



PLAN REVIEW COMMENTS FOR COFA-05-25-019752

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:** 05/14/2025
Plan Status: Active **Plan Address:** 43 Thomas Heyward St Street
BLUFFTON, SC 29910
Case Manager: Sam Barrow **Plan PIN #:** R610 039 00A 0398 0000
Plan Description: Current attic space to be remodeled as 1 bedroom and 1 bathroom.

Staff Review (HD)

Submission #: 1 Received: 05/14/2025 Completed: 06/09/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	06/09/2025	Sam Barrow	Approved with Conditions

Comments:

1. Per UDO Sec. 5.15.5.F.1.d and UDO Sec. 5.15.5.F.1.e, the minimum ceiling height should be at least 8'. Submitted plans indicate 7' maximum ceiling height decreasing to 5'6" at the window. HPC will need to determine if this is permissible. South Carolina Building Code may permit a lower ceiling height depending on the percentage of livable space and purpose of the room. Revise the building elevations to reflect room dimensions and height not including window seat, closet and recessed fixture. Recommend Applicant consult directly with Town of Bluffton Building Safety to ensure enough space is available prior to continuing with tis application.

2. All materials must match the materials used for the existing house (roof, wall cladding, trim, windows). Show all materials with the Final Plan.

HPRC Review	06/09/2025	Charlotte Moore	Approved with Conditions
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Comments:

1. The windows in the bay lack a relationship to the windows beneath. Consider aligning them and, perhaps, remove one of the windows and move the double windows over.

2. Change the windows to double hung to match the windows below.

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

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

Beaufort Jasper Water and Sewer Review	06/09/2025	Matthew Michaels	Approved
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Comments:

No Comments.

Transportation Department Review - HD	05/15/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: