

**CITY OF BEAUFORT  
DESIGN REVIEW BOARD  
Staff Report  
Meeting of October 11, 2012**

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<b>Case Number:</b>	12-06 DRB.2
<b>Project:</b>	Publix
<b>Property Address:</b>	2 Inlet Road
<b>Parcel #:</b>	R123-015-000-0192-0000
<b>Zoning:</b>	General Commercial
<b>Design District:</b>	Lady's Island Village Center
<b>Type of Review:</b>	<b>Preliminary Review – Architecture and Site Plan</b>

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**Background**

The proposed project is located at 2 Inlet Rd. There is currently a vacant single-family house on the property, which is on the Beaufort County Historic Buildings Survey. The remainder of the property is wooded and undeveloped. Some portions of the site may not be in the city limits. If this is the case, they will need to be annexed into the city.

A Certificate of Appropriateness to demolish the existing house was granted at the September 12 Historic District Review Board meeting

The applicant proposes new construction of a 53,785 SF Publix grocery store, with two liner shops, each 2,100 SF.

The applicant presented a plan at the September 13 DRB meeting and received a number of comments from the Board. Staff met with the applicant on September 21 to discuss traffic issues, as well as site design. The applicant is in the process of revising their Traffic Impact Analysis. What was concluded at the meeting was that a stoplight at Ferry Road and Sea Island Parkway would be a requirement for this Publix development to locate on this site from an access perspective. The applicant's engineer, Jennifer Bihl, is in the process of submitting to DOT for this light.

**Zoning Issues:**

This property is zoned General Commercial (GC) and is in the Lady's Island Village Center Design District.

Setbacks:

Front Build-to:	6'-12'
Side:	0'
Rear:	15'
Percent Impervious	65%

- **Stormwater Management:** The location of the pond seems in flux - your description that the pond has been shifted east behind the building is not reflected in the plan.
- **Sidewalks:**
  - A sidewalk will be required to be installed on all street frontages that do not have a sidewalk. (Section 6.6.C.7) This requirement may be waived by DRB if they see fit.
  - The additional sidewalk shown along Inlet Road seems to be a good solution in lieu of a sidewalk along Ferry Rd. between Lady's Island Drive and Inlet Rd., though the site plan should reflect the connection into the Publix development
- A traffic impact analysis is required. A revised traffic impact analysis should be submitted to Libby Anderson before the final DRB application.
- A bicycle rack is required.
- All mechanical equipment, including rooftop equipment, must be screened.
- All dry utilities serving the site must be placed underground.
- The dumpster must be screened on all four sides.
- Landscaping, drainage, and lighting plans will be required.

#### **Architecture:**

- The revised elevations show some different materials such as wood siding, as well as the addition of pitched roofs and canopies. While in and of themselves are Lowcountry Elements and this may be a step in the right direction, more thought should be given to designing this building with true Lowcountry detailing and characteristics. In addition, the design may benefit from a consolidation of elements to simplify the architecture. Some suggestions include:
  - Vertically proportioned bays and openings
  - Utilizing siding as a primary material, and keeping masonry as the base only. A hierarchy of materials is strongly encouraged, keeping "light" materials above "heavy" materials.
  - Establishing one pallet of details and using them consistently throughout the design, such as: cornice, brackets, mass heights, columns, eaves/exposed rafters, bay proportions, panels, roof pitches, etc...It is appropriate to break up the masses on a building this size, but the different pieces should relate to each other in a harmonious way – attached are two quick sketches that shows examples of this utilizing different "style." Each elevation shows how the large building mass can be broken up in a simpler way, using consistent elements.
  - The typical building type for these large buildings in the Lowcountry is the packing shed. This may be a good general model, as it has simple architectural details and massing, and fits into the Lowcountry vernacular (see attached sketch #2).
- The building footprint on the site plan does not match the elevations so it is difficult to get a grasp on how the building moves in and out, and how the different masses shown relate to each other.
- Staff suggests you consider consulting a local architect, at least on the conceptual level, who is knowledgeable about the architecture and architecture details of the area.
- Is the project located in flood hazard zone? If so, the building must either be flood-proofed or the first floor elevated above the base flood elevation.

**DRB Project  
Lady's Island Publix  
Staff Report Attachment Cover Sheet**

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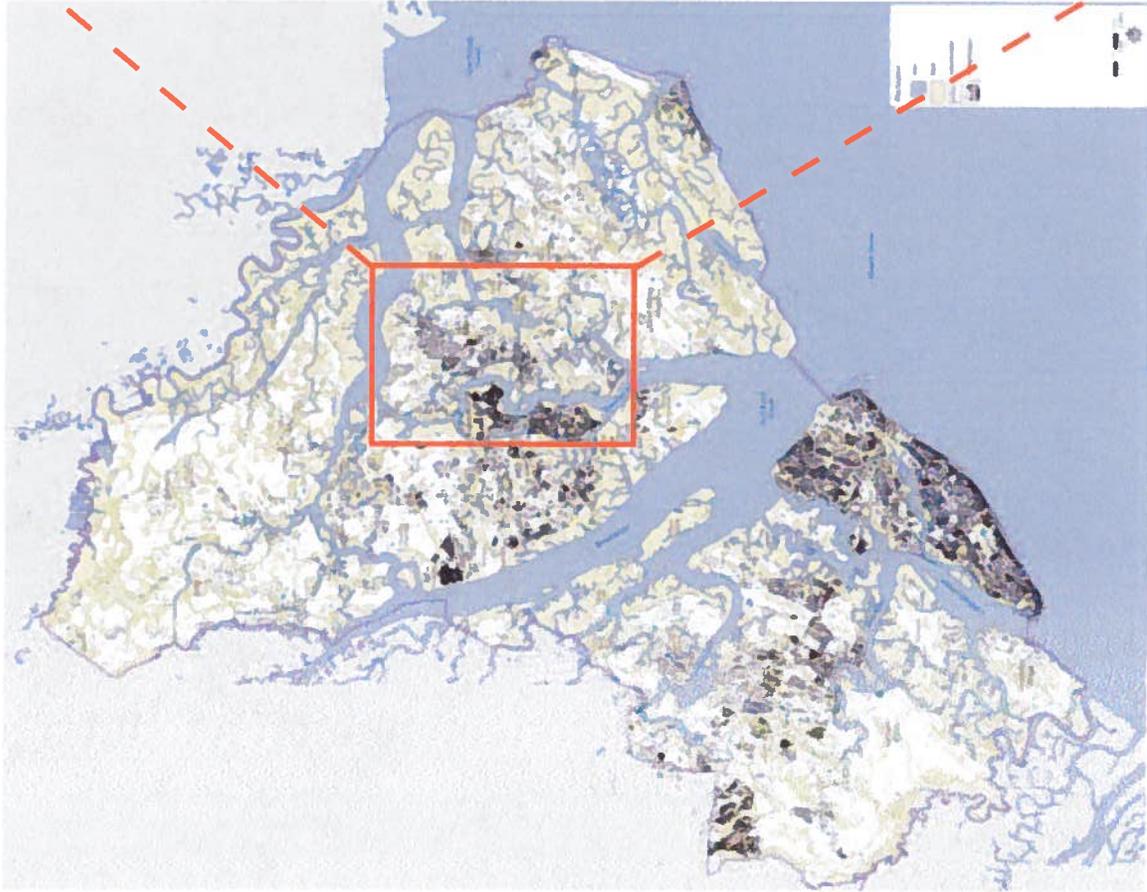
- Previous Plans and Studies
- Boundary Street Master Plan Street Section for Frontage Road
- Architecture Sketches

# Lady's Island

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7 - 9 December, 2011

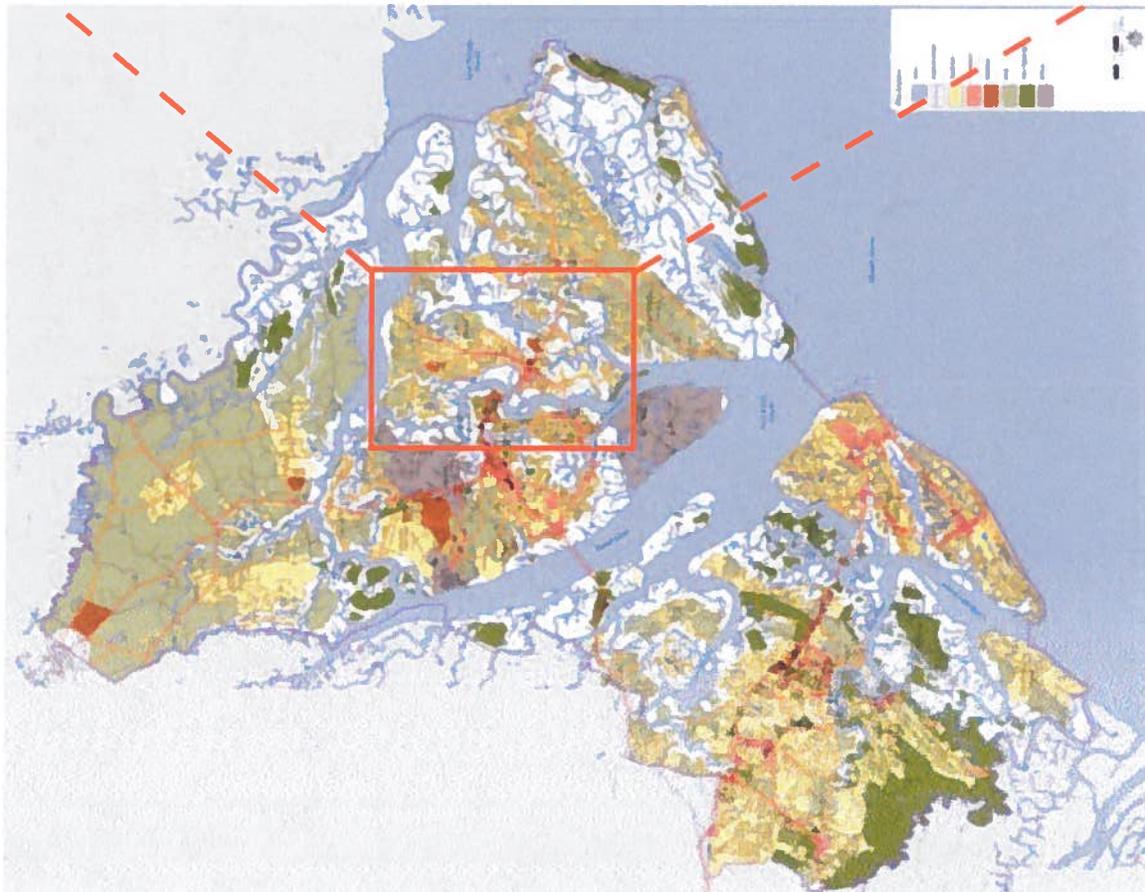
# Built Form



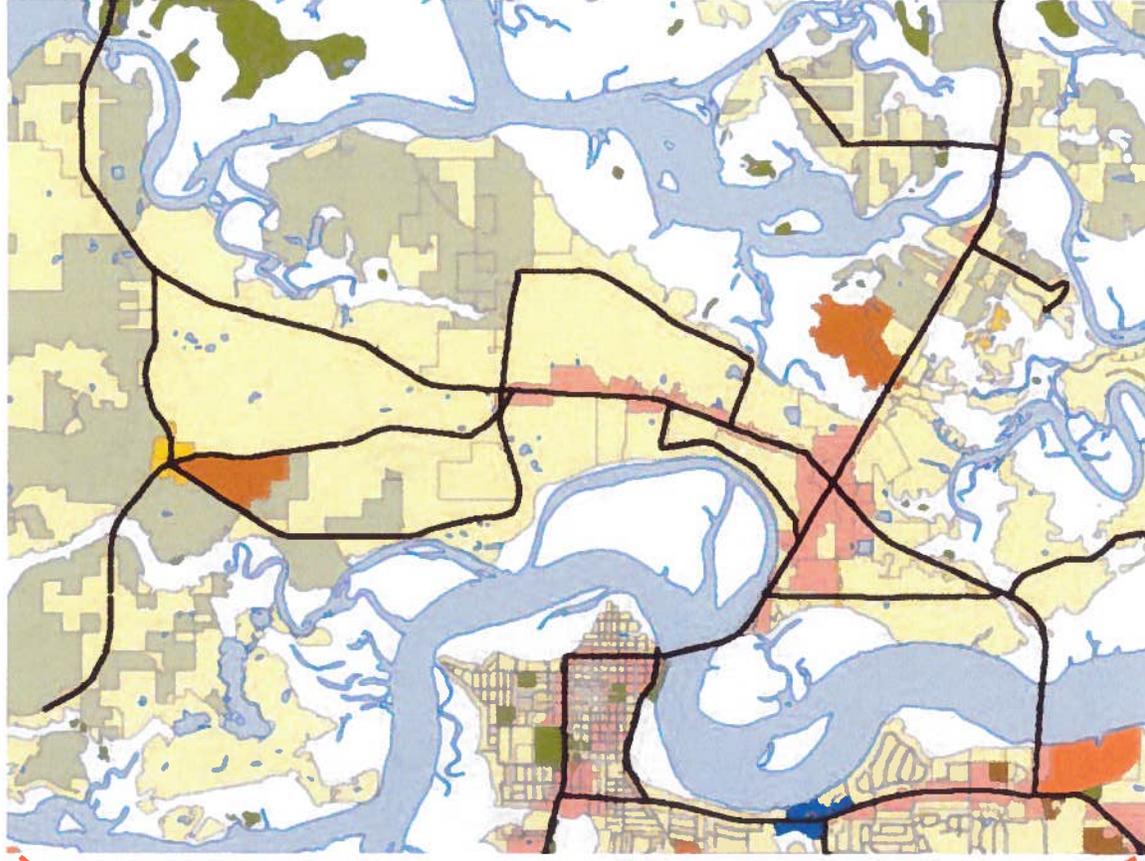
# Countywide

# Close Up

# Generalized Zoning



**Countywide**



**Close Up**