

**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

- Board review \$200 per meeting
- Staff review \$ 50
- Special Meeting \$500

*Post Facto applications shall be twice the normal fee

\$ PAID
11/25/14

AP 10823

Please TYPE or PRINT legibly

Date of Submittal: Nov. 24, 2014 Design Review Board Meeting Date: Dec. 11, 2014

Project Name: TACO BELL

Project Address: OUTPARCEL "C", LOWES, ROBERT SMALLS PKWY.

Property Zoning: ~~GC~~ HC

Tax Map/Parcel No. R 122 029 000 0243 0000

Project Developer: BILLY BAKER

Address: PO Box 8, WALHALLA, SC 29691

Phone/Fax/Email: 843-638-2490 (P) DEWNEE@AOL.COM

Project Consultant: ALLISON RAMSEY ARCHITECTS

Phone/Fax/Email: 843-986-0559 (P) 843-986-0719 (F) COOTER@ALLISONRAMSEYARCHITECT.COM

Address: 1003 CHARLES STREET, BEAUFORT, SC 29902

Property Owner: BILLY BAKER

Address: * SAME AS ABOVE *

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

1407 DRB.1

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 X 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.

[Signature]
Developer's Signature

CHRISTOPHER PERRY (AGENT)
Developer's Name (Please Print)

Nov. 25, 2014
Date

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: TACO BELL

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

TACO BELL IS RELOCATING FROM THEIR EXISTING STORE AT BEAUFORT PLAZA. THE NEW BUILDING IS A PROPOSED 2486 SQ. FT. BUILDING TO BE LOCATED IN FRONT OF THE EXISTING LOWES ON HWY. 170.

Property Size in Acres: 1.18

Proposed Building Use: FAST FOOD RESTAURANT

Building Square Feet: 2486

Number of Parking Spaces Required: _____ Number of Parking Spaces Provided 25

Is the project a redevelopment project? NO If yes, has 25% parking reduction been taken? N/A

Are there existing buildings on site? NO Will existing buildings remain or be removed? N/A

APPLICATION SUBMITTAL REQUIREMENTS:

Board Review: 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

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of December 11, 2014**

Case Number: 14-07 DRB.1
Project: Taco Bell
Property Address: 209 Robert Smalls Parkway
Parcel #: R122-029-000-0245-0000
Zoning: Highway Commercial
Design District: S.C. Highway 170 District
Type of Review: **Conceptual Review – New Construction**

Request:

The applicant is requesting to construct a new 2,486 SF Taco Bell with a drive-thru on an outparcel in front of Lowes. This would replace their existing store in Beaufort Plaza.

Background:

This project has not appeared before the DRB before.

Zoning Issues:

This property was recently rezoned to Highway Commercial (HC) and is in the S. C. Highway 170 Design District from SC 280 to US 21.

Setbacks:

Front Build-to:	20'
Side:	10'
Rear:	15'
Percent Impervious	65%

Applicable Guidelines:

- The Design District Standards in Section 6.6 of the UDO apply to this project
 - Section 6.6 D.10 refers to drive-thru windows and states that *they should be located on the side, and preferably the rear, of the structure. On corner lots they should be screened from the street to the extent possible.*
 - Section 6.6.D.6 refers to elevations and states that *all elevations visible from a public or private street, or from primary vehicular access points or parking areas shall be in harmony with one other in terms of scale, proportion, detail, material, color and quality design. The side and rear elevations of buildings shall be as visually attractive as the front elevation, where those side or rear elevations are visible from a public or private street. Rooflines and architectural detailing shall present a consistency in quality design.*
- The Civic Master Plan, Adopted in February 2014, has a long-term vision for this area to be a walkable, mixed-use neighborhood center, pages 130, 174.

Staff Comments & Suggestions:

Site:

- Staff appreciates the effort to save the live oak trees on the property. Once a proposed grading plan is received this will be evaluated by our arborist on staff to ensure that the grading does not compromise the health of these saved trees. A certified arborist report is also required for any grand tree on the site proposed to be impacted, whether saved or retained.
- With regards to building siting, is it possible to shift the building up 10-12'? The adjacent Dollar Tree is located approx. 70' from the ROW, which this building is closer to 85'. It may be desirable to have a more cohesive setback on these parcels. This may allow the drive-thru to shift up as well to possibly save the 12" live oak on the rear of the property, which is one of the only trees back there. As a point of reference, the current Taco Bell is located about 40' from the ROW.
- Circulation:
 - Staff appreciates the connectivity to the adjacent parcel. The sidewalk should connect as well, perhaps on the south side of the drive.
 - All sidewalks should be designed to have ramps and be ADA accessible, and should not end in a vertical curb.
 - Consider installing a sidewalk along the rear of the Lowes access road, similar to Dollar Tree. This should connect back to the sidewalks that provide access to the building, preferably as close to the eastern property line as possible.
 - The trajectory of the sidewalk that connects to Robert Smalls Parkway could be more direct into the store. The small corner sidewalk area south of the entry point may need to be restudied.
 - During the pre-application conference we'd discussed the proximity of the entrance in relationship with the curb cut on Robert Smalls Parkway. Have you considered making this one-way in only? This would prevent too much conflict with people turning left into the primary entry into the Lowes development. It would also significantly reduce the size of the proposed entry curb cut which is shown at 85' wide and extending to Robert Smalls Parkway.
 - During the pre-application conference, we also discussed reorienting the building to allow more frontage along Robert Smalls Parkway, screening the drive-thru completely from Robert Smalls and the main entry into Lowes, and perhaps a better circulation pattern that brings the entrance further away from Robert Smalls. Has this been considered?
- Drive-Thru:
 - This building is on a corner of a street and main public access road into a commercial center, so that should be considered by the DRB. While it's not technically a corner of two roads, it has the same visibility implications particularly from Robert Smalls Parkway. Consider the reorientation as described above as a potential solution. A screening wall and/or landscaping may be another solution.
- Please confirm that the drainage will be accommodated in the existing ponds that server the larger development.
- A bike rack will be required.
- All mechanical equipment and trash/recycling receptacles must be screened from view.

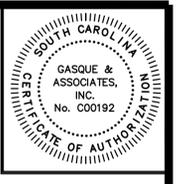
- A lighting plan, showing building and site lighting, will be required

Building:

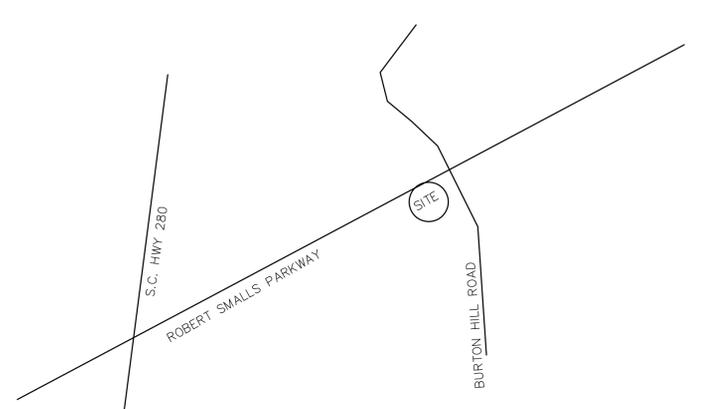
- Staff appreciates the large amount of glazing on the front and side entries, as well as the articulation of different masses to break up the long portion of the building.
- The size, mass and scale are appropriate and conform to the zoning requirements.
- What are the proposed materials? Consider using detailing more emblematic of the Lowcountry including lap siding (if wood siding is proposed) with corner boards and consistent cornice detail.
- Awnings: There are multiple styles of awnings shown on the building. Consider using one design throughout the building to create a continuity of detailing.
 - Most of the awnings shown appear to be for decorative purposes only. One covers primarily a blank façade and the other covers a trellis. Consider introducing functional awnings at the main entries, as coverage for pedestrians entering and existing the building.
- Signage will be approved under a separate application.

Staff Recommendation

Staff recommends conceptual approval of the site, contingent on a resolution by DRB as to the circulation and drive-thru screening. With regards to the architecture, staff recommends conceptual approval of the size, mass and scale, with more details and continuity of elements to be brought by the applicant on the next submission.



NOTES:
 ALL DISTANCES SHOWN ON THE SURVEY HEREON ARE GROUND DISTANCES WITH NO SCALE FACTOR APPLIED. THE STATE PLANE COORDINATES FOR THE PROJECT WERE PRODUCED WITH GPS OBSERVATIONS UTILIZING THE SC STATE VRS SYSTEM.



LOCATION MAP (N.T.S.)

- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) THIS PROPERTY IS LOCATED IN A ZONE "C" AS DETERMINED BY FEMA FIRM COMM-PANEL 450025 0065D. DATED 9/29/86
 - 10.) CONTOUR INTERVAL IS 1'.
 - 11.) VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:**
- 1.) T.M.S. R122-029-000-0243-0000
 - 2.) PLAT BY DAVID S. YOUNANS DATED: APRIL 13, 2001 PLAT BOOK 80 PAGE 103 RMC BEAUFORT COUNTY
 - 3.) PLAT BY SOUTHERN PARTNERS INC. DATED: SEPTEMBER 10, 2001 PLAT BOOK 82 PAGE 192 RMC BEAUFORT COUNTY
 - 4.) PLAT BY DAVID S. YOUNANS DATED: NOVEMBER 15, 2001 PLAT BOOK 84 PAGE 197 RMC BEAUFORT COUNTY

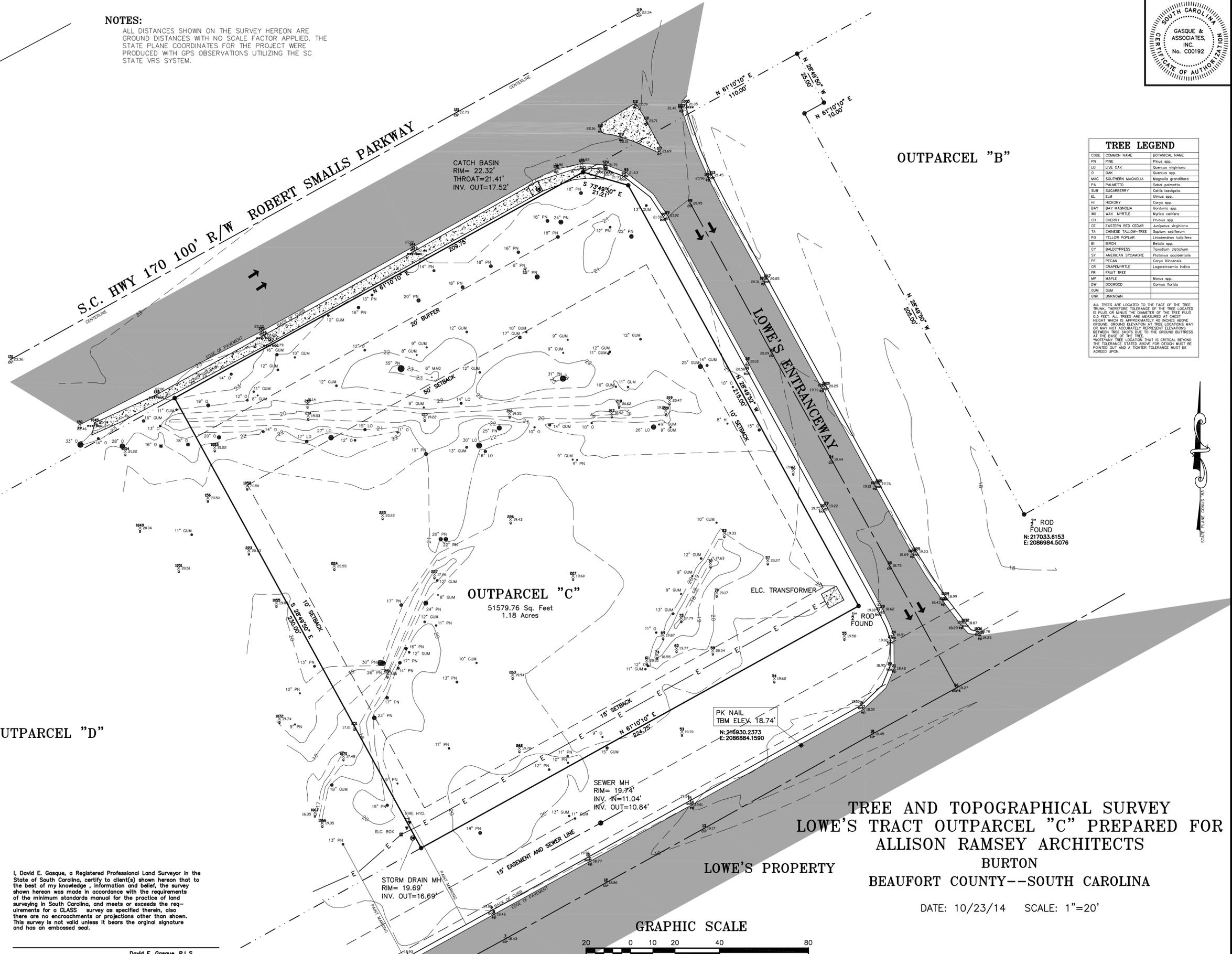
OUTPARCEL "D"

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon that to the best of my knowledge, information and belief, the survey shown hereon 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 survey as specified therein, also there are no encroachments or projections other than shown. This survey is not valid unless it bears the original signature and has an embossed seal.

David E. Gasque, R.L.S.
 S.C. Registration Number 10506

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS · PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE ENTITY OR PERSON(S) SHOWN HERE ON.



TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HE	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
MY	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapum sebiferum
YO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MA	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 60 FEET. ALL TREES ARE MEASURED AT CHIEF HEIGHT WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
 *NOTIFY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE NOTED UPON.

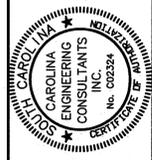
OUTPARCEL "B"

OUTPARCEL "C"
 5179.76 Sq. Feet
 1.18 Acres

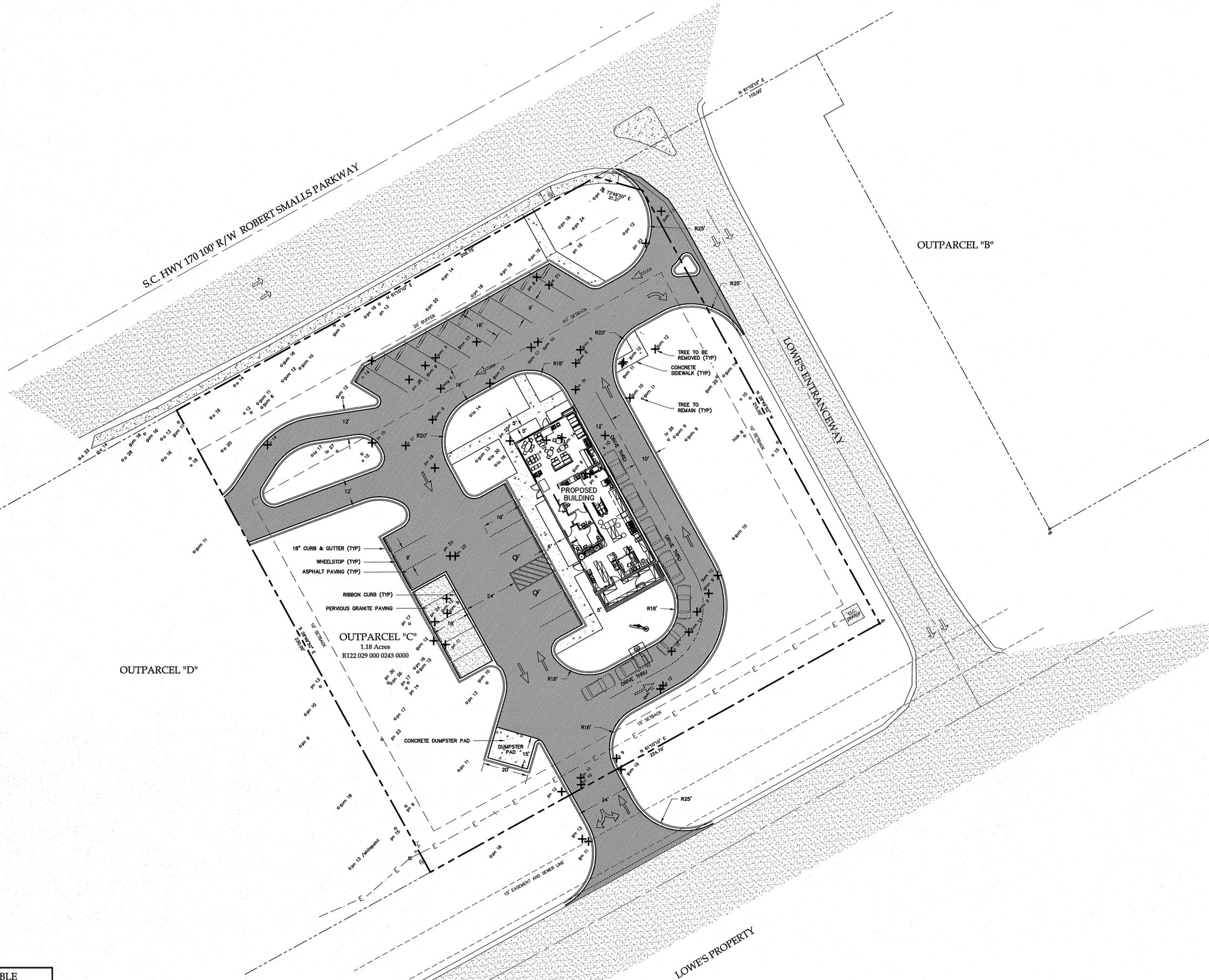
TREE AND TOPOGRAPHICAL SURVEY
LOWE'S TRACT OUTPARCEL "C" PREPARED FOR
ALLISON RAMSEY ARCHITECTS
 BURTON
 BEAUFORT COUNTY--SOUTH CAROLINA

DATE: 10/23/14 SCALE: 1"=20'

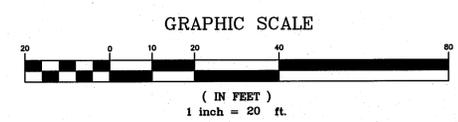




ANY INFRINGEMENT MAY BE SUBJECT TO LEGAL ACTION.
 THE DESIGNS AND IDEAS PRESENTED IN THESE
 DRAWINGS ARE THE PROPERTY OF SAID ENGINEER. THE
 INFORMATION IS STRICTLY PROHIBITED WITHOUT THE
 WRITTEN CONSENT OF THE ENGINEER.



SITE DEVELOPMENT TABLE	
TOTAL SITE AREA	1.184 AC
PERVIOUS AREA	0.657 AC
IMPERVIOUS AREA	0.527 AC
PARKING SPACES PROVIDED (INCLUDING 2 HANDICAP SPACES)	25 SPACES



PLAN REVISIONS	
NO.	DATE
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

TACO BELL
LOWES OUTPARCEL
BEAUFORT COUNTY, SC

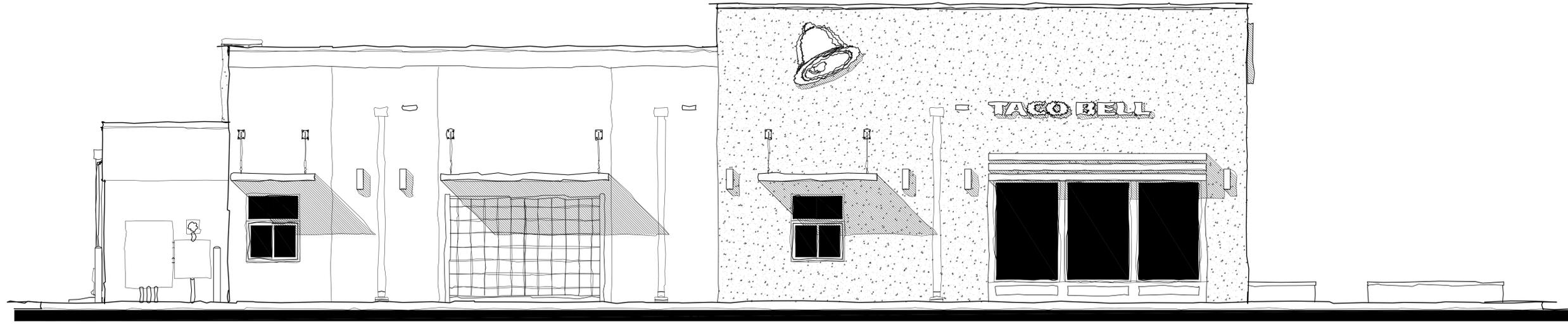
CAROLINA ENGINEERING CONSULTANTS, INC.
 843/322-0553
 843/322-0556 (FAX)
 WWW.CAROLINAENGINEERING.COM

PO BOX 294
 BEAUFORT, SC 29901

PROJECT: 1751
 DATE: 10/09/14
 REVISED: 11/20/14
 DRAWN BY: TAB
 ENGINEER: JPA
 SCALE: 1"=20'

SITE PLAN

1
 OF 1



2 LEFT (LOWE'S ENTRANCEWAY) ELEVATION

SCALE: 1/4" = 1'-0"



1 FRONT (ROBERT SMALLS PARKWAY) ELEVATION

SCALE: 1/4" = 1'-0"

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DATE:	11/25/2014
JOB NO.:	14206
DRN. BY:	CP
DWG. NAME:	TacoBell-14206.DWG

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES, HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR VARIOUS LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PROVIDE THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
- VERIFY ALL UTILITY LOCATIONS AND DEPT. RECORDS
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- FINAL BUILDING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL PERMITS OFFICE.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

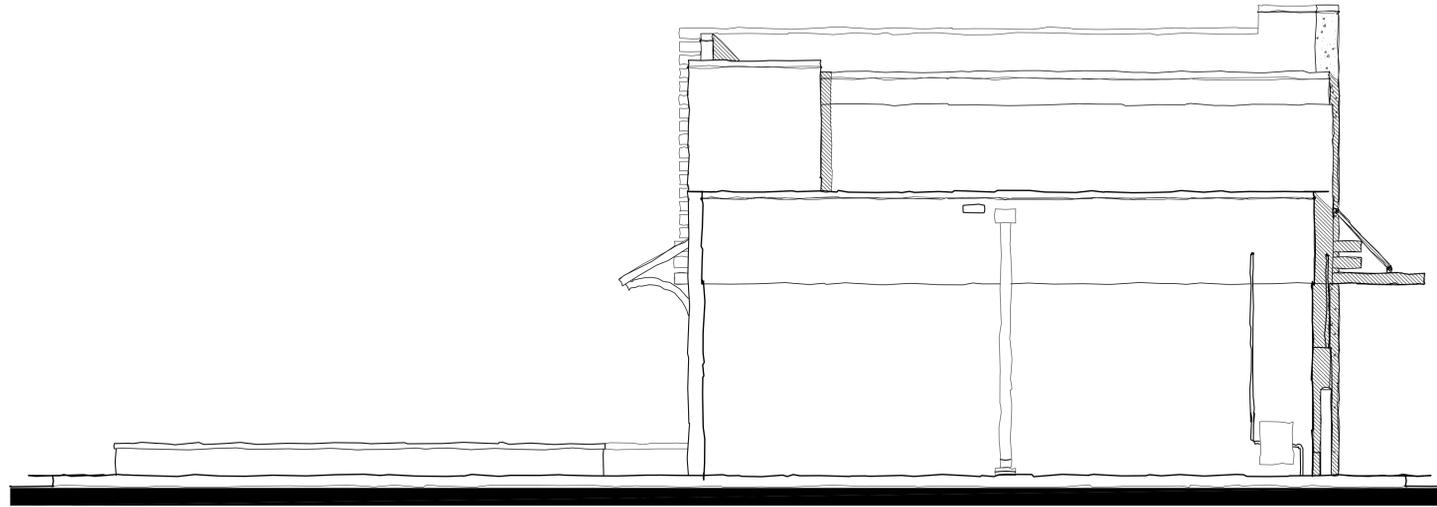
ALLISON RAMSEY ARCHITECTS
Architects Inc. creating sustainable timeless design
 1003 Charles St.
 Beaufort SC, 29902
 (843) 786-0559
 www.allisonramseyarchitects.com

TACO BELL
 LOWE'S OUTPARCEL 'C'
 ROBERT SMALLS PARKWAY, BEAUFORT, SC



4 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 REAR (LOWE'S) ELEVATION

SCALE: 1/4" = 1'-0"

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DATE:	11/25/2014
JOB NO.	14206
DRN. BY:	CP
DWG. NAME:	TacoBell-14206.DWG

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION

-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.

-FIELD + FINISHING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL SURVEYOR AND ENGINEER.

-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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