

**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

\$ PAID
4/4/14
CP10738

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: November 4, 2014 **Design Review Board Meeting Date:** November 20, 2014

Project Name: Sea Pointe Apartments

Project Address: 61 Hazel Farm Road

Property Zoning: General Commercial

Tax Map/Parcel No. portion of R123 018 000 0039 0000

Project Developer: Bradley Beaufort LLC

Address: 601 21st Avenue North, Suite 201, Myrtle Beach, SC 29577

Phone/Fax/Email: (p) 843-438-1040, (f) 866-740-4314, (email) bradleydevelopers.com

Project Consultant: ASI Engineers, Inc.

Phone/Fax/Email: (p) 843-692-9998, (f) 843-692-9993, (email) asienginc@sc.rr.com

Address: 1304 Professional Drive, Suite D, Myrtle Beach, SC 29577

Property Owner: Andrew S. & Andone G. Messick (until closing)

Address: 2937 Palm Beach Boulevard, Fort Myers, FL 33916

[Signature] ANDREW S. MESSICK 10/29/14
 Owner's Signature Owner's Name (Please Print) Date
[Signature] ANDRONE G. MESSICK 10/29/14
 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

14-05
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] [Signature] 10/30/2015
 Developer's Signature Developer's Name (Please Print) Date

DESIGN REVIEW BOARD (DRB) APPLICATION FORM

✓ Project Narrative ✓

Project Name: Sea Pointe Apartments

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

Bradley Beaufort LLC wishes to develop a 56 unit affordable housing apartment project on a 4.49 acre parcel to be carved out of TMS # R123 018 000 0039 0000. The parcel is between Hazel Farm Road and Ferry Drive just west of Inlet Road on Ladys Island in Beaufort, SC.

The project will entail two three story, 27,600 SF (heated), 24 unit buildings and a two story 9,200 SF (heated), 8 unit building. There will be 28 two bedroom units and 28 three bedroom units for a total of 56 units. Parking requirements are 1.75 spaces per unit for the two bedroom units and 2.0 spaces per unit for the three bedroom units. This will require 105 parking spaces, which are provided.

In addition to the apartment buildings, there is a one story 1,510 SF (heated) clubhouse/leasing office building. In addition to the leasing office, it will have a laundry room, computer room and a community meeting area. The site will also have a compactor surrounded by masonry walls, a playground, gazebo and a dry detention pond for stormwater management and as an amenity.

There is an existing paved drive on the property that accesses Ferry Drive. This drive is also used for access to an adjacent restaurant that is closed at this time. Hazel Farm Road, an unpaved Beaufort County maintained road, is on the south side of the property and provides another access. In order to provide emergency vehicle all weather circulation for the project, the portion of Hazel Farm Road between the proposed two drives will be paved.

Property Size in Acres: 4.49 acres

Proposed Building Use: Apartments and Community Building

Building Square Feet: 64,400 SF (heated) residential and 1,510 SF (heated) community building

Number of Parking Spaces Required: 105 Number of Parking Spaces Provided 105

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

Are there existing buildings on site? No Will existing buildings remain or be removed? _____

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

**PROJECT NARRATIVE
SEA POINTE APARTMENTS
HAZEL FARM ROAD
LADY'S ISLAND, CITY OF BEAUFORT, SOUTH CAROLINA**

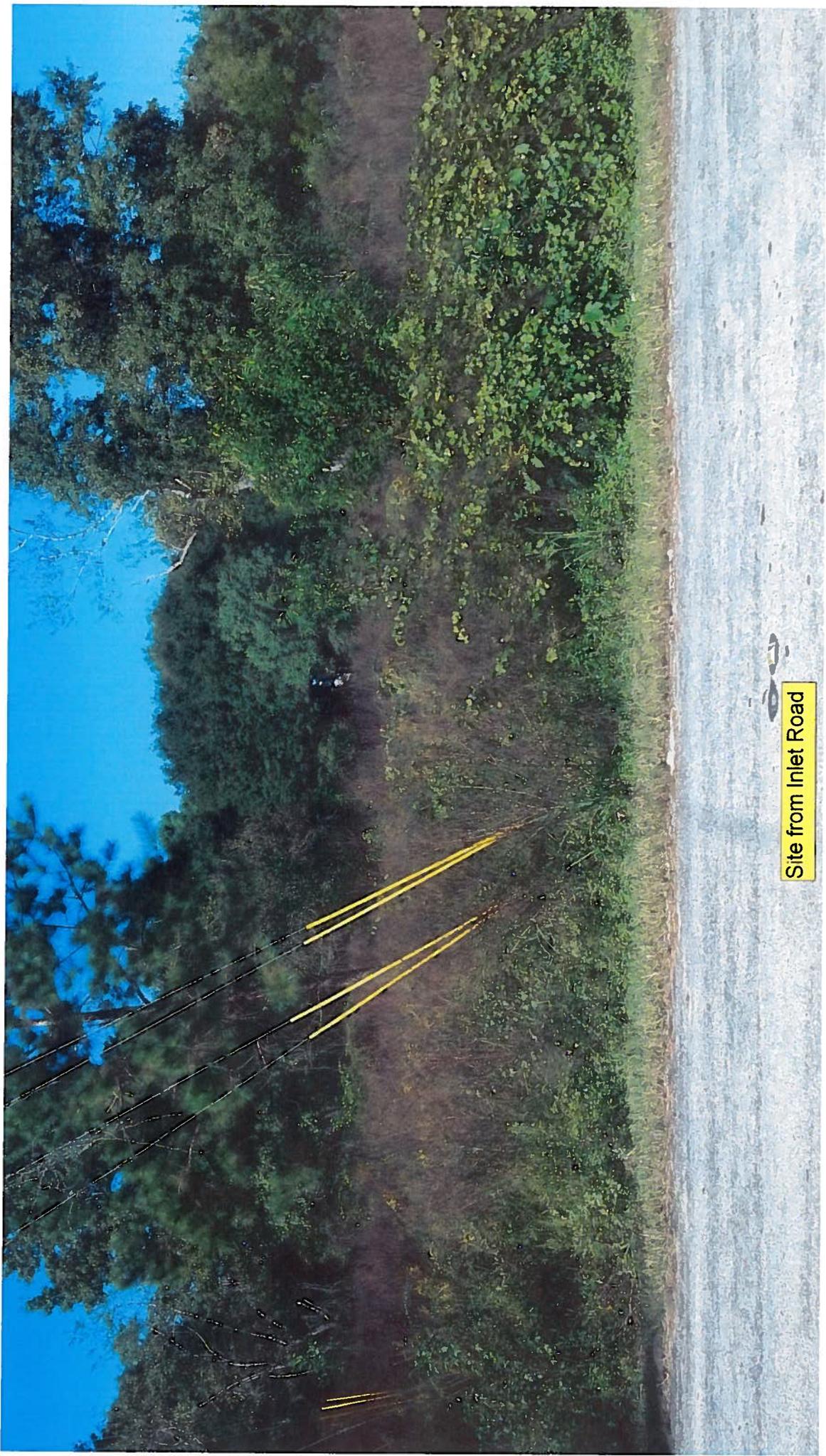
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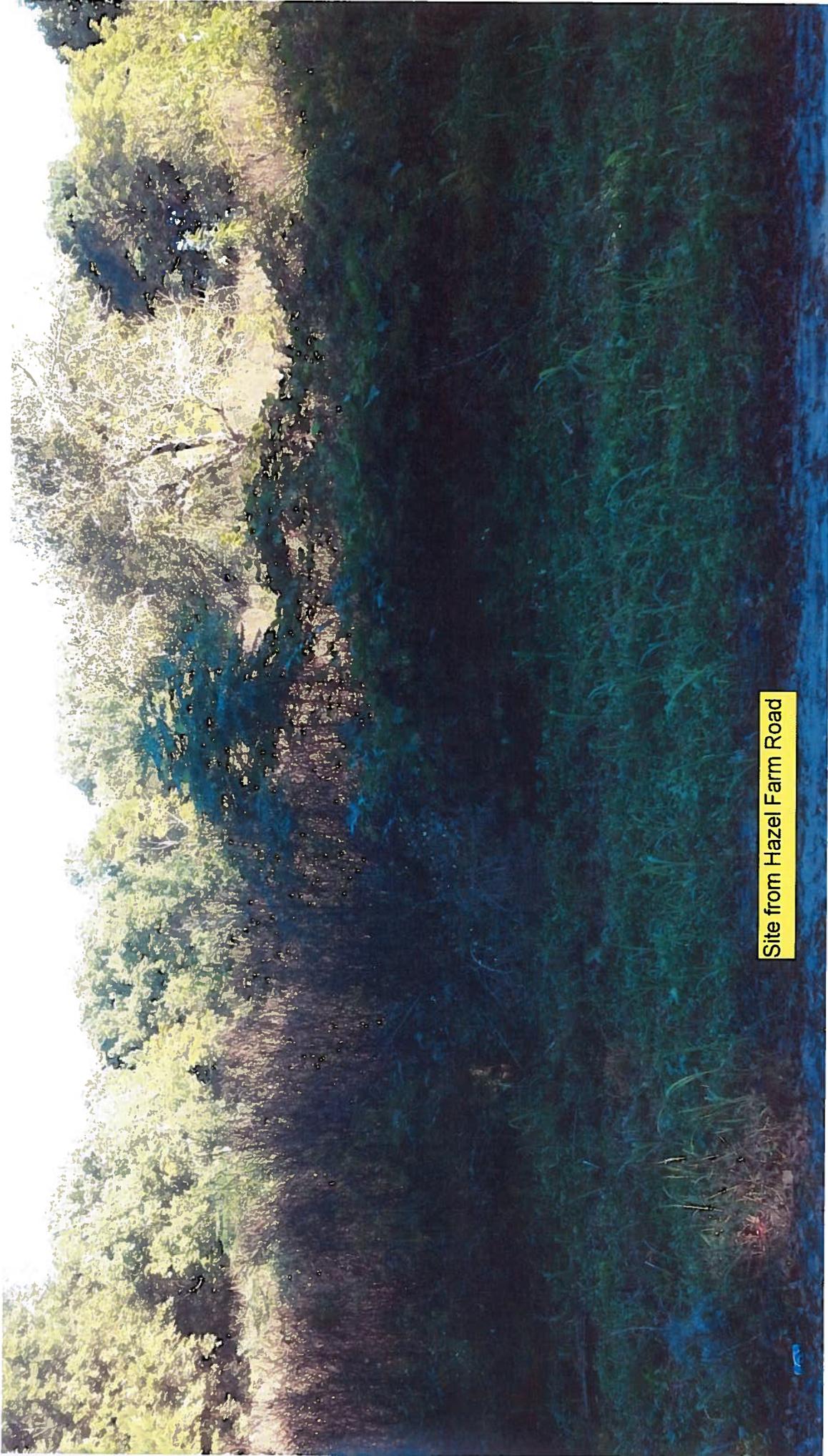
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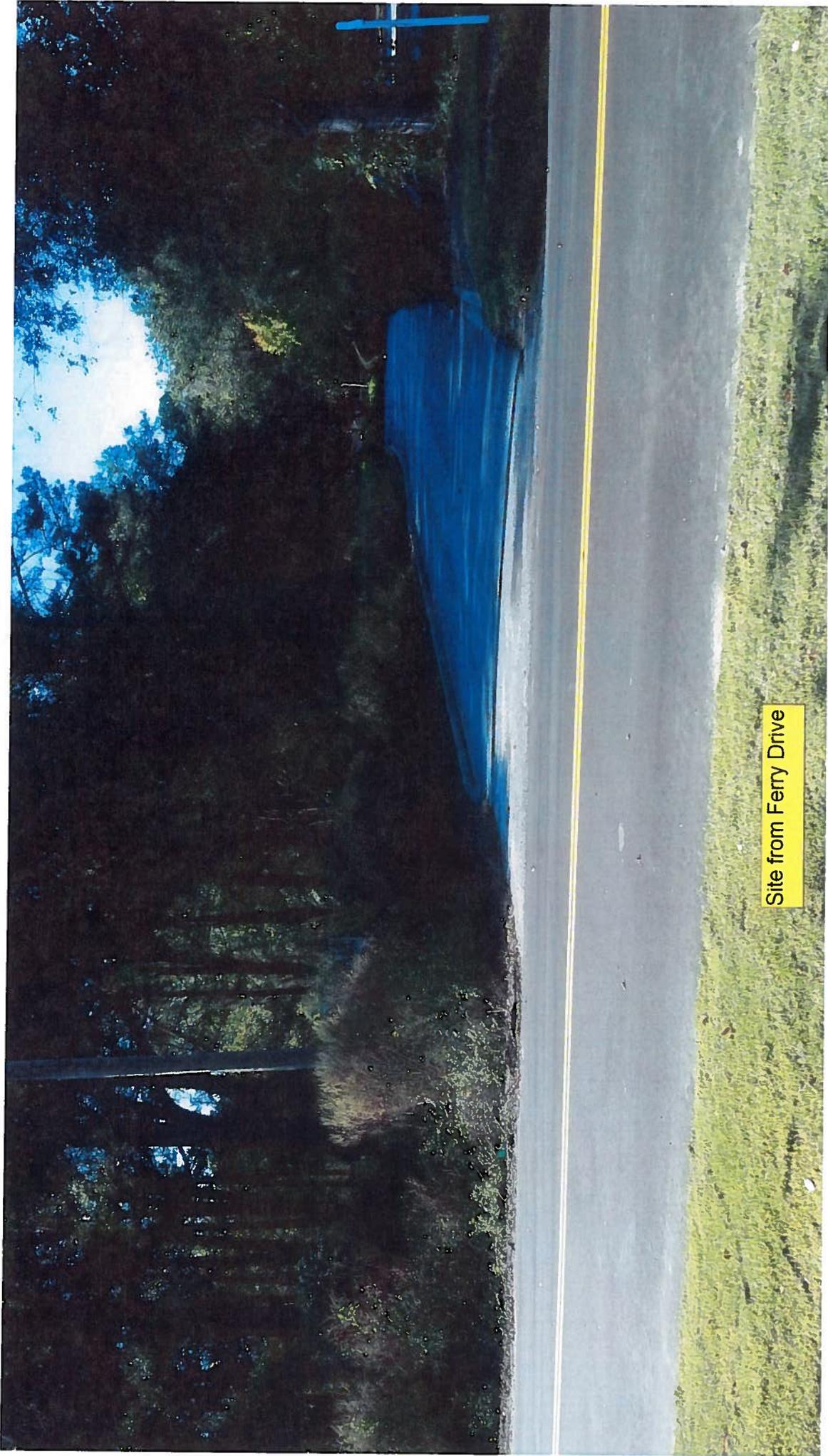
14-05 DRB.1
RECEIVED
CITY OF BEAUFORT
PLANNING
Date 11-4-14 for 11-20-14



Site from Inlet Road



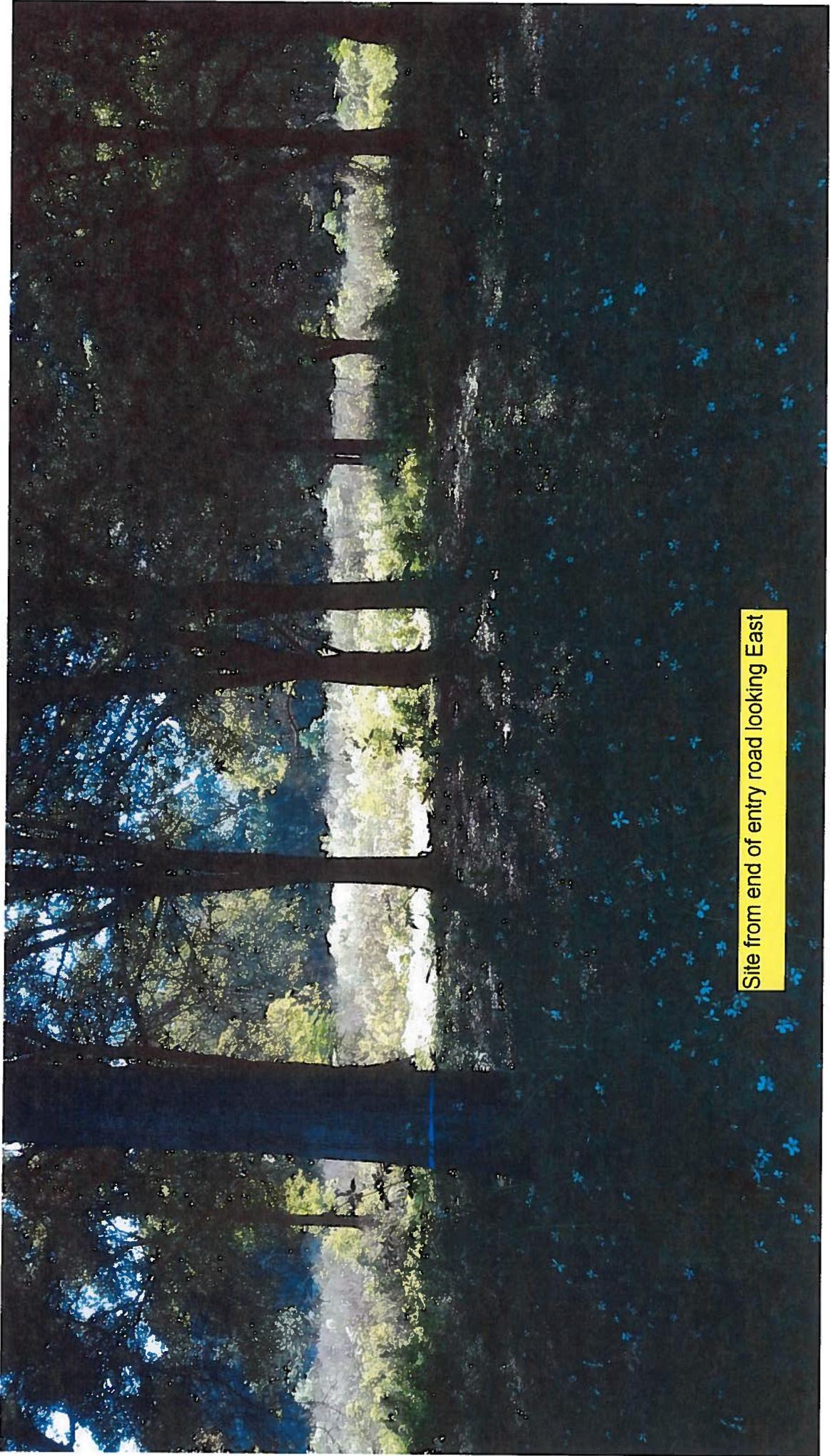
Site from Hazel Farm Road



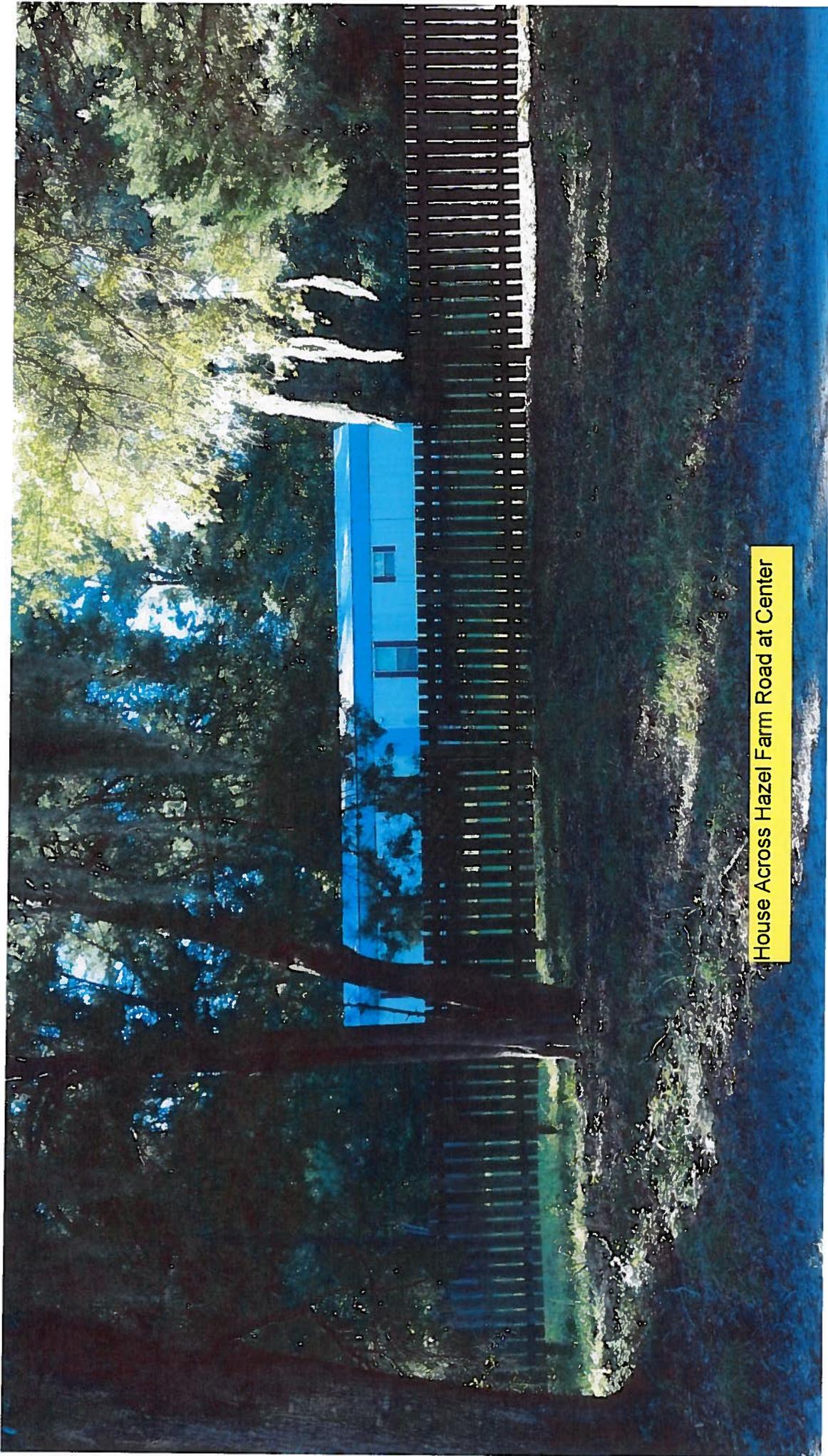
Site from Ferry Drive



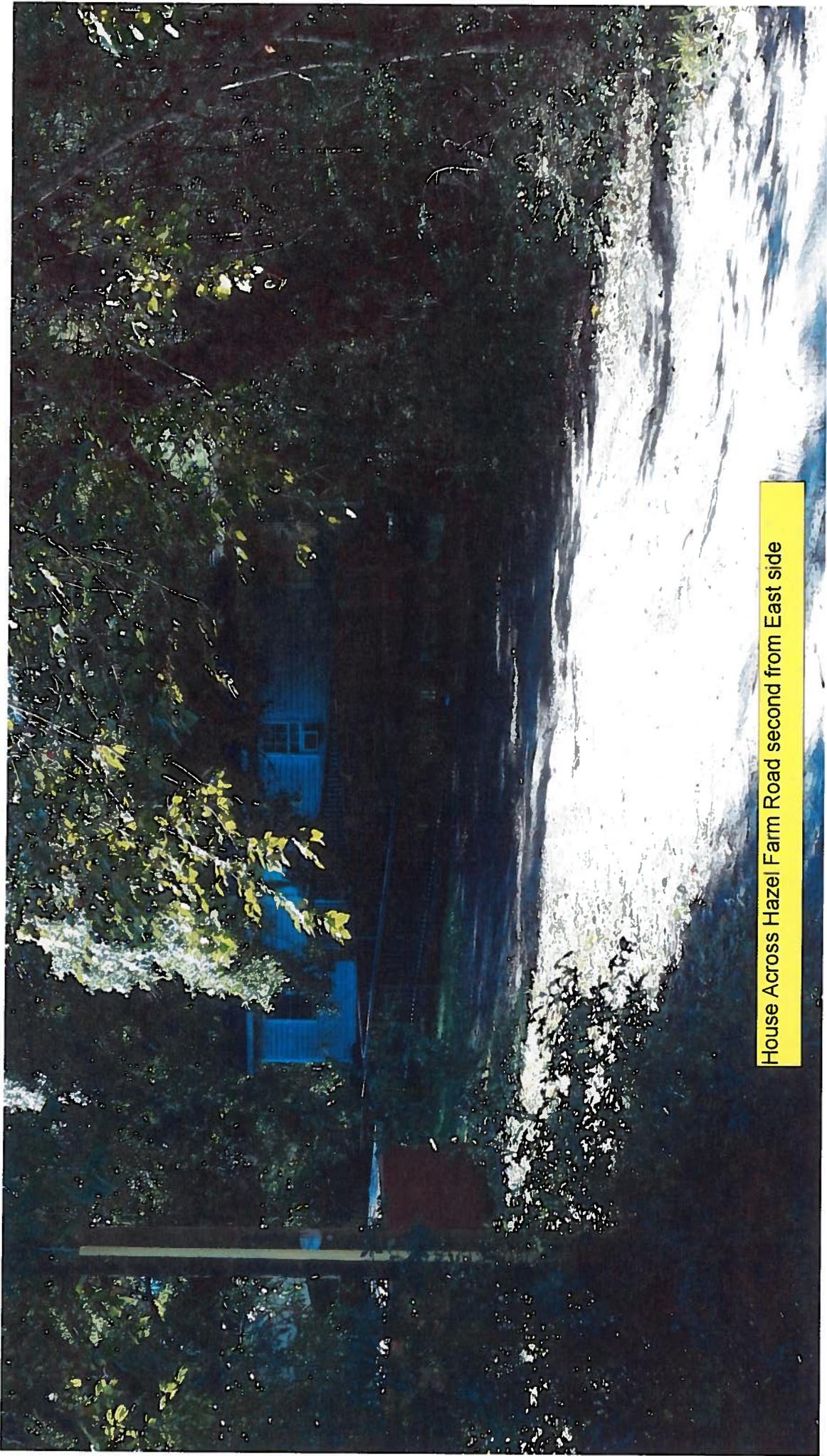
Site from end of entry road looking West



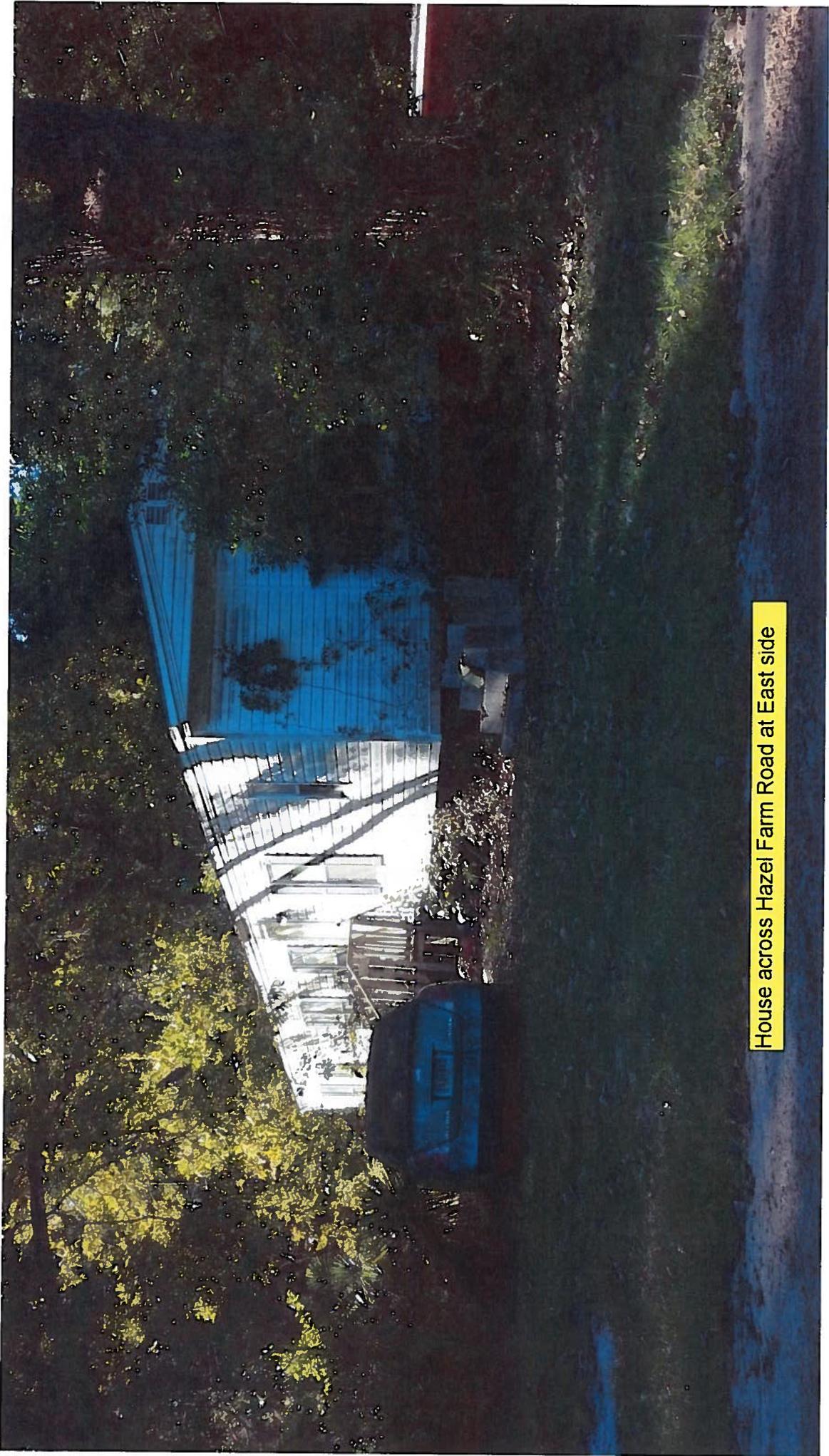
Site from end of entry road looking East



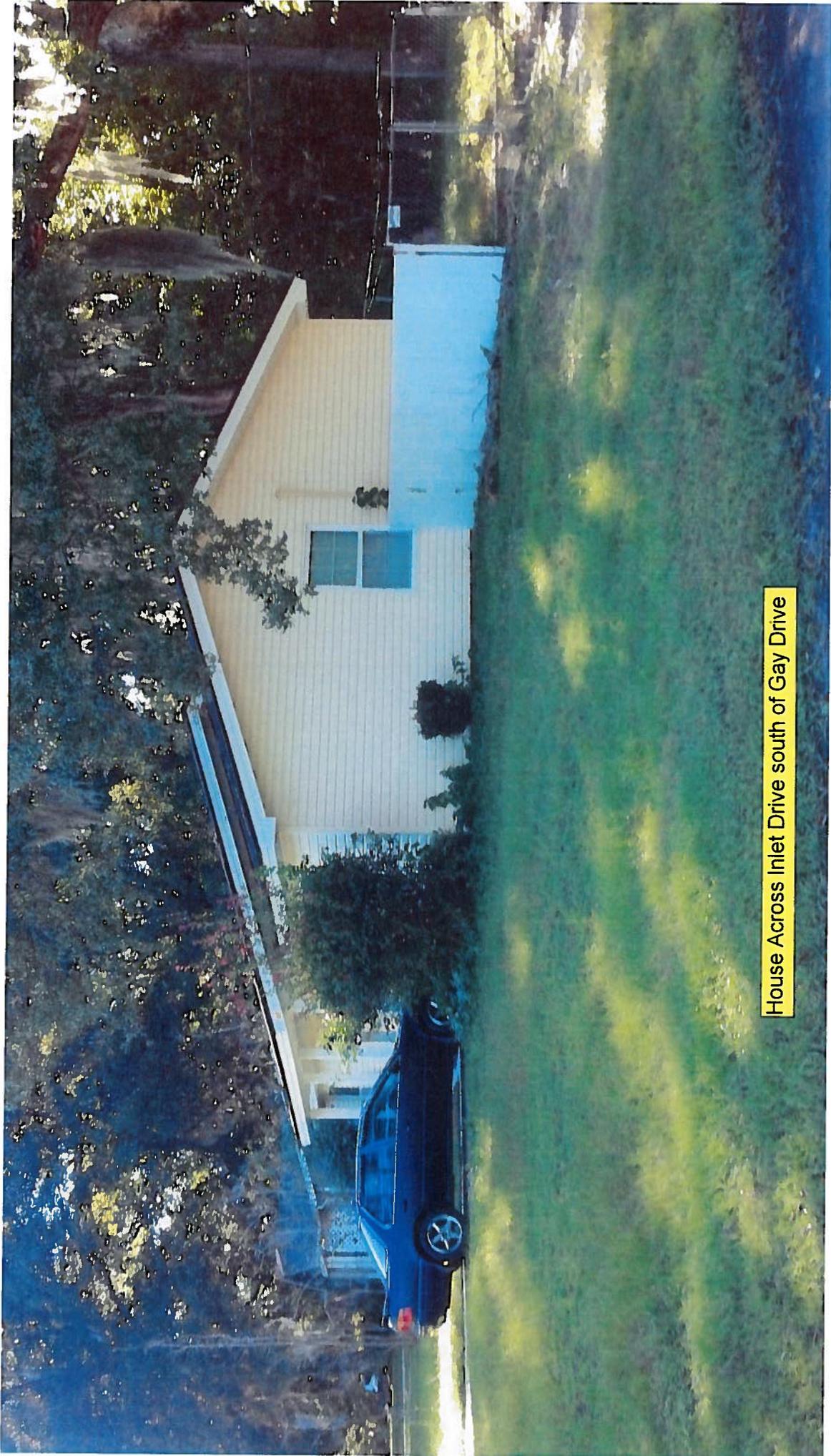
House Across Hazel Farm Road at Center



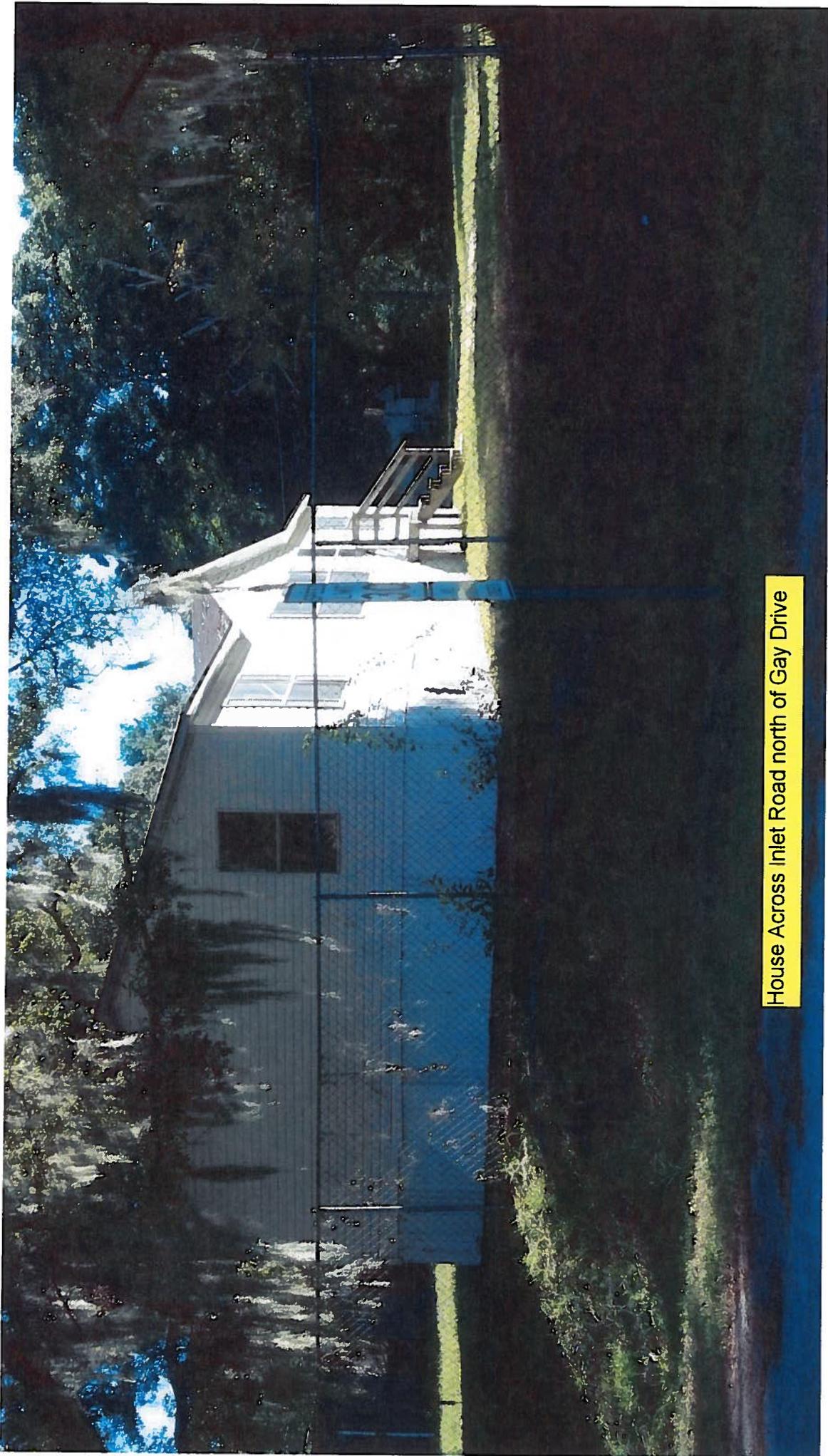
House Across Hazel Farm Road second from East side



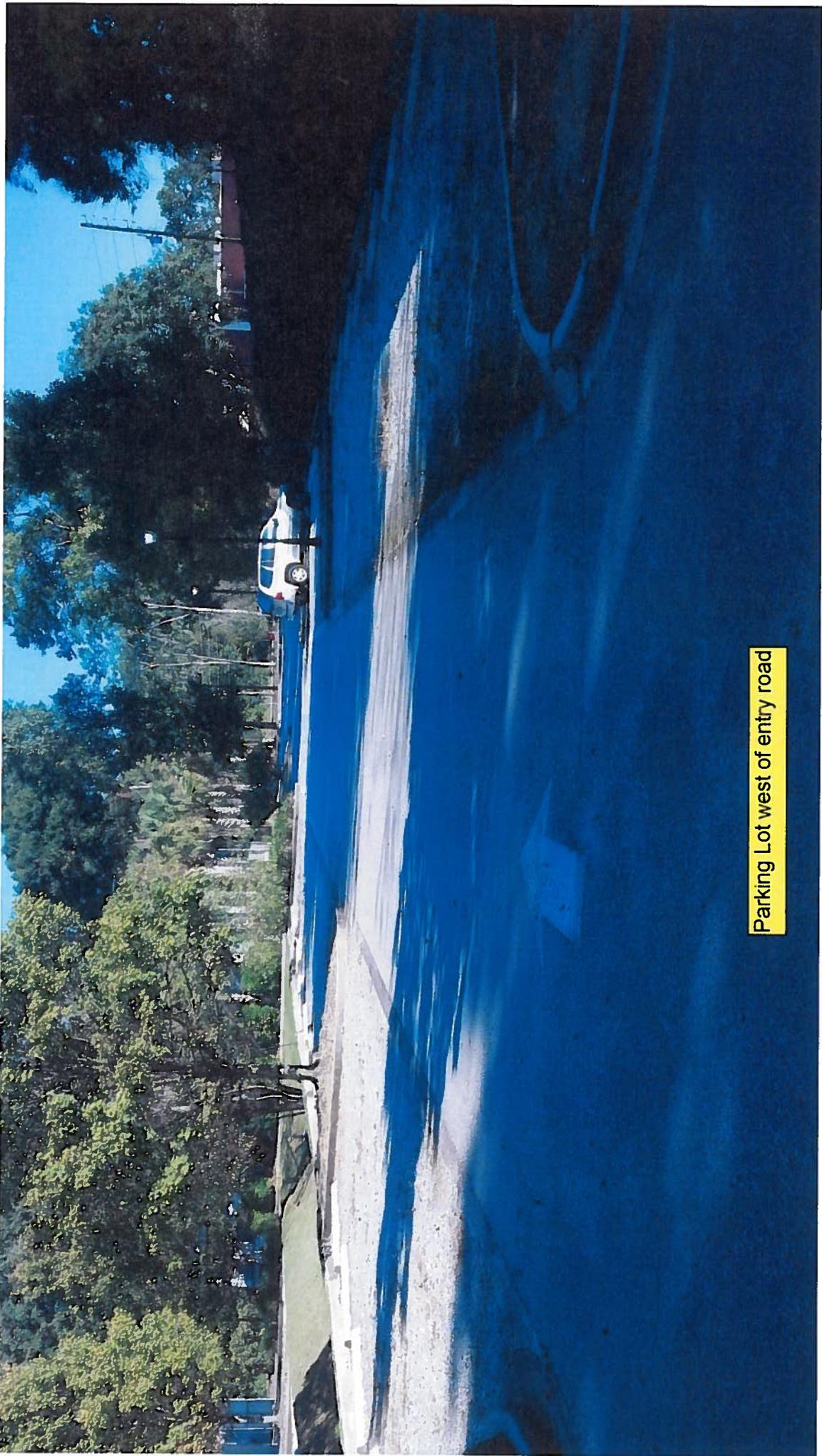
House across Hazel Farm Road at East side



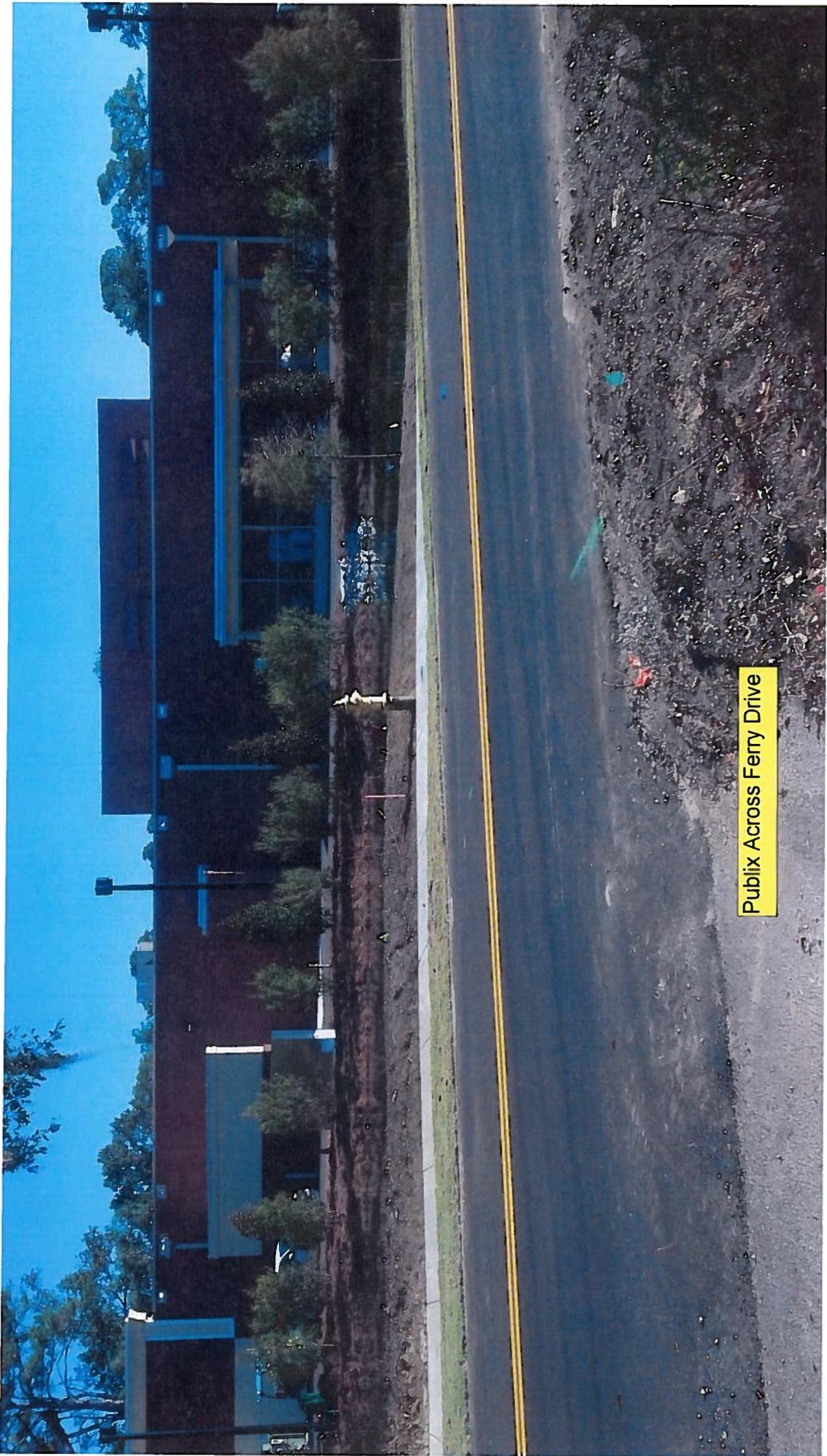
House Across Inlet Drive south of Gay Drive



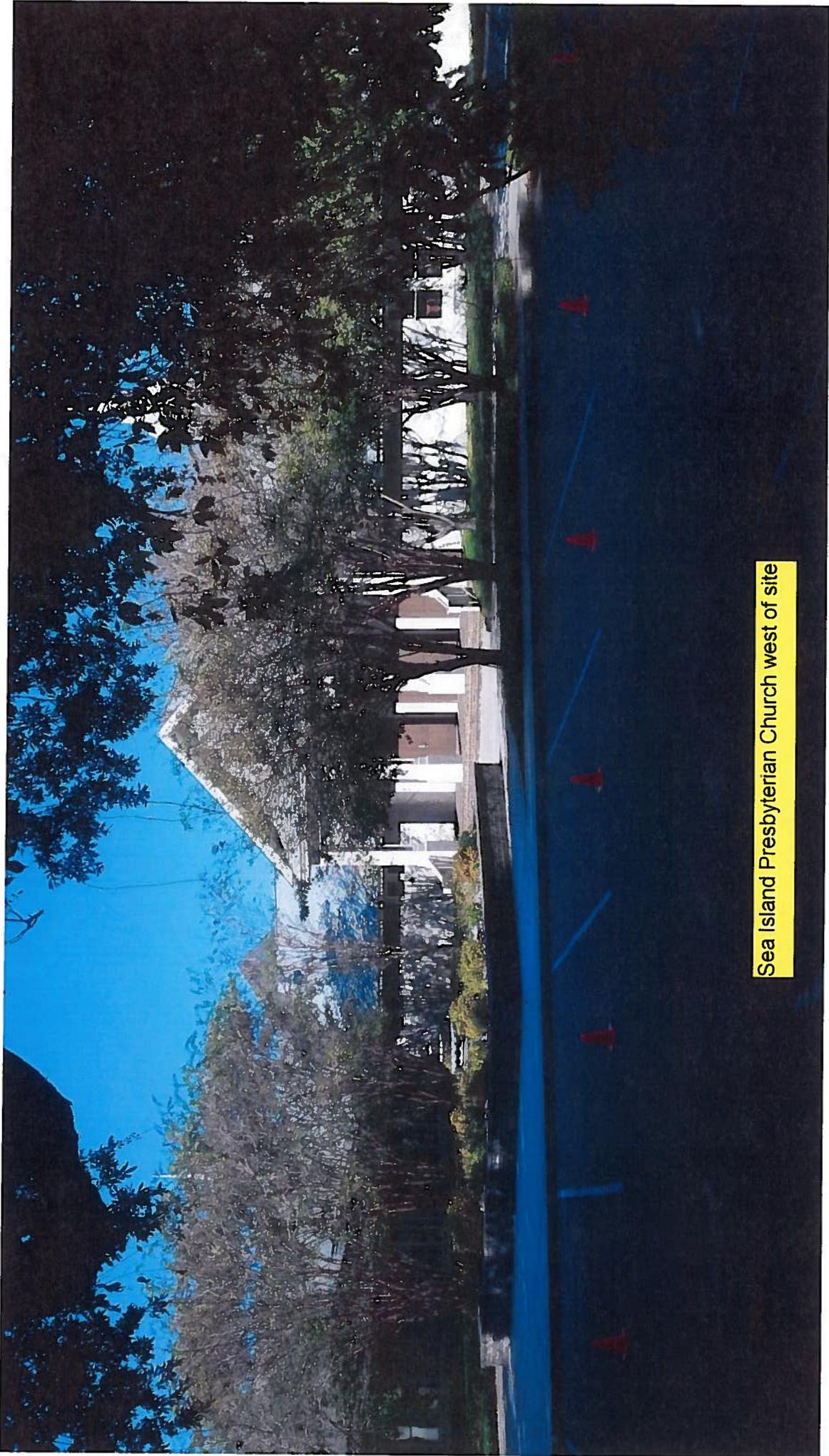
House Across Inlet Road north of Gay Drive



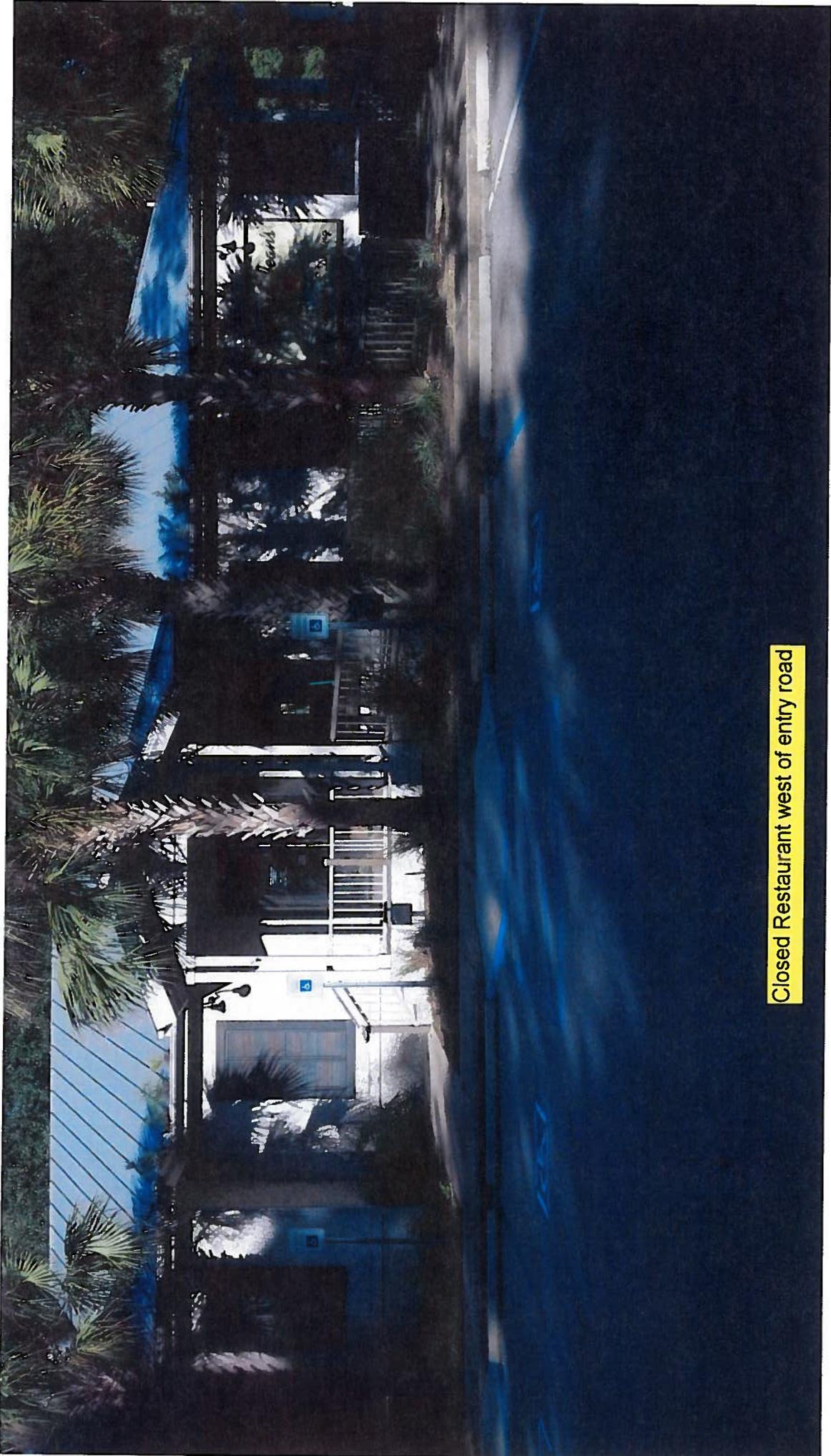
Parking Lot west of entry road



Publix Across Ferry Drive



Sea Island Presbyterian Church west of site



Closed Restaurant west of entry road

**CITY OF BEAUFORT
DESIGN REVIEW BOARD
Staff Report
Meeting of November 20, 2014**

Case Number:	14-05 DRB.2
Project:	Sea Pointe Apartments
Applicant:	Bradley Beaufort, LLC and ASI Engineers, Inc.
Property Address:	61 Hazel Farm Road
Parcel #:	R123 018 000 0039 0000
Zoning:	GC – General Commercial
Type of Review:	Architecture and Site Plan - Preliminary

Request:

The applicant is requesting preliminary approval for a new 56-unit apartment complex on 4.5 acres. The project will include two (2) three-story buildings, one (1) two-story building, and a clubhouse/leasing office. There will also be a playground, gazebo and dry detention pond, along with the requisite site access and parking.

Background:

This project has not appeared before the DRB before.

Zoning: This property is zoned General Commercial and is in the Lady's Island Drive Design District.

Setbacks:

Front:	20'
Side:	10'
Rear:	10'
Maximum Site Coverage:	65%; 49.5% is shown
Maximum Height:	50'

Site Plan:

• **Access:**

- o There are three vehicular access points shown into the property – one along Ferry Road, which is an existing asphalt drive serving other parcels, and two new ones onto Hazel Farm Road.
- o Staff appreciates the direct connectivity between the new parking area and the existing access drive, out to Hazel Farm Road. This was supported by the Fire Chief as well.
- o Sidewalks: A sidewalk connection is shown along the Hazel Farm Road frontage, as well as connecting to Ferry Road along that access drive. A sidewalk is required along Inlet Road based on the UDO Section 6.6.C.7 which states that *"sidewalks shall be installed within the right-of-way of all existing public streets on which the property has frontage which do not have a sidewalk...The DRB may waive this requirement based on the unique characteristics of the site and the surrounding area if it determines that the sidewalk construction will not provide public benefit."* Staff feels that the DRB could consider waiving this requirement

since there is a retention pond on that side of the parcel and since the applicant is connecting back to Ferry Road via another sidewalk that provides more direct connectivity to the residents.

- **Parking:** all requirements have been met.
- **Stormwater Management: Section 6.6.C.1.e of the UDO states** *"Retention/detention ponds should be incorporated as an amenity into the site wherever possible...Ponds should not be located in the front of the property unless the pond has been designed in conjunction with the natural features of the site and is developed and will be maintained as a site amenity. Rectangular or linear shaped ponds should be avoided where visible from the street."* The applicant has worked to design the site to save the large stand of Live Oak trees in the south east portion of the site. The community building, playground and gazebo are situated adjacent to the pond so to make it part of the recreation area. The landscape plan, at the next submission, should address this section of the ordinance and show how the pond will be an amenity versus a solely utilitarian site element.
- Details of all utility and trash screening must be submitted. Locations of all utilities and equipment must be shown on all site plans, both Civil and Landscaping.
- A bike rack will be required.

Architecture:

- Particularly on the buildings fronting Hazel Farm Rd., consider having direct entries into the units from the street.
- On the pairs of ganged windows, consider trimming them out to match the triple windows.
- On the front elevation of the 8-unit buildings:
 - Consider using a different window configuration so that the windows that are more in keeping with the proportion and scale of the rest of the windows used throughout the other buildings. The 4-window combination seems to be the only place this size/shape of window is used.
 - This is also the only place shutters appear in the project. Are they needed? If so, consider adding them to the bottom floor at a minimum.
- At this time, there is an ordinance going through City Council requiring all residential buildings to be raised a minimum of 18" above adjacent grade. This would require stairs on the front (Hazel Farm Road) side of the buildings. This has passed first reading and will go for second and final reading on November 18.
- A color board and/or rendering will be required for final submittal.

Lighting:

- A photometric plan with site and building lighting is required.
- Full cut-off fixtures are required.

Landscaping:

- After evaluation by the city's landscape architect/arborist Liza Hill, the majority of the Live Oak trees have been retained on the site. The remainder were not deemed significant. However, wherever a planting island can be adjusted to retain an existing tree, that should be studied. For instance, there is a 15" Laurel Oak on the east side of Building 1 that can be saved by adjusting a sidewalk location.
- Please note, the total number of caliper inches of grand trees being removed is 385. A

minimum of 1/3 of this total, 128, is required as plant back and should be shown on landscape plan. For your use, this equates to approximately 32 – 4” caliper trees.

- The trees less than 24” caliper were not analyzed. It is assumed that these trees which are not shown in or near a building footprint, parking or sidewalk area will be retained.
- A landscape plan will be required for final submittal.

Signage:

- A separate sign application must be submitted for approval of signage.

Staff Recommendation:

Staff recommends Preliminary Approval as submitted, with some discussion on the staff comments above by the DRB.