



PLAN REVIEW COMMENTS FOR COFA-04-25-019723

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:** 04/24/2025
Plan Status: Active **Plan Address:** 45 Verdier Cove Rd Road
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 000 0324 0000
Plan Description: A request by Amanda Denmark (Pearce Scott Architects), on behalf of the owners, Erik and Paige Blechinger, for review of a Certificate of Appropriateness-Historic District, to allow construction of a 1.5-story Main Residence (an Additional Building Type) of approximately 3,008 SF and a 1-story detached Carriage House of approximately 602 SF located at 43 Verdier Cove Road (Parcel R610 039 000 0324 0000). The property is in Old Town Historic District and zoned Neighborhood Conservation-Historic District (NCV-HD). (COFA-04-25-019621 STATUS (05.10.2025) To be reviewed by at the May 19 HPRC meeting.

Staff Review (HD)

Submission #: 1 Recieved: 04/24/2025 Completed: 05/16/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	05/16/2025	Charlotte Moore	Approved with Conditions

Comments:

1. Note: Pre-application meeting was not held.
2. See note on plat regarding Stock Farm Road/Verdier Cove location of property—owner responsible for upkeep if the road is not re-established outside of the property boundaries. Proposed driveway overlaps road.
3. Reviewed as an Additional Building Type with some Center Hall building type characteristics.
4. A deviation of unknown distance has been requested in the narrative for the front build-to zone. The required front build-to zone is 10-35' for an Additional Building Type. The 20' building setback identified on the plan is not correct and must be updated on the Final Plan to show the Front Build-to Zone with the deviation needed (if any). (UDO Sec. 5.15.5.D.)
5. Explain the future Guest Suite (465 SF) and Porch (65 SF) note for the main house (Sheets A101 and A102). Bedroom 3 lacks a closet.
6. The square footages shown in the Impervious Coverage section on the Project Analysis sheet indicate more square footage than is shown in the "Area Calculations" shown on the plans. Update all applicable square footages for correctness.
7. Two (2) stories are shown on the plan; the narrative indicates 1.5 stories. Correct for Final Plan and show the number of stories for Carriage House. Provide height to roof ridge for both buildings.
8. The Carriage House Front Elevation has a door for the only fenestration on this elevation. Windows on both sides of the door would break up the blank space.
9. In the shed dormers, the wall siding appears too wide between the edge of the window jamb casing and corner boards (Traditional Construction Patterns, UDO Sec. 5.15.6.A.). Widening the dormer to add a fifth window could resolve this.
10. On the Rear elevation, the double-hung window is not centered between the porch columns and does not align with the windows in the shed dormer. Vertical rhythm must be established in the façade through alignment of windows and columns (UDO Sec. 5.15.5.F.4.d.)
11. On the Rear elevation, a small window appears to be a slider, which is not a permitted window configuration (UDO Sec. 5.15.6.I.3.b.). Consider changing this window to match the smaller windows on the Front elevation.
12. On the Carriage House, it appears that slider windows are proposed on the Left and Right elevations. Sliders are not permitted configuration per UDO Sec. 5.15.I.
13. The metal to be used for the roof and gutters is not identified. Roof material may be galvanized, copper, aluminum or zinc-alum. Gutters may be copper, galvanized steel, aluminum (14-18 gauge). Gutters are not shown on the plan. Show on Final Plan. (UDO Sec. 5.15.6.J.)
14. The louvered element under the Carriage House gables seems disproportionately large for the space.
15. A fence is shown on the plan but details have not been provided. See UDO Sec. 5.15.6.K. for permissible fences, materials and configurations.
16. On the Rear elevation, the porch walls appears to have too much black space, and the windows should be aligned between the porch columns and the shed dormer.
17. A sidewalk should be provided connecting the front porch stairs to the Stock Farm Road right-of-way.
18. Details for the following are needed to ensure compliance with the specified UDO section:
 - a. Floor Height Plan to confirm compliance with floor height requirements (UDO Sec. 5.15.6.E.5.F.1.d.)
 - b. Service Yard Details (UDO Sec. 5.15.5.10.). Show location for the Carriage House, if applicable. Provide screening details for Main House service yard and size accordingly for all service equipment. Electric meters must be screened.
 - c. Columns: See UDO Sec. 5.15.6.H.
 - d. Hand Rails: See UDO Sec. 5.15.6.H.
 - e. Windows: See UDO Sec. 5.15.6.I. Show operations and provide window schedule.
 - f. Doors: See UDO Sec. 5.15.6.I. Show material, operations and provide door schedule, including for garage doors.
 - g. Shutters: Show compliance with UDO Sec. 5.15.6.M., including shutter dogs.
 - h. Provide a section showing architectural detail through the wall and eave that demonstrates compliance with water table (UDO Sec. 5.15.6.N.), cornice, soffit, and frieze requirements (UDO Sec. 5.15.6.P.).
 - i. Elevations in the recessed areas (the hyphen) are not shown. Provided details.
 - j. Brackets: Provide dimensioned details for the Carriage House brackets.
 - k. Fence: See UDO Sec. 5.15.6.K.
19. Provide a Landscape Plan with the Final Plan, showing the main house and Carriage House, noting requirement foundation plantings (UDO Sec. 5.3.7.E.) that includes a planting area of at least eight feet along the Front elevation. Large trees are required to be planted along the street no more than 50 feet apart (UDO Sec. 5.3.7.A.1.). A 75% tree canopy coverage at maturity is required (UDO Sec. 5.3.3.G.1.). If any trees are proposed to be removed at are 14" or more in diameter at breast height, a Tree Removal Permit will be required. Include proposed driveway material.
20. Note: The existing tabby shell chimney has been identified as a historic resource in a Statewide Survey of Historic Properties.

HPRC Review	05/16/2025	Sam Barrow	Approved with Conditions
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Comments:

1. The (2) hip roofs look a little foreign to the massing of the house. Every other roof configuration is shed or gable end.
2. The back wall on the porch appears too blank; windows in the laundry room or back kitchen would help.
3. Can the kitchen window be centered between the columns?

Watershed Management Review	05/16/2025	Samantha Crotty	Approved with Conditions
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Comments:

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

Beaufort Jasper Water and Sewer Review	05/16/2025	Matthew Michaels	Approved
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Comments:

Comments may be provided upon final submission.

Transportation Department Review - HD	04/28/2025	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: