



PLAN REVIEW COMMENTS FOR COFA-03-24-019047

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:** 03/15/2024
Plan Status: Active **Plan Address:** 34 Tabby Shell Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1198 0000
Plan Description: A request by Clear Cut Construction, on behalf of the owner, William Glover, for the review of a Certificate of Appropriateness-HD to allow the construction of a new 2-story Single Family Residential Structure of approximately 2,325 SF and Carriage House structure of approximately 1,174 SF, located at 34 Tabby Shell Road, Lot 18 in the Tabby Roads Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.
Status: The Application is being reviewed and has been placed on the April 15, 2024 HPRC Agenda.

Staff Review (HD)

Submission #: 1 Received: 03/15/2024 Completed: 04/12/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	04/08/2024	Matthew Michaels	Approved with Conditions

Comments:

1. Water and Sewer services are already installed at property corner. Please reach out to Mandy Anderson (BJWSA's New Service Coordinator) to set up the account and pay fees.

Growth Management Dept Review (HD)	04/12/2024	Katie Peterson	Approved with Conditions
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Comments:

1. As there are trees proposed for removal larger than 14" DBH, a Tree Removal Permit required. (UDO 3.22)
2 .SF needs to be updated to include all enclosed SF.
3. Doors are permitted to be Wood, Metal or Metal-Clad. Except in the case of a Contributing Structure, the UDO Administrator may approve of the use of Wood Composite material for doors provided the UDO Administrator determines that the door will be consistent with the character of the Historic District and the materials used are of equal or better quality than traditional building materials. The application proposes the front door to be wood, but all other exterior doors to be vinyl, which is not permitted. Revise door material to a permitted material. Should a wood composite door be proposed, a material sample must be provided of the door material at time of final submittal for consideration. (UDO 5.15.6.I.2.b.)
4. At time of final submittal, HARB Approval must be provided. (Application Manual)
5. Overall building proportions and Individual building features shall have a proportional relationship with one another. For example, features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form. Currently, there are 9 different window sizes proposed, with 8 proportions, along with 4 different lite patterns on the doors, which do not appear to match any of the window lite proportions. Reduce the number of pane variations to provide better a proportional relationship between the elements. (UDO 5.15.5.F.4.)

HPRC Review	04/12/2024	Katie Peterson	Approved with Conditions
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Comments:

Comments may be provided at HPRC meeting by reviewers.

Watershed Management Review	03/28/2024	Samantha Crotty	Approved with Conditions
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Comments:

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

Comments:

No comments

Plan Review Case Notes: