



PLAN REVIEW COMMENTS FOR COFA-07-25-019856

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:** 07/25/2025
Plan Status: Active **Plan Address:** 5 Lawton St Street
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 00A 0093 0000
Plan Description: A request by Ansley Manuel (Manuel Studio), Applicant, on behalf James W. Jeffcoat Revocable Trust (Owner) for review of a Certificate of Appropriateness-Historic District, to allow construction of a detached Carriage House of approximately 1,180 SF located at 5 Lawton Street (Parcel R610 039 00A 0093 0000). The property is located in the Old Town Historic District and is zoned Neighborhood Center-Historic District (NG-HD). STATUS (08.04.2025): Concept Plan to be reviewed by HPRC on August 18, 2025.

Staff Review (HD)

Submission #: 1 Recieved: 07/25/2025 Completed: 08/15/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	08/15/2025	Charlotte Moore	Approved with Conditions

Comments:

1. Service Yard: The two compressors on the north side of the building are the service yard, which must be screened and be located no closer than 3'-0" from the property line. Provide a detail to show compliance with UDO Sec. 5.15.5.F.9.
2. Building Height: Show the building height as measured from grade to roof ridge.
3. Foundation: Exposed foundation walls must be finished with brick (bond pattern), tabby stucco (mixed shell size only), or stucco over block or concrete (sand-finished or steel trowel only) per UDO Sec. 5.15.6.G.1.a.
4. Shutterdogs: Provide a shutterdog detail to show compliance with UDO Sec. 5.15.6.M.1.d.
5. Trim Material: Identify the material to be used for the cove mould and the porch bandboard.
6. ADA Compliance: The ADA accessible parking space is located on Lawrence Street—how will ADA access to the Carriage House be provided? Can that space be moved to a more central location on the property for access to the main building and Carriage House?
7. Future Signage: A Site Feature-HD permit will be required for signage (UDO Sec. 3.19 and 5.15.6.Q.)

HPRC Review	08/15/2025	Charlotte Moore	Approved with Conditions
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Comments:

1. Without photos or drawings of the existing main building, it is difficult to ascertain the scale of the new building.
2. The windows on the north and east side appear very small in comparison to the windows on the south and west elevations.
3. The south elevation louver should have a vertical divide like the west elevation.

Beaufort Jasper Water and Sewer Review	08/15/2025	Matthew Michaels	Approved
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Comments:

Comments may be provided with submission of the building permit.

Watershed Management Review	08/15/2025	Andrea Moreno	Approved
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Comments:

Comments may be provided at time of Final Plan.

Transportation Department
Review - HD

07/25/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: