



Attachment 5

PLAN REVIEW COMMENTS FOR COFA-08-23-018438

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
NEW RIVERSIDE VILLAGE

Plan Type:	Highway Corridor Overlay District	Apply Date:	08/30/2023
Plan Status:	Active	Plan Address:	
Case Manager:	Katie Peterson	Plan PIN #:	R610 036 000 3712 0000
Plan Description:	A request by Steven G. Stowers, AIA on behalf of James R. Richardson (Circle 46, LLC) for review of a Certificate of Appropriateness - Highway Corridor Overlay District application. The consists of 2 restaurant buildings, totaling approximately 5,125 SF, with approximately 875 SF of outdoor dining space and supporting infrastructure. The properties are zoned New Riverside Planned Unit Development and consists of approximately 1.32 acres identified by tax map number R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan.		
	Status: The application will be placed on the October 4, 2023 Development Review Committee Agenda for review.		

Planning Commission Committee Review

Submission #: 1 Received: 08/30/2023 Completed: 09/29/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Addressing Review	09/29/2023	Diego Farias	Approved with Conditions

Comments:

1. Comments will be provided as a portion of the Development Plan.

Growth Management Dept Review (HD)	09/29/2023	Katie Peterson	Approved with Conditions
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Comments:

1. Flat roofs, including a minimum pitch less than 4/12 are considered incompatible and inappropriate for primary and accessory structures. The shed roof on each building with a 3 1/4"/12 pitch must be increased to meet this requirement. (Section 4.24.3.A.3. of the DSO 90/3)
2. At time of final submittal, provide lighting plan which extends to the property lines and includes the sites overall min, max and average illumination levels.
3. Provide additional information regarding mechanicals which cannot be located in the roof/mechanical suite (electric meters, transformer boxes etc.) and associated screening.
4. At time of final submittal, provide additional information on the number of large canopy trees, understory trees, and shrubs located in the buffer - or, add a note indicating that additional plantings will be added to ensure the buffer is opaque and contractor must meet Town Staff on site during install to ensure requirements of the ordinance have been met.
5. At time of final, an approval letter for the site from the declarant for the covenants and restrictions must be provided.
6. Provide additional information on the hood systems, specifically the heights, to ensure they will be able to be concealed as drawn.

Planning Commission Review	09/29/2023	Dan Frazier	Approved with Conditions
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Comments:

1. No comments provided by reviewers at this time.

Police Department Review	09/29/2023	Bill Bonhag	Approved
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Comments:

No Comment provided by reviewer.

Transportation Department
Review

08/31/2023

Megan James

Approved

Comments:

No comments

Watershed Management

09/05/2023

Sam Crotty

Approved with Conditions

Comments:

1.Grading/drainage plans will be reviewed at the time of stormwater permit submittal.

Plan Review Case Notes: