



**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) = 7.74 acres total

Proposed Building Use: Grocery and Retail

Building Square Feet: 60,000sf (Grocery) and 4,400sf (Retail) = 64,400sf Total

Number of Parking Spaces Required: 215 Number of Parking Spaces Provided 268

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? remove

**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](mailto:jbachety@cityofbeaufort.org)  
Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**HARRIS TEETER AT LADY'S ISLAND**  
**CITY OF BEAUFORT – DRB CONCEPTUAL**  
**PROJECT NARRATIVE**  
**Submittal Date: September 2, 2015**  
**Meeting Date: September 10, 2015**

**PROPOSED REDEVELOPMENT**

The project consists of demolishing the “old Publix” grocery store (38,000sf) on Lady’s Island in order to construct a new 60,000sf Harris Teeter with 4,400sf attached retail shops on approximately 7.7 acres on the northeast corner of the Sam’s Point road and Sea Island Parkway intersection. The project site is bound on the north by Robin Drive and the east by Sam’s Point Way. The old Publix site is located within the City and the vacant wooded site behind the building is in unincorporated Beaufort County. The county parcel will be annexed into the City and both lots consolidated into one parcel. 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 is currently in progress however it is unlikely that wetlands are present.

**STORM DRAINAGE, INFRASTRUCTURE, AND UTILITIES**

Elevations are not available at this time, but the site generally drains towards Sea Island Parkway from the existing pond outfall to SCDOT storm drainage system. The storm drainage and grading plans will be prepared after the conceptual site layout is generally acceptable by the City. It is planned to consist of pervious paving materials located in the parking stalls and a combination of underground detention and detention ponds which will be designed to provide quantity and quality control to meet acceptable standards prior to discharging. Water and sewer service exist at the site. SCE&G will provide electric service as well as provide site lighting. Hargray will provide tele-communications.

**ACCESS**

The proposed access to the site will be provided by right in/out accesses on Sams Point road and Sea Island Parkway. A new full turn access driveway with right turn lane is planned along Sams Point Road. Two full turn accesses are planned along Sams Point Way. No driveways from Robin drive are planned.

**PARKING NEEDS**

The parking ratio for retail requires a minimum of 1 space per 300 sf of floor area with a maximum parking allowed of 125% of the minimum required. The proposed developed will consist of approximately 64,400sf total for a required number of parking spaces equal to 215. The proposed site plan provides for 268 spaces which maximizes the 125% allowance.

**LANDSCAPING, LIGHTING, AND SIGNAGE**

Landscape, Lighting, and Signage plans will be submitted during the Design Review process. A project Arborist will be hired if necessary to provide recommendations for tree preservation and hazardous tree removal. Parking stalls and stormwater drainage will be amended to preserve certain trees recommended by the arborist, where possible.

**ARCHITECTURE**

The architectural elevations for the retail and grocery are not yet available.

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of September 10, 2015**

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**Case Number:** 15-10 DRB.1  
**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, with an additional 4,400 SF liner building facing Hwy 21 / Sea Island Parkway. The project is located on 7.7 total acres comprised of two parcels. The applicant is in a due diligence phase and has not yet done a full site survey to include tree and topo. They are requesting conceptual approval of the site plan, knowing that there may be some adjustments particularly in the parking area, once the full site survey is complete and the architecture is developed. Staff supports this request.

**Background:**

This project has not come before the DRB before.

**Zoning Issues:**

This property is zoned Neighborhood Commercial (NC) and is in the Lady’s Island Village Center Design District.

Setbacks:

|               |                            |
|---------------|----------------------------|
| Front Setback | 6’-12’ Front Build-to Line |
| Side:         | 0’                         |
| Rear:         | 15’                        |

Percent Impervious: 75% because it is a redevelopment project

Building Height: 50’

**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.”

## Staff Comments & Suggestions:

### Site:

- **Process:** The two parcels would need to be combined prior to issuing a building permit. One of the parcels would need to be annexed into the city before this could occur.
- **Vehicular Circulation:**
  - The curb cuts as shown, both existing, modified existing and new, appear that they will provide for much better vehicular access than what previously existed when Publix was located there.
  - A 16', one-way slip road has been provided along Sea Island Parkway to provide access to the liner shops.
  - A traffic impact analysis will be required.
- **Pedestrian Circulation:** sidewalks exist on both Sea Island Parkway and Highway 170. Adequate internal sidewalks should be provided to connect to these sidewalks. In addition, a sidewalk should connect the line buildings with the front entry of the grocery store.
- **Slip Road Design:** Staff appreciates the on-street parking and sidewalk. Is it possible to provide tree wells as part of this as well? Particularly on the sides adjacent to the building.
- **Parking:**
  - There are 268 parking spaces shown, of which 65 appear to be pervious. This is within our ordinance requirements.
- **Trees:**
  - 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.
- **Drainage:**
  - Is the intention to retain the existing drainage pond on the SW corner of the property, and to remove the one located further up Sam's Point Rd? And then, additional drainage, in the proposed locations, will be designed to accommodate the rest of the stormwater?
  - Any stormwater management area located where it's visible from the public right of way must be designed and maintained as an amenity.
- **Future Drawings and Site Details Required:**
  - Landscaping: A landscape plan will be required showing existing trees to be preserved and removed, and new landscaping meeting the mitigation requirements.
  - Stormwater and Utility Plans
  - All mechanical equipment, trash/recycling receptacles, and propane tanks must be shown on the plan. They must be screened from view and details of the screening shall be provided.
  - A bike rack will be required.
  - A lighting plan, showing building and site lighting, will be required. Full-cut off fixtures are required for parking lot lighting. Lighting along the slip road should have a pedestrian-scale (no taller than 16' mounting height) and design.

### Building: (note: at the time of this staff report, no building elevations had been received)

- **Placement on the site:** Since this property is in the Lady's Island Village Center Design District, it is required to comply with the 6'-12' front build-to line. In addition, a usable

entrance onto Sea Island Parkway is required. Due to the large footprint of this building, and the odd geometry of the site, a frontage road along Sea Island Parkway was incorporated into the plan. Two liner shops were added to the rear of the grocery store building, fronting this new road, allowing this build-to requirement and entrance requirement to be met.

- Long, unarticulated facades are not permitted when visible from the public right of way, primary vehicle access point or parking area. The west façade, along Sam's Point Road, will need special attention and articulation to meet this requirement.
- Full architectural drawings will be required for future submissions.

### **Staff Recommendation**

Staff recommends that the DRB give Conceptual approval to the site plan with the following conditions:

- Tree wells and/or planting strips should be incorporated into to the slip road street section;
- Design of the site will accommodate the tree survey as much as possible once that is complete;
- Site design will be coordinated with building mass, form, and detail as appropriate in further phases. This includes but is not limited to entrances, walkways, outdoor elements such as seating areas, and equipment screening.

# 8.4 Sea Island Parkway and Lady's Island Village Center

Sector: 5

Project Type: Private

Civic Investment Required: None

See Also: 2.7; 6.6

## Streetscape Improvements

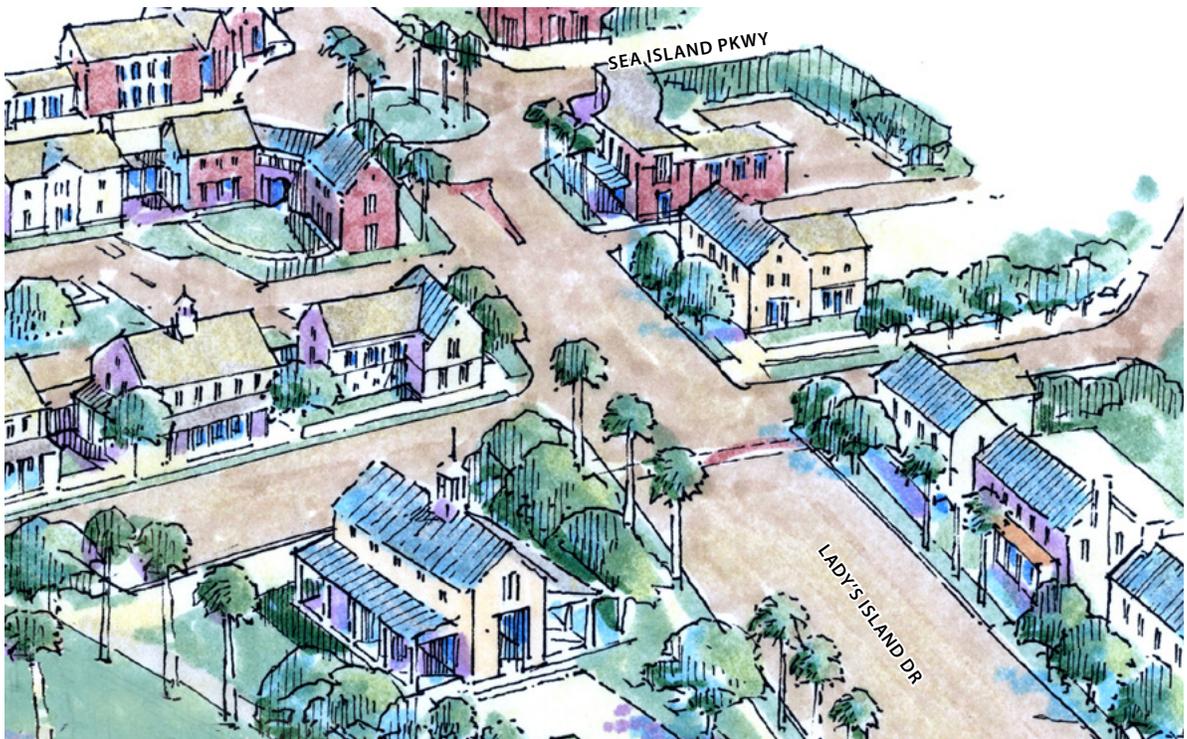
As Carteret Street extends south from downtown Beaufort across the Beaufort River, it becomes Sea Island Parkway, the primary thoroughfare to Lady's Island, St. Helena Island and Hunting Island. Sea Island Parkway is primarily a four-lane rural thoroughfare with scattered sidewalks in the more developed areas near the Beaufort River.

Proposed streetscape improvements are limited to the Lady's Island Village Center area located west of the Beaufort County Airport; the areas beyond this point quickly transition to a rural road with sparse development and little need for additional infrastructure. Along Sea Island Parkway, this plan recommends widening sidewalks and

installing planting strips to buffer the sidewalks from vehicular travel lanes. In some areas, on-street parking may be appropriate to serve new development located at the edge of the sidewalk. A series of roundabouts is also proposed to calm traffic through the Lady's Island Village Center and create focal points for redevelopment.

## Redevelopment Strategies

The conceptual plan for Lady's Island Village Center focuses on creating a more connected and coherent pattern of circulation and reinforcing the streetscape with walkable development that defines a consistent street edge. Beaufort High School continues to be a prominent, yet secluded civic presence in this area. The proposed plan for the Whitehall area and Hamilton Village seek to complement the mixed-use walkable character of downtown Beaufort by echoing this pattern directly across the Beaufort River. (See 6.6 for more detail about each of these areas.)



▲ CONCEPTUAL ILLUSTRATION OF LADY'S ISLAND VILLAGE CENTER



▲ EXISTING STRIP CENTER

### Building Redevelopment Strategies

As streetscape improvements create redevelopment opportunities, there will not be one building type or scale that is appropriate for all locations. The two illustrations below show options for how the strip center at left could be redeveloped to create a more pedestrian-friendly destination. The multi-story building option frames the street and allows for vertical mixing of uses: retail on the ground floor and offices or housing above. Multi-story buildings will not be economically viable in all locations, and the one-story building option shows a configuration that establishes a similarly attractive place that may be more appropriate for some locations, such as at mid-block.



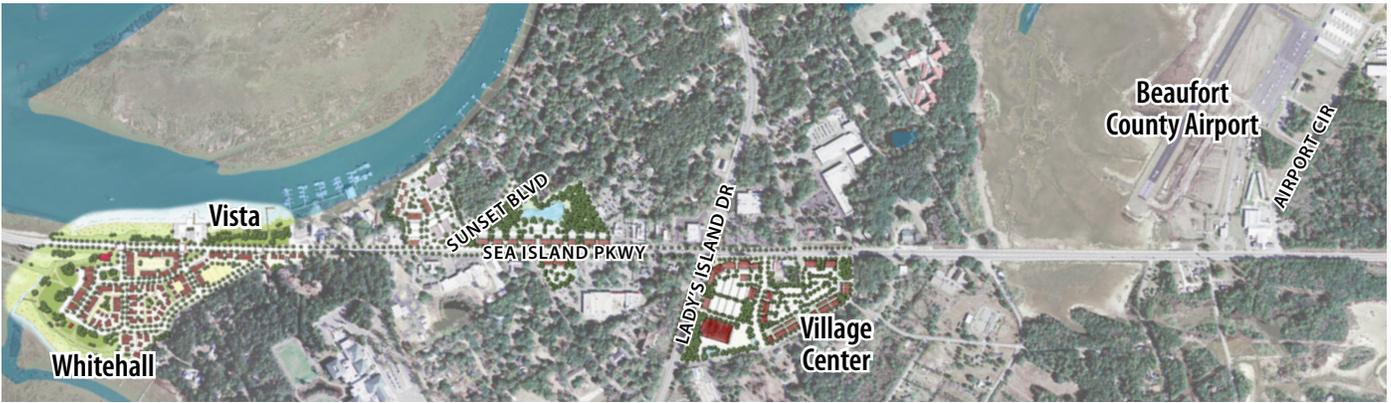
▲ ONE-STORY BUILDING OPTION



▲ MULTI-STORY BUILDING OPTION



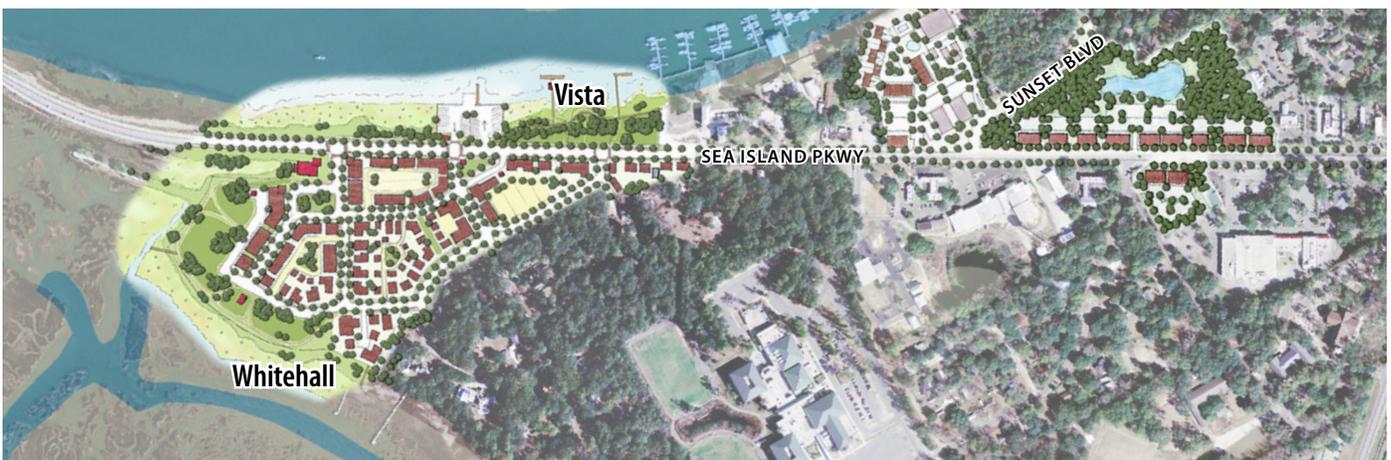
▲ CONCEPTUAL ILLUSTRATION OF LADY'S ISLAND HOUSING INFILL



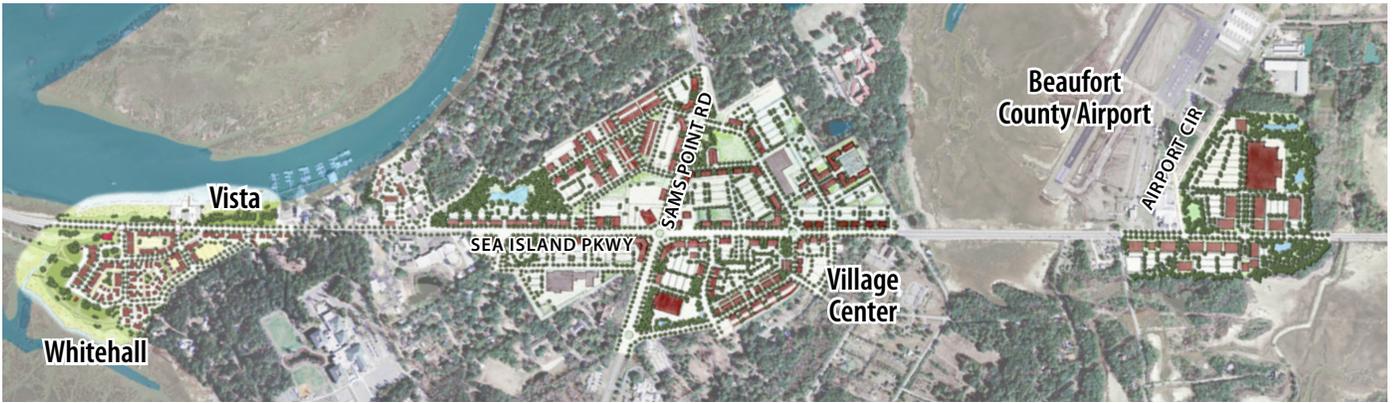
▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE I



▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE I - VILLAGE CENTER



▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE I - WHITEHALL AND VISTA



▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE 2

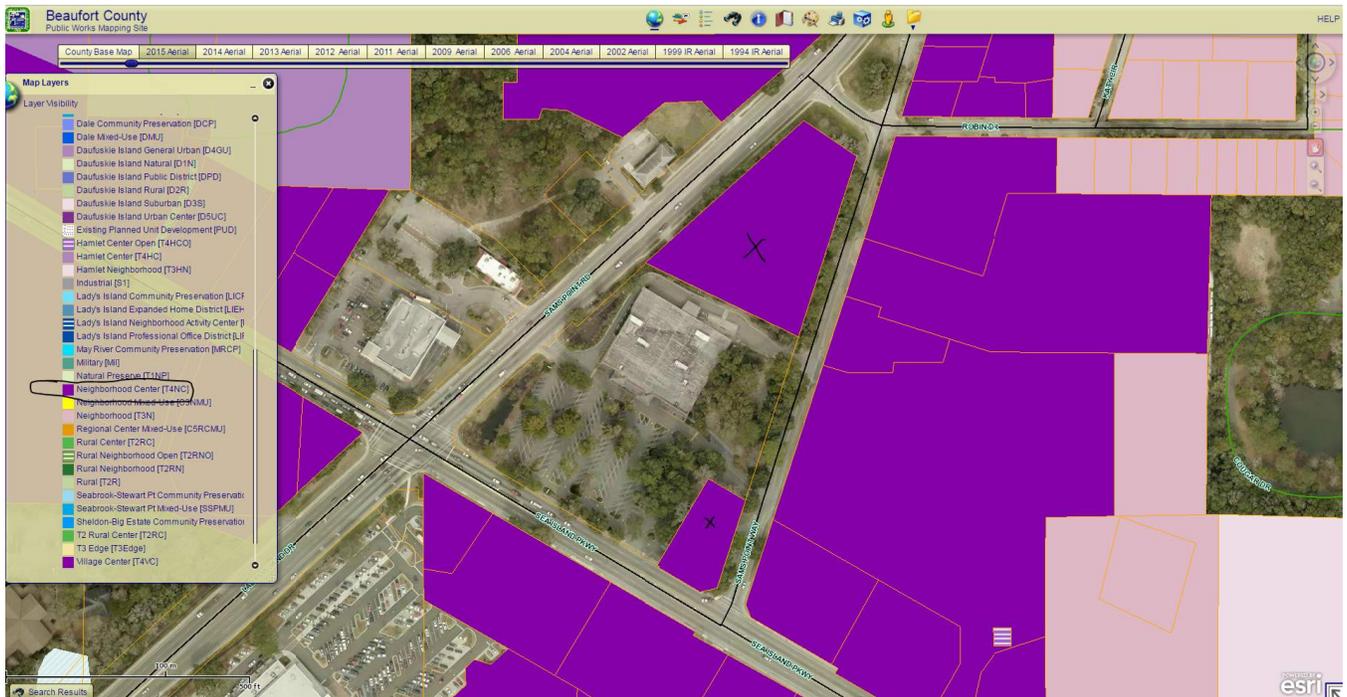
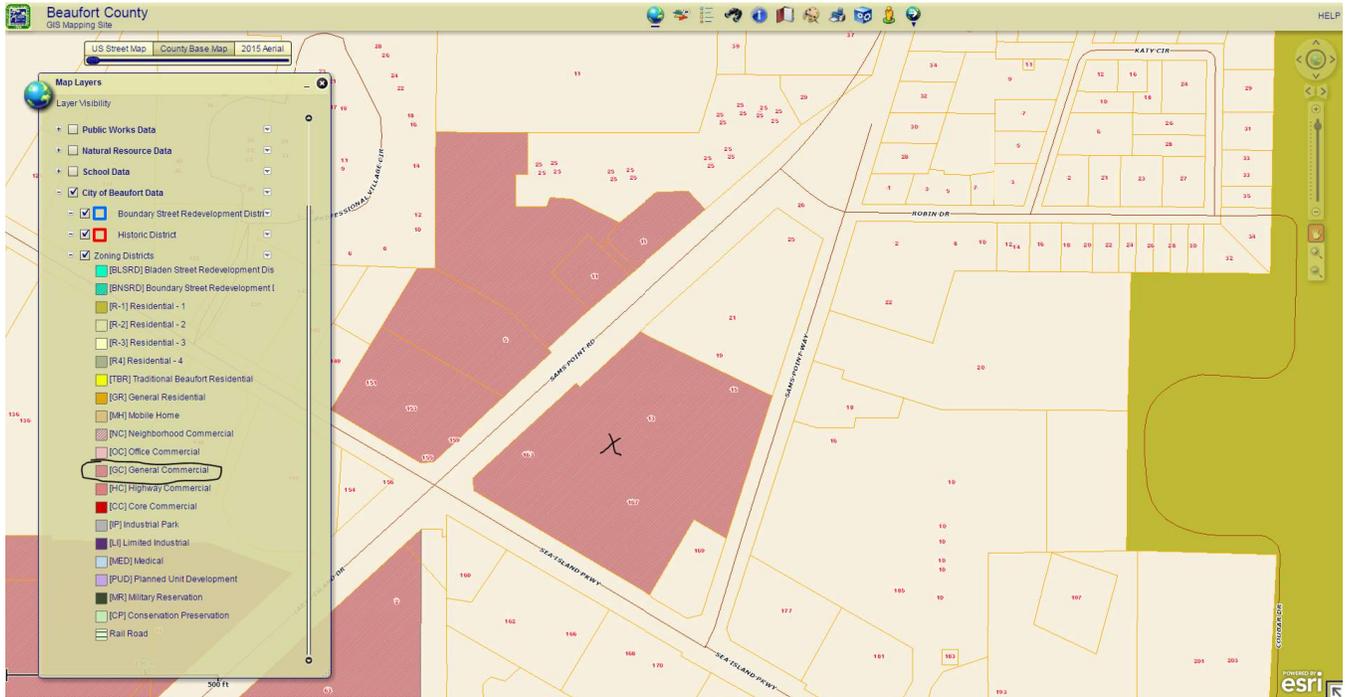


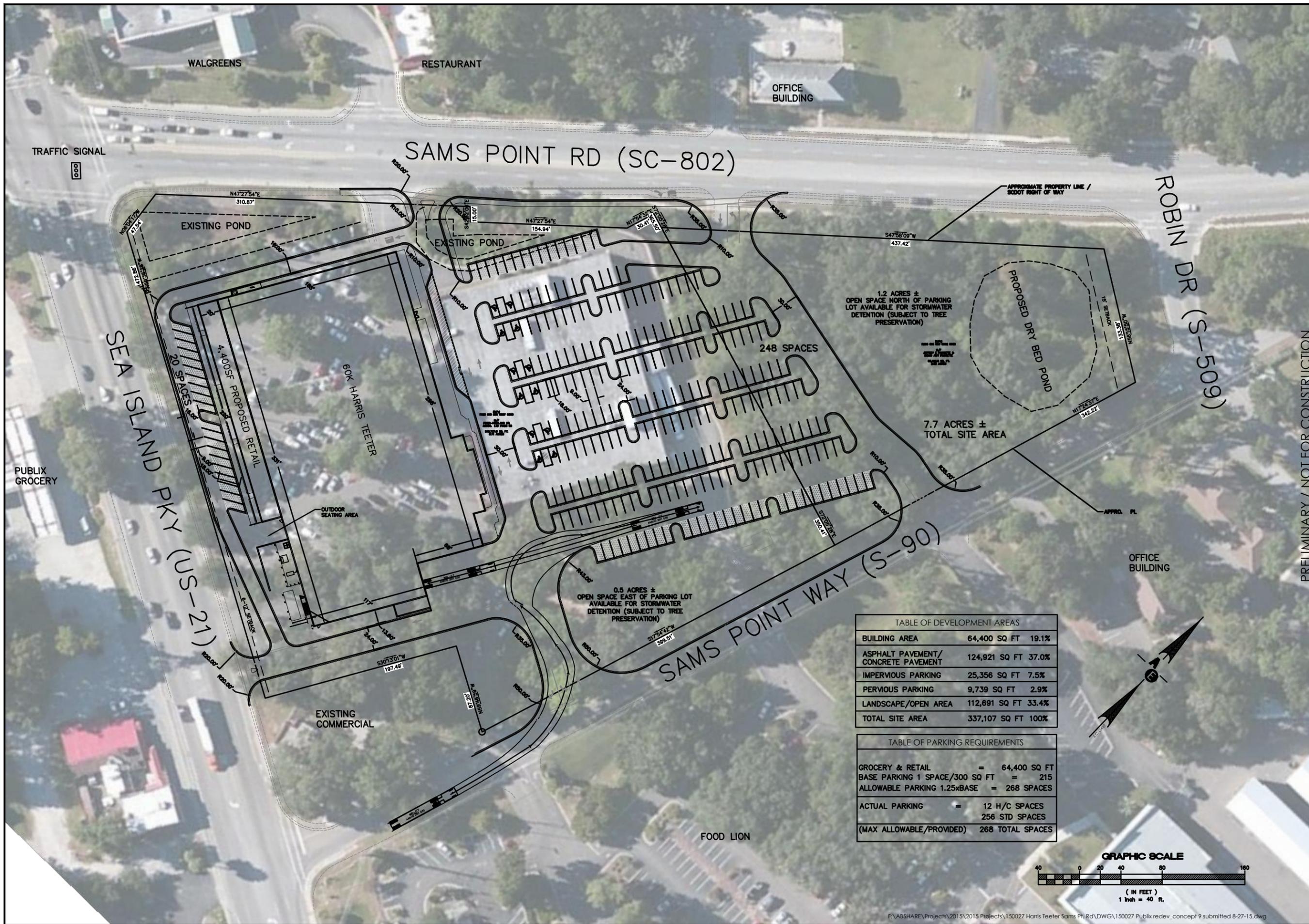
▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE 2 - VILLAGE CENTER



▲ CONCEPTUAL PLAN OF LADY'S ISLAND DEVELOPMENT - PHASE 2- AIRPORT JUNCTION PUD

# 150027 Harris Teeter - City and County Zoning Maps





PRELIMINARY / NOT FOR CONSTRUCTION

| PLAN REVISIONS |             |
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| NO.            | DESCRIPTION |
| 1              |             |
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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  
Concept 9

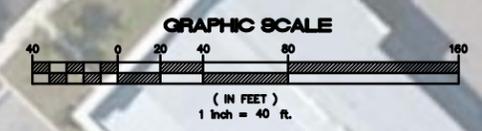
Date Drawn: 8/12/15  
Last Revised: 8/26/15  
Drawn By: BC  
Engineer: SA

SHEET #:  
**2**

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JOB: 150027

| TABLE OF DEVELOPMENT AREAS             |               |       |
|--|---------------|-------|
| BUILDING AREA                          | 64,400 SQ FT  | 19.1% |
| ASPHALT PAVEMENT/<br>CONCRETE PAVEMENT | 124,921 SQ FT | 37.0% |
| IMPERVIOUS PARKING                     | 25,356 SQ FT  | 7.5%  |
| PERVIOUS PARKING                       | 9,739 SQ FT   | 2.9%  |
| LANDSCAPE/OPEN AREA                    | 112,691 SQ FT | 33.4% |
| TOTAL SITE AREA                        | 337,107 SQ FT | 100%  |

| TABLE OF PARKING REQUIREMENTS  |   |                                 |
|--------------------------------|---|---------------------------------|
| GROCERY & RETAIL               | = | 64,400 SQ FT                    |
| BASE PARKING 1 SPACE/300 SQ FT | = | 215                             |
| ALLOWABLE PARKING 1.25xBASE    | = | 268 SPACES                      |
| ACTUAL PARKING                 | = | 12 H/C SPACES<br>256 STD SPACES |
| (MAX ALLOWABLE/PROVIDED)       |   | 268 TOTAL SPACES                |



# 150027 Harris Teeter - Streetview Photographs









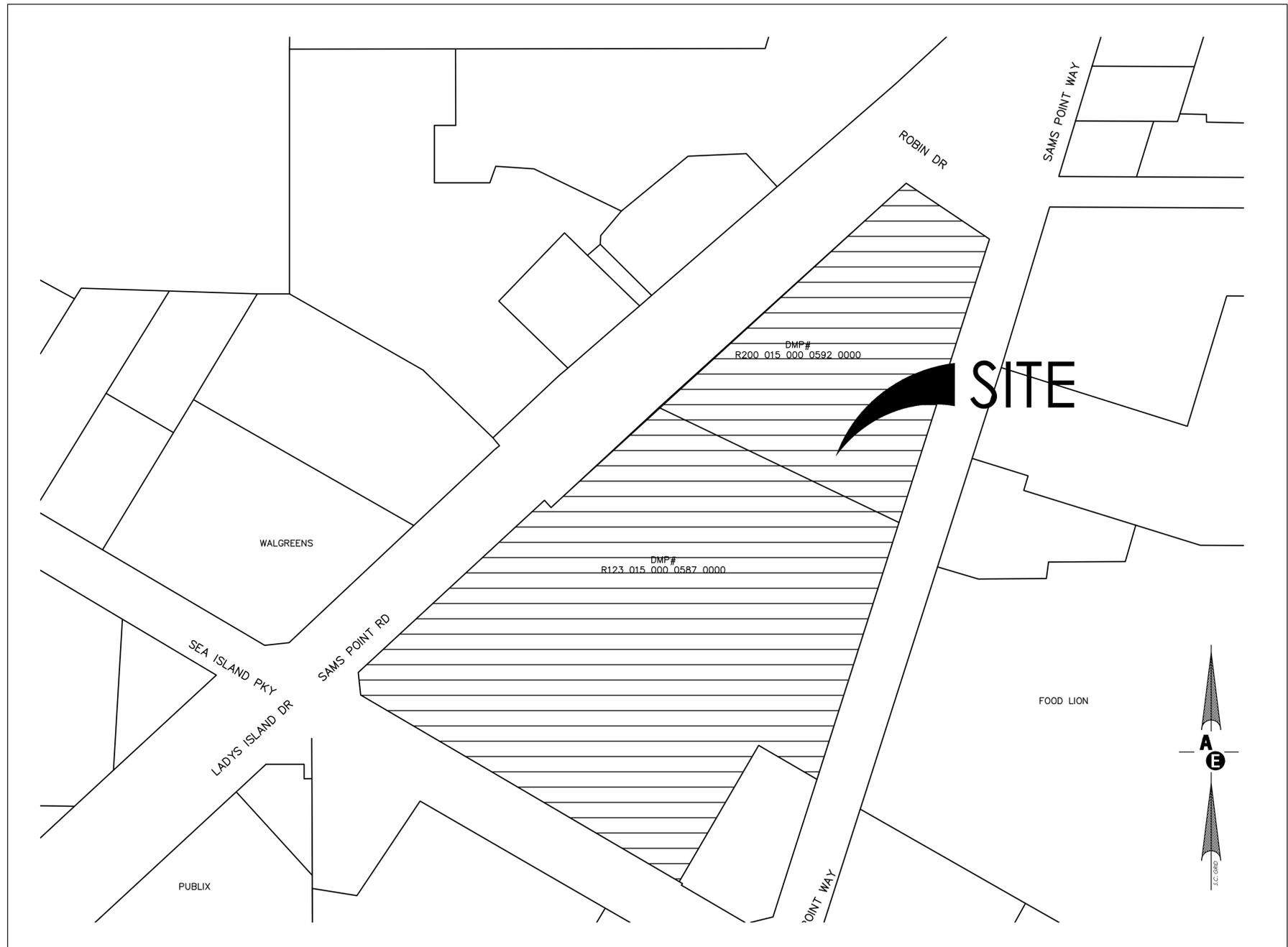








PRELIMINARY SITE PLAN  
FOR  
HARRIS TEETER AT LADY'S ISLAND  
SAMS POINT ROAD (HWY 802)  
SEA ISLAND PKY (US 21)  
BEAUFORT COUNTY, SOUTH CAROLINA



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  
DISTRICT #: ----  
MAP #: --  
PARCEL #: ---1,2,3---  
PROJECT ZONING: ----  
ZONING BOUNDARIES: ----  
FEMA FLOOD ZONE: ----

| 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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| SHEET #           | DESCRIPTION                    |
| Cover             | TITLE                          |
| 1                 | COVER SHEET                    |
| 2                 | EXISTING SITE PLAN             |
|                   | PRELIMINARY PROPOSED SITE PLAN |

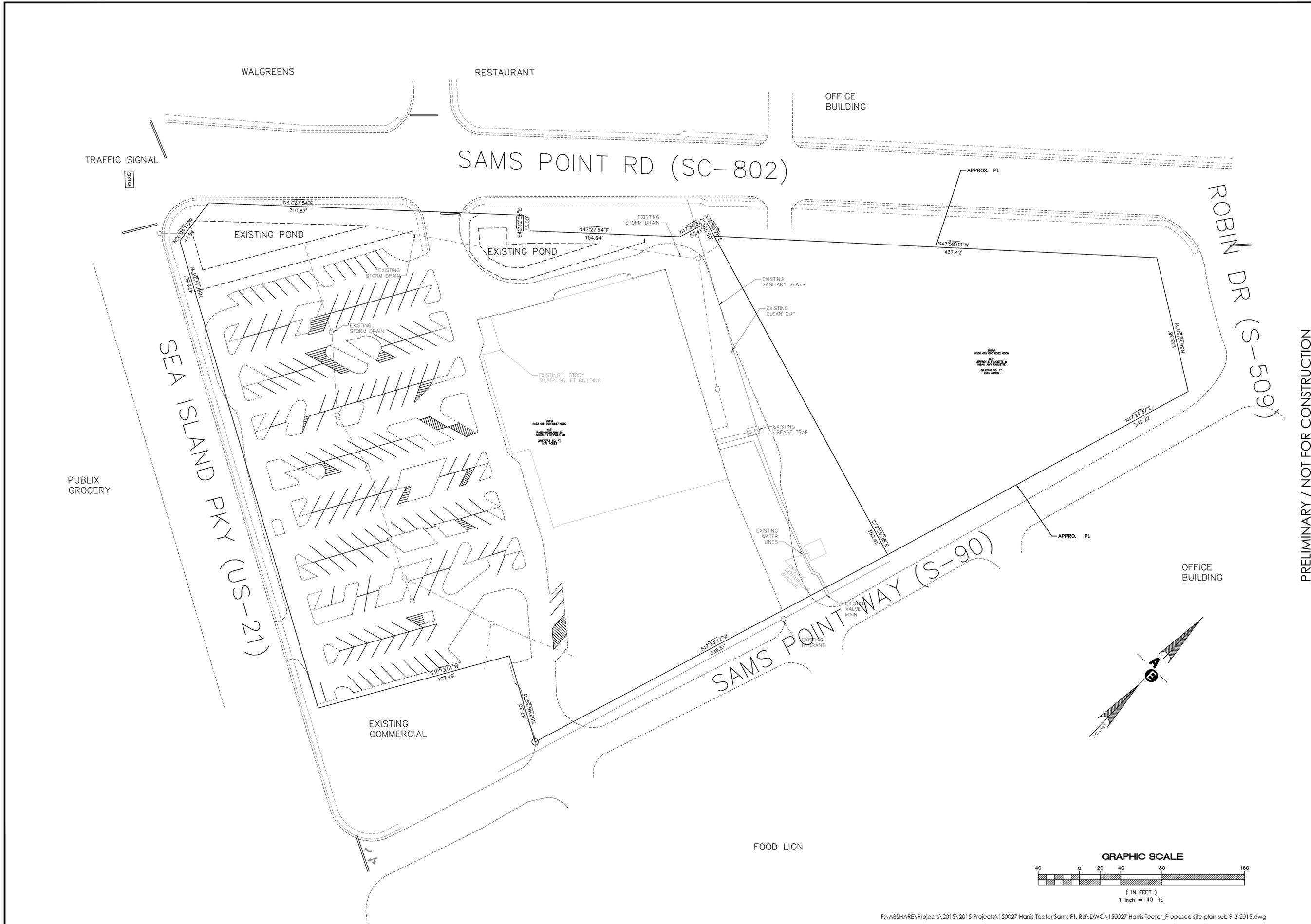
DRAWING RELEASED FOR:

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|---|-------------|
| <input checked="" type="checkbox"/> PLAN REVIEW | 09/02/2015  |
| <input type="checkbox"/> PERMIT DRAWINGS        | ___/___/___ |
| <input type="checkbox"/> CONSTRUCTION DRAWINGS  | ___/___/___ |
| <input type="checkbox"/> BID SET                | ___/___/___ |
| <input type="checkbox"/> RECORD DRAWINGS        | ___/___/___ |
| <input type="checkbox"/> OTHER: _____           | ___/___/___ |

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REVISED: 9/2/15 RELEASE TO CITY OF BEAUFORT



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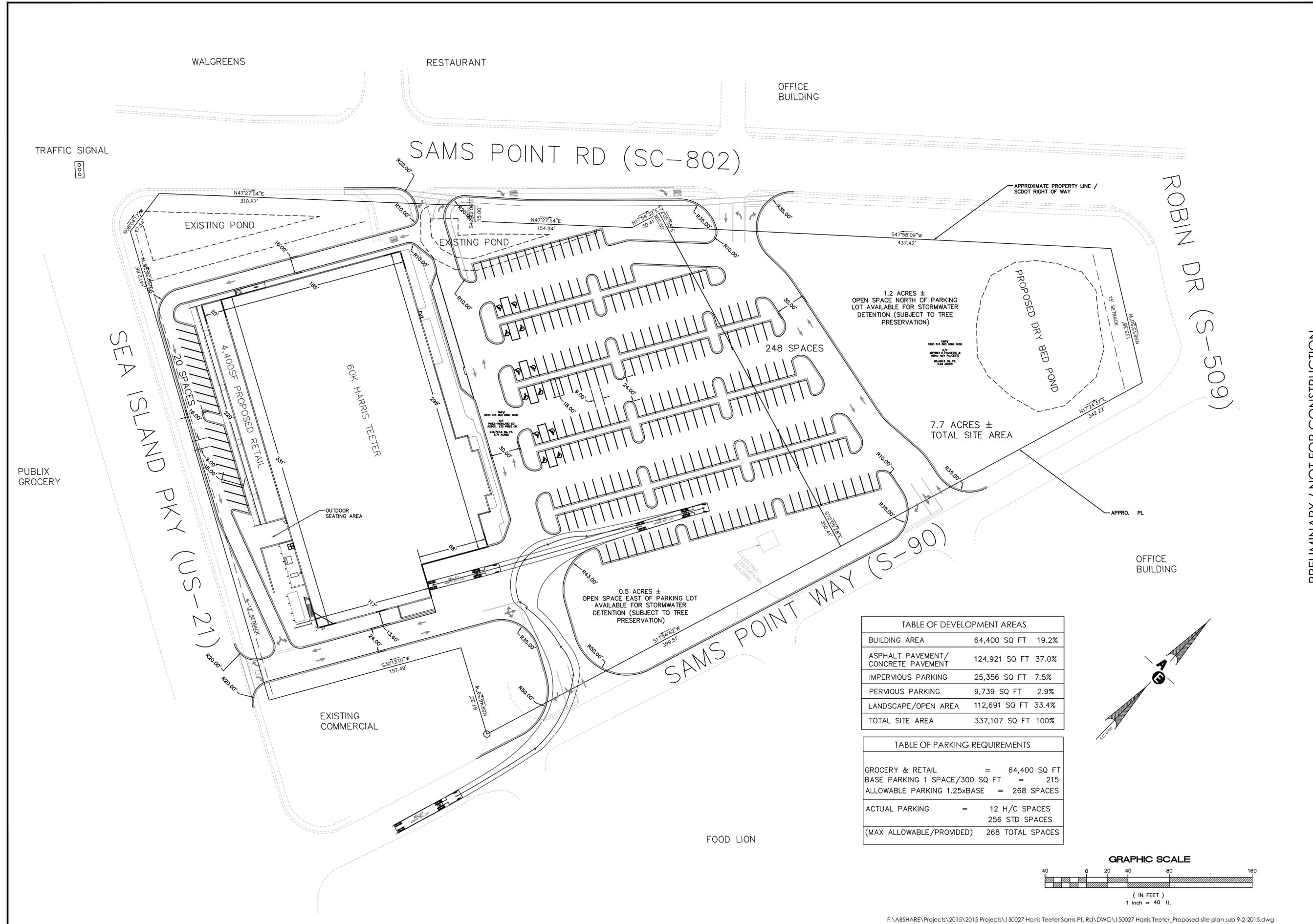
Existing Site Plan

Date Drawn: 7/30/15  
Last Revised: 8/10/15  
Drawn By: BC  
Engineer: SA

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**1**

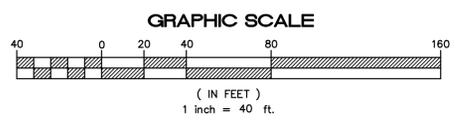
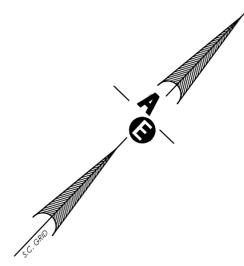
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