



PLAN REVIEW COMMENTS FOR COFA-08-24-019268

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:	08/02/2024
Plan Status:	Active	Plan Address:	60 Bruin Rd Road BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 000 1204 0000
Plan Description:	A request by Sarah Kepple with Pearce Scott Architects, on behalf of the owners, Chris Dalzell and Prestige Worldwide Properties, LLC, for review of a Certificate of Appropriateness - HD to construct a new 2-story Commercial Office structure of approximately 4,220 SF and Commercial Carriage House of approximately 1,100 SF at 60 Bruin Road, Lot 23 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD Status: Conceptual application is being reviewed and will be placed on the August 26, 2024 HPRC Agenda.		

Staff Review (HD)

Submission #: 1 Received: 08/02/2024 Completed: 08/23/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	08/23/2024	Katie Peterson	Revisions Required
Comments:			

1. Trees/Landscaping: Consideration shall be given to the existing tree canopy and every reasonable effort made to maximum the preservation of this canopy. The canopy shall be a minimum of 75% lot coverage. (UDO Secs. 5.3.3.C and 5.3.3.G). At time of Final Submittal, provide a landscape plan showing proposed tree removal plan, foundation plantings, street trees and canopy calculations.
2. On-street Parking: The location of the proposed driveway will cause the loss of one or more on-street parking spaces, which must be (and are) provided on-site (UDO Sec. 5.15.7). As the addition of the drive will create a conflict for cars using the remaining on street space, the drive must be reconfigured to clearly delineate the drive. On the landscape plan for Final Submittal show the tree lawn and that a street tree will be provided every 50 along the Pearl Street frontage.
3. Lighting: If exterior lighting is to be provided, a lighting plan in compliance with UDO Sec. 5.12.
4. Windows: Overall building proportions and Individual building features shall have a proportional relationship with one another. The proportions of the transom windows do not have a consistent relationship with the other windows on the structure and should be reconsidered to match the height adjacent windows. (UDO Secs. UDO Sec. 5.15.5.F.4.a. and 5.15.6.-graphic).
5. Service Yard: Provide additional information regarding location of HVAC, trash and meter as there appears to be a lack of space for all items (UDO Sec. 5.15.5.F.10)
6. Awnings/Shutters: The narrative identifies the Bahama shutters as awnings. Should awnings be proposed, they must be 5 feet minimum on depth and be 25%-100% of the façade. Awnings will need to be reconfigured to meet the requirements of Section UDO 5.15.6.E.1. As drawn, they are Bahama Shutters, which must be sized to fit the window on which they are placed, be operable, and meet material requirements. Revise shutter/awning configuration to meet the ordinance requirements. (UDO Secs. 5.15.6.E.1. and 5.15.6.M.)
7. The covered porch shown on the Bruin Road elevation cannot extend into the utility easement and must have a minimum depth of six (6) feet. (UDO Sec. 5.15.6.E.5.)
8. Gutters: Gutters, when used, may be rectangle, square or half-round in profile. Gutters have been proposed on the application as metal, but are not shown on the elevations, nor has a profile been provided. At time of final submittal, provide gutter profile and show on all elevations where proposed. (UDO Sec. 5.15.6.J.)
9. Garden Walls: Garden walls, fences and hedges in front of the principal plane of the building may be no taller than 42 inches in height. Reduce the height of Pearl Street screening wall to no more than 42 inches or move farther into the property (to align with or be behind the front plane of the building). (UDO Sec. 5.15.6.K.).
10. As the property is located within the Tabby Roads development, a letter of approval from the HARB is required at time of final submittal. Please note, the HARB can be more restrictive than, but not in conflict with, the Town's ordinances.
11. Signage: As this is a commercial use, any signage will require a separate Sign Permit.
12. As the project moves toward Final submittal, provide architectural details for the typical window, railing detail, water table trim, bracket detail, a section through the eave showing the materials and configuration, corner detail and ensure all materials are identified on the plans.

HPRC Review

08/23/2024

Katie Peterson

Revisions Required

Comments:

Evan - Recused as he works with PSA.

NOTE: Impact of Burnt Church Road Improvements - This property may be subject to eminent domain as part of the Burnt Church Road improvements. The last set of published plans was removing a sizeable chunk from the corner of the property. While it is unclear where the county is with the project, note these changes could impact the site.

Comments

1. The Main Building Side Porch extends into the 15' Utility Easement along Bruin Lane. Structures can not extend into utility easements. Revise porch placement.
2. Provide additional information on trash enclosures. The service yard does not appear large enough to hold trash cans for two businesses and allow for proper clearances in front of meters and equipment. Indicate where trash cans will be stored.
3. Per UDO 5.15.6.F.4.a, undersized shutters are prohibited. Shutters over the top of the windows at the Main Building are not compliant.
4. The Bahama shutters are only applied to two of the sides of the accessory building even though all of the windows on the building are individual windows of the same basic size. Shutters should be applied to all windows which can accept them, as the intent of the Architectural Standards for the historic district is authenticity, encouraging Bluffton vernacular architecture where construction is straightforward and functional, deriving its ornament from the traditional assembly of genuine materials. (UDO 5.15.6.A.)
5. Horizontal rhythm should be established by the organization of the building façade into horizontal bands which provides human scale and proportion to the façade. Reconsider the proportions of the paneled stair bay at the Main Building. The combination of three equal vertical panels and partial panel at the stair bay on the Main Building is uncomfortable against the backdrop of the rest of the building and lacks hierarchy. None of the panels align to the adjacent windows or banding. Revise. Recommend studying alignment of the sash rail of the double hungs with the drip cap of the band or relating the top panel to the adjacent windows.
6. At the Accessory Building stair hall bay, consider adding a supporting element to the bottom of the bay for a more traditional configuration. These could be a similar element to the soffit corbels at the Main Building to tie the structures together.
7. At the Main Building, second floor built-in front porch, verify the column spacing of the bays is taller than from the floor band to the beam than the width between the centerlines of the columns. Ensure the proportions are vertical to comply with the UDO. While the "porch" is enclosed, the column proportions, if column elements exist, should be reflective of the ordinance requirements. (UDO 5.15.6.H.)
8. Study the second floor column detail. The first floor column has nice hierarchy with a tall base and astragal below the cap. The second floor columns are tall and skinny in comparison. Should some of the first floor detail extend to the second floor columns.
9. Recommendation: Consider widening the entry walk to the Main Building from Pearl Street to better relate to the columns.

Watershed Management Review

08/20/2024

Samantha Crotty

Approved with Conditions

Comments:

At time of building permit submittal/stormwater permit submittal, provide:

1. Total impervious square footage of the entire site;
2. Town of Bluffton Stormwater Affidavit;
3. D-0451 Automatic Coverage form;
4. Sealed & Signed grading/drainage plan (include proposed & existing contours, rim & invert elevations of all inlets/drains, if applicable);
5. Additional information may be requested at time of submittal.

Beaufort Jasper Water and Sewer
Review

08/23/2024

Matthew Michaels

Approved

Comments:

1. No comments provided by reviewer.

Transportation Department
Review - HD

08/05/2024

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: