

1. The 22-ft wide access drive apron is to be installed as part of the Town's Bridge Street Streetscape public project.

- Noted that access drive apron is to be installed per the Bridge Street Streetscape public project. Coordination with Town of Bluffton to continue prior to Planning Commission Meeting and Final DRC Submittal.

2. Applicant will need to provide apron details approved by SCDOT.

- Apron detail to be coordinated prior to Final DRC Submittal.

3. Provide a landscape buffer along the east property line adjacent that is not less than half the width of the side yard setback.

- Due to required drive width and site constraints, it is not possible to achieve more than 3' between property line and edge of drive. Adjacent property has a wood screen fence along shared property line. Proposing a continuous evergreen hedge between edge of drive and adjacent property fence.

4. The issuance of a Certificate of Appropriateness - Historic District (COFA-HD) will be required prior to building permit submittal.

- Will submit for COFA following Planning Commission review.