



ATTACHMENT 5 PLAN REVIEW COMMENTS FOR COFA-11-21-016064

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:** 11/05/2021

Plan Status: Active **Plan Address:** 125 Pritchard St
BLUFFTON, SC 29910

Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0035 0000

Plan Description: A request by Angela B. Taylor, on behalf of Grant Cully, for review of a Certificate of Appropriateness- HD to allow the renovation to and addition of approximately 330 SF to the existing 2.5-story single-family residence located at 125 Pritchard Street, in the Old Town Bluffton Historic District and zoned Riverfront Edge-HD.
STATUS [11/5/2021]: 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 December 6, 2021 meeting.

Staff Review (HD)

Submission #: 1 Received: 11/05/2021 Completed: 12/01/2021

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review	12/01/2021	Lidia Delhomme	Not Required

Comments:

1. No comment.

Growth Management Dept Review (HD)	12/01/2021	Katie Peterson	Approved with Conditions
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Comments:

1. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. The first finished floor height can be elevated as much as five (5) feet above average adjacent sidewalk grade without counting the undercroft as a story. The proposed finished floor height is at grade. As this is an addition to an existing structure, a determination on the appropriateness of the proposed finished floor height must be made by the HPC. (UDO 5.15.5.F.1.c.)

2. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall (after finish foundation material is applied, i.e. brick, stucco). The wall section proposes the water table's skirt board as a 1x material. The skirt board must be increased to a 5/4 stock minimum. (UDO 5.15.6.N.7.c.)

Addressing Review	12/01/2021	Nick Walton	Approved
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Comments:

1. No comment.

Beaufort Jasper Water and Sewer Review	12/01/2021	James Clardy	Approved
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Comments:

1. No comment.

HPRC Review	12/01/2021	Katie Peterson	Approved
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Comments:

1. No comment provided by reviewer.

Transportation Department Review - HD	12/01/2021	Constance Clarkson	Approved
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Comments:

1. No comment.

Plan Review Case Notes: