

May 5th, 2025

Town of Bluffton
Department of Growth Management
20 Bridge Street
Bluffton, SC 29910

Project:	Dylan and Amanda Mingard Carriage House 41 Stock Farm Road Bluffton, SC 29910
Agent/Applicant:	Dylan and Amanda Mingard 41 Stock Farm Road Bluffton, SC 29910
Parcel:	R610 039 000 0193 0000
Zoning:	Neighborhood Conservation Historic
Approval Sought:	Final

Dear Charlotte,

Please accept this Final HPC application for the June 4th, 2025 HPC meeting agenda.

Narrative:

The project is a new, detached carriage house and breezeway in the Stock Farm community of Old Town Bluffton. Design features include:

- UDC 5-101 carriage house concept including:
 - General: Accessory Structure
 - Size Range: 200-1,200 sq. ft. / lot (per unit)
 - Maximum Footprint (not including porches): 800 sq. ft.
 - Height: 1-2 stories.

We have updated our application and drawings to address the 3/17/2025 Plan Review Comments. Please see our responses in red:

Comments:

The following comments are from the Historic Preservation Review Committee:

1. Update the plans to coordinate the site and landscape plans with the architectural drawings. No breezeway is shown in the plans or elevations, and the plan in the landscape drawing does not match the architectural floor plan. **We have updated plans to comply**
2. Show the existing and proposed driveway on the site plan. How will the carport be accessed around the existing 14-16 Hickory tree? The current location appears to require the driveway to be even closer to the base of the tree than it already is. **We have updated plans to show clearing of the tree as well as site pictures.**

3. Per UDO 5.15.6.H.1.a “Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns (“o.c”).” Revise the design to comply with this requirement, including adding a column(s) between the parking bays. **The columns are support posts since the design is a carport. We have provided better 3-D renderings to hopefully show they are structural in nature and not decorative. The addition of a center post would make parking access more challenging to navigate a center post. We have also included photos of a carport across the street that was approved without a center post.**

4. Per UDO 5.15.5.F.2.d, “Long unarticulated masses shall be avoided.” Restudy the blank facade on the rear of the structure facing the public cove. **We have added two windows in the storage area to comply.**

5. The carport is very wide for the 12/12 roof form. The 12/12 roofs on the front of the house are much narrower (13’-6” wide) and a more appropriate scale. The wide carport is better suited for the 10/12 slope of the main house roofs that face the carport. Unless the massing is somehow otherwise broken down (i.e. gable roof with a lean-to shed roof), the 12/12 roof is uncomfortably tall over the carport. **We have changed to roof form to comply with the 10/12.**

6. Beams should be expressed over the columns and below the soffit. Currently the columns appear to run up to the soffit. **We have more detailed plans showing this to comply.**

7. Provide photos of the existing conditions behind the home in the vicinity of the proposed addition. **They are attached to our final application.**

8. Label all exterior details and provide details as required for the next submission. **We added more plan detail to comply.**

Watershed Management Review 03/13/2025 Samantha Crotty Revisions Required

Comments:

1. Revise landscape plan to show the existing rain garden in the back of the lot, per approved SWP-03-23-0654. This rain garden must remain in place. **These are on file with the main house that was just completed and I have attached to this as well. We did the original site, landscaping, grading and drainage plans with a future carriage house in mind so we do not intend to change any of the original landscaping/drainage or have a need to remove any trees.**

Growth Management Dept Review Pending Review (HD) Charlotte Moore

Comments:

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1. Provide photos of the site, including the driveway and house. **This are included in the final application.**

2. Building details, including some materials and configurations, are lacking and must be shown on the plan. At minimum, provide more detail to show compliance with the Unified Development Ordinance (UDO), including: walls and exposed foundation (UDO Sec. 5.15.6.G.); column details, (UDO Sec. 5.15.6.H.); door details (UDO Sec. 5.15.6.I.); roof material (UDO Sec. 5.15.6.J.); corner and water table details (5.15.6.N.); and, soffit detail (UDO Sec. 5.15.6.P.). Provide a wall section through eave detail. The Carriage House must the same general character as the house (UDO Sec. 5.15.8.F.). Details for the breezeway must also be provided. **We have included final detailed plans to comply.**

Beaufort Jasper Water and Sewer 03/14/2025 Approved