



Historic Preservation Review Committee Meeting

Monday, September 21, 2026 at 4:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **1207 May River Road (Certificate of Appropriateness - HD):** A request by Amanda Denmark of Pearce Scott Architects (Applicant), on behalf of ERB Enterprises LLC (Owner), for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Office Building of approximately 4,024 SF to be located at 1207 May River Road in the Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-08-26-020466)(Staff - Charlotte Moore)
2. **54 Pritchard Street (Certificate of Appropriateness - HD):** A request by Ernie and Andrea Suozzi (Applicants and Owners) for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single-Family Residence of approximately 1,822 SF and a detached Carriage House of approximately 599 SF to be located at 54 Pritchard Street in Old Town Bluffton Historic District within the Neighborhood General - HD zoning district. (COFA-08-26-020455) (Staff - Caroline Luke)
3. **33 Guerrard Street (Certificate of Appropriateness - HD):** A request by Webb Dean Development, LLC (Applicant and Owner) for the review of a Certificate of Appropriateness-HD to allow the construction of a new Single-Family Residence of approximately 2300 SF and a detached Carriage House of approximately 814 SF to be located at 33 Guerrard Street (Lot 1B) in the Old Town Bluffton Historic District within the Neighborhood General-HD zoning district. (COFA-04-26-020206) (Staff - Charlotte Moore)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Monday, September 28, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PLAN REVIEW COMMENTS FOR COFA-08-26-020466

Section V. Item # 1.

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:	08/27/2026
Plan Status:	Pending	Plan Address:	1207 May River Road BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 000 0096 0000
Plan Description:	A request by Amanda Denmark of Pearce Scott Architects (Applicant), on behalf of ERB Enterprises LLC (Owner), for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Office Building of approximately 4,024 SF to be located at 1207 May River Road in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district. STATUS (09.01.2026): Concept Plan to be reviewed by HPRC September 21, 2026.		

Staff Review (HD)

Submission #: 1 Recieved: 08/27/2026 Completed: 09/17/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	09/17/2026	Matthew Michaels	Approved with Conditions
Comments: Comments may be provided at time of Final Plan.			
Growth Management Dept Review (HD)	09/17/2026	Charlotte Moore	Approved with Conditions
Comments:			

1. Missing Concept Plan Items: The following should have been provided with the Concept Plan submission: Consent (ERB Enterprises, LLC), Deed, a sealed Property Survey and a scaled Site Plan. They must be provided with the Plan submission.
2. Development Plan: The Preliminary Development Plan will be reviewed by the Development Review Committee on October 21, 2026. A Final COFA Plan cannot be scheduled for Historic Preservation Commission review before the Final Development Plan is approved by the Planning Commission.
3. Building Type: There is no explanation why the building is identified as an Additional Building type on the application. The proposed building form is similar to a Main Street Building, which is not a permitted building type in the NG-HD; this district requires buildings to be residential in form and scale. The setbacks are based on the building type. Height from finished grade to the roof ridge is tall (37'-5½"). There are approximately 3,900 interior SF and a footprint of 1,989 SF, which exceeds all building types in the NG-HD district except the Center Hall type.
4. Use: The NG-HD district requires a residential component for new construction located on SC 46/May River Rd have unless waived by the UDO Administrator (UDO Sec. 5.15.5.C). The plans show a 2-story office building, but the title page references "Mixed-Use Building," and the project analysis shows "merchandise and residential (work-force housing)". The project description on the same page shows a 2-story office building, which is reflected in the floor plans.
5. Lot Coverage: The impervious coverage calculation is not accurate on the project analysis sheet (it does not include the area under the porches, and the hardscape surface area appears not to include the parking area at only 1,000 SF). Per UDO Sec. 5.15.5.C., the maximum lot coverage permitted in the NG-HD district for an Additional Building Type is 70% (as of January 13, 2026 UDO text amendment). Per UDO Sec. 9.3.D.2., lot coverage is the "portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in Article 5, Design Standards." The driveway may be impermeable unless the stormwater requirements can be met. For assistance, contact Christina Hurd (Town Stormwater Coordinator) at churd@townofbluffton.com.
6. Elevator: Consider adding an elevator as the second-floor offices will limit accessibility.
7. Windows: Two fixed windows are shown at the front elevation of the second floor. UDO Sec. 5.15.6.I.3.b. does not allow fixed windows outside of a storefront setting.
8. Materials, Configurations and Dimensions: Label all materials on the Final Plan (in addition to the Project Analysis sheet) and ensure that they comply with UDO Sec. 5.15., as applicable. Any materials, configurations and dimensions not in compliance with the UDO must be identified in a narrative with an explanation, which will be considered by the HPC in its review of the Final Plan. Be certain that materials shown on the project analysis sheet and the plan set match. Provide a wall section through the eave depicting the material configuration and dimensions. Include a response to the Concept Plan comments.

HPRC Review 09/17/2026 Charlotte Moore Approved with Conditions

Comments:

1. Right Elevation: This elevation is not sufficiently articulated. There are too few windows to create an intentional rhythm along that length of façade and there are large areas of unbroken space
2. Fascia: Provide a fascia design that is not one piece. If gutters are to be installed, they must be shown in both plan and elevation, including downspouts.
3. Screen: Consider a screening detail that isn't horizontal slats.
4. Gable Vents: Faux gable vents should be recessed into the wall and have fixed wood louvers. A trim application will not meet the intent of the UDO.
5. Chimney: Is the herringbone in the chimney recessed? Eliminate the jamb trim (has the appearance of wood). Also, verify that maintenance platforms will not be required to the top of the chimney. The location exceeds the allowable height to not have one if one is necessitated by the IMC.
6. Service Area: Where do the utilities, equipment, and trash go? If these cannot be screened at grade, they must be thoughtfully integrated into the design and not feel like ad hoc additions.
7. Tree Protection: What are the tree protection distances shown on the site plan and why do the hardscapes encroach upon them? How does the sitework comply with best practices for construction within the TPZ of these large trees?
8. Tree Removal: Indicate tree removals on the site plan.
9. Porch Area: Provide separation between the walk and porch for landscaping to break up the hardscapes.
10. Parking Lot: Is the paving in the back left corner of the property for a dumpster pad? If this is a backout, how does it not become blocked by parked cars? How do people back out if they find all of the spots at the back are taken and the backout is also full?

Watershed Management Review 09/17/2026 William Baugher Approved with Conditions

Comments:

Comments will be provided at time of Development Plan review.

Transportation Department 09/15/2026 Mark Maxwell Approved
Review - HD

Comments:
No comments

Section V. Item # 1.

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR COFA-08-26-020455

Section V. Item # 2.

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:** 08/21/2026
Plan Status: Pending **Plan Address:** 54 Pritchard Street
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 00A 0387 0000
Plan Description: A request by Ernie and Andrea Suozzi (Applicants and Owners) for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Residence of approximately 1,822 SF and a detached Carriage House of approximately 599 SF to be located at 54 Pritchard Street in Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.
STATUS (09.01.2026): Concept Plan scheduled for HPRC review on September 21, 2026.

Staff Review (HD)

Submission #: 1 Recieved: 08/21/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	09/17/2026	Caroline Luke	Pending Review

Comments:

1. Porch railings and balusters: Provide a detail showing a top rail with a minimum width of 2-3/4" and baluster spacing between 4" and 5" (UDO Sec. 5.15.6.H.3.d)
2. Doors and Windows: Provide a door and window schedule showing compliance with Section 5.15.6.I.
3. Shutters: Identify shutter material and include a detail showing shutter dog style (Sec. 5.15.6.M).
4. Corners and Water Tables: Corner board trim must be mitered, rabbeted, or butt jointed and be beaded or have quarter-round inset trim mold. Include a corner board detail showing compliance with 5.15.6.N.
5. Skirting & Underpinning: Section 5.15.6.O says underpinning must be recessed a minimum of one inch behind the pier. Provide a detail for the piers and pigboard. Additionally, this section says foundation vents should be aligned with window and door openings. Revisit vent alignment on the right elevation of the main structure.
6. Cornice, Soffit, and Frieze: At time of final submission, provide information on the soffit size, material, and configuration (Sec. 5.15.6.P).
7. Landscaping: Per UDO Section 5.3.7, a street tree will be required along Pritchard Street. Foundation plantings of at least eight feet are also required on the front elevation of the main residence.
8. Landscape Plan: Page L-100 of the Landscape Plan shows the 25" DBH Laurel Oak as a tree to remain and page L-101 shows it as being removed. Clarify if the tree is to remain and revise tree mitigation plans as needed.
9. Driveway: Clearly show the location of the driveway on the site plan. The proposed layout is clear in front of the carriage house, but the line does not extend to Pritchard Street.
10. Lot Coverage: Per UDO Section 5.15.5.C, the maximum lot coverage for an additional building type in the NG-HD zoning district is 70 percent. Provide a lot coverage summary for the proposed development. The main structure, porches, service yards, and gravel driveways are all considered impervious and count towards lot coverage.
11. Provide a roof plan for the carriage house and main structure.
12. At the time of final submission, ensure all architectural elements are identified with a material and size.
13. No service yard is shown for the carriage house. Include proposed location in final submission.
14. Per fire code, nothing can be stored under the stairs or porch connecting the main residence and carriage house.
15. At time of final submission, provide a wall section through the eave of the main residence.
16. Include a detail for the brackets in gable ends and above doorways.

Beaufort Jasper Water and Sewer 09/18/2026 Matthew Michaels Approved with Conditions Review

Comments:

Comments may be provided at time of Final Plan.

Comments:

1. Shutters: Shutters are not applied consistently on the structures. Some windows do not have shutters when they can accept them and other shutters are not appropriately sized to the windows. Change shutters on right elevation carriage house to bi-fold or remove from double window.
2. Elevations: The rear and left elevation of the carriage house lack articulation. Add windows or doors to break up the blank space.
3. Foundation Plantings: Study plantings on right elevation to include property line or foundation plantings.

Watershed Management Review

09/18/2026

Samantha Crotty

Approved with Conditions

Comments:

All development that exceeds 5,000 square feet of land disturbance, as well as all re-development that results in an additional 2,000 square feet of impervious surface will be required to meet SoLoCo standards. 2. All development/redevelopment that results in a cumulative impervious surface area of 5,000 square feet or greater must provide a grading/drainage plan at time of stormwater permit review. 3. Additional stormwater comments may be provided at time of building permit submittal.

Transportation Department
Review - HD

08/24/2026

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR COFA-04-26-020206

Section V. Item # 3.

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
Plan Status: Hold
Case Manager: Charlotte Moore
Plan Description: A request by Brian Webb of Webb Dean Development, LLC (Applicant and Owner) for review of a proposed 2300 SF Medium House Type and a detached 814 SF Carriage House at 33 Guerrard Street (Lot 1B) in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (STATUS 05.01.2026): Concept Plan has inconsistencies that the applicant has been requested to revise before HPRC review. Will reschedule HPRC meeting when revised Concept Plan is received. STATUS (07.01.2026): Concept Plan to be reviewed by HPRC on July 13, 2026. STATUS (07.14.2026): A second Concept Plan submission to HPRC is required to address numerous comments and site changes. STATUS (09.01.2026): Second Concept Plan to be reviewed BY HPRC on September 21, 2026.

Apply Date: 04/08/2026
Plan Address: 33 Guerrard Avenue
BLUFFTON, SC 29910
Plan PIN #: R610 039 00A 0425 0000

Staff Review (HD)

Submission #: 1 Recieved: 04/08/2026 Completed:

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review		Matthew Michaels	Pending Review
Beaufort Jasper Water and Sewer Review		Matthew Michaels	Pending Review
Growth Management Dept Review (HD)		Angie Castrillon	Pending Review
Growth Management Dept Review (HD)		Angie Castrillon	Pending Review
HPRC Review		Charlotte Moore	Pending Review
HPRC Review		Charlotte Moore	Pending Review
Transportation Department Review - HD		Mark Maxwell	Pending Review
Watershed Management Review		William Baugher	Pending Review
HPRC Review	07/10/2026	Charlotte Moore	Denied

Comments:

1. Site Improvements: Show all horizontal and vertical improvements on the site plan. At a minimum, the site plan is missing a front walk, driveway and the service yards. It is unclear what other items they may be constructed that are not depicted on the plan since these principal items are missing.
2. Plan Set Order: Order the plan set in the industry standard fashion: foundation, floor plans, elevations, building sections, detailed sections, electrical plans.
3. Driveway: Provide a driveway layout that will allow for foundation plantings along the side of the home to soften the transition between landscape and vertical construction.
4. Brackets: The diagonal bracket member is unclear and appears too skinny on the elevations.
5. Windows: All of the windows are out of scale with each other. Some window lites have exaggerated tall, skinny proportions, while others are very squat and square. They must be of a similar proportion (ratio) to give the overall design a sense of proportion. The left and rear elevations of the house rely too heavily on transom windows. Revisit these elevations to include windows to break up the facade and balance with the remainder of the architecture.
6. Chimney and Fireplace: The fireplace and chimney should rest on a foundation and not "float" by cantilevering from the house. Additionally, restudy the proportion of the bishop cap chimney with traditional applications.
7. Columns: Restudy the spacing of the front porch columns and first floor front windows to have some relationship to the main roof centerline and windows above. For the rear porch, ensure that column spacing complies with UDO 5.15.6.H.1.a., and show compliance with dimensions on the elevations.
8. Railing Detail: Update the railing detail to comply with 5.15.6.H.3.d: 2 3/4" minimum top rail.
9. Soffit: Hardie soffit is not an approved soffit material. Refer to carriage house wall section detail.
10. Hardie board Dimensions: 2x hardie board is not a real material even though it is called out throughout the plans. Hardie board only comes in 1x & 5/4x thicknesses. Indicate an alternative material where 2x hardie indicated on the plans. Indicate the width of all board as well (i.e. "2x8" not just "2x"). There are several instances of 1x as well. If a board needs to be cut to size, indicate as necessary (i.e. "1x4 cut to 3")
11. Foundation Vents: Vent sizing is inconsistent and vents lack alignment.
12. If all of the low pitch roofs at the porches have exposed rafters, so should the back porch.
13. The rear door says 6'-8" on the elevations and 8'-0" in the schedule, would prefer 8'-0" so it aligns with the window head.
14. Show a depiction of the main structure and carriage house together to see and compare the height difference.
15. The carriage house structure is too vertical; consider adding a bracketed roof over the garage door and man doors would help.
16. The left and right elevations of the carriage house are too broad and unarticulated.
17. The window on the right second floor elevation of the carriage house is too small and low. Consider adding a dormer as provided on the left side.
18. The carriage house dormer roof is too flat and should be a minimum of 4/12.
19. The carriage house attic louvers are too close to the roof as well as too short and fat.

Growth Management Dept Review
(HD)

Charlotte Moore

Denied

Comments:

1. The plan provided appears to be a near replication of the project at 8 Wharf Street (also the same owner).
2. Lot Coverage: The NG-HD district limits the maximum lot coverage to 60%. Lot coverage includes all impervious surfaces. While the application shows only 100 square feet of impervious surface, the site plan does not include the driveway, service areas for the main structure and carriage house, front and rear main structure stairs, and the required walkway from the front porch to the property line. Lot coverage includes areas that are not under roof, which may include gravel areas, such as driveways, if not designed per stormwater requirements (UDO Sec. 5.10).
3. Consistency of Information: Some information in the project analysis sheet does not match the plan set (e.g., gutters identified as to be installed but not shown on the elevations, shutters shown as "n/a" but will be provided on the carriage house, siding shown as "wood" on the analysis sheet but just "siding" on the main structure and "hardie-plank" on the carriage house, etc.). Revise for consistency.
4. Building Orientation: Per UDO Sec. 5.15.5.F.5.a., the front principal façade of all buildings must be built parallel to the street that it faces. The building orientation is slightly askew.
5. Service Yards: Show service yards and details in compliance with UDO Sec. 5.15.5.F.9.
6. Vehicle Access: Is the garage intended to have vehicle access? The proximity of the main structure and the stairs (not shown) are likely to impede access.
7. Windows and Doors: Show all window and door operations and label windows based on the proposed window and door schedule. The plan shows windows that do not appear on the elevation ("I" is a fixed-casement fixed combination). Fixed windows are not a permitted window operation per UDO Sec. 5.15.6.I.3.b.
8. Plan Resubmission: The full requirements for the Concept Plan submission have not been met, including detailed narrative, photos, site plan, and architectural details as indicated on the COFA application. Given the lack of information and inconsistencies, a second Concept Plan submission and HPRC meeting will be required. At the time of resubmission, provide a plan set as one PDF to include the survey, site plan, and architectural plan set in the order indicated in the HPRC comments. The Power Point presentation provided to the applicant on March 26 includes links to pertinent UDO sections that the designer should reference to confirm compliance.

Growth Management Dept Review 09/18/2026
(HD)

Charlotte Moore

Approved with Conditions

Comments:

Section V. Item # 3.

1. Lot Coverage (Previous Comment): The impervious coverage calculation of 35% is not accurate on the project. This is only the area under roof. Per UDO Sec. 5.15.5.C., the maximum lot coverage permitted in the NG-HD district for a Medium Building Type is 60% (as of January 13, 2026 UDO text amendment). Per UDO Sec. 9.3.D.2., lot coverage is the "portion of the lot covered by any structure or constructed element that impedes infiltration of stormwater into the ground or disrupts vegetated surfaces. For purposes of lot coverage standards, structures or constructed elements that allow some infiltration, such as decks, patios and driveways, porous pavers or concrete, or other elements that disturb ground cover shall be counted towards the total surface coverage unless they demonstrate they are a functional and integral part of a stormwater system and best management practice in Article 5, Design Standards." For assistance, contact Christina Hurd (Town Stormwater Coordinator) at churd@townofbluffton.com.
2. Building Orientation (Second Comment): Per UDO Sec. 5.15.5.F.5.a., the front principal façade of all buildings must be built parallel to the street that it faces. The building orientation is slightly askew.
3. Medium House Size: The maximum footprint for a Medium House is 1300 SF; the footprint slightly exceeds this at 1333 SF (UDO Sec. 5.15.8.I.).
4. Materials: Boral, shown to be used for the water table and belly band, is not a permitted UDO material and would require approval of the HPC. Window and door (including garage) materials are not identified; materials must be consistent with UDO Sec. 5.15.6.I. Plywood, shown on the porch ceiling and soffits, is not a permitted material (UDO Sec. 5.15.6.P.10); pressure treated wood is permissible. "Tuff-Rib" is not a permissible rough material per UDO Sec. 5.15.6.J.3.); standing seam or 5-V crimp must be used. What is the
5. Chimney: If the spark arrestor is visible, it must be painted to match the roof (UDO Sec. 5.15.6.E.8.f.). Provide a detail of the cricket adjacent to the chimney.
6. Columns: Columns at the rear porch are farther apart than they are tall, which is not permitted by UDO Sec. 5.15.6.H.1.a.
7. Walkway: Will there be a walkway connecting the carriage house pedestrian entry and the driveway? If so, factor this area into the impervious calculation.
8. Appurtenances: The carriage house bracketed roof and service yard must be at least 3'-0" from the property line (UDO Sec. 9.3.D.4.).
9. Driveway: The driveway cannot exceed 10 feet in width in front of the principal plane of the building. (UDO 5.15.7.G.)

HPRC Review

09/18/2026

Charlotte Moore

Approved with Conditions

Comments:

1. Carriage House Placement: The 18.4' backout does not work. The UDO requires a garage be set a minimum of 20 feet off the street to allow for a car to park. In this instance, a car cannot even back out. Any car using the garage would back out and at a minimum overhang into the neighbor's property which is an unacceptable condition.
2. Front Porch Door and Windows: Center the front doors and windows within the column bays.
3. Windows: Adjust window sizes to create window panes of similar proportions between different window types. The current window pane proportions range from nearly square to very skinny vertical. The windows on the front elevation are a good example of a comfortable proportion consistent with a traditional design pattern.
4. Windows: Raise the height of the stair hall window so that the top of the expression line banding aligns to the window sill.
5. Foundation Vents: Vents have not been addressed; still too random and have no rhythm. They don't line up with anything.
6. Dormer: At the Carriage House dormer, lower the bearing height to reduce/remove the "forehead" element above the window. Increase the pitch of the dormer roof as it is flat compared to the main roof. If the plate is not lowered, I would suggest increasing the window height and header to 8'-0".

Transportation Department
Review - HD

09/18/2026

Megan Andrews

Approved with Conditions

Comments:

The pathway that runs along Guerrard Avenue encroaches on the property. The Town would like to formalize a permanent sidewalk easement granting the Town permission to repair and maintain the pathway.

Watershed Management Review

09/18/2026

Samantha Crotty

Approved with Conditions

Comments:

1. All development that exceeds 5,000 square feet of land disturbance, as well as all re-development that results in an additional 2,000 square feet of impervious surface will be required to meet SoLoCo standards.
2. All development/redevelopment that results in a cumulative impervious surface area of 5,000 square feet or greater must provide a grading/drainage plan at time of stormwater permit review.
3. Additional stormwater comments may be provided at time of building permit submittal.

Beaufort Jasper Water and Sewer
Review

07/10/2026

Matthew Michaels

Approved with Conditions

Comments:

Comments may be provided at time of Building Permit application.

Comments:

1. All development that exceeds 5,000 square feet of land disturbance, as well as all re-development that results in an additional 2,000 square feet of impervious surface will be required to meet SoLoCo standards. 2. All development/redevelopment that results in a cumulative impervious surface area of 5,000 square feet or greater must provide a grading/drainage plan at time of stormwater permit review. 3. Additional stormwater comments may be provided at time of building permit submittal.

Comments:

1. All development that exceeds 5,000 square feet of land disturbance, as well as all re-development that results in an additional 2,000 square feet of impervious surface will be required to meet SoLoCo standards.
2. All development/redevelopment that results in a cumulative impervious surface area of 5,000 square feet or greater must provide a grading/drainage plan at time of stormwater permit review.
3. Additional stormwater comments may be provided at time of building permit submittal.

Comments:

The pathway that runs along Guerrard Avenue encroaches on the property. The Town would like to formalize a permanent sidewalk easement granting the Town permission to repair and maintain the pathway.

~~**Comments:**~~~~No comments~~