



May 6, 2026

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386
Bluffton, SC 29910

RE: 95 Green St. Bluffton Sc 29910
Plan pin # R610 039 00A 0347 0000
HPRC Comments

This is in response to the email on January 27, 2026.

1. The “pig-board” material to be used between the porch piers is not identified. Material and placement must be consistent with UDO Sec. 5.15.6.O.

Response: See detail 6/A4.4

2. There are many areas in the details where “trim” is identified but the material is not. Trim materials must comply with applicable sections of the UDO.

Response: Trim has been noted as Hardie Plank

3. Windows and doors aren’t labeled. And based on the window and door schedule, the manufacturer’s name and window name are included, but materials aren’t identified. Manufacturer’s cut sheets were not provided. The application references “clad” for windows and “wood front door/clad.” With is the cladding? See UDO Sec. 5.15.6.I.

Response: Windows are fiberglass and are noted in the schedule. The exterior doors are metal clad except #4 (Mahogany) and #5 (fiberglass)

4. Windows cannot be fixed; UDO Sec. 5.15.6.I. specifies the permitted window configurations.

Response: All windows to be operable as shown with opening lines on casements.

5. The main house is showing as 1,987SF (and 1,951SF) but does not include the half-story square footage which is identified both as an “attic” and “loft.” The loft square footage must be included in the overall square footage even if it is not heated.

Response: With the rear offsets on the first floor, heated square footage is 1907 s.f.. The second floor heated is 34 s.f. equaling 1941 s.f. The loft is 511 s.f. making it a total of 2452 s.f.

6. The chimney is disproportionately large, and the chimney cap is visible (must be concealed from the street). See UDO Sec. 5.15.6.E.8.

Response: The chimney has been reduced to 3’4” wide x 2’-8” deep



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7. We need to see the elevations where the “wings” connect to the middle mass.

Response: See section 1/A4.1 for the right wing and 5/A4.1 for the left wing elevations

8. What is the privacy fence panel material?

Response: See detail 1/A4.4 for service yard details.

Plan Review Comments for COFA-08-24-019275- status 02.20.2026

Growth Management Comments

1) **Square Footage:** The main house is shown as 1,987SF. This does not include the half-story square footage which is identified as an unfinished loft. The loft square footage must be included in the overall square footage even if it is not heated.

Response: With the rear offsets on the first floor, heated square footage is 1912 s.f.. The second floor heated is 34 s.f. equaling 1946 s.f. The loft is 516 s.f. making it a total of 2462 s.f.

2) **Sections:** Label all materials and dimensions on all wall sections.

Response: Have addressed the details. Some sections may refer to other sections for notations or clarity to show meaning only once

3) **First Floor and Porch Height:** Finished floor height must be a minimum of 3'-0" above the average adjacent sidewalk grade (UDO Sec. 5.15.5.F.1.c.) and the porch must be at least 30'-0" above the average grade (UDO Sec. 5.15.6.E.5). Because they are lower (2'-0" and 1'-7", respectively), the Green Street elevation seems awkward. Piers are just 1'-2" in height. Railings and handrails are unnecessary at this height; consider removing.

Response: First floor is 3' above the sidewalk grade as established by the Bluffton Zoning Board. We were asked to raise the front porch by 1" which we have done to 25.917' NAVD88. The owner wishes to have the handrail across the street view porch.

4) **Front Porch Columns:** Six columns seem excessive, especially with a width of one foot.

Response: We were asked by the review committee to bring in the porch 2" on each side which we did and adjusted the columns. If we remove two columns we will lose the height to width ratio.

5) **Chimney:** The chimney is disproportionately large for the scale of the main residence. Decrease the width and consider applying two smaller bishop's caps instead of a single, large bishop cap. the chimney cap must not be visible from the street. (UDO Sec. 5.15.6.E.8)

Response: The chimney has been reduced to 3'4" wide x 2'-8" deep

6) **Building Walls:** Gables on left elevation show the rear gable with board and batten and the right gable with horizontal lap siding. Change the left gable to match the right gable.

Response: All exterior material is to be Board and Batten and meet the requirements of the UDO.



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7) **Trim:** Some trim details are identified as Azek, and others are “Hardie Plank or Azek”. Azek is not an approved material in the UDO and will require a determination by HPC (UDO Sec. 5.15.6.G.3). Where details state “Hardie Plank or Azek”, specify one material.

Response: All trim material is noted Hardie Plank. All Azek noted have been removed.

8) **Windows:** Window material has not been identified. The application references “clad.” The window schedule includes the manufacturer’s name and window names, but materials aren’t identified (UDO Sec. 5.15.6.I.) Additionally, certain windows are fixed, which is not a permitted configuration (e.g., middle dormer window on the front elevation; the window above the living plant wall is unclear). There are also two long windows on both sides of the French door on the left elevation which are fixed.

Response: Windows are fiberglass and are noted in the schedule. The exterior doors are metal clad except #4 (Mahogany) and #5 (fiberglass). The two windows next to the pair of French doors are actually doors. They are noted as operation.

9) **Doors:** Doors are identified as “clad” but material is not provided. Update door schedule to reflect a material permitted by UDO 5.15.6.I.2.b.

Response: Doors have been re-noted in the schedule.

10) **Roof:** Roofing materials are currently labelled as “varies”. The application notes that “fiberglass shingles” are proposed, yet standing seam metal is also proposed for the shed roof at the porch and the dormers. Revise to accurately reflect roofing material based on a permitted material in UDO Section 5.15.6.J.2.

Response: Tagging error- has been corrected. All metal roofing is shown.

11) **Skirting & Underpinning:** Skirting is proposed but the application shows “n/a” for material, configuration, and dimensions. Label materials and dimensions on plans and update application when resubmitting. Material and placement must be consistent with UDO Sec. 5.15.6.O.

Response: See detail 6/A4.4

12) **Soffit:** Add soffit configuration on wall section (sheet 1/A4.2). Soffits should be beaded or v-groove tongue & groove (UDO Sec. 5.15.6.P.5). Preliminary application states “n/a” for soffit details.

Response: Material has been changed to 1x6 beaded ceiling syp.

13) **Pavers:** Provide manufacturer cut sheet for proposed tabby pavers.

Response: Will provide cut sheets for pavers. See Sheet A4.4

14) **Final Submission:** The drawings must be revised for the Final Plan submission to the HPC. With the Final Plan, provide a written response to these comments, as well as all items noted in the COFA application checklist. Include dimensions and materials for all building elements. Systems information is unnecessary. The Final Plan will not be scheduled for the HPC until such time as a complete application is provided.





Response: Commentary included

HPRC Comments

1) **Sections:** Clarify which part of the main residence is being depicted in Typical Wall Section 2.

Response: Wall section re-noted

2) **Porches:** On the front elevation, bring the header on the right side of the porch down to be even with the left elevation header or bring the entire porch roof down. The current conformation makes it look too tall.

Response: Band on right side lowered to match the left band.

3) **Walls:** The rear elevation wall is too flat and should have some relief, rather than one long, straight wall.

Response: Offsets added on rear to create breaks.

4) **Windows:** a) Elongate the front elevation window (pantry window) to match the dimensions of the laundry/entry room window. b) The windows underneath the gables on the front elevation are too small for the space. Consider adding shutters or replacing them with double windows; and, c) Consider adding another window on the rear elevation to break up blank wall.

Response: Windows on right (laundry), left (m. closet) and pantry have been enlarged.

If you have any questions, please do not hesitate to contact me 843-815-9575.

Sincerely,

Sam Liberti, FAIBD, CGP, HERS

