



PLAN REVIEW COMMENTS FOR COFA-06-21-015528

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

STOCK FARM

Plan Type:	Historic District	Apply Date:	06/25/2021
Plan Status:	Active	Plan Address:	5790 Guilford PI Place BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 000 1484 0000
Plan Description:	<p>A request by Ansley Manuel, on behalf of the owner, James Jeffcoat, for review of a Certificate of Appropriateness to allow the construction of a new two-story mixed-use building residence of approximately 2,504 heated SF and a Carriage House of approximately 884 heated SF located at 5709 Guilford Place, identified as Lot 9 in the Stock Farm Development in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.</p> <p>STATUS [6-26-2021]: 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 July 19, 2021 meeting.</p>		

Staff Review (HD)

Submission #: 1 Recieved: 06/25/2021 Completed: 07/16/2021

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	07/16/2021	Katie Peterson	Approved with Conditions

Comments:

ATTACHMENT 6

1. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. In one of the first floor plans, it is proposed to be all residential. Provide elevation of adjacent sidewalk grade to confirm that the finished floor is 36" above grade. (UDO 5.15.5.F.1.c.)
2. The Development Plan for the site, revised in 2017 Section 3.1.5. determines that The buildings on Lots 7-15 & 15A are mixed use. No more than two (2) residential dwelling units, including ancillary buildings may be permitted on one of these lots. As the development proposed is on Lot 9, three dwelling units may not be proposed. Revise the proposed use to be in compliance with the Development Plan. (DPA-05-17-010936)
3. Utilities and other service-related items shall be located in rear or side yards not facing a street, away from all public vantage, and screened from view. No service yards or utilities have been shown on the proposed site plan or floor plans. Provide service locations. (UDO 5.15.5.F.10. and 5.15.6.F.2.)
4. A primary goal of this Section is authenticity. The standards encourage Bluffton vernacular architecture which draws its ornament and variety from the traditional assembly of genuine materials. The carriage house proposes the use of two garage doors, however, there is no vehicular access to the site. Revise the garage doors to pedestrian doors or the site plan to provide vehicular access. (UDO 5.15.6.A.)
5. Building fronts for commercial and mixed-use structures shall have at least one of the following: Arcade, Colonnade, Marquee, Porch or Awning. Residential structures shall have a front porch or a stoop. As proposed, the structure proposes a colonnade 6 feet in depth. Colonnades are required to be a minimum of 8 feet in depth from the build-to line to the inside column face. Porches, which may be 6 feet in depth are required to be a minimum of 30" from grade to top of stairs. Revise the front elevation to include one of the required architectural features which meets the dimensional requirements. (UDO 5.15.6.C. and 5.15.6.E. 3&5)
6. Porches may be screened; however, if screened all architectural expression (columns, railings, pickets, etc.) must occur on the outside of the screen (facing the street or public space). At time of final submittal provide a screen porch detail. (UDO 5.15.6.E.5.)
7. Building walls may be wood (termite resistant, 50-year siding product), cement fiber siding, CMU with stucco tabby, reinforced concrete with stucco, shingle, or vertical board and batten. Wherever possible, green building materials shall be used in the construction of building walls, including recycled-content sheathing, siding composed of reclaimed or recycled material, salvaged masonry brick or block, and locally produced stone or brick. The building proposes the use of painted brick walls on the first story. Provide additional information regarding the brick source to ensure it is a permitted wall material. (UDO 5.15.6.G.)
8. Column and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns. The columns proposed on the front elevation of the Carriage house are 8 feet in height and spaced approximately 9.5 feet apart o.c. Revise the column spacing to be no further apart than they are tall. (UDO 5.15.6.H.)
9. Shutters are encouraged, and when used, must be sized to match openings, be hinged and operable, and shall be constructed of durable wood. Shutter dogs may be the standard "S" hook, rat-tail hooks, generally less decorative iron butterfly, or other style shutter dog typical of the Old Town Bluffton Historic District's period of significance. Provide a shutter detail at time of final submittal showing the material, operation and configuration. (UDO 5.15.6.M.)
10. The site plan shows a side setback for the Carriage House structure to be 6'. However, the floor plan shows the side setback to be 5'. Provide clarification on the placement of the Carriage House structure.
11. For the final application provide a landscape plan noting foundation plantings, street tree locations, Canopy Coverage calculations and any landscaping proposed for buffering; as well provide architectural details of the railing and baluster, a typical window detail, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)
12. As the project is located within the Stock Farm Development, at time of final submittal, a letter of approval from the Stock Farm ARB for the design is required.
13. As the structure proposes a commercial use, it should be noted that a Site Feature Permit is required as a sperate application for any proposed signs at the site.

Transportation Department Review - HD	07/16/2021	Constance Clarkson	Approved with Conditions
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Comments:

Comments provided from Engineering Department and Planning

1. At time of final submittal, provide a grading plan showing the limits of disturbance, site grading plan, and slope of the sidewalk proposed at the front of the lot for ADA compliance.
Site drainage must be contained within the property boundaries or acceptable outfall. The existing drainage patterns within the May River Road ROW may not be impeded with site grading operations. We have had issues with properties in Stock Farm at May River Road filling the lots and existing roadside swales to the street level and blocking the current street side drainage flow.
2. An approved encroachment permit from the SCDOT is required for the installation of the sidewalk beyond the property line.
3. Please note the buffering in the front setback is to remain mostly undisturbed.

Beaufort Jasper Water and Sewer Review	07/16/2021	James Clardy	Approved
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Comments:

No comments provided by reviewer.

HPRC Review	07/16/2021	Katie Peterson	Approved
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Comments:

No comments provided by reviewers.

Watershed Management Review	07/16/2021	William Baugher	Approved
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Comments:

ATTACHMENT 6

No comments provided by reviewer.

Addressing Review

06/29/2021

Nick Walton

Approved

Comments:

1. How many units address or required? Which floors?

Plan Review Case Notes: