

**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

Please TYPE or PRINT legibly

**Date of Submittal:** 1/22/2016      **Design Review Board Meeting Date:** 2/12/2016

**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 0000 (County)

**Project Developer:** Barnes Development (Ted Barnes)

**Address:** 5037 Montibello Dr, Charlotte, NC 28226

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

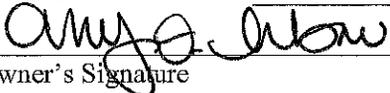
**Project Consultant:** Andrews Engineering c/o Ryan Lyle

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

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

**Property Owner:** Amy Faucette Inbau

**Address:** 150 Augusta Court, Greenville, South Carolina 29605

  
Owner's Signature

Amy F. Inbau  
Owner's Name (Please Print)

1.28.16  
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     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.

\_\_\_\_\_  
Developer's Signature

\_\_\_\_\_  
Developer's Name (Please Print)

\_\_\_\_\_  
Date

City of Beaufort Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011, Fax (843) 986-5606  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)  
\*Revised September 12, 2014

Application Fees

- Residential \$200
- Commercial \$300
- Special Meetings \$500

**VARIANCE APPLICATION**

**OFFICE USE ONLY:** Date Filed: \_\_\_\_\_ Application #: \_\_\_\_\_ Zoning District: \_\_\_\_\_

**Instructions**

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

**Submittal Requirements**

1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site. For variances, include photos showing relationship to adjoining properties.

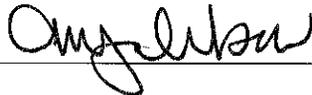
**APPLICANT(S):** Andrews Engineering Co., Inc.  
Address: 2712 Bull St. Suite "A", Beaufort, SC 29902  
Telephone: 843-379-2222 [day] 843-379-2223 [fax]  
E-mail: ryan@andrews-sc.com

**OWNER(S)** if other than Applicant(s): Amy Faucette Inbau  
Address: 150 Augusta Court, Greenville, SC 29605  
Telephone: 843-242-6153 [day] \_\_\_\_\_ [fax]

**PROPERTY STREET ADDRESS:** 163 Sea Island Pkwy, Beaufort, SC 29907  
Tax Map No.: R123 015 000 0587 0000, R200 015 000 0592 0000, and R200 015 000 0606 0000  
Parcel No.: \_\_\_\_\_

Pursuant to Section 6-29-II45 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

**DESIGNATION OF AGENT** [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 01/27/2016 Owner's Signature: 

I (We) certify that the information in this application is correct.  
Date: 01/27/2016 Applicant's Signature: 

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of February 11, 2016**

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**Case Number:** 16-01 DRB.2  
**Project:** Harris Teeter on Lady's Island  
**Property Address:** 163 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:** **Conceptual Review – New Construction**

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**Request:**

The applicant is requesting to construct a new 60,000 SF Harris Teeter grocery store. The project is located on 7.7 total acres comprised of two parcels. This DRB submission is running concurrent with a ZBOA submission requesting variances for a number of design requirements. The applicant is seeking DRB input on these variances as well. The variances being requested are:

- **Article 6.6.C.4:** build-to requirements: The building must be placed between 6'-12' from the right-of-way. *Currently the building is located so that 45% of the rear of the building is set at that build-to line.*
- **Article 6.6.D.4.b:** In the Boundary Street and Lady's Island Village Center Districts, structures shall be oriented so there is a useable entrance on Boundary Street and Sea Island Parkway, respectively. In the Lady's Island Village Center District, on lots with frontage on Factory Creek, structures should have a functional entrance on the waterfront elevation in addition to the front (street) entrance. *There is no useable entrance on Sea Island Parkway.*
- **6.6.D.5. Building Façade:** Long, unarticulated or blank facades, including but not limited to those characterized by unrelieved repetition of shape or form, shall not be permitted on any facade or portion of a facade visible or expected to be visible from a public or private street or from primary vehicular access points or parking areas. *The elevation along Sea Island Parkway is a blank façade for 310 feet. The Sam's Point Road elevation is more articulated, however most of the windows are approximately 10' above the ground to the sill which creates a blank wall at eye level.*
- **6.6.D.6 Elevations:** All elevations of a structure visible or expected to be visible from a public or private street or from primary vehicular access points or parking areas shall be in harmony with one another 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. *See above for notes regarding this.*
- **6.6.D.9 Windows and Doors:**
  - a. The patterns of placement, proportions, and materials of windows and doors shall be considered. Plastic glazing and use of highly reflective glass is prohibited.

*Fenestration is not permitted to be highly reflective (eg. non-transparent) and it may not be achievable to have clear glazing at the rear of the store.*

**b.** In the Boundary Street and Lady’s Island Center Village Districts, building elevations fronting the street or the waterfront should have a minimum fenestration coverage of 50 percent on the first story and 30 percent of the entire street front and waterfront elevation. *The two primary elevations do not meet this requirement.*

**Background:**

This project came to the DRB in September 2015. At that time, two site layouts were discussed. One had the building in a similar configuration, with an attached liner building along Sea Island Parkway fronting a slip lane. An alternative site had the building in a similar disposition as the former Publix building. Liner shops were discussed along Sea Island Parkway and Sam’s Point Road to screen the parking and bring the project into compliance with the Lady’s Island Village Center design district requirements. Parking was located between the liner buildings and the grocery store.

**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.

There are numerous zoning issues, for which the applicant is requesting variances. See “Request” for details.

**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.
- 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:**

*Note: The staff review of this project is very general. Specific details of the layout were not discussed, but rather the general concept of the building placement and disposition on the site were deemed more important focuses of this review.*

General Comments: the variance requests should be studied very carefully by the board. If granted, the resultant building is one that turns its back to the street and will require the removal of significant trees. Staff can support removal of trees in return for great urbanism – an activated streetscape that is pedestrian friendly and meets the intent of the village center and the recommendations in the Civic Master Plan. However, the proposal neither meets the intent of the district, nor lends anything positive to the public realm aside from a plaza at the corner. Typically, however, plazas are fronted by urban buildings. This one meets a blank corner with no program or visible interaction into the building behind it.

Staff found this project very difficult to review, as there is a distinct conflict between front and back. From a public/City perspective, the front of the building (a.k.a. the front façade) faces the street. The primary street in this case is Sea Island Parkway; the secondary street is Sam’s Point Road. From the applicant’s perspective, the front of the building is the elevation that faces the parking lot. The result is a scenario that does not work for the public realm - The front setback (in this case a build-to) is being partially met with the rear of the building. Sea Island Drive is fronted with a 300+ foot long blank wall, and Sam’s Point Road is being articulated with windows well above the ground level.

The “Request” section above itemizes the variance requests and the way the building/site is currently relating to the requirements. The intent of this district is in no way being met.

Site: The narrative submitted for the variance request states that the building is pulled back at the intersection to accommodate future turn lanes. However no study has been prepared prescribing these and stating that if they are needed, how much room they would require. A traffic impact analysis will be required and decisions regarding the building placement and whether or not a variance from the build-to line is appropriate should be based on data and approved mitigation techniques.

Trees: a significant number of trees are proposed to be removed in the front of this property. Staff feels that this is inappropriate given the quality of streetscape that is being proposed in their place. A formal tree survey will be required and some adjustments in the site plan may be required to accommodate existing trees. A certified arborist report will be required for any grand trees (>24”) to be removed OR retained and impacted by construction.

**Staff Recommendation**

Staff recommends that the DRB deny this application and recommend denial of the variance requests to the ZBOA. Alternatives should be studied that locate the building in a similar footprint as the former Publix, and either incorporate liner buildings along Sea Island Parkway

and Sam's Point Road, or reserve space for them in the future. The applicant should also investigate ways to retaining some of the existing significant trees, located in the front of the property. Other alternatives, as well flexibility within the zoning requirements, may be possible, but staff recommends neither the DRB nor the ZBOA approve any plans that do not at least meet the general intent of this Village Center District and the Civic Master Plan.

## VARIANCE APPLICATION SUPPLEMENTAL

Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property known as 163 Sea Island Pkwy, Beaufort, SC 29907 of the following provisions in Section 3.15 of the UDO: **Applicant requests a variance from Article 6.6.C.4 “build-to” requirements; and Article 6.6.D.4.b regarding an operational entrance along Sea Island Parkway; and Article 6.6.D.9 regarding Windows and Doors; 6.6.D.5 Building Facade; 6.6.D.6 Elevations**

so that a building permit may be issued to allow use of the property in a manner shown on the attached site plan, described as follows: **a grocery store;**

for which a permit would likely be denied by a building official on the grounds that the proposal would be in violation of the cited section(s) of the UDO:

### **Item 1. Article 6.6.C.4 “build-to” requirements.**

a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:** This is a large parcel with a vacant large building formerly used as a grocery store, with the site assembled and constructed prior to the Design District Guidelines/Regulations being adopted. The implementation of the Guidelines/Regulations with particular site design requirements such as build to lines, fenestration requirements and other design features detailed herein that make redevelopment in accordance with those guidelines and regulations impractical, especially with the widening and improvements on both Sea Island Parkway and Lady’s Island Drive/Sam’s Point Road. The proposed design provides for appropriate pedestrian access thru a courtyard space along Sea Island Parkway to the store entry on Sam's Point Road. The presence of the road right of ways, power and utility easements, triangular shape of the property, security issues concerning entryways on each of the front, side and rear of the building and the multiple high volume traffic ways are not conducive to the build to and multiple entranceway requirements for a large, single use building.

The existing building is nonconforming in multiple ways, including not being placed within the current built-to requirement. The proposed design is substantially conformed to the build-to line because most of the building facade is within the build-to line. The proposed siting with the addition of certain design elements will provide a better community addition in consideration of existing infrastructure including existing overhead power lines, the need for a future turn lane, and storm water drainage adjacent to the proposed siting of the building.

Additionally, the property is surrounded on three sides by roadways, which is extraordinarily unusual. The property has overhead power and telephone lines along the street frontage. There is the likelihood of a future need for DOT to acquire some additional right-of-way to provide for a turn lane from Sea Island Parkway on to Sam’s Point Road.

b. **These conditions do not generally apply to other property in the vicinity as shown by:** The property’s unique size and placement at the corner of two five and six lane roads, with a

third road also wrapping the site. Other properties in the vicinity are smaller, not surrounded by three roads nor are they subject to Design Review.

c. **These conditions are not the result of the applicant's own actions as follows:**

The site was assembled and created prior to the imposition of the LI Design Guidelines. This is a redevelopment site, which will result in an overall more conforming building site than what is currently on the property.

d. **Granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of the UDO in that:** The granting of the variance does not substantially conflict with the Comprehensive Plan which encourages annexation of contiguous properties, the use of urban design principals and development within the urban growth area. The proposal will require the annexation of two contiguous properties. The proposed design incorporates good urban design principals such as placing parking behind the building, the use of glazing, durable materials, an attractive facade and a logical streetscape incorporating pedestrian friendly elements.

Furthermore, the proposed design is compatible with existing and future needs of the community by considering future right-of-way needs and provides an architecturally valuable community asset. The design provides for adequate light, air and open space and promotes the public health, safety and general welfare.

e. **Because of these conditions, the application of the UDO to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:** The strict application of the UDO would cause an unsafe building from the perspective of potential for robberies. A third public entranceway would place an extraordinary burden on managing the safety of employees as well as customers of the grocery store. A required door on Sea Island Parkway would not be near any residential areas that people could walk to and thus serves no practical purpose given the location of parking on the opposite side of the building. The creation of the beautifully landscaped gathering area on the corner would be a positive addition to the area; and would complement potential redevelopment of adjacent properties. Granting of the variance would preserve land for the creation of a dedicated turn lane onto Sam's Point Road in the future.

f. **The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:** The Comprehensive Plan identifies the area of the proposed building as within the Urban Growth Area. The use of the land as a grocery store is appropriate under the existing zoning. The proposed design provides for a landscaped customer and employee courtyard, which goes beyond any design requirements. The proposal will require the annexation of two contiguous parcels consistent with the Comprehensive Plan. The UDO and Comprehensive Plan call for the use of good urban design principals and the proposal is consistent with the desired urban design for large corner lots. Approval of the proposed design will enhance the character of the district by providing an attractive AND functional store to serve the residents.

**Item 2. Article 6.6.D.4.b regarding an operational entrance along Sea Island Parkway.**

For all of the reasons stated above, applicant meets the requirements of granting a variance to allow the omission of an operational entrance along Sea Island Parkway.

Additionally, the existing building provides only one entranceway and it was located from Sea Island Parkway. The proposed design provides for two entranceways and thus is more conforming to the spirit and intent of the UDO. The entranceways are provided along Sam's Point Road and from the parking area, which is placed behind the building providing a much better streetscape.

An operational entranceway on Sea Island Parkway would unnecessarily burden the applicant by creating public safety concerns. The parking lot is located clear across the property and not within proximity of an entrance.

**Item 3. Article 6.6.D.9 regarding Windows and Doors.**

For all of the reasons stated above, applicant meets the requirements for granting a variance to allow less than 50% rear glazing on rear and side of store.

Due to the internal nature of a grocery store layout, non-opaque fenestration along exterior walls is limited due to locations of food prep areas, stock room areas, and other "back of house" areas.

Because the siting turns the building toward the parking lot, the rear and side of the building face Sea Island Parkway and Sam's Point Way respectively. The front and other side face the parking area and Sams Point Road. For safety and circulations reasons it is impossible to achieve 50% glazing on the rear and side of the store.

**Item 4. 6.6.D.5 Building Façade.**

The applicant believes the standards of Section 6.6.D.5 are subjective in nature and thus do not require approval of a variance from the ZBOA. To the extent an approval of ZBOA is required, applicant meets the requirements for the granting of a variance for all of the reasons stated above.

Additionally, the facade as presented is articulated and provides for a thirty-three feet offset substantially breaking up the long façade along Sea Island Parkway. There are additional windows near the top of the building further breaking up the façade. Other elements including trees, signage and trim also contribute to the spirit and intent of the Building Façade requirements.

**Item 5. 6.6.D.6 Elevations.**

The applicant believes the standards of Section 6.6.D.6 are subjective in nature and thus do not require approval of a variance from the ZBOA. To the extent an approval of ZBOA is required, applicant meets the requirements for the granting of a variance for all of the reasons stated above.

The applicant is prepared to continue to work with the Design Review Committee to achieve “visually attractive” rear and side elevations.



ARCHITECT  
ARCONS DESIGN STUDIO

CIVIL ENGINEER  
ANDREW'S ENGINEERING & SURVEYING



# HARRIS TEETER

## SCHEMATIC LANDSCAPE PLAN

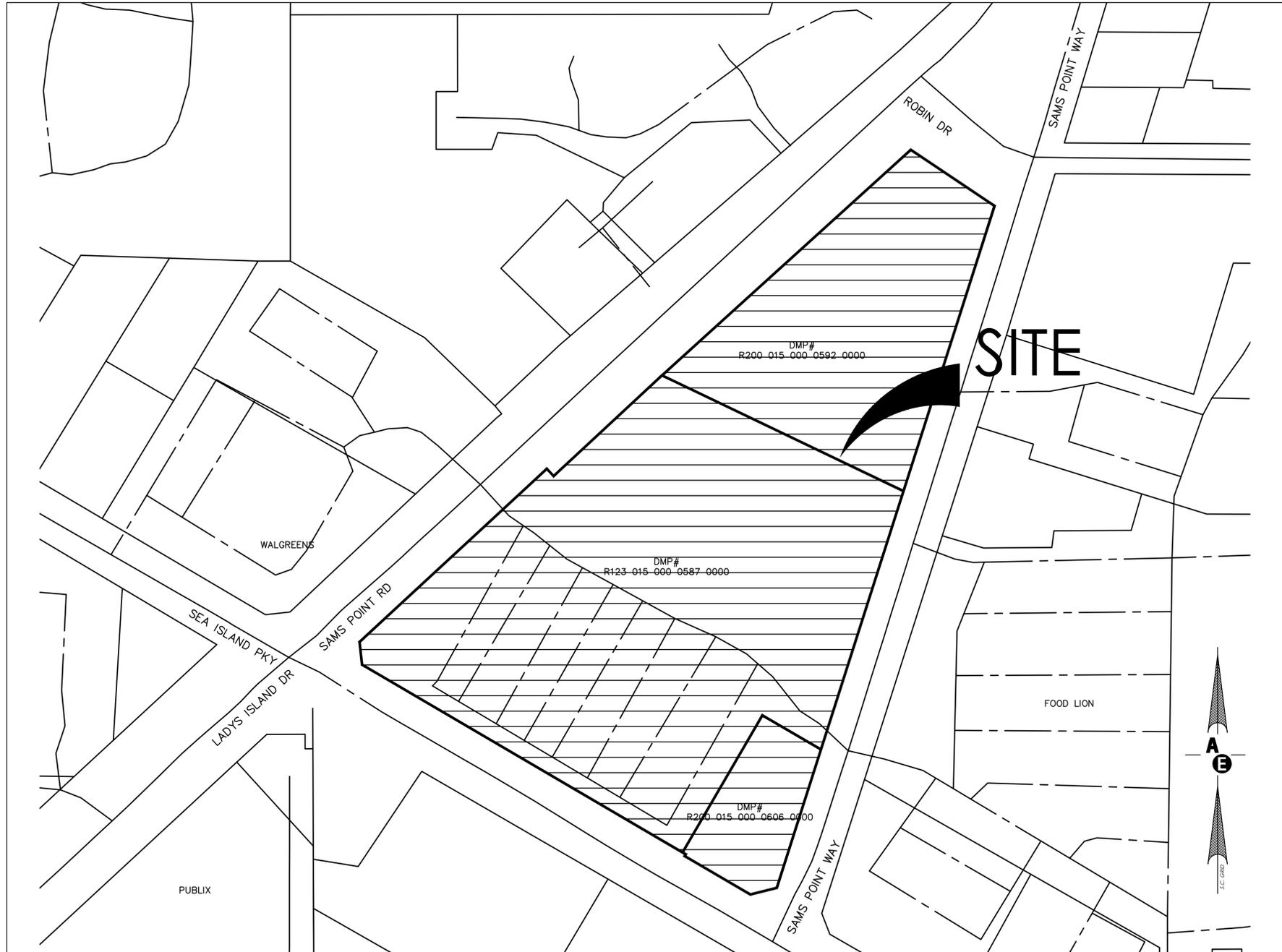
LADY'S ISLAND, BEAUFORT, SC  
22 JANUARY 2016

PREPARED BY  
WITMER JONES KEEFER, LTD.



landscape architecture  
land planning  
www.wjkltd.com  
23 Promenade Street, Suite 201 | Bluffton, South Carolina 29910 | ph 843.757.7411

PRELIMINARY SITE PLAN  
FOR  
HARRIS TEETER AT LADY'S ISLAND  
SAMS POINT ROAD (HWY 802)  
SEA ISLAND PKY (US 21)  
BEAUFORT COUNTY, SOUTH CAROLINA



VICINITY MAP  
1 inch = 80 ft.

BJWSA NUMBER: -----

N.P.D.E.S. DISTURBED AREA = 7.7 Acres ±

3 DAYS BEFORE DIGGING IN SOUTH CAROLINA  
CALL 1-888-721-7877  
PALMETTO UTILITY PROTECTION SERVICE

APPROXIMATE LOCATION OF SITE:  
LONGITUDE: 32°-24'-50"  
LATITUDE: 80°-39'-0.6"

DEVELOPER NAME:  
TED BARNES  
BARNES DEVELOPMENT  
5037 MONTIBELLO DRIVE  
CHARLOTTE, NC 28226  
PHONE # (704) 376-9848

PROJECT DATA INFORMATION:  
HARRIS TEETER AT LADY'S ISLAND  
DMP's #: R-123-015-0587,  
R-200-015-0592,  
R-200-015-0606  
PROJECT ZONING: LI-VC  
ZONING BOUNDARIES: LI-VC  
FEMA FLOOD ZONE: C

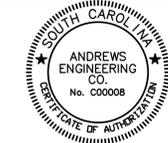
PHONE #:	PERMIT#:
B.J.W.S.A. 843.987.9250	-----
D.H.E.C. 843.522.3345	-----
O.C.R.M. 843.744.5898	-----
S.C.D.O.T. 843.524.7255	-----
S.C.E.&G. 843.525.7712	-----
PAL. ELEC. 843.208.5512	-----

APPROVED FOR CONSTRUCTION  
BY: \_\_\_\_\_ / /  
DATE

2712 Bull Street Suite A  
Beaufort, SC 29902  
843.379.2222  
Fax 843.379.2223

# Andrews Engineering

& Surveying




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INDEX OF DRAWINGS

SHEET #	DESCRIPTION
Cover	TITLE
1	COVER SHEET
2	EXISTING SITE AND DEMOLITION PLAN
3	PROPOSED SITE PLAN
	EXISTING AND PROPOSED SITE PLAN OVERLAY

DRAWING RELEASED FOR:

<input type="checkbox"/> PLAN REVIEW	____/____/____
<input checked="" type="checkbox"/> PERMIT DRAWINGS	01/22/2016
<input type="checkbox"/> CONSTRUCTION DRAWINGS	____/____/____
<input type="checkbox"/> BID SET	____/____/____
<input type="checkbox"/> RECORD DRAWINGS	____/____/____
<input type="checkbox"/> OTHER: _____	____/____/____

PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
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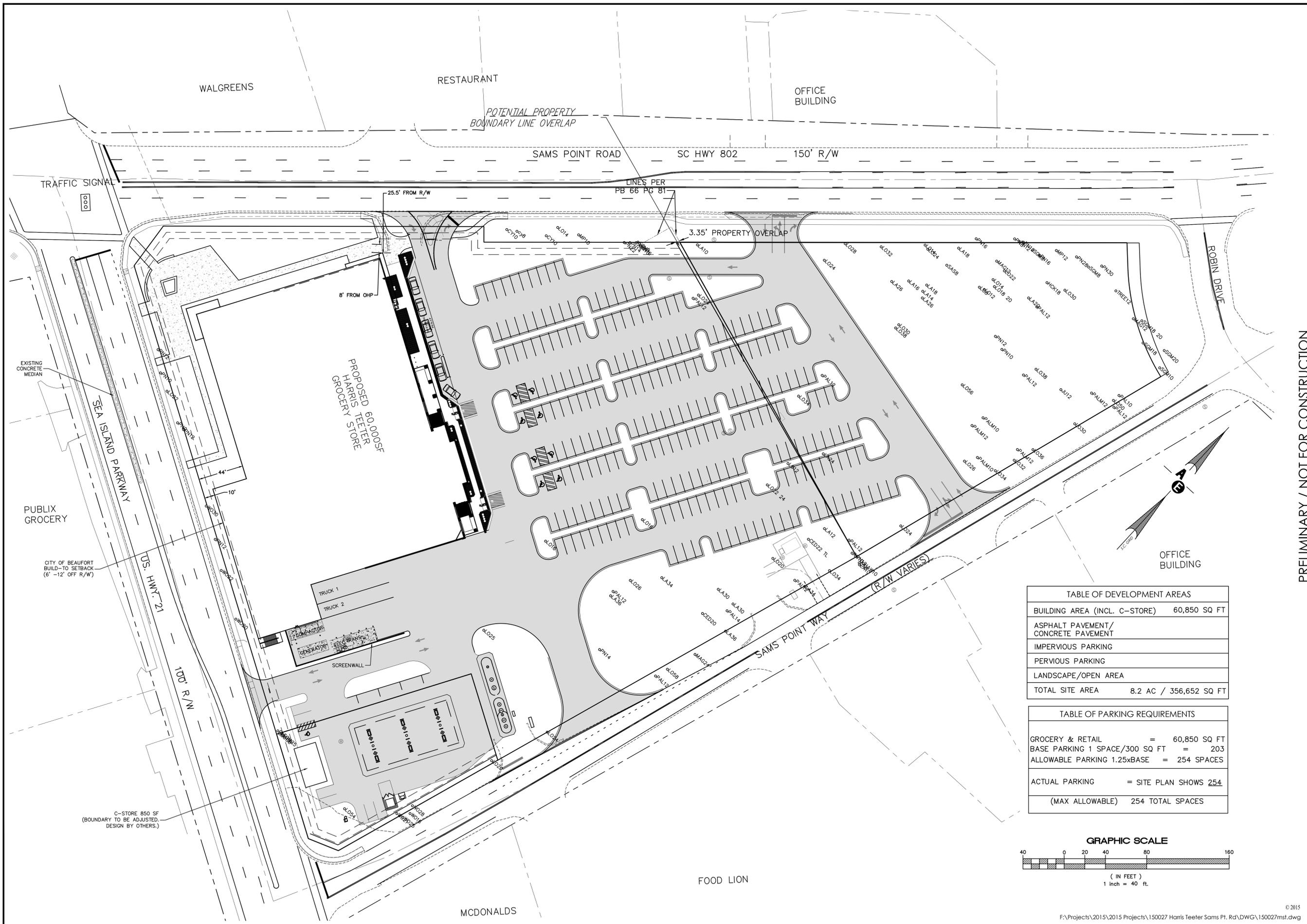
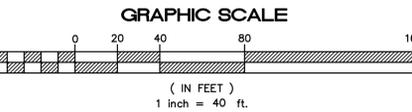


TABLE OF DEVELOPMENT AREAS	
BUILDING AREA (INCL. C-STORE)	60,850 SQ FT
ASPHALT PAVEMENT/ CONCRETE PAVEMENT	
IMPERVIOUS PARKING	
PERVIOUS PARKING	
LANDSCAPE/OPEN AREA	
TOTAL SITE AREA	8.2 AC / 356,652 SQ FT

TABLE OF PARKING REQUIREMENTS	
GROCERY & RETAIL	= 60,850 SQ FT
BASE PARKING 1 SPACE/300 SQ FT	= 203
ALLOWABLE PARKING 1.25xBASE	= 254 SPACES
ACTUAL PARKING	= SITE PLAN SHOWS 254
(MAX ALLOWABLE)	254 TOTAL SPACES



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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2712 Bull Street Suite A  
Beaufort, SC 29902  
843.379.2222  
Fax 843.379.2223

# Andrews Engineering & Surveying

Preliminary Site Plan  
For  
Harris Teeter  
Hwy 21 and Hwy 802  
Lady's Island  
Beaufort County, SC

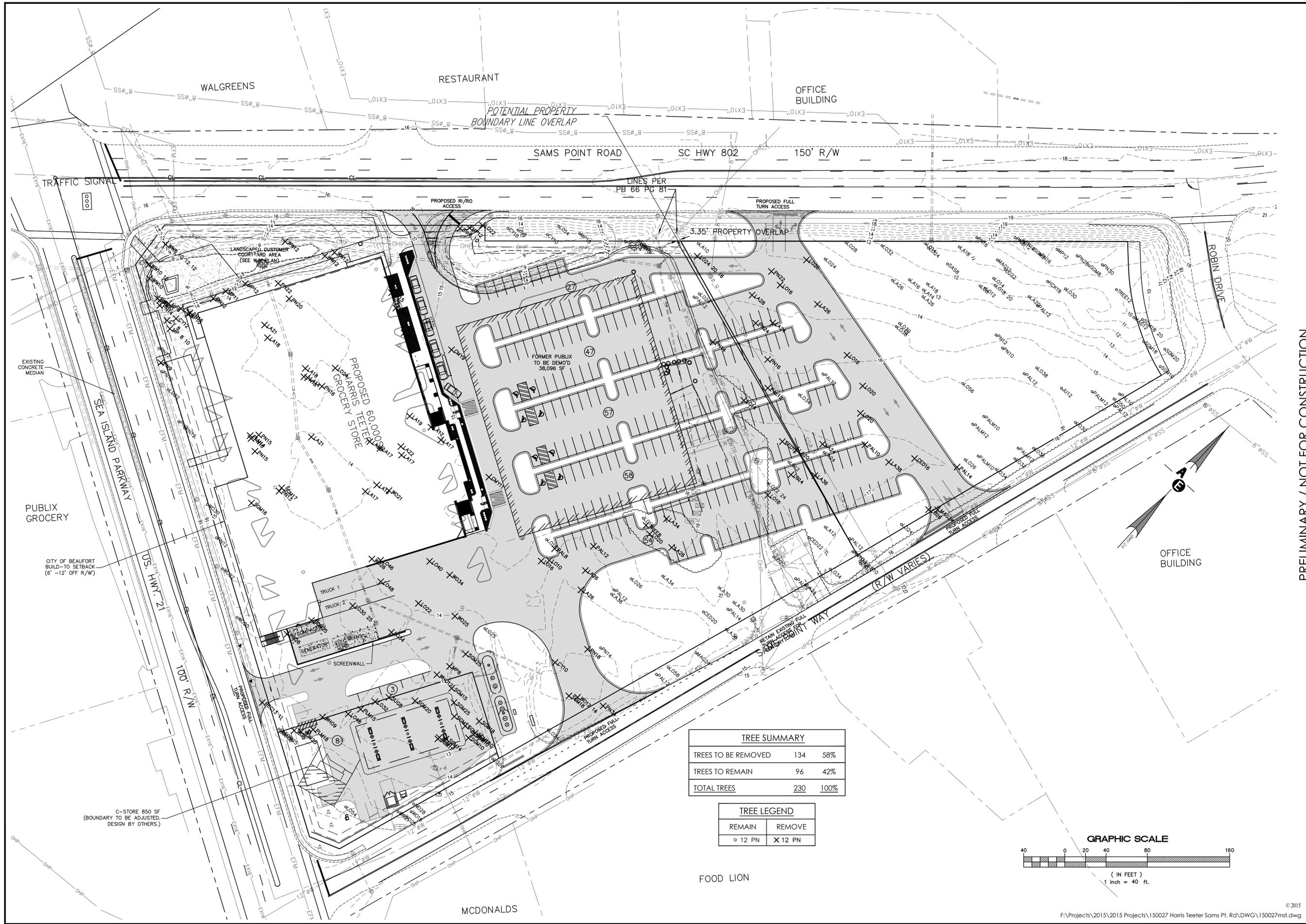
Proposed Site Plan

Date Drawn: 08/12/15  
Last Revised: 01/22/16  
Drawn By: RL  
Engineer: SA

SHEET #:  
**2**

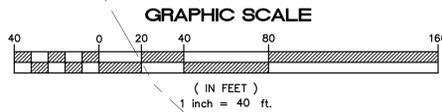
JOB: 150027

PRELIMINARY / NOT FOR CONSTRUCTION



TREE SUMMARY			
TREES TO BE REMOVED	134	58%	
TREES TO REMAIN	96	42%	
TOTAL TREES	230	100%	

TREE LEGEND	
REMAIN	REMOVE
○ 12 PN	✕ 12 PN



PLAN REVISIONS		
NO.	DESCRIPTION	DATE
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# Andrews Engineering & Surveying

Preliminary Site Plan  
For  
Harris Teeter  
Hwy 21 and Hwy 802  
Lady's Island  
Beaufort County, SC

Existing and Proposed Site  
Plan Overlay

Date Drawn: 08/12/15  
Last Revised: 01/22/16  
Drawn By: RL  
Engineer: SA

SHEET #:  
**3**

JOB: 150027

PRELIMINARY / NOT FOR CONSTRUCTION



Harris Teeter

Your Neighborhood Food & Pharmacy



Sea Island Parkway Elevation



Corner of Sea Island Parkway & Sam's Point Road



Parking Lot View



Parking Lot View



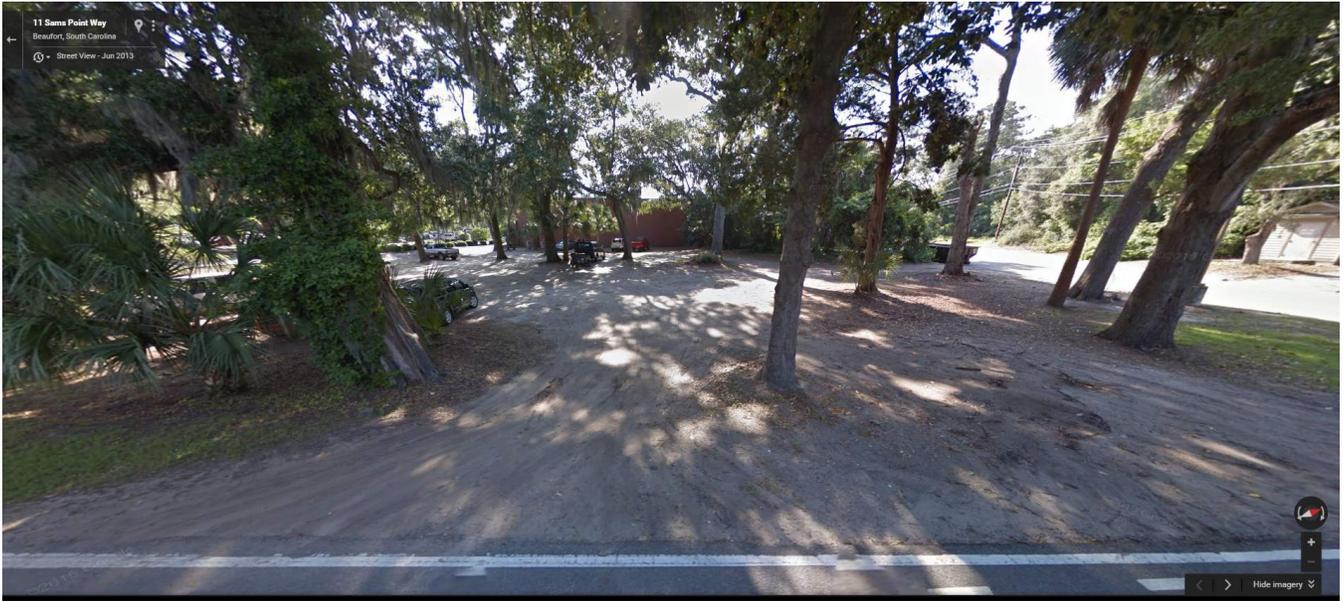
Curb Cut along Sea Island Parkway

# 150027 Harris Teeter - Streetview Photographs









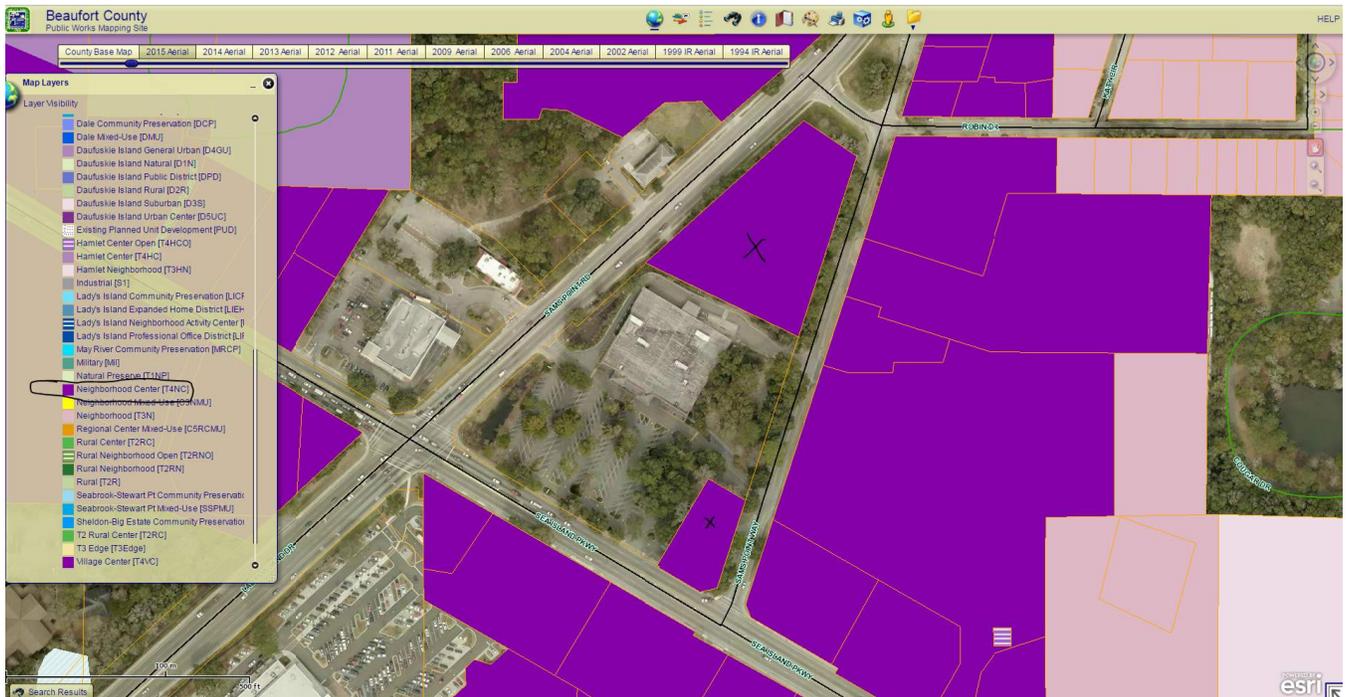
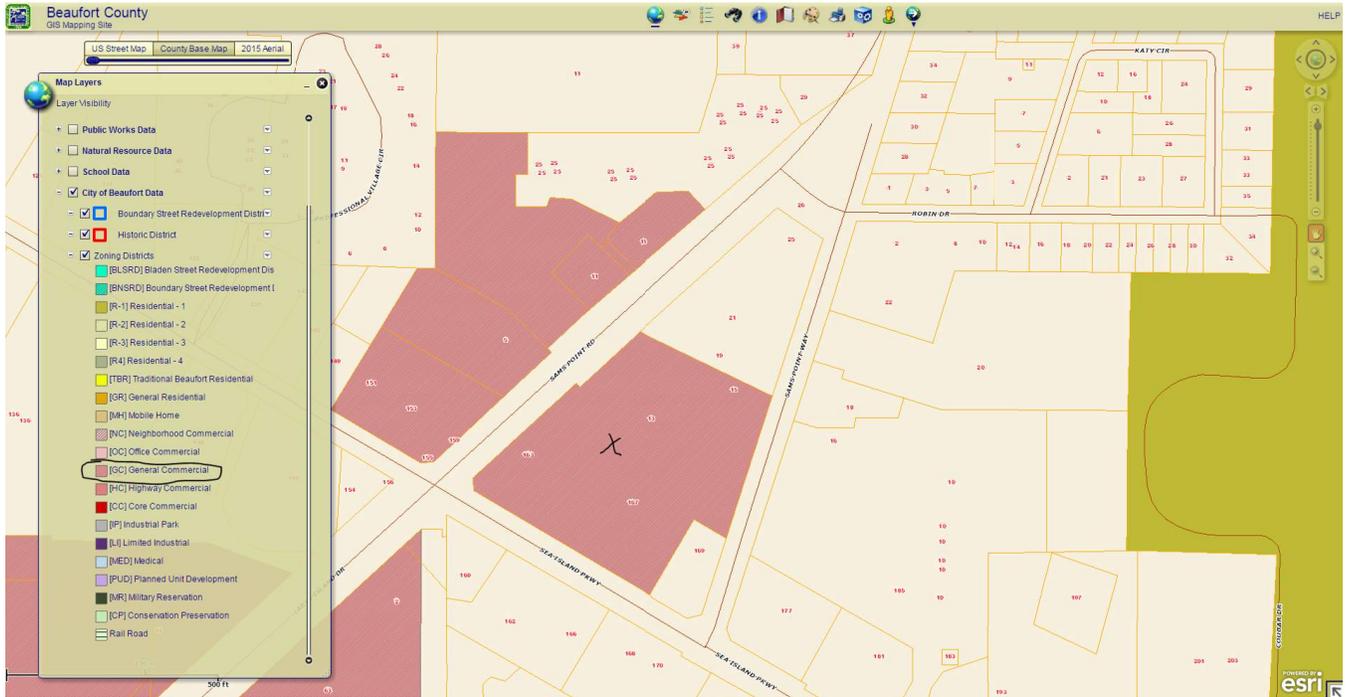








# 150027 Harris Teeter - City and County Zoning Maps





City of Beaufort Zoning Board of Appeals  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011, Fax (843) 986-5606  
E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)  
**\*Revised September 12, 2014**

Application Fee \$300
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### SPECIAL EXCEPTION APPLICATION

OFFICE USE ONLY: Date Filed: _____	Application #: _____	Zoning District: _____
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#### Instructions

Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not the owner, the owner(s) must sign the Designation of Agent (below).

#### Submittal Requirements

1. A legal survey of the property. 2. An accurate, legible site plan showing the north arrow, dimensions, and locations of all existing and proposed structures and any improvements relevant to the appeal such as trees, fences, power lines. Six copies of all plans are required. 3. Photograph(s) of the site.

**APPLICANT(S):** Andrews Engineering Co., Inc.  
Address: 2712 Bull St. Suite "A", Beaufort, SC 29902  
Telephone: 843-379-2222 [day] 843-379-2223 [fax]  
E-mail: ryan@andrews-sc.com

**OWNER(S)** if other than Applicant(s): Peter Meletis  
Address: 1007 Briarcliff Rd, Mooresville, NC 28115  
Telephone: \_\_\_\_\_ [day] \_\_\_\_\_ [fax]

**PROPERTY STREET ADDRESS:** 163 Sea Island Pkwy, Beaufort, SC 29907  
Tax Map No.: R200 015 000 0606 0000  
Parcel No.: \_\_\_\_\_

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

**DESIGNATION OF AGENT** [complete only if owner is not applicant]:  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.  
Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

I (We) certify that the information in this application is correct.  
Date: \_\_\_\_\_ Applicant's Signature: 

**City of Beaufort Zoning Board of Appeals**  
**1911 Boundary Street**  
**Beaufort, South Carolina 29902**  
**Phone: (843) 525-7011, Fax: (834) 986-5606**  
**E-Mail: [jbachety@cityofbeaufort.org](mailto:jbachety@cityofbeaufort.org)**

**\*Revised September 12, 2014**

**APPLICATION FOR SPECIAL EXCEPTION**

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Applicant hereby appeals to the Zoning Board of Appeals for a special exception for a (ex. Type 2 Home Occupation) Section 5.3.D.10- Fuel Sales

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on property described on Page 1, which is permitted by special exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed special exception in the following manner:

a. The proposed use is compatible with existing land uses in the surrounding area as follows: see attached supplemental sheets

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b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: see attached supplemental sheets

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c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: see attached supplemental sheets

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d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: see attached supplemental sheets

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e. The likely impact on public health and safety is as follows: see attached supplemental sheets

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f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: see attached supplemental sheets

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[A site plan must be submitted]

Applicant hereby appeals to the Zoning Board of Appeals for a Special Exception for a Fuel Sales facility on property describe on Page 1, which is permitted by Special Exception under the district regulation in Section 5.1 of the Unified Development Ordinance (UDO).

Application for Special Exception Supplemental Sheet

1. Applicant will meet the standards in Section 3.16.D of the UDO which are applicable to the proposed Special Exception in the following manner:

a. The proposed use is compatible with existing land uses in the surrounding area as follows: **The proposed use for a fuel station is compatible because there is no adjoining residential use.**

b. The proposed site plan, circulation plan, and schematic architectural designs are harmonious with the character of the surrounding area in that: **The fuel station is being designed concurrently with the grocery store on the adjoining property. The fuel station will have access from Sam's Point Way and the shared access way between the grocery store and the fuel station off of Sea Island Parkway. The design provides sufficient circulation.**

c. The likely impact on public infrastructure such as roads, parking facilities, and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to adequately service the proposed use without negatively impacting existing uses in the area and in the City are as follows: **There will be no increased impact on public infrastructure. The property was a fuel station from 1955 until recently. It is currently developed and used as a commercial office space. The redevelopment of the property will have no negative impact on existing uses in the area.**

d. The proposed use(s) and designs are in general conformity with the City's comprehensive Plan and any other plans officially adopted by the City in that: **The proposed use does not conflict with the Comprehensive Plan or any other City plan.**

e. The likely impact on public health and safety is as follows: **There will be no impact on public health and safety.**

f. Potential creation of noise, lights, fumes, dust, smoke, vibration, fire hazard, or other injurious or obnoxious impacts is as follows: **The proposed fuel station will have appropriately designed elements to minimize impacts from light, fumes or other impacts including meeting all of the safety requirements of State and Federal regulations.**

In addition to meeing the standards of Section 3.16.D of the UDO, the applicant meets the conditions set forth in Section 5.3.10 **Fuel Sales in** in the following manner:

a. Parking and/or service areas shall be separated from adjoining residential properties by a suitable planting screen, fence or wall at least six feet in height; **There are no adjoining residential properties.**

b. No open storage of any type, including the overnight storage of vehicles, shall occur in conjunction with the operation; **No garage or other storage facility is provided on the proposed site.**

c. No more than two Fuel Sales facilities are permitted at an intersection of any Arterial Street (Section 7.2.B). Nor more than one Fuel Sales facility is permitted at the intersection of other streets. **The site is located at the intersection of a Sam's Point Way and Sea Island Parkway. The proposed Fuel Station will be the only fuel sales facility at this intersection.**

d. In new development, pumps should not be located between the building and the adjacent street, but instead be placed behind the building, although the Design Review Board may permit pumps to be located to one side of the building based on unique site conditions including the presence of wide buffers. In such cases, the pumps, including the canopy, shall not project further toward the street than the front line of the building. **The pumps are placed behind the building and not between the building and the adjacent street.**

e. No signs shall be located on any canopy over the pumps. **No signs are proposed on the canopy over the pumps.**

f. Any freestanding light fixtures shall be reduced in height to fifteen feet if the use adjoins a residential district or residential use. **The use does not adjoin a residential district or a residential use.**

g. Any service bay doors shall not be oriented toward any public right-of-way. **There are no service bay doors in the proposed plan.**

h. Fuel sales are subject to the general Design District standards set out in Section 6.6 and the specific Gas Station Design Guidelines set out in the Appendix. **The proposed plan meets or will meet the design standards of Section 6.6.**

A site plan has been attached.