



ATTACHMENT 4

PLAN REVIEW COMMENTS FOR COFA-05-24-019119

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:	05/07/2024
Plan Status:	Active	Plan Address:	35 C Thomas Heyward St Street BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 00A 0251 0000
Plan Description:	A request by Brad Clark for review of a Certificate of Appropriateness- HD for the renovation of the existing single family structure to move the front door and patio stairs to the center of the house and reconfigure the windows on the front and left elevations at 35 C Thomas Heyward Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: The Application will be heard at the June 3, 2024 HPRC meeting.		

Staff Review (HD)

Submission #: 1 Received: 05/07/2024 Completed: 05/31/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	05/31/2024	Katie Peterson	Approved with Conditions

Comments:

1. At Pre Application meeting, mention had been made about possible changes to decking etc. At time of final, provide detailed narrative indicating all areas were new materials, even if they are like for like, will be replacing existing.

HPRC Review	05/31/2024	Katie Peterson	Approved with Conditions
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Comments:

1. Provide additional information on metal handrail materials at time of final submittal to ensure they are wrought or cast iron (natural or painted). (UDO 5.15.6.H.)
2. At time of final submittal, provide additional information on Shutter material and configuration. Shutters, when proposed, must be durable wood, or wood composite with approval by the UDO Administrator should a material sample provided be found to be consistent with the character of the HD and the material be equal or better quality than traditional building materials. (UDO 5.15.6.M.)
3. Material changes must take place at interior corners. The applicant proposes a change of material on the front elevation only, which would take place at an exterior corner. Revise to meet this requirement. (UDO 5.15.6.N.)

Beaufort Jasper Water and Sewer Review	05/28/2024	Matthew Michaels	Approved
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Comments:

1. No comment.

Watershed Management Review	05/31/2024	Samantha Crotty	Approved
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Comments:

Comments may be provided at time of stormwater permit review/building permit submittal, however, based on the scope of work it appears no comment.

Transportation Department Review - HD	05/08/2024	Megan James	Approved
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Comments:

No comments

