AGENDA
City of Beaufort
DESIGN REVIEW BOARD
Thursday, October 10, 2019, 2:00 p.m.
City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort SC

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."

I. Call to Order
II. Election of Officers
III. Review of Minutes:
   A. Minutes of September 12, 2019 Meeting
IV. Old Business:
   A. Harbor Freight, Highway 170 and Burton Hill Road (19-05 DRB.1)
      Applicant: Beaufort Design Build, LLC
      The applicant is requesting approval for construction of a retail store.
   B. Little Caesar's Pizza Upfit, 277 Sea Island Parkway, Suite 111 (19-06 DRB.1)
      Applicant: John S. Vaci, Architect
      The applicant is requesting approval for an upfit with a pickup window.
V. New Business
VI. Discussion:
VII. Adjournment

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.
A meeting of the Design Review Board (DRB) was held on September 12, 2019 at 2:00 p.m. in the City Hall Planning Conference Room, 1911 Boundary Street. In attendance were board members Rett Bullard, Kimberly McFann, and Bob Albright, and Ken Meola and Heather Spade, city staff. Board member Benjie Morillo and Vice Chairman Michael Brock were absent.

In accordance with the 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.

Those present agreed to move the discussion up on the agenda, so it could take place while waiting for a board member to arrive.

**DISCUSSION: REDEVELOPING LADY'S ISLAND CINEMA AT 100 LADY'S ISLAND COMMONS**

Skeet Burris said he has a pending agreement to purchase the former movie theater, which he would redevelop into self-storage. There is a 10,000 square foot vacant lot in front of the theater, he said, and he showed photos of the building from various angles. Only this building is in the City of Beaufort, he said; the surrounding property is in Beaufort County.

If the old structure is retrofit for self-storage, they would also build a 3- to 4-story building on the vacant lot, Dr. Burris said. He wants to keep costs “to a minimum,” so he came to the DRB because they want to know about requirements for rehabbing the old building before they purchase the property. They want to know, if they purchased the property now, if they could “open [the existing building] up just like it is,” Dr. Burris said.

If Dr. Burris wasn’t going to add the structure on the back, Ms. Spade said, “and you were just going to upfit what’s already there, that wouldn't need to come before the DRB,” but the addition of the new structure “kicks in the square footage for the 10,000 square foot” requirement for DRB approval.

Dr. Burris said they are here about ideas to “make this thing work.” They would do the whole project at once, he told Ms. McFann. He is also currently building a 3-story self-storage building in the Town of Port Royal, he said, and “basically what we’re building looks just like this here.” There would be no visible doors on the units, Dr. Burris said.

Ms. McFann asked about parking. Andy Burris said parking is in the county and is part of the regime. Ms. Spade said they want to have parking for employees and customers, but they are not required to have it because this would be an industrial use.

Dr. Burris said if they buy the building, they would be part of the regime that includes the theater’s parking, which they would change somewhat. The elevators would be in the new building, he said, so they would have space for trucks to back up so people
could unload furniture and roll it to the elevator. They have found that with storage units, they need loading and unloading space, not parking, Dr. Burris said.

Ms. Spade said this would be a redevelopment with a new development added. The new development “kicks it to DRB review,” she said. Mr. Burris said they don’t want to close on the property and then find out from the DRB that they need to “decorate” the existing building, because it would add too much to the cost to make it look like a building “on the highway.”

Ms. McFann asked staff what the applicable requirements are in that area. Ms. Spade said, “It’s not per the area but per the square footage of the building.” Ms. McFann said she was asking about the code and what is required for “decoration” of the building.

Ms. Spade said, “Because of the orientation the building, and the already-established portion being the front of the building, it reorients [the city’s] purview.” A lot has to do with glazing on the front of the building, she said, and since that already exists, they need to see what needs to be brought up to the current code.

Ms. McFann asked for the code sections that would apply to the applicant’s questions about this building. Ms. Spade referred the board to page 108 of the Beaufort Code.

Mr. Bullard said if the applicant has specific questions about the code, they could ask those, but he suggested they “get a plan together” and “try to get it to match the code” requirements. He has no problem with this project, he said, and thinks it’s “a good idea to fix up” the existing building.

**CALL TO ORDER**
Mr. Bullard called the meeting to order at 2:32 p.m.

**MINUTES**
Ms. McFann made a motion, second by Mr. Bullard, to approve the minutes of the August 8, 2019 DRB meeting. Ms. McFann said on page 4, in the second paragraph, “Ribaut Road” should be “Robert Smalls Boulevard.” The motion to approve the minutes as amended passed unanimously.

**COLONEL CLEAN CARWASH, 242 ROBERT SMALLS PARKWAY (19-04 DRB.2)**
Applicant: Lex Brown
The applicant is requesting approval for construction of a new carwash.

Mr. Bullard recused himself from his board role because he is professionally involved with the project.

Mr. Meola said this is about .9 acres and described the carwash project and its “peculiarities.” There is a 20’ BJWSA easement in front of the property, he said, and the
building is built right on the easement.

There is also a 50’ Dominion Energy easement, Mr. Meola said, and it runs on “the long side of the triangle” of the property, so nothing could be built there, as far as buildings or other structures, though landscaping could be placed there within certain parameters.

Mr. Meola said at the August DRB meeting, the board brought up 5 issues, which he reviewed. Lex Brown, the applicant, has provided larger prints of the plans for the front of the building, he said, and he showed material samples. Mr. Meola asked if there were questions about the details of the building, which he said all comply with the Beaufort Code. There were no questions from the board.

Mr. Brown said the shape, size, and placement of the building are “very, very specific in relation to the 2 easements.” He can’t move it because of the turn radii coming into the building, so there’s no other place to put the building. They could rotate it, but then it wouldn’t face the road, Mr. Bullard said, and that wouldn’t meet code. Mr. Brown said he’d like to move the building closer to the road, but he can’t.

Mr. Bullard said Mr. Brown would apply for the sign on a separate permit. Mr. Brown said he’d like to postpone the mural portion of the building. It would be a military design and he wants to brand the carwash with a military/first responders theme. He wants it to be good-looking and have a red, white and blue color scheme.

There will be signs on the building, Mr. Brown said, but the design is not finished because of the hurricane, so he would bring them for approval at a future meeting. Mr. Meola said staff and the applicant had discussed removing the mural from the discussion at this time. They could treat the mural as a sign on the back of the building later. The insignia of the different military branches would also be treated as signs, and they are conforming at this time, he said.

Mr. Meola said the landscaping was the final issue, and he has spoken to Vice Chairman Brock about it.

Ms. McFann asked if the mullions would be white, and Mr. Brown said yes. The glass would be clear, he told her; the entrance would also have clear glass. He wants people to be able to see inside. He would like it to be bright and have the sun come in.

Mr. Meola introduced Joan Furlong, the city’s new landscape architect.

Vice Chairman Brock said there was no scale on the plan, Mr. Meola said, and felt it didn’t conform to the DRB’s expectations of what it has seen with submissions in the past. The new plan does conform, he said, and has a graphic scale, a north arrow, and a legend now, Mr. Meola said. The plant quantities and sizes are now enumerated on the
plan. The bushes will create the required opacity, he said, and all of the plants conform to the code at this point.

The buffering requirement was the board’s biggest concern, Mr. Meola said. Staff discussed a way to do something in front of the building with Mr. Brown, and he has agreed to put 8 “blood grasses” there. They also had discussed using planter boxes that could be moved, Mr. Meola said.

**James Clardy**, BJWSA, said Beaufort-Jasper has no concerns with what is shown on the plan, except the ivy, which encroaches on the manhole. They need to be able to find and access it, and the ivy cannot create a tripping hazard. They are good with all of it as long as the ivy doesn’t encroach, he said.

Mr. Brown said he wants a nice-looking building, so he will maintain the landscaping. The requirements of the power lines and sewer easement are restrictive, he said. They are looking for plants that won’t grow higher than 15’ because of the power lines and the gas line running underground.

Mr. Claridy said if the board has no problem with this plan, Beaufort-Jasper doesn’t.

Ms. McFann said she looked up blood grass, and it’s “colorful.” Mr. Brown said it stays that way year-round. She asked if a containing device for the ivy is okay with Mr. Claridy, and he said yes, as long as it doesn’t grow over the manhole.

Ms. McFann asked Mr. Claridy if Mr. Brown could use movable pots. Mr. Claridy said it would depend on the size (i.e., not so big that they would be difficult to move). Mr. Brown said pots that are over 3 gallons could be “heavy” to move. There is a swell, and he’d have to try to dig it to make the pots stand upright, and then he’d have to be able to move them if Beaufort-Jasper wanted to work in the easement, so he hadn’t planned to do that. Ms. McFann said a plastic planter would be lighter and more portable, and he could have taller, less messy plants than the blood grass would be. She had looked at photos of it online and doesn’t “think it looks that good.”

Ms. McFann said it’s easy to maintain planters, since Mr. Brown wants to do the landscaping himself, and she feels the blood grass wouldn’t be attractive and wouldn’t show up against the building. Mr. Brown could even do his red, white, and blue theme with various plants, she said. Mr. Brown said he wants it to look good, so he’d be open to that.

Ms. McFann asked if there’s anything concrete on the front of the building where he could roll a planter. Mr. Brown said he’s built right to the easement. Ms. McFann said she could easily manage planters with a handcart, which would be roll-able on grass. Mr. Brown said smaller pots would be fine. Ms. McFann said he could buy 24” pots and “fill it up with beautiful stuff,” and it would be economical, easy to maintain, and would look
good with the building.

There was a general discussion about plants that would be good in the planters.

Ms. Furlong said Mr. Brown’s plan meets code, but for movability, planters would work. If Beaufort-Jasper needs to access the site, they would work that out with Mr. Brown.

Mr. Brown said he feels Beaufort-Jasper would minimize any land disturbance. Ms. McFann said they’re not talking about anything that would be difficult to replace. Ms. Furlong said they are looking at something that would be easy enough to reestablish if need be and also at having plants that wouldn’t be a problem with the utilities’ restrictions.

Ms. Furlong said the simplest solution would probably satisfy the board and the code. Ms. McFann said since Mr. Brown can’t have the buffer that is normally required, “it needs to look good,” and a planter setup would look better from the road and would “draw you into the façade of the building,” as well as distracting “from the ugly power lines.”

Ms. Spade said the city requires a year bond on the landscaping, but if Mr. Brown sells the building at some point, a new owner could get rid of the planters; there would be no requirement to keep them.

Ms. McFann said grasses look messy when they’re not part of a planting scheme, so while planting them might be the easiest solution, but it doesn’t do much to compensate for the lack of a buffer. If the sewer easement weren’t there, Mr. Brown said, he wouldn't use that for landscaping. He agrees with breaking up the façade and likes the possibility of planting different plants; the blood grass looks good to him on paper, he said, but he understands that “the aesthetic can’t be controlled.” Ms. McFann said blood grass would also cover up the façade of his building, while pots could be placed “strategically to emphasize the building’s façade.” She added that ivy could be grown up trellises and in pots, so it wouldn't grow over the manhole cover or into the grass.

Mr. Meola said he had talked to Vice Chairman Brock about his issues and concerns, since he couldn’t make this meeting, and Vice Chairman Brock was satisfied that the revised plan is “fine,” and that the conversation would be had at the meeting about what, if anything, could go in the buffer. Vice Chairman Brock didn’t see the plan, Mr. Meola said, but he’d described it to Vice Chairman Brock and told him that what was in it did meet the code. Mr. Meola said he had gone over the plan and applicable code with Ms. Furlong and Ms. Spade, and staff approves it.

Ms. McFann asked if there would be irrigation. Mr. Brown said he does have a plan for that, which he described. Mr. Meola said the city has seen the irrigation plan. Mr. Clardy
said Beaufort-Jasper is aware of the irrigation meter. Mr. Brown said the main and service lines run close to the building, so anything done with an excavator through there probably wouldn’t disturb the lines. He described how the sprinkle heads would work. Mr. Bullard said Beaufort-Jasper would cut them off at the meter if they have to do work, and would fix anything that was damaged during that work.

There was a general discussion about other elements of the plan, especially the proposed use of turf, which Mr. Brown said is “very nice” and has a 25-year color and consistency warranty. Parker’s has it in their parking aisles, Mr. Meola said.

Mr. Meola said Mr. Brown had “put time and effort” into the revised landscaping plan, and staff recommends final approval. Signage is generally applied for on a separate permit and “dealt with at staff level,” Mr. Meola said.

Ms. McFann made a motion for final approval of the project, pending staff approval of planters instead of planting blood grass. Mr. Albright seconded the motion. Mr. Bullard told Mr. Brown that staff would approve the next landscaping plan, and after that, Mr. Brown could apply for permits. The motion passed unanimously.

DISCUSSION
Ms. McFann asked Mr. Clardy about the BJWSA announcements on social media about water being turned off before the recent hurricane. It’s not his area of expertise, Mr. Clardy said, but doing so “protects the system as a whole.” The water isn’t turned off, but they’re always throttled back in preparation for a hurricane, he said. Mr. Clardy said he didn’t know what was going on with the announcements on social media.

There being no further business to come before the board, Ms. McFann made a motion, second by Mr. Bullard, to adjourn the meeting. The motion passed unanimously, and the meeting was adjourned at 3:21 p.m.
Request:
The applicant is requesting preliminary approval to construct a 16,510SF commercial building within a new development located on highway 170.

Background: The proposal is on an undeveloped parcel that fronts both Robert Smalls parkway and Burton Hill Road. The undeveloped lot is 12.58 acres which will require subdivision prior to the development of this project. The proposed development will be constructed on the portion fronting Robert Smalls Pkwy. There is a BJWSA easement running along Robert Smalls Parkway.

The Beaufort Code:

Setback requirements RMX:
- Principal Front Setback: 10ft min – 60ft Max
- Side setback corner lot: 10ft min
- Side setback interior: 10ft min
- Rear setback: 15ft min
- Impervious surface coverage: 65% Max
- Building Height: 4 stories

Setback requirements T5-UC:
- Principal Front Setback: 0ft min – 15ft Max
- Side setback corner lot: 0ft min – 15ftMax
- Side setback interior: 0ft min
- Rear setback: 5ft min
- Impervious surface coverage: 100% Max
- Building Height: 5 stories

Use: Sale-oriented Commercial Use Category

Building Design Standards:
4.6.1.B Proportions of Bays and Openings: All building bays, including porches,
colonnades and porticos as appropriate, shall be square or vertical in proportion, unless the design merits a horizontally-proportioned opening. Wall openings, with the exception of transoms and storefronts, shall be square or vertical in proportion. The facade of a proposed building should draw upon the proportion and number of bays in surrounding buildings, as defined by windows, doors, and column spacing, to establish a compatible scale.

4.6.1.C Building Materials: Building wall materials shall be combined on each facade only horizontally, unless the building is broken vertically by a change of plane, or a vertical architectural element. Heavier materials, such as masonry and stucco, shall be located below lighter materials, such as cement fiber or wood siding.

4.6.1.B Trash, Mechanical, Utility and Service Equipment and Areas
1. Loading docks, service areas, and trash disposal facilities (e.g., trash and recycling receptacles, compactors, dumpsters) shall be hidden or screened from view of streets, parks, squares, waterways, or significant pedestrian spaces. Loading areas may be oriented toward adjoining developed properties that are zoned for nonresidential uses, if such loading areas are screened from view.
2. Mechanical equipment, such as ventilation systems, commercial exhaust fans, rooftop terminations, commercial cooling equipment, heating and air conditioning units, TV antennas, and satellite dishes, shall be hidden or screened from view. Lattice, open brick enclosures, or vegetation can be used to conceal mechanical equipment. Screening material shall be properly maintained. If vegetation is used for screening, the mature size of the vegetation shall be considered so that equipment air flow will not be compromised.

Staff analysis:

The applicant is requesting Preliminary approval for site fit and concept approval to demonstrate that designs are compliant with the Beaufort Code. If preliminary approval is granted the applicant will develop a more detailed submission to better incorporate corporate design standards in accordance with the Beaufort Code and recommendations from the Design Review body.

- The drawings submitted are missing dimensions. Staff has requested that revised drawings be resubmitted showing proper dimensions, glazing, proportions and setbacks.
- Site plans need to show the BJWSA easement with dimensions. The current submittal shows the building overlapping the easement.
- Staff suggest applicant reach out to BJWSA regarding what plantings they will allow in the easement.
- The applicant needs to show that glazing conforms with T5-UC glazing requirements p.106 RMX glazing requirements p.108
- Split faced CMU: staff believes would be a compatible material for the visible foundation. Staff recommend bringing a sample before the Board.
- Drawings need to show elevations of screening of loading zone; the current elevations are misleading showing the building face alone without the dumpster/loading zone.
- The T5-UC district allows for more than 12 continuous parking spaces in a row, but must comply with the landscape median requirements in section 5.7.8.B.3.d.iii and iv.
**Staff Recommendation:**
Staff recommends conceptual approval rather than preliminary approval for this project with any DRB and staff comments to be addressed at the preliminary and/or final submission. It is mandatory that the applicant seek review of the project from the Technical Review from staff (TRC) and address any comments prior to coming back before the Design Review Board. Staff also would like for the applicant to rethink building placement due to the constraint of the BWJSA easement in order to not create a hardship and conform to the buffer requirements outlined in section 5.5.1. of *The Beaufort Code.*
## DEVELOPMENT REVIEW PROCESS

### DESIGN REVIEW BOARD APPLICATION

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

| OFFICE USE ONLY: | Date Filed: 9/13 | Application #: 18829 | Zoning District: KML | Arch. Survey? Y ☑ N |

**Schedule:** The Design Review Board (DRB) typically meets the 2nd Thursday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - [http://www.cityofbeaufort.org/design-review-board.aspx](http://www.cityofbeaufort.org/design-review-board.aspx)

**Submittal Requirements:** All forms and information shall be submitted digitally. 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:** Beaufort Design Build, LLC. / Adam Biery  
**Applicant Address:** 2 Fire Station Lane, Seabrook, SC. 29940  
**Applicant E-mail:** adam@beaufortdesignbuild.com  
**Applicant Phone Number:** 843.263.4344  
**Applicant Title:** □ Homeowner □ Tenant □ Architect □ Engineer □ Developer

**Owner (if other than the Applicant):** Simba Farms / Graham Trask  
**Owner Address:** 68 Fiddlers Bridge Rd, Straatsburg, NY. 12580  

**Project Name:** Harbor Freight at Highway 170  
**Property Address:** Highway 170 and Burton Hill Road (no address at this time)  
**Property Identification Number (Tax Map & Parcel Number):** R122 029 000 103H 0000  
**Date Submitted:** September 13, 2019

### Certification of Correctness

I/we certify that the information in this application is correct.

**Applicant’s Signature:**  
**Date:**

**Owner’s Signature:**  
**Date:**

(The owner’s signature is required if the applicant is not the owner.)
Required Project Information

Project Name: Harbor Freight at Highway 170

Property Size in Acres: 1.61  Proposed Building Use: Retail

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
16,600

# of Parking Spaces Required: 42  # of Parking Spaces Provided: 48

Is this project a redevelopment project: Y N X

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

Provide a brief Project Narrative and outline any specific questions you would like addressed.

New construction of a Harbor Freight store in a new development located on Highway 170. This project will focus on the site work and construction for a new Harbor Freight building. New site work would include entrances and exits from the access road, and a parking area behind the new building. The new retail building will be located at the front of lot / parcel and front both the new access road and frontage road (Robert Smalls Parkway). The design of the site and the building will be in accordance with the requirements of the RMX Zoning Ordinance.

CONTACT INFORMATION –

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

See Section 9.8 of The Beaufort Code for complete information about the Design Review process | updated February 5, 2019 | p. 2 of 2
This form is also available online at www.cityofbeaufort.org
THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION PROVIDED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.
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PROPOSED ELEVATIONS

A-201
Case Number: 19-06 DRB.1
Project: Little Caesers Pizza
Property Address: 277 Sea Island Parkway
Parcel #: R123 018 000 0777 0000
Applicant: John S Vaci, Architect
Type of Request: Final Approval
Zoning: PUD
Review Stage: Design Review

Request:
The applicant is requesting final approval of drive thru windows for Little Caesers Pizza.

Background:
The drive thru isle was previously approved as part of the Walmart development. The previous tenant had no need for a drive thru.

The Beaufort Code:
9.8.2.A.2 Development Design Review (major)
Vehicle-Related Uses: Any new development that includes fuel-dispensing facilities, drive-thru facilities, or structured parking.

Staff analysis:
The drive thru lane is an existing condition. The type of windows was never formally approved.

Staff Recommendation:
Staff recommends final approval of the windows with any board comments to be addressed.
DEVELOPMENT REVIEW PROCESS
DESIGN REVIEW BOARD APPLICATION
Community and Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

OFFICE USE ONLY: Date Filed: 9/23 Application #: 18870 Zoning District: R1D Arch. Survey? Y N

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Applicant, Property, and Project Information

John S Vaci, Architect

Applicant Address: 1138 Berwick Road

Applicant E-mail: john@johnvaciarichitect.com Applicant Phone Number: 205-541.7898

Applicant Title: □ Homeowner □ Tenant □ Architect □ Engineer □ Developer

Owner (if other than the Applicant): Brian Biesser (Little Caesar's Franchisee)

Owner Address: 10 Wilderness Drive West, Beaufort SC 29907

Project Name: Little Caesar's Pizza

Property Address: 277 Sea Island Parkway Suite 111

Property Identification Number (Tax Map & Parcel Number):

Date Submitted: 9/23/2019

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: John S Vaci, Architect Date: 09/23/2019

Owner's Signature: Brian Biesser Date: 09/23/2019

(The owner's signature is required if the applicant is not the owner.)
**DEVELOPMENT REVIEW PROCESS**

**DESIGN REVIEW BOARD APPLICATION**

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**Required Project Information**

**Project Name:** Little Caesar’s Tenant Upfit wna Pickup window

**Property Size in Acres:** NA  
**Proposed Building Use:** Pizza carryout

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

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<tr>
<th># of Parking Spaces Required</th>
<th># of Parking Spaces Provided</th>
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<td>NA</td>
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<td>Y</td>
</tr>
<tr>
<td>if yes, will they remain?</td>
<td>Y</td>
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Provide a brief Project Narrative and outline any specific questions you would like addressed.

This tenant space occupies a space in an existing building and was always intended to be a restaurant occupancy with a drive up window. The developer submitted plans with a drive through lane, however did not install the actual window because that is work done by the tenant.

Little Caesar’s recognizes the car stacking is limited for its operation and proposes to limit stacking by not installing a menu order board and by installing a secondary "stacking relief" window. Customers will pre-pay and pre-order and only pick up food. In a case where a customer pulls up to the window to order, they will be given pre-cooked product or moved to the second window (or asked to park and come in if too much time is required to fill the order.)

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**CONTACT INFORMATION –**

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

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