



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Sean and Kathy Barbina		Name: Sean and Kathy Barbina	
Phone: 330.977.7103		Phone: 330.977.7103	
Mailing Address: 36 Wharf St, Bluffton, SC 29910		Mailing Address: 36 Wharf St. Bluffton, SC 29910	
E-mail: seanbarbina@gmail.com		E-mail: seanbarbina@gmail.com	
Town Business License # (if applicable): N/A			
Project Information (tax map info available at http://www.townofbluffton.us/gis/)			
Project Name: New Build		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/> Amendment: <input type="checkbox"/>
Project Location: 36 Wharf Street		Application for: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Renovation/Rehabilitation/Addition <input type="checkbox"/> Relocation or Demolition	
Zoning District: NG-HD			
Acreage: .477			
Tax Map Number(s): R610-039-00A-0183			
Project Description: Construction of a new 1.5 story residence.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date:	
Applicant Signature:		Date:	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



TOWN OF BLUFFTON

CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and [Unified Development Ordinance \(UDO\)](#) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

PROJECT ANALYSIS

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN REVIEW PHASE			CONCEPTUAL REVIEW <input type="checkbox"/>	FINAL REVIEW <input checked="" type="checkbox"/>
2. SITE DATA				
Identification of Proposed Building Type (as defined in Article 5): Vernacular				
Building Setbacks	Front: 10	Rear: 30	Rt. Side: 15	Lt. Side: 15
3. BUILDING DATA				
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage	
Main Structure	Main House	0	2,152	
Ancillary				
Ancillary				
4. SITE COVERAGE				
Impervious Coverage		Coverage (SF)		
Building Footprint(s)		1,492		
Impervious Drive, Walks & Paths		480		
Open/Covered Patios		200		
A.TOTAL IMPERVIOUS COVERAGE		2,172		
B.TOTAL SF OF LOT		20,796		
% COVERAGE OF LOT (A/B= %)		10.5		
5. BUILDING MATERIALS				
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation	
Foundation	Concrete/Tabby Shell	Columns	8" wood	
Walls	cement siding, wood	Windows	alumn clad wood	
Roof	5V metal	Doors	wood	
Chimney	masonry/tabby shell	Shutters	none	
Trim	4"/6" wood	Skirting/Underpinning	2" / 10" cement/wood trim	
Water table	n/a	Cornice, Soffit, Frieze	8", 3",open rafters, wood	
Corner board	6"/4" butt wood	Gutters	none	
Railings	1 1/2" wood	Garage Doors	n/a	
Balusters	2" , 4" o.c. wood	Green/Recycled Materials		
Handrails	2 3/4" wood			



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CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.



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APPLICATION CHECKLIST

<input type="checkbox"/>	<input type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL

ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

Signature of Property Owner or Authorized Agent

3/04/2022

Date

Sean Barbina

Printed Name

Town of Bluffton
Certificate of Appropriateness Application Narrative
20 Bridge Street
Bluffton, SC 29910
843-706-7812

Project Description: 61003900A0183 36 Wharf Street Design Certificate of
Appropriateness
Date: Monday, 4 March 2022
Project Location: 36 Wharf Street

This narrative for the subject lot explains the owners design compliance with the UDO Articles 5, NG-HD. The following is a systematical list of reviewed and acknowledge of compliance.

The design Conformances UDO Article as listed below:
(Non-applicable paragraphs/requirements are omitted from this list)

5.15.5 General Standards

Building type determines the applicable lot standards.

5.15.8.K Vernacular House

Detached Single Family Residence, 2,152 total sf; Footprint 1,492sf; 1.5 story; $\frac{3}{4}$ length front porch; has dormers; 38' wide; side gables with roof ridge parallel to front façade.

5.15.5.C: (Vernacular)	Designed	Required
front build-to Zone is	10'	10'-20'
Lot Width	80'w x114'd	60'-100'
Side Setback	15'	15'
Height	1.5	1.5

5.15.5.F.1.

- Height and width are similar to all Wharf street neighbors
- story is 1.5, to meet Vernacular building type.
- first floor is 36" above adjacent sidewalk grade of 22.5'
- half story about the first story is 8' floor to ceiling
- story above first story, 882sf / 1,270sf is 69%
- building height is 28'

5.15.5.F.2.

- design is basic building form with clear hierarchy
- design is simple gables over basic forms, proportion of roof to the major mass is appealing.

5.15.5.F.3

- bord and batten combined with horizontal lap siding create interest and variety, also using offsets, dormers, roof overhangs, and porch

5.15.5.F.4

- a. form balanced by enclosed front and chimney
- c. building elements are arranged with proper proportions and rhythm
- d. building skirting above foundation plane, first level horizontal siding, upper level expressed with both moldings and roof overhangs
- e. building uses offsets, windows for vertical alignment

5.15.5.F.5

- a. front façade is to be parallel to Wharf Street

5.15.5.F.7. The property will include one garden structure of 120sf

5.15.5.F.10. a service yard on the south portion of the property will include area for trash enclosure for trash receptacles and compressors, screened from view. a. to be of materials compatible with primary structure, b. enclosure will be by louvers, lattice, vertical board or board-on-board panels. c. 6' high, d. no window air conditioning is to be used, e. no roof top equipment, f. the utility meter is to be screened.

5.15.6.E.5. Porches

- a. porch is 8' depth
- b. 75% building front
- c. 34" grade to top of stairs
- d. front porch is designed to 10' from edge of street, accept the 5' Town easement for street lighting project.
- f. no screening is proposed

5.15.6.E.7. Dormers

- b. shed roof; wall dormers are used.
- e. windows occupy the majority of the dormer's surface area
- f. front dormers project from the main wall plain, rear wall dormers are flush to the wall plain
- g. dormer center lines split the elevation into 3 equal proportions apposed to aligning with lower elements for a better esthetic and proportion

5.15.6.E.8. Chimneys

- b. chimney will be tabby shell
- c. standard detail to match neighbor buildings

5.15.6.F.2

Electrical utility meter, air conditioning compressors, irrigation and pool pumps, waste receptacles, roof penetrations will be located on the rear or side facades, (within service yard)

5.15.6.F.3

Design does not include the listed items.

Building Walls

5.15.6.G.1.

- a. exposed foundation walls are tabby stucco on block or concrete
 - b. the chimney is to be tabby
- 5.15.6.G.2.a.

An expression line is created with 2" and 8" trim

5.15.6.G.3.

- b. design includes cement fiber siding
- c. the concrete masonry units with stucco tabby on the foundation and chimney

5.15.6.H.1.a Columns

The column spacing is less than the height of the columns, with proportions consistent with American Vignola

5.15.6.H.2.

- a. column constructed with wood
- d. railings and balusters are constructed with wood

5.15.6.H.3.

- a. square 6" columns
- d. top rail is 2-3/4" and with balusters at 4" o.c. spacing
- e. the beam aligns with the neck of the column
- f. the column base and trim do not overhang the porch

Window and Doors

5.15.6.I.2.a windows are aluminum clad wood

5.15.6.I.2.b doors are wood

5.15.6.I.3.

- a. windows are rectangular
- b. window have multiple function, single-hung, double-hung
- c. door operations are casement

5.15.6.J.1. Roofs and Gutters

- a. complies
- b. not using

5.15.6.J.2.a. metal roof to be used

5.15.6.J.3.a. metal 5-V crimp 24" exposed

5.15.6.L.1. street façade has 113sf of window to 495sf of façade is 24% opacity.

5.15.6.M.1. Shutters

- b. complies to be hinged
- c. double hinged
- d. paneled type, with standard complying hooks
- e. constructed of wood

5.15.6.N.1. Comply, corner boards will project beyond siding

5.15.6.N.2. corner boards will be butt jointed

5.15.6.N.3. to comply with beaded

5.15.6.N.4. no pilasters are used

5.15.6.N.5. no 5/4" back banding

5.15.6.N.6. no quoins are used

5.15.6.N.7. water table trim will comply with drip, water table, and skirt requirements

5.15.6.O.1. Raised tabby solid foundation is to be used, underpinning will be 1" behind face of per and skirting to lay on top of the foundation. Now foundation vents are used.

5.15.6.P.2. exposed rafter tails are to be used, 8, frieze boards will project beyond the board and batten and siding, 9. Vented blocking is to be used between the rafters.

5.15.7.H. Garages

1. garage doors are greater than 20' behind the principal plane of the building frontage and are 9' wide.

2. the driveway is 10' wide to the rear plane of the principal building, which is behind the front plane.

Town of Bluffton
Department of Growth Management
20 Bridge Street
Bluffton, SC 29910
843-706-4522

Project Description: COFA-01-22-016241
Date: Tuesday, 17 Feb 2022
Project Location: 36 Wharf Street

The corrections listed below are required for the plans to comply with the 2015 International Residential Code (IRC) by ICC.

Intent: UDO 5.15.1

Growth Management Review_K.Peterson

1 : : Requirement for Subdivision approved and recorded (3.11)

3.11.3 Application Review Criteria

The UDO Administrator and Planning Commission shall consider the following criteria in assessing an application for Subdivision Plan:

A. Compliance with the standards set forth in the approved Concept Plan, Master

Plan and/or Development Plan, as applicable;

B. Consistency with applicable provisions provided in Article 5, Design Standards;

C. Development Sureties shall be provided in accordance with this article;

D. Ability to be served by adequate public services, including, but not limited to,

water, sanitary sewer, roads, police, fire, and school services. For developments

that have the potential for significant impact on infrastructure and services the

applicant shall be required to provide an analysis and mitigation of the impact

on transportation, utilities, and community services; and

E. The application must comply with applicable requirements in the Applications Manual.

Response: Section 3.18 does not require proposed later subdivisions to be completed. The submitted subdivision has nothing to do with the CoA application. The proposed line was shown for information, submitted site plan remains compliant with the subdivision. Please review with the current conditions.

Per board direction, Remove proposed lot line. No issue.

2 : : provide a landscape plan noting foundation plantings and street trees, typical window detail, door schedule, a railing detail, a corner board detail, and a section through the exterior wall and eave showing the materials and configurations..

Response: Final submission will be prepared according to Article 3 Application Process.

3 : : Muntins should be added to the Type C windows to have a better proportional relationship to the other windows on the structure. (UDO 5.15.5.F.4.a.)

Response: The intent 5.15.1_ 'prepared to provide guidance and consistency... informative... It is not by any means intended to discourage creativity or force the replication of historic models. ..set forth a framework...enhance old town...'
The windows are the same size and material as the other Type B windows. The 'Golden Rule' as been used to break down Type C window, into Type B windows, and is the definitions of Proportion. The subdividing of an element, or the lack of subdividing is not a lack of Proportion. Provided visual information, to inform the reviewer what proportional relationship is based.
Per review board, it looks different. Revise the elevations for further review. It will be up to the UDO Administrator.

HPRC Review_K.Peterson

1 : : Vertical rhythms should be established in the facade through alignment of windows, openings, pilasters, and columns. (UDO 5.15.5.F.4)

Response: UDO Intent 5.15.1_ 'prepared to provide guidance and consistency... informative... It is not by any means intended to discourage creativity or force the replication of historic models. ..set forth a framework...enhance old town...'

*Rhythm in architecture means **recurrence of elements such as lines, shapes, forms or colors resulting on organized movement in space and time.***

The main façade has been revised, established a center line and expanding out with rhythm of solid(wall) to void(window/door), both the lower level and upper level follow the same rhythm. The elevations have been revised to prepare a better rhythm and improving the alignment of as a process of design and compliance.

*Alignment is **the placement of visual elements so they line up in a composition.***
Use alignment to organize elements, to group elements, to create balance, to create structure, to create connections between elements, to create a sharp and clear outcome.

The forcing of vertical alignment does not necessarily mean the visual is appealing, it discourages creativity and an Architectural interpretation of a compliant style to enhance old town.

2 : : approval of a Certificate of Appropriateness- HD, the manufactured home must be removed... (UDO 5.15.5.C)

Response:
The referenced UDO section 5.15.5.C does not indicate or impact the proposed replacement of a manufactured home with a new primary residence conforming to the UDO. Below, is how we interpret Section 5.15 applies to the proposal.

5.15.2. Applicability

E. Existing manufactured homes may be replaced within the HD zoning districts and be exempt from the Architectural Standards of Section 5.15.6. provided the following:

1. The replacement manufactured home shall be owner occupied, and the owner must be the owner, either whole or in part, of the property upon which the unit is placed;

2. *A permit to replace the existing manufactured home shall be issued prior to its removal from the property;*
3. *The placement of the unit shall meet all prescribed lot standards for the Additional Building Type found in Section 5.15.5. within the underlying HD district as well as any other applicable site design standards of Article 5; and,*
4. *The structure shall meet the building criteria found in Section 5.15.8.P. "Manufactured Homes" .*

Request for Occupancy Certificate on the new residence, will initiate the removal of the manufactured home.

Exempt from Architectural Standards is written within the 5.15.2.

The manufactured home must be owner occupied. It is unclear where in the UDO the manufactured home is to be removed prior to replacing it with a UDO compliant single family home, meeting 5.15.6 and 5.15.5 all other 'applicable' requirements.

Review board stated, there was a misunderstanding that the property split was to happen prior to construction of the residence. Indicated that there is no requirement under the CoA to remove the manufactured home.

3 : : During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. The slab foundation of the Future Carriage House is very close to the base of the 33" LAOK, and the proposed driveway location removes a 24" LAOK. Further, the driveway is very close to a 24" Gum tree, which do not tolerate a lot of root disturbance. Reconsider the site planning to avoid the root systems of the significant trees. (UDO 5.3.3.C.)

Response: Considerations to all comments have been made. It is not the intent of the proposed site planning to remove trees and incur the inflated cost, unless necessary for a well-planned site layout.

Also, the 24" LAOK indicated to be removed shows signs of being struck by lightning and hollow on its inside. It will be a liability to the new site plan if it remains. The drive approach, as shown on the site plan will be gravel, thus minimizing the impact to the Gum Tree root system. Please reconsider your response and approve as shown.

No concern has been shown for the encroachment of an unsafe and unsightly existing shed over property lines. The shed is a contribution to the appearance of Old Town Bluffton. While we intend to improve the fabric, received and address, comments and concerns, this remains acceptable.

Photos are provided.

4 : : Tree Removal Permit is required... (UDO 3.22.2.)

Response: Will comply

5 : : ...minimum of 75 percent lot coverage... Provide canopy coverage calculations on a landscape plan at time of final submittal.

Response: Will comply

6 : : ...floor plan does not appear to line up with South Elevation...

Response: Will comply, during the process of design the plan and elevations have been coordinated. We are required to provide a Final Submittal, it will include the required drawings.

Transportation Department Review_C. Clarkson

1 : : ...likely that a +/- 5' easement will be needed along the Wharf Street frontage... CIP division would like to inquire about the Applicant's willingness to provide a +/-5' easement to accommodate the proposed Wharf Street Lighting project.

Response: We are willing to comply, a 5' easement will be shown on the final submitted site plan, and requests all proposed plans, data, and public meeting notes for the project.

Watershed Management Review_L. Delhomme

1 : : require a Stormwater Affidavit and implementation of the Construction Site BMPs... found in Chapter 5 of the Southern Lowcountry Stormwater Design Manual, the SCDHEC Erosion and Sediment Reduction standards, and other Stormwater Management regulations, where applicable before Building Permits will be issued.

Response: Will comply with building permit application requirements set by the Town of Bluffton.







