



AGENDA

City of Beaufort

DESIGN REVIEW BOARD

Thursday, June 11, 2020 2:00 p.m.

~~City Hall, Planning Conference Room—1911 Boundary Street, Beaufort SC~~

Please note, this meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's website www.cityofbeaufort.org and via Zoom at <https://us02web.zoom.us/j/81712597612?pwd=RUt6NkZqM0F3ZXI4aUVPUy84M1N6dz09>
Password: 086258

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. Review of Minutes:

A. Minutes of March 11, 2019 Meeting

III. Old Business:

A. Harbor Freight, PIN R122 029 000 103H 0000 142 Robert Smalls Parkway.

Applicant: Beaufort Design Build, LLC (20-08 DRB.2)

The applicant is requesting approval to construct a 16,600 square foot retail store.

IV. Discussion

V. Adjournment

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



Design Review Board

Meeting Minutes – March 12, 2020

1 CALL TO ORDER

A regular meeting of the Design Review Board was held at the City Hall Council Chambers on Thursday, March 12, 2020 at 2:03 pm.

2 ATTENDEES

Members in attendance: Rett Bullard (Chairman), Benjie Morillo (Vice-Chair), Witt Cox, and Kimberly McFann.

Staff in attendance: Jeremy Tate (Meadors Architecture), David Prichard (City of Beaufort Director of Community and Economic Development), and Heather Space (City of Beaufort Planning Tech of Community and Economic Development).

3 REVIEW OF MINUTES

Motion: Mr. Cox made a motion, to approve the February 13, 2020 minutes as submitted; seconded by Mr. Morillo. The motion passed unanimously.

4 OLD BUSINESS

- A. The Issacs Group had applied for an application for new construction of a 2,500 square feet Wendy's Restaurant with a drive-thru window at 168 Sea Island Parkway, R123 015 00A 194B 0000.

The chairman, Rett Bullard, invited the public comment.

Motion: Mr. Bullard made a motion, to grant final approval pending the stormwater being met; seconded by Ms. McFann. The motion passed unanimously. [It was stated that any significant changes to site plan due to stormwater measures would require DRB approval].

Mr. Morillo asked the chair to amend his motion to adding to the motion, *planters being added; screening electrical meter box on backside with plants; and shifting trees for more shade.*

Mr. Bullard amended his motion to include planters be added; screening electrical meter box on backside with plants; and shifting trees to provide for more shade; Ms. McFann seconded the amended motion. The amended motion passed unanimously.

5 DISCUSSION – MINIMAL CHECKLIST

Mr. Bullard mentioned that at the Board’s last meeting, we requested to have a minimum checklist be put in place so the Board would have something to go by because not having that checklist makes it difficult. Mr. Bullard said were a little heavy on conceptual requirements and when at final, no idea of stormwater is difficult. At preliminary, applicant should then submit for stormwater.

Board talked about native plants. Mr. Prichard said we need to look at our list in the Code and revise it. Mr. McFann asked isn’t there a Tree Board. Mr. Prichard said yes, and they review public spaces and DRB reviews private spaces. Ms. McFann said it would be nice to coordinate with the Boards as far as “native” plants. Mr. Prichard spoke about landscape bonds and the process for them. Ms. McFann said our ecosystems are impacted.

Board talked about who controls the traffic lights and whether or not a traffic light would cure the issue at the new Wendy’s.

6 ADJOURNMENT

Mr. Morillo made a motion, to adjourn the meeting; seconded by Mr. Cox. The motion passed unanimously. The meeting ended at 3:05 p.m.

Chair

Date of approval

142 Robert Smalls Parkway

PIN R122 029 000 103H 0000

New Construction – Harbor Freight

Applicant: Beaufort Design Build (20-08 DRB.2)



Design Review Board Meeting Staff Report

From the Department of Community and Economic Development
11 June 2020

1 SUMMARY OF REQUEST

The applicant, Tripp Armstrong on behalf of the owner, is requesting final approval to construct a 16,300 SF Harbor Freight retail store within a new development located on Highway 170.

2 FACTS

| | |
|--------------------------|---|
| Property Address: | 142 Robert Smalls Parkway |
| Parcel ID: | R122 029 000 103H 0000 |
| Applicant: | Tripp Armstrong, Beaufort Design Build |
| Type of Request: | New Construction, retail building |
| Zoning: | T5-UC/RMX |
| Use: | Retail |

District Development Standards for 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

District Development Standards for 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

Background: The proposal is on an undeveloped parcel that fronts both Robert Smalls parkway. The proposed development will be constructed on the lot fronting Robert Smalls Pkwy, this parcel was recently approved as phase one of the major subdivision for Simba Farms. There is a BJWSA easement running along Robert Smalls Parkway. The project received preliminary approval from DRB on October 11, 2019.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

3 STAFF COMMENTS

1. The applicant shall not receive final approval for this project until all required project documentation noted in the City of Beaufort Design Review Checklists has been submitted. This includes but is not limited to details, wall sections, material samples, lighting information, and a final list of materials.
2. Per Section 4.6.1.G of the Beaufort Code, buildings and additional site elements shall not be painted in a color or pattern that expresses corporate identity, to the extent that the paint color or pattern is not consistent with the design standards of the district. Per Section 4.6.4.G.3 of the Beaufort Code, recommended colors are traditional historic colors, earth tones (greens, tans, light browns, terra cotta, grays, pale primary and secondary colors, and white and cream tones..." The applicant should use a neutral color palate. It is appropriate for the bays in the building to be a different color than the protruding pilasters. The split face concrete block should all be one color. The applicant should revise and submit color choices for review.
3. The site plan is showing discrepancies regarding placement of the BJWSA easement and buffer line along Robert Smalls Parkway, and the building still appears to be overlapping the easement line. Applicant should resubmit site plan with clear dimensions and notations regarding easement and buffer. Applicant should also review and show compliance with buffer requirements outlined in section 5.5.1 of The Beaufort Code.
4. The applicant needs to show that glazing conforms with requirements noted in Section 4.6.3.C.1 and Section 4.6.4.C.1 of the Beaufort Code.
5. The 3D views in the application do not match the elevations, as the cornice and metal coping details are different. The applicant should clarify which details are correct and ensure compliance with Section 4.6.3.D.A of the Beaufort Code.
6. The rear elevation is a blank façade and is still visible from the street. The applicant should ensure compliance with Section 4.6.4.D.2 of the Beaufort Code, which states that "facades that are visible from streets... shall not include expanses of blank walls of 20 linear feet or greater."

Staff recommendation: Staff recommends that final review of this project be deferred until all documentation requirements noted in the City of Beaufort Design Review Checklists have been met and the conditions above have been 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

Application Fee:
\$200/meeting
\$500/special meeting

OFFICE USE ONLY: Date Filed: Application #: Zoning District: 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

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 [x] 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. / Tripp Armstrong

Applicant Address: 2 Fire Station Lane, Seabrook, SC. 29940

Applicant E-mail: Tripp@beaufortdesignbuild.com Applicant Phone Number: 843.466.3664

Applicant Title: [] Homeowner [] Tenant [x] 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: May 11, 2020

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



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

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

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 construction of a Harbor Freight store in a new development located on Highway 170. This project will focus on teh site work and construction for a new Harbor Freight building. New site work would include enterences 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.

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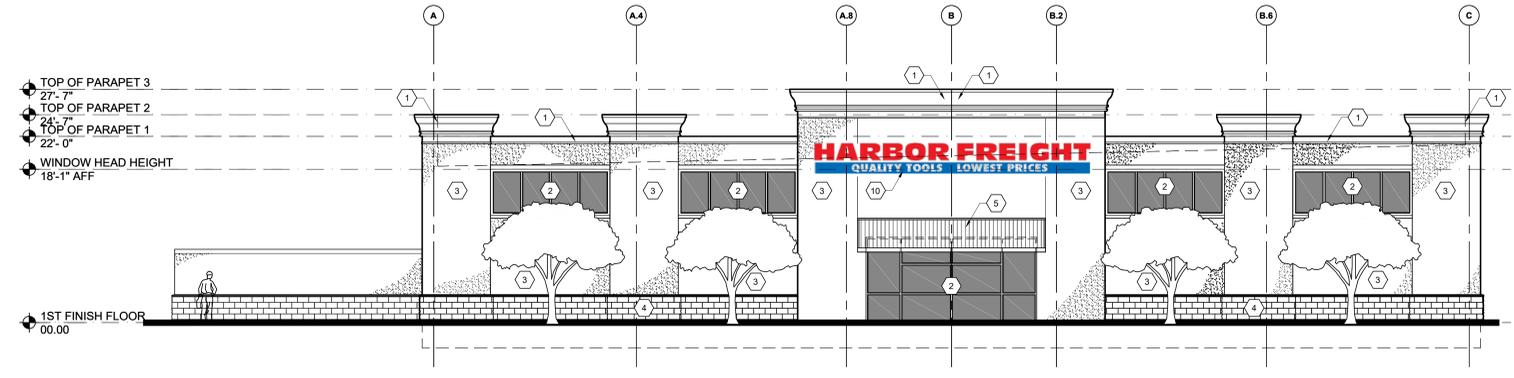
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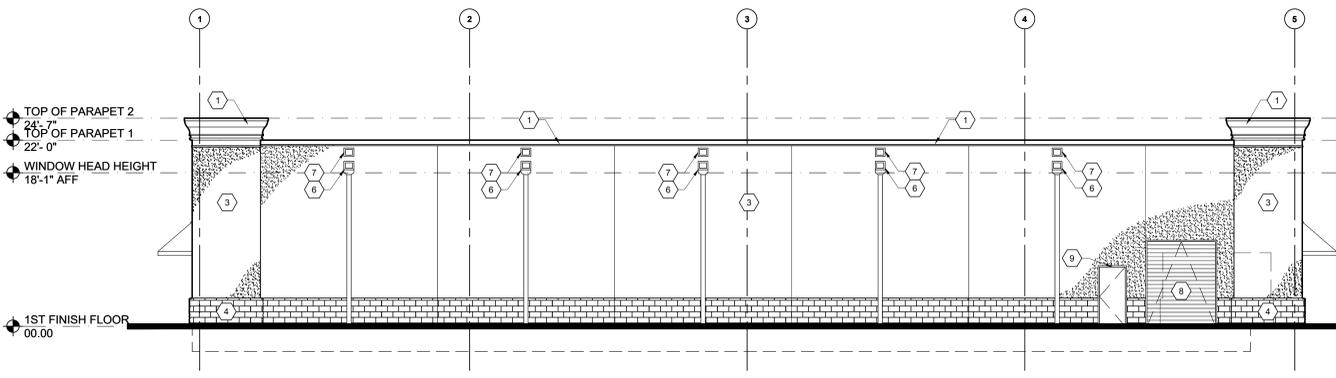
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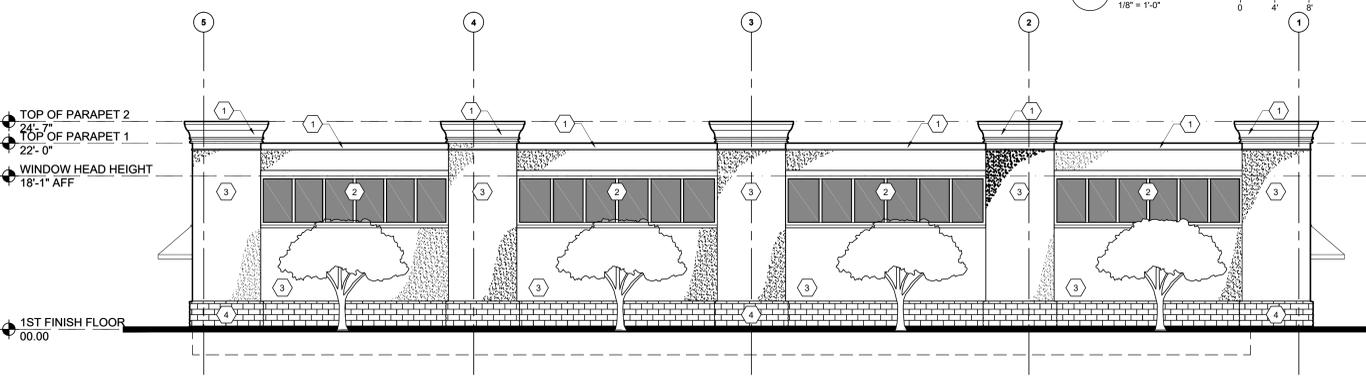
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E1 ROBERT SMALLS ELEVATION
1/8" = 1'-0"



D1 REAR ELEVATION
1/8" = 1'-0"



B1 ACCESS ROAD ELEVATION
1/8" = 1'-0"



A1 ENTRANCE ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

- A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS
- B. UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE "CLEAR" - AT FACE OF FINISHED SURFACE

SHEET KEY NOTES:

- 1. ALUMINUM COPING
- 2. ALUMINUM STOREFRONT
- 3. STUCCO FINISH
- 4. SPLIT FACE CMU
- 5. STANDING SEAM METAL ROOF AWNING
- 6. METAL SCUPPER BOX AND DOWNSPOUT
- 7. ROOF DRAIN OVER FLOW OUTLET
- 8. METAL OVERHEAD DOOR
- 9. HOLLOW METAL DOOR AND FRAME
- 10. OWNER PROVIDED SIGNAGE

BEAUFORT
2 Fire Station Lane
Seabrook, SC 29940

CHARLOTTE
7315 Swansea Lane
Cornelius, NC 28031

(843) 466-3664
info@beaufortdesignbuild.com
www.beaufortdesignbuild.com

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ARCHITECT / ENGINEER'S SEAL



HARBOR FREIGHT
BEAUFORT
AT HIGHWAY 170
142 ROBERT SMALLS
PARKWAY,
BEAUFORT, SC, 29906

NOT FOR CONSTRUCTION

| NO. | REVISIONS / SUBMISSIONS | DATE |
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| | DESCRIPTION | |
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SHEET INFORMATION

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| DATE | MAY 15, 2020 |
| JOB NUMBER | 19032.00 |
| DRAWN | ADB |
| CHECKED | ADB |
| APPROVED | DCS |

PROPOSED ELEVATIONS

A-201

Previous Submittal Info

142 Robert Smalls Parkway

PIN R122 029 000 103H 0000

New Construction – Harbor Freight

Applicant: Beaufort Design Build (19-05 DRB.1)



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Community and Economic Development Department
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p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

\$ PAID 9/13/19 CC

Application Fee:
\$200/meeting
\$500/special meeting

OFFICE USE ONLY: Date Filed: 9/13 Application #: 18829 Zoning District: T5UG RMX 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

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Applicant, Property, and Project Information

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Applicant E-mail: adam@beaufortdesignbuild.com Applicant Phone Number: 843.263.4344

Applicant Title: [] Homeowner [] Tenant [x] 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.)



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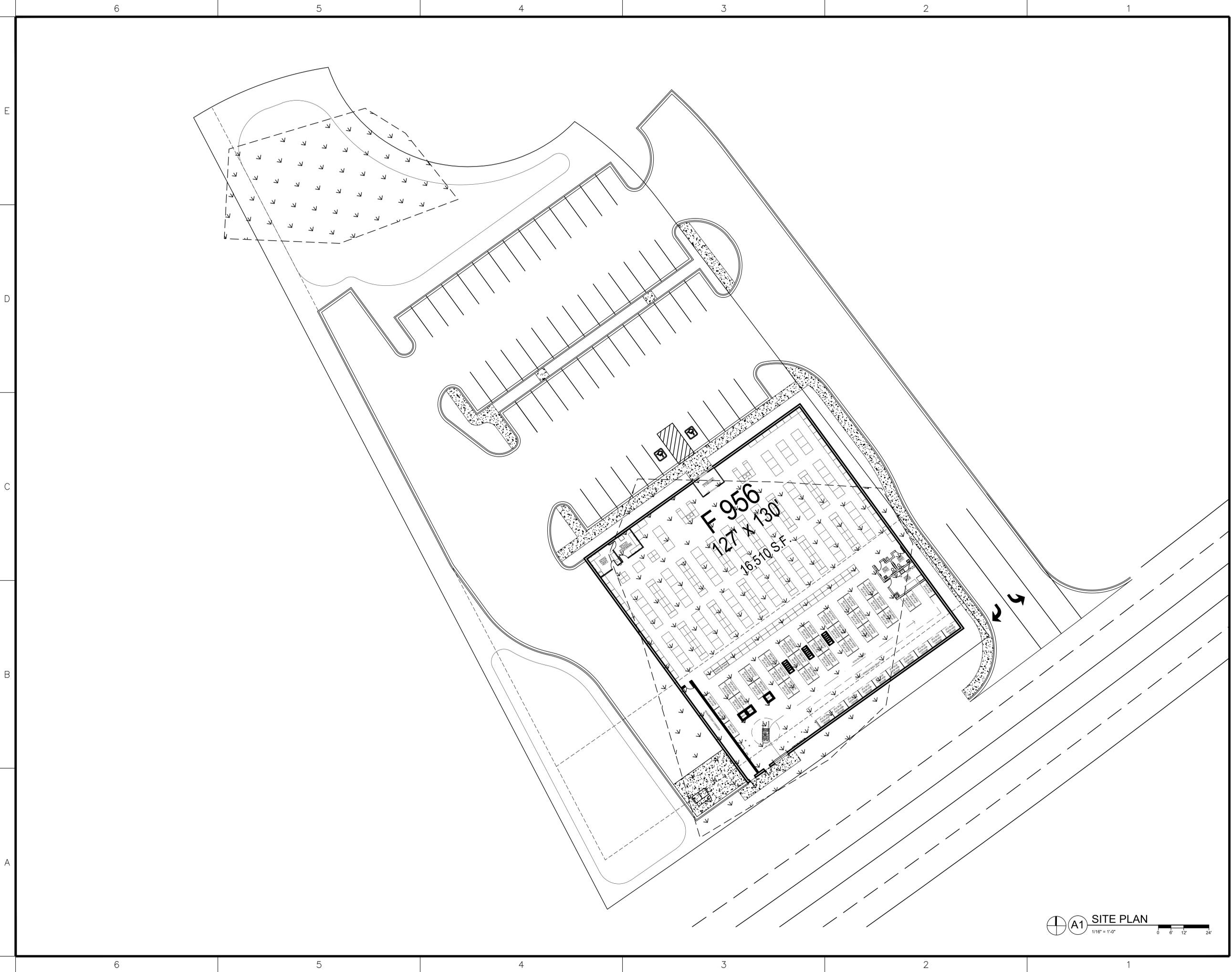
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CONTACT INFORMATION -

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




(A1) SITE PLAN
 1/16" = 1'-0"

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 2 Fire Station Lane
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 Cornelius, NC 28031
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 info@beaufortdesignbuild.com
 www.beaufortdesignbuild.com
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ARCHITECT / ENGINEER'S SEAL



**HARBOR FREIGHT AT
HIGHWAY 170**

HIGHWAY 170

**NOT FOR
CONSTRUCTION**

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| SHEET INFORMATION | |
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| DATE | SEPTEMBER 13, 2019 |
| JOB NUMBER | 19032.00 |
| DRAWN | TWA |
| CHECKED | TWA |
| APPROVED | DCS |

PROPOSED SITE PLAN

A-101

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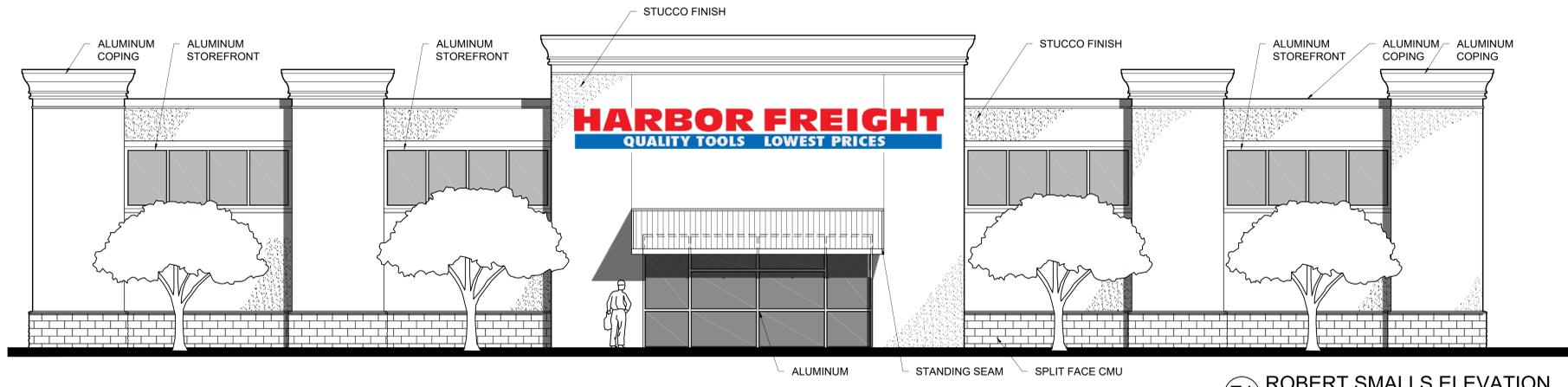
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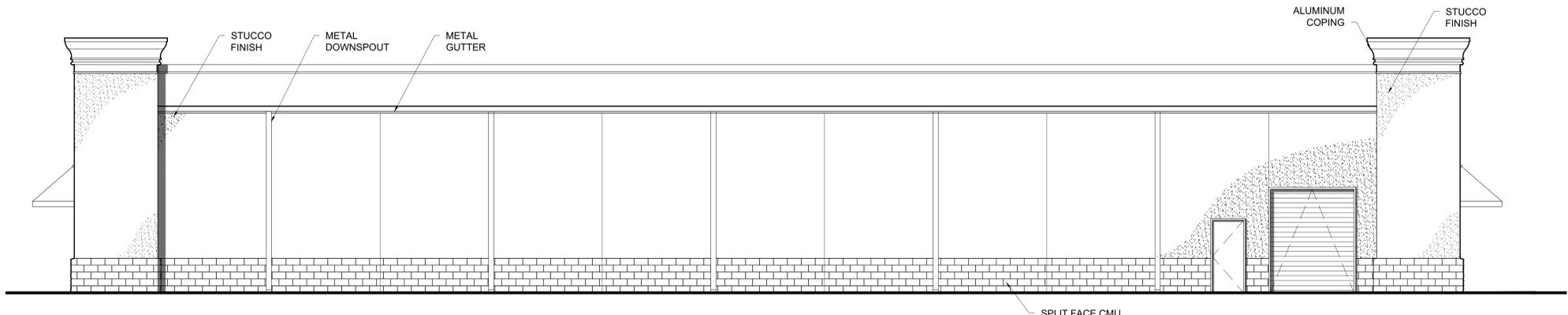
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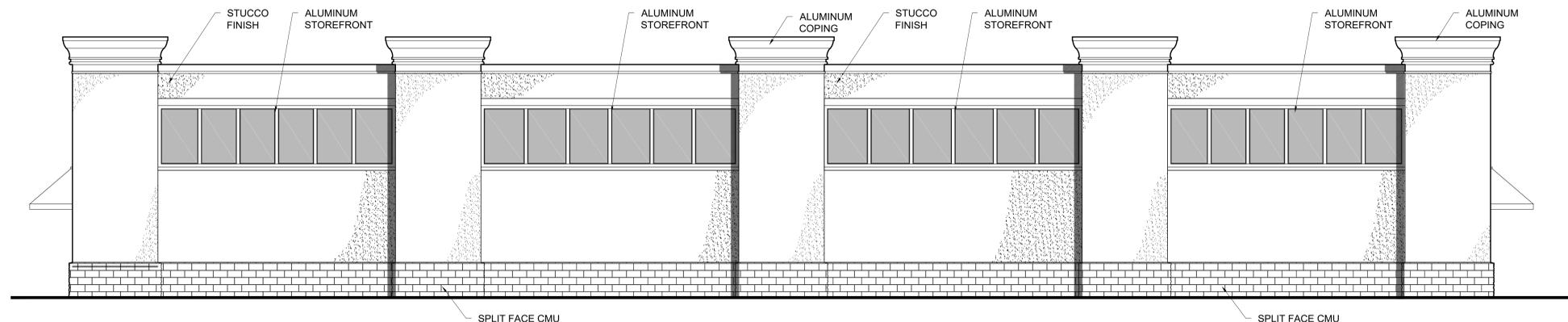
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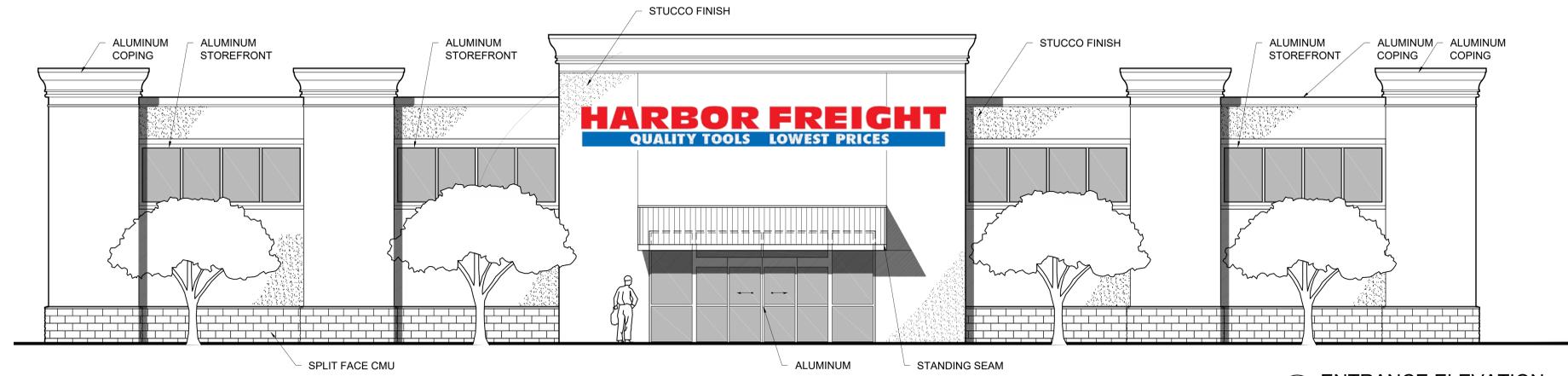
E1 ROBERT SMALLS ELEVATION
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B1 ACCESS ROAD ELEVATION
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**HARBOR FREIGHT A
HIGHWAY 170**

HIGHWAY 170

**NOT FOR
CONSTRUCTION**

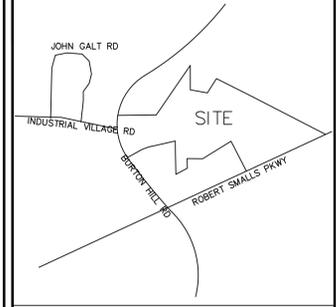
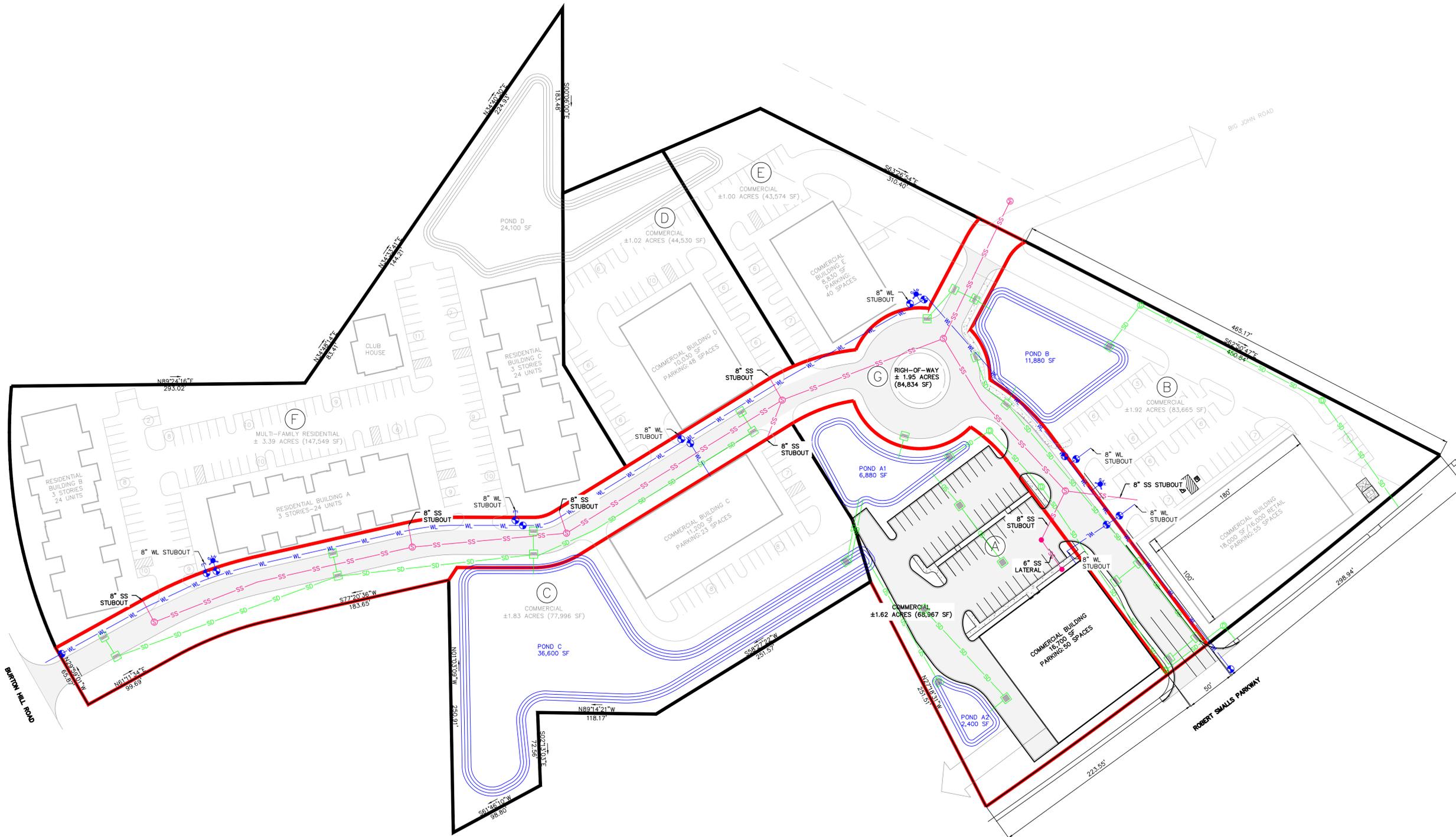
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SHEET INFORMATION

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| DATE | SEPTEMBER 13, |
| JOB NUMBER | 1902 |
| DRAWN | |
| CHECKED | |
| APPROVED | |

PROPOSED
ELEVATIONS

A-201



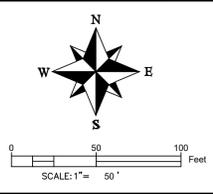
VICINITY MAP
Not To Scale

CONCEPTUAL SITE PLAN

SIMBA FARMS
BEAUFORT, SOUTH CAROLINA

PREPARED FOR:
SIMBA FARMS, LP

DOCUMENT IS CONCEPTUAL AND SUBJECT TO CHANGE.
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WWW.WARDEDWARDS.COM

| CURVE TABLE | | | | | | |
|-------------|--------|---------|---------|--------|-------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | BEARING | DELTA |
| C1 | 266.00 | 517.38 | 136.01 | 263.08 | S09°34'39"E | 29°27'27" |
| C2 | 100.35 | 355.77 | 50.51 | 100.02 | S69°14'15"W | 16°09'39" |
| C3 | 572.54 | 5729.58 | 286.51 | 572.30 | N52°23'47"E | 54°33'31" |

| | |
|---------------|----------|
| PROJECT #: | I70225 |
| DATE: | 04/04/19 |
| PREPARED BY: | GAB |
| SHEET NUMBER: | 1 OF 1 |