



PLAN REVIEW COMMENTS FOR COFA-05-25-019766

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

Plan Type:	Historic District	Apply Date:	05/22/2025
Plan Status:	Active	Plan Address:	36 Bruin Rd Road BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 000 1755 0000
Plan Description:	A request by Court Atkins Group, Applicant, on behalf of ABPAL LLC, Owner, for a Certificate of Appropriateness-HD to construct a new two-story commercial building of approximately 3,000 SF at 36 Bruin Road (R610 039 000 0274 0000). This parcel located in the Old Town Bluffton Historic District and is zoned Neighborhood General-HD (COFA 05-25-019766). STATUS (06.24.2025): Scheduled for 6/30 HPRC meeting. STATUS (06.30.2025): Reviewed at 6/30 HPRC meeting. Awaiting final submission. STATUS (07.15.2025): Scheduled for August 6, 2025 HPC meeting. STATUS (08.06.2025): HPC approved with conditions. Awaiting resubmission. NOTE (08.14.2025): Property is addressed as 36 Bruin (subdivided from 32 Bruin). STATUS (08.22.2025): Final Plan stamped and approved. STATUS (01.06.2026): Amendment 1 scheduled for the January 7, 2026 HPC meeting. STATUS (01.07.2026): Amendment 1 approved at January 7 HPC meeting with conditions; awaiting updated Final Plan. STATUS (02.05.2026): Final Plan Amendment 1 approved. STATUS (07.21.2026): Amendment 2 to add an exterior elevator shaft/relocate service yard to be reviewed by HPRC on August 3, 2026.		

HPRC Comments

1. Provide an updated site plan showing how the proposed changes relate to the setback, property lines, and other site improvements for Final HPC review.
2. Provide an updated landscape plan for Final HPC review.
3. The design breaks down the scale of the rear elevation, but not the sides. Chimneys and fireplaces are not usually 8 feet deep. Study the massing of the side elevations for a solution that breaks down the scale of the elevator in a way that makes sense with the story of the “fireplace and chimney” look. The chimney portion extending above the roof is also very deep and dwarfs what is a very large 24” square chimney pot.
4. The “chimney pot” on top of the elevator shaft is out of scale with the width of the chimney. Consider multiples or some other solution to better terminate the massive chimney.
5. What is the waterproofing cap material on top of the shaft?
6. How deep is the stucco recess? The recessed depth appears to be negligible in the perspectives.
7. The chimney needs a cap. How will it drain?
8. Concern expressed regarding a second amendment for new construction and the effect on scale and the side yard setback.

Growth Management Staff Comments

1. The COFA application indicates that “minor exterior changes” are proposed but changes are more extensive and include the expansion of the porch (length, width and height) and related changes (additional columns, rear louver screening, openings), addition of an elevator shaft/chimney, relocation of stairs and service yard, and addition of a freezer and a new rear door in an area previously identified to the HPC as porch.
2. Building permit set shows a freezer and ice machine on the porch but they do not appear on the amended plans. All exterior equipment must be shown and screened.
3. Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district (UDO Sec. 5.15.5.C.) Further, features, such as chimneys, shall have a proportional relationship to other features as well as the building form (UDO Sec. 5.15.5.F.4.a.). The chimney seems disproportionately large for the building, particularly for a porch location, and the use of a clay chimney pot with a tabby shell chimney is an atypical combination of materials for Old Town. What clay is proposed?
4. The service yard seems unnecessarily large for the equipment shown.
5. If the space for Tenant 2 is to be an extension of the restaurant, the amount of required parking will increase. An amended Development Plan would be required.
6. Correct plan name—shows as LAPBA and ABPAL Shell Building.

Plan Review Case Notes: