



ATTACHMENT 4
PLAN REVIEW COMMENTS FOR COFA-05-24-019129

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:	05/10/2024
Plan Status:	Active	Plan Address:	5783 Yaupon Rd Road BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 000 1515 0000
Plan Description:	A request by Southern Coastal Homes, on behalf of the Owners Nathalie and Andrew Hintz, for review of a Certificate of Appropriateness - HD to construct a new 1-story Single Family Residential Structure of approximately 1,818 SF and Carriage House of approximately 1,165 SF at 5783 Yaupon Road, Lot 38 in the Stock Farm Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. Status: The application is under review and will be heard at the June 10, 2024 HPRC meeting.		

Staff Review (HD)

Submission #: 1 Received: 05/10/2024 Completed: 06/07/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	06/07/2024	Katie Peterson	Revisions Required

Comments:

1. At time of final submittal, ensure application addresses all materials. Railings, balusters and handrails are all indicated as N/A, but are included on the elevations. Further, all lot coverage information must be provided. (Applications Manual)
2. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. Several of the sections indicate plywood soffit material. Revise to a permitted material. (UDO 5.15.5.P.10)
3. Porches are required to be a minimum of 30" from grade to top of stairs. At time of final insure porch height is labeled and meets this requirement. (UDO 5.15.5.E.5.)
4. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. At time of final submittal, insure first finished floor height meets this requirement and is clearly indicated on the elevations. (5.15.5.F.1.c.)
4. Shutters, when proposed, must fit the opening which they cover, be made of durable wood, be operable and be applied to all windows which can accept them. There are some windows which have hinged louvered shutters, some which have partial Bermuda shutters, and several windows which do not have shutters which would accept them. Revise to be consistent. (5.15.5.M.1.)
5. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Piers shall be placed directly below the columns or posts which they support. the columns on the front porch end bays are 8'8" tall, and are spaced 9'4" apart on center. Revise to be no further apart than they are tall. (5.15.5.H.)
6. At time of final submittal, provide metal roof profile, corner board detail, screen porch detail, foundation detail, provide clarification on the location of the Tube Steel Column Detail shown on sheet G2 and 6x6 post detail on sheet 1.
7. Tree removal permit is required prior to issuance of a Certificate of Appropriateness. Site plan at time of final submittal needs to show which trees are proposed for removal. (UDO 3.22.)
8. At time of final submittal, provide landscape plan showing the street trees, canopy coverage calculations, foundation plantings, all hardscape and garden structures including materials, placement, and dimensions.
9. 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. While it appears consideration has been given to some of the trees, consider the placement of the structure on the site with relation some of the more sturdy/desirable trees (Live Oaks, magnolias, maples and laurel oaks, etc.) vs. those which tend to decline more quickly adjacent to development (water oaks, etc.). (5.3.3.C.)

HPRC Review	06/07/2024	Katie Peterson	Revisions Required
-------------	------------	----------------	--------------------

Comments:

ATTACHMENT 4

1. Carriage Houses must be of the same general character as the primary structure.

The hipped roof on the garage is not complementary with the gable forms that are a feature of the main house. Revise for the house and carriage house to be have compatible proportion and form. (UDO 5.15.8.F. and 5.15.5.F.4)

2. Material changes must take place at an interior corner. Revise the relationship of the porch roof and the first-floor house roof so that eave construction and roofing material do not change in the middle of the same plane. (UDO 5.15.6.N)

3. Tabby stucco is not an acceptable material for underpinning at the front porch (UDO 5.15.6.O)

4. Additions, connective wings, and outbuildings shall be secondary to the primary building form. The scale of Carriage House is too large for the Main House. Revise to provide a better relationship between the two buildings. (5.15.5.F.4.b.)

5. Scale of breezeway height is out of proportion with the Main House and Carriage House. Look at redesigning to be a more appropriate scale. (5.15.5.F.4.b.)

6. 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. While the window grids should be looked at to try to lessen the amount of different proportions across the entire project, it is especially evident in the proportions between the main house and carriage house. Revise to provide better proportional relationship with the overall form. (5.15.5.F.4.a)

7. Overall building proportions and Individual building features shall have a proportional relationship with one another. The dormer roof is too tall above Carriage House windows proportionally, and does not fit with the proportions of the rest of the project. Revise to have a better relationship with the rest of the design. Potential ways to address this could include lowering dormer roof or raising window header height. (5.15.5.F.4.a.)

8. The extended low-slope roof of the back half of the main house is a long unarticulated mass (UDO 5.15.5.F.3.d) and does not match the proportion, rhythm and forms of the front of the house. (UDO 5.15.5.F.4)

Beaufort Jasper Water and Sewer
Review

06/07/2024

Matthew Michaels

Approved with Conditions

Comments:

1. Water and Sewer services are installed to lot. Reach out BJWSA customer service to set up account and pay fees.
mandy.anderson@bjwsa.org

Watershed Management Review

05/24/2024

Samantha Crotty

Approved with Conditions

Comments:

Comments may be provided at time of stormwater permit submittal/building permit submittal.

Transportation Department
Review - HD

05/10/2024

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: