



PLAN REVIEW COMMENTS FOR COFA-03-25-019625

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

Plan Type:	Highway Corridor Overlay District	Apply Date:	03/04/2025
Plan Status:	Active	Plan Address:	15 Towne Dr Drive BLUFFTON, SC 29910
Case Manager:	Sam Barrow	Plan PIN #:	R610 031 000 1085 0000
Plan Description:	A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development located at 15 Towne Drive. STATUS: This item will be heard at the April 9, 2025 Development Review Committee meeting.		

Planning Commission Committee Review

Submission #: 1 Recieved: 04/04/2025 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	04/04/2025	Marcus Noe	Approved with Conditions

Comments:

Comments may be provided at time of Final Plan submission.

Growth Management Dept Review (HD)	04/04/2025	Charlotte Moore	Approved with Conditions
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Comments:

1. It would be helpful for the Planning Commission to see building elements that will be removed/changed/added, including roof top equipment.
2. The "Northeast" photo provided is of the dumpster instead of the rear of the building. Provide a photo of this elevation.
3. The roof color is proposed to change from dark brown to black, and black is also proposed as an accent color (coping, canopies, dumpster fencing. The ATM is outlined in a bright blue. Per Sec. 5.14.3. "[p]redominant color design shall be compatible with Lowcountry or coastal vernacular palette which include traditional historic colors, earth tones (greens, tans, light browns and terracotta), grays, pale primary and secondary colors (with less than 50 percent color value), white and cream tones, and oxblood red. Accent color design (i.e., black, dark blue, grays, and other dark primary colors) may be used on a limited basis as part of an architectural motif..." Further, "high contrast" and primary colors are not permitted. The Planning Commission will need to determine if the proposed color palette is acceptable.
4. Provide window and door details.
5. To the extent practicable, the screening of any rooftop equipment is recommended. As presently exists, the current configuration would not be allowed for a new building.
6. Provide lighting details (proposed fixtures, light source and illumination levels—minimum, average and maximum) that show compliance with the Belfair PUD requirements (Sec.4.23.3). Include wall packs.
7. The Landscape Plan shows some trees to be preserved and protected, and other trees have no notations (landscaped islands adjacent to building, for example, but the narrative states otherwise). It must be clear if which, if any, trees are proposed to be removed. The Landscape Plan must also show light post locations.
8. The existing dumpster screen appears not to match the location shown on the plan. It appears that the dumpster pad was expanded. Is the plan to reduce the pad?

Planning Commission Review	04/04/2025	Angie Castrillon	Approved with Conditions
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Comments:

Comments may be provided at DRC meeting.

Addressing Review	04/04/2025	Diego Farias	Approved
Beaufort Jasper Water and Sewer Review	04/04/2025	Matthew Michaels	Approved
Police Department Review	04/04/2025	Bill Bonhag	Approved
Transportation Department Review	04/04/2025	Mark Maxwell	Approved

Plan Review Case Notes: