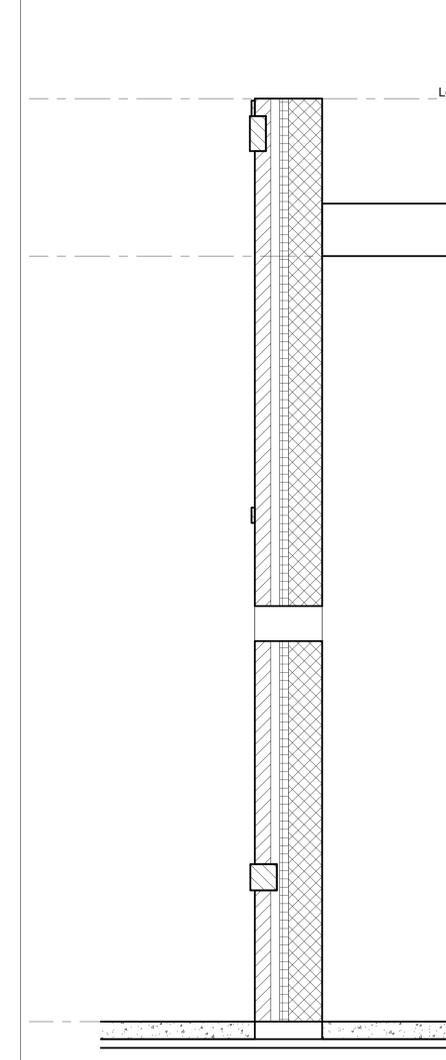
K12 Wall Section Detail - Parapet Typ. 1 1/2" = 1'-0"



K18 Wall Section Detail - Foundation Typ. 1 1/2" = 1'-0"



A12 Wall Section - Lower Parapet Typ. 3/4" = 1'-0"



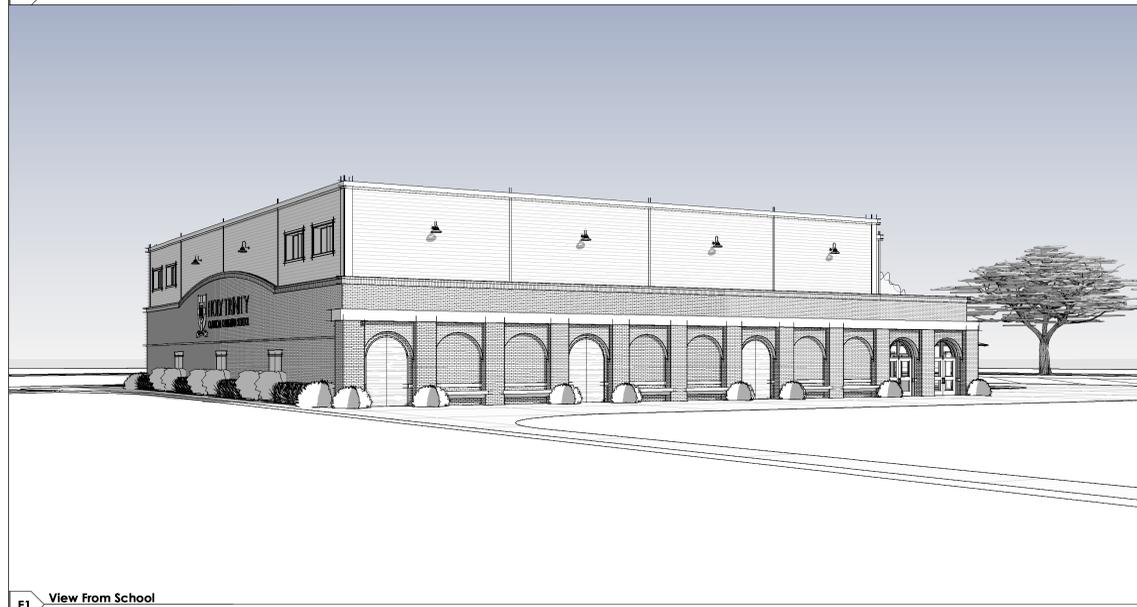
A18 Wall Section - Lower Parapet Entry Typ. 3/4" = 1'-0"



J1 View from Chapel



J11 View from Courtyard



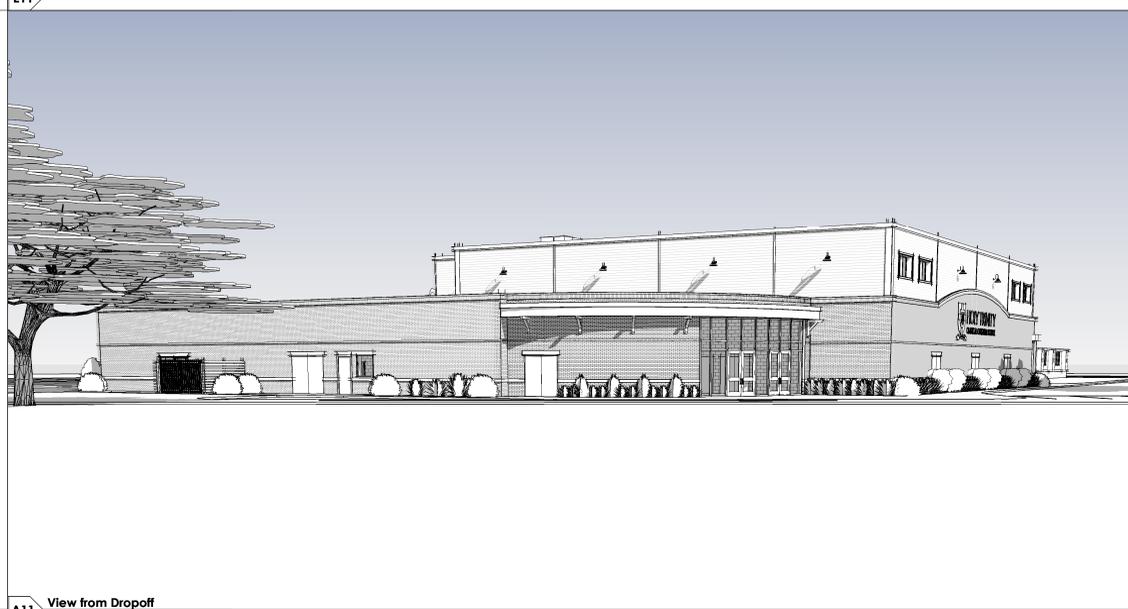
E1 View From School



E11 View from South Parking Lot 2



A1 View from Basketball



A11 View from Dropoff



HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL
ARTS AND ATHLETIC
FACILITY
302 Burroughs Avenue
Beaufort, South Carolina

REV#	DESCRIPTION	DATE

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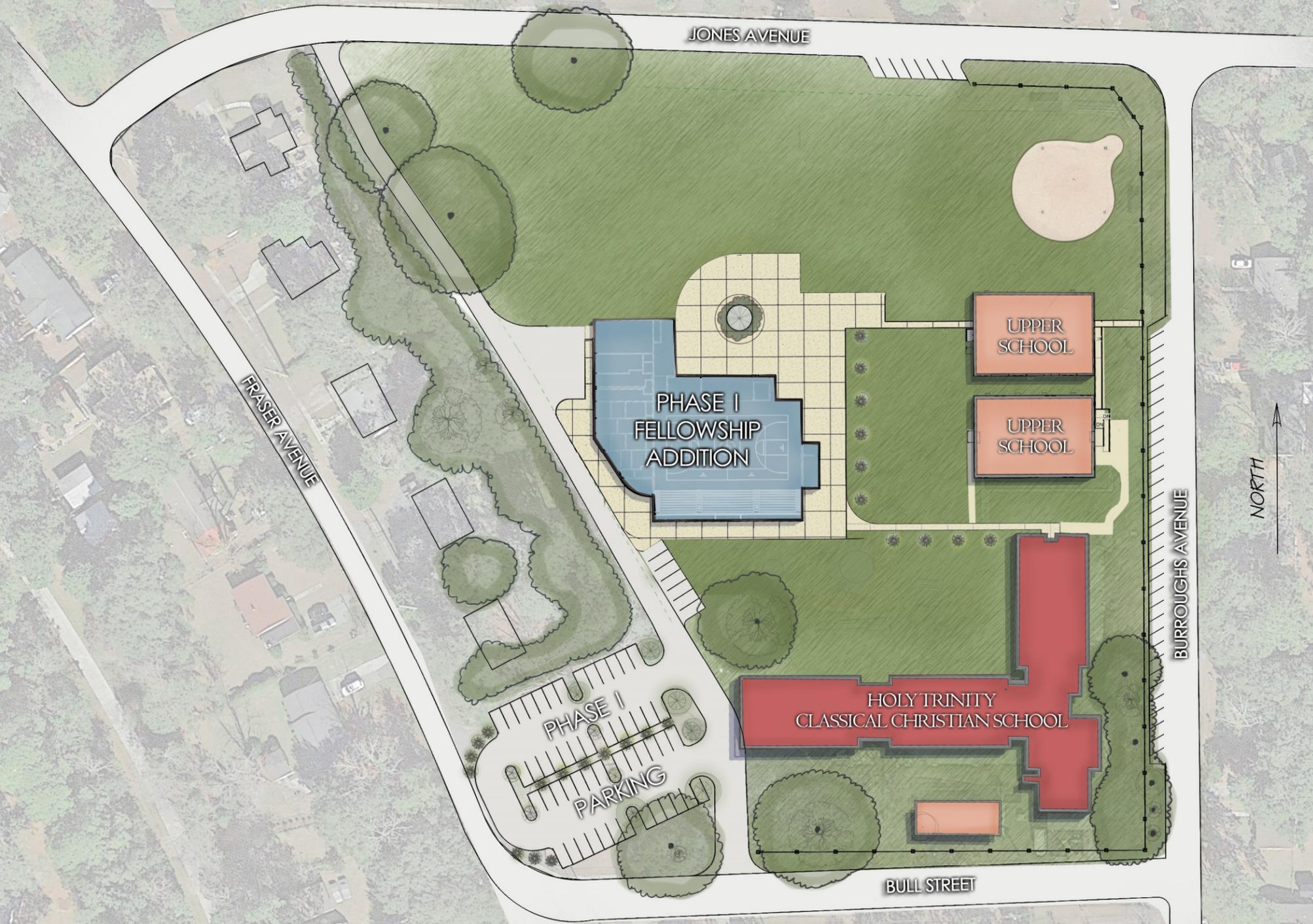
Phase 1 3D Views

2019.08	A701
6/9/2021	
Drawn By CAD	
Checked By SGS	



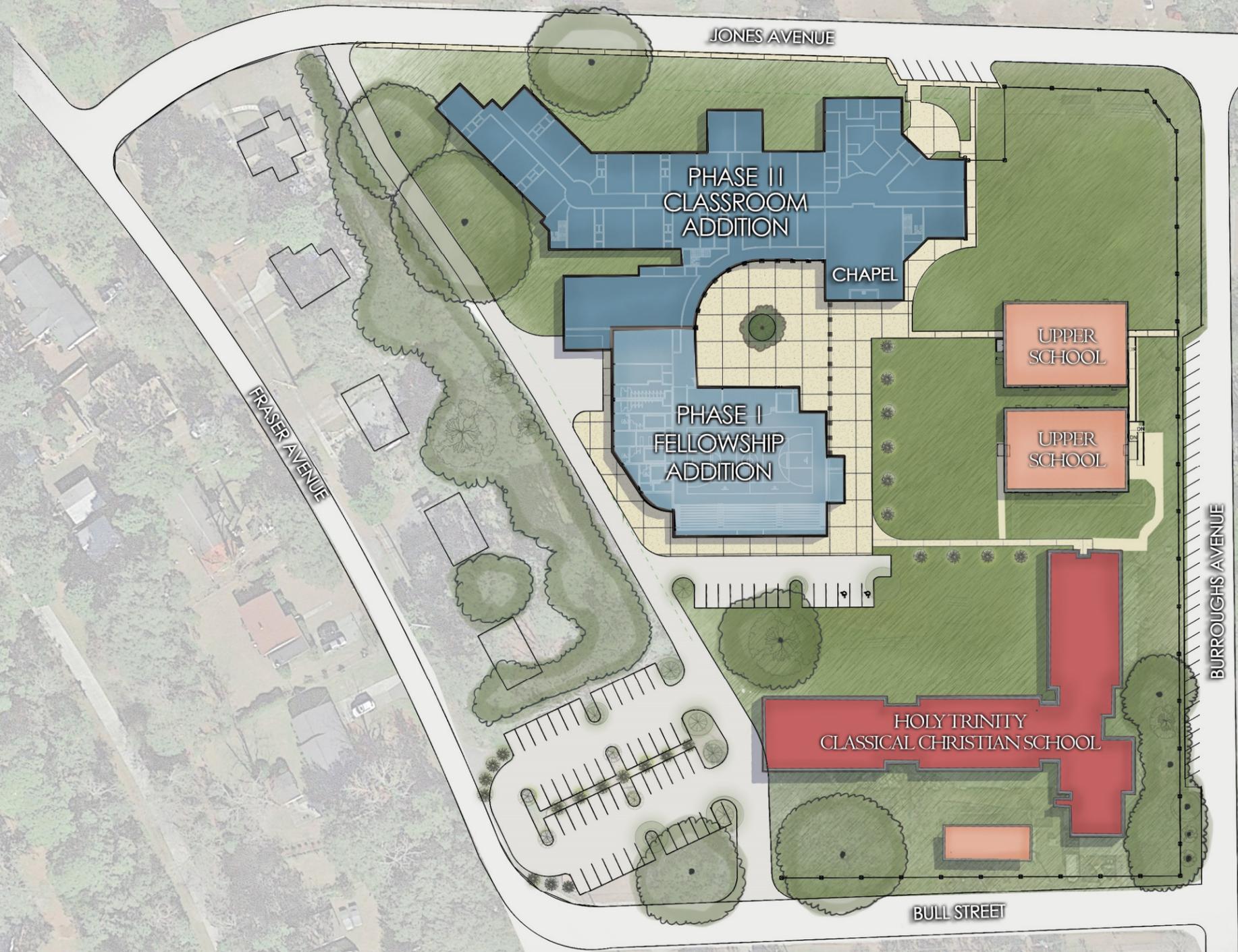
EXISTING AERIAL PHOTO

PHASE I FELLOWSHIP HALL ADDITION



NORTH

PHASE II CLASSROOM AND CHAPEL ADDITION



JONES AVENUE

FRASER AVENUE

PHASE II
CLASSROOM
ADDITION

CHAPEL

PHASE I
FELLOWSHIP
ADDITION

UPPER
SCHOOL

UPPER
SCHOOL

HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL

BURROUGHS AVENUE

BULL STREET

NORTH

PHASE I & II COMPLETE SPORTS FIELD ADDITION



JONES AVENUE

FRASER AVENUE

PHASE II
CLASSROOM
ADDITION

CHAPEL

PHASE I
FELLOWSHIP
ADDITION

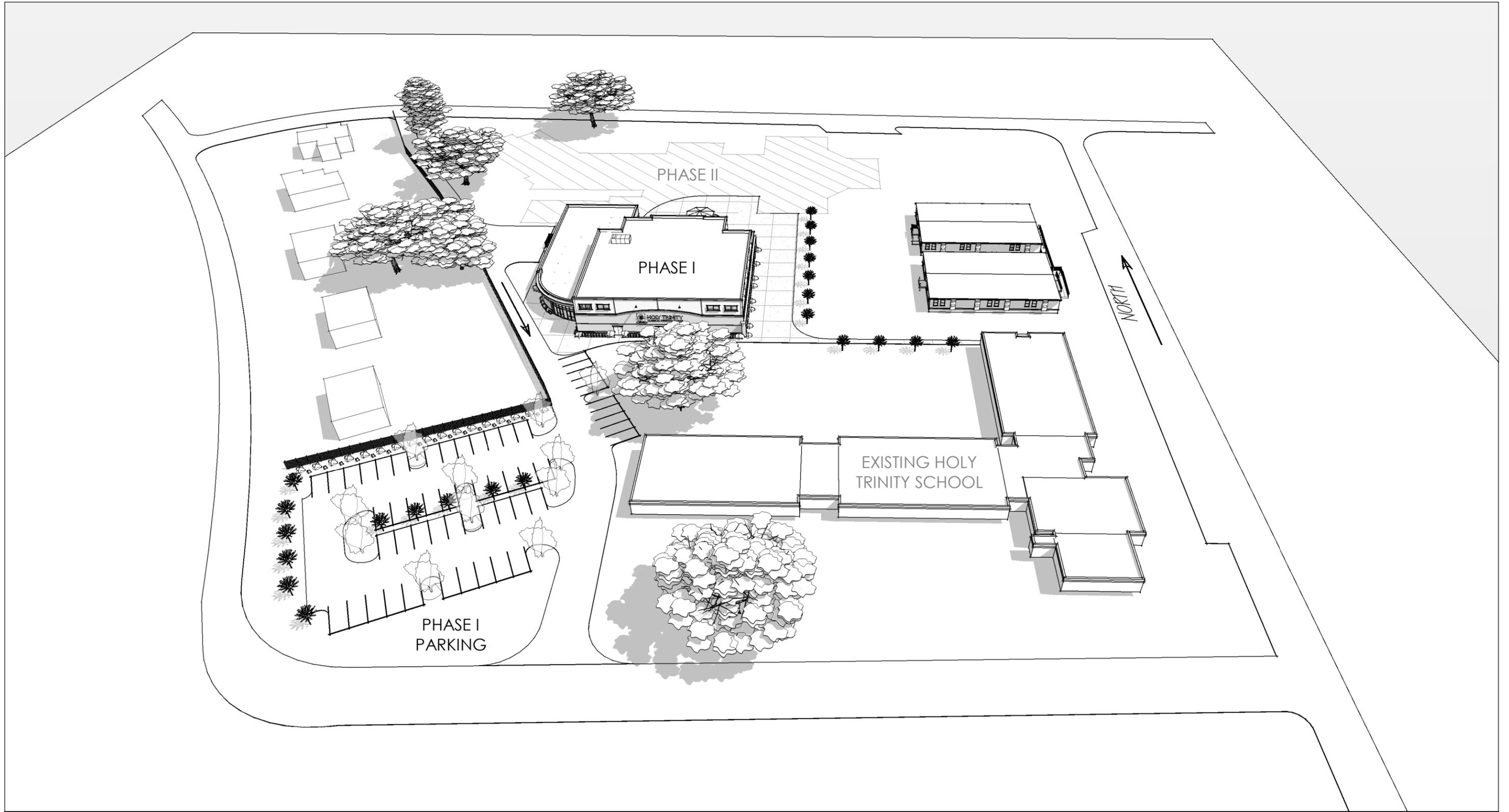
SPORTS
FIELD

PARKING

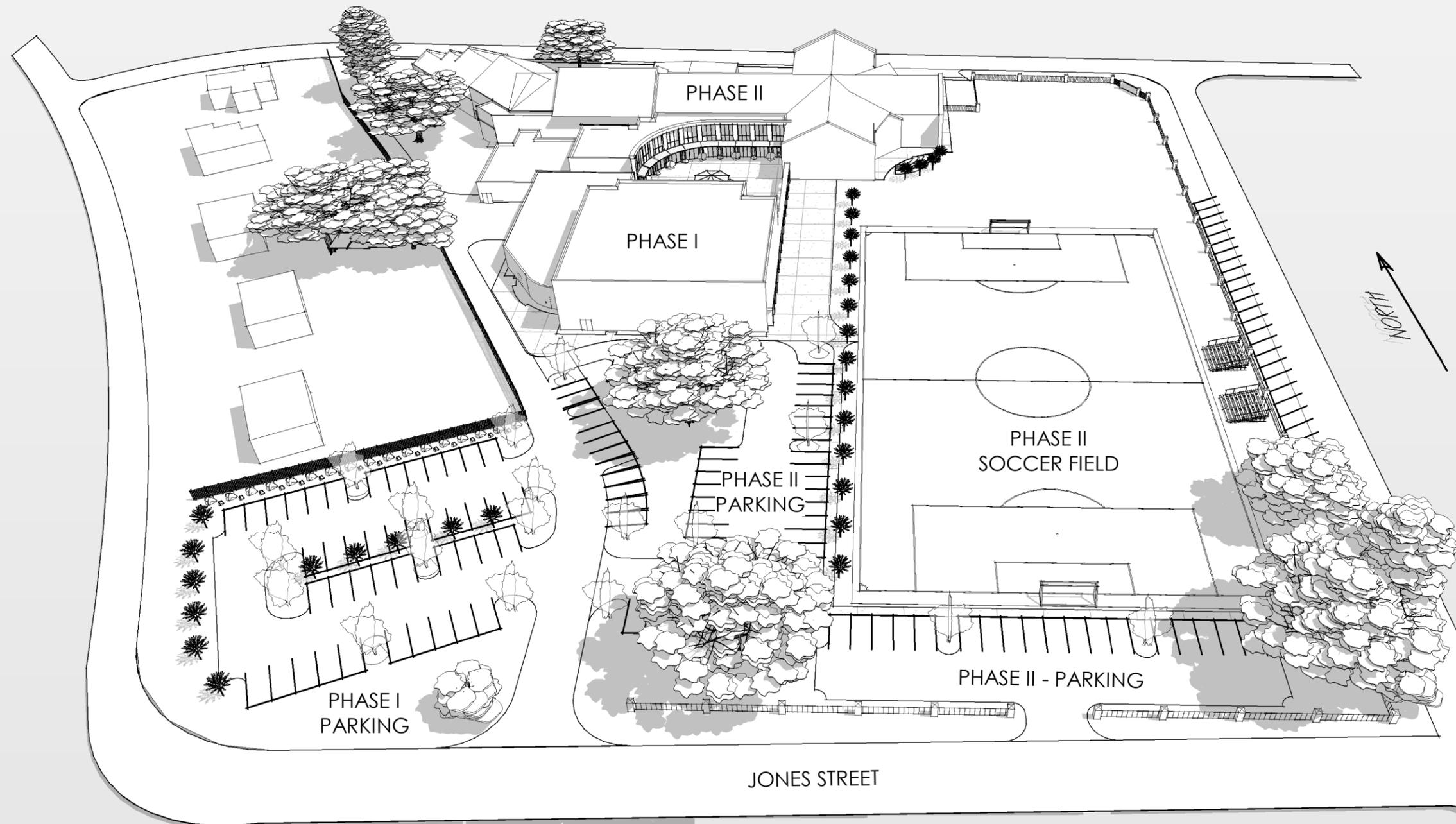
BULL STREET

BURROUGHS AVENUE

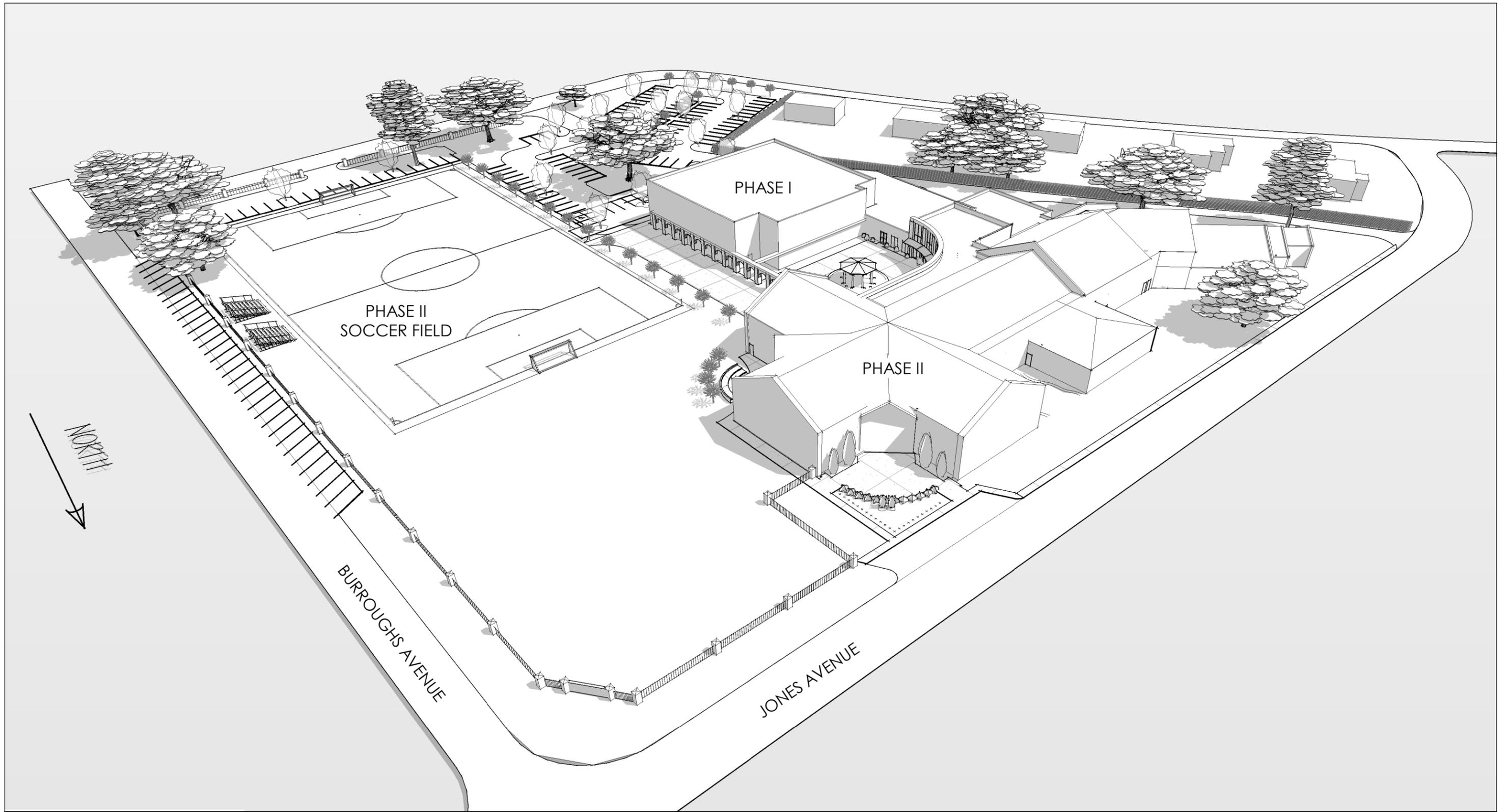
NORTH



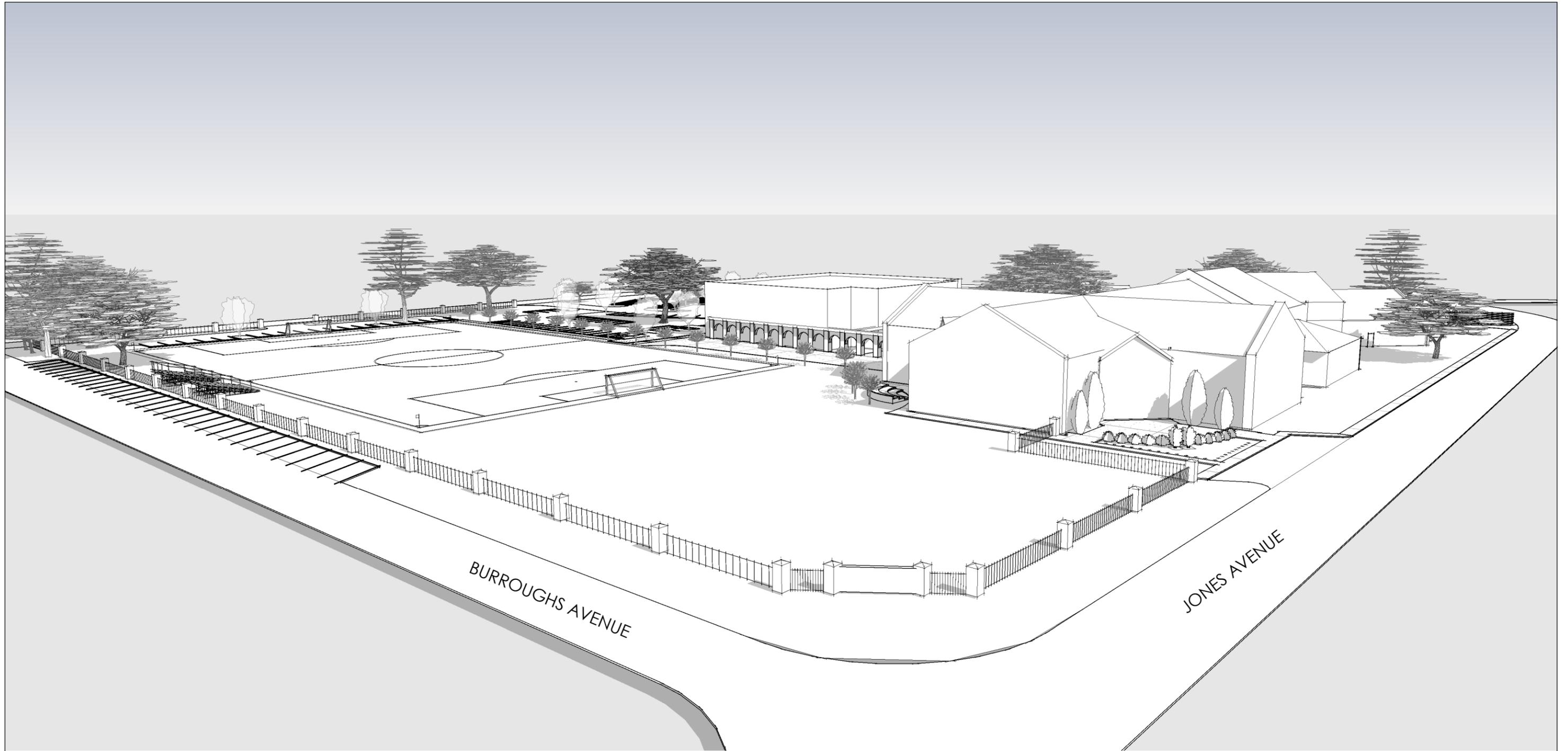
SOUTH AERIAL VIEW - PHASE 1



SOUTH AERIAL VIEW - PHASE II



NORTHEAST AERIAL VIEW - PHASE II



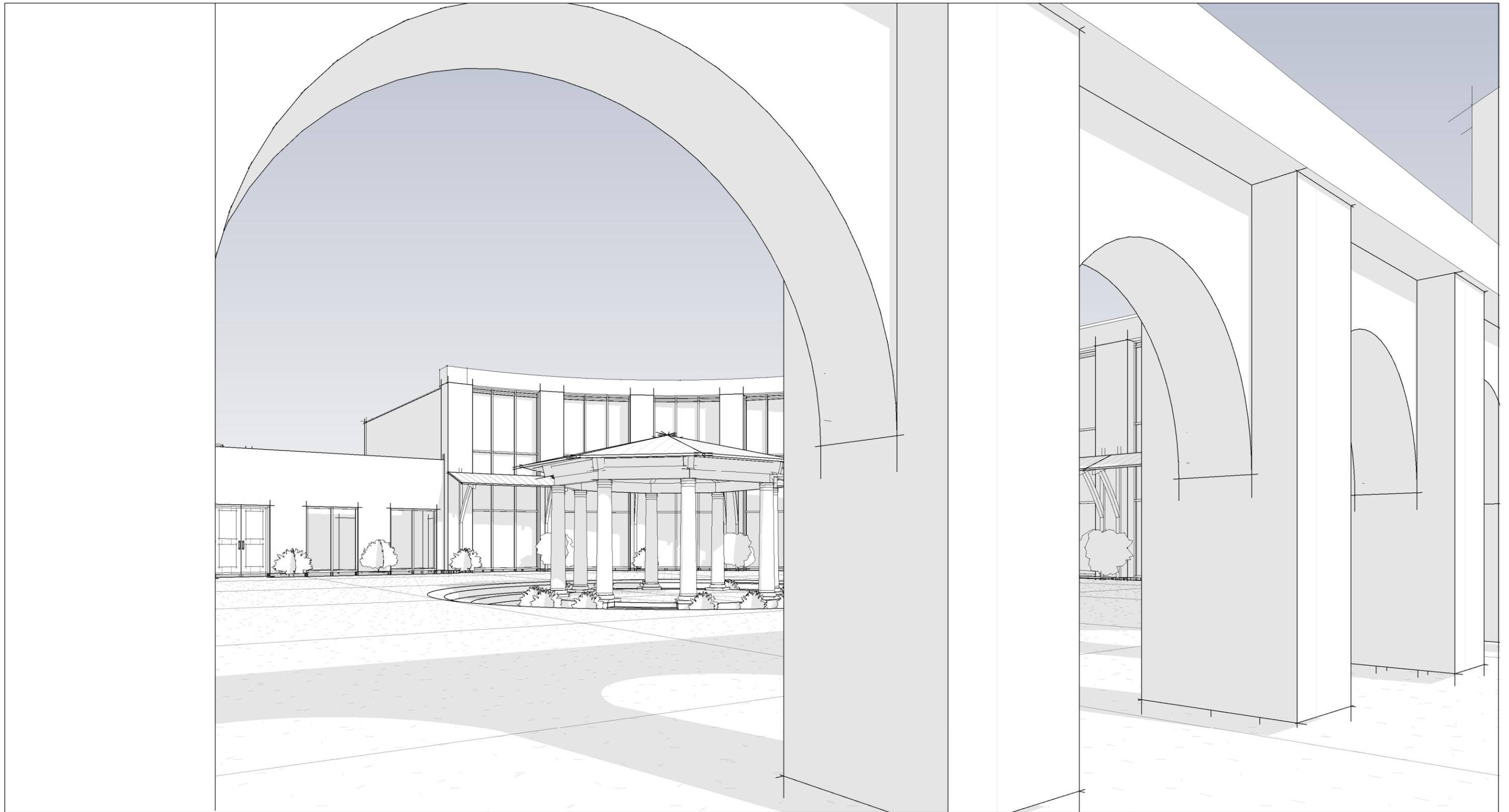
FRONT VIEW - PHASE II



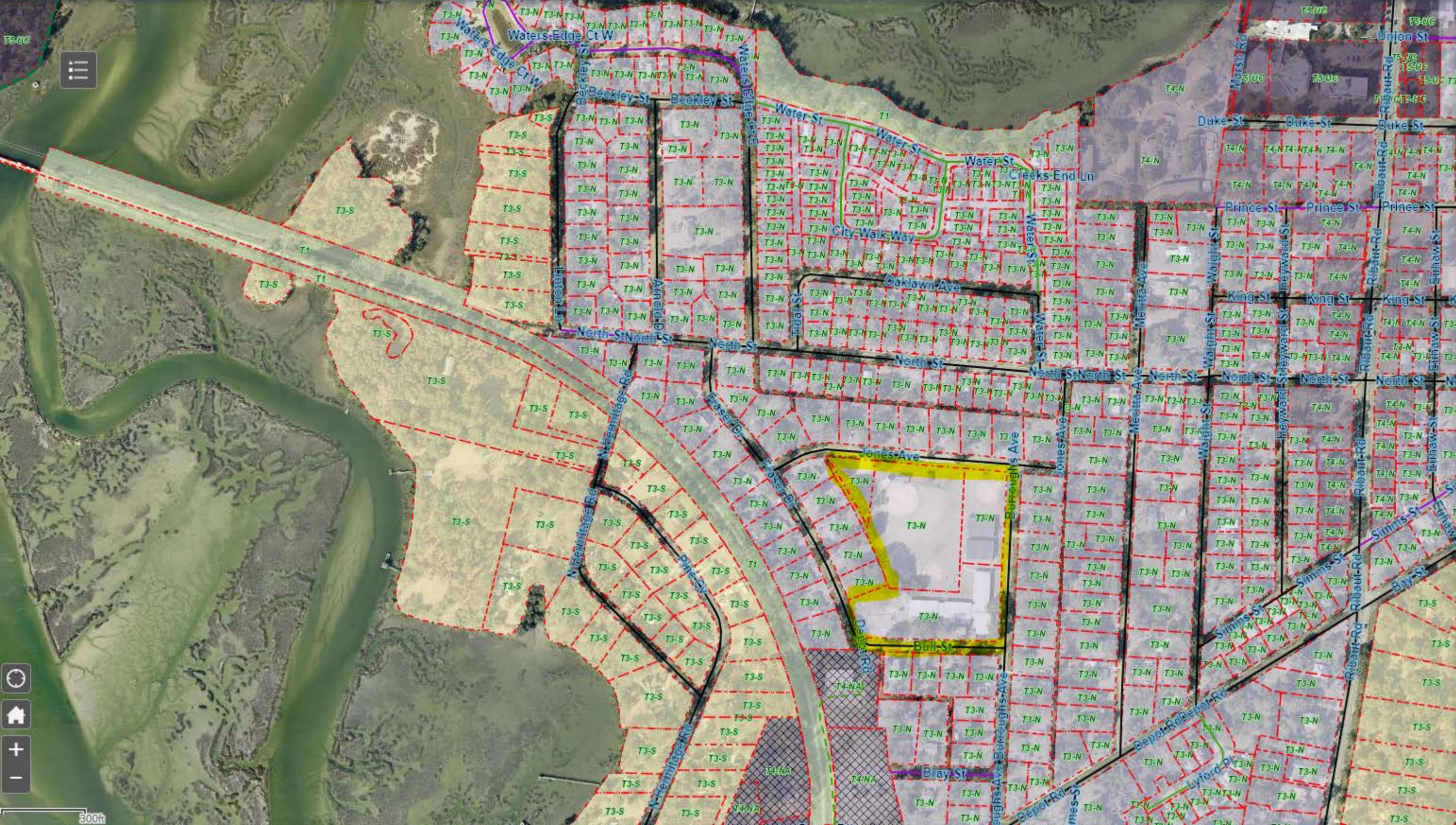
Courtyard View From Chapel



Interior Courtyard From Phase I

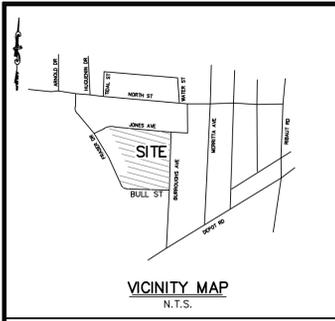


Courtyard View From Fellowship Hall



Layer List

- CobData ...
- HISTORIC DISTRICT-Preservation Neighborhood ...
- HISTORIC DISTRICT-Conservation Neighborhood ...
- Bladen Street Redevelopment District ...
- Boundary Street Redevelopment District ...
- Retail Overlay (Church & Green Street) ...
- Retail Overlay ...
- Zoning Districts ...
- LEGACY PUD (LPUD)
 - T1
 - T3-S
 - T3-N**
 - T4-HN
 - T4-N
 - T4-NA
 - T5-DC
 - T5-UC
 - T5-UC / RMX
 - RMX
 - IC
 - MH
 - LI
 - MR
- 2021 Aerials ...
- 2020 Aerials ...



- LEGEND:
- CONC. O. CONCRETE MONUMENT, OLD (FOUND)
 - I.O. IRON PIPE, OLD (FOUND)
 - AC. ACRE
 - AC. AIR CONDITIONER
 - A.D. APPROXIMATE DIRECTION
 - B.S.L. BUILDING SETBACK LINE
 - B.F.P. BACK FLOW PREVENTOR
 - CO CLEANOUT
 - CI CURB INLET
 - EM ELECTRIC METER
 - FDC FIRE DEPARTMENT CONNECTION
 - GI GRATE INLET
 - GW GUY WIRE
 - ICV IRRIGATION CONTROL VALVE
 - LP LAMP POST
 - NTS NOT TO SCALE
 - N/F NOW OR FORMERLY
 - PB POWER JUNCTION BOX
 - PIV POST INDICATOR VALVE
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - SSMH SANITARY SEWER MANHOLE
 - SN SIGN
 - TRNF ELECTRIC TRANSFORMER
 - WM WATER METER
 - WV WATER VALVE
 - X FENCE LINE
 - DHP OVERHEAD POWERLINE

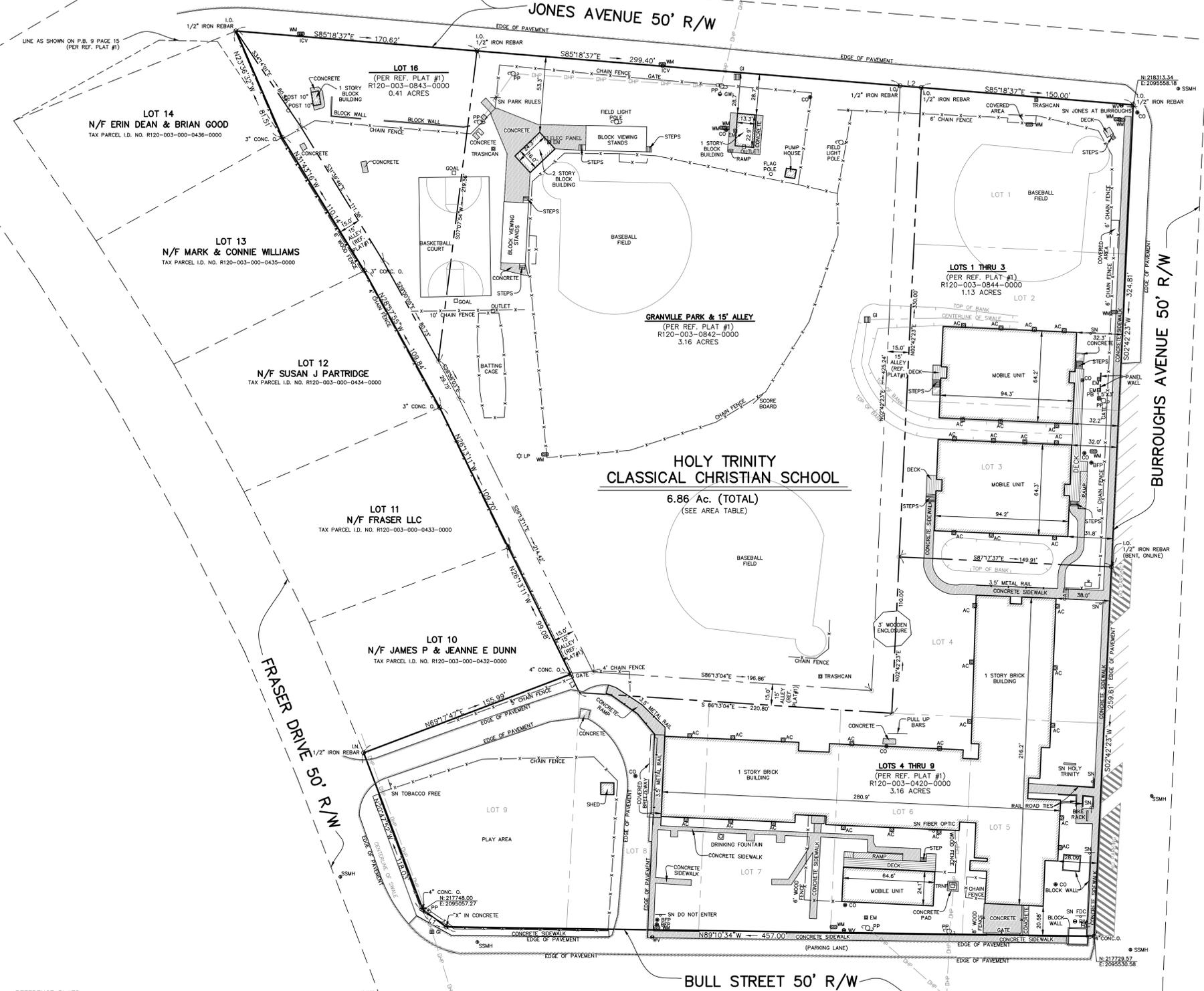
LINE	LENGTH	BEARING
L1	20.21'	N54°04'35"W
L2	15.00'	S85°18'37"E
L3	14.30'	S26°13'11"E

AREA TABLE

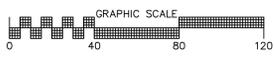
LOT 16	0.41 Acres
GRANVILLE PARK & 15' ALLEY	3.16 Acres
LOTS 1 THRU 3	1.13 Acres
LOTS 4 THRU 9	2.16 Acres
TOTAL AREA	6.86 ACRES

- NOTES
- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO OBVIOUS, APPARENT OR VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
 - AS OF THE DATE OF THIS SURVEY THIS PROPERTY IS LOCATED IN ZONE B, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY H.U.D. PANEL 0005-D, COMMUNITY NO. 450026, MAP DATED 02/22/1986, BASE ELEVATION N/A (NOVD 29 DATUM). FLOOD HAZARD ZONE AND BASE ELEVATION SHOULD BE VERIFIED BY PROPER TOWN OR COUNTY BUILDING INSPECTIONS DEPARTMENT.
 - BUILDING SETBACKS WHICH EXIST FOR THIS PROPERTY, SHOWN OR NOT SHOWN ON THIS SURVEY, ARE EXPLAINED IN THE COVENANTS, EASEMENTS & SETBACKS SHOWN SHOULD BE VERIFIED THRU THE APPROPRIATE ARCHITECTURAL REVIEW BOARD OR BUILDING AGENCY.
 - THE UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAT. SURVEYING CONSULTANTS DOES NOT CERTIFY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITY.
 - NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR WETLAND SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF CURRENT WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - THE HORIZONTAL DATUM IS BASED ON SOUTH CAROLINA STATE PLANE COORDINATES. SEE REFERENCE PLAT #1 FOR RECORD BEARINGS.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, RECORD THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

- REFERENCE PLATS:
- BOUNDARY SURVEY, LOTS 1-9, 16, AND GRANVILLE PARK, SECTION "C", WEST SHORE SUBDIVISION, ALSO KNOWN AS BOB JONES FIELD, DATED: 01/23/2009, BY: DAVID E. GASQUE, S.C.R.L.S. NO. 10506, RECORDED: P.B. 127, PG. 90, DATE: 02/03/2009.
 - PRELIMINARY ALTA/NSPS LAND TITLE SURVEY OF HOLY TRINITY CLASSICAL CHRISTIAN CHURCH, LOCATED AT #2705 BULL STREET, CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA, DATED: 04/28/2020, BY: TERRY G. HATCHELL, S.C.R.S.L. NO. 11059, NOT RECORDED, SURVEYING CONSULTANTS.
 - WEST SHORE SUBDIVISION, BEAUFORT, SOUTH CAROLINA, DATED: MARCH, 1953, BY: ROBERT B. RUSSELL, S.C.R.L.S. NO. 1199, RECORDED: P.B. 9, PG. 15.



PREPARED FOR: HOLY TRINITY CLASSICAL CHRISTIAN SCHOOL
 ADDRESS: #2705 BULL STREET, BEAUFORT, SC 29901
 TAX PARCEL I.D. NO. R120-003-000-0420, 0842 & 0843-0000



BOUNDARY & ASBUILT SURVEY
 OF
6.86 ACRES, HOLY TRINITY
CLASSICAL CHRISTIAN SCHOOL
 ALSO KNOWN AS
LOTS 1-9, LOT 16 & GRANVILLE PARK,
WEST SHORE SUBDIVISION
 LOCATED AT
#2705 BULL STREET
 CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' FIELD DATE: 04/28/2020 JOB NO: SC200017A
 PLAT DATE: 07/07/2020

SC SURVEYING CONSULTANTS
 17 Sherington Drive, Suite C, Bluffton, SC 29910
 SC Telephone: (843) 815-3304 FAX: (843) 815-3305
 GA Telephone: (912) 828-2775
 www.SurveyingConsultants.com
 Email: SC@SurveyingConsultants.com



PROPOSED PHASE 1 PARKING: 51 ON-SITE PARKING SPACES

3 - H/C SPACES
48 - STANDARD SPACES
TOTAL = 51 PARKING SPACES

PARKING TABLE

PROPOSED PHASE 1 GYM = 18,800 SF x 1
SPACE/400 SF = 47 PARKING SPACES

TABLE OF DEVELOPMENT AREAS

PHASE 1 (EXISTING)			
IMPERVIOUS AREA	7,982 SQ. FT.	0.184 AC.	(8.48%)
PERVIOUS AREA	86,113 SQ. FT.	1.976 AC.	(91.52%)
TOTAL PHASE 1	94,095 SQ. FT.	2.160 AC.	(100%)
PHASE 1 (PROPOSED)			
IMPERVIOUS AREA	70,793 SQ. FT.	1.625 AC.	(75.23%)
PERVIOUS AREA	23,302 SQ. FT.	0.535 AC.	(24.77%)
TOTAL PHASE 1	94,095 SQ. FT.	2.160 AC.	(100%)

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1			
2			
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2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
843.379.2223

Andrews Engineering & Surveying

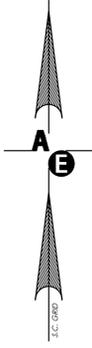
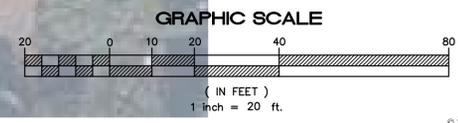
Preliminary Site Plan
for
Holy Trinity School
Burroughs Ave.
City of Beaufort
Beaufort County, SC

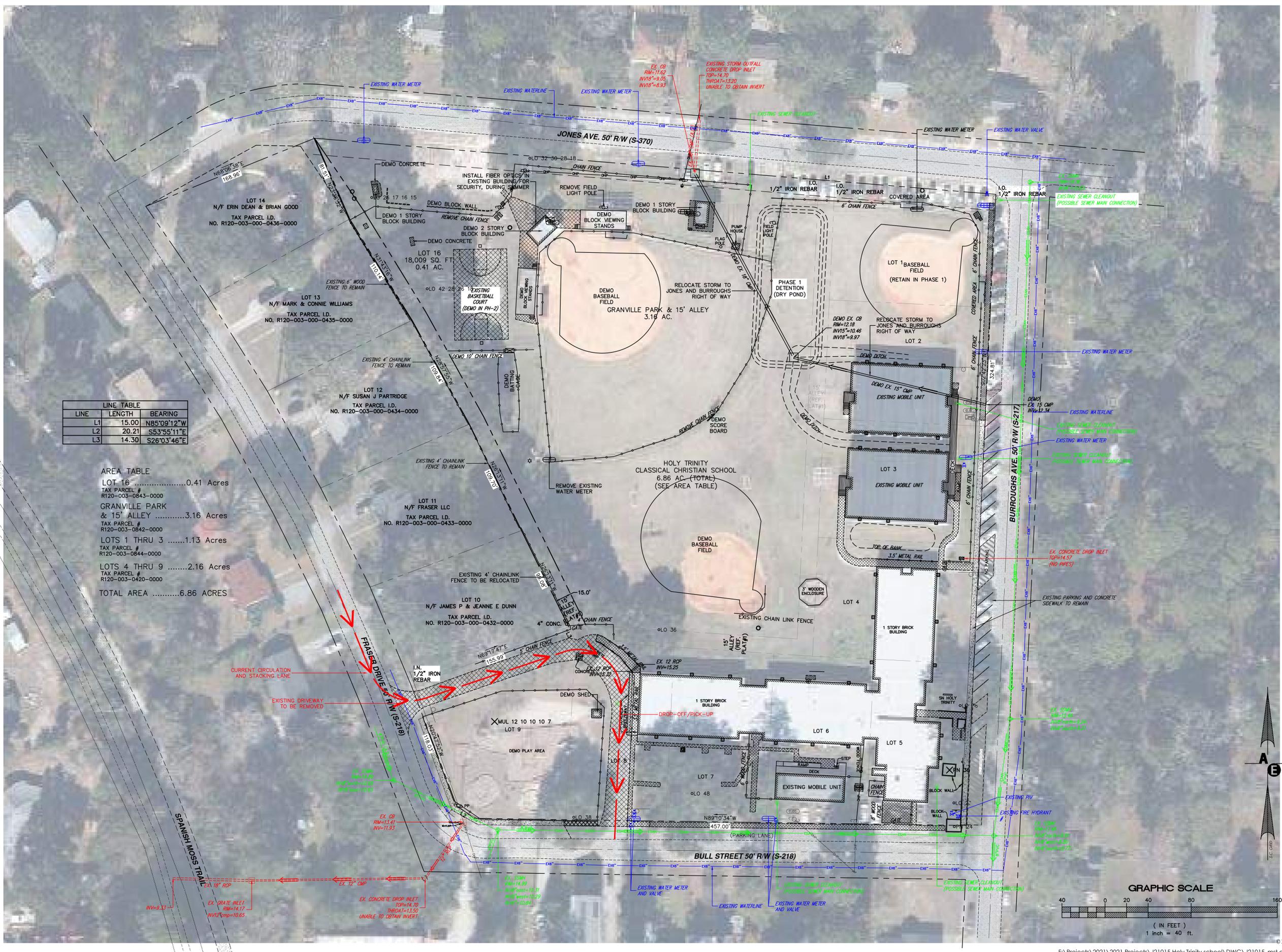
Phase 1
Plan

Date Drawn: 03/29/21
Last Revised: 06/18/21
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #:
1

JOB: J21015





LINE	LENGTH	BEARING
L1	15.00	N85°09'12"W
L2	20.21	S53°55'11"E
L3	14.30	S26°03'46"E

AREA TABLE	ACRES
LOT 16	0.41 Acres
GRANVILLE PARK & 15' ALLEY	3.16 Acres
LOTS 1 THRU 3	1.13 Acres
LOTS 4 THRU 9	2.16 Acres
TOTAL AREA	6.86 ACRES

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Professional Engineer
 No. 12860
 State of South Carolina

Andrews Engineering & Surveying

2712 Bull Street Suite A
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 Fax 843.379.2223

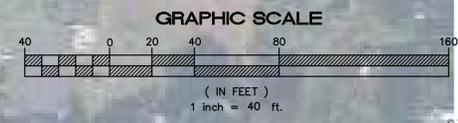
Preliminary Site Plan for Holy Trinity School Burroughs Ave. City of Beaufort Beaufort County, SC

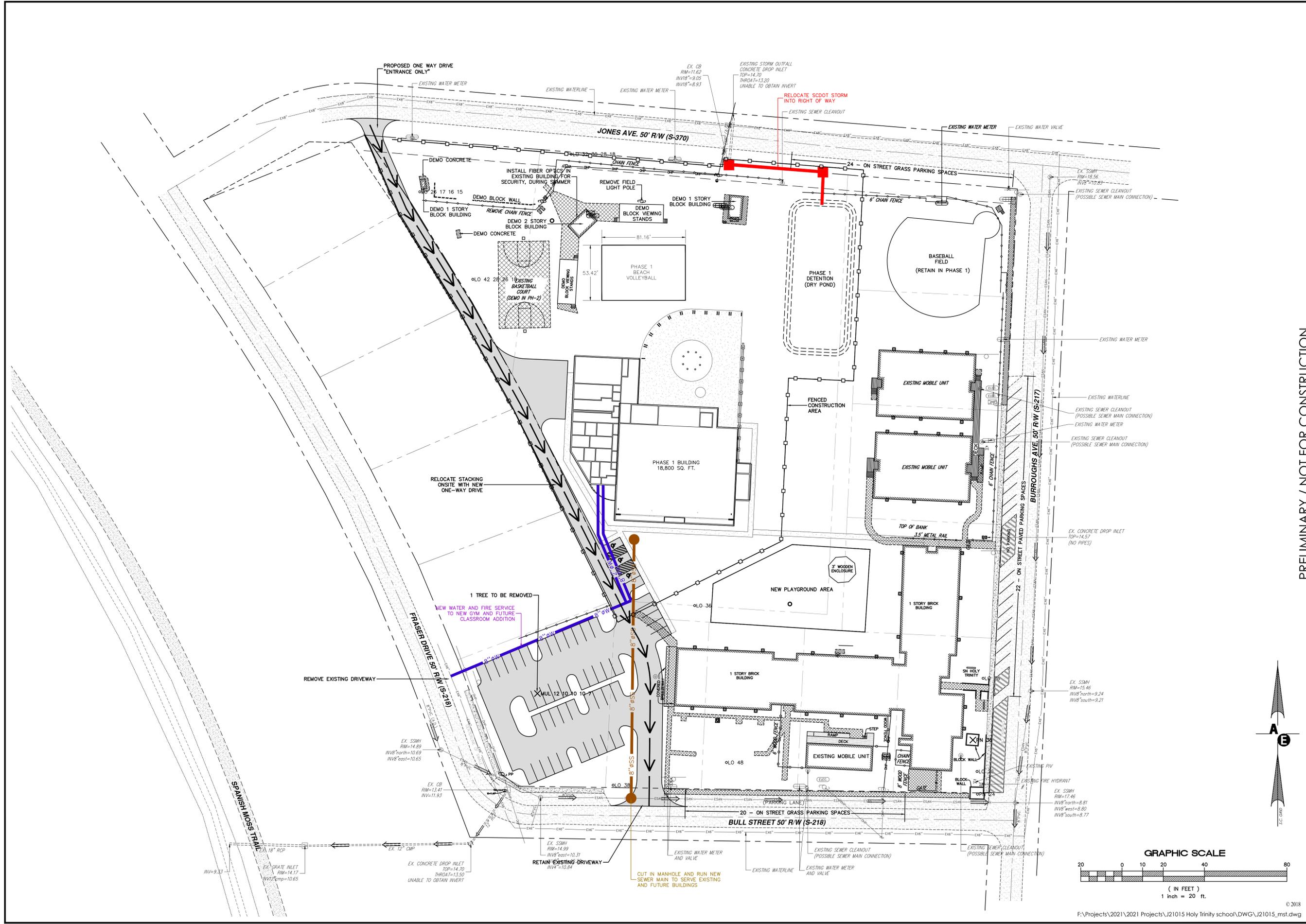
Existing Site and Demolition Plan

Date Drawn: 03/29/21
 Last Revised: 06/18/21
 Drawn By: R. Crosby
 Engineer: S. Andrews

SHEET #: **2**

JOB: J21015





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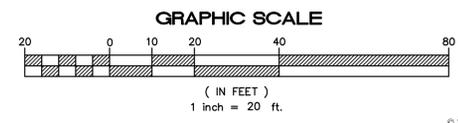
Preliminary Site Plan for Holy Trinity School Burroughs Ave. City of Beaufort Beaufort County, SC

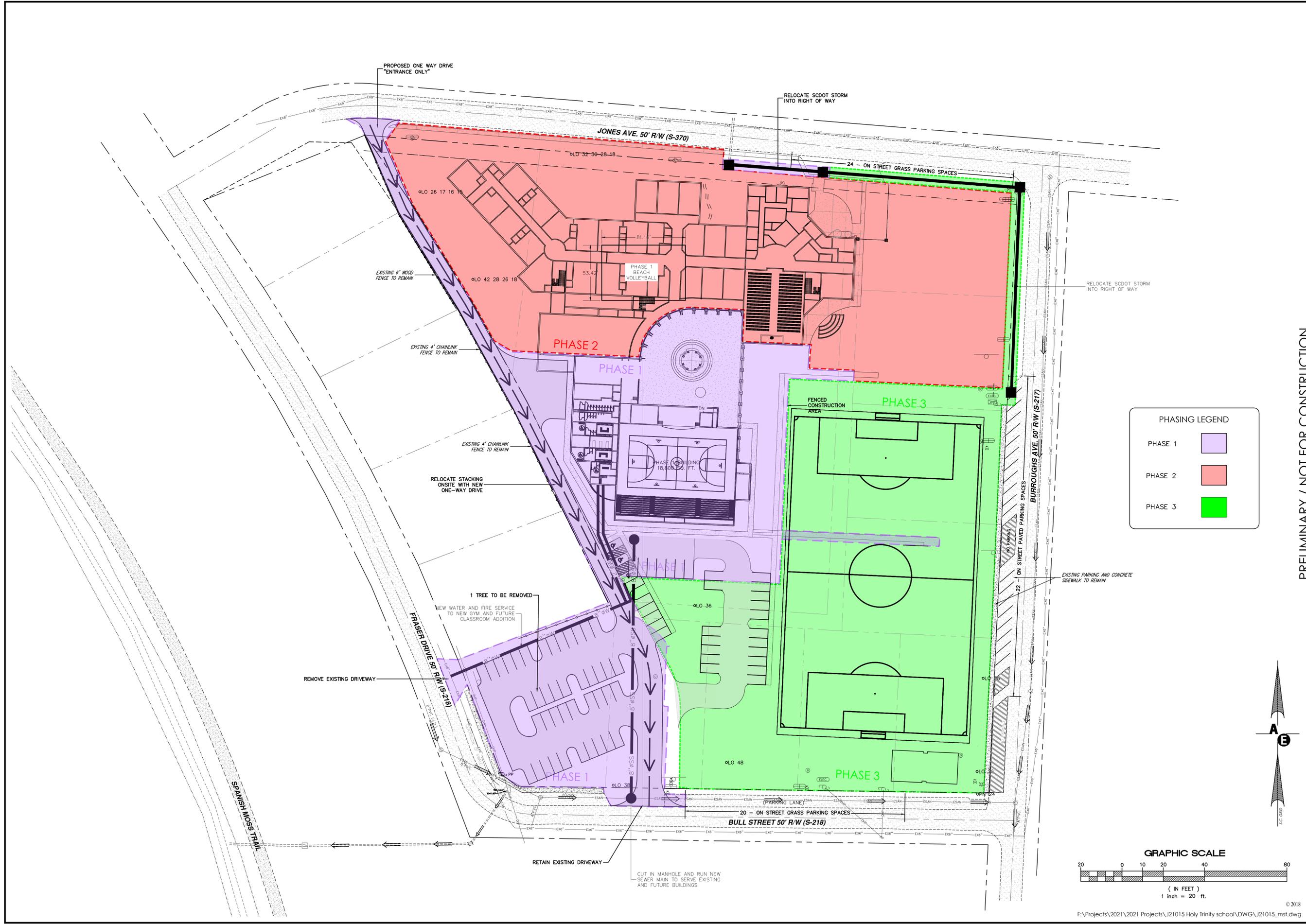
Phase 1 Utility Plan

Date Drawn: 03/29/21
Last Revised: 06/18/21
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #: **3**

JOB: J21015



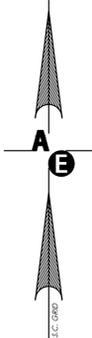
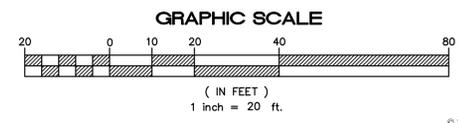


PHASING LEGEND

PHASE 1

PHASE 2

PHASE 3



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PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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Fax 843.379.2223

Andrews Engineering & Surveying

Preliminary Site Plan
for
Holy Trinity School
Burroughs Ave.
City of Beaufort
Beaufort County, SC

Overall Master Plan

Date Drawn: 03/29/21
Last Revised: 06/18/21
Drawn By: R. Crosby
Engineer: S. Andrews

SHEET #:
4

JOB: J21015



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
08 July 2021

1 SUMMARY OF REQUEST

Holy Trinity Classical Christian School, PIN R120 003 000 0420 0000, containing an 18,800 sf Fellowship Hall and Gymnasium.

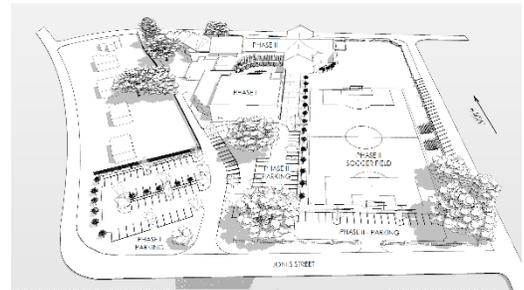
Applicant: Ryan Lyle, PE

The applicant is requesting conceptual approval of master plan for the Holy Trinity Campus and Phase 1 New Construction

Background: This is the first submission for the proposed master plan and Phase 1 Fellowship Hall and Gymnasium at this address.

2 FACTS

Property Address:	302 Burroughs Avenue
Parcel ID:	R120 003 000 0420 0000
Case Number:	21-09 DRB.1
Applicant:	Ryan Lyle Andrews Engineering, Inc.
Zoning:	T3-N
Current Use:	School
Proposed Use:	Education



District Development Standards for T3-N

- **T3 – N Setback requirements:**
 - *Front-15’ min. – 30’ max., when lot width is 75 ft or greater, there is no maximum front setback.*
 - *Rear – 15’ min.*
 - *Side Corner/Alley – 6’ min.*
 - *Side Interior – 6’ min.*
 - **Impervious Surface Coverage:** 45% maximum of lot area for roof coverage, with an additional 10% for total impervious.

References:

The Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

- Overall, Staff feels that this is a very positive civic project that, at a conceptual level, will create a special architectural statement within the surrounding neighborhood, while also remaining compatible with the surrounding neighborhood context.

Staff Conditions:

1. The site plans submitted for this project are inconsistent. The eastern side of the Phase 1 Building is rendered differently in the architectural drawings than it is in the Phased Diagrams and Andrews Engineering Site Plans. The architectural drawings include a lobby on the northeast corner of the Phase 1 building, but this is not shown in the phased diagram or site plans. The phased diagrams and site plan also show an additional rectangular mass on the east side of the Phase 1 building that is not shown in the architectural drawings. Additionally, the Andrews Engineering site plan includes columns around the outdoor chapel within Phase 1 that the other drawings include within future phases. In future applications, applicant to ensure that all drawings are consistent and properly coordinated.
2. Section 3.4.2.B.2.b requires a designated safe path for pedestrians and bicyclists between adjacent roads, school drives, parking areas, and the school building. In future submissions, applicant to ensure and demonstrate compliance with this section of the code.
3. Section 2.4.1 of the Beaufort Code requires a maximum of 45% of lot area for roof coverage, with an additional 10% for total impervious. This application currently proposes 75.23% impervious for Phase 1. The Administrator approves an Administrative Waive for this project per Section 9.12.1.B of the Code, which allows a 10% modification to this standard. With the Administrative waive, the applicant may have a maximum 49.5% of lot area for roof coverage, with an additional 10% for total impervious. Applicant to ensure and demonstrate compliance with this requirement in future submissions for all phases of this project.
4. Section 3.4.2.B.2.e states that “no structure on the property may be closer than 25 feet to any internal side or rear property line if adjacent to T3 or T4-HN zoning district. This property abuts five T3-N properties to the west. Applicant to ensure and demonstrate compliance with this section of the code in future submissions.
5. Section 4.5.13 of the Beaufort Code classifies a school as a civic building and has many guidelines for placement of civic buildings so that they can create a “special architectural statement”. One of these guidelines is that “Entrances should always be located on the most prominent façade(s). Avoid entrances that are at the rear or are visually concealed.”

Section 2.5.1.D requires pedestrian entries from the Frontage line and specifies that “ Buildings shall have their principal pedestrian entrances on a frontage line...In the case of corner lots, the primary entrance(s) shall face the street from which the building derives its street address.”

Regarding the master plan as a whole, the main entry of the completed, combined Phase 1 and Phase 2 buildings is difficult to infer. It appears that the entry to the classroom building is along Jones Avenue (north), and it appears that the fellowship hall is connected to this building and also has an entrance off of the courtyard as well as one that faces the parking lot to the rear

(west). The most prominent façade of both Phase 1 and completed Phase 2 appears to be the east elevation, which faces Burroughs Avenue, but no pedestrian entrance or perimeter sidewalk has been provided from Burroughs Avenue.

Staff feels that the proposed entrances for the fellowship hall are sufficient for Phase 1, but a main entrance for the completed buildings (at completion of all phases) should still be designed on the most prominent facade and should be clearly indicated on the master plan at this stage in the design process. Staff recommends that the entrance to the Phase II classroom building should be directly off of Burroughs Avenue, centered on the gable that faces Burroughs Avenue. Such an entrance could have pedestrian pathways connecting to Jones Avenue and also to the Fellowship Hall.

6. Staff believes that the height, scale, and mass are appropriate for both the Phase 1 and Phase 2 buildings, however, the Phase 2 Building location seems inappropriate for the site. It seems to Staff that the Phase 2 portion of the building would be better suited on the site if it was pushed eastward, closer to Burroughs Avenue, so that it may hold a more prominent position on the site. This would also create more green space on the east side of the entry to the one-way drive, which Staff feels would be positive.
7. Regarding the Phase 1 building, applicant to consider adding windows in the Hardie area on the east elevation and West elevation.
8. Staff feels that the north elevation of the Phase 1 building lacks aesthetic appeal and organization. Staff recognizes that this elevation houses back-of-house services, but since this is the approach of daily traffic, Staff encourages the applicant to consider ways to better unify this elevation with the same rigor of the other three elevations so that on the exterior, it does not truly look like back-of-house.
9. In future submissions, applicant to note locations of all utility and mechanical equipment and ensure and demonstrate compliance with section 4.6.1 of the Beaufort Code regarding Trash, Mechanical, Utility and Service Equipment Area screening.

STAFF RECOMMENDATION:

Conceptual Approval with Conditions noted.