

February 12, 2025

CVS #2745 – Bluffton, SC
Planning Commission Meeting (Jan. 22, 2025)
Building design responses

Comment Responses:

1. *Make Hwy 170 elevation (rear) look more like May River Crossing elevation (opp. side).*
 - Hwy 170 elevation has been modified. Existing elevation feature was extended two bays and altered to enhance appearance. Additional components from May River Crossing elevation were incorporated to add more visual interest while maintaining overall design continuity.
2. *Must demonstrate RTU screening. Provide building section w/ RTU locations, sizes, model numbers and curb heights. RTU's must be fully screened by parapet.*
 - RTU site study provided showing visual screen from surrounding street ROW's. Cutsheets on equipment that include dimensions and curb heights are available along with structural roof bearing heights. A BIM model of the building and equipment was used to ensure the most accurate representation of the intended built condition.
3. *8 ft landscape buffer on Hwy 170.*
 - We have relocated the emergency egress door from the drive-thru elevation to the Evan Way elevation. This allowed us to eliminate the required sidewalk by the building facing May River Crossing. That sidewalk area was re-purposed on the Hwy 170 side as planter area. This along with a narrowing of the drive lane on the Hwy 170 side now yields the 8 ft landscape buffer required.
4. *Raise the brick base.*
 - The brick base has been raised.
5. *Eliminate the 'X' panels.*
 - 'X' panels have been eliminated. Replaced in most instances by a brick herringbone panel intended to compliment the brick base. This is intended to give the brick more visual "weight" in the design.
6. *Use dark bronze instead of black.*
 - All black metals have been changed to "dark bronze".
7. *Window grids should be consistent.*
 - Window grids have been reconfigured to be more consistent throughout the design.

8. *Meters are facing the main entrance. Consider relocating to the opposite side or add screen wall or greater landscaping.*
 - We are proposing 5 ft high plantings at the meter location. Refer to the integrated Building and landscaping rendering.
9. *May River elevation – step in brick base is awkward.*
 - Elevation has been revised to include a consistent brick base. Additional modifications were made to design features to enhance visual interest while maintaining overall continuity.
10. *Fixed shutters are not permitted. Consider Bahama shutter for certain areas.*
 - Fixed shutters were eliminated. Bahama shutters were incorporated in appropriate areas.
11. *Landscaping in building planter areas should be coordinated with the building design.*
 - Landscaping around the building is now coordinated with the building design. Refer to the integrated Building and landscaping rendering.

END OF RESPONSE