



PLAN REVIEW COMMENTS FOR COFA-05-25-019766

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

Plan Type: Historic District **Apply Date:** 05/22/2025
Plan Status: Pending **Plan Address:** 32 Bruin Road
BLUFFTON, SC 29910
Case Manager: Sam Barrow **Plan PIN #:** R610 039 000 0274 0000
Plan Description: A request by Court Atkins Group, Applicant, on behalf of Abpal LLC, Owner, for a Certificate of Appropriateness-HD to construct a new two-story commercial building of approximately 3,000 SF at 32 Bruin Road (R610 039 000 0274 0000). This parcel located in the Old Town Bluffton Historic District and is zoned Neighborhood General-HD (COFA 05-25-019766).
STATUS (06.24.2025). Scheduled for 6/30 HPRC meeting.

Staff Review (HD)

Submission #: 1 Recieved: 05/22/2025 Completed: 06/26/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	06/26/2025	Sam Barrow	Approved with Conditions

Comments:

Approval contingent on approved development plan and subdivision plat.

HPRC Review	06/26/2025	Sam Barrow	Approved with Conditions
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Comments:

1. Building height shall be visually similar to those in the neighboring vicinity. Structure appears too tall compared to other buildings on Bruin Road (5.15.5.F.1.a)
2. Provide floor plans.
3. Provide height of service yard screening (5.15.5.F.9).
4. Revise to show column height and distance between columns. (5.15.6.H.1.A)
5. Service yard/HVAC equipment located under rear porch, negates rear fire egress
6. Fabric canopies on front elevation. Provide additional information. Is this considered an awning? 5.15.6.E.4.
7. Provide back porch dimensions 5.15.6.E.5
8. Align back porch columns and service yard screening vertical posts (5.15.5.F.4.e)
9. Provide Stoop dimensions/depth 5.15.6.E.6
10. Brick is not a permitted wall finish material 5.15.6.G.3
11. Provide additional details on proposed "smooth panel" wall finish material 5.15.6.G.3
12. Provide column materials, configuration, details and spacing. Cementitious material is not permitted. (5.15.6.H)
13. Provide manufacturer's cut sheet for windows and doors 5.15.6.I
14. Identify window operation (5.15.6.I.3.b)
15. Clarify metal roofing material and configuration. (5.15.6.J)
16. Use of gutters indicated on application but not shown in Elevations. Show gutter and downspout locations, finish materials and configuration. (5.15.6.J)
16. Are proposed shutters operable? (5.15.6.M.1.b)
17. Provide corner and water table details (5.15.6.N)
18. Provide additional cornice, soffit and frieze details (5.15.6.P)

Watershed Management Review	06/23/2025	Samantha Crotty	Approved with Conditions
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Comments:

Pending Final Development Plan stormwater comment being addressed.

Beaufort Jasper Water and Sewer Review	06/26/2025	Matthew Michaels	Approved
Comments: Comments may be provided at Final Submission			
Transportation Department Review - HD	05/23/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: