



ATTACHMENT 5 PLAN REVIEW COMMENTS FOR COFA-01-22-016241

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:** 01/13/2022
Plan Status: Active **Plan Address:** 36 Wharf Street
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0183 0000
Plan Description: A request by Sean Barbina for review of a Certificate of Appropriateness- HD to allow the construction of a new 1.5-story single-family residential structure of approximately 2,115 SF located at 36 Wharf Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS [1/18/2022]: The application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the February 21, 2022 meeting.

Staff Review (HD)

Submission #: 1 Received: 01/18/2022 Completed: 02/17/2022

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	02/17/2022	Katie Peterson	Approved with Conditions

Comments:

1. The site plan shows a proposed lot line behind the future Carriage House. Prior to approval with the attached site plan, the Subdivision Application (SUB-01-22-016213) must be approved and recorded. (3.11)
2. As the project moves toward Final submittal, 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. (Applications Manual)
3. 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. 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.)

HPRC Review	02/17/2022	Katie Peterson	Approved with Conditions
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Comments:

1. Vertical rhythms should be established in the facade through alignment of windows, openings, pilasters, and columns. The dormers are not aligned with the columns or door beneath on the front elevation, or the rear door on the rear elevation. Further, the Type C windows on the south and west elevations are not aligned with the other features. Revise to establish vertical rhythm. (UDO 5.15.5.F.4.)
2. Prior to the approval of a Certificate of Appropriateness- HD, the manufactured home must be removed from this location as one primary structure is permitted per lot. (5.15.5.C.)
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.)
4. On a property used as a single-family detached residential lot, regardless of the health or condition of the tree(s), a Tree Removal Permit is required to remove any tree, 14 inches in diameter at breast height ("DBH") or greater or any American holly, dogwood, redbud, southern magnolia, or red buckeye 4 inches in DBH or greater. (UDO 3.22.2.)
5. All lots, except active recreation areas requiring open area that are part of a school or public park, shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. Provide canopy coverage calculations on a landscape plan at time of final submittal.
6. The floor plan does not appear to line up with South Elevation. There are windows shown in the Breakfast Nook Area near powder room is showing windows on the floor plan, but they do not appear on the elevation.

Transportation Department Review - HD	02/17/2022	Constance Clarkson	Approved with Conditions
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Comments:**ATTACHMENT 5**

1. This property is located adjacent to a proposed Town of Bluffton Wharf Street Lighting project. To implement the future improvements, it is highly likely that a +/- 5' easement will be needed along the Wharf Street frontage to implement the proposed lighting improvements. The proposed project proposes to remove the existing overhead cobra head lighting and replace it with the Decorative Street lights used on May River Road (Shepherd's Crook style). This streetscape easement would be located within the front setback area and therefore would not impact the future development potential of the property. The CIP division would like to inquire about the Applicant's willingness to provide a +/-5' easement to accommodate the proposed Wharf Street Lighting project.

Beaufort Jasper Water and Sewer Review	02/08/2022	James Clardy	Approved with Conditions
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Comments:

1. Pending review / approval of water and sewer by BJWSA.

Watershed Management Review	02/07/2022	Lidia Delhomme	Approved with Conditions
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Comments:

1. The Town will 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.

Addressing Review	02/07/2022	Nick Walton	Approved
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Comments:

1. No Comment. Addressing will be addressed through the Subdivision Application.

Plan Review Case Notes: