



PLAN REVIEW COMMENTS FOR COFA-04-25-019686

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:	04/02/2025
Plan Status:	Active	Plan Address:	215 Goethe Rd Road BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 00A 0289 0000
Plan Description:	<p>A request by Phil Madhere, on behalf of the owner, Miguel Loarca (Leonex Construction Group), for review of Certificate of Appropriateness-Historic District, to allow construction of a three-story mixed use Main Street Building (approximately 2,775 SF) and detached Carriage House (approximately 528 SF) located at 215 Goethe Road (Parcel R610 039 00A 0289 0000). The property is within the Old Town Historic District and is zoned Neighborhood Core-Historic District (NC-HD).</p> <p>STATUS (04.15.2025): Scheduled for April 28 HPRC meeting.</p>		

Staff Review (HD)

Submission #: 1 Recieved: 04/02/2025 Completed: 04/25/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	04/25/2025	Charlotte Moore	Approved with Conditions

Comments:

1. The submitted Concept Plan appears to be a response to the conditions placed on the Final Plan (COFA-07-19-13313) reviewed by the Historic Preservation Commission on November 6, 2019. That COFA expired on November 6, 2021; thus, the 2025 submission is reviewed as a new Concept Plan.
2. Per the Applications Manual, a letter from the Promenade Board of Directors of the Association must be provided noting approval prior to issuance of a Certificate of Appropriateness.
3. Provide the correct building footprint square footages for the commercial building and Carriage House, as well as the total square footage for both on the COFA-HD Final Plan (Applications Manual).
4. Brick is proposed on the ground floor of the commercial building. Only salvaged masonry brick or block is permitted, as is locally produced brick per UDO sec. 5.15.6.3.h. Information on the source of the brick must be provided to show compliance.
5. Galvanized wire is proposed for the balusters on the commercial building, which is not a permitted material (wood, painted or natural wrought iron) per UDO Sec. 5.15.6.H.2. The HPC in 2019 did approve the wire as an alternate material in 2019; HPC would need to make a new determination.
6. The height of the awning on the east elevation must be increased to have a minimum height of 8' clearance (UDO Sec. 5.15.6.E.1.).
7. Where is the service area for the commercial building, including HVAC equipment? HVAC equipment is shown next to the south elevation of the Carriage House on the Landscape Plan but is unscreened (and there is a door on this elevation adjacent to an HVAC unit, according to Sheet G300). Service yards must be screened per UDO Sec. 5.15.5.F.9. and electric meters screened from public view.
8. Composite material is shown for the garage doors; permitted materials include wood, metal or metal clad. The HPC would have to determine if the alternate material is equal or better quality than traditional building materials (UDO Sec. 5.15.6.I.).
9. The window cladding must be identified. Windows may be wood, aluminum, copper, steel, vinyl, clad wood or fiberglass per UDO Sec. 5.15.6.I.2.a. Will need information regarding proposed storm shutters.
10. The east elevation of the second floor of the commercial building has an area of blank wall that could use a window to break up the expanse.
11. What material is proposed for the awnings on the commercial buildings? Awnings must comply with UDO Sec. 5.15.6.E.4.
12. The Landscape Plan will need to be revised as it shows landscaping directly in front of the garage doors. As some landscaping is shown in the access easement, can the building be moved farther west? The proposed live oak adjacent to Goethe Road may conflict with existing utilities.

HPRC Review	04/25/2025	Charlotte Moore	Approved with Conditions
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Comments:

1. The side porch roof has a low pitch that appears to be too flat. Suggest a 3/12 minimum pitch which could be achieved by lowering the header height of the porch.
2. Remove the horizontal grid in the transom of the front porch door so it matches the other transoms.
3. The scale of the brackets appears somewhat big. Suggest bringing in a bit by having the beam 30" out instead of 36".
4. The height of the Carriage House could be broken by a bracketed roof over the garage doors. This will help it appear less vertical, as well.
5. Consider bringing the plate of the Carriage House down by 1 foot or so.

Watershed Management Review

04/25/2025

Samantha Crotty

Approved with Conditions

Comments:

Stormwater comments may be provided at time of building permit submittal.

Beaufort Jasper Water and Sewer
Review

04/25/2025

Matthew Michaels

Approved

Comments:

Comments may be provided at time of Final Plan.

Transportation Department
Review - HD

04/07/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: