

February 04, 2026

Town of Bluffton Dept of Growth Management
20 Bridge Street
Bluffton, SC 29910

Cover letter addressing plan review comments for COFA-09-25-019925
Lot 52, 2 Blue Crab Street – Tabby Roads

We are writing on behalf of Patrick Mason, agent of Blue Crab Bluffton LLC to address HPC conditions per the document dated 01.07.2026. Please see comments listed below with our responses in bold.

HPC Conditions

1. If the half-story is to be accessible, show how it will be accessed and provide the floor plan

The half-story is attic space only. Please see sheet A2.2 location for hall attic access.

2. Change the wall cladding style on the second floor of the main structure from shingles to board and batten or horizontal lap siding.

The wall cladding at the main house second floor matches the wall cladding at the garage. Please see sheets A3.0 through A3.3. Shingled wall cladding has been omitted.

3. Provide pickets for the handrail at the front porch stairs and relocate the handrail to be within arm's reach

Pickets have been provided at the handrail at the front stairs. Please see sheets A3.0 through A3.3 and detail 2/A5.3. The front step width has been reduced and the handrails located within arm's reach.

4. Provide a top rail of 2-3/4 inches for all porch balustrades and provide a front porch balustrade (UDO Sec. 5.15.6.H.3.d.).

All top rails at porch balustrades have been updated to be 2 3/4" wide. Please see details 5/A5.0, 7/A5.0 and 2/A5.3

5. Provide the window material, which must be wood, metal or metal-clad and shown in the window schedule (UDO Sec. 5.15.6.I.2.a.).

Please see sheet A6.0 window schedule with windows shown as metal-clad wood.

ATTACHMENT 7

6. Provide the door material, which must be wood, aluminum, copper, steel, vinyl, wood clad or fiberglass and shown in the window schedule (UDO Sec. 5.15.6.I.2.b.). **Please see sheet A6.0 door schedule with doors shown as metal-clad wood. Garage doors are shown as a steel frame with composite overlay.**

7. Provide the gutter material and gauge, which must be copper, galvanized steel or aluminum, 14-18 gauge (UDO Sec.5.15.6.J.2.c.). **Please see detail 1/A5.4 with half-round gutters shown as 18-gauge aluminum.**

8. Revise the fence height to be no taller than 6'-0" (Per UDO Sec. 5.15.6.K.2.b.). **Please see sheet A3.2 with elevations of the fence with heights not exceeding 6ft tall.**

9. Remove the inoperable shutters on the second floor of the front elevation (UDO Sec. 5.15.6.M.1.b.). **Please see front elevation sheet 1/A3.0. There is no inoperable shutter on the front of the home**

10. Provide a corner board detail to show compliance with UDO Sec. 5.15.6.P. **Please see the corner board detail located on sheet 5/A5.4**

11. Update the Landscape Plan to show how 15 trees (or 37.5 calipers) will be mitigated (UDO Sec. 5.3.3). **The caliper of the proposed Live Oak on Lot 52 has been increased to 4" Caliper. It is our recommendation that the required mitigation fee be paid in lieu of additional tree planting on this lot. Space for additional trees is limited and the permeable pavers, pool, pool deck and foundation may compromise additional trees. Please refer to the updated overall tree mitigation plan which includes canopy coverage as well.**

12. Per the Applications Manual, a Town of Bluffton Tree Removal Permit will be required. **A Town of Bluffton tree removal permit will be applied for at the appropriate time**

In addition to addressing 01.07.2026 HPC conditions, we are responding to staff findings based on Article 5 design standards and architectural comments from the 01.07.2026 HPC meeting. Please see the list below.

- Shingled wall cladding has been removed as a suggested wall cladding
- Provided the HPC determines that Boral is an acceptable material for column finish, columns are shown as Boral wrapped
- Provided the HPC determines that powder coated aluminum is an acceptable alternate material, all railings and gates are shown as powder-coated aluminum

ATTACHMENT 7

- Front porch heights is less than 30” above grade and will not require a continuous rail. Please see grading plan and A3.0 to suggest the front porch is 2’-5” (29”) above adjacent grade.
- Provided the HPC determines that Savannah Grey brick is an acceptable alternate material, Savannah Grey brick is to be used at the brick fence, front, porch edge, and rear steps
- Provided the HPC determines that composite material is an acceptable alternate material, composite material is proposed for shutters. HARB has found this material acceptable.
- Soffits are shown as 1x6 v-groove on eave details (see A5 sheets)
- The garage water table trim matches the water table detail at the main house as required by HARB (see 3/A5.2)
- Beam conditions at bracketed roofs are clarified on elevations and details 2/A5.1 and 5/A5.1

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Court'.

William Court
Founding Principal
Court Atkins Group, Inc.