

# TOWN OF BLUFFTON



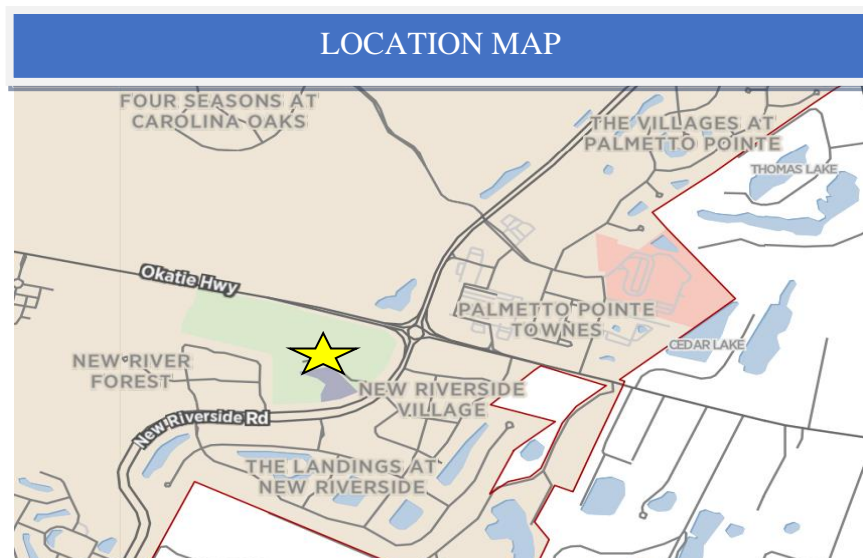
## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	January 18, 2023
<b>PROJECT:</b>	New Riverside Barn: Certificate of Appropriateness Highway Corridor Overlay
<b>PROJECT MANAGER:</b>	Katie Peterson, AICP Senior Planner

**APPLICATION REQUEST:** The Applicant, Court Atkins Architects, on behalf of the Town of Bluffton, requests that the Planning Commission approve the following application:

**COFA-12-22-017499.** A Certificate of Appropriateness for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the renovation of the existing barn to a multi-function space and the addition of a covered porch and entry/restroom wing addition, along with the related infrastructure, landscaping and lighting. The site is identified by tax map number R610 036 000 1319 0000 located in the southwest quadrant of the SC Highway 170 and SC Highway 46 traffic circle intersection and is zoned New Riverside PUD.

**INTRODUCTION:** The conceptual plan for the New Riverside PUD was approved by Bluffton Town Council in June of 2004. The Concept Plan and Development Agreement define the allowed land uses in the various areas of the New Riverside Planning Area. The site subject to this report is located in the New Riverside Park Master Plan which was approved by Town Council in October 2020. A Public Project (DP-08-22-017049) was approved by the UDO Administrator based on the Development Review Committee's recommendation at their August 24, 2022 meeting.



The Applicant is requesting approval of a Certificate of Appropriateness – Highway Corridor Overlay application which is subject to review by the Planning Commission providing authority over the architectural, landscaping, and lighting design only.

**PLANNING COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.C.6. of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.17.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness- HCO. These criteria are provided below followed by a Staff Finding based upon review of the application submittals to date.

1. Section 3.17.3.A. The proposed development must be in conformance with applicable landscaping, lighting, and architectural provisions provided in Article 5, Design Standards.
  - a) *Finding.* The project is located in the New Riverside PUD. There are specific design standards established by the PUD via the Beaufort County 1990/3 Zoning and Highway Corridor Overlay District (HCO) within of the Town of Bluffton Zoning and Development Standards Ordinance (BZDSO), approved September 1999, modified June 2000, (Attachment 6) which are attached to the PUD through Appendix 1.3 of the Concept Plan. As a result, the design criteria of Article 5 of the current Unified Development Ordinance do not apply to this proposal.
2. Section 3.17.3.B. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

**A. New Riverside PUD/PUD CONCEPT PLAN**

The Jones Estate PUD refers to the Beaufort County 1990/3 Zoning and Development Standards Ordinance (ZDSO) and The Town of Bluffton Zoning and Development Standards Ordinance (BZDSO) Highway Corridor Overlay District (HCO) for development standards.

**Landscaping**

- 1) *Finding* – The Landscaping was reviewed at time of the Public Project and meets the requirements of design standards.

**Lighting**

- 1) *Finding – Lighting.* Per Section 5.15.11(E)(2) of the BZDSO, only incandescent, fluorescent, metal halide, mercury vapor or color corrected high-pressure sodium light may be used. The same type must be used for the same or similar type of lighting on any site. The Applicant proposes the use of LED luminaries. As such, the Planning Commission must determine the appropriateness of the use of LED lighting as a substitute for those listed in Section 5.15.11. of the BZDSO.
- 2) *Finding – Lighting.* Per Section 5.15.11(E)(4)(b) of the BZDSO, the illumination levels for Landscape and Decorative are to have a minimum of 0.0 fc, average of no more than 0.50 fc, and a maximum no greater than 5.0 fc. The site lighting meets this requirement for the minimum and average, however, exceeds the maximum as it is proposed at 5.6 fc. A determination by the Planning Commission must be made as to the appropriateness of the illumination level as proposed. It should be noted that the site is at 0.0 fc at the property lines, and includes the parking areas, which is permitted to have higher illumination levels.

### Architecture

- 1) *Finding - Inappropriate Exterior Materials.* Per Section 5.15.9(E)(2) of the BZDSO, flat roofs (less than 4/12 pitch) are inappropriate. The shed porch additions propose a 3/12 pitch roof. A determination on the appropriateness of the use of a 3/12 pitched roof must be made.

### B. PUD MASTER PLAN

The New Riverside Park Master Plan document refers to the New Riverside PUD for design standards.

- 1) *Finding.* The proposed park is in compliance with the New Riverside Park Master Plan.

### C. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

The Declaration of Covenants, Conditions, and Restrictions for the parcel

- 1) *Finding.* The Town of Bluffton is the declarant, therefore this standard has been met.
3. Section 3.17.3.C. The application must comply with applicable requirements in the Application Manual.
    - a. *Finding.* The application has been reviewed by Town Staff and has been determined to be complete and that it meets all requirements of the Applications Manual.

**TOWN STAFF RECOMMENDATION:** Town Staff finds that with the conditions noted below, the requirements of Section 3.17.3 of the Unified Development Ordinance will be met and recommends that the Planning Commission approve the application with the following conditions:

1. Lighting

- a. Per Section 5.15.11(E)(2) of the BZDSO, the Planning Commission must determine the appropriateness of the use of LED lighting as a substitute for those types listed in Section 5.15.11. of the BZDSO.
- b. Per Section 5.15.11(E)(4)(b) of the BZDSO, a determination on the appropriateness of the illumination levels, which exceeds the maximum for Landscape and Decorative levels by 0.6 fc.

2. Architecture

- a. Per Section 5.15.9.(E)(2), a determination on the appropriateness of the 3/12 sloped roof on the porch additions must be made as it is less than the 4/12 which is listed in the Appropriate Roof Materials section.

**ATTACHMENTS:**

1. Application and Narrative
2. Architectural Plans
3. Landscape Plans
4. Lighting Plan and Details
5. Color Board