



PLAN REVIEW COMMENTS FOR COFA-02-25-019610

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:	02/20/2025
Plan Status:	Active	Plan Address:	41 Stock Farm Rd Road BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 000 0193 0000
Plan Description:	A request by Dylan and Amanda Mingard, applicants and property owners, for review of a Certificate of Appropriateness - HD to allow the construction of a 1-story Carriage House of approximately 792 SF, as well as a breezeway to connect the Carriage House and main structure, located at 41 Stock Farm Road in the Old Town Bluffton Historic District and zoned Neighborhood Conservation-HD. STATUS (03.03.2025): Scheduled for March 17, 2025 HPRC meeting.		

Staff Review (HD)

Submission #: 1 Recieved: 02/20/2025 Completed:

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
HPRC Review	03/14/2025	Charlotte Moore	Revisions Required

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.
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.
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.
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.
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.
6. Beams should be expressed over the columns and below the soffit. Currently the columns appear to run up to the soffit.
7. Provide photos of the existing conditions behind the home in the vicinity of the proposed addition.
8. Label all exterior details and provide details as required for the next submission.

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

Growth Management Dept Review (HD)	Charlotte Moore	Pending Review
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Comments:

1. Provide photos of the site, including the driveway and house.
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.

Beaufort Jasper Water and Sewer Review	03/14/2025	Matthew Michaels	Approved
Comments: Comments may be provided with final plan submission.			
Transportation Department Review - HD	02/20/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: