



ATTACHMENT 6

PLAN REVIEW COMMENTS FOR COFA-09-23-018501

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:** 09/22/2023
Plan Status: Active **Plan Address:** 1255 May River Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0235 0000
Plan Description: A request by Pearce Scott Architects, on behalf of the Owner, Billy Watterson, for review of a Certificate of Appropriateness - HD to allow the construction of a new 3,517 SF 2-story restaurant building and a 1,200 SF restaurant Carriage House structure identified as Buildings 1 and 2 in the Ma Daisy's Porch Development Plan on the parcel currently addressed as 1255 May River Road, in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.
Status: The Application will be heard at the 10.9.2023 HPRC meeting.

Staff Review (HD)

Submission #: 1 Received: 09/22/2023 Completed: 10/04/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	10/04/2023	Richard Spruce	Approved with Conditions

Comments:

The hood system exhaust at the roof requires a landing for servicing of this system. Also there may be a requirement for a fixed ladder due to the height of the roof.

Growth Management Dept Review (HD)	10/04/2023	Katie Peterson	Approved with Conditions
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Comments:

1. The side setback for an Additional Building Type is 10' in the Neighborhood General -HD zoning district. Revise the Right side setback to reflect the 10' required side setback. (5.15.5.C.)
2. An expression line shall delineate the division between the first story and the second story. Expression lines shall either be moldings extending a minimum of 2 inches, or jogs in the surface plane of the building wall greater than 2 inches. Provide an expression line on both structures. (5.15.6.G.2.a.)
3. At time of final, provide additional information on the mechanicals located on the rear balcony - specifically the height of mechanicals to ensure they are fully screened, the lattice at the rear porch, and call out all materials on each building.
4. Windows are permitted to be Single- and Double-Hung, Casement, Industrial, Tilt, Fixed Frame (36 square feet max.) in operation. The left elevation proposes the use of two sliding windows. The windows must be revised to meet the permitted configurations. (5.15.6.I.3.a)
5. Permitted materials for building walls include wood (termite resistant, 50-year siding product), cement fiber siding (50-year siding product), reinforced concrete with stucco, shingle, vertical board and batten, recycled-content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block and locally-produced stone or brick. Provide additional information on the service yard and Garden Structure siding material. (5.15.6.G.3.)
6. At time of final, provide a copy of the LS Plan, which should already exist with the previously approved COFA and DP for the site.

HPRC Review	10/04/2023	Katie Peterson	Approved with Conditions
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Comments:

1. At time of final submittal, provide architectural details of the railing and baluster, a typical window detail, window and door table, gutter profile, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)

Watershed Management Review	09/25/2023	Samantha Crotty	Approved with Conditions
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ATTACHMENT 6

Comments:

1. Grading/drainage plans will be reviewed at time of stormwater permit submittal.

Beaufort Jasper Water and Sewer
Review

10/03/2023

James Clardy

Approved

Comments:

No Comment.

Transportation Department
Review - HD

09/25/2023

Megan James

Approved

Comments:

No comments

Bluffton Township Fire Department
Review

10/03/2023

Dan Wiltse

Approved with Conditions

Comments:

1. Provide details on how the kitchen exhaust fan will be serviced. The slope and height of the roof will require a working platform and permanent access to service the exhaust hood.

Plan Review Case Notes: