

ATTACHMENT 3



TOWN OF BLUFFTON CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Pearce Scott Architects		Name: Billy Watterson	
Phone: 843.837.5700		Phone: 815.353.8387	
Mailing Address: 6 State of Mind Street, Ste. 200 Bluffton, SC 29910		Mailing Address: 1227 May River Road Bluffton, SC 29910	
E-mail: amanda@pscottarch.com		E-mail: billy.watterson@wattersonbrands.com	
Town Business License # (if applicable):			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name: Chef B's Eatz		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>
Project Location: 1255 May River Road		Application for:	
Zoning District: NG - HD		<input checked="" type="checkbox"/> New Construction	
Acreage: 0.89		<input type="checkbox"/> Renovation/Rehabilitation/Addition	
Tax Map Number(s): R610 039 00A 0235 0000		<input type="checkbox"/> Relocation or Demolition	
Project Description: New Restaurant and Accessory Building			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 11.07.23	
Applicant Signature:		Date: 11.07.23	
For Office Use			
Application Number: 018501		Date Received: 11/7/23	
Received By:		Date Approved:	



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE		CONCEPTUAL REVIEW <input checked="" type="checkbox"/>		FINAL REVIEW <input type="checkbox"/>	
2. SITE DATA					
Identification of Proposed Building Type (as defined in Article 5): Additional building type					
Building Setbacks	Front: 10-20	Rear: 25	Rt. Side: 10	Lt. Side: 10	
3. BUILDING DATA					
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage		Proposed Square Footage	
Main Structure	Main	n/a		3517	
Ancillary	CH	n/a		1200	
Ancillary					
4. SITE COVERAGE					
Impervious Coverage			Coverage (SF)		
Building Footprint(s)			Main 2000 Accessory 800		
Impervious Drive, Walks & Paths			500		
Open/Covered Patios			Main 1717 Accessory 300		
A.TOTAL IMPERVIOUS COVERAGE			4985		
B.TOTAL SF OF LOT			44045		
% COVERAGE OF LOT (A/B= %)			11.3%		
5. BUILDING MATERIALS					
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation		
Foundation	Concrete Slab	Columns	Wood		
Walls	Hardie Board & Batten	Windows	Clad		
Roof	Asphalt Shingle / Standing Se	Doors	Metal Clad		
Chimney	n/a	Shutters	n/a		
Trim	Wood / Hardie	Skirting/Underpinning	n/a		
Water table	n/a	Cornice, Soffit, Frieze	Wood / Hardie		
Corner board	Hardie	Gutters	Metal		
Railings	Wood	Garage Doors	n/a		
Balusters	n/a	Green/Recycled Materials			
Handrails	Wood				



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



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<input checked="" type="checkbox"/>	<input type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

11.07.23

Date

Billy Watterson

Printed Name

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November 6, 2023

1255 May River Road
Lot A, Chef B's EatZ

Narrative

On behalf of the owner Billy Watterson, we would like to submit a Final application for 1255 May River Road.

This project was previously approved for the Final COFA on October 5, 2022. Since then, we have completed the structural and MEP engineering. Due to the cost of materials, we have had to value engineer the building components.

The main building will be the restaurant and the accessory building will have a bakery on the first floor and storage on the second floor. Parking will be provided on site.

The main building, Chef B's EatZ, will have a kitchen, bar, and dining area. The second floor will have additional dining, storage and an office. Customers will also be able to enjoy a generous porch for outdoor dining.

The building footprint is 2,000 square feet. The building has 3,517 heated square feet.

The façade of the main building will be board and batten. Exterior trim and siding materials will be made of hardie or wood. The main roof will be asphalt shingle and the porch roof will be standing seam metal. Columns will be made of wood. The main building will be placed on a slab foundation that sits 18" above grade. An ADA accessible ramp with metal handrails will be added to the southern side (May River Road) of the building.

The accessory building will have 800 heated square feet (building footprint) on the first floor and 400 heated square feet on the second floor. The accessory building will be placed on a slab foundation that sits 6" above grade.

The façade of the accessory building will be board and batten with wood or hardie trim. The roof will be asphalt shingle. Columns will be made of wood. The previously approved design of the accessory building has not changed.

A garden structure will house a 10x12 cooler. The garden structure will be clad in the same materials as the service yard.

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Below is a list of our responses from the Conceptual HPC meeting:

Growth Management Comments:

1. The side setbacks have been updated on the site plan and landscape plans.
2. An expression line, Hardie Band Board is shown.
3. The second floor rear porch will screen the mechanical units. The rear deck mechanical systems have been modeled and can best be show on view 1/A503. The deck railing is 42" high and will screen the mechanical units, 7/A703.
4. The sliding windows on the left side elevation were previously approved due to the intended restaurant use. We ask for a deviation from the UDO regarding the sliding windows. The windows are located towards the rear of the building and are under a 15'-6" deep porch.
5. The Service yards and Garden Structure will be made of wood / hardie and Re-purposed metal panels. We are asking for a deviation from the UDO regarding the metal. The intension is to use the existing metal panels that were persevered from the existing buildings.
6. A copy of the Landscape Plan has been provided.

HPRC Comments:

1. Details have been provided.

Bluffton Township Fire Department:

1. Sample Details and imagery have been provided for the kitchen exhaust safety platform. The safety platform will adhere to the local codes.

Thank you for your consideration,

Amanda Jackson Denmark,
Project Manager

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