



ATTACHMENT 9

PLAN REVIEW COMMENTS FOR COFA-10-21-015987

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:** 10/18/2021
Plan Status: Active **Plan Address:** 127 Bridge St
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0196 0000
Plan Description: A request by Ling Graves, on behalf of the owner, Kay Stanley, for review of a Certificate of Appropriateness to allow the renovation of the Contributing Structures known as the Guerrard's Bluff Barn and Cook's Cottage, and the renovation of the non-contributing garage building of approximately 740 SF located at 127 Bridge Street, in the Old Town Bluffton Historic District, and zoned Riverfront Edge-HD.
STATUS [10-18-2021]: 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 November 8, 2021 meeting.

Staff Review (HD)

Submission #: 1 Recieved: 10/18/2021 Completed: 11/05/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	11/05/2021	Katie Peterson	Approved with Conditions

Comments:

1. All vegetation, ground cover, under story trees and shrubs, and over story trees shall be retained throughout the entire 100' OCRM buffer. Removal of the existing vegetation shall only occur to accommodate views in accordance with Section 5.3.3.A.1. of the Unified Development Ordinance. Further, no development is permitted in the buffer with the exception of pedestrian access ways leading to docks, docks, fishing piers, boat landings or other approved water/marsh uses, flood control devises, erosion control devises, and utility lines. As currently proposed, a fire pit area, and new irrigated lawn and removal of existing vegetation in front of the existing brick wall are proposed within the 100' OCRM buffer. All proposed development must be proposed outside the buffer area. (UDO 5.3.3.)
2. The site plan shows a guest cottage, shed, garage, and barn. Identify the contributing structures (Cook's Cottage and Barn) by name for clarification as the narrative, site plan and elevations identify the structures each differently. Further, provide an updated narrative including the full scope of work for the application. (Applications Manual)
3. Provide detail of new decorative post, door spec sheet specifying material for the Cottage (McCleskey set) as not enough information was provided to complete the review. (Applications Manual)
4. Carraige House building type are permitted to be 1,200 SF in total area with a maximum footprint not to exceed 800 SF. Provide floor plans for the second floor of the Stor. Bard (McCleskey set), delineating the area which will have a possible head height of 5' or greater, to ensure square footage does not exceed permitted for a Carriage House structure. (5.15.5.E and 5.15.5.F.1.e.)
5. For the final application provide architectural details of the railings and balusters, door, window detail, corner board trim, a typical wall section, and a wall section through the eave depicting the material configuration and dimensions. (Applications Manual)

Beaufort Jasper Water and Sewer Review	11/01/2021	James Clardy	Approved
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Comments:

1. No comments.

HPRC Review	11/05/2021	Katie Peterson	Approved
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Comments:

1. No comment provided at this time.

Transportation Department Review - HD	11/05/2021	Constance Clarkson	Approved
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Comments:

1. No comment provided at this time.

Plan Review Case Notes: