



ATTACHMENT 9
PLAN REVIEW COMMENTS FOR COFA-01-25-019522

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:	01/03/2025
Plan Status:	Active	Plan Address:	15 Meriwether Court BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 00A 0388 0000
Plan Description:	A request by BFL Builders, owner and applicant, for review of a Certificate of Appropriateness-Historic District to allow construction of a single-family residence of approximately 1,637 SF and a detached Carriage House of approximately 840 SF located at 15 Meriwether Court in the Landon Oaks Development (Parcel R610 039 00A 0388 000). The property is in Old Town Historic District and is zoned Neighborhood General-Historic District (NG-HD). STATUS (04.17.2025): Scheduled for May 5, 2025 HPRC meeting		

Staff Review (HD)

Submission #: 1 Received: 01/03/2025 Completed: 05/02/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	05/02/2025	Matthew Michaels	Approved with Conditions

Comments:
Comments may be provided at time of Final Plan submission.

HPRC Review	05/02/2025	Charlotte Moore	Approved with Conditions
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Comments:

- Overall, there are multiple window types and proportions. Consider using one to two types and make the windows more proportional with each other.
- All of the exposed rafters should match. It appears that breezeway, front porch, and garage brackets are different.
- The overhang for the garage bracket detail needs to be greater. Dimension that overhang, but it needs to be the same or greater than the house. Consider increasing the pitch of that roof as there is too much space between it and the second floor windows.
- Study the windows on front garage elevation; they look too small in that mass and are not proportional to the rest of the windows in that elevation.
- Study the windows on the second floor on the north elevation; they appear too far under the soffit.
- Study the windows on the south elevation; there are a lot of window types and too many head heights. There is also too much blank wall space on that elevation.
- In the west garage elevation, there is too much blank wall space. Suggest adding a window and repositioning the upper window to get it away from the roof.
- In the east side elevation, the window is too close to the roof; consider repositioning away from the roof.
- Wood blocking on exposed rafters against the house should be parallel to the wall.
- Change the soffit material on the typical wall section to match the brackets and the breezeway.
- Instead of wrapping the porch beams, consider making them heavy timber like the garage brackets and breezeway.
- Advise against using clips for rafter to beam details on the breezeway and garage brackets. Suggest using angle brackets or Simpson screws at these locations.

Watershed Management Review	05/02/2025	Samantha Crotty	Approved with Conditions
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Comments:

- Show location of adjacent drainage inlet between property and Thomas Heyward Street on plans.
- Recommendation to provide slope stability analysis at time of stormwater submittal.
- Show location of 30-foot drainage easement.

Comments:

1. Square Footage: Update the footprint for the main house and Carriage House, as well as the overall square footage (which is heated and unheated areas).
2. Porches: Porch height, as measured from grade to the top of stairs, is shown as 2'-2 1/2". UDO Sec. 5.15.6.E.5.c. requires 30" minimum. A sidewalk from the front porch stairs is usually required to extend to the property line, but this line is adjacent to common area. Should there be a sidewalk connection to the driveway, and a connection from the driveway to the breezeway?
3. Walls: Identify all wall materials on the Final Plan to ensure compliance with permitted wall materials (UDO Sec. 5.15.6.G.3.) Provide details for the "wood panel" and the trim on the East elevation.
4. Columns: Columns for the front porch and deck are shown to be "hollow" without an identified wrapping material. Show material on the Final Plan that complies with a material permitted by UDO Sec. 5.15.6.H.2.a. (termite resistant wood that is painted or natural, cast iron, concrete with smooth finish, brick, stone, tabby or steel). Provide details for the Carriage House stairwell posts. Note: Column base and trim cannot overhang the porch or stoop.
5. Balustrades: Provide balustrade details to show compliance with UDO Sec. 5.15.6.H.2.d. and 3.d. (i.e., material, the top rail must be a minimum of 2-3/4" and balusters spaced a 4"-5" o.c.). The HPC must approve the hog fence railing proposed for the front porch as an alternative material as it does comply with UDO Sec. 5.15.6.2.d. (termite resistant wood, painted or natural wrought iron or cast iron).
6. Windows: The use of four different types of windows with 10 different window pane proportions is proposed. Window pane proportions should be limited to a few similar proportions. The awning window underneath the single-hung window on the East elevation is awkward. The lack of alignment of some windows, as well as placement, is not typical of homes in Old Town, and the grouping of windows in the South elevation creates too much blank space. The West elevation of the Carriage House also appears too blank.
7. Doors: More information for all doors, including the breezeway and garage doors, is needed. Doors must comply with UDO Sec. 5.15.6.I.
8. Roof: The shed roof configuration may cause water to drain into a portion of the rear second floor wall.
9. Trim Details: Provide a typical wall section through the eave for both the main house and the Carriage House with trim details, configurations and dimensions. Some detailing is provided but is not complete. Corner board and water table trim details have not been provided, other than mention of Hardie material on the Project Analysis sheet. Include on the Final Plan to show compliance with UDO Sec. 5.15.6.N. Will a water table be provided for the Carriage House? Cornice, soffit and frieze details must comply with UDO Sec. 5.15.6.P.
10. Skirting: The use of pig-board is permitted, but material and placement to the pier must be provided on the Final Plan. Underpinning must be at least 1" behind the face of the pier per UDO Sec. 5.15.6.).1. Also, information is needed for the vertical skirting for the breezeway porch rear elevation.
11. Breezeway: Provide the Front elevation for the breezeway as details are difficult to see with the views provided. Include stair details.
12. Service Yard: There is only one service yard shown (rear of the Carriage House). Is this intended to serve the main residence, as well? The rear garage door may impede the usefulness of the space. If the door is to remain, it should be aligned with the second-story door. Service yards must be screened per UDO Sec. 5.15.5.F.9. and shown on the Final Plan. Electric meters must also be screened from public view.
13. Landscape Plan: Provide an updated Landscape Plan showing the main house and Carriage House, noting required foundation plantings (UDO Sec. 5.3.7.E.) that includes a planting area of at least eight feet along the Front elevation, and 75% tree canopy coverage at maturity of all trees (UDO Sec. 5.3.3.G.1.). If sidewalks/pathways are to be added, they must also be shown. A Tree Removal Permit is required for trees that are 14" or more in diameter at breast height.
14. Final Plan Submission: For the Final Plan, all required Final Plan items must be completed and provided the COFA application. Applicable materials, dimensions and details must be provided and shown on the Final Plan Additionally, provide a response to the HPRC comments. Failure to provide complete items could delay scheduling the Final Plan for HPC review.
15. For Information: During a staff meeting, it was noted that a material staging area and related activities (parking, dumpster, port-o-lets, etc) would need to be demonstrated prior to receiving a building permit.

Transportation Department
Review - HD

01/07/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: