



ATTACHMENT 5  
**PLAN REVIEW COMMENTS FOR COFA-06-23-018105**

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522  
TABBY ROADS PHASE 1

**Plan Type:** Historic District **Apply Date:** 06/01/2023  
**Plan Status:** Active **Plan Address:** 7 Blue Crab Street  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 000 1205 0000  
**Plan Description:** A request by Ernie and Andrea Suozzi for the review of a Certificate of Appropriateness - HD for the construction of a new 2-story single-family structure of approximately 2,304 SF, and Carriage House of approximately 720 SF, located at 7 Blue Crab Street, in the Old Town Bluffton Historic District, identified as L 24 of the Tabby Roads development and zoned Neighborhood General-HD.

**Staff Review (HD)**

**Submission #: 1** Received: 06/01/2023 Completed: 06/23/2023

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	06/23/2023	Katie Peterson	Approved with Conditions

**Comments:**

Note: Comments are based on submittal information received with application package.

1. See HPRC Comments.
2. At time of final submittal, provide screen detail to showing architectural expression (columns, railings, pickets, etc.) occur on the outside of the screen. (UDO 5.15.6.E.5.)
3. At time of final submittal, ensure window and door table or note on plans indicates materials.

HPRC Review	06/23/2023	Katie Peterson	Approved with Conditions
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**Comments:**

## ATTACHMENT 3

1. At time of final provide confirmation that the Front Perspective on A-102 front elevation and left side elevation column bays are no further apart than they are tall. The elevations and floor plans appear to have fewer instances of column spacing challenges; however, the left elevation at the stairs and the bay nearest to the front porch are further apart than they are tall. (UDO 5.15.6.H.)
2. A-103: Provide additional information regarding the low sloped roof above the stairwell on the primary structure. Is it possible to use a 6/12 to match the second floor shed dormers, or a 3/12 that to match the first floor porch roof.
3. At time of final, the driveway placement must be shown.
4. Consider revising the garage doors to be four panels rather than three. They appear a bit out of scale with the rest of the building. (UDO 5.15.5.F.4.)
5. On the left and right side elevations at the garage level the change from board and batten to horizontal siding must take place at an interior corner. (UDO 5.15.6.N.)
6. On the front elevation of the Carriage House at the second floor dormer. The corners boards should not be projecting down to the horizontal band. The lapped siding should be uninterrupted and continuous. This applies to the main house, too.
7. For the final application provide a landscape plan noting foundation plantings, street tree locations, and canopy coverage calculations; as well provide architectural details of the railing and baluster, a typical window detail, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)
8. Consider attaching the main house and Carriage House as their close proximity may create issues with water management.
9. On S-101, consider adding a brick or stone border around the porch edges to avoid exposed concrete edges. Not required but just a suggestion to look more historically appropriate.
10. On S-101, foundation detail at house shows 1x trim material for the skirt board--UDO requires a minimum of 5/4x; also showing a sill below the skirt board that's not shown on elevations (this might be showing what's on the carriage house but should just be removed from the main house drawings if so)
11. A-101: Column spacing might need to be adjusted to ensure space between columns is less than the height between porch floor and bottom of beam above. Tough to tell exact dimensions but it looks close.
12. A-101- Consider adjusting kitchen layout to allow for windows to be centered within front porch columns.
13. A-201: Consider adjusting height of windows in stairwell on front elevation to avoid roof rafters intersecting with window head trim
14. Consider breaking the foundation between main house and front porch to allow for the water table to have a visible foundation corner beneath it
15. Adjust column spacing on left elevation to ensure the columns are spaced no further apart than they are tall.
16. A-401: Window / door details show 1x material for casing; should be adjusted to 5/4x or thicker
17. Carriage House A-201 Bandboard is called out at 1x material; UDO requires it be increased to 5/4x or larger. (UDO 5.15.6.N.)
18. Wall material should not change in the same plane; should change at an outside corner. Suggest shifting the carriage house up to the house and connecting, then bump out the garage on either side of the garage door mass to create an outside corner. (UDO 5.15.6.N)
19. A-202: Door at top of the Carriage House stair landing has window panes with square proportions while the rest of the windows and doors around the main house and carriage house are all vertical. Change from 8-lite to 6-lite or 4-lite configuration to match more closely. (UDO 5.15.5.F.4.)

Beaufort Jasper Water and Sewer Review	06/23/2023	James Clardy	Approved
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**Comments:**

1. No comments.

Watershed Management Review	06/16/2023	Samantha Crotty	Approved
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Transportation Department Review - HD	06/01/2023	Megan James	Approved
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**Comments:**

No comments

**Plan Review Case Notes:**