



AGENDA

City of Beaufort

DESIGN REVIEW BOARD MEETING

Thursday, June 9, 2022, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85951037864?pwd=R1FHdFZmaVBmUzBkUnRYRXQwbzBIUT09>

Passcode: 605682

Meeting ID: 859 5103 7864

Call in Phone#: 1+929-205-6099

STATEMENT OF MEDIA NOTIFICATION:

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

I. Call to Order

II. Review of Minutes:

A. Minutes of April 14, 2022 Meeting

III. Applications:

**A. Coastal States Bank, PIN R120 004 000 0012 0000, 1203 Boundary Street.
Applicant: Dana McClure, Warner Summers Architecture (22-06 DRB.2)**

The applicant is proposing a new single-story bank approximately 2,800 SF with attached 2-lane drive-thru.

IV. Discussion

V. Adjournment



Design Review Board Meeting Minutes –April 14, 2022

CALL TO ORDER

A regular meeting of the Design Review Board was held in-person on Thursday, April 14, 2022, at 2:00 PM.

ATTENDEES

Members in attendance: Benjie Morillo (Chair), Kimberly McFann (Vice-Chair), Erik Petersen, Witt Cox and William Suter.

Staff in attendance: Jeremy Tate (Meadors Architecture) and Emmilyn Potts (City of Beaufort Planner of Community and Economic Development).

APPROVAL OF MINUTES

2:10

Motion: Ms. McFann made a motion to approve the March 10, 2022 minutes; seconded by Mr. Suter. The motion passed unanimously.

All Design Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org

APPLICATIONS

4:12

A. Coastal States Bank, PIN R120 004 000 0012 0000, 1203 Boundary Street

Applicant: Dana McClure, (22-06 DRB.1)

The applicant is requesting conceptual approval of new construction of a branch bank.

Motion: Ms. McFann made a motion for conceptual approval of option #2, subject to staff conditions, request that the applicant present a traffic study at the time of preliminary approval and clarify all issues of ingress and egress, with an option of having one entrance on Church Street, Mr. Morillo seconded. The motion passed 4-1, with Mr. Cox abstaining.

Motion: Mr. Petersen made a motion, [the Board] recommend that the applicant include street parking along Church Street, Mr. Suter seconded. The motion passed 3-2 with Mr. Morillo and Mr. Cox opposing

Motion: Ms. McFann made a motion for conceptual approval subject to staff conditions, plus applicant to consider adding a base, modification of the windows shown on the drawings, and

changing the columns in the front and also in the drive-thru area to be continuous up and down. The materiality being either concrete block with a finish that would match the main structure or at the applicant's discretion that would maintain the character of the area; Mr. Suter seconded. The motion passed unanimously.

B. Pine Court Apartments, PIN R120 007 000 0871 0000, 2307 Pine Court

58:07

Applicant: Hank Maxwell, (22-07 DRB.1)

The applicant is requesting final approval for construction of a new 60-unit apartment development in five (5) 12-unit buildings.

Motion: Ms. McFann made a motion for final approval of architecture, subject to staff conditions and Board recommendations regarding brick on the first floor of the building [the building 4, B2, brick will terminate at the extension]; Mr. Suter seconded. The motion passed unanimously.

Motion: Ms. McFann made a motion as to the site plan for preliminary approval, subject to staff conditions, excluding conditions 2a and 2b and let it be known that the Board supports the variance [condition #1] and hopes that the variance be ultimately granted. The applicant is to provide color rendered elevations denoting paint selections for all exterior items. Show turning radius of emergency vehicles and waste recycle removal on site plan, provide drainage plan, and show a dense buffer on the West side of the property between the single-family residential units. Mr. Suter seconded. The motion passed unanimously.

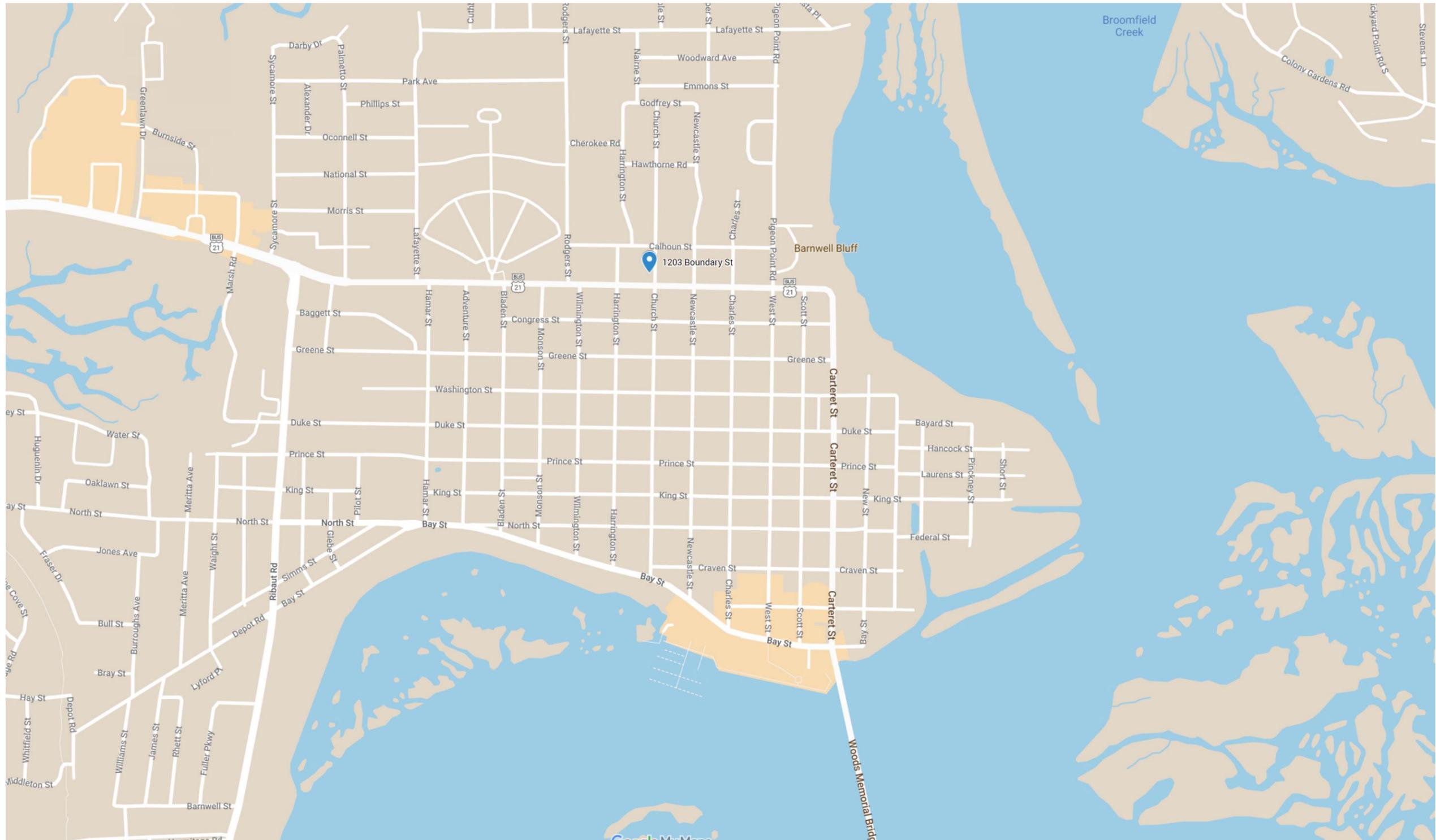
ADJOURNMENT

2:13:57

Mr. Morillo made a motion to adjourn the meeting at 4:12 pm, Mr. Suter seconded. The motion passed unanimously.

CITY STAFF INTRODUCTION

1203 BOUNDARY STREET



PROJECT LOCATION- 1203 BOUNDARY STREET



1203 BOUNDARY STREET- GOOGLE EARTH IMAGERY
FEBRUARY 2019



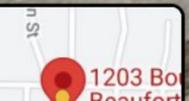
1203 BOUNDARY STREET- GOOGLE EARTH IMAGERY
FEBRUARY 2019



1203 BOUNDARY STREET- GOOGLE EARTH IMAGERY
FEBRUARY 2019



1203 BOUNDARY STREET- GOOGLE EARTH IMAGERY
FEBRUARY 2019



CONCEPTUAL APPROVAL DECISION LETTER
APRIL 2022



CITY OF BEAUFORT
DESIGN REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

DECISION LETTER

April 19, 2022

Dana McClure
1550 Southland Circle, Suite 100
Atlanta, GA 30318
Via: dmcclure@warnersummers.com

RE: 22-06 DRB.1 1203 Boundary Street– Coastal States Bank

Dear Ms. McClure:

On April 14, 2022, the City of Beaufort Design Review Board (DRB) met to review your application for new construction of a branch bank. The DRB voted to grant conceptual approval of proposed option #2, subject to staff and Board conditions.

Board Conditions:

1. The Board requests that the applicant present a traffic study at the time of preliminary approval and clarify all issues of ingress and egress, with an option of having one entrance on Church Street.
2. The Board recommends that the applicant include street parking along Church Street.
3. The Board recommends that the applicant to consider adding a base [to the building], modifying of the windows shown on the drawings, and changing the columns in the front and in the drive-thru area to be continuous up and down. The materiality being either concrete block with a finish that would match the main structure or at the applicant's discretion that would maintain the character of the area.

Staff Conditions:

Building:

1. Applicant appears to be compliant with the 60% minimum frontage buildout requirement. In future submissions, applicant to note the percentage of the building that falls within the minimum and maximum front setback.
2. Staff supports the height, scale, and mass of the proposed branch bank structure.
3. Staff generally supports the proposed materials of the branch bank structure, except for the proposed "authentic tabby stucco" noted as #6 on sheet A3.1. True tabby was never meant

to be exposed, but rather covered with stucco to protect the integrity of the wall structure. Modern attempts to replicate tabby inaccurately replicate a historical material. Staff supports smooth stucco in these areas.

4. Applicant to note the transparency requirement of 40% minimum at ground floor on each elevation facing a street per Section 4.6.3.C.1 and demonstrate compliance on future submissions with a chart or table.
5. There appears to be a discrepancy between the building location on the site plan and the building elevations relative to the setback from the sidewalk and street. The elevations appear to show the building right up next to sidewalk, while the site plan shows more open space between the building and the sidewalk. In future submissions, applicant to properly coordinate all drawings.
6. In future submissions, applicant to note dimension heights to ridge.
7. In future submissions, applicant to note the dimension of the first-floor ceiling and demonstrate compliance with Section 2.6.2.D.3 which requires single-story commercial structures to have a minimum 14 feet ceiling height measured from finished floor to ceiling.

Site Design

8. Staff notes that there is currently a tree (18" Live Oak) on the property within the front setback along Boundary Street. Applicant has not illustrated this tree on the site plan. Applicant to note whether this tree is to be removed. If it is to be removed, this tree is a specimen tree and will require a certified arborist report.
9. Applicant has provided two proposed site plans; Option 1 and Option 2.

Site Plan Option 1:

10. Staff is concerned with the drive-thru lanes layout on the Architectural Site Plan sheet A1.0.1. The lanes are accessed from Church Street as indicated by note 3# on the site plan. There does not appear to be sufficient lane queuing and staff is concerned with traffic backing up and spilling out onto Church Street.
11. Staff is also concerned that the parking area does not connect to the drive-thru lanes meaning that a person who decides to utilize the drive-thru lanes but is already in the parking lot, must egress to Church and then re-enter the site.

Site Plan Option 2:

12. Staff supports the proposed site plan option 2 as illustrated on sheet A1.0.2 and this plan alleviates the concerns staff raised in comments 10 and 11 above related to Site Plan Option 1.
13. Staff recommends the applicant provide a drive aisle to the north of the diagonal parking to allow onsite circulation since all lanes are one-way as proposed.

Further Recommendations Beyond Conceptual to Guide Applicant:

1. Applicant to note the private frontage types in Section 4.4 and ensure compliance with one permitted for T5-UC. Staff currently views the applicant's design to most closely resemble the shopfront/awning. Applicant to review the section and demonstrate compliance. Note: porch frontage is not permitted in T5-UC per this section.
2. Applicant to review the Building Design Standards found in Section 4.6 and demonstrate compliance with all parts of this section.
3. Applicant to demonstrate compliance with Section 5.5 Perimeter Landscaping and Screening.

4. *Applicant to demonstrate compliance with Section 5.6 Landscape Installation and Maintenance.*
5. *Applicant to demonstrate compliance with Section 5.7 Parking, and specifically section 5.7.7 Parking Lot Design and section 5.7.8 Parking Lot Screening and Landscaping.*
6. *Applicant to demonstrate compliance with Section 5.8 Lighting.*

If you have any questions, feel free to call the Development of Community & Economic Development at (843) 525-7011.

Sincerely,



Benjie Morillo, Chair
Design Review Board

Via email: ryan@andrews-sc.com

cc: file copy

APPLICANT PRESENTATION

1203 BOUNDARY STREET



DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

✓ Meadows
22-06 DRB02

Staff Review
 Board Review pd. ✓

Application Fee:

OFFICE USE ONLY: Date Filed: 5/12 Application #: 23728 Zoning District: T5-UC

Schedule: The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. Upon receipt of an application, staff will review the submittal and then contact the applicant letting them know when the meeting will be.

A complete schedule can be found at: <https://www.cityofbeaufort.org/379/Design-Review-Board>

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final

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

Applicant, Property, and Project Information

Applicant Name: Dana McClure

Applicant Address: 1550 Southland Circle, Suite 100, Atlanta, GA 30318

Applicant E-mail: dmcclore@warnersummers.com Applicant Phone Number: 404.351.6075

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): 303 Associates

Owner Address: 2015 Boundary Street, Suite 300, Beaufort, SC 29902

Project Name: Coastal States Bank - Beaufort Branch

Property Address: 1203 Boundary Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0012 0000

Date Submitted: April 12, 2022



**DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW APPLICATION**

Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606

Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Required Project Information

Project Name: Coastal States Bank Beaufort Branch

Property Size in Acres: 1.04 Proposed Building Use: Bank Branch

Building Square Footage (if multiple buildings, please list each one and their square footage by floor): 2,900 SF

of Parking Spaces Required: 9 # of Parking Spaces Provided: 13

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative and outline any specific questions you would like addressed.
New single-story bank branch with attached 2-lane drive-thru. Site work scope includes new curb cuts, parking lot, sidewalks and required landscaping. Building design will include steel frame structure, standing seam metal roofing, stucco, and board-and-batten hardie siding. Fenestration will be a combination of punched storefront windows, curtainwall and clerestory windows with black anodized metal and clear low-e glazing. Entrance canopy will be comprised of low slope TPO roof, pre-finished metal trim, and metal structure, all to be finished black or dark gray.

Applicant's Signature: Date: May 12, 2022

Owner's Signature: Date: 5/12/2022

(The owner's signature is required if the applicant is not the owner.)

CONTACT INFORMATION:

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

CSB - BEAUFORT BRANCH

1203 Boundary Street Beaufort, SC 29902

WARNER SUMMERS
ARCHITECTURE & INTERIOR DESIGN
1550 Southland Circle, Suite 100
Atlanta, Georgia 30318
(404) 351-6075
www.warnersummers.com



Coastal State Bank-
Beaufort Branch

1203 Boundary Street
Beaufort, SC 29902

PROJECT TEAM

OWNER

COASTAL STATES BANK
COMPANY CONTACT: STEVE STONE
3350 RIVERWOOD PARKWAY
SUITE 750
ATLANTA, GA 30339
PHONE: 770.203.4584

ARCHITECT

WARNER SUMMERS
COMPANY CONTACT: JOSHUA HENDON
1550 SOUTHLAND CIRCLE
SUITE 100
ATLANTA, GEORGIA 30318
PHONE: 404.351.6075

DEVELOPER

303 ASSOCIATES
COMPANY CONTACT: COURTNEY MORRELL
2015 BOUNDARY STREET
SUITE 300
BEAUFORT, SC 29902

STRUCTURAL ENGINEER

TBD

CONTRACTOR

TBD

MECHANICAL/ELECTRICAL ENGINEER

TBD

CIVIL ENGINEER & LANDSCAPE ARCHITECT

CAROLINA ENGINEERING CONSULTANTS
COMPANY CONTACT: TIM BRUTCHER
800 CONGRESS STREET
BEAUFORT, SC 29901
PHONE: 843.322.0553

PROJECT DESCRIPTION

NEW SINGLE-STORY BANK BRANCH WITH ATTACHED 2-LANE DRIVE-THRU. SITE WORK SCOPE INCLUDES NEW CURB CUTS, PARKING LOT, SIDEWALKS AND REQUIRED LANDSCAPING. BUILDING DESIGN WILL INCLUDE STEEL FRAME STRUCTURE, STANDING SEAM METAL ROOFING, STUCCO, AUTHENTIC TABBY AND BOARD-AND-BATTEN HARDIE SIDING. FENESTRATION WILL BE A COMBINATION OF PUNCHED STOREFRONT WINDOWS, CURTAINWALL AND CLERESTORY WINDOWS WITH BLACK ANODIZED METAL AND CLEAR LOW-E GLAZING. ENTRANCE CANOPY WILL BE COMPRISED OF LOW SLOPE TPO ROOF, PRE-FINISHED METAL TRIM, AND METAL STRUCTURE, ALL TO BE FINISHED BLACK OR DARK GRAY.

DRAWING INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DATE
GENERAL			
A0.1	GENERAL COVER SHEET	12 MAY 2022	24 MAY 2022
PLAT	EXISTING PLAT	12 MAY 2022	
CIVIL			
C1.0	SITE PLAN	12 MAY 2022	24 MAY 2022
ARCHITECTURE			
A1.0	SITE PLAN	24 MAY 2022	
A1.1	SITE SECTIONS	12 MAY 2022	24 MAY 2022
A2.1	GROUND FLOOR PLAN	12 MAY 2022	
A3.0	EXTERIOR PERSPECTIVES	12 MAY 2022	
A3.1	EXTERIOR ELEVATIONS	12 MAY 2022	24 MAY 2022
A3.2	EXTERIOR ELEVATIONS	12 MAY 2022	

MATERIALS

	UNDISTURBED EARTH OR COMPACTED FILL		POROUS FILL
	CONCRETE		GYPSUM BOARD / DIRECT APPLIED FINISH / EIFS
	WOOD BLOCKING / SHIM		STOREFRONT
	ROUGH WOOD FRAMING		GLAZING ELEVATION
	FINISH WOOD		TEMPERED GLAZING ELEVATION
	CONCRETE MASONRY UNITS		ACOUSTICAL PANEL
	FACE BRICK		PLYWOOD
	RIGID INSULATION		MDF
	BATT INSULATION		STEEL
	NEW CONSTRUCTION		ONE HOUR FIRE RATED WALLS
	EXISTING CONSTRUCTION		TWO HOUR RATED WALLS
	EXISTING CONSTRUCTION TO BE REMOVED		

PROJECT DATA

PROJECT AREA: 2,700 SQUARE FEET
OCCUPANCY: BUSINESS
NUMBER STORIES: 1 STORIES
BUILDING CONSTRUCTION TYPE: IBC TYPE II-B
FIRE SPRINKLER SYSTEM: NOT SPRINKLERED
OCCUPANT LOAD: TBD OCCUPANTS

APPLICABLE CODES

INTERNATIONAL BUILDING CODE: 2018 EDITION
INTERNATIONAL FUEL GAS CODE: 2018 EDITION
INTERNATIONAL MECHANICAL CODE: 2018 EDITION
INTERNATIONAL PLUMBING CODE: 2018 EDITION
NATIONAL ELECTRIC CODE: 2017 EDITION
INTERNATIONAL FIRE CODE: 2018 EDITION
ACCESSIBILITY: ACCESSIBILITY CODE FOR BUILDINGS AND FACILITIES, 2010 EDITION, CHAPTER 120-3-20 & ADAAG GUIDELINES.
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION

SYMBOLS

ELEVATION REFERENCE	DRAWING NUMBER SHEET NUMBER DRAWING NUMBER SHEET NUMBER		NORTH ARROW	
DETAIL REFERENCE	DRAWING NUMBER SHEET NUMBER		DOOR NUMBER	
SECTION REFERENCE	DRAWING NUMBER SHEET NUMBER DRAWING NAME		PARTITION TYPE	
DRAWING TITLE	DRAWING NO. SHEET NO.		WINDOW TYPE	
ELEVATION INDICATOR	SCALE		CENTER LINE	
ROOM INFORMATION	ROOM NAME ROOM NO. ROOM AREA		REVISION CLOUD AND NUMBER	
			BREAK LINE	
			COLUMN CENTERLINE	
			FINISH TRANSITION	
			PAINT FINISH	
			WALLCOVERING FINISH	
			FLOOR/BASE FINISH	
			SOLID SURFACE FINISH	
			STONE FINISH	
			PLASTIC LAMINATE FINISH	
			FIRE EXTINGUISHER CABINET	
			FIRE EXTINGUISHER BRACKET	

DATE	REV.	DESCRIPTION
24 MAY 2022	2	DESIGN REVIEW BOARD COMMENTS
REVISION SCHEDULE		

THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTIES OF THE ARCHITECTS AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF WARNER SUMMERS.

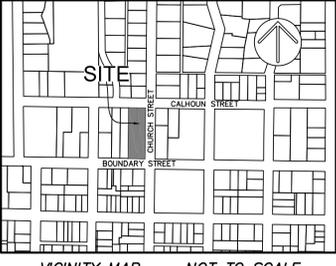
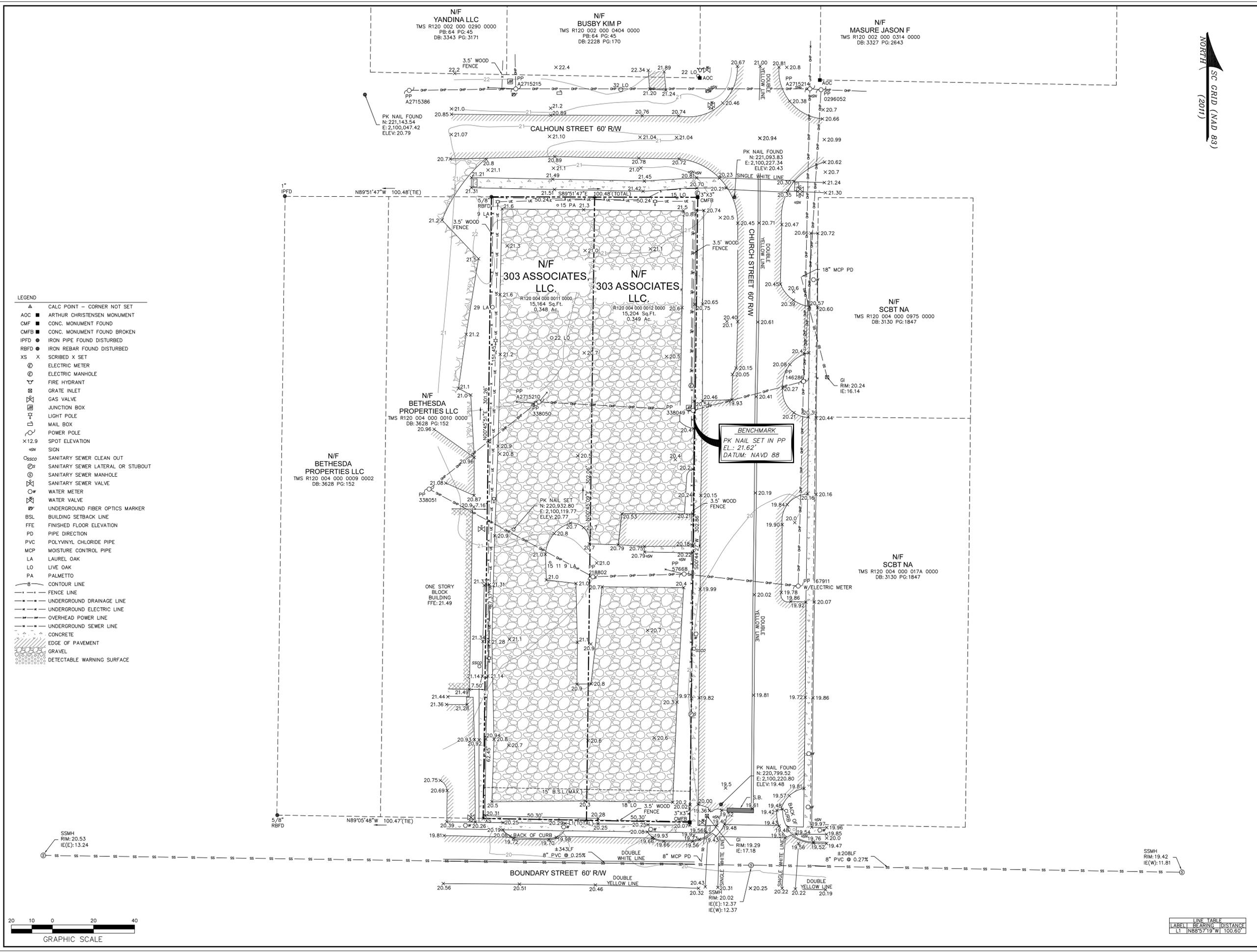
ISSUED FOR
DESIGN BOARD
REVIEW

ISSUED FOR
PROGRESS
PRICING
CONSTRUCTION

DATE 12 MAY 2022
DRAWN BY JAH
CHECKED BY DFM
PROJ NO 22010

SHEET TITLE
GENERAL COVER SHEET

SHEET NUMBER
A0.1



- NOTES**
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X, COMMUNITY 450026, MAP NUMBER 45013001586.
 - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
 - VERTICAL DATUM IS NAVD 88.
 - BUILDING SETBACKS ARE PER EMAIL FROM THE CITY OF BEAUFORT ON 3-18-2022, AND MUST BE VERIFIED PRIOR TO CONSTRUCTION.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACoustICAL EVIDENCE AS OF XXXX, 20XX. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 UTILITY PROTECTION CENTER.

- REFERENCES**
- SURVEY DONE BY GASQUE & ASSOCIATES INC., DATED 3-14-18.
 - DB: 3743 PG: 3072

PREPARED FOR:
303 ASSOCIATES, LLC.
 AN AS-BUILT/
 TREE AND TOPOGRAPHIC SURVEY OF
#1203 & #1205
BOUNDARY STREET
 TAX PARCEL Nos. R120 004 000 0012 0000
 & R120 004 000 0011 0000
 THE CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA

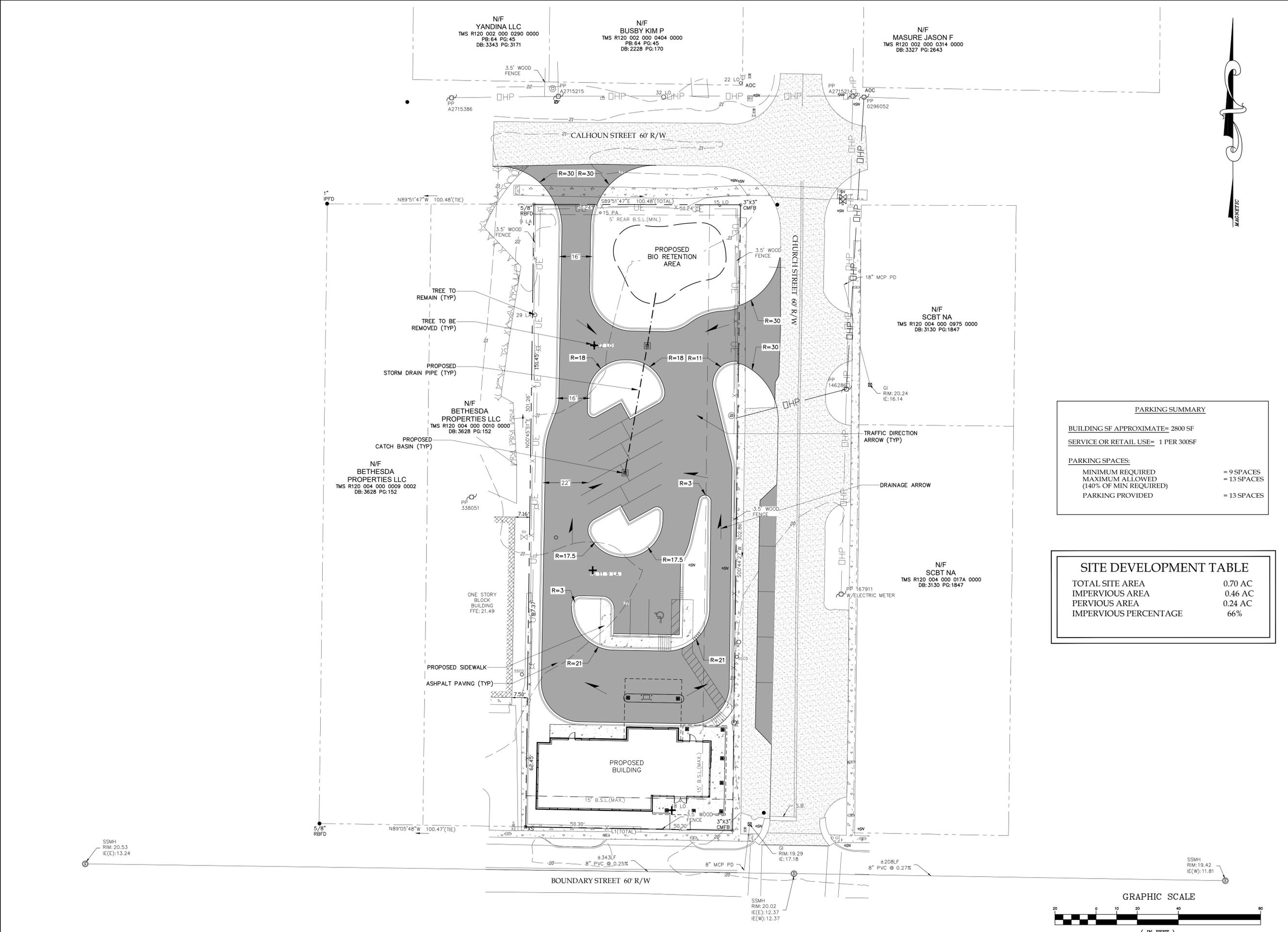
FIELD WORK: LKW
 FIELD CHECK: JWR
 DRAWN BY: DTJ
 DATE: 03-22-2022
 SCALE: 1"=20'
 PROJECT No.: BFT-22037
 FILE: BFT-22037 ATL.DWG

ATLAS SURVEYING, INC.
 49 BROWN'S COVE ROAD, SUITE #5
 RIDGELAND, SC 29936
 PHONE: (843) 645-9277
 WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER
 S.C.P.L.S. No. 28139
 NOT VALID UNLESS CRIMPED WITH SEAL



N/F
YANDINA LLC
TMS R120 002 000 0290 0000
PB: 64 PG: 45
DB: 3343 PG: 3171

N/F
BUSBY KIM P
TMS R120 002 000 0404 0000
PB: 64 PG: 45
DB: 2228 PG: 170

N/F
MASURE JASON F
TMS R120 002 000 0314 0000
DB: 3327 PG: 2643

PLAN REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

PARKING SUMMARY

BUILDING SF APPROXIMATE= 2800 SF
SERVICE OR RETAIL USE= 1 PER 300SF

PARKING SPACES:
MINIMUM REQUIRED = 9 SPACES
MAXIMUM ALLOWED (140% OF MIN REQUIRED) = 13 SPACES
PARKING PROVIDED = 13 SPACES

SITE DEVELOPMENT TABLE

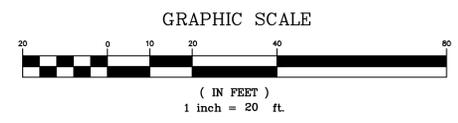
TOTAL SITE AREA	0.70 AC
IMPERVIOUS AREA	0.46 AC
PERVIOUS AREA	0.24 AC
IMPERVIOUS PERCENTAGE	66%

COASTAL STATES BANK
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
843/322-0553
WWW.CAROLINAENGINEERING.COM
843/322-0556 (FAX)

PROJECT: 2487
DATE: 05/11/22
REVISED: 05/19/22
DRAWN BY: TAB
ENGINEER: JPA
SCALE: 1"=20'

SITE PLAN
1
OF 1





Michael P. Murphy,
NJ-0146B

May 23, 2022

Courtney Worrell
303 Associates
2015 Boundary Street
Beaufort, SC 29902

Re: Coastal States Bank

The purpose of this report is to perform a modified Level 2, Basic Tree Risk Assessment on all trees required of this attention by The Beaufort City Code.

Each tree will have a detailed visual inspection of its surrounding site, buttress roots, trunk and branches and an assessment of the tree's general health. The information will be used to determine physical and structural health of the trees, as well as the likelihood and consequences of failure in each tree. This evaluation technique will provide an assessed degree of risk associated with each tree. A potential of failure will then be assigned to each tree. This potential rating can be submitted to the City of Beaufort and may result in a reduction allowance to the total caliper inches of trees which need to be mitigated for. It can also be used to determine which trees should, or should not, be preserved on site as well as which trees may need special attention.

Each of the assessed trees on site will be categorized into four different groups designating each tree's individual condition based on both structural and physical health factors. These designating letters and groupings are as follows:

- A.) Trees with slight defects having an improbable likelihood of failure.
- B.) Trees with moderate defects having a possible likelihood of failure.
- C.) Trees with severe defects having a probable likelihood of failure.
- D.) Trees with critical defects having an imminent likelihood of failure. These will need immediate attention.

This site has only two trees that will need this level of assessment, a 22 and an 18-inch live oak.

Both trees are classified as B.) having moderate defects with a possible likelihood of failure.

There will be no corrected tree and topo submitted by the arborist.

There is a 29-inch laurel oak along the NW property line that is not marked for removal. This tree has major stem (trunk) faults, many previous areas of storm damage and a low Live Crown Ratio (LCR). In some cases, trees in similar conditions can be reduced to better growth points, but because of the low LCR this is not possible. If this tree required assessment, it would be graded as "C", having severe defects and a probable likelihood of failure. This tree should be removed with site work so as not to be a hazard to the proposed bank lot or the existing lot to the west.

Please call if you have any questions or concerns about this report.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist
NJ-0146B



May 12, 2022

Joshua Hendon
Project Manager, WARNER SUMMERS
1550 Southland Circle, Suite 100
Atlanta, Georgia 30318

RE: Coastal States Bank Beaufort Branch Traffic Statement

Dear Mr. Hendon:

The purpose of this memorandum is to provide a Traffic Statement and document the development of total peak hour trips and net new peak hour trips generated from the proposed Coastal States Bank (CSB) Beaufort Branch at 1203 Boundary Street in Beaufort, SC 29902. This location is a drive-in bank of 2,700 SF GFA with two drive-in lanes (one drive through transaction lane and one separate ATM lane), and a bypass lane. The proposed site plan is shown in Exhibit A.

Based on our analysis, net new trips for AM and PM peak hours from the proposed project will be under 50 trips per hour.

Total Peak Hour Trips

Total trip generation was estimated using 1) ITE Trip Generation Manual 11th Edition (ITE Manual), and 2) CSB traffic data collected at a similar location.

Trip Generation Using ITE

The ITE Land Use Code for drive-in banks is 912. The ITE Manual provides three sets of trip generation rates: by 1000 SF GFA, by drive-in lanes, and by employees. Project trips were estimated using rates by GFA and drive-in lanes only. Number of employees is unavailable since this is a proposed project. Table 1 below summarizes total trips using the ITE Trip Generation rates.



Table 1. Total Trip Generation Using the ITE Manual

ITE Land Use Code	Land Use Type	Unit	Size	Avg. Trip Generation Rate:				Total Trip Generation			
				Peak Hour of Adjacent Street		Peak Hour of Generator		Peak Hour of Adjacent Street		Peak Hour of Generator	
				AM	PM	AM	PM	AM	PM	AM	PM
912	Drive-in Bank	KSF	2.7	9.95	21.01	14.78	20.92	26.9	56.7	39.9	56.5
		Drive-in Lanes	2	8.54	27.07	17.14	22.38	17.1	54.1	34.3	44.8

Note: Fitted curve equations are unavailable for LU 912.

Based on the ITE Manual, AM peak hour total trips are under 50 for both adjacent streets and the generator, while. PM peak hour total trips are over 50 for adjacent streets and the generator as highlighted in Table 1.

Trip Generation Using CSB Traffic Data

CSB has conducted an independent traffic data collection from an existing branch at 7 Thurmond Way, Bluffton, DC 29910. As indicated in the traffic data collection report, this branch is 4,000 SF with two drive through lanes, one separate ATM lane, and a bypass lane. The data includes inbound and outbound trips between 7-9AM and 4-6 PM on May 4th and May 5th of 2022. The traffic data is summarized in Table 2 below. The CSB traffic data collection report is provided in Exhibit B.

Table 2. CSB Traffic Data Summary

AM Peak	Avg. Trips of 5/4/22 and 5/5/22					Trip Rate by GFA			Trip Rate by Drive-In Lane		
	7:00-7:30	7:30-8:00	8:00-8:30	8:30-9:00	Peak Hour	Unit	Size	Avg. Rate	Unit	Size	Avg. Rate
Inbound	0	3.5	5	8.5	13.5	KSF	4	3.38	Lanes	3	4.50
Outbound	0	0	0	4	4	KSF	4	1.00	Lanes	3	1.33
Total	0	3.5	5	12.5	17.5	KSF	4	4.38	Lanes	3	5.83
PM Peak	4:00-4:30	4:30-5:00	5:00-5:30	5:30-6:00	Peak Hour	Unit	Size	Avg. Rate	Unit	Size	Avg. Rate
Inbound	9.5	0	0	0	9.5	KSF	4	2.38	Lanes	3	3.17
Outbound	7	9.5	4	0	16.5	KSF	4	4.13	Lanes	3	5.50
Total	16.5	9.5	4	0	26	KSF	4	6.50	Lanes	3	8.67



Based on observed traffic volumes at the existing branch, the size of the branch, and the number of drive-in lanes, a set of observed trip rates were calculated as shown by the highlighted values of Table 2.

Table 3 presents total trip generation from the proposed project using the observed trip rates. Total trips from both AM and PM peak hours are less than 50.

Table 3. Total Trip Generation Using Observed Trip Rates from CSB Data

Unit	Size	Peak Hour Trip Rates		Total Trip Generation	
		AM	PM	AM	PM
KSF	2.7	4.38	6.50	11.8	17.6
Drive-in Lanes	2	5.83	8.67	11.7	17.3

Net New Peak Hour Trips

Net new peak hour trips are trips produced by the proposed project that are adjusted for mode split, internal capture, and pass-by trips. Mode split adjusts for those using alternative transportation modes such as transit, biking, or walking. Internal capture applies to projects with multiple land use types such as commercial, restaurant, and residential. Pass-by trips accounts for existing trips on adjacent streets making stops at a new near-by commercial development. For this project, the only applicable adjustment is for pass-by trips.

The ITE Manual provides data for pass-by trip adjustment, as shown in Exhibit C. In an average, pass-by trips for drive-in banks account for 38% of total trips generated, and non-pass-by trips are 62% of total trips. Table 4 and Table 5 summarize net new peak hour trips from both using ITE Manual and using the CSB data. All peak hour net new trips are under 50 per hour.

Table 4. Net New Peak Hour Trips Using ITE

Trip Generation by	Total Trip Generation Using ITE				Avg. Pass-by Rate (LU 912)	Net New Trips Using ITE			
	Peak Hour of Adjacent Street		Peak Hour of Generator			Peak Hour of Adjacent Street		Peak Hour of Generator	
	AM	PM	AM	PM		AM	PM	AM	PM
KSF	26.9	56.7	39.9	56.5	38%	16.7	35.2	24.7	35.0
Drive-in Lanes	17.1	54.1	34.3	44.8	38%	10.6	33.6	21.3	27.8



Table 5. Net New Peak Hour Trips Using CSB Data

Trip Generation by	Total Trips Using Observed Trip Rates		Avg. Pass-by Rate (LU 912)	Net New Trips Using Observed Trip Rates	
	AM	PM		AM	PM
KSF	11.8	17.6	38%	7.3	10.9
Drive-in Lanes	11.7	17.3	38%	7.3	10.7

It is noted that even if the minimum pass-by rate (12%, shown in Exhibit C) is applied, all net new peak hour trips are still under 50, with the highest being 49.9 (56.7*(1-12%).

Conclusions

Total trips generated from the proposed CSB Beaufort Branch are 39.9 for weekday AM peak hour and 56.5 for weekday PM peak hour using the ITE Manual. Based on traffic data observed from a similar CSB bank location, weekday AM peak hour trips are 11.8 and PM peak hour trips are 17.6. Considering pass-by trip adjustment of 38% for drive-in banks, total net new trips for the proposed bank are 24.7/35.0 for AM/PM peak hours using ITE, and 7.3/10.9 if using observed data from CSB. The net new trips for AM and PM peak hours from the proposed project will be below 50 trips per hour.

Sincerely,
SEPI, INC.

Peng Zhu, PhD, PE, PTOE
 Traffic Practice Director

David Bost, PE
 Western Carolina Traffic Practice Leader





EXIHIBIT A – Coastal States Bank – Beaufort Branch Site Plan





EXIHIBIT B – Coastal States Bank Traffic Data Collection



Coastal States Bank- Beaufort Branch, Traffic Study

DATE: 11 May 2022

TO: Peng Zhu, SEPI Inc
Rob McFee, SEPI Inc

FROM: Joshua Hendon, Warner Summers Inc

CC: Courtney Worrell, 303 Associates
Dana McClure, Warner Summers Inc

Coastal States Bank is proposing to build a new single-story branch at 1203 Boundary Street, Beaufort, SC 29902. This location will be 2,700 SF with one drive through transaction lane, separate ATM lane, and a bypass lane.

Traffic data was collected from their existing branch at 7 Thurmond Way, Bluffton, DC 29910 that has been in operation for over ten years. This branch is 4,000 SF with two drive through lanes, separate ATM lane, and a bypass lane. Coastal States Bank is transitioning all locations to the following hours. The proposed branch in Beaufort will use these operating hours.

Drive Through: 8:30am – 4:30pm
Lobby: 9:00am – 4:30pm
ATMs Always available

Drive through transactions are limited to three per car. This is indicated by permanently posted signage. Two types of transactions occur in the drive through. Transaction type ‘A’ averages two-three minutes and accounts for 75% of drive through traffic. Transaction type ‘B’ averages five-six minutes and accounts for 25% of drive through traffic. Drive through transactions were recorded between April 28th and May 4th to establish average drive through activity. Transactions recorded after closing were already queued in the drive through.

	28-Apr		29-Apr		2-May		3-May		4-May	
	# Cars	# Tran								
8:00-8:30AM	0	0	1	1	0	0	0	0	0	0
8:30-9:00AM	0	0	2	2	4	5	5	5	1	1
9:00-9:30AM	0	0	2	2	6	6	5	6	2	2
9:30-10:00AM	0	0	4	4	8	8	4	4	2	2
10:00-10:30AM	0	0	2	2	6	6	1	1	0	0
10:30-11:00AM	0	0	2	2	3	3	2	2	5	6
11:00-11:30AM	0	0	3	3	6	6	4	4	0	0
11:30-12:00PM	0	0	3	3	7	7	3	4	0	0

Coastal States Bank Beaufort- Traffic Study

11 May 2022

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12:00-12:30PM	4	4	3	3	5	5	2	2	1	1
12:30-1:00PM	6	6	1	1	5	5	6	7	4	4
1:00-1:30PM	4	4	3	3	6	9	4	4	3	3
1:30-2:00PM	6	6	3	3	1	1	3	3	2	2
2:00-2:30PM	2	2	7	7	10	10	4	5	8	8
2:30-3:00PM	4	4	5	5	4	4	6	6	1	1
3:00-3:30PM	7	7	7	7	6	6	2	2	5	5
3:30-4:00PM	5	5	7	10	3	3	4	4	2	2
4:00-4:30PM	3	3	9	9	4	4	4	4	5	5
4:30-5:00PM	1	1	5	5	7	11	7	7	3	3
5:00-5:30PM	0	0	3	3	0	0	0	0	0	0

All vehicular traffic was recorded during peak hours defined as 7:00am-9:00am and 4:00pm-6:00pm on May 4th and May 5th to establish an average. This data was recorded retroactively using security footage. All drive through traffic was recorded on cameras at each lane. Employee and lobby customers were tracked with internal security cameras. Recorded traffic was based

4-May-22				
Entering Site				
	7:00-7:30AM	7:30-8:00AM	8:00:-8:30AM	8:30-9:00AM
Employees	0	3	5	0
Drive Through	0	0	0	3
Lobby	0	0	0	3
ATM Traffic	0	0	0	4
Exiting Site				
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	4

Entering Site				
	4:00-4:30PM	4:30-5:00PM	5:00-5:30PM	5:30-6:00PM
Employees	0	0	0	0
Drive Through	3	0	0	0
Lobby	3	0	0	0
ATM Traffic	2	0	0	0
Exiting Site				
Employees	0	4	4	0
Drive Through	5	3	0	0
Lobby	0	2	0	0

Coastal States Bank Beaufort- Traffic Study

11 May 2022

Page 3 of 3

ATM Traffic	2	0	0	0
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5-May-22				
	Entering Site			
	7:00-7:30AM	7:30-8:00AM	8:00-8:30	8:30-9:00
Employees	0	4	5	0
Drive Through	0	0	0	1
Lobby	0	0	0	4
ATM Traffic	0	0	0	2
	Exiting Site			
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	2

	Entering Site			
	4:00-4:30PM	4:30-5:00PM	5:00-5:30	5:30-6:00
Employees	0	0	0	0
Drive Through	6	0	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0
	Exiting Site			
Employees	0	4	4	0
Drive Through	2	6	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0

Drive Thru-Lane 1 and 2 plus Night Drop view



ATM



Lobby Traffic and Employees

No pictures for security reasons; but Used Cameras from

- ALL Teller stations
- Lobby Offices
- Hallways.



EXIHIBIT C – LU 912 Drive-in Bank Pass-By Rates by ITE Trip Generation 11th Edition





Coastal States Bank- Beaufort Branch, Traffic Study

DATE: 11 May 2022

TO: Peng Zhu, SEPI Inc
 Rob McFee, SEPI Inc

FROM: Anthony P. Valduga, Coastal States Bank

CC: Courtney Worrell, 303 Associates
 Dana McClure, Warner Summers Inc

Coastal States Bank is proposing to build a new single-story branch at 1203 Boundary Street, Beaufort, SC 29902. This location will be 2,700 SF with one drive through transaction lane, separate ATM lane, and a bypass lane.

Traffic data was collected from an existing branch at 7 Thurmond Way, Bluffton, DC 29910 that has been in operation for over ten years. This branch is 4,000 SF with two drive through lanes, separate ATM lane, and a bypass lane. Coastal States Bank is transitioning all locations to the following hours. The proposed branch in Beaufort will use these operating hours.

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 Lobby: 9:00am – 4:30pm
 ATMs Always available

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	28-Apr		29-Apr		2-May		3-May		4-May	
	# Cars	# Tran								
8:00-8:30AM	0	0	1	1	0	0	0	0	0	0
8:30-9:00AM	0	0	2	2	4	5	5	5	1	1
9:00-9:30AM	0	0	2	2	6	6	5	6	2	2
9:30-10:00AM	0	0	4	4	8	8	4	4	2	2
10:00-10:30AM	0	0	2	2	6	6	1	1	0	0
10:30-11:00AM	0	0	2	2	3	3	2	2	5	6
11:00-11:30AM	0	0	3	3	6	6	4	4	0	0

11:30-12:00PM	0	0	3	3	7	7	3	4	0	0
12:00-12:30PM	4	4	3	3	5	5	2	2	1	1
12:30-1:00PM	6	6	1	1	5	5	6	7	4	4
1:00-1:30PM	4	4	3	3	6	9	4	4	3	3
1:30-2:00PM	6	6	3	3	1	1	3	3	2	2
2:00-2:30PM	2	2	7	7	10	10	4	5	8	8
2:30-3:00PM	4	4	5	5	4	4	6	6	1	1
3:00-3:30PM	7	7	7	7	6	6	2	2	5	5
3:30-4:00PM	5	5	7	10	3	3	4	4	2	2
4:00-4:30PM	3	3	9	9	4	4	4	4	5	5
4:30-5:00PM	1	1	5	5	7	11	7	7	3	3
5:00-5:30PM	0	0	3	3	0	0	0	0	0	0

All vehicular traffic was recorded during peak hours defined as 7:00am-9:00am and 4:00pm-6:00pm on May 4th and May 5th to establish an average. This data was recorded retroactively using security footage. All drive through traffic was recorded on cameras at each lane. Employee and lobby customers were tracked with internal security cameras. Recorded traffic was based

4-May-22				
Entering Site				
	7:00-7:30AM	7:30-8:00AM	8:00-8:30AM	8:30-9:00AM
Employees	0	3	5	0
Drive Through	0	0	0	3
Lobby	0	0	0	3
ATM Traffic	0	0	0	4
Exiting Site				
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	4

Entering Site				
	4:00-4:30PM	4:30-5:00PM	5:00-5:30PM	5:30-6:00PM
Employees	0	0	0	0
Drive Through	3	0	0	0
Lobby	3	0	0	0
ATM Traffic	2	0	0	0

	Exiting Site			
Employees	0	4	4	0
Drive Through	5	3	0	0
Lobby	0	2	0	0
ATM Traffic	2	0	0	0

5-May-22				
	Entering Site			
	7:00-7:30AM	7:30-8:00AM	8:00-8:30	8:30-9:00
Employees	0	4	5	0
Drive Through	0	0	0	1
Lobby	0	0	0	4
ATM Traffic	0	0	0	2
	Exiting Site			
Employees	0	0	0	0
Drive Through	0	0	0	1
Lobby	0	0	0	0
ATM Traffic	0	0	0	2

	Entering Site			
	4:00-4:30PM	4:30-5:00PM	5:00-5:30	5:30-6:00
Employees	0	0	0	0
Drive Through	6	0	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0
	Exiting Site			
Employees	0	4	4	0
Drive Through	2	6	0	0
Lobby	2	0	0	0
ATM Traffic	3	0	0	0



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
09 June 2022

1 SUMMARY OF REQUEST

1203 Boundary Street/Coastal States Bank, New Construction

Applicant: Dana McClure, Warner Summers Architecture

In this application, the applicant is proposing a new single-story branch bank approximately 2,800 SF with attached 2-lane drive-thru.

This is proposed new construction of a branch bank on a currently vacant lot.

Background: A previous application for this project received Conceptual Approval with Conditions at the April 2022 Design Review Board Meeting.

2 FACTS

Property Address:	1203 Boundary Street
Parcel ID:	R120 004 000 0012 0000
Case Number:	23402
Applicant:	Dana McClure/Warner Summers Architecture
Type of Request:	Conceptual New Construction
Zoning:	T5-UC
Current Use:	Vacant
Proposed Use:	Commercial Retail with Drive-Thru Facilities

District Development Standards for T5-UC:

- **Setback requirements – Primary Structure:**
 - *Front- 0' min./15 ft. max.*
 - *Rear setback – 5' min.*
 - *Side Corner/Alley – 0' min./15' max.*
 - *Side Interior – 0' min.*
- **Maximum Lot Coverage:** 100%
- **Frontage Buildout:** 60% Min
- **Conditional Uses:** Retail with Drive-Thru Facilities are conditional in T5-UC

References:

- The Beaufort Code

3 STAFF COMMENTS

Staff Acknowledgements:

- A. A Board Condition of Conceptual approval for this project was that the columns should be “continuous up and down”. The updated design includes a single type of column rather than multiple column types, which Staff supports. However, the proposed columns are not “continuous up and down.” Staff supports the Applicant’s column design. See Condition 6 below for further comment.
- B. The Applicant has provided a Traffic Study within this submission to satisfy a Board Condition of Conceptual Approval.

Staff Conditions:

Building:

- 1. Staff recommends altering the proportions of the punched window openings on the South Elevation so that the head height of the window aligns with the head height of the storefront windows beneath the canopy. This should eliminate the horizontally proportioned section of the window and create more vertically proportioned window divides.
- 2. Applicant to add projecting sills to all windows per Section 4.6.3.C.2.a of the Beaufort Code. At minimum, the Applicant must provide a projecting sill at the windows. Staff recommends the applicant consider the projecting sill being continuous around the stucco mass to delineate the base from the upper portion of this portion of the building.
- 3. Applicant to add vegetative screening or a wall fence to the eastern and northern sides of the property to screen the rear drive-thru and parking area from view from surrounding secondary streets. At minimum, screening must comply with requirements in Section 5.7.8 of the Beaufort Code.
- 4. Applicant to clarify material of exposed canopy structure “wood finish”.
- 5. Regarding the East and South Elevations, if a clerestory is maintained in this design, Staff recommends that the clerestory windows be sized to match the height of the section of the storefront that exists above the doors and below the canopy.
- 6. Staff recommends adding a wood beam below the canopy on the East and South Elevations so that the canopy design is consistent with the language of the drive through design.
- 7. Staff recommends the applicant consider the addition of a small reveal on the stucco portion of the canopy columns to establish a base and to transition the stucco to the concrete.

STAFF RECOMMENDATION:

Preliminary Approval for the building with conditions noted.

Further Recommendations Beyond Conceptual to Guide Applicant:

1. *The provided number of parking spaces complies with the Beaufort Code, but the minimum required is listed at 9 spaces, while a minimum of 10 spaces is actually required for this property. Applicant to ensure the parking calculations are correct in future submissions.*
2. *Applicant to note that 16' one way travel lanes must be approved by the fire marshal per Section 5.7.7.A.1.b of the Beaufort Code.*
3. *Applicant to show dimensions of parking stalls and clarify how parking spaces will be marked per sections 5.7.7.A.1.a and 5.7.7.A.5 of the Beaufort Code. Applicant to also show as much compliance as possible with Section 5.7.8.B.3 of the Beaufort Code regarding landscaped peninsulas.*
4. *Applicant to demonstrate compliance with Section 4.6.1.F regarding screening of mechanical units.*
5. *Applicant to demonstrate compliance with Section 5.6 Landscape Installation and Maintenance.*
6. *Applicant to demonstrate compliance with Section 5.8 Lighting.*
7. *The proposed fenestration is compliant with transparency requirements of Section 4.6.3.C.1, however, Applicant to ensure that the calculations provided on Sheet A3.1 denote transparent fenestration only in future submissions.*
8. *In a final submission, Applicant to include a wall section detail of the proposed canopy columns.*