



ATTACHMENT 5 PLAN REVIEW COMMENTS FOR COFA-05-24-019123

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:** 05/09/2024
Plan Status: Active **Plan Address:** 128 Bridge St Street
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0222 0000
Plan Description: A request by Ansley H Manuel, Architect, on behalf of the Owner Lynda Lee Gooze Strong, for review of a Certificate of Appropriateness - HD to construct a new 2-story Carriage House at 128 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD.
Status: Application is being reviewed and will be heard at the 6/3/2024 HPRC meeting.

Staff Review (HD)

Submission #: 1 Received: 05/09/2024 Completed: 05/31/2024

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

Comments:

- At time of final all typical sections and details, including sections through the wall and eve, porch showing the screen, corner, water table, windows and doors etc. (Application Manual)
- Application identifies the Carriage House as 1,374 SF. Carriage House may not exceed 1,200 SF. Based on the drawings provided, it appears this may be in error. Clarify enclosed space, and if exceeding 1,200 SF, revise. (UDO 5.15.8.F.)
- Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Porch column spacing on second are further apart than they are tall on the side and front elevations. Revise column spacing to meet this requirement. (UDO 5.15.6.H.)

Watershed Management Review	05/23/2024	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of stormwater permit review/building permit submittal.

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

- No Comment.

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

- At time of final provide additional information about the proposed brick. Brick, as a wall material, is permitted when locally produced, or recycled/reclaimed. (UDO 5.15.5.G)

Transportation Department Review - HD	05/10/2024	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: