



ATTACHMENT 4 PLAN REVIEW COMMENTS FOR COFA-09-24-019322

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

Plan Type:	Highway Corridor Overlay District	Apply Date:	09/04/2024
Plan Status:	Active	Plan Address:	
Case Manager:	Charlotte Moore	Plan PIN #:	R610 028 000 0921 0000
Plan Description:	<p>A request by Witmer Jones Keefer, on behalf of Parcel 8A, LLC, for review of a Certificate of Appropriateness Highway Corridor Overlay application. The project consists of six residential buildings, to include approximately 150 units, four garage buildings, a clubhouse, amenities and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 22.0 acres identified by tax map number R610 028 000 0921 0000 located within the Parcel B-1 Master Plan.</p> <p>STATUS: The conceptual COFA will be heard at the October 9, 2024, Development Review Committee meeting</p>		

Planning Commission Committee Review

Submission #: 1 Received: 09/04/2024 Completed: 10/04/2024

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	10/04/2024	Charlotte Moore	Approved with Conditions

Comments:

1. Lighting fixtures provided for only the pool area. Provide lighting fixture details, including posts, for all exterior lights to ensure compliance with UDO Sec. 5.12.3.B.
2. Some elevations were not provided with the plan set. Provide A2, front, left and right elevations; and, B, right elevation to ensure compliance with Buckwalter Development Agreement and UDO. Color elevation providing for only one building.
3. Metal roof indicated in some locations, but type must be identified and be compliant with UDO Sec. 5.14.3.B.1. Also, more information is needed regarding the mechanical rooftop equipment, which is atypical for this area. Will discuss at DRC meeting.
4. Extend brick siding to the second floor on all elevations where brick and cementitious board is shown as siding for the ground floor.
5. Sec. 5.14.3.A.1. states that "Architectural styles should be reflective of or compatible with architectural styles that exemplify the unique character of the Lowcountry region." The use of non-operational shutters to suggest a window is not compatible with regional architecture. Further, a bronze color is proposed for the siding used in the patio areas of each apartment building. Dark colors such as this are permitted only for accent colors on a limited basis (and with approval of the UDO Administrator) as predominant colors must adhere to a Lowcountry/coastal vernacular palette per UDO Sec. 5.15.3.B.3. Incorporate a color that complies this requirement. Also, provide color palettes for clubhouse and garage elevations.
6. While improvement has been made to the rear garage elevations, additional architectural articulation and/or landscaping is needed to break up the long expanse of wall.
7. Is fencing proposed. If so, provide details and show location.

Planning Commission Review	10/04/2024	Dan Frazier	Approved with Conditions
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Comments:

1. Additional articulation is required along rear garage facades to break up the large spaces and create more variation and interest.
2. Fire Protection features cannot be obstructed. A minimum clearance of 3 feet and unobstructed access is required.
3. Ensure all mechanicals are screened throughout the development.

Addressing Review	10/04/2024	Diego Farias	Approved
Beaufort Jasper Water and Sewer Review	10/04/2024	Matthew Michaels	Approved
Building Safety Review	10/04/2024	Marcus Noe	Approved

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Police Department Review	10/04/2024	Bill Bernag	Approved
Stormwater Review	09/26/2024	Samantha Crotty	Approved
Transportation Department Review	09/05/2024	Megan James	Approved
Comments: No comments			

Plan Review Case Notes: