



# ATTACHMENT 6

## PLAN REVIEW COMMENTS FOR COFA-04-23-017854

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:** 04/03/2023  
**Plan Status:** Active **Plan Address:** 5824 Guilford Place  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 000 1489 0000  
**Plan Description:** A request by Pearce Scott Architects, on behalf of the owner, 5824 Guilford Place LLC (Larry Page), for review of a Certificate of Appropriateness - HD for a proposed 2-story commercial office building of approximately 2,888 SF and Carriage House of approximately 1,200 SF to be located at 5824 Guilford Place, Lot 14 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General- HD.

**STATUS [4.4.23]:** Conceptual Application has been received and is projected to be reviewed at the May 1, 202 Historic Preservation Review Committee Meeting.

### Staff Review (HD)

**Submission #: 1** Received: 04/03/2023 Completed: 04/27/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	04/25/2023	James Clardy	Revisions Required

#### Comments:

1. Developer to contact BJWSA regarding water and sewer availability. Developer will need to complete water and sewer availability request form on BJWSA's website. Form is located at BJWSA.org under the developer tab.

Growth Management Dept Review (HD)	04/27/2023	Katie Peterson	Approved with Conditions
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#### Comments:

1. At time of final submittal a letter of approval from the Stock Farm ARB is required. The letter must specifically address the revised parking/sidewalk layout and relocation of the wood fence along the front property line.

Transportation Department Review - HD	04/27/2023	Dan Frazier	Approved with Conditions
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#### Comments:

Kevin P. Icard Comments:

1. POA approval is required for any improvements off site. (Applications Manual)
2. Confirm with Fire Marshal that sufficient space is provided for existing fire hydrant.
3. Mitigation for the removal of the palm tree.
4. New spaces will require curb and gutter to match existing.
5. Update plans to reflect true brick pattern onsite.
6. Handicap Parking spaces must move in order to be ADA complaint. Restriping will be required.
7. Current proposed design needs to be redesigned as not enough information is provided.
8. Exempt plat may be required to show access easements over the property, specifically for sidewalk and parking spaces.
9. Fence at front of property is slated to be relocated. Existing landscaping must be show on plan and determine what may be removed. Further discussion with staff is needed. Main building may need to be relocated. An encroachment permit would be required for tie-in at May River Road.
10. Additional comments may be required on resubmittal.

HPRC Review	04/27/2023	Katie Peterson	Approved
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#### Comments:

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1. For the final application provide a landscape plan noting foundation plantings, street tree locations, and canopy coverage calculations; as well provide architectural details of the railing and baluster, a typical window detail, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)

Transportation Department  
Review - HD

04/05/2023

Megan James

Approved

**Comments:**

No comments

Watershed Management Review

04/05/2023

Samantha Crotty

Approved

**Plan Review Case Notes:**