



ATTACHMENT 6

PLAN REVIEW COMMENTS FOR COFA-11-23-018662

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:** 11/13/2023
Plan Status: Active **Plan Address:** 48 Lawrence St Street
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 123B 0000
Plan Description: A request by Charlie Wetmore for a review of a Certificate of Appropriateness - HD to construct a new 2-story attached Carriage House of approximately 1,200 SF, and renovation of the existing single family residential structure to include window and door modifications, porch addition, and modification to the rear exterior stairs, to be located at 48 Lawrence Street, in the Old Town Bluffton Historic district and zoned Neighborhood General- HD zoning District.

Status: The Application is being reviewed and is slated to be heard at the December 18, 2023 HPRC Agenda. (Moved from Dec. 11 Agenda at Applicant's request)

Staff Review (HD)

Submission #: 1 Received: 11/13/2023 Completed: 12/15/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	12/15/2023	Katie Peterson	Approved with Conditions

Comments:

See HPRC Comments.

HPRC Review	12/15/2023	Katie Peterson	Approved with Conditions
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Comments:

1. Provide additional information on the existing stairs on the front elevation. Are they proposed to remain or be removed?
2. The existing home looks to have double hung window and the proposed addition has casement units. It would be nice if the windows types matched.
3. Garages are limited to 2 cars, with maximum garage door widths of 12' each. Carriage House addition proposes three. Reduce the number of bay on the Carriage House. (UDO 5.15.8.F.)
4. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Piers shall be placed directly below the columns or posts which they support. Column Proportions shall be consistent with those found in the American Vignola: A Guide to the Making of Classical Architecture, by William Ware. The The columns proposed to support the shed roof over the new entry on the left side elevation, are spaced further apart than they are tall. Further, they do not appear to be sized correctly for the width of the opening. They appear to be 6x and 8x8 would be more appropriate and appear they would then match the column size that is on the existing raised front porch. (UDO 5.15.6.H.)
5. Consider revising the shed roof at the revised left side entry to be tucked in under the existing water table/band board.

Transportation Department Review - HD	12/01/2023	Megan James	Approved with Conditions
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Comments:

1. Applicant needs to verify whether they intend to tie into Green Street at any time in the future.
2. Applicant needs to be aware of that the Town intends to remove and replace the existing drainage outfall pipe within Green Street and extending along applicant's southern property to the Huger Cove. This storm outfall replacement may impact the proposed stairs to the addition. This work is anticipated to occur with the Calhoun Street Streetscape project in FY 25-26.

Watershed Management Review	11/28/2023	Samantha Crotty	Approved with Conditions
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Comments:

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

Beaufort Jasper Water and Sewer
Review

12/15/2023

James Clardy

Approved

Comments:

No comments provided by reviewer.

Plan Review Case Notes: