

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	December 1, 2021
PROJECT:	1301 May River Road- Renovation/Addition- Commercial
APPLICANT:	James Atkins, Court Atkins Architects
PROJECT MANAGER:	Katie Peterson, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, James Atkins, on behalf of the owner, Ryan Williamson, requests that the Historic Preservation Commission approve the following application:

1. **COFA-09-21-015852.** A Certificate of Appropriateness to allow the addition of a standing seam metal roof over two existing stairways on the building identified as The Farm located at 1301 May River Road, identified as Building 11A in the Promenade development, in the Old Town Bluffton Historic District and zoned Neighborhood Core-HD.

INTRODUCTION: The Applicant has proposed a covered roof over the rear and side exterior stairs on the existing commercial structure located in the Old Town Bluffton Historic District. The proposed addition includes a flat standing seam metal roof supported by 3-inch hollow metal posts connecting to the existing stair's support. The roof over the side stairways extends beyond the bottom stair to align with the colonnade.

This project was presented to the Historic Preservation Review Committee for conceptual review at the October 11, 2021 meeting and comments were provided to the Applicant (See Attachment 6).

HISTORIC PRESERVATION COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the Unified Development Ordinance (UDO) is that the Section be user friendly and informative to the residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather,

it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town Bluffton Historic District, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the UDO in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.18.3.B.** Consistency with the principles set forth in the Old Town Master Plan.
 - a. *Finding.* The application is consistent with the principles set forth in the Old Town Master Plan. The Old Town Master Plan states that, “The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete.”

The Applicant proposes an addition to the existing commercial structure within the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so if the conditions noted in item 2 of this Section are met, the addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

- b. *Finding.* The Old Town Master Plan initiatives also include the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the UDO. The addition proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
2. **Section 3.18.3.C.** The application must be in conformance with applicable provisions provided in Article 5, Design Standards.
 - a. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:
 - 1) Section 5.15.6.H. Columns, Arches and Piers. Columns are permitted to be square (6” minimum, with or without capitals and bases) or round (6” minimum, with or without capitals and bases). The proposed columns supporting the stair and roof structure are 3” square metal tube. The columns supporting the structure must

be revised to meet the minimum size requirement.

- 2) Section 5.15.5.F.2.b. and 5.15.6.J. General Standards and Roofs and Gutters. Rooflines shall be simple, utilizing gables, hips, and sheds or combinations of these basic forms. Roofs shall correspond to the major massing of the building. Flat roofs shall be concealed on all sides with parapets. As proposed, the roofs over the stairs and landing are flat roofs. The roof must be revised to a permitted configuration.
 - 3) Section 5.15.5.F.4. Building Composition (Proportion, Alignment, Rhythm, and Spacing). Overall building proportions and individual features shall have a proportional relationship with one another. The columns, as proposed, are undersized and are not proportionate to the existing structure. This is specifically challenging on the front and left side elevations where the stairs terminate near the front colonnade. The roof structure should be studied to create a more proportional relationship with the existing structure.
3. Section 3.18.3.D. Consistency with the nature and character of the surrounding area and consistency of the structure with the scale, form and building proportions of the surrounding neighborhood.

Finding. Town Staff finds that nature and character of the addition to the existing structure is consistent and harmonious with that of the surrounding neighborhood, with exception of the items listed in Section 2 of this report. The mass and scale of the addition is appropriate for its location and, with the revisions in Section 2 of this report, the architectural detailing would be sensitive to the neighboring properties.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

Finding. The Applicant seeks approval for the construction of an addition to an existing structure in the Old Town Bluffton Historic District. If the conditions Section 2 of this report are met, the proposed plans are sympathetic in design to the neighboring historic and non-historic resources; therefore, the structure, with the revisions noted, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

Finding. The Certificate of Appropriateness Application has been reviewed by Town Staff and has been determined to be complete.

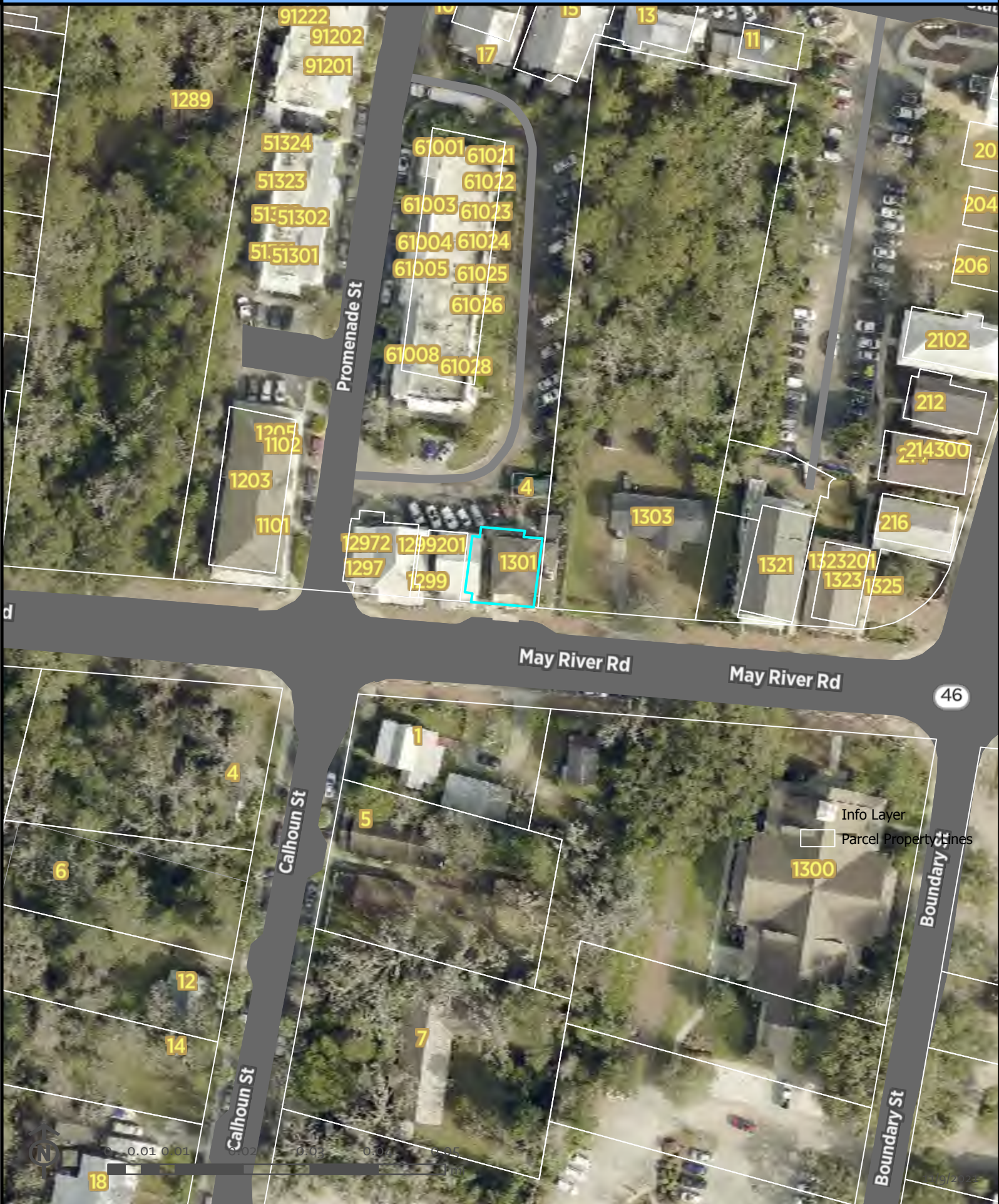
STAFF RECOMMENDATION: It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the UDO as they pertain to applications using

the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below, the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Per Section 5.15.6.H. of the UDO, the columns must be increased to be a minimum of 6 inches in width.
2. Per Section 5.15.5.F.2.b. and 5.15.6.J. of the UDO, the roof must be revised to be simple, utilizing gables, hips, and sheds or combinations of these basic forms.
3. Per Section 5.15.5.F.4. of the UDO, the proposed roof addition must be restudied to create a more proportional relationship with the existing structure, specifically the area adjacent to the colonnade.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Application and Narrative
4. Site Plan & Elevations
5. HPRC Report
6. Supplemental Images





1301 May River Road - Zoning Map



ZONING DISTRICT

- Preserve
- Agriculture
- Rural Mixed Use
- Residential General
- Neighborhood Core
- General Mixed Use
- Light Industrial
- Riverfront Edge-HD
- Neighborhood Conservation-HD
- Neighborhood General-HD
- Neighborhood Center-HD
- Neighborhood Core-HD
- Planned Unit Development



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS- OLD TOWN BLUFFTON
HISTORIC DISTRICT (HD) APPLICATION

Growth Management Customer Service Center
 20 Bridge Street
 Bluffton, SC 29910
 (843)706-4522
 www.townofbluffton.sc.gov
 applicationfeedback@townofbluffton.com

Applicant		Property Owner		
Name: James Atkins		Name: Ryan Williamson		
Phone: 843.815.2557		Phone: 912.398.28741		
Mailing Address: 32 Bruin Road Bluffton, SC 29910		Mailing Address: 1301 May River Road Bluffton, SC 29910		
E-mail: james.atkins@courtatkins.com		E-mail: farmbluffton@gmail.com		
Town Business License # (If applicable):				
Project Information (tax map info available at http://www.townofbluffton.us/gis/)				
Project Name: Farm Renovation (Exterior Stair Roof)		Conceptual: <input type="checkbox"/>	Final: <input checked="" type="checkbox"/>	Amendment: <input type="checkbox"/>
Project Location: 1301 May River Road, Bluffton, SC		Application for:		
Zoning District: Neighborhood Core - HD		<input type="checkbox"/> New Construction		
Acreage: .0400		<input checked="" type="checkbox"/> Renovation/Rehabilitation/Addition		
Tax Map Number(s): R614 039 00A 0345 0000		<input type="checkbox"/> Relocation or Demolition		
Project Description: Construction of a new standing seam roof over two existing exterior stairs.				
Minimum Requirements for Submittal				
<input checked="" type="checkbox"/> 1. Full sized copies and digital files of the Site Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 2. Full sized copies and digital files of the Architectural Plan(s). One (1) set for Conceptual, two (2) sets for Final <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 5. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 6. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.				
Note:		A Pre-Application Meeting is required prior to Application submittal.		
Disclaimer:		The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.		
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.				
Property Owner Signature:				Date: 11-9-21
Applicant Signature:				Date: 11/9/21
<i>For Office Use</i>				
Application Number:			Date Received:	
Received By:			Date Approved:	



**TOWN OF BLUFFTON
 CERTIFICATE OF APPROPRIATENESS-
 OLD TOWN BLUFFTON HISTORIC DISTRICT (HD) APPLICATION
 PROCESS NARRATIVE**

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

Step 1. Pre-Application Meeting	Applicant & Staff
Prior to the filing of a Certificate of Appropriateness-HD Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
Step 2. Application Check-In Meeting – Concept Review Submission	Applicant & Staff
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Concept Review Submission of the Certificate of Appropriateness Application with the required submittal materials during an Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 3. Review by UDO Administrator and HPC	Staff
If the UDO Administrator determines that the Concept Review Submission of the Certificate of Appropriateness-HD Application is complete, it shall be forwarded to the Historic Preservation Review Committee. The Review Committee shall review the application and prepare written comment for review with the Applicant.	
Step 4. Historic Preservation Review Committee	Applicant, Staff & Historic Preservation Review Committee
A public meeting shall be held with the Applicant to review the Review Committee's Staff Report and discuss the application. The Review Committee shall review the Concept Review Submission for compliance with the criteria and provisions in the UDO. The Applicant will be given the opportunity to address comments, if any, and resubmit the application materials to proceed to the Final Review Submission.	
Step 5. Application Check-In Meeting - Final Review Submission	Applicant & Staff
The Applicant shall submit the completed Final Review Submission of the Certificate of Appropriateness Application with the required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
Step 6. Historic Preservation Commission Meeting	Applicant, Staff & Historic Preservation Commission
A public meeting shall be held with the Applicant where the HPC shall review the Final Application materials of the Certificate of Appropriateness-HD Application for compliance with the criteria and provisions in the UDO. The HPC may approve, approve with conditions, or deny the application.	
Step 7. Issue Certificate of Appropriateness	Staff
If the HPC approves the Certificate of Appropriateness-HD Application, the UDO Administrator shall issue the Certificate of Appropriateness-HD.	



**TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
PROJECT ANALYSIS**

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Certificate of Appropriateness application submitted for review by the Historic Preservation Commission (HPC) and the Historic Preservation Review Committee. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO.

1. DESIGN/REVIEW PHASE		CONCEPTUAL REVIEW	FINAL REVIEW <input checked="" type="checkbox"/>
2. SITE DATA			
Identification of Proposed Building Type (as defined in Article 5):			
Building Setbacks	Front: _____	Rear: _____	Rt. Side: _____ Lt. Side: _____
3. BUILDING DATA			
Building	Description (Main House, Garage, Carriage House, etc.)	Existing Square Footage	Proposed Square Footage
Main Structure	Building's Exterior Stair	2926	Same As Existing
Ancillary			
Ancillary			
4. SITE COVERAGE			
Impervious Coverage		Coverage (SF)	
Building Footprint(s)			
Impervious Drive, Walks & Paths			
Open/Covered Patios			
A.TOTAL IMPERVIOUS COVERAGE			
B.TOTAL SF OF LOT			
% COVERAGE OF LOT (A/B= %)			
5. BUILDING MATERIALS			
Building Element	Materials, Dimensions, and Operation	Building Element	Materials, Dimensions, and Operation
Foundation		Columns	
Walls		Windows	
Roof	Standing Seam Metal	Doors	
Chimney		Shutters	
Trim		Skirting/Underpinning	
Water table		Cornice, Soffit, Frieze	
Corner board		Gutters	
Railings		Garage Doors	
Balusters		Green/Recycled Materials	
Handrails			



TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST

Note: Certificate of Appropriateness application information will vary depending on the activities proposed. At a minimum, the following items (signified by a grayed checkbox) are required, as applicable to the proposed project.

Concept	Final	BACKGROUND INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMPLETED CERTIFICATE OF APPROPRIATENESS-HD APPLICATION: A completed and signed application providing general project and contact information.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY OWNER CONSENT: If the applicant is not the property owner, a letter of agency from the property owner is required to authorize the applicant to act on behalf of the property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROJECT NARRATIVE: A detailed narrative describing the existing site conditions and use, the proposed development intent with proposed uses and activities that will be conducted on the site. Include a description of the proposed building type and proposed building materials as permitted in Article 5.
<input type="checkbox"/>	<input type="checkbox"/>	DEED COVENANTS/RESTRICTIONS: A copy of any existing deed covenants, conditions and restrictions, including any design or architectural standards that apply to the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ADDITIONAL APPROVALS: A written statement from the Declarant of any deed covenants, conditions, or restrictions and/or the Review Body of any design or architectural standards that the current design has been reviewed for consistency with the established restrictions/design principles and approved.
Concept	Final	SITE ASSESSMENT.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LOCATION MAP: Indicating the location of the lot and/or building within the Old Town Bluffton Historic District with a vicinity map.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PROPERTY SURVEY: Prepared and sealed by a Registered Land Surveyor indicating the following, but not limited to: <ul style="list-style-type: none"> • All property boundaries, acreage, location of property markers, name of county, municipality, project location, and parcel identification number(s); • Municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the tract, form a part of the boundary of the tract, or are contiguous to such boundary; • All easements of record, existing utilities, other legal encumbrances, public and private rights-of-way, recorded roadways, alleys, reservations, and railways; • Existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on or adjacent to the property; • Location of existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other man-made objects located on the development property; and • North arrow, graphic scale, and legend identifying all symbology.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SITE PLAN: Showing layout and design indicating, but not limited to: <ul style="list-style-type: none"> • All property survey information showing all building footprint(s) with finish floor elevations, setbacks and build-to lines, building location(s), building orientation(s); • Overall lot configuration depicting ingress/egress, circulation, driveways, parking areas, patios, decks, pools, hardscape, service yards and all other site amenities; • Pedestrian circulation elements and ensuring design shows ADA accessibility compliance. Location, layout, and number of vehicular and bicycle parking spaces bicycle parking, and ensuring design shows ADA accessibility compliance; and • Include detailed dimensions as necessary and appropriate to demonstrate compliance with all applicable standards and requirements.

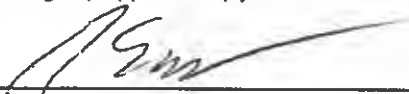


**TOWN OF BLUFFTON
CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT
APPLICATION CHECKLIST**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	PHOTOS: Comprehensive color photograph documentation of the property, all exterior facades, and the features impacted by the proposed work. If digital, images should be at a minimum of 300 dpi resolution.
Concept	Final	ARCHITECTURAL INFORMATION.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CONCEPTUAL ARCHITECTURAL SKETCHES: Sketch of plans, elevations, details, renderings, and/or additional product information to relay design intent.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FLOOR/ROOF PLANS: Illustrate the roof and floor plan configurations. Include all proposed uses, walls, door & window locations, overall dimensions and square footage(s).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ELEVATIONS: Provide scaled and dimensioned drawings to illustrate the exterior appearance of all sides of the building(s). Describe all exterior materials and finishes and include all building height(s) and heights of appurtenance(s) as they relates to adjacent grade, first floor finished floor elevations, floor to ceiling height for all stories, existing and finish grades for each elevation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	ARCHITECTURAL DETAILS: Provide scaled and dimensioned drawings to show the configuration and operation of all doors, windows, shutters as well as the configuration and dimensional information for columns and porch posts, corner boards, water tables, cupolas and roof appurtenances, gutters and downspouts, awnings, marquees, balconies, colonnades, arcades, stairs, porches, stoops and railings.
<input type="checkbox"/>	<input type="checkbox"/>	MANUFACTURER'S CUT SHEET/SPECIFICATIONS: Include for all atypical building elements and materials not expressly permitted by Article 5 of the UDO with sizes and finishes noted.
Concept	Final	LANDSCAPE INFORMATION.
<input type="checkbox"/>	<input type="checkbox"/>	TREE REMOVAL PLAN: A site plan indicating location, species, and caliper of existing trees and trees to be removed.
<input type="checkbox"/>	<input type="checkbox"/>	LANDSCAPE PLAN: Plan must include proposed plant materials including names, quantities, sizes and location, trees to be removed/preserved/relocated, areas of planting, water features, extent of lawns, and areas to be vegetated. Plant key and list to be shown on the landscape plan as well as existing and proposed canopy coverage calculations.
Concept	Final	ADDITIONAL REQUIRED INFORMATION (Single-Family Residential Excluded).
<input type="checkbox"/>	<input type="checkbox"/>	PRELIMINARY DEVELOPMENT PLAN APPLICATION: Submit a Preliminary Development Plan Application along with all required submittal items as depicted on the application checklist.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the submittal items listed above. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).


Signature of Property Owner or Authorized Agent

11-3-21
Date

Ryan Williams
Printed Name



COURT
ATKINS
GROUP

November 2, 2021

Katie Peterson
20 Bridge Street
Bluffton, SC 29910

Bluffton Studio
32 Bruin Road
Bluffton
SC 29910

Re: Design Narrative for Farm Renovation

Savannah Studio
2408 De Soto Ave
Savannah
GA 31401

Dear Katie,

Interior Design
Studio
32 Bruin Road
Bluffton
SC 29910

I am writing this letter on behalf of Ryan Williamson and Court Atkins Group in regards to the renovation to the two exterior stairs at the Farm restaurant located at 1301 May River Road, Bluffton, SC. The property is located in the Zoning District, Neighborhood Core HD per the Town of Bluffton Official Zoning Map. The project scope will provide a new standing seam roof over two existing exterior stairs. The support structure will be the same as the existing stair supports and not increase the footprint of the building. In the prior HPRC concept meeting it was agreed that the increase support column size as noted in the original comment would not be appropriate for this application. It is the intent for the support structure for the standing seam roof be welded to the existing structure and painted out the same as the existing structure.

P. (843) 815-2557

Please place this project on the next available Final HPC meeting agenda.

Sincerely,

Zenos Morris
Project manager
Court Atkins Group

cc: // File

ATTACHMENT 1

From: mfdusa@aol.com
To: [Zenos Morris](#)
Subject: Re: FARM STAIR ROOF HOA SUBMISSION
Date: Friday, September 3, 2021 4:06:05 PM
Attachments: [image002.png](#)
[image004.png](#)
[image003.png](#)

Hello Zenos,

I don't see an issue with it. I am in Europe until Friday but i can give you a written approval via this email. If you need anything further it will have to wait until I return.

To the Town of Bluffton,

The submission for a set of metal roofs is approved as submitted to me Sept. 3, 2021.

If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Bill Herbkersman, ARB member for the Calhoun Street Promenade.

-----Original Message-----

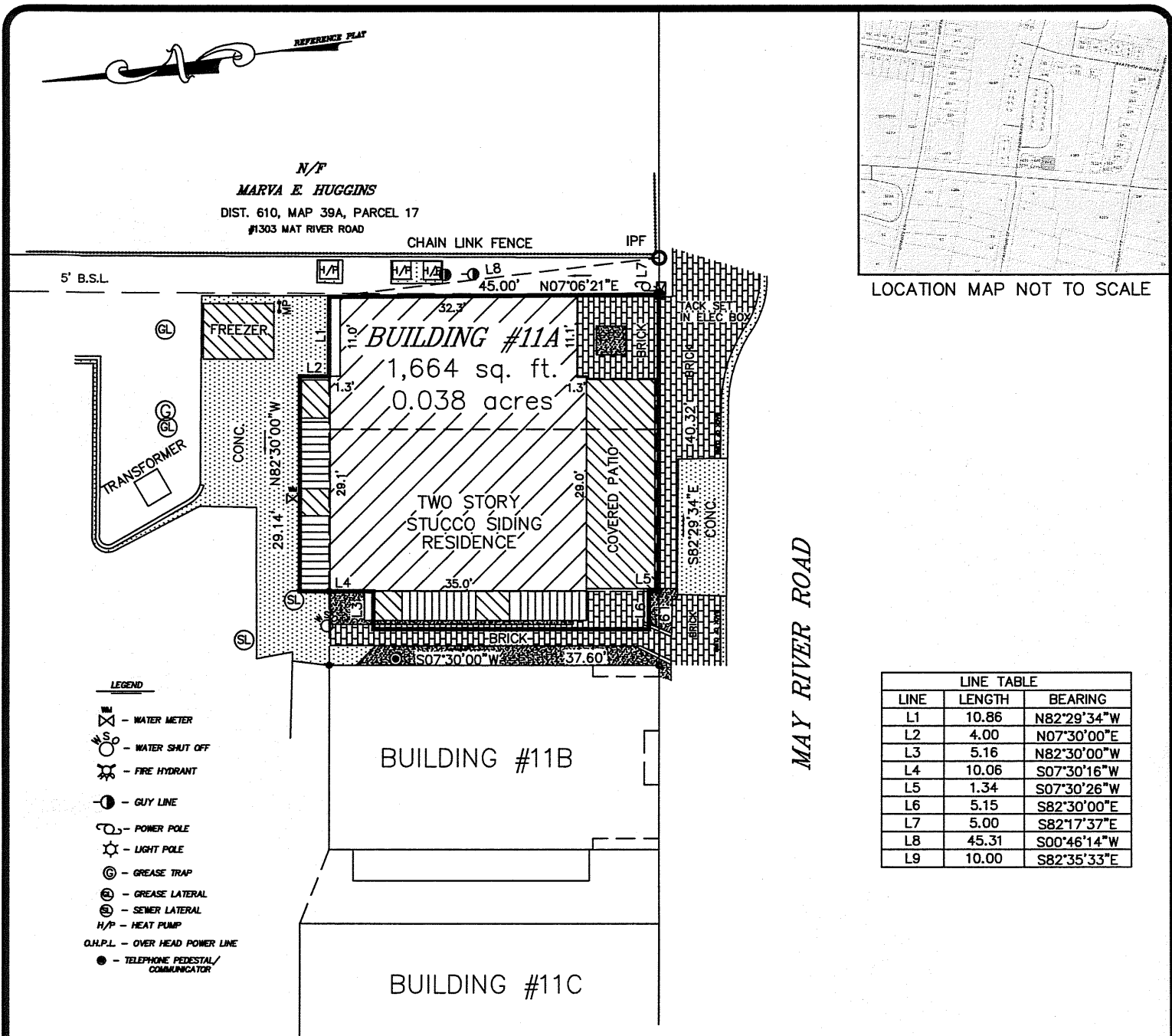
From: Zenos Morris <Zenos.morris@courtatkins.com>
To: mfdusa@aol.com <mfdusa@aol.com>
Cc: James Atkins <James.Atkins@courtatkins.com>; Jason Broene <jason.broene@courtatkins.com>; Ryan Williamson <farmbluffton@gmail.com>
Sent: Fri, Sep 3, 2021 3:31 pm
Subject: FARM STAIR ROOF HOA SUBMISSION

Good Afternoon Mr. Herbkerman,

My name is Zenos Morris with Court Atkins Group. We are preparing a submittal to the Town of Bluffton for the addition of a standing seam roof over each of the existing two exterior stairs at the FARM restaurant. One of the requirements is to provide a letter from the "Calhoun Street Promenade Architectural Standards Committee", stating that the design has been reviewed and approved. Please see the attached plan and metal fabrication drawing for your review. The Town will require us to turn in a written statement that the current design has been reviewed for consistency with the established restrictions/design principles and approved.

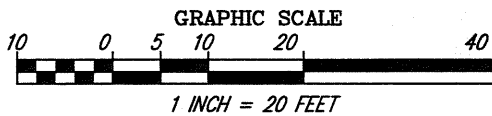
Thanks for your time and effort in your review. If you have any questions please feel free to give me a call.

Zenos Morris
Project Manager



- NOTES:**
1. According To FEMA Flood Insurance Rate Map # 450251 0001A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
 3. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.

DIST. 614, MAP 39A, PARCEL 345
 REFERENCE PLAT(S):
 PLAT BOOK 136 @ PAGE 64



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
FARM

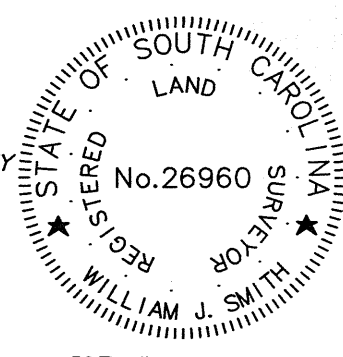
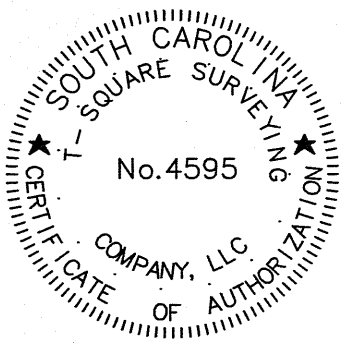
AN AS-BUILT SURVEY OF BUILDING 11A,
 A PORTION OF CALHOUN STREET PROMENADE,
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DATE: NOVEMBER 17, 2016

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

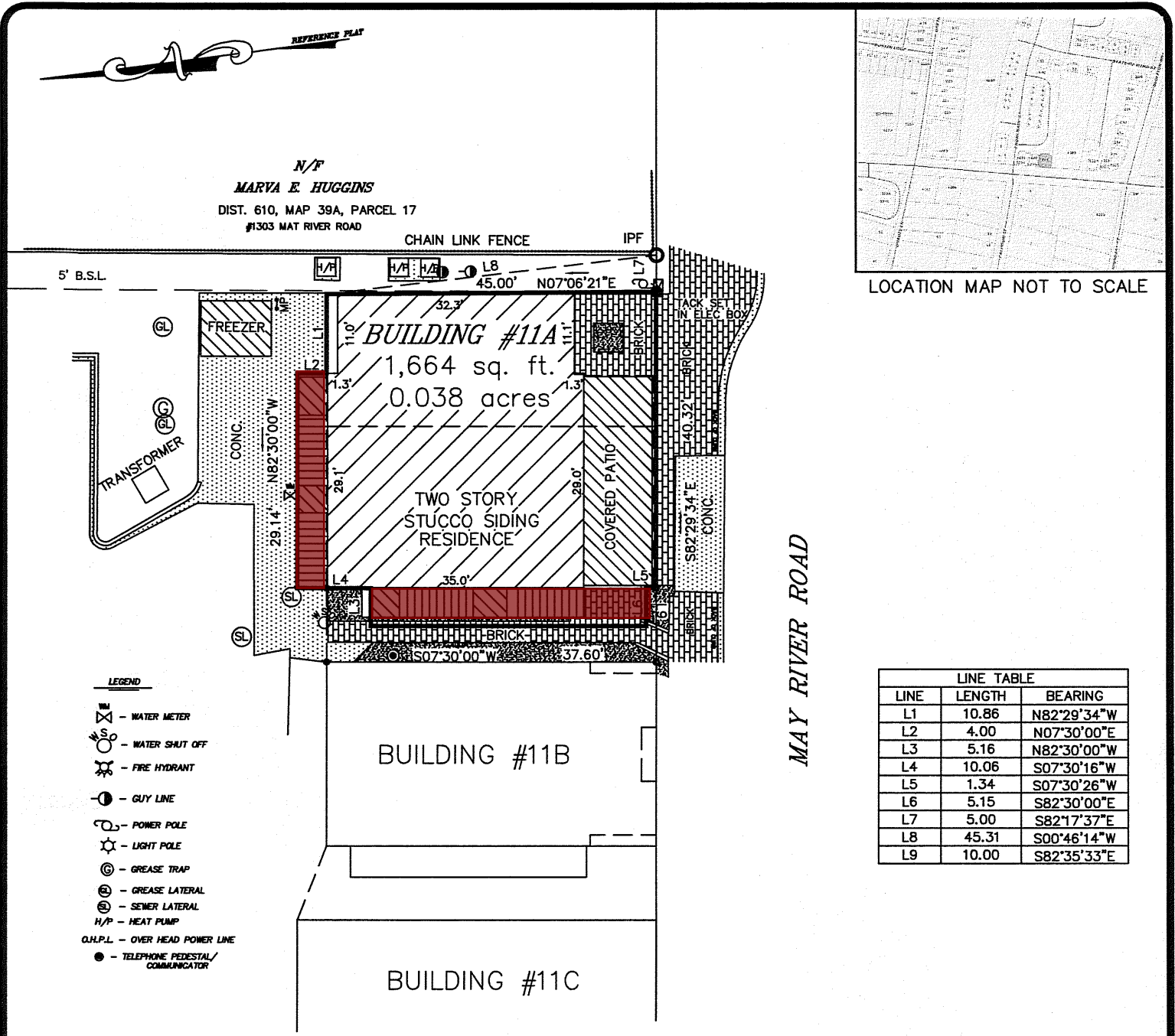
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

WILLIAM J. SMITH, PLS # 26960



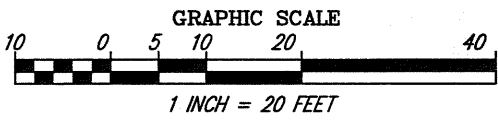
T-SQUARE SURVEYING
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 139 Burnt Church Road
 Bluffton, S.C. 29910
 tsquare@hargray.com
 Phone 843-757-2650 Fax 843-757-5758

JOB # 12-209A



NOTES: 1. According To FEMA Flood Insurance Rate Map # 450251 0001A This Lot Appears To Lie In A Federal Flood Plain Zone C, Minimum Required Elevation N/A Ft. NGVD29
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.
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FARM

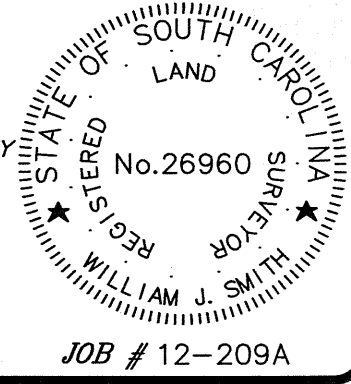
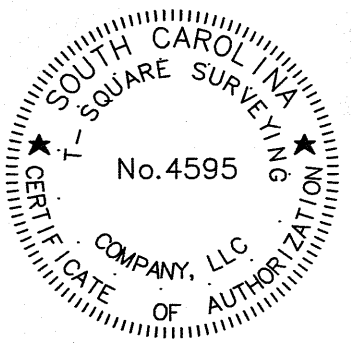
AN AS-BUILT SURVEY OF BUILDING 11A,
 A PORTION OF CALHOUN STREET PROMENADE,
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

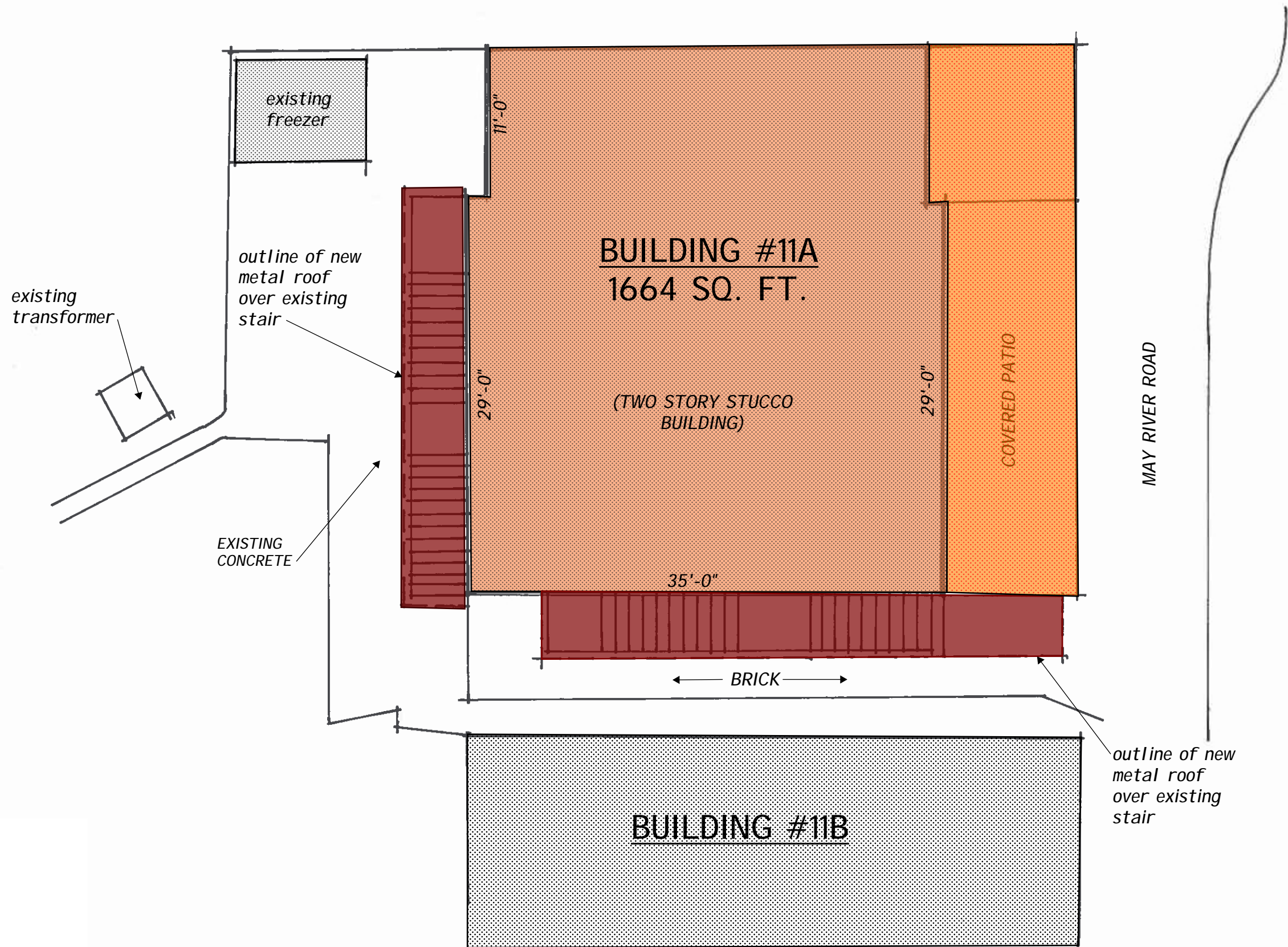
DATE: NOVEMBER 17, 2016

SQUARE SURVEYING
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 139 Burnt Church Road
 Bluffton, S.C. 29910
 tsquare@hargray.com
 Phone 843-757-2650 Fax 843-757-5758

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.
 ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE INDICATED.

William J. Smith
WILLIAM J. SMITH, PLS # 26960







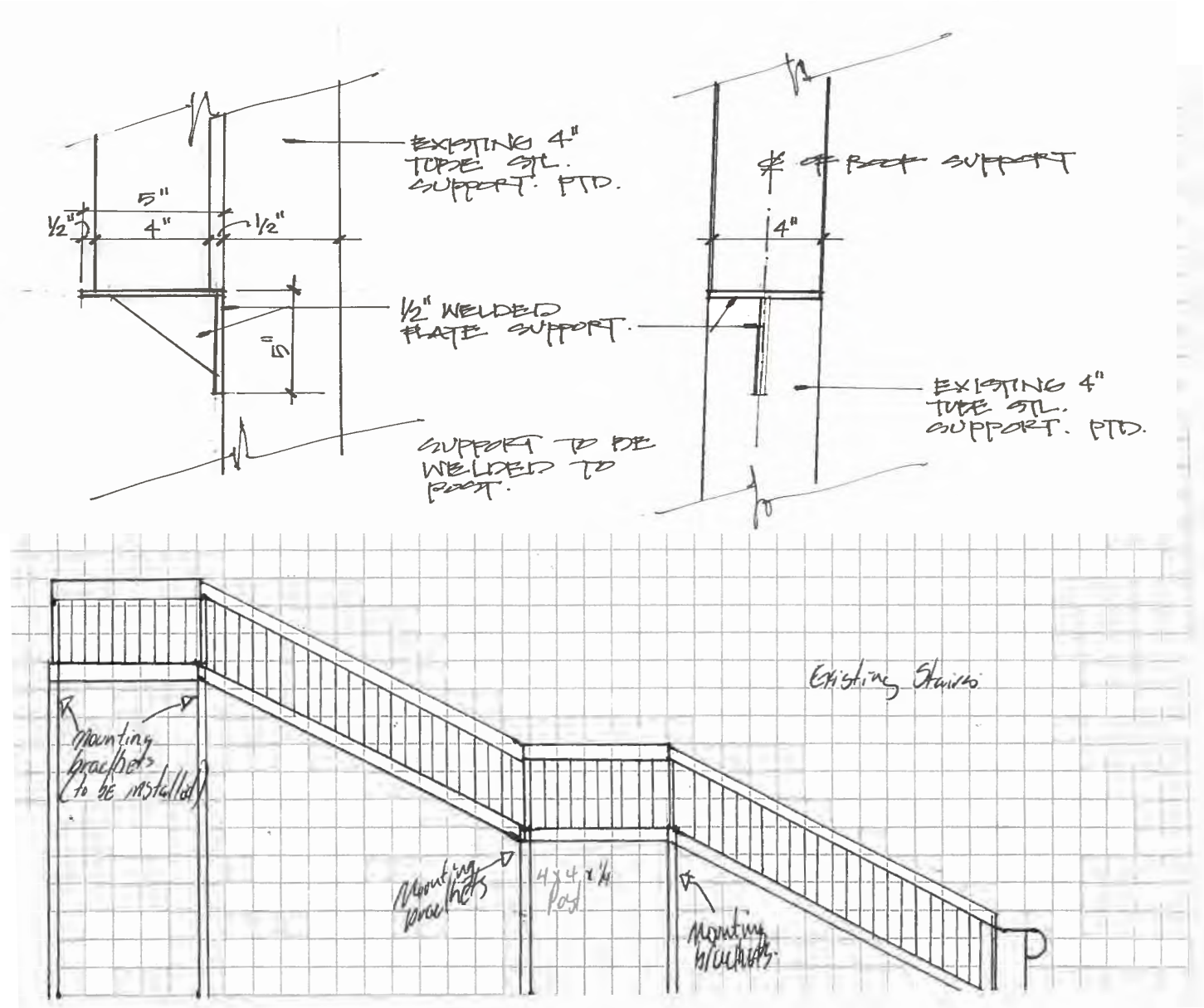
STAIR FACING MAY RIVER ROAD



STAIR FACING MAY RIVER ROAD

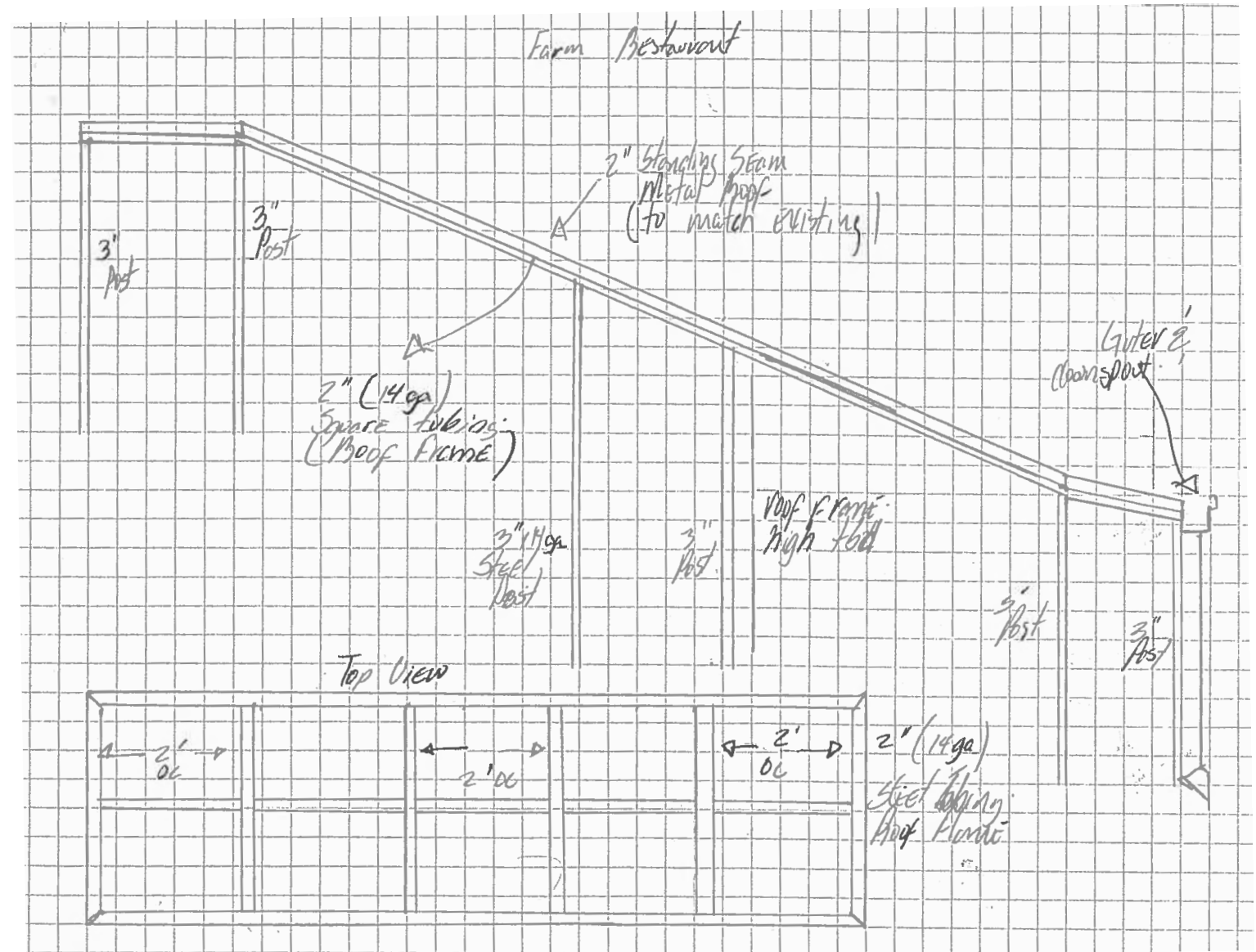


STAIR AT REAR OF BUILDING



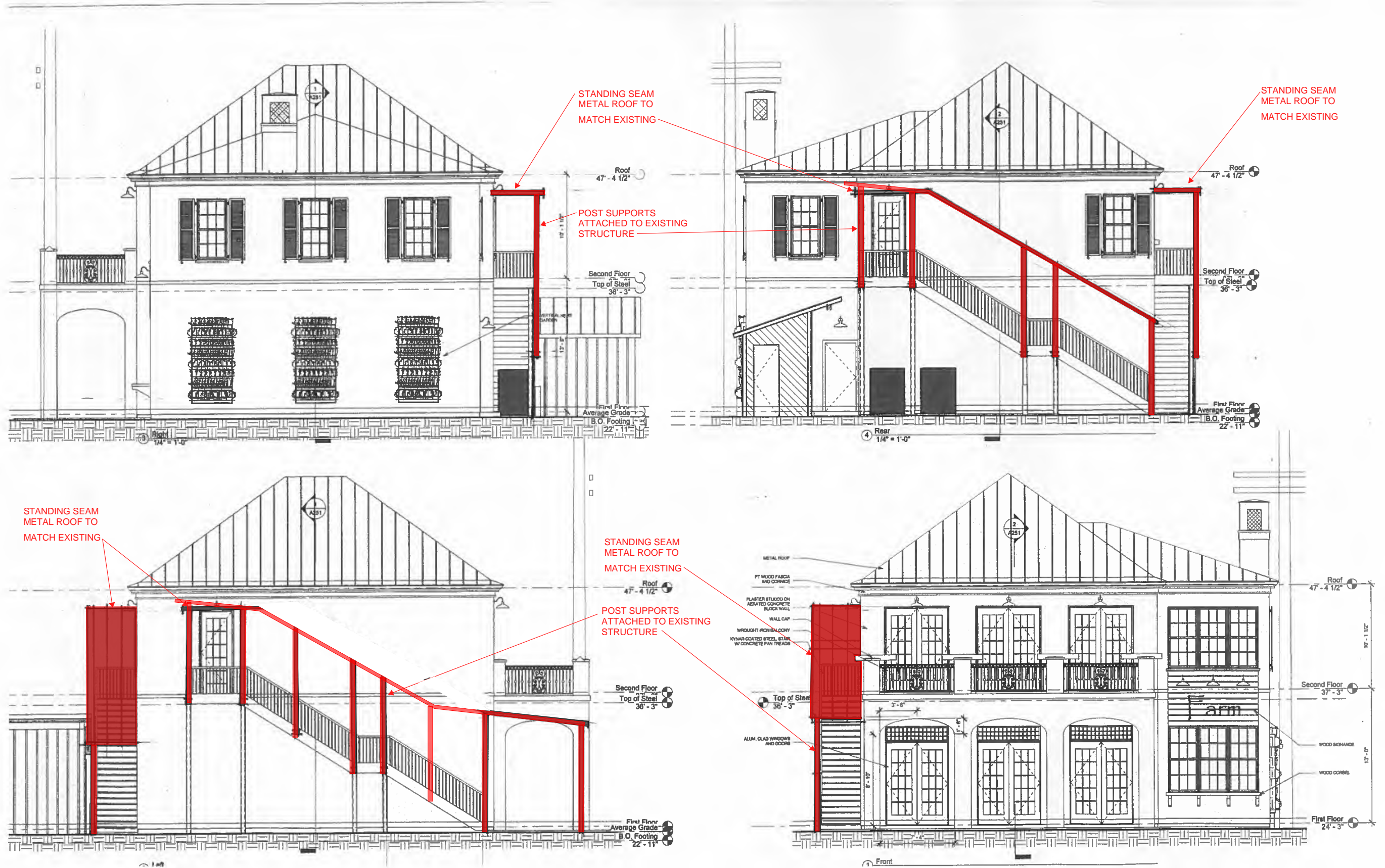
ELEVATION

EXISTING STAIR WITH NEW
STRUCTURAL SUPPORTS FOR ROOF
- METAL FABRICATION DRAWING
(SYSTEM TO BE USED FOR BOTH
STAIRS)



ELEVATION AND PLAN

NEW ROOF STRUCTURE OVER EXISTING
STAIR - METAL FABRICATION DRAWING
(SYSTEM TO BE USED FOR BOTH
STAIRS)





FARM - STAIR RENDERING
October 26, 2021



PLAN REVIEW COMMENTS FOR COFA-09-21-015852

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:** 09/15/2021
Plan Status: Active **Plan Address:** 1301 May River Rd Road
 BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R614 039 00A 0345 0000
Plan Description: Constructing a new standing seam metal roof over two existing exterior stairs

Staff Review (HD)

Submission #: 1 Recieved: 09/15/2021 Completed: 10/06/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	10/06/2021	Katie Peterson	Approved with Conditions
Comments: 1. Columns are permitted to be Square, 6" minimum, with or without capitals and bases or Round, 6" minimum outer diameter, with or without capitals and bases; Classical orders. The proposed columns supporting the stair and roof structure are 3" square metal tube. Revise the columns and stair supports to meet the minimum size requirement. (UDO 5.15.6.H.) 2. Roofs are permitted to be gabled, hipped, and shed. Flat roofs shall be concealed on all sides with parapets. As proposed, the roof over the landing is a flat roof. Revise the roof shape to be a permitted configuration. (UDO 5.15.F. and 5.15.6.J.)			
Building Safety Review	09/15/2021	Richard Spruce	Approved with Conditions
Comments: 15 Sep 21 - RAS Building permit is required. Plans shall show all construction details and the wind uplift calculations are required per the International Building Code, 2018 edition.			
Beaufort Jasper Water and Sewer Review	10/06/2021	James Clardy	Approved
Comments: 1. No comment.			
HPRC Review	10/06/2021	Katie Peterson	Approved
Comments: 1. No comments provided.			
Transportation Department Review - HD	10/06/2021	Constance Clarkson	Approved
Comments: 1. No comment provided by reviewer.			
Watershed Management Review	10/04/2021	Bridgette Noonan	Approved
Addressing Review	09/27/2021	Nick Walton	Approved

Plan Review Case Notes:



ATTACHMENT 1

