



ATTACHMENT 6

PLAN REVIEW COMMENTS FOR COFA-11-23-018646

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

Plan Type:	Historic District	Apply Date:	11/08/2023
Plan Status:	Pending	Plan Address:	5818 Guilford Place BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 000 1488 0000
Plan Description:	A request by Court Atkins Architects, Inc., on behalf of the owner, TripleBCo, LLC, for a review of a Certificate of Appropriateness - HD to construct a new 2-story commercial structure of approximately 2,290 SF, to be located at 5818 Guilford Place, Lot 13 in the Stock Farm Development, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District. Status: The Application is being reviewed and is slated to be placed on the December 11, 2023 HPRC Agenda		

Staff Review (HD)

Submission #: 1 Received: 11/08/2023 Completed: 12/08/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	12/08/2023	Katie Peterson	Approved with Conditions

Comments:

1. Rear setback per DPA-05-17-10936 is 36.5' for Lot 13. Remove the 16' BSL line shown on the Site Plan and revise building placement to be no less than 36.5' from the rear property line in all locations. It is currently 34' 6" from the property line behind the parking spaces. (Front 15, Left and Right 10')
2. Provide breakdown of square footage. Calculating from the leader lines provided 2,876 SF, the narrative indicates 2,237 SF, site plan shows 2,290 SF. Maximum Square footage permitted by the DP/CC&Rs is 2,315 SF.
3. At time of final submittal, provide detail for Composite Bahama shutter to be located on second floor. Note- must be wood composite. (UDO 5.15.6.M)
4. Note: Signs are reviewed under a separate Site Feature permit. As currently drawn, it appears the panel behind the sign is intended as a portion of the architectural design. If so, provide detail. Please note it appears that if configured in this manner, the sign SF would include the full panel.

HPRC Review	12/08/2023	Katie Peterson	Approved with Conditions
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Comments:

1. Building is an Additional Building type. Main Street Building is not a permitted within the Neighborhood General-HD zoning District. Revise narrative for Final submittal. (UDO 5.15.5.C.)
2. Provide additional information on the material for the handrails and guardrails noted as metal at time of final submittal.
3. At time of final submittal, provide architectural details of the railings and balusters, window detail, window and door tables, shutter dog profile, corner board trim, a typical wall section, and a wall section through the eave depicting the material configuration and dimensions. Further, provide a landscape plan showing foundation plantings, canopy coverage calculations, and street tree locations. (Applications Manual)
4. Consider moving the first floor water table down to the level of the first finished floor.
5. There appears to be a small space between the ramp and the service yard that could collect water and prove hard to drain appropriately. The roof above also might prove to be problematic if draining directly onto the ramp. Consider adding a gutter and downspout to manage water above the ramp, and potentially expanding the ramp and raising the adjacent service yard. If gutters are added, provide detail at final.

Watershed Management Review	11/28/2023	Samantha Crotty	Approved with Conditions
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Comments:

Comments may be provided at time of building permit application/stormwater permit submittal.

Comments:

8 Nov 23 - RAS

The handrails on the monumental stairs must be located within three feet of the normal walking path of the exit door per IBC section 1014.9.

Beaufort Jasper Water and Sewer
Review

12/08/2023

James Clardy

Approved

Comments:

1. No comment.

Transportation Department
Review - HD

11/08/2023

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: