



PLAN REVIEW COMMENTS FOR COFA-03-25-019626

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:** 03/05/2025
Plan Status: Active **Plan Address:** 106 Bridge St Street
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 00A 0423 0000
Plan Description: 106 Bridge (COFA-03-25-019626)
A request by Patrick Mason (Patrick Mason Custom Homes), on behalf of the owner, Jeffrey Zehel, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1-story Main Residence of approximately 2,130 SF and a 2-story Carriage House of approximately 648 SF located at 106 Bridge Street (Parcel R610 039 00A 0423). The property is located in the Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD).
STATUS: Scheduled for HPRC review on March 31, 2025.

Staff Review (HD)

Submission #: 1 Recieved: 03/28/2025 Completed: 03/28/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	03/28/2025	Charlotte Moore	Revisions Required

Comments:

1. The application submission is incomplete. Provide the following items that were not included with the application: a detailed project narrative as explained on the COFA-HD application, including the building type; a letter of agency from the property owner; site plan; and, photos of the property.
2. The Additional Building Type has a front build-to zone requirement of 10-20 feet. While unenclosed porches are permitted within the build-to zone, foundation plantings in the front yard are required, which appears to be approximately 2.5 feet in width and must be eight (8) feet per UDO Sec. 5.3.7.E.1. The foundation planting shall incorporate a mixture of trees, shrubs, and ground covers to soften the building façade. Confirm that landscape plan property line matches the platted property line.
3. No information on the "tool shed" was provided. As it appears to be an extension of the Carriage House, it must be included with the total square footage for the Carriage House. The overall square footage appears greater than 1400 square feet. The maximum permitted square footage for Carriage House is 1200 square feet per UDO Sec. 5.15.8.F.
4. Service yards not shown for the Carriage House or main residence.
5. For the significant live oak, the tree conservation measures, including a tree protection zone and fencing, shall be followed as specified in UDO Sec. 5.3.3.D. Provide the tree preservation plan noted on the Landscape Plan.
6. A tree canopy with a minimum of 75% lot coverage, not including roof tops, shall be provided where land disturbance is proposed for sites less than one (1) acre. Tree canopy is the mature canopy of any existing trees to be saved together with the mature canopy of proposed replacement trees (UDO Sec. 5.3.3.G.1.).
7. Fences located within the front yard (front build-to area), cannot be taller than 42 inches (3.5 feet).
8. The "shared driveway" is an unopened Town right-of-way (or "ghost road.")
9. There are details missing that are required for the Concept Plan. Please review the specific requirements on the COFA-HD application and provide. Additionally, some of the proportions and lack of symmetry are awkward. The submittal requires a general discussion and a second Concept Plan submission to HPRC will be required.

Comments:

Plans:

1. Label rooms.
2. There should not be walls at the stairs on the back porch—just columns and the landing should be at least three deep.

Elevations General:

1. Stairs do not seem to reach the ground on any elevations (grade not provided and should be shown).
2. Window heads must be the same height.
3. Most of the single windows are too small in the mass that they are in; suggest adding shutters on the windows to fill out the space more.

Right Side Elevation:

1. Front bay at kitchen needs a window or false shutters.
2. Back bay the window is too small.
3. Suggest that back bedroom be a double and centered in the mass.

Left Elevation:

1. The left side roof should be a hip to match the right side roof.
2. Needs columns at the porch. The plan shows a short wall.
3. Brick height needs to match.
4. It is unclear what is on either side of the windows in the porch. The window all the way to the ground does not fit the style of the house.
5. Window on the left side should be centered but seems too small in the mass—maybe add a shutter.
6. Not sure what is going on with the door all the way to left--does it have a side lite and what is going on with the light?
7. Window on the right side is too short.

Front Elevation

1. The doors need a panel at the bottom.
2. Pitch of the roof needs to match on both sides, it looks too steep on the left side.
3. Windows need to be centered in the dormer.

Garage Elevations

1. The garage looks taller than the house.
2. The windows on the front are too small and do not line up with anything.
3. The front massing is too tall—need a roof over the doors to break it up.
4. Windows on the right side should be centered more with something to break up the height.
5. Doors do not line up on the left side.

Beaufort Jasper Water and Sewer
Review

03/28/2025

Matthew Michaels

Approved with Conditions

Comments:

Comments may be provided at time of Final Plan Submission.

Transportation Department
Review - HD

03/28/2025

Pat Rooney

Approved with Conditions

Comments:

If the applicant is proposing a new driveway location, a TOB encroachment permit will be required as the Town owns that portion of Bridge Street. Additionally, the Applicant should be advised that the Town is proposing to mill and overlay the road with the Bridge Street Streetscape project and there will be some future roadway construction sometime later this year or early 2026.

Watershed Management Review

03/28/2025

Samantha Crotty

Approved with Conditions

Comments:

Comments may be provided at time of building permit submittal stormwater/permit review.

Plan Review Case Notes: