



ATTACHMENT 6
PLAN REVIEW COMMENTS FOR COFA-03-24-019062

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:** 03/25/2024
Plan Status: Hold **Plan Address:** 315 Gibbet Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 036 000 0459 0000
Plan Description: A request by Amsdell Construction, LLC, on behalf of the owners, Amsdell Storage Ventures 81, LLC, for review of a Certificate of Appropriateness-Highway Corridor Overlay application. The project consists of two two-story buildings totaling approximately 109,398 SF of climate-controlled self-storage space, the associated landscaping, lighting and other infrastructure. The properties are zoned Jones Estate PUD, consist of 3.21 acres identified by tax map numbers R610 036 000 0459 0000 and R610 036 000 0458 0000, and are located at the northeast corner of the Caine Drive and Estate Drive intersection, west of Gibbet Road, and fronts on S Hwy 170.
Status: The conceptual COFA will be heard at the May 1, 2024 DRC meeting.

Planning Commission Committee Review

Submission #: 1 Received: 04/02/2024 Completed: 04/25/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	04/25/2024	Richard Spruce	Revisions Required

Comments:

1. Provide additional information regarding the required detectable warning devices and crosswalk to the ADA spaces for Lot 1.

Growth Management Dept Review (HD)	04/25/2024	Katie Peterson	Revisions Required
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Comments:

1. The southwest side of the building closest to Hwy 170 do not meet the required 8' foundation planting requirement. Revise to meet the required foundation planting minimums. A landscaped buffer at least eight (8') feet wide shall be maintained between any structure and any parking or driving area, except for loading areas and areas where drive-through facilities are utilized. This space is to be reserved for plant material, either existing or planted. No such space is required at the rear of the buildings, but is encouraged. Sidewalks and handicap ramps may be placed adjacent to the buffer on either side. The buffer may be penetrated to provide for access to the building and is not required in loading areas. (ZDSO 90/3 Section 4.24.2.2.B.)
2. Provide additional information on the "side wall" shown on AS1.01 for the location and material finish. Unfinished CMU is not a permitted material.
3. Lights must be full cut-off fixtures. They are currently shown as forward thrown medium fixture. Revise to be full cut-off fixtures and update photometrics accordingly.

Planning Commission Review	04/25/2024	Dan Frazier	Revisions Required
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Comments:

Planning Commissioner Comments

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1. Provide additional articulation along the West elevations.
2. The HVAC submitted conflicts with itself and is not accurately shown based on the submittal package. The plans show large RTUs (roof top units) but they submitted an outdoor up to 5 ton unit cut sheets (which is the maximum size that system comes in). One building shows a 5 RTUs on the drawings, but the Applicant's load calcs show they would need at least 30 five ton systems on building A and 31 5 ton systems on building B. Provide updated, accurate HVAC information to ensure the placement will meet code requirements.
3. The square foot measurements vary throughout the drawings.
For Building A: Page 11 indicates 58,940 SF for bld A while Page 13 indicates 52,940 SF
For Building B: Page 12 indicates 59,174 SF while Page 13 indicates 56,458 SF.
Provide updated information reflecting accurate SF Calculations for each.
4. Provide additional plantings with additional height in areas which may appear unarticulated. Landscape Plan was challenging to read as it appears scanned in. Not all markers are visible.

Stormwater Review	04/23/2024	Samantha Crotty	Revisions Required
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Comments:

1. In the landscape plan, the western-most bioretention cell is labeled as "Retention Area" which is not accurate. Re-label this BMP as "bioretention".
2. In the landscape plan, remove proposed trees from both the western and northern bioretention cells. Acceptable bioretention plants can be found in Table 4.7 (perennial & grasses) and Table 4.8 (shrubs & bushes) in Chapter 4.3.5 in the Southern Lowcountry Stormwater Design Manual.

Beaufort Jasper Water and Sewer Review	04/25/2024	Matthew Michaels	Approved with Conditions
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Comments:

Comments may be provided at Development Plan

Addressing Review	04/23/2024	Diego Farias	Approved
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Police Department Review	04/25/2024	Bill Bonhag	Approved
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Comments:

1. No comments provided by reviewer.

Transportation Department Review	04/25/2024	Megan James	Approved
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Comments:

1. No comments provided by reviewer.

Plan Review Case Notes: