



PLAN REVIEW COMMENTS FOR COFA-02-24-019013

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:** 02/28/2024
Plan Status: Hold **Plan Address:** 43 Thomas Heyward St Street
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0398 0000
Plan Description: A request by Raymond Beach, on behalf of the owner, Megan C. Beach, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 1-story Carriage House structure of approximately 751 SF, located at 43 Thomas Heyward Street, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.
Status: The Application is under review and is slated for the April 8, 2024 HPRC Agenda.

Staff Review (HD)

Submission #: 1 Received: 02/28/2024 Completed: 04/05/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	04/05/2024	Katie Peterson	Revisions Required

Comments:

1. Application Review Fee, which is due with Conceptual Submittal, must be received prior to submitting for Final Review.
2. The structure is set at 3 feet from the side property line. The structure must be no less than 5 feet from the side property line as this is the required side setback. Revise placement to meet the minimum side setback as it may not be approved in this location. (UDO 5.15.5.C.)
3. Columns shall be a 6" minimum, with or without capitals and bases, square or round. The columns are proposed as 4" on the application and shown as 2.5" on the elevations. Revise column width to meet minimum requirement and update application and/or elevations to be consistent. (5.15.6.H.)
4. Note: As this is an illegal, non-permitted structure at this time, Final HPC submittal must be made within 2 months time of the HPRC meeting, or other accommodations agreed upon by the UDO Administrator.

Building Safety Review	02/28/2024	Richard Spruce	Revisions Required
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Comments:

1. Building must be a minimum of five feet from the property line.

HPRC Review	04/05/2024	Katie Peterson	Approved with Conditions
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Comments:

1. Carriage House must be of the same general character as the primary structure. The structure as proposed does not. Revise proposed structure to be of the same general character as the primary structure. (UDO 5.15.8.F.)

Watershed Management Review	03/28/2024	Samantha Crotty	Approved with Conditions
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Comments:

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

Beaufort Jasper Water and Sewer Review	04/05/2024	Matthew Michaels	Approved
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Comments:

1. No comment.

Transportation Department Review - HD	02/28/2024	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: