



## PLAN REVIEW COMMENTS FOR COFA-04-25-019700

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:** 04/10/2025  
**Plan Status:** Active **Plan Address:** 135 Bridge St Street  
BLUFFTON, SC 29910  
**Case Manager:** Charlotte Moore **Plan PIN #:** R610 039 00A 198B 0000  
**Plan Description:** A request by Tom Parker Jr, on behalf of owner, Brenda Dunaway, for review of a Certificate of Appropriateness-Historic District, to allow construction of a Center Hall House of approximately 4318 SF, and a Carriage House of approximately 1,198 SF located at 135 Bridge Street (Parcel R61003900A198B). The property is within the Old Town Historic District and is zoned Riverfront Edge Historic District (RV-HD). STATUS (04.10.2025): Scheduled for May 1 HPRC meeting.

### Staff Review (HD)

**Submission #: 1** Recieved: 04/10/2025 Completed: 05/02/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	05/02/2025	Sam Barrow	Approved with Conditions

#### Comments:

1. Per UDO Section 5.3.3 and TREE-02-25-0381, a tree canopy with a minimum 75% lot coverage at maturity, not including roof tops, shall be provided.
2. Letter of Agency required for Applicant to act on behalf of property owner.
3. Manufacturers specifications for windows and doors required for final submission.
4. Breezeway. Please provide more information on breezeway materials and construction. The breezeway appears very tall. Flat Roofs are not permitted. (5.14.3.B.1.2)
5. Dormers. Please provide additional information on dormer construction. (5.15.6.E.7)
6. Shutters. Wood composite is permissible if proposed material is consistent with the Historic District and of equal or better quality than traditional materials. Please provide shutter manufacturer specifications (5.15.5.F.4.b; 5.15.6.M.e)
7. Columns. Please provide spacing for second floor porch columns (5.15.6.H.1.a)
8. Railings. Powder coated aluminum is not a permitted railing material. (5.15.6.H.2.d)
9. Please provide additional information on column, pier, and porch railing configurations. (5.15.6.H.3)
10. Foundation. The pierced brick perforations on the Carriage House (Master Suite) right elevation appear too high to be consistent with the design. (5.15.6.O)
11. Window Spacing. Center and evenly space windows on Carriage House (Master Suite) right elevation to achieve horizontal rhythm. (5.15.5.F.4.d)
12. Carriage House Service Yard. The service yard is not permitted to be located on the front elevation. (5.15.5.F.9)

Watershed Management Review	04/25/2025	Samantha Crotty	Approved with Conditions
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#### Comments:

1. Stormwater will be reviewed at time of building permit submittal.

Beaufort Jasper Water and Sewer Review	05/02/2025	Matthew Michaels	Approved
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#### Comments:

Comments may be provided at final submission

HPRC Review	05/02/2025	Sam Barrow	Approved
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#### Comments:

Comments may be provided at final submission.

**Comments:**

No comments

**Plan Review Case Notes:**