

**City of Beaufort Department of Planning & Development Services
DESIGN REVIEW BOARD (DRB) APPLICATION FORM**

Important: Building Permit Applications must include a copy of the stamped plans

Fees – Office Use Only

- | | |
|--|-------------------|
| <input checked="" type="checkbox"/> Board review | \$200 per meeting |
| <input type="checkbox"/> Staff review | \$ 50 |
| <input type="checkbox"/> Special Meeting | \$500 |
- *Post Facto applications shall be twice the normal fee

Please TYPE or PRINT legibly

Date of Submittal: 8/15/2016 Design Review Board Meeting Date: 8/18/2016

Project Name: Harris Teeter at Lady's Island

Project Address: Intersection of Sams Pt Road and Sea Island Parkway

Property Zoning: General Commercial - Lady's Island Village Center

Tax Map/Parcel No. R123 015 000 0587 000 (City) and R200 015 000 0592& 0606(County)

Project Developer: Barnes Development (Ted Barnes)

Address: 5037 Montibello Dr, Charlotte, NC 28226

Phone/Fax/Email: 704-376-9848 x223 / ted@argusdevelopmentgroup.com

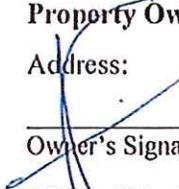
Project Consultant: Andrews Engineering c/o Ryan Lyle

Phone/Fax/Email: 843-379-2222 / 843-379-2223 / ryan@andrews-sc.com

Address: 2712 Bull Street, Suite A, Beaufort, SC 29902

Property Owner: PINES-HIGHLAND SQ ASSOC LTD PINES GR

Address: 3301 Ponce De Leon Blvd, Penthouse Ste, Coral Gables, FL 33134

 Ricardo Pines 1-21-16
 Owner's Signature Owner's Name (Please Print) Date

NOTE: If the developer is not the property owner, the owner must sign the application or provide a letter stating approval of the plan being submitted. Owner's signature required prior to final approval.

DESIGN REVIEW BOARD PROJECT REVIEW

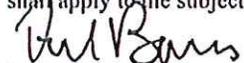
- CONCEPTUAL REVIEW
- PRELIMINARY REVIEW
- FINAL REVIEW

STAFF PROJECT REVIEW

- CONCEPTUAL
- PRELIMINARY
- FINAL
- Non-Corridor (See Page #6)

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

To the best of my knowledge, the information on this application and all additional documentation is true, factual and complete. I hereby agree to abide by all conditions of any approvals granted by the City of Beaufort. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale.

 Ted Barnes 1/21/16
 Developer's Signature Developer's Name (Please Print) Date

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Harris Teeter at Ladys Island

Provide a **Project Narrative**. (Please attach additional sheets if needed)

Please see attached narrative.

Property Size in Acres: 5.71 (City) and 2.03 (County) and 0.49 (County) =8.19 acres total

Proposed Building Use: Grocery and C-store (and Future commercial)

Building Square Feet: 56,000sf (Grocery) and 2,100sf (C-store) = 58,100sf Total (Future Commercial=13,550sf)

Number of Parking Spaces Required: 239 Number of Parking Spaces Provided 279

Is the project a redevelopment project? Yes If yes, has 25% parking reduction been taken? No

Are there existing buildings on site? Yes Will existing buildings remain or be removed? removed

APPLICATION SUBMITTAL REQUIREMENTS:

→ Board Review: ⁴ 8 hardcopies of all documents + a digital copy must be filed by 12:00 noon on the deadline date.
Staff Review: 3 hardcopies of all documents are required to be submitted.

CONTACT INFORMATION:

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

HARRIS TEETER AT LADY'S ISLAND
CITY OF BEAUFORT – DRB FINAL (RESUBMITTAL – ARCHITECTURE ONLY)
PROJECT NARRATIVE
Submittal Date: August 15, 2016
Meeting Date: August 18, 2016

PROPOSED REDEVELOPMENT

The project consists of demolishing the "old Publix" grocery store (38,000sf) on Lady's Island in order to construct a new 56,000sf Harris Teeter grocery store with an approximately 2,400sf convenience store on approximately 8.19 acres on the northeast corner of the Sam's Point road and Sea Island Parkway intersection. Future development involves 6,550sf commercial retail buildings as well as a 7,000sf grocery store expansion. The project site is bound on the north by Robin Drive and the east by Sam's Point Way. The old Publix grocery store parcel is located within the City limits however the vacant wooded parcel behind the building and corner retail parcel are located within unincorporated Beaufort County. The two county parcels will be annexed into the City. The city parcel is currently zoned General Commercial (GC). The setbacks are 6'-12' along the front, 0' along the sides, and 15' along the rear. A wetlands evaluation was performed and no wetlands are present on any of the 3 parcels.

SITE PLAN REVISIONS

The design team has reworked the site plan based upon the city staff and DRB meeting commentary. The new building is planned to be reconstructed approximately in the same location as the old grocery store. Many of the significant trees are being preserved with this revised orientation. The convenience stores internal driveways have been shifted to preserve more significant trees. Pervious parking spaces have been depicted near the significant tree preservation areas. Specialty pavement is proposed at the main entry to visually inform drivers of this pedestrian crossing area. Cart corrals have been shown in the parking field. A canopy has been added along the front façade. An arborist report has been conducted which supports the proposed site plan.

STORM DRAINAGE, INFRASTRUCTURE, AND UTILITIES

The site generally drains towards Sea Island Parkway from the existing pond outfall to the SCDOT storm drainage system. Preliminary storm drainage and grading plans have been prepared and will be finalized to address tree protection methods (tree wells, root feeders, pervious pavements, etc...). The drainage plan involves a combination of pervious pavements and underground detention in the front parking lot and a dry detention pond behind the store to provide quantity and quality control for the project. Water and sewer service exist at the site. SCE&G will provide electric service. Site lighting will be private. Hargray will provide tele-communications. Both sanitary sewer and overhead power will need to be rerouted around the new building footprint.

ACCESS

The proposed access to the site will be from Sam's Point road, Sea Island Parkway, and Sam's Point Way. No driveways from Robin drive are proposed.

PARKING NEEDS

The proposed developed will consist of approximately 71,650sf total. The parking ratio for retail requires a minimum of 1 space per 300 sf of floor area (239 required) with a maximum allowance of 125% (300 allowed). The site plan provides 279 spaces, 40 of which are required to be pervious.

LANDSCAPING, LIGHTING, AND SIGNAGE

The project Arborist has visited the site and provided his report for tree preservation and hazardous tree removal. A significant effort has been put forth to preserve the trees as shown on the current plan. The landscape plan and lighting plans address the city ordinance requirements. Signage locations have been depicted on the site and landscape plans.

ARCHITECTURE

The architectural elevations for the grocery store have been revised per the DRB recommendations and will be the topic of discussion at this special DRB meeting.

VARIANCES REQUIRED

Variations are no longer being requested due to the revised site and building configuration.

HARRIS TEETER AT LADY'S ISLAND
CITY OF BEAUFORT – DRB FINAL SUBMITTAL
Building Colors and Materials List

Storefront / Metal trim / steel, doors & canopies:	Hartford Green
Metal coping, gutters and downspouts:	Primarily Hartford Green
Panel system:	SW6143 "Basket Beige"
Masonry wainscot:	Richfield Blend by Oldcastle (8" unit)
Masonry field:	Richfield Blend by Oldcastle (Quik-Brik)
Masonry accent:	Autumn Blend by Oldcastle (Quik-Brik) <i>(All mortar to be determined)</i>

Glazing systems:	Light green tint to match storefronts.
Exterior soffits:	Off-white
Exterior signage:	As shown on the renderings

Rooftop equipment to be shielded from adjacent street views.

Ground mounted equipment located on the HTSSPS (transformer, standby generator, kirk-key, etc.) to be located at rear of store.

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Special Meeting of August 18, 2016**

Case Number: 16-01 DRB.6
Project: Harris Teeter on Lady's Island
Property Address: 163 & 169 Sea Island Parkway – NE Corner of Hwy 21 & Hwy 802
Parcel #: R123 015 000 0587 0000; R200 015 000 0592 0000
Zoning: General Commercial
Design District: Lady's Island Village Center Design District
Type of Review: **Final Architecture Review – New Construction**

Request:

The applicant is requesting to construct a new 56,000 SF Harris Teeter grocery store. The project is located on 7.7 total acres comprised of two parcels. The project also includes Convenience Store and Gas Station on the corner of Sam's Point Way and Sea Island Parkway, along with a series of future liner buildings fronting Sea Island Parkway. This submission is to review the architecture for all buildings.

Background:

This project came to the DRB in July 2016. At that time, the board granted the following:

1. **Liner Buildings** – Preliminary approval with consideration of comments to simplify materials.
2. **Harris Teeter Building** – Preliminary approval with the applicant returning to the DRB to review changes made in response to comments about window treatments, fenestration at the top, and other details noted by staff and that had been discussed at this meeting. During the motion, additional comments were made by the board regarding breaking up the massing a bit more, looking at the details of the eating area [southwest corner], and refining the right side of the elevation, which will be a focal point for the entry coming off of Sea Island Parkway.
3. **Convenience Store Building** – Preliminary approval with comments about scuppers on the Sea Island Parkway elevation, removal of the stone towers on the corner, making the rear elevation facing Sea Island Parkway more pedestrian and more of an entry than a back of the building, addressing window detail issues, and simplification of the materials.

Zoning Issues:

This property is zoned General Commercial (GC) and is in the Lady's Island Village Center Design District.

Setbacks:

Front Setback	6'-12' Front Build-to Line
Side:	10'
Rear:	10'

Percent Impervious: 75% because it is a redevelopment project

Building Height: The maximum height of any wall built at the front build-to line is 35'.

The building can go up to 50' as it steps back from the build-to line.

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project. Specific to Lady's Island Village Center is:
 - The maximum height of any wall built at the front build-to line is 35'. The building can go up to 50' as it steps back from the build-to line.
 - A usable entrance is required on Sea Island Parkway.
 - Building elevations fronting the street or the waterfront should have minimum fenestration coverage of 50 percent on the first story and 30 percent of the entire street front and waterfront elevation.
- The 2014 Civic Master Plan, p. 176-179 (attached) discusses this site. It recommends "creating a more connected and coherent pattern of circulation and reinforcing the streetscape with walkable development that defines a consistent street edge."
- This area of the city is intermingled with county property as well. In the County, this area is zoned Neighborhood Center T4-NC. The standards (attached) are as follows: Front setback/build-to: 0'-15'; street side setback/build-to 0'-10'; façade within the façade zone: 75% on the front, 50% on the side street. This is mentioned to give the DRB an idea of the standards for adjacent development since initially; the Lady's Island Village Center was developed jointly with the County. In their new development code, the county has continued the same intent as the Village Center.

Staff Comments & Suggestions:

Harris Teeter Building:

- It appears that all of the comments discussed by staff and the DRB have been addressed. These included – modifying the cornice bracket detail, articulation of blank facades by adding windows and bricked openings, and coalescing the detail of the corner element along Sam's Point Road with the rest of the building by adjusting the heights of the elements to align with other portions of the building.
- Please note there are modifications to this new submission including –
 - relocating the tower at the pharmacy entry to the corner
 - modifying the pharmacy drive-thru detail
- In speaking with the applicant, they did not have any construction details prepared at this point in the design process. The applicant has agreed to work with staff on the details as they are developed, to ensure that the details meet the approved designs.
- Signage will be approved via a separate sign application. 1 square foot of signage per linear frontage of building is permitted. Since you have one main façade and two additional street frontages, you can have up to 1 SQ / linear frontage of building along the parking lot and then up to half that amount on either side facing the street. At no point can the total amount of signage exceed 1.5 square feet per linear frontage of building along the parking lot side. Monument signage is also permitted. One sign per street frontage is permitted as long as they are more than 200 feet apart. The signs along Sea Island Parkway and Sam's Point Way may be 10 square feet. The gas station sign may be 5 square feet plus an additional 10 square feet for gasoline prices and/or reader board. Along Sam's Point Road the sign can be up to 18 square feet per side.

Staff Recommendation for Main Harris Teeter Building

Staff recommends that the DRB grant final approval to the architecture of this building, on the condition that the building details required – wall sections, window sections, design elements - are further reviewed by staff during or before the building permit process.

Please note that per the DRB's approval on April 14 (see attached), there are still several unresolved site plan issues. They are:

- Incorporating of on-site water usage into the site plan
- The landscaping plans incorporating the outbuildings, including the gas station, were to be reviewed by the DRB concurrently with the architecture of those buildings.

These should also be brought back to the DRB for approval prior to a building permit application.

Liner Buildings:

- For clarity, the architect confirmed that the “Front Elevation” is facing the parking lot and the “Rear Elevation” is facing Sea Island Parkway.
- Regarding the Sea Island Parkway elevation, this is the “Front Elevation” for the city and should be treated as such.
- Some of the previous comments have been addressed, particularly the introduction of a fourth building material. However, some of the previous comments have not been addressed, particularly:
 - Awnings, canopies or other elements should be added to the Sea Island Parkway elevation to make it equal to the parking lot elevation in terms of articulation and detailing, and also to provide protection to pedestrians traveling on the sidewalk.
 - Consider wrapping the corner treatment around to the Sea Island Parkway façade.
 - In general, staff recommends simplifying the articulation of the façade. As previously discussed, the window pattern on the “front” – Parking Lot - façade could be continued instead of having a projecting bay. See attached mock-up. All awnings should be a minimum of 5' deep
 - The corner areas with the wood paneling above should still have a base similar to the rest of the building. All window and door openings should have proper headers (and sills for windows)
 - The cornice seems thin; consider a piece of trim slightly wider, perhaps tying in the wood panel element to create unity between the two ends of the building. In addition, there are areas above some windows, particularly on the rear and sides, that are tall and unarticulated. The wider cornice, combined perhaps with a brick soldier course below, could help to alleviate this.
 - A material board and details will be required for final approval.

Staff Recommendation for Liner Building:

Staff recommends Final Approval for the liner buildings, on the condition that comments from staff listed above, and any additional board comments, should be addressed and reviewed by staff prior to receiving a building permit. In particular, the street elevation of this building needs to be better articulated, since it faces a major right-of-way.

Convenience Store Building:

- Regarding the Sea Island Parkway elevation, this is the “Front Elevation” for the city and should be treated as such. The window pattern should be regular and utilize clear glazing. This district requires 50% minimum fenestration coverage on the ground floor; plastic glazing and use of highly reflective glass is prohibited (Section 6.6.D.9). This needs to be reconsidered on this façade.
- This composition of the Sea Island Parkway façade is improved. Staff is still concerned about the 50% clear glazing requirement on Sea Island Parkway. This glass may be clear, but it doesn’t provide views into the shop, which is the intent of this. The DRB should provide input on this.
- For clarity, the architect confirmed that the “Front Elevation” is facing the gas pumps and the “Rear Elevation” is facing Sea Island Parkway.
- Please provide a floor plan for the Convenience Store. Per the architect, the windows shown on the sides and rear are to be “non vision” windows, as there are coolers directly on the interior behind the windows.
- What is the design envisioned for the gas canopy? The design shall be approved by the DRB. Design guidelines for Gas Stations, including canopies, are found in the Appendix of the UDO. Please provide an elevation showing the building and gas canopy from Sam’s Point Way in the next submission.

Staff Recommendation for Convenience Store Building:

Staff recommends Final Approval of this building with the following conditions:

- A resolution of the 50% clear glazing should be reached by the DRB;
- The gas canopy will require DRB approval, and should be designed with similar elements as the convenience store



**CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011**

APPROVAL LETTER

April 19, 2016

Mr. Ryan Lyle
Andrews Engineering
2712 Bull Street, Suite A
Beaufort, SC 29902

RE: Harris Teeter – 169 Sea Island Parkway (16-01 DRB.4)

Dear Mr. Lyle:

On April 14, 2016, the City of Beaufort Design Review Board (DRB) reviewed the application for a new Grocery Store to be located at 163 Sea Island Parkway. The board granted the following approvals:

1. Final Approval of the site plan, to include the gas station site plan at 169 Sea Island Parkway, contingent on staff recommendations and consideration of on-site water use. Those conditions may be reviewed by staff for compliance prior to applying for a building permit.
2. Preliminary Approval of the building with consideration of comments regarding lighting and building articulation.

When the submission for Final building approval comes to the board, the board would also like to see the architecture and corresponding landscaping plans for the outbuildings, inclusive of the gas station.

For final board review of the architecture, please submit one full-size set, five sets of 11 x 17 size plans, and a digital set at your convenience. For final site plan review by staff, please submit a digital plan set and one full-size set. Be advised that this approval will expire 12 months from the date of this letter as per Section 3.1.M.1 of the *City of Beaufort Unified Development Ordinance* unless a complete Design Review Board application for preliminary or final review is on file with the City Planning Department.

We appreciate your patience and cooperation during the review process.

Sincerely,

A handwritten signature in blue ink that reads "Libby Anderson".

Libby Anderson
Planning Director



LEFT SIDE



REAR VIEW



RIGHT SIDE



FRONT VIEW



Harris Teeter
Food Market And Pharmacy



Harris Teeter
Food Market And Pharmacy



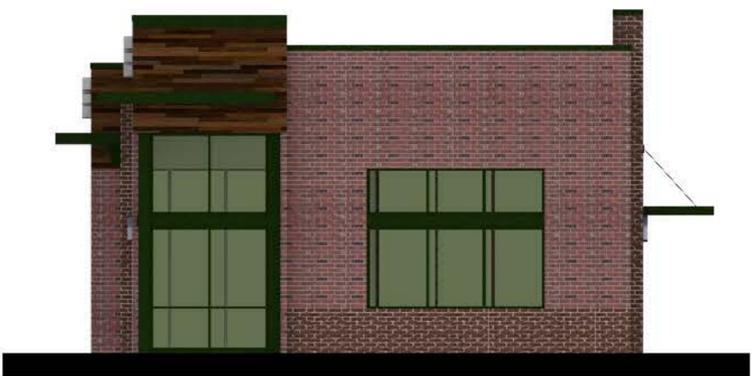




REAR VIEW



LEFT SIDE



RIGHT SIDE

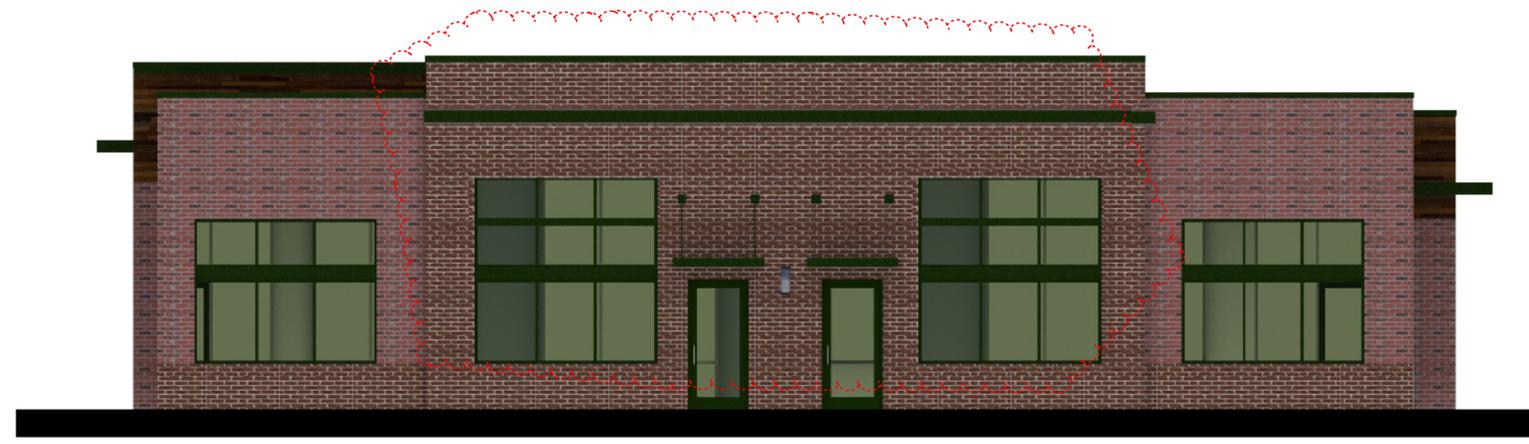


FRONT VIEW



Retail Building
Lady's Island, SC

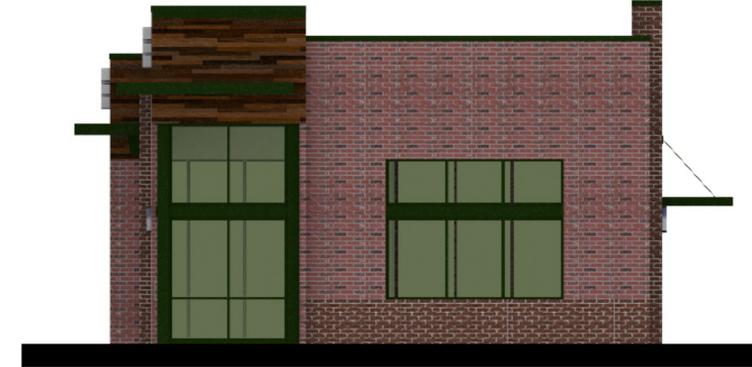
Mock-up from City Staff proposing a potential solution to address two unresolved issues



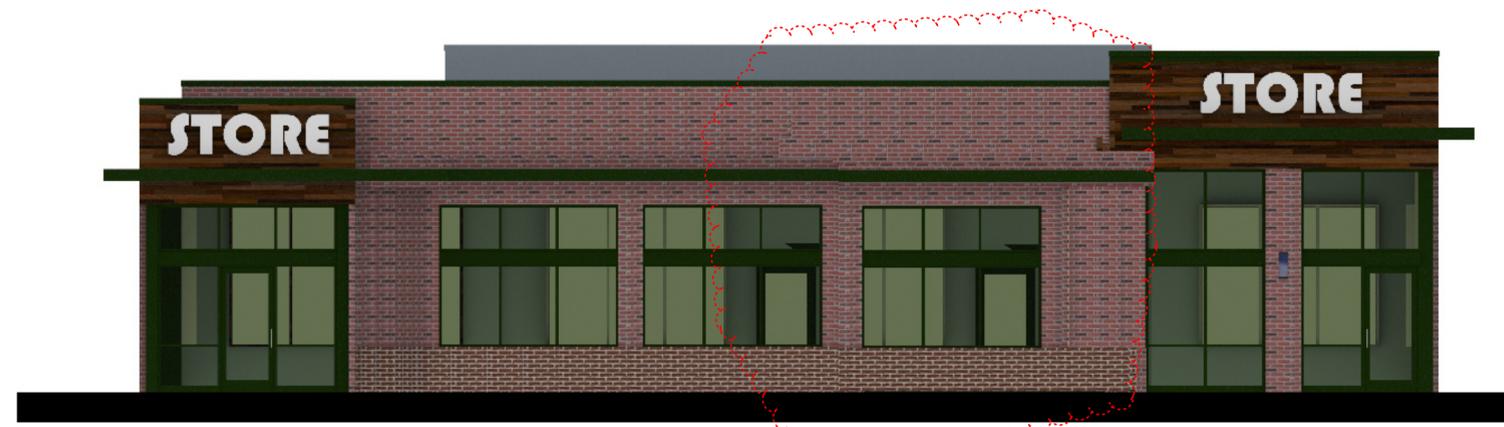
REAR VIEW



LEFT SIDE



RIGHT SIDE



FRONT VIEW

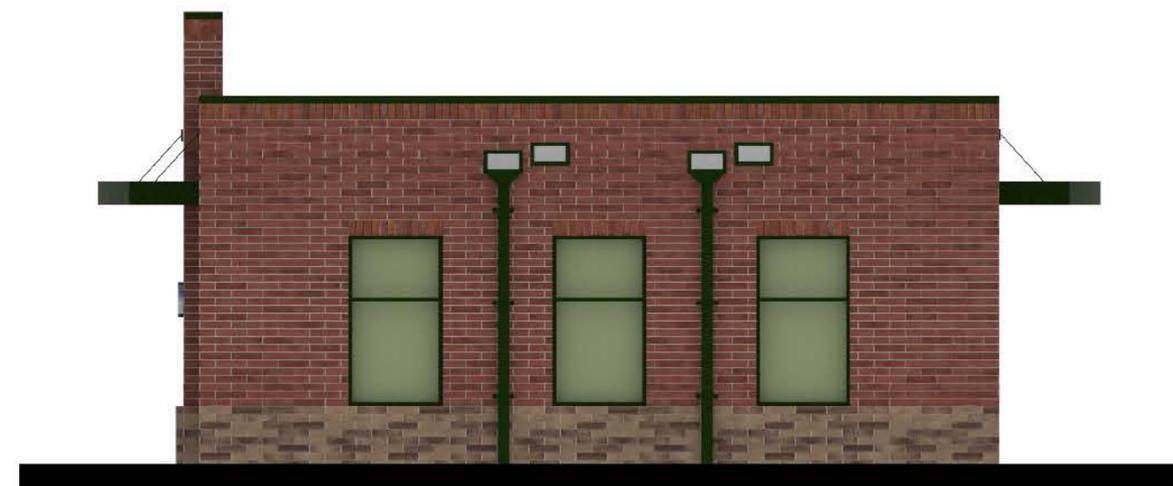
Retail Building
Lady's Island, SC



REAR VIEW



LEFT SIDE



RIGHT SIDE



FRONT VIEW

Convenience Store
Lady's Island, SC