



ATTACHMENT 7

PLAN REVIEW COMMENTS FOR COFA-03-22-016502

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:** 03/16/2022
Plan Status: Active **Plan Address:** 6 Shell Rake St
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1211 0000
Plan Description: Construction of a new single family , 2 Story home with attached 2.5 car garage and swimming pool

Staff Review (HD)

Submission #: 1 Received: 03/16/2022 Completed: 04/08/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	04/08/2022	Katie Peterson	Revisions Required

Comments:

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1. Elevations of all sides, including areas in screened porches must be provided for review as not enough information as provided to complete the review. (Applications Manual)
2. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. Not enough information was provided to ensure this section was met. Provide elevation of average adjacent sidewalk grade and finished floor height. (UDO Section 5.15.5.F.1.c.)
3. The front principal façade of all buildings must be built parallel to the street that it faces. The front of the structure is currently proposed at 15 degrees from parallel. Revise the house placement to be parallel to Shell Rake Street. (UDO Section 5.15.5.F.5.)
4. Each story above the first story in commercial and residential buildings shall be a minimum of eight (8) feet and a maximum of twelve (12) feet high from floor to ceiling. Floors more than twelve (12) feet, as measured from floor to ceiling, will count as additional floors. A space under a sloping roof that has the line of intersection of the roof and the exterior wall supporting the roof not more than 3 feet above the floor level, and in which space the possible floor area with head room of 5 feet or more occupies between 30 and 70 percent of the total floor area of the story directly beneath. Provide additional information on the ceiling height of the second floor/space between the sloping roof and exterior wall supporting the roof. (5.15.5.F.1.d&e.)
5. Walls are permitted to be finished in Wood (termite resistant, 50-year siding product), Cement fiber siding (50-year siding product), Concrete masonry units with stucco tabby (C.B.S.), Reinforced concrete with stucco, Shingle, and Vertical board and batten. The application notes the use of Lap siding but does not specify the material. Provide additional information on the proposed siding material. (UDO Section 5.15.6.G.)
6. Columns are permitted to have Wood (termite resistant), painted or natural, Cast Iron, Concrete with smooth finish, Brick, Stone, Steel or Tabby as a finish material. The application proposes the use of Boral. Provide additional information, including a manufacturer's cut sheet and material sample of Boral material for consideration. (UDO Section 5.15.6.H)
7. Metal roofs are permitted to be galvanized, copper, aluminum, or zinc-alum and be Standing Seam or 5-V Crimp in profile. The application identifies the material as metal but does not specify the material or profile. Provide additional information on the roof material and configuration. (UDO Section 5.15.6.J.)
8. For brick garden walls, a cap protects the tops of all brick elements exposed to the weather such as garden walls and freestanding piers. Caps are generally comprised of brick, but may also be comprised of stone, cast stone, terra cotta, tabby, concrete, metal, or slate. The edges of caps shall be rectangular or more ornate. Caps shall project past the edge of the brick element below a minimum of 1/2in. Provide additional information on the proposed pierced brick wall. (UDO Section 5.15.6.K.)
9. Carriage House structures are permitted to be between 200-1,200 SF with a maximum footprint (not including porches) of 800 SF. Garages are limited to two cars with maximum garage door widths of 12' each. The proposed attached Carriage House has a footprint of 836 SF and 1,477 SF overall square footage. It includes a three-car garage. The proposed Carriage House must be revised to meet the standards for a Carriage House. (UDO Section 5.15.6.F.)
10. The maximum building footprint and building size for an Additional Building Type shall not exceed the largest building footprint and building size permitted for other building types permitted within the same zoning district. Within the Neighborhood General – HD zoning district, the largest permitted building type is a Center Hall House, which has a maximum footprint, not including porches of 2,000 SF. The proposed structure has a footprint of 2,250 SF not including porches. The primary structure must be revised to not exceed the largest permitted footprint within the NG-HD zoning district. (UDO Section 5.15.5.C.)
11. The application is signed by Neal Sullivan, who is not listed as the Applicant or Owner of the project. Provide updated application signed by the Applicant and Owner. (Applications Manual)
12. As the project moves toward Final submittal provide architectural details for the typical window, railing, corner board and water table trim, a section through the eave, and a landscape plan showing the canopy coverage calculations, foundation plantings, street trees, and pool deck information are needed as not enough information was provided in the submittal to review for conformance with the UDO (Applications Manual).
13. As the project is located within the Tabby Roads development, a letter of approval from the Tabby Roads HARB is required by time of final submittal. (Applications Manual)

HPRC Review	04/08/2022	Katie Peterson	Approved with Conditions
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Comments:

1. I believe a strong case can be made to deviate from the basic requirement that the primary façade of the building be parallel to Shell Rake Street, as it borders three streets (I understand one is an alley). I believe the current configuration with the main building mass running parallel with Barnacle Cut Lane makes the most sense. If the building were rotated somewhere in between parallel to Shell Rake St. and Barnacle Cut Ln, it would not align with anything.

Transportation Department Review - HD	04/08/2022	Dan Frazier	Approved with Conditions
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Comments:

1. Provide additional information on the alley accessed drive and back-up radius as the ROW is 15' in width and it appears the driveway apron is approximately 5' into the lane -leaving 10' between the edge of drive and property line across.

Watershed Management Review	04/04/2022	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.

Beaufort Jasper Water and Sewer Review	04/04/2022	James Clardy	Approved
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Comments:

Plan Review Case Notes: