

City of Beaufort Department of Planning & Community Development

**PRE-APPLICATION CONFERENCE
APPLICATION FORM**

Revised August 22, 2011

A Pre-Application Conference with City Staff is recommended for all new commercial and multifamily construction, major commercial renovations, major subdivisions, change of occupancy, (ex. an office use changing to a restaurant use), and any use involving food service. **Pre-Application Conferences are held every Tuesday at 2:00 p.m. at City Hall at 1911 Boundary Street, Beaufort, SC, in the first floor conference room. The deadline for applications is the Tuesday noon prior to the Tuesday meeting.** Although the only submittal requirement is this complete application form, applicants are encouraged to submit additional information maps, site plans to scale or dimensioned, elevations, etc.). **Six (6) copies of all materials, which are submitted with this application form, are required.**

Please TYPE or PRINT legibly

Date Submitted: JULY 25th, 2014
Meeting Date: JULY 29th, 2014
Project Name: BRIDGES PREPARATORY SCHOOL (PORTABLE CLASSROOMS)
Project Address: 1100 BOUNDARY ST.
Tax Map/Parcel No.: R120-004-000-0068-0000
Applicant: BRIDGES PREPARATORY SCHOOL / CONTACT: MARTY M. MILEY
Address: 1100 BOUNDARY ST
Phone/Fax/Email: 843-982-7737 / 843-812-9619
Property Owner: SAME AS ABOVE
Address: _____

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

MARTY MILEY 7/25/14
Applicant's Name (Please Print) Date
Marty Miley 7/25/14
Applicant's Signature Date

OFFICE USE ONLY

Project Number: _____ Zoning District: _____ Historic District? _____
Archeological Survey Required: _____ No. Above Ground Survey? _____
Yes (Refer to Section 3.12 for requirements).

PRE-APPLICATION CONFERENCE

*** PROJECT NARRATIVE ***

Revised August 22, 2011

Project Name: BPS PORTABLE CLASSROOMS

Provide a brief **Project Narrative** and outline any specific questions you would like City Staff to address.

BPS PROPOSES TO INSTALL (2) PORTABLE UNITS w/ (2)
CLASSROOMS EACH, GIVING A TOTAL OF 4 CLASSROOMS.
ON THEIR PROPERTY LOCATED, 1100 BOUNDARY STREET
BEAUFORT SC, ~~BOUNDARY STREET~~ PLEASE SEE ATTACHED
PROPOSED SITE PLAN, FLOOR PLAN & ELEVATIONS.

Existing use of site or structure: SCHOOL
(office, retail, restaurant, church, etc.)

Proposed use of site of structure: SAME AS ABOVE
(office, retail, restaurant, church, etc.)

Square footage of any
Proposed construction: 2-UNITS OF ABOUT 1536^{sq} = 24x64
TOTAL SF OF IMPROVEMENTS 3072^{sq}

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
Historic District Review Board
Full Board
Staff Report
Meeting of August 13 14, 2014

Case Number: HR14-29
Property Address: 1100 Boundary Scott Street
Applicant: Charlie Calvert for Bridges Charter School
Type of Request: Temporary Classroom Construction – Final
Zoning: GC – General Commercial – NWQ

Historical: This parcel on Boundary Street is located in the Northwest Quadrant Neighborhood. Bridges Charter School, formerly the Boys and Girls Club of Beaufort, owns the entire block. Currently, their building occupies the eastern portion of the block, parking and circulation is in the northwest corner, and the southwest corner is grassed. There is a large tree as indicated on the site plan. The 1958 Sanborn map (left), which is the only one to show this parcel, shows an auto body shop on the eastern portion of the lot, and small dwelling units fronting Congress Street on the southern portion.



Request: The applicant wishes to add two temporary portable classroom units to the southwest portion of the site. The classrooms would likely be there a minimum of 3 years, while the school completes their ultimate build-out plan on that site. That plan is subject to HRB review as well.

Background: This project has not appeared before the HRB.

Size: Each of the units is approximately 24'x64' or 1,536 SF, for a total of 3,072 SF footprint, not including entry porches or ramps.

Zoning: GC – General Commercial

- Setbacks –
 - Front: 7'-12' build-to line
 - Side: 10'
 - Rear: 10'
- Maximum Height: 50'
- Impervious Surface Coverage, Max: 75% (redevelopment site)

Synopsis of Applicable Guidelines:

- The Preservation Manual Supplement, p. 13-15 discusses new construction. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.

- With regards to scale, the supplement states “In cases where the street does not have a dominant or discernible rhythm of cornice heights, the decisions of the [HRB] should be more affected by the considerations of absolute height and massing described [at right].”



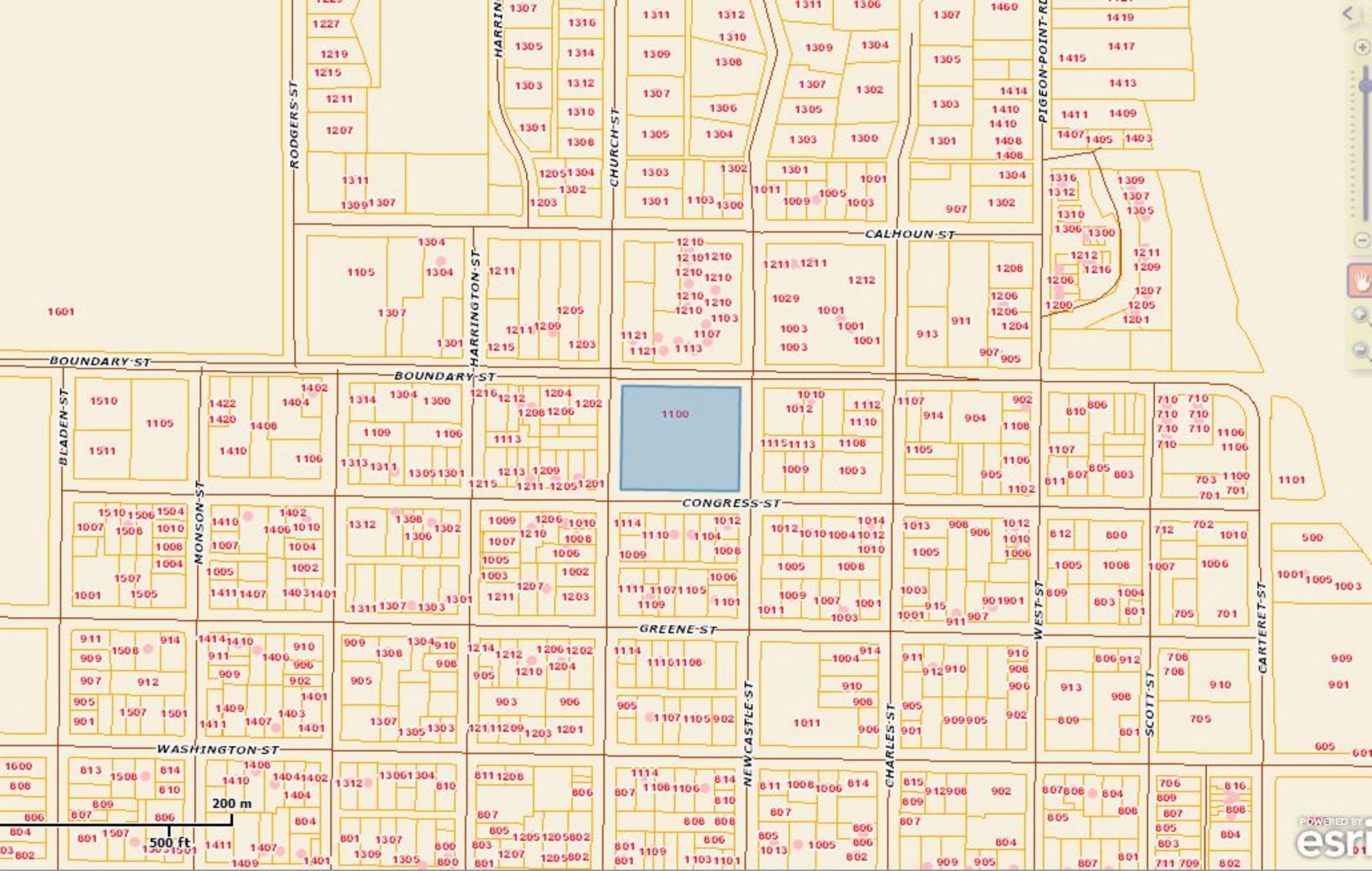
- The Unified Development Ordinance addresses temporary buildings in Section 5.5.B.6: *“Temporary classroom facilities shall not be located at any school, religious institution or other similar use unless a plan for improvements designed to eliminate the temporary classrooms at a time certain in the future has been approved by the Administrator. Such plan shall include a review of the placement of the temporary classrooms, and may require screening and buffering in order to comply with this UDO.”*

Staff Questions, Comments & Suggestions:

- **Siting:**
 - What are the proposed setbacks for these units? Staff recommends a minimum of 10’ on the side and rear, since the buildings are not oriented towards the street.
 - Please provide a pedestrian circulation plan that shows how children will circulate between the existing and temporary buildings. Include the location, dimension and material of the paths.
Have additional studies regarding student pick-up, drop-off and parking been done by the school/SC DOT due to the increased capacity that the portables would allow?
 - Depending on the exterior elevations, staff may recommend screening a 6’-8’ tall fence around Congress Street, and a portion of Charles Street.
 - Consider a 2’ tall brick base with a black aluminum above extending 4’-6’ above the brick, and mature vegetation planted on the interior of the fence. The maximum fence height in this area is 4’ on the street, so either scenario would require a variance.
 - The future plan shows parking in this area, which would need to be screened, so ideally the solution for these portables would be able to be reused in the future.
 - Please provide a report from a certified arborist stating that these units will not compromise the health of the tree.
 - With regards to the future development plan, the applicant has begun a design that involves building an addition along the Boundary Street side of the property. That building is depicted in the site plan included along with this report.
 - This particular block of the Historic District does not have any buildings directly fronting the portion of the lot where the portables are proposed.
- **Buildings:**
 - Details of the building including height off the ground, overall height, roof pitch, window details and placement, siding details, pier finishing details and skirting details will be required.

- Elevations of all sides of the building are required.
 - Typically vinyl, T-11 siding, and exposed CMU are not permitted in the historic district.
 - In staff's opinion, there are a lot of unknowns about these buildings. A decision should be made by the board as to what elements of the buildings should comply with the typical Historic District guidelines, what areas are flexible due to the temporary nature of the structures. It should also be determined if an opaque screening, so that the buildings are not visible from the street, would be an acceptable alternative to a completely compliant building, particularly if that is not attainable in these portable units.
- **Staff Recommendation:**

Staff recommends approval to the siting and general concept of the portables in an effort to help the school grow according to their plan. There are some details to be determined by the board with regards to the building aesthetics and screening fence. Staff recommends that if the 2 portables are approved, the applicant must work diligently through the HRB process to develop an approved design for their final build-out. Final approval for the new building must be obtained no later than 12 months from this meeting date, so that there is adequate time to permit, construct and remove the trailers within 3 years. If there is no final HRB approval by August 2015, staff recommends that the portables be required to be removed and another solution identified.



1601

BOUNDARY-ST

BLADEN-ST

MONSON-ST

WASHINGTON-ST

200 m

500 ft

BOUNDARY-ST

HARRINGTON-ST

HARRIN

CHURCH-ST

CONGRESS-ST

1100

GREENE-ST

NEWCASTLE-ST

CALHOUN-ST

CHARLES-ST

WEST-ST

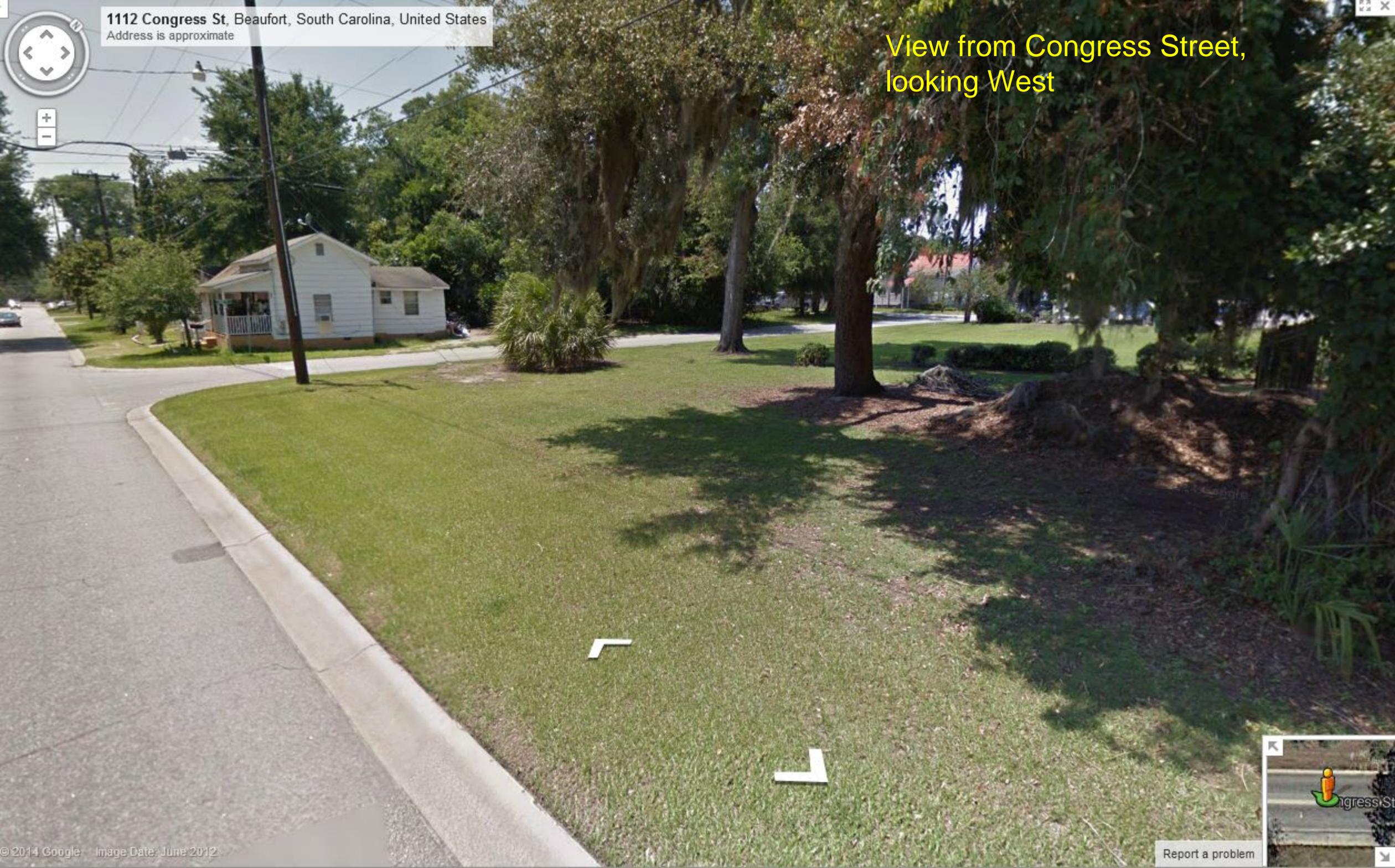
SCOTT-ST

PIGEON-POINT-RD

CARTER-ST

1112 Congress St, Beaufort, South Carolina, United States
Address is approximate

View from Congress Street,
looking West





1148 Congress St, Beaufort, South Carolina, United States
Address is approximate

View from Congress Street,
looking North



1118 Church St, Beaufort, South Carolina, United States
Address is approximate



View from Church Street, looking South





BOUNDARY ST

BOUNDARY ST

NEWCASTLE ST

CHARLES ST

CONGRESS ST

CHURCH ST

Existing Building

Proposed Portables

50 m

200 ft

BOUNDARY STREET



PROPOSED FUTURE BUILDING

CHURCH ST.

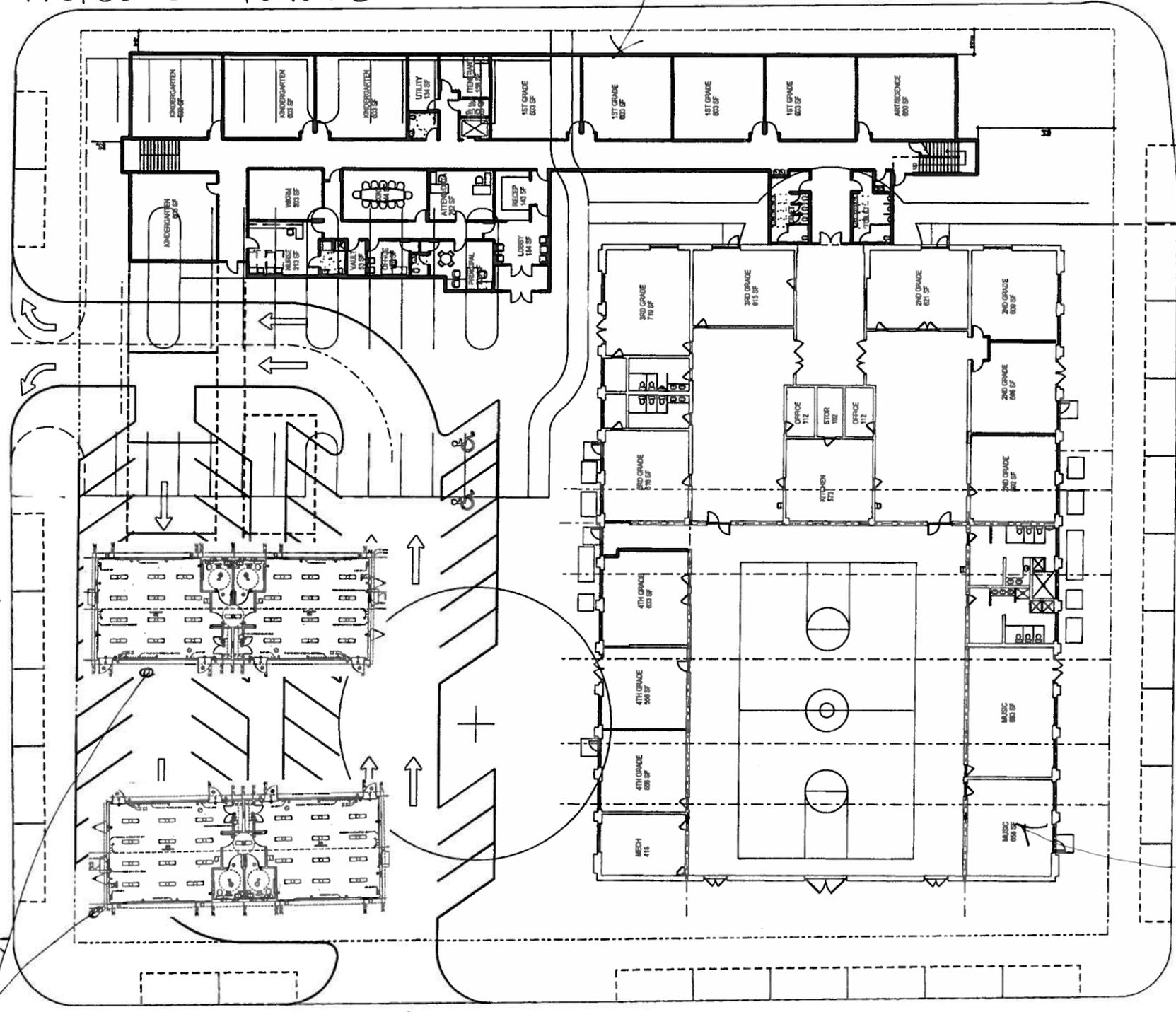
FUTURE PARKING - PROPOSED

(2) PORTABLES

CONGRESS ST.

NEWCASTLE ST.

EXISTING BUILDING



Vanguard Modular provides customized and innovative building solutions in a fraction of the time and cost of traditional construction methods. We are full-service from design through inspection.

Vanguard is committed to excellence:

- Construction standards that are consistently among the highest in the industry
- Experienced industry professionals with technical teams on staff for turn-key project management
- Fully code compliant building solutions provided in a fraction of the time of conventional construction
- Architectural enhancements ensure compatibility with existing site-built structures
- Our expertise ranges from small temporary buildings to multi-story permanent modular construction projects
- Buildings are manufactured in a controlled environment ensuring quality
- Our buildings are environmentally-friendly
- Lease, Purchase, and Lease to Own options are available

DUNS #: 07-736-8814

GSA #: GS-07F-5690R

GC Licensed:

- MA • NY • VA • WV • NC • SC • TN • GA • FL
 AL • LA • MS • DE • MD • NJ • RI • CT

Certifications:

- **Green** Advantage Commercial
- DCAM
- OSHA 10hr. and 30hr.
- DAS – CT

Appointments:

- Industrialized Buildings Commission – consumer representative
- Pennsylvania Industrialized Housing / Buildings Advisory Group
- Modular Building Institute – Board Member

Memberships:

- MBI
- ICC
- SAME
- International Association of Drilling Contractors
- AGC
- ASHRAE
- USGBC
- NFPA
- FHEA
- IFMA



Primary Service Area:

- | | | | | |
|-------------|---------------|----------------|----------------|------------------|
| Alabama | Georgia | Mississippi | Oklahoma | Texas |
| Arkansas | Louisiana | New Hampshire | Pennsylvania | Vermont |
| Connecticut | Maine | New Jersey | Rhode Island | Virginia |
| Delaware | Maryland | New York | South Carolina | Washington D. C. |
| Florida | Massachusetts | North Carolina | Tennessee | West Virginia |

The information provided in this budgetary estimate is prepared for the referenced organization and is CONFIDENTIAL. Unauthorized distribution of this information is strictly prohibited.

Prepared For: Royal Live Oaks Academy
Project No: _____

Estimate Date: April 23, 2014
Revision No: _____

Building Budgetary Price & Features:

NEW 24'x64' SC EDUCATIONAL "OSF" Building

(Classrooms are NEW.....we are required to include the restrooms as shown)
(Pricing is each 24'x64' Double Classroom Building)

Leasing Options:

24 months -

36 months -

Not Available on NEW classrooms

Delivery Set-up, Removal and Other Services provided:

Delivery to Hardeeville, SC
ABS Pads ILO "Dug and Poured Concrete Footings"
Surewall bonding agent applied to block under building
Set-Up/Erection (standard block, level, anchor, and seam)
VINYL Skirting/Underpinning (standard colors-white or light grey)
(Installation Charges above can be "rolled-into" monthly payments if desired)

Project Assumptions:

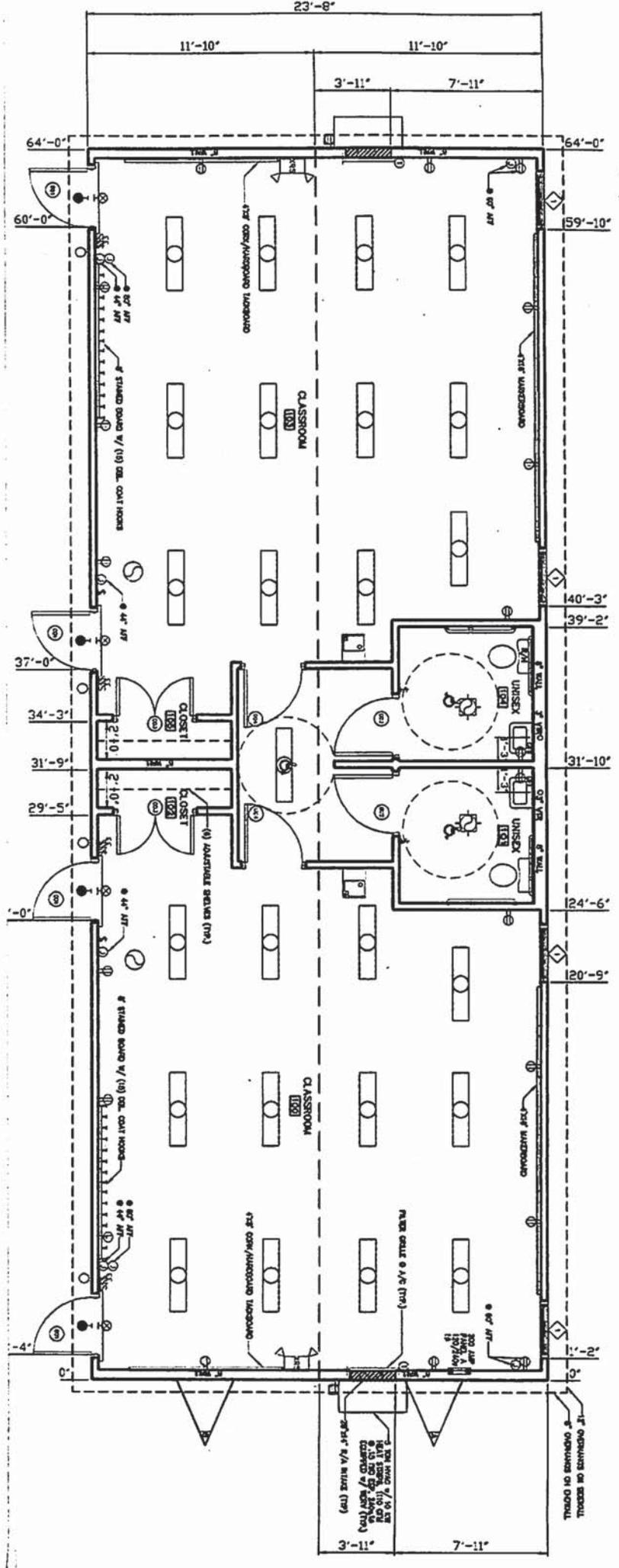
Estimated on level, flat, accessible dirt surface (3,000 psf), not to exceed 6" slope within 100'.
Set-Up is proposed as: Standard single dry stack CMU piers 8' on center and anchors in dry soil
Typical Set-Up floor height of buildings vary depending on building used, but shall not be higher than 40" from ground to bottom of door seal at highest point due to customer site. Additional charges may apply.
If anchors different than dirt anchors needed, additional charges accordingly.
All buildings are assumed to be to Seismic D Zone, unless otherwise stated.
If digging footings, no removal of dirt is quoted above. It will be left under the building.
Customer is responsible for locating **any and all** underground utilities before work begins.
Plastic/Poly/Vapor Barrier ground coverings are not included in above pricing
If building can not be properly spotted on-site with standard truck, **spotting fees will be incurred.**
All estimates are contingent upon Vanguard Corporate Offices approvals. Estimate has not been submitted).
Dismantle and return charges are quoted at time building is returned.
Estimate good for 30 days or less.
Pricing does not include any/all applicable sales, property, or use taxes.
Permits, utility connections, infrastructure, and any site work to be done by others, unless agreed upon.

The specifications, scope of work and pricing included in this package are intended to approximate the requirements of your project based on the limited parameters we have discussed. The actual price of your modular building project could vary significantly

depending on specific building and site requirements not identified or considered in this preliminary outline of your requirements.

Architect Approval _____

Date _____



3'-11" 7'-11" 23'-8" 64'-0" 11'-10" 11'-10" 3'-11" 7'-11" 60'-0" 59'-10" 64'-0" 37'-0" 34'-3" 31'-9" 29'-5" 31'-10" 24'-6" 20'-5" 4'-0" 3'-11" 7'-11"

IF DIMENSIONS DO NOT ADD UP TO TOTAL DIMENSIONS, DIMENSIONS TO BE USED AS SHOWN.