



ATTACHMENT 5 PLAN REVIEW COMMENTS FOR COFA-01-22-016290

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:** 01/27/2022
Plan Status: Active **Plan Address:** 3 Lawton St
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 093A 0000
Plan Description: A request by PDG Architects on behalf of Calhoun Cottage, LLC, for review of a Certificate of Appropriateness- HD to allow the addition of a of approximately 185 SF of enclosed space, located at 3 Lawton Street in the Old Town Bluffton Historic District, and zoned as Neighborhood Center-HD. STATUS [2/8/2022]: 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: 01/28/2022 Completed: 02/17/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	02/17/2022	Katie Peterson	Approved with Conditions

Comments:

1. As the project moves toward Final submittal, provide a landscape plan noting foundation plantings and street trees, canopy coverage, typical window detail, a railing detail, a corner board detail, and a section through the exterior wall and eave as not enough information was provided in submittal to review these items for conformance with the UDO. (Applications Manual)

Transportation Department Review - HD	02/17/2022	Constance Clarkson	Approved with Conditions
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Comments:

1. This property is located adjacent to a proposed Town of Bluffton Calhoun St. Streetscape project. To implement the future improvements, it is highly likely that a +/- 5' easement will be needed along the Calhoun St frontage to implement the proposed streetscape and lighting improvements. This streetscape easement would be located within the front setback area and therefore would not impact the future development potential of the property. The CIP division would like to inquire about the Applicant's willingness to provide a +/- 5' easement to accommodate the proposed Calhoun Streetscape project.

Watershed Management Review	02/15/2022	Lidia Delhomme	Approved with Conditions
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Comments:

1. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 5 of the Southern Lowcountry Stormwater Design Manual, the SCDHEC Erosion and Sediment Reduction standards, and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Building Safety Review	01/28/2022	Richard Spruce	Approved with Conditions
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Comments:

1. It appears that the sliding door was the master bedrooms emergency egress opening. With it being removed, it does not appear that any of the remaining windows are large enough to meet the requirements of an emergency egress window. Can check int eh field. 5.0 square feet of clear opening is required with a window in the fully open position.

Beaufort Jasper Water and Sewer Review	02/17/2022	James Clardy	Approved
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Comments:

1. No Comment.

HPRC Review

02/17/2022

ATTACHMENT 5

Katie Peterson

Approved

Comments:

1. No comments provided.

Addressing Review

01/28/2022

Nick Walton

Approved

Comments:

1. No comment.

Plan Review Case Notes: