

**HTRC/PRE-DESIGN MEETING
AGENDA**

**Meeting – Wednesday, July 16, 2025
at 10:00 AM**

This meeting will be held **at 1911 Boundary Street (Beaufort City Hall) in the first-floor
Planning Conference room.**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86706195142?pwd=jJ30InKNRWe0OUaFPABt6QIptxe8Cg.1>

Password: 242241 Meeting ID: 867 0619 5142 Call in Phone#: +1 929 205 6099

Agenda items:

I. Projects:

- a. **1108 North Street (Non-contributing; new built)** – Proposal to install a new inground pool at rear of property; Submitted by Year Round Pool Co. (Contractor)

II. Staff Discussion

III. Adjournment

If you have any questions, please call (843) 525-7014.

cc: Year Round Pool Company c/o Akana Mills (Contractor)

1108 NORTH STREET

**Request for placement of inground
pool at rear of property**



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7014 / f. (843) 986-5606
Email: development@cityofbeaufort.org Website: www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 7/10/25 Application #: 29035 Zoning District: T4-HN

Historic District? [X] N Contributing? Y [N] Archeological Survey? Y [N] (Old Commons)

HTRC/Pre-Design meetings are informational in nature and are intended to provide applicants guidance through the Beaufort Development Code process. Comments made by Staff are advisory are non-binding and shall not be interpreted as official or formal decisions on the project. Formal comments shall be provided with the Application process.

Schedule: HTRC/Pre-Design Conferences are held every Wednesday at 10:00 a.m. at City Hall (1911 Boundary Street), in the first-floor conference room. The deadline for applications is Wednesday, one week prior to the meeting.

Applicable Projects: A HTRC/Pre-Design Conference is required for all new construction (except detached single-family residences), major subdivisions, and zoning or Code text amendments. It is recommended for change of occupancy, (ex. an office use changing to a restaurant use), and any use involving food service.

Submittal Requirements: All forms and information may be submitted digitally. In addition to a complete application form, applicants are encouraged to submit all possible additional information about a project to convey the complete concept. This may include maps, site plans (to scale or dimensioned) floor plans, elevations, etc.

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: Year Round Pool Company

Applicant Address: 386 Buck Island Rd Bluffton SC 29910

Applicant E-mail: gkang.mills@yearroundpool.com Applicant Phone Number: 843-837-7665 ex140

Applicant Title: [] Homeowner [] Tenant [] Architect [] Engineer [] Developer [X] Contractor

Owner (if other than the Applicant): Ramm Christopher & Suzanne

Owner Address: 3505 Ciffmoor CT Winston Salem NC 27109

Project Name: Ramm

Property Address: 1108 North street Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0985 0000 ✓

Meeting Date Requested: 7/16/2025



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

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

Applicant's Signature: AKCLi Date: 7/9/25

Required Project Information

Project Name: Ramm

Existing use of Site or Structure: Existing

Proposed use of Site or Structure: _____

Square footage of any proposed construction: 150 sq ft

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

To install inground swimming pool.

CONTACT INFORMATION – Application form & supplementary information may be submitted via

email: Attention: Christopher Klement, Planner III

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7014 | Fax: (843) 986-5606

1108 North St



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs

Sign in

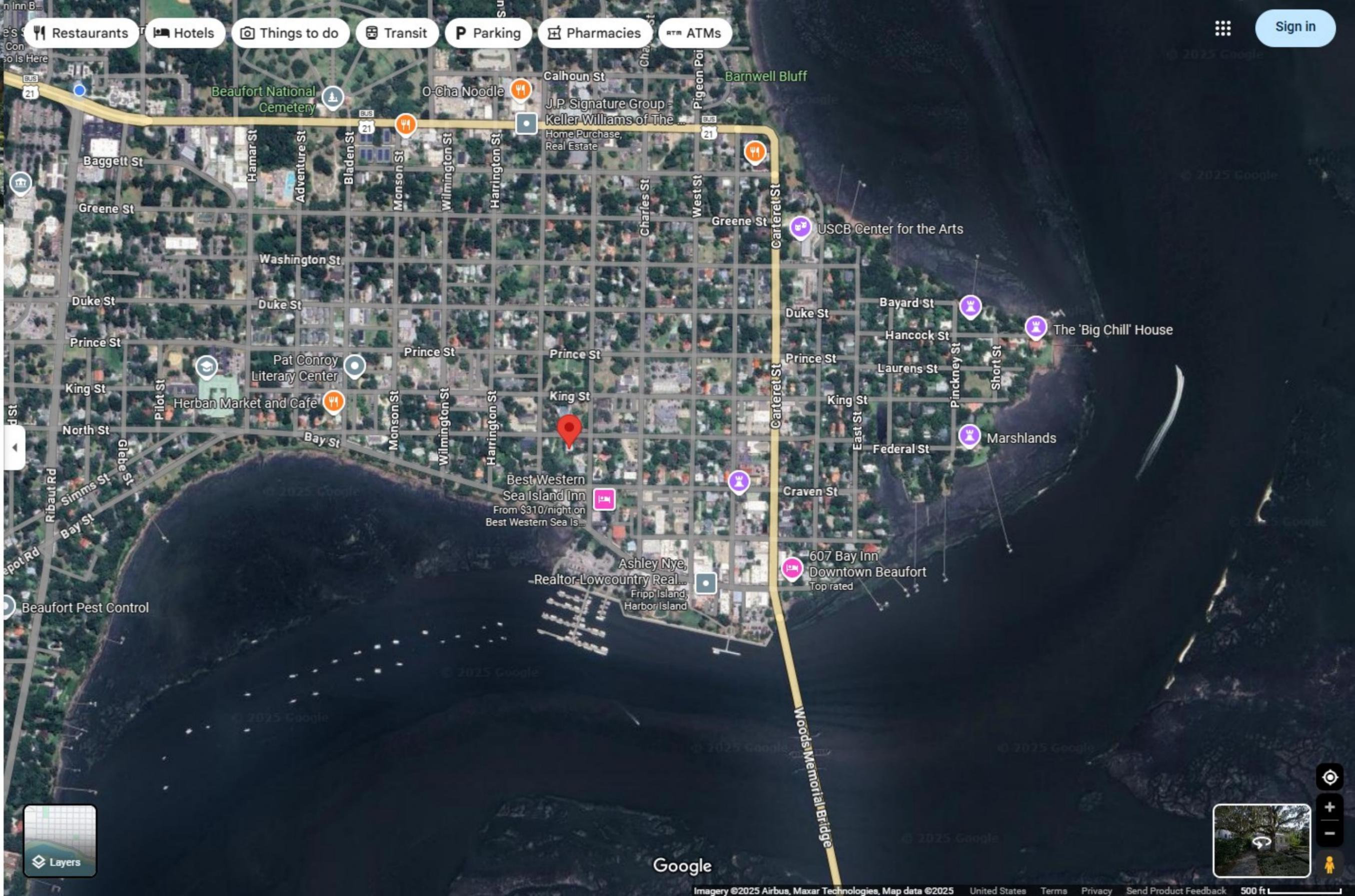


1108 North St
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 1108 North St, Beaufort, SC 29902
- Suggest an edit on 1108 North St
- Add a missing place
- Add your business

Photos



Google

Back

1108 North St
Beaufort, South Carolina

 Google Street View

May 2023 [See more dates](#)



Cafe 🍷 King St

Bay St

 Expand

Google



Zoning Classification [X]

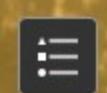
CobData

- HISTORIC DISTRICT-Preservation Heighborhood --
- HISTORIC DISTRICT-Conservation Neighborhood —
- Bladen Street Redevelopment District —
- Boundary Street Redevelopment District —
- Retail Overlay (Church & Green Street) - -
- Retail Overlay - -

Zoning Districts

- LEGACY PUD (LPUD)
- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR





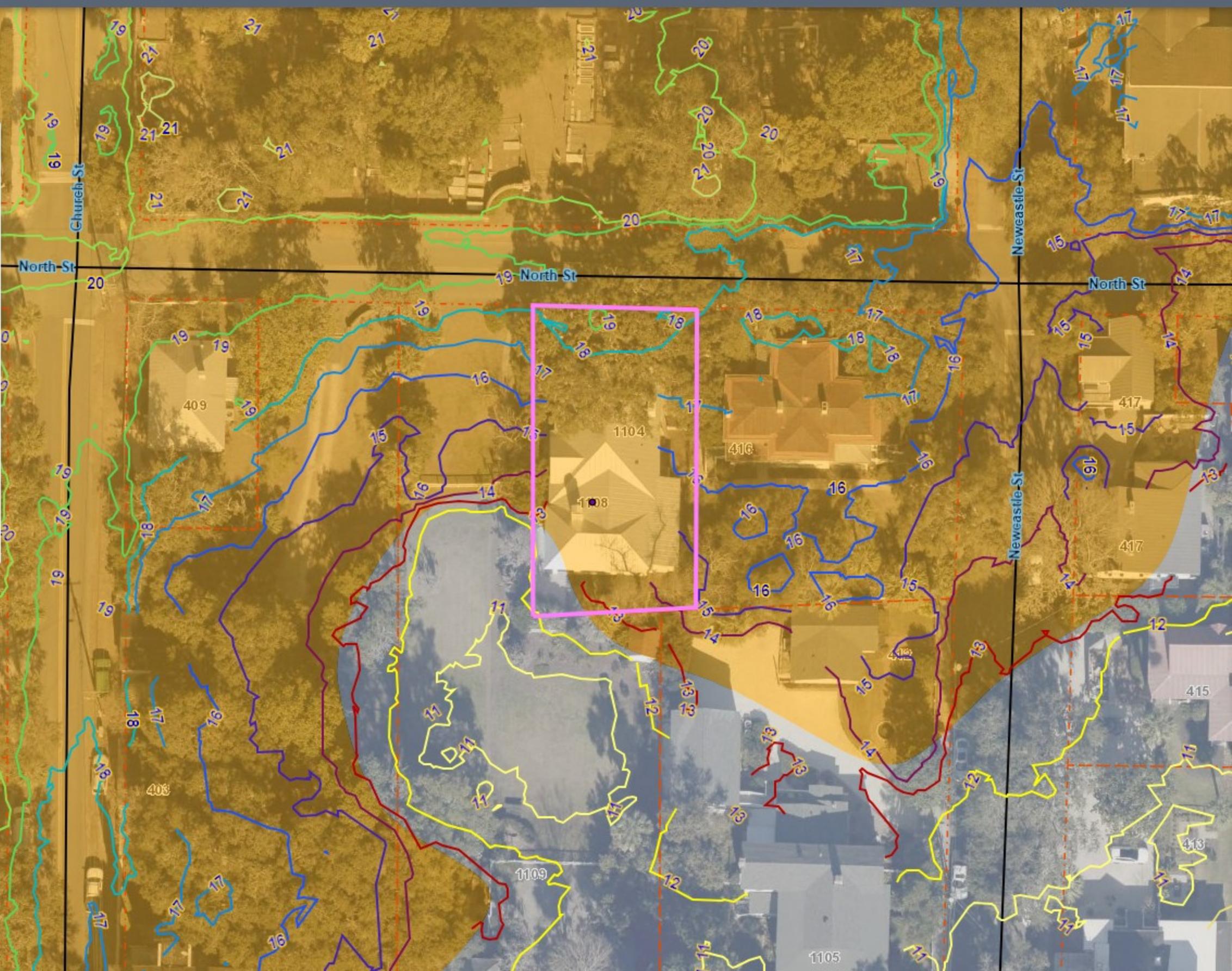
Flood Zones

Flood Zones

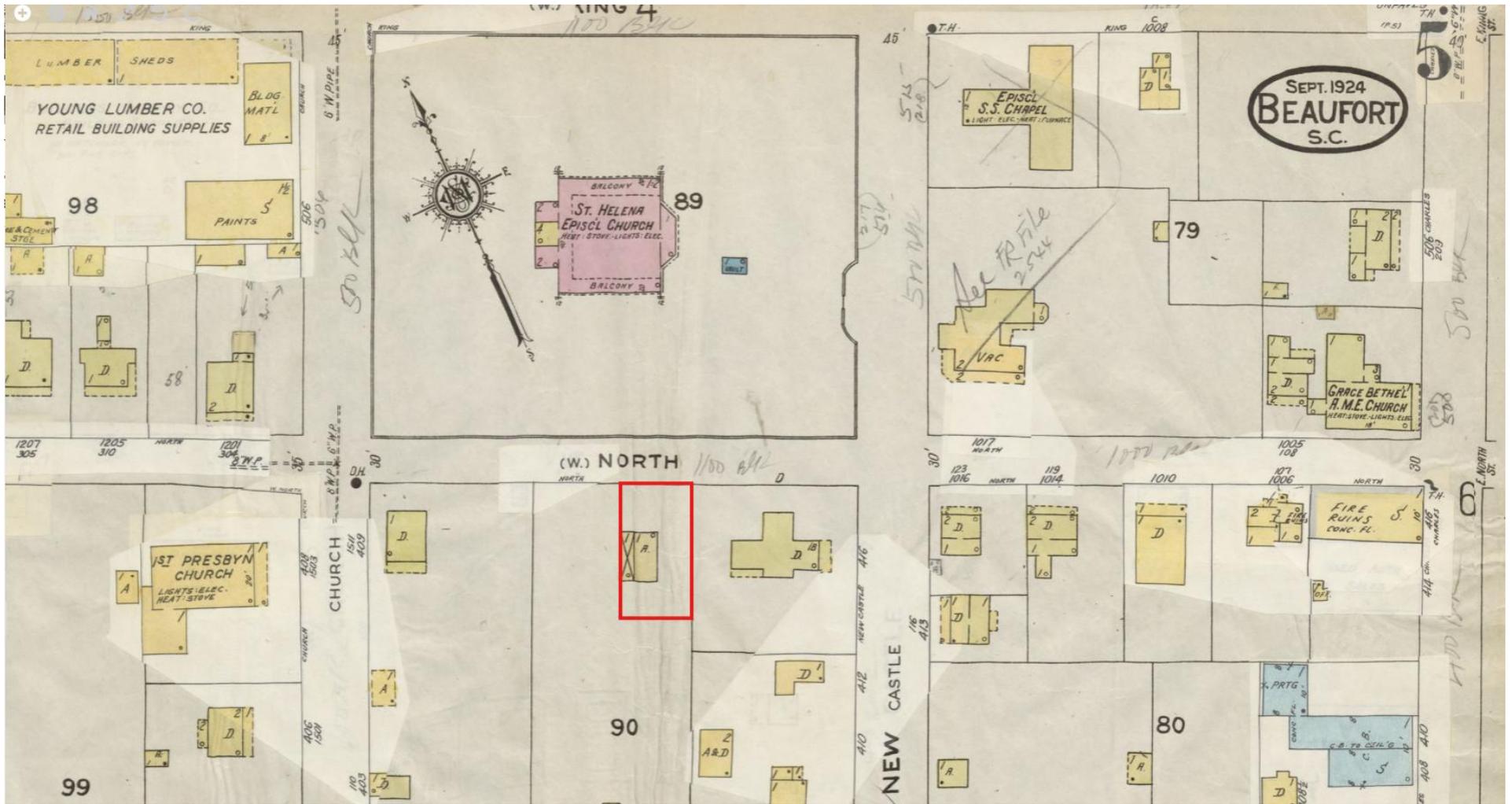
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X



40ft



Sanborn Map for Beaufort, SC (1924) – Location of 1108 North St. (highlighted)



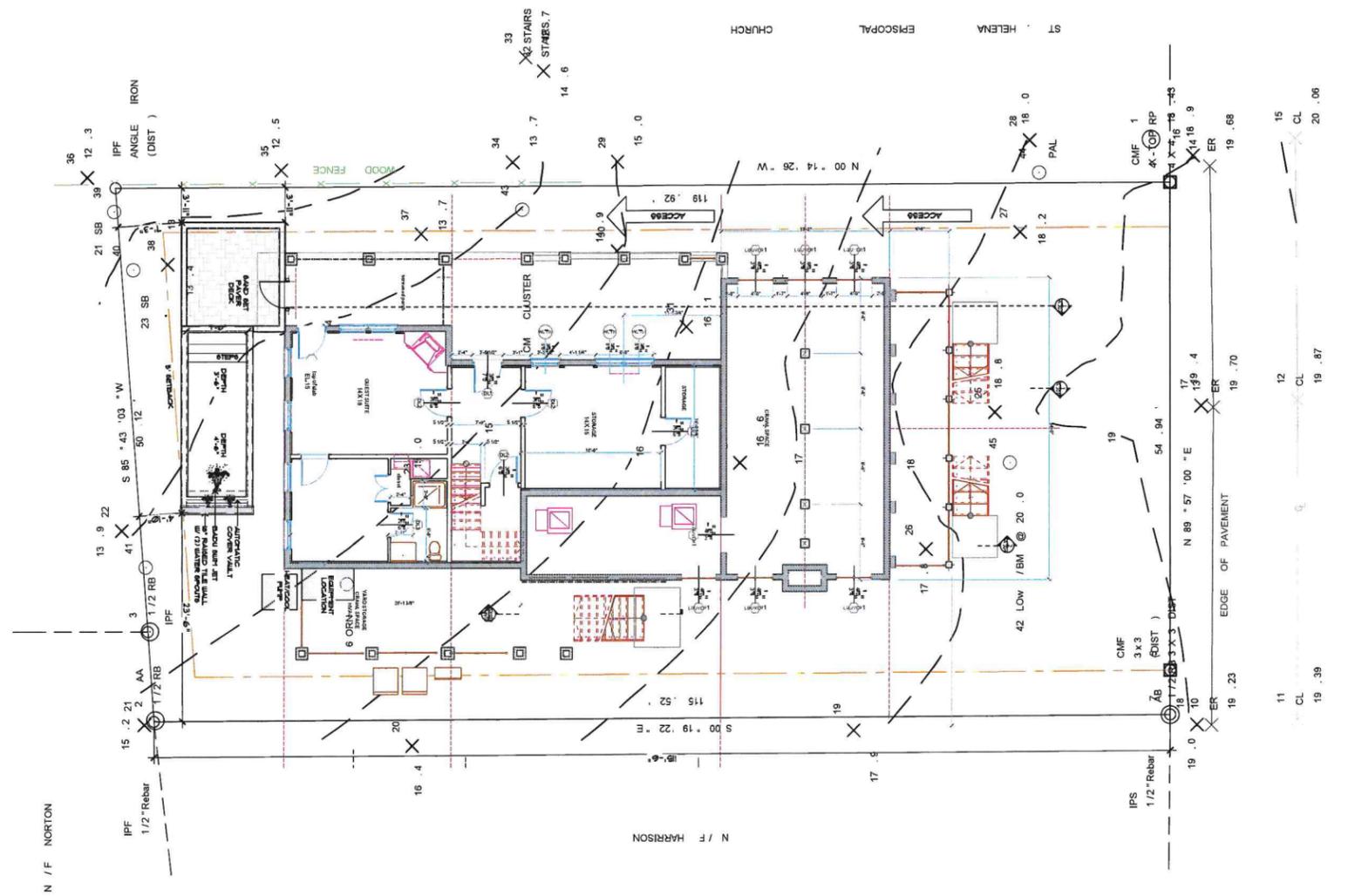
PARCEL SPECIFICATIONS:	
TOTAL PARCEL:	1,065 Sq. Ft.
TOTAL IMPERVIOUS:	3,030 Sq. Ft.
TOTAL PERVIOUS:	4,095 Sq. Ft.
% LOT COVERAGE:	43%

- ICC COMPLIANCE**
1. POOL HEATER WILL BE EQUIPPED WITH A READY ACCESSIBLE ON/OFF SWITCH TO ALLOW SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT, PER ICC SECTION 403.5.1
 2. POOL HEATER (ELECTRIC) WILL NOT HAVE A CONTINUOUS PILOT LIGHT PER ICC SECTION 403.5.1
 3. POOL HEATER WILL BE EQUIPPED WITH A THERMOSTAT THAT CAN AUTOMATICALLY TURN ON THE HEATER ON A PRE-SET SCHEDULE PER ICC SEC. 403.5.3
 4. THIS HEATED POOL WILL BE EQUIPPED WITH A VAPOR-RETARDANT COVER.
- POOLS AND SPAS HEATED TO 90 DEGREES OR HIGHER, THE POOL SHALL HAVE A THERMAL COVER RATED NO LESS THAN R-2 PER ICC SEC. 403.5.3

- EQUIPMENT NOTES:**
1. LAYOUT SHOWN FOR ILLUSTRATION PURPOSES ONLY, ACTUAL LAYOUT TO BE DETERMINED ON SITE.
 2. EQUIPMENT LOCATED UNDERNEATH HOSE
 3. ALL PUMP TO BE ON GFCI BREAKER
 4. 3/4" SPLIT VALVE TO BE LOCATED PER PLAN
 5. PER NEC 110.26 (A) (2) THE WIDTH OF THE WORKING SPACE IN FRONT OF THE ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 IN. WHICHEVER IS GREATER. THE CODE REQUIREMENT IN FRONT OF ALL ELECTRICAL PANELS IS 36"
 6. POOL EQUIPMENT ON SLAB AT GRADE IN GRASS SPACE. HEAT/Cool PUMP LOCATED OUTSIDE ADJACENT TO EQUIPMENT.

PROJECT NOTES:

1. DIRT IS TO BE UTILIZED FOR GRADING/LANDSCAPE.
2. REMAINING DIRT TO BE REMOVED BY OTHERS.
3. IF DEWATERING IS REQUIRED TRACK 1" WATER TO BE DISCHARGED THROUGH APPROVED FILTER SOCK.
4. ALL LIGHT JUNCTION BOX(S) ARE TO BE HIDDEN BY LANDSCAPER.
5. ELECTRIC BY OTHERS
6. EQUIPOTENTIAL BONDING 3' BEYOND POOL PERIMETER AS REQUIRED BY MUNICIPALITIES
7. INSTALL REBAR FROM POOL SHELL BEND DOWN AND BOND WITH #6 BARE GROUNDING WIRE UNDER DECKING NO LESS THAN 3FT.
8. CONNECT #6 BARE COPPER GROUND WIRE FROM COPPER SPLIT BOLT AT POOL EQUIPMENT TO #6 BARE GROUND WIRE AROUND POOL PERIMETER UNDER DECKING.
9. RUN WELDED WIRE MESH A MIN. OF 3 FT BEYOND POOL PERIMETER CONNECTING TO EQ AND #6 BOND WIRE.
10. AUTOMATIC POOL COVER TO MEET LOCAL CODES, BY TRF. REF SECT. 309.15P6C.



1/1 SITE PLAN Scale: 1/8"=1'-0"

REVISION	DATE	PURPOSE

COPYRIGHT:
 THESE PLANS AND THE DESIGN ELEMENTS ARE AN INSTRUMENT OF SERVICE AND REMAIN THE EXCLUSIVE PROPERTY OF YEAR ROUND POOL COMPANY, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF YEAR ROUND POOL COMPANY, INC.

PERMIT DRAWING
 PREPARED FOR:
THE RAMM RESIDENCE
 1108 NORTH STREET,
 BEAUFORT, SC

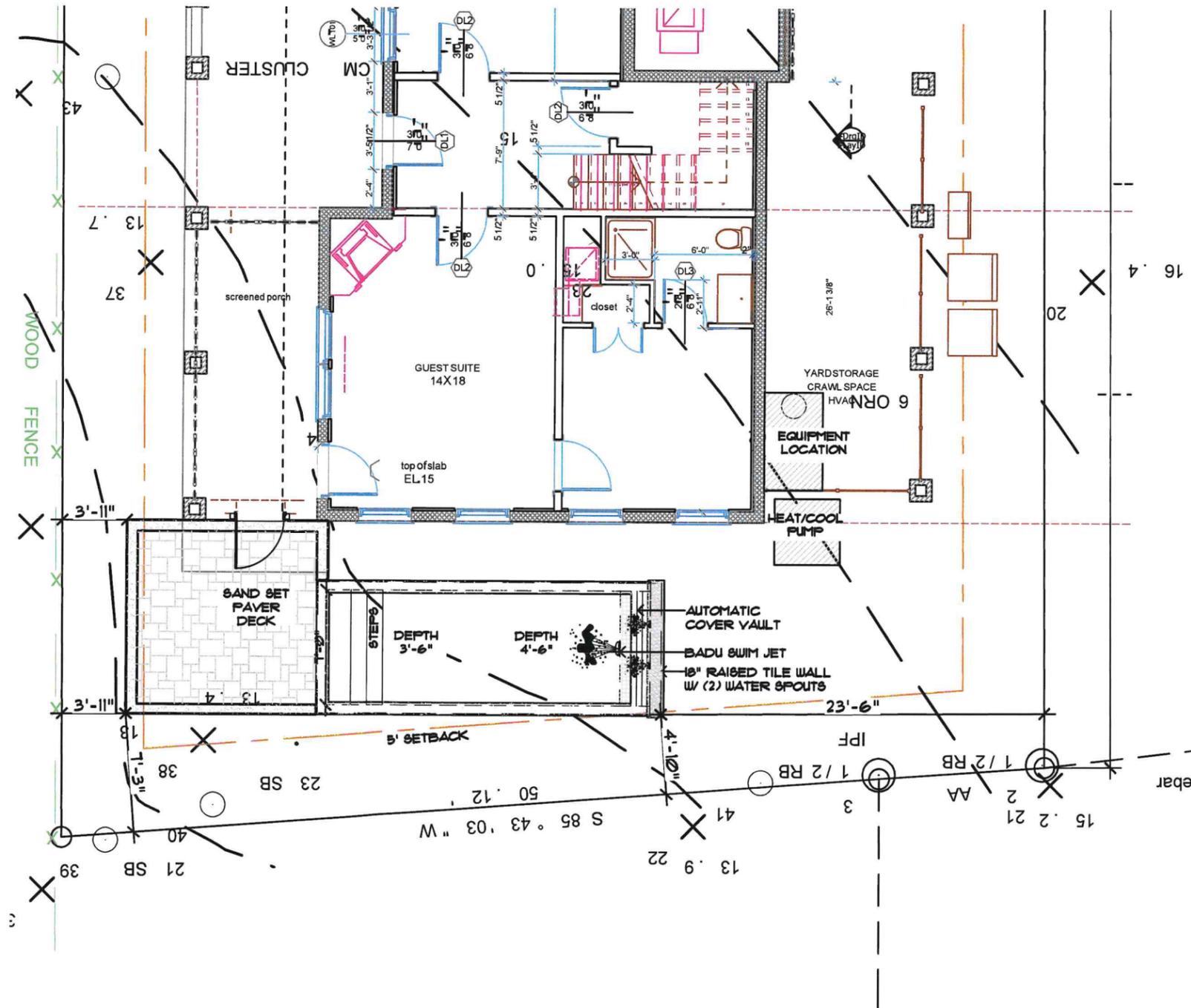
YearRoundPool
 COMPANY, INC.
 380 BUCK ISLAND RD.
 BEAUFORT, SC 29910
 843-832-7662
 843-577-3665

DATE: 7/7/2025
 DRAWN BY: ML
 CHCK BY: FF
 SALES: FF

PROJECT NO.
 RAMM

SHEET NUMBER:
SITE PLAN

SPECIFICATION			
POOL:		SPA:	
POOL SIZE:	1'-0" X 18'-0"	SPA SIZE:	N/A
POOL AREA	126 SQ. FT.	SPA AREA	N/A
POOL PERIMETER	50 LF	SPA PERIMETER	N/A
DEPTH:	3'-9" TO 4'-6"	DEPTH:	N/A
STEPS:	ONE SET	STEPS:	N/A
BENCHES:	NONE	BENCH:	N/A
RETURN INLETS:	THREE	RETURN INLETS:	N/A
LIGHT(S):	TWO LV LEDS	LIGHT(S):	N/A
SKIMMER:	ONE		
CIRC PUMP:	YES	JET PUMP:	YES
FILTER:	SAND		
TRANSFORMER:	YES		
POOL COPING	12"x24" IVORY BULLNOSE	SPA COPING	N/A
POOL DECK ELEV.	AT GRADE	HEATER SIZE & FUEL TYPE:	126,000 BTU ELECTRIC
DECK AREA	109 SF	BADU JET:	ONE



1/1 POOL PLAN

Scale: 1/4" = 1'-0"

REVISION	DATE	PURPOSE

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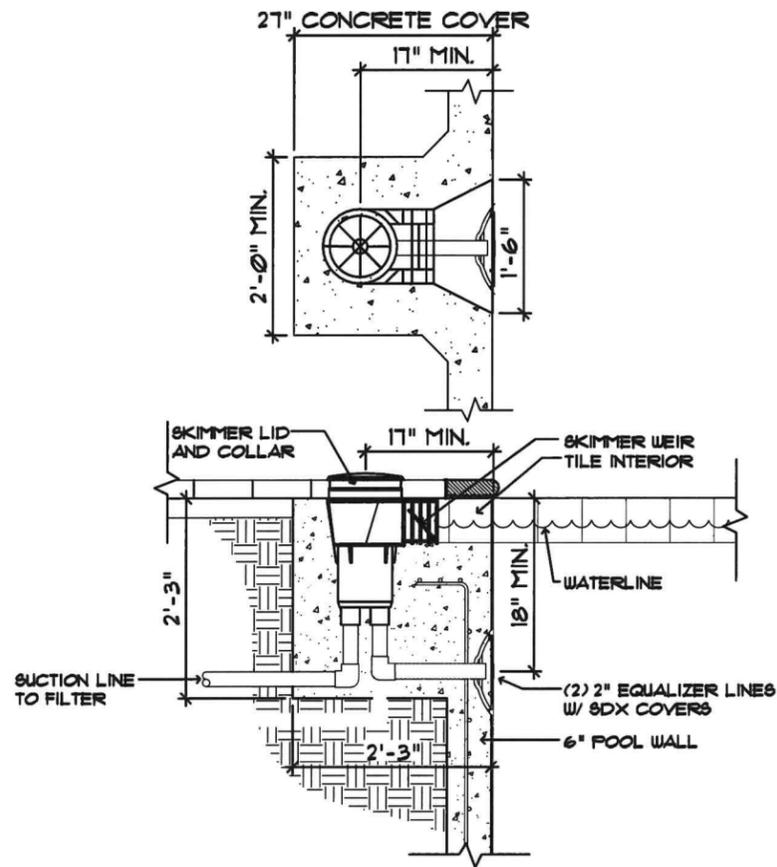
PERMIT DRAWING
PREPARED FOR:
RAMM RESIDENCE
 1108 NORTH STREET
 BEAUFORT SC 29902

YearRoundPool
 COMPANY, INC.
 386 BUCK ISLAND RD.
 BLUEFORD, SC 29910
 843.827.7662
 843.575.3665

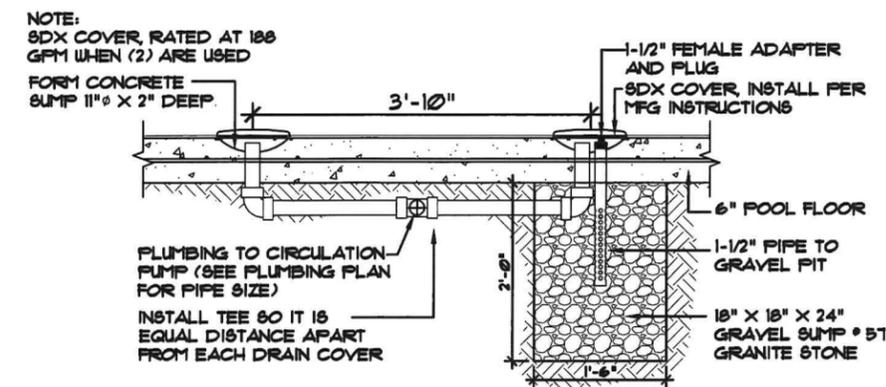
DATE: 7/7/2025
 DRAWN BY: ML
 CHCK BY: FF
 SALES: FF

PROJECT NO.
HARVEY HOUSE

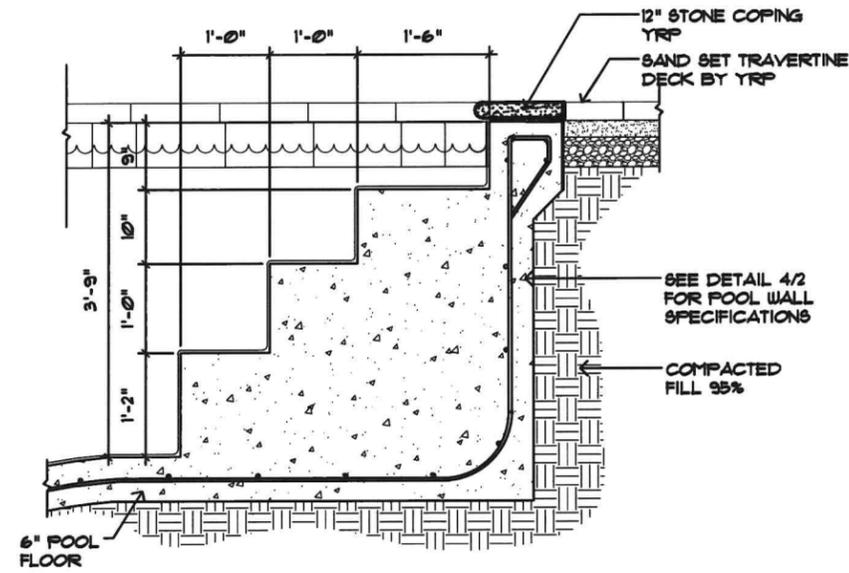
SHEET NUMBER:
1 OF 2



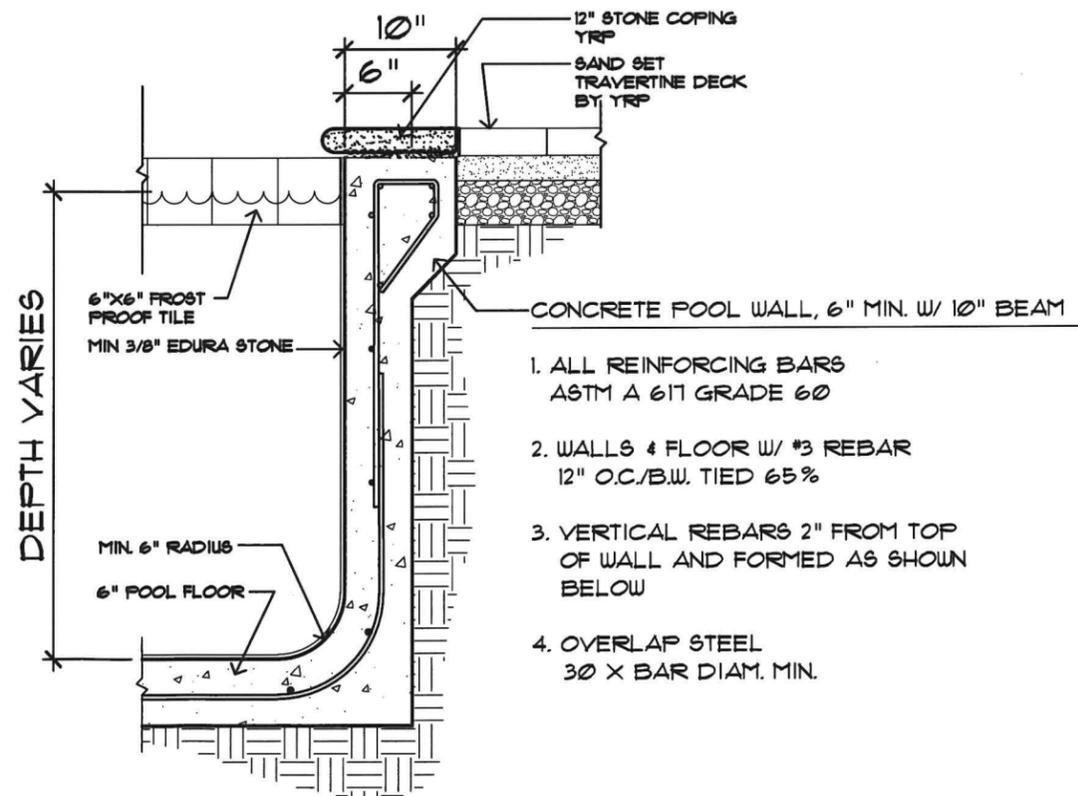
1/2 DETAIL - SKIMMER Scale: 1/2"=1'-0"



2/2 DETAIL - SDX DRAIN Scale: 1/2"=1'-0"



3/2 DETAIL - ENTRY STEPS Scale: 1/2"=1'-0"



4/2 DETAIL - POOL BEAM Scale: 3/4"=1'-0"

REVISION	
DATE	PURPOSE

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PERMIT DRAWING
 PREPARED FOR:
 RAMM RESIDENCE
 1108 NORTH STREET
 BEAUFORT SC 29902

386 BUCK ISLAND RD
 BLUFFTON, S.C. 29910
 843-837-7665
 843-57-3665

DATE: 7/7/2025
 DRAWN BY: ML
 CHCK BY: FF
 SALES: FF

PROJECT NO.
 HARVEY
 HOUSE

SHEET NUMBER:

2 OF 2



STAFF REPORT - HTRC / Pre-design Meeting

DATE: 07/16/2025

<u>GENERAL INFORMATION</u>		
Applicant:	Year Round Pool Co. c/o Akana Mills (Contractor) for Chris and Suzanne (Owners)	
Site Location/Address:	1108 North Street / PIN: R120 004 000 0985 0000	
Applicant's Request:	Proposed placement of inground pool at rear of property	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)	
Located within the Historic Beaufort District? If so, contributing or non-contributing structure?	Within Historic Beaufort District (The Old Commons Neighborhood) / Non-contributing	
Lot size:	~7,056 ft ² (0.16 ac);	
<u>ZONING DISTRICT INFORMATION</u>		
	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)	
Lot Width at Front Setback:	40 ft. min. / (60 ft. min in the Point)	
Max Lot Coverage:	55% [This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater)].	
Max. Frontage Build Out	75% of lot area	
Front Setback	Avg. prevailing setback on the block	
Side Setback	6 ft. min. (interior), 5 ft min. (at corner) / (10 ft. min. in the Point)	
Rear Setback	15 ft min.	
Building Height:	3 stories max. (primary); 2 stories or 30 ft. max. (accessory)	
<u>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</u>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T1	St. Helena Church	N/A
South: T4-HN	1109 Craven St. (contrib., c. 1820)	N/A
East: T4-HN	416 Newcastle St. (non-contrib.)	N/A
West: T4-N	1109 Craven St. (contrib., c. 1820)	N/A

Background: Applicants are requesting construction of an inground pool at rear of property.

FINDINGS AND RECOMMENDATIONS

• **Sec. 3.11.2 - USES CUSTOMARILY ACCESSORY TO RESIDENTIAL DWELLINGS**

G. Pool – Number/lot: 1 – Size limit: n/a – Add'l standards: 1. **Barriers shall be required per Section 305 of the 2015 International Swimming Pool and Spa Code, or equivalent as updated. All pool permits shall include such barrier. Before the pool can be filled with water, barriers shall be installed, inspected and approved.**

• **Sec. 4.7.2 – Historic District Infill Design Guidelines / General Principles for Compatible Infill:**

- **Location:** This is the relationship between the property and its historical context.
- **Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.
- **Setting:** This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.
- **Materials:** These are the physical elements that make up a property or district.
- **Workmanship:** This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.
- **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.
- **Association:** This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

• **Secretary of the Interior – Standards for Rehabilitation**

- #1: A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships
- #2: The historic character of a property will be retained and preserved. (...)
- #3: (...) Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- #4: Changes to a property that has acquired historic significance in its own right will be retained and preserved.
- #5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. (...)
- #7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- #8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- #9: **New additions, exterior alterations, or related new construction will not destroy historic material, features, and spatial relationships that characterize the property. The new work will**

be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.