



**ATTACHMENT 8**  
**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

<b>Plan Type:</b>	Historic District	<b>Apply Date:</b>	04/02/2025
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	215 Goethe Rd Road BLUFFTON, SC 29910
<b>Case Manager:</b>	Charlotte Moore	<b>Plan PIN #:</b>	R610 039 00A 0289 0000
<b>Plan Description:</b>	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). <b>STATUS (04.15.2025):</b> Scheduled for April 28 HPRC meeting.		

**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:**

- 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. [Noted.](#)
- 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. [Noted.](#)
- 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). [Cover page has been updated.](#)
- 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. [Brick has been replaced with Cementitious Siding panels and battons.](#)
- 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. [Noted, plans remain the same.](#)
- 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.). [Plans have been updated to meet minimum height.](#)
- 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. [HVAC units have been relocated to underneath the stairs. HVAC units are screened. Plans have been updated to reflect this change.](#)
- 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.). [Garage doors will be metal.](#)
- 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. [Windows will be vinyl, plans have been updated to reflect this.](#) Will need information regarding proposed storm shutters. [Information on storm Shutters have been provided.](#)
- 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. [A window cannot be added, we have a bathroom wall at that location.](#)  
What material is proposed for the awnings on the commercial buildings? Awnings must comply with UDO Sec. 5.15.6.E.4. [Plans updated to reflect Fabrick Awnings.](#)
- 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. [Landscape plans have been updated to correct.](#)

HPRC Review	04/25/2025	Charlotte Moore	Approved with Conditions
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**Comments:****ATTACHMENT 8**

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. [Plans have been revised to 3/12 pitch and lowered header height.](#)
2. Remove the horizontal grid in the transom of the front porch door so it matches the other transoms. [Plans have been corrected.](#)
3. The scale of the brackets appears somewhat big. Suggest bringing in a bit by having the beam 30" out instead of 36". [Plans corrected.](#)
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. [Plans have been corrected to add trellis over garage.](#)
5. Consider bringing the plate of the Carriage House down by 1 foot or so. [Plans have been updated.](#)

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:**