



PLAN REVIEW COMMENTS FOR COFA-09-21-015799

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:	09/01/2021
Plan Status:	Active	Plan Address:	28 Dubois Ln Lane BLUFFTON, SC 29910
Case Manager:	Katie Peterson	Plan PIN #:	R610 039 00A 1736 0000
Plan Description:	<p>A request by Shifting Tides LLC, on behalf of the Owner Luke J. Healy, for review of a Certificate of Appropriateness to allow the construction of a new one and a half-story Single Family Residence of approximately 2,933 SF and a Carriage House building residence of approximately 1,096 SF located at 28 Dubois Lane in the Old Town Bluffton Historic District and zoned Neighborhood General - HD.</p> <p>STATUS [9/2/2021]: 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 September 27, 2021 meeting.</p> <p>9/23/2021- Address changed from 28 Dubois to 40 Dubois.</p>		

Staff Review (HD)

Submission #: 1 Received: 09/01/2021 Completed: 09/24/2021

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	09/24/2021	Katie Peterson	Approved with Conditions

Comments:

ATTACHMENT 6

1. The Application lists the Owner as Luke Healy, however this is not reflected in the Tax Records. As the County Records may not be up to date, provide documentation of ownership including the parcel number. (Applications Manual)
2. The structure shares characteristics of the Center Hall House Building Type, however is not 2 stories in height, so it must be reviewed as an Additional Building Type. 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 NG-HD zoning district, the largest footprint permitted is the Center Hall House with a maximum footprint of 2,000 SF not including porches. The heated footprint of the proposed structure is 2,020 heated SF. The footprint must be reduced to be no greater than 2,000 SF not including porches. (5.15.5.)
3. 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. No significant tree will be permitted to be removed until reviewed and approved by the Development Review Committee (the "DRC"). If the DRC determines that an Applicant has not met the intent of the following criteria, the removal shall require approval of the Planning Commission. The 33" Live Oak at the front corner of the house is very close to the structure which will likely affect the root system. Reconsider the site planning to avoid the root system of this tree or provide additional information on Tree Protection for the root system. (UDO 5.3.3.C.)
4. All lots, except active recreation areas requiring open area that are part of school or public park, shall contain sufficient landscaping, either existing or planted, to have a minimum of 75 percent lot coverage with tree canopy measured as the mature canopy, not including building rooftops. As submitted it appears there is less than 75% canopy coverage for the site. Provide canopy coverage calculations, including additional plantings on the landscape plan, to meet the minimum lot coverage. (UDO 5.3.7.D.1.)
5. All roadways on which development is proposed shall include large canopy street trees that are planted no greater than 50 feet apart. Provide additional large canopy street trees along Dubois to meet this requirement. (UDO 5.3.7.A.1.)
6. Metal roofs are permitted to be galvanized, copper, aluminum, or zinc-alum. in finish with a Standing Seam or 5-V Crimp 24" maximum spacing profile. The Application notes the roof material as metal, but does not specify the type. The narrative calls out Standing Seam, but the plans note that the roof material is to be selected at a later time by owner. Specify the roof material to ensure it meets the design standards of this section. (UDO 5.15.6.J.)
7. Exposed foundation walls (below the first floor elevation) shall be; Brick done in bond patterns; Painted brick; Tabby stucco mixed shell size only); or Stucco over block or concrete (sand-finished or steel trowel only). The plans show the foundation to be stucco over CMU, but do not specify the finish. Provide finish for the exposed foundation wall. (UDO 5.15.6.G.1.a.)
8. In keeping with masonry building technology, metal spark arrestors, exposed metal flues, or pre-fabricated chimney caps are not permitted. Provide additional information on the proposed chimney cap as not enough information was provided to complete the review. (UDO 5.15.6.E.8.d.)
9. Rough sawn wood, plywood and aluminum are not permitted materials for soffit or cornice detailing. The plans submitted show the use of T-111 in the soffit. The soffit material must be revised to a permitted material. (UDO 5.15.6.P.)
10. Skirt boards shall be a minimum 5/4 stock and furred out to sit just beyond the face of the foundation wall (after finish foundation material is applied, i.e. brick, stucco). The skirt board in the wall and porch sections include the use of a 1x material for the skirt board. The water table detail must be revised on all details to be a minimum 5/4 stock. (UDO 5.15.6.N.)
11. As the project moves toward Final submittal, provide architectural details for the typical window, railing detail, underpinning detail and corner board detail as not enough information was provided in the submittal to review for conformance with the UDO. (Applications Manual)
12. A Town of Bluffton Tree Removal Permit is required for any tree 14" (DBH) or greater located on a single family lot and proposed for removal. Provide additional information on the trees proposed for removal. (UDO 3.22.2.B.2.).
13. Gutters may be Rectangular, Square or Half-round section in profile. The Application lists the use of metal gutters, but does not specify the location or profile. Provide additional information on the Gutter Profile. (UDO 5.15.6.J.3.c.)

HPRC Review	09/24/2021	Katie Peterson	Approved with Conditions
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Comments:

1. The site plan notes a fence with gate, however no detail has been provided. Provide a detail at time of final submittal. Ensure the detail includes the location, materials and configuration. Additionally, provide additional information regarding how it ties into the building elevation along Dubois Lane and how it ties into the handrail and stairs coming off the Mudroom. (UDO 5.15.6.)
2. The UDO requires that porch posts shall be spaced no farther apart than they are tall. Columns are proposed as further apart on center than they are tall on the main structure's left elevation. The porch post placement must be revised to meet this requirement. (UDO 5.15.6.H.1.a. and Traditional Construction Patterns Section 52)

Watershed Management Review	09/21/2021	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 9 of the Stormwater Design Manual and the SCDHEC Erosion and Sediment Reduction standards and other Stormwater Management regulations, where applicable before Building Permits will be issued.
2. Provide site plan showing existing grades/contours/elevations and offsite discharge points. (UDO 5.10.A.4)
3. Provide site plans that show proposed grades/contours/elevations, and offsite discharge points identified. (UDO 5.10.A.4)
4. Natural resource inventory showing trees, wetlands, drainage courses, and buffers. (UDO 5.10.A.4)
5. Plot plan showing, vicinity map. (UDO 5.10.A.4)
6. Provide on Single Family On- Lot Volume Control, requires on-lot volume control when constructing new homes in communities that do not meet current community wide runoff volume control requirements. (SWDM Appendix T)

Addressing Review	09/23/2021	Nick Walton	Approved
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Comments:

ATTACHMENT 6

1. Address for parcel R610 039 00A 1736 0000 changed from 28 Dubois to 40 Dubois, to allow for back parcel addressing.

Beaufort Jasper Water and Sewer
Review

09/24/2021

James Clardy

Approved

Comments:

1. No comment.

Transportation Department Review
- HD

09/24/2021

Constance Clarkson

Approved

Comments:

1. No comment provided.

Plan Review Case Notes: