



# ATTACHMENT 6 PLAN REVIEW COMMENTS FOR COFA-10-21-015944

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>	<b>Historic District</b>	<b>Apply Date:</b>	<b>10/08/2021</b>
<b>Plan Status:</b>	<b>Active</b>	<b>Plan Address:</b>	<b>202 Bluffton Rd BLUFFTON, SC 29910</b>
<b>Case Manager:</b>	<b>Katie Peterson</b>	<b>Plan PIN #:</b>	<b>R614 039 00A 0321 0000</b>
<b>Plan Description:</b>	<b>A request by Pearce Scott Architects, on behalf of the owners, Gerry and Amy Healy, for review of a Certificate of Appropriateness to allow the construction of a 3 story mixed-use building of approximately 4,476 SF located at 202 Bluffton Road, Lot 9 in the Promenade Development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD. STATUS [ 10-13-2021]: 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 1, 2021 meeting.</b>		

## Staff Review (HD)

**Submission #: 1**      Received: 10/08/2021      Completed: 10/29/2021

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Addressing Review	10/29/2021	Nick Walton	Approved with Conditions

### Comments:

1. Will need to know use by floor and number of units per floor.

Beaufort Jasper Water and Sewer Review	10/29/2021	James Clardy	Approved with Conditions
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### Comments:

1. Pending formal submittal /approval of water and sewer design.

Growth Management Dept Review (HD)	10/29/2021	Katie Peterson	Approved with Conditions
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### Comments:

1. For the final submittal, a landscape plan noting foundation plantings, street trees, scaled elevations for all four sides, a typical window detail, a railing detail, a corner board detail, water table detail, and a section through the exterior wall and eave (front, rear and "porch" areas), service yard detail, as not enough information was provided in submittal to review these items for conformance with the UDO. (Applications Manual)

Transportation Department Review - HD	10/29/2021	William Howard	Approved with Conditions
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### Comments:

1. Provide additional information on the proposed hard scape, specifically how it transitions into the sidewalk at the front of the lot.
2. No trees at the rear of the lot will be removed.
3. Reconfigure the outdoor storage yard to leave an opening to meet Dominion Energy requirements for access.

Watershed Management Review	10/26/2021	Lidia Delhomme	Approved with Conditions
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### Comments:

1. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.

HPRC Review	10/29/2021	Katie Peterson	Approved
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### Comments:

**Plan Review Case Notes:**