PLAN REVIEW COMMENTS FOR COFA-09-26-020509

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:**	**09/30/2026**
Plan Status:	**Active**	**Plan Address:**	**221 Goethe Road BLUFFTON, SC 29910**
Case Manager:	**Charlotte Moore**	**Plan PIN #:**	**R610 039 00A 0291 0000**
Plan Description:	**A request by Amanda Denmark (Pearce Scott Architects), on behalf of the owner, Full Steam LLC, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story mixed-use building o approximately 2,480 SF located at 221 Goethe Road in the Goethe Road Development in Old Town Bluffton Historic District, within the Neighborhood Core - HD zoning district. STATUS (10.08.2026): HPRC will review the Concept Plan on October 26, 2026.**		

Staff Review (HD)

Submission #: 1 Recieved: 09/30/2026 Completed: 10/23/2026

Reviewing Dept.	*Complete Date*	*Reviewer*	*Status*
Beaufort Jasper Water and Sewer Review	10/23/2026	Till Session	Approved with Conditions

Comments:
Comments may be provided for Final Plan submission.

Growth Management Dept Review (HD)	10/23/2026	Charlotte Moore	Approved with Conditions

Comments:

1. Goethe Road: Beaufort County owns Goethe Road. Any changes to the road will require County approval, including reconfiguring the sidewalk location, which would be on private property. The site survey shows a 5'-0" access easement across the front of the property but it does not appear on the site plan. The easement holder is not identified. The purpose of the easement is unclear, and it is unknown whether the sidewalk could be placed in the easement.
2. ADA Parking Space: If the building is open to the public, one off-street van accessible space is required that meets the dimensional and other requirements of the federal Americans with Disabilities Act. ADA accessibility into the building must be demonstrated.
3. Common Area: The "common area" was purchased by a private individual through a tax sale. The plans show a sidewalk in the common area that does not exist that would provide access to a side entry. It is suggested that entry on this side of the property be eliminated because of the legal uncertainty of the common area.
4. POA Review: The Goethe Road CCRs require the POA approval of the COFA Final Plan after HPC review (Sec. 10.3). However, it would be wise to obtain an opinion of the proposed Final Plan prior to that time, particularly with what appears to possible use of the adjacent common area. The last known contact is Jay Ryckowski (jay.ryckowski.mrrpoa@gmail.com).
5. Lot Coverage: The application states there is 41% lot coverage; the narrative shows 36%. Please correct.
6. Service Yard: The Fire Marshal will not permit any materials to be stored underneath the stairs unless this area is sprinkled. Where will the service yard be located?
7. Parking Area/Sidewalk Material: The proposed material is unclear (matches Goethe Road and the adjacent private right-of-way).
8. Parking: The ground floor office will require three (3) parking spaces; the residential unit will require two (2) for a total of five (5). The ADA space can be included in the office calculation. In the parking area, consider vehicle door openings and the surface onto which passengers will exit. Also, consider wheel stops to prevent vehicles overhanging the sidewalk.
9. Elevations: Because of site issues and the likelihood that the building will need to be reconsidered, staff comments on the elevations are limited. The small window operation in the Right and Rear elevations is not identified; slider windows are not permitted. The building and landscaping must be consistent with the requirements of the Unified Development Ordinance (UDO).
10. Revised Site and Concept Plans: When the site issues have been addressed, please resubmit the Concept Plan for HPRC review.

HPRC Review	10/23/2026	Charlotte Moore	Approved with Conditions

Comments:

1. The riser room door (that appears to be a flush panel) must be changed to a more traditional door.
2. It appears that the gooseneck light in the rear might be in the roof; consider changing this to a side light. The one at the entry door on the second level looks like it might be in the door.

Watershed Management Review	10/23/2026	Samantha Crotty	Approved with Conditions

Comments:

1. All development that results in 5000 square feet or more of land disturbance will have to meet SoLoCo standards. (UDO 5.10.1)
2. All re-development/infill that results in an additional 2000 square feet or more of impervious surface will have to meet SoLoCo standards. (UDO 5.10.1)
3. A grading plan must be provided at time of stormwater permit submittal if total impervious area equals 5000 square feet or greater. (UDO 5.10.3.J)
4. Additional comments may be provided at time of building permit submittal/stormwater permit submittal.

Transportation Department Review - HD	10/02/2026	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes: