



ATTACHMENT 6

PLAN REVIEW COMMENTS FOR COFA-03-24-019041

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:** 03/11/2024
Plan Status: Active **Plan Address:** 28 Stock Farm Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1510 0000
Plan Description: A request by RFD Construction, on behalf of the owner, Hunter H Hansen and Sue A Hansen, for the review of Certificate of Appropriateness-HD to allow the construction of a new 1.5-story Single Family Residential Structure of approximately 2,619 SF Carriage House structure of approximately 1,123 SF, located at 28 Stock Farm Road, Lot 33 in the Stock Farm Development, in the Old Town Bluffton Historic District, within the Neighborhood General - HD zoning district.
Status: The Application is being reviewed and has been placed on the April 8, 2024 HPRC Agenda.

Staff Review (HD)

Submission #: 1 Received: 03/11/2024 Completed: 04/05/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	04/02/2024	Matthew Michaels	Approved with Conditions

Comments:

1. Water and Sewer services are already installed at property corner. Please reach out to Mandy Anderson (BJWSA's New Service Coordinator) to set up the account and pay for sewer lateral inspection.

Growth Management Dept Review (HD)	04/05/2024	Katie Peterson	Approved with Conditions
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Comments:

1. Tree removal permit is required prior to issuance of a Certificate of Appropriateness. (UDO 3.22.) Site plan at time of final submittal needs to show which trees are proposed for removal.
2. 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.
3. Plywood materials are not permitted in the soffit. T-111, a plywood material, is shown in the soffit. Revise to a permitted material. (UDO 5.15.6.P.)
4. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Column spacing on the front porch at front porch does not meet this requirement. Revise the column spacing. (UDO 5.15.6.H.)
5. Provide detail for the proposed Composite Chimney Pot at time of final submittal.
6. Roof is shown as metal but does not indicate the profile. Standing Seam and 5-V Crimp are permitted for metal roof profiles. At time of final submittal, provide metal roof profile. (UDO 5.15.6.J.)
7. Drip boards shall be a minimum 5/4 stock with a bevel (any exposed flashing must be copper or match color of water table). The water table is shown as a 3/4 drip board. Revise to meet the minimum size. (UDO 5.15.6.N.)

HPRC Review	04/05/2024	Katie Peterson	Approved with Conditions
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1. Narrative & Application square footages are inconsistent. Application lists an under-roof area that is in excess of 1,200 sq. ft. allowed for Carriage Houses.

Update application, narrative and drawings to be consistent and ensure numbers are permissible.

Note: On the application, Building Data Proposed Square Footages should only include enclosed areas - porches should be included under open/covered patios.

2. At time of final submittal, show hardscapes layout & materials including driveway & front walk.

3. Vertical rhythms should be established in the façade through alignment of windows, openings, pilasters, and columns. The carriage house dormers are visually unbalanced on the prominent street elevation. Restudy the dormer spacing or a break in the roof plane over the stairs to provide balance. (UDO 5.15.5.F.4.a.)

Watershed Management Review

03/28/2024

Samantha Crotty

Approved with Conditions

Comments:

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

Transportation Department
Review - HD

03/11/2024

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: