



ATTACHMENT 5  
**PLAN REVIEW COMMENTS FOR COFA-01-22-016242**

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:** 01/14/2022  
**Plan Status:** Active **Plan Address:** 134 Bridge St  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 00A 198A 0000  
**Plan Description:** A request by Chad McRorie for review of a Certificate of Appropriateness- HD to allow the addition of 385 SF to the existing 2-story building of approximately 1,851 SF located at 134 Bridge Street, in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD  
**STATUS [1/18/2022]:** The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the February 21, 2022 meeting.

**Staff Review (HD)**

**Submission #: 1** Received: 01/14/2022 Completed: 02/15/2022

| <i>Reviewing Dept.</i>      | <i>Complete Date</i> | <i>Reviewer</i> | <i>Status</i> |
|-----------------------------|----------------------|-----------------|---------------|
| Watershed Management Review | 02/07/2022           | Lidia Delhomme  | Not Required  |

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| Growth Management Dept Review (HD) | 02/15/2022 | Katie Peterson | Approved with Conditions |
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**Comments:**

1. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. The rear elevation proposes the use of false shutters. The fixed shutters should be removed as they are not a traditional or functional detail. (UDO 5.15.6.)

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| HPRC Review | 02/15/2022 | Katie Peterson | Approved with Conditions |
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**Comments:**

1. Provide clarification on the proposed roof material. The narrative states standing seam metal, but elevations show shingle.  
2. At time of final submittal, provide a revised site plan showing the newly proposed gravel driveway / motor court as well as any new proposed pathway connections and any revised or proposed foundation plantings.

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| Transportation Department Review - HD | 02/15/2022 | Constance Clarkson | Approved with Conditions |
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**Comments:**

1. As sewer is unavailable at this site at this time, the addition may move forward tying into the existing system, with the understanding that once available it will need to tie into sewer in accordance with Town Ordinance.

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| Beaufort Jasper Water and Sewer Review | 02/15/2022 | James Clardy | Approved |
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**Comments:**

1. No comment provided by reviewer.

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| Addressing Review | 01/28/2022 | Nick Walton | Approved |
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**Plan Review Case Notes:**