



## PLAN REVIEW COMMENTS FOR COFA-03-25-019642

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

**Plan Type:** Historic District **Apply Date:** 03/11/2025  
**Plan Status:** Active **Plan Address:** 89 Bridge St Street  
BLUFFTON, SC 29910  
**Case Manager:** Charlotte Moore **Plan PIN #:** R610 039 00A 0234 0000  
**Plan Description:** Remodel existing residential building to be a commercial bookstore.

### Staff Review (HD)

**Submission #: 1** Recieved: 03/11/2025 Completed: 04/04/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	04/04/2025	Matthew Michaels	Approved with Conditions
<b>Comments:</b> Comments may be provided at time of final plan submission.			
Growth Management Dept Review (HD)	04/04/2025	Charlotte Moore	Approved with Conditions
<b>Comments:</b> 1. Provide letter of agency from property owner/property owner consent. 2. As the site will also require a Development Plan for the parking area, the Development Plan must be approved by the Planning Commission before the COFA-HD can be reviewed by the Historic Preservation Commission. 3. Provide details for columns, windows and doors with final plan submission. 4. If exterior lighting is proposed, compliance with Sec. 5.12 (Lighting) of the UDO is required. 5. Provide a landscape plan show tree removal (if any), eight foot foundation planting around the structure, a street tree, and canopy calculations. A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided where land disturbance is proposed for sites less than one (1) acre. Tree canopy is the mature canopy of any existing trees to be saved together with the mature canopy of proposed replacement trees (UDO Sec. 5.3.3.G.1.).			
Watershed Management Review	03/24/2025	Samantha Crotty	Approved with Conditions
<b>Comments:</b> 1. Comments may be provided at time of building permit submittal/stormwater permit review.			
HPRC Review	04/04/2025	Charlotte Moore	Approved
<b>Comments:</b> Comments may be provided at the HPRC meeting.			
Transportation Department Review - HD	03/12/2025	Mark Maxwell	Approved
<b>Comments:</b> No comments			

### Plan Review Case Notes: