



# PLAN REVIEW COMMENTS FOR DPA-11-24-019439

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

<b>Plan Type:</b>	NA	<b>Apply Date:</b>	11/06/2024
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	5 Lawton St Street BLUFFTON, SC 29910
<b>Case Manager:</b>	Dan Frazier	<b>Plan PIN #:</b>	R610 039 00A 0093 0000
<b>Plan Description:</b>	<p>A request by Maria Drawdy on behalf of James and Michele Jeffcoat Revocable Trust for approval of a Development Plan Amendment. The project consists of the demolition of the existing storage shed and construction of an accessory 2-story building with associated parking, landscaping, and infrastructure. The property is zoned Neighborhood Center - Historic District identified by tax map number R610 039 00A 0093 0000.</p> <p><b>STATUS:</b> This Development Plan Amendment application was heard at the November 13, 2024, meeting of the DRC.</p> <p><b>STATUS:</b> A DPA Resubmittal was received on November 21, 2024.</p> <p><b>STATUS:</b> A resubmittal, changing the residential use to commercial, will be heard at the April 30, 2025 Development Review Committee meeting.</p>		

## Technical Review

**Submission #: 2**      Received: 12/13/2024      Completed: 04/25/2025

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Commission Review	04/25/2025	Angie Castrillon	Revisions Required

### Comments:

1. Show carriage house setbacks on site plan.

Fire Department Review	04/25/2025	Dan Wiltse	Approved with Conditions
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### Comments:

1. Commercial Fire Code Requirements will apply to the carriage house.

Planning Review - Address	04/25/2025	Diego Farias	Approved with Conditions
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### Comments:

1. The proposed accessory structure requires an address. Reach out to Diego Farias for addressing at [dfarias@townofbluffton.com](mailto:dfarias@townofbluffton.com)

Planning Review - Principal	04/25/2025	Dan Frazier	Approved with Conditions
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### Comments:

1. This project requires the issuance of a Certificate of Appropriateness - Historic District (COFA-HD) prior to building plan submittal.

Watershed Management Review DRC	04/25/2025	Andrea Moreno	Approved with Conditions
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### Comments:

Comments may be provided at time of DRC.

Beaufort Jasper Water and Sewer Review	04/25/2025	Matthew Michaels	Approved
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Building Safety Review	04/25/2025	Marcus Noe	Approved
Police Department Review	04/25/2025	Bill Bonhag	Approved
Transportation Department Review	04/25/2025	Mark Maxwell	Approved