





ATTACHMENT 1

TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS HIGHWAY CORRIDOR OVERLAY APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4500
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Amsdell Construction, LLC		Name: Amsdell Storage Ventures 81, LLC	
Phone: 216-458-0671		Phone: 216-458-0671	
Mailing Address: 20445 Emerald Pkwy, Ste 220 Cleveland, OH 44135		Mailing Address: 20445 Emerald Pkwy, Ste 220 Cleveland, OH 44135	
E-mail: jsteele@amsdellcompanies.com		E-mail: jsteele@amsdellcompanies.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Compass Self Storage		Acreage: 3.21	
Project Address: 315 Gibbet Rd. and 20 Caine Dr., Bluffton, SC			
Zoning District: Jones Estate PUD			
Tax Map Number(s): R610 036 000 0459 0000 R610 036 000 0458 0000			
Project Description: Development of one 2-story climate-controlled self-storage building on each lot.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Application Check-In meeting scheduled.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files drawn to scale of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 5. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 6. Material samples and color swatches for all proposed materials.			
<input checked="" type="checkbox"/> 7. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this application.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Owners Representative Date: 03/22/2024	
Applicant Signature: 		Date: 03/22/2024	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



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CERTIFICATE OF APPROPRIATENESS- HIGHWAY CORRIDOR OVERLAY (HCO) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's Unified Development Ordinance. The Town of Bluffton's Mission and Vision Statements help navigate staff to ensure that the goals outlined by Town Council are being met. As each project is being reviewed, Town staff will use the Mission Statement, Vision Statement, The Covenant for Bluffton and the current Strategic Plan to guide their review. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness - HCO Application, the Applicant is required to consult with the UDO Administrator or their designee at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant shall submit the Certificate of Appropriateness - HCO Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator or designee will review the submission for completeness.	
Step 3. Review by UDO Administrator	Staff
If the UDO Administrator or designee determines that the Certificate of Appropriateness - HCO Application is complete, it shall be presented to the Planning Commission.	
Step 4. Planning Commission Meeting	Applicant, Staff & Planning Commission
The PC shall review the Certificate of Appropriateness - HCO Application for compliance with the criteria and provisions in the UDO. The PC may approve, approve with conditions, or deny the application.	
Step 5. Issue Certificate of Appropriateness	Staff
If the PC approves the Certificate of Appropriateness - HCO Application, the UDO Administrator or designee shall issue the Certificate of Appropriateness - HCO.	



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May 22, 2024

Katie Peterson
Senior Planner
20 Bridge Street
P.O. Box: 386
Bluffton, South Carolina 29910

RE: Response to Plan Review Comments for COFA-03-24-019062

This letter is in response to the Planning Commission Committee Review Letter, dated April 25, 2024, for the Compass Self-Storage project, COFA-03-24-019062.

Growth Management Department

1. Both buildings A and B have 8'+ foundation plantings, except where there is access for doorways and loading area.
2. The side wall of the dumpster, detailed on sheet AS1.01, is made of smooth face block with a direct applied stucco finish to match the buildings, no CMU will be exposed on the outside of the dumpster enclosure.
3. The light fixtures provided are full cut-off fixtures. "The D-series Size 0 has zero uplight and qualifies as a Nighttime Friendly product, meaning it is consistent with the LEED and Green Globes criteria for eliminating wasteful uplight".

Planning Commissioner Review

1. Additional articulation has been added to the northern side of building B. A large window and awning have been added as well as wood lattice trellises with vegetation. Refer to sheet A2.2, and A3.2.
2. An updated RTU cut sheet has been provided with this submission. There is an 18" curb and the unit is 3'-8" tall. The parapet at both buildings has been raised to shield the units. Refer to sheets A2.1, A2.2, A3.1 and A3.2.
3. The square footage has been revised. Building A's square footage is 52,940 sf (26,470 sf footprint) and Building B's square footage is 56,458 sf (28,229 sf footprint).
4. Additional plantings have been provided along the building footprint. The following counts have been increased; Amelanchier x Laevis increased by 2, Hydrangea increased by 24, Pennisetum x Hameln increased by 55. Thirty Syringa x Miss Kim have also been added. Refer to sheet L1.10.

Storm Water Review

1. The bio-retention areas have been updated for clarity. The label has been removed from inside the area and pulled out with a leader line.



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Regards,

Peter Stuhlreyer
Chief Architect
Designhaus, LLC

CC: Jonathan Steele (Owner), Jeffrey Ackerman (Civil Engineer)
Attachments: 24.05.24_Compass Bluffton_COFA Revisions, 25HCE-10PD (Carrier Mechanical Equipment), aff (Lighting Spec), EW38807 Spec Sheet (Lighting Spec), SA-Exterior Pole Light (Lighting Spec).

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DRC and COFA Plan Review Comments

Planning Commission Review - COFA-03-24-019062

Reviewer	Comment	Response	Reference
Building Safety	1 Provide additional information regarding the required detectable warning devices and crosswalk to the ADA spaces for Lot 1.	Added detectable warnings at the approach to Caine Drive.	Civil Sheet 6 of 10. Paving and Grading Plan
Growth Management	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.)	Revised foundation landscaping area to provide the required 8' separation with the exception of the areas that approach the doors and loading areas.	Sheet L1.10 - Landscape Plan
	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.	The side wall of the dumpster, detailed on sheet AS1.01, is made of smooth face block with a direct applied stucco finish to match the buildings, no CMU will be exposed on the outside of the dumpster enclosure.	Detail 2 on AS1.01
	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.	The light fixtures provided are full cut-off fixtures. "The D-series Size 0 has zero uplight and qualifies as a Nighttime Friendly product, meaning it is consistent with the LEED and Green Globes criteria for eliminating "wasteful uplight".	Lithonia Lighting cutsheet attached

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Reviewer	Comment	Response	Reference
Planning Commission	1 Provide additional articulation along the West elevations.	Additional articulation has been added to the northern side of building B. A large window and awning have been added as well as wood lattice trellises with vegetation.	Detail 2 on A2.2, and Detail 2 on A3.2.
	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.	An updated RTU cut sheet has been provided with this submission. There is an 18" curb and the unit is 3'-8" tall. The parapet at both buildings has been raised to shield the units.	Refer to sheets A2.1, A2.2, A3.1 and A3.2.
	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.	The square footage has been corrected and coordinated. Building A's square footage is 52,940 sf (26,470 sf footprint) and Building B's square footage is 56,458 sf (28,229 sf footprint).	AS1.00
	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.	Additional plantings have been provided along the building footprint. The following counts have been increased; Amelanchier x Laevis increased by 2, Hydrangea increased by 24, Pennisetum x Hameln increased by 55. Thirty Syringa x Miss Kim have also been added.	L1.10
Stormwater	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".	The bio-retention areas have been updated for clarity. The label has been removed from inside the area and pulled out with a leader line.	L1.10

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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.	Trees removed and relocated	L1.10
