



# PLAN REVIEW COMMENTS FOR COFA-05-22-016795

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

OLD TOWN

<b>Plan Type:</b>	<b>Historic District</b>	<b>Apply Date:</b>	<b>05/26/2022</b>
<b>Plan Status:</b>	<b>Active</b>	<b>Plan Address:</b>	<b>4 Wild Spartina St BLUFFTON, SC 29910</b>
<b>Case Manager:</b>	<b>Katie Peterson</b>	<b>Plan PIN #:</b>	<b>R610 039 000 1222 0000</b>
<b>Plan Description:</b>	<b>A request by Ansley H Manuel, on behalf of the owners, Brad and Jacki Rechtfertig, for review of a Certificate of Appropriateness- HD to allow the construction of two-story single-family residence of approximately 2,043 SF and a Carriage House of approximately 1,136 SF to be located at 4 Wild Spartina Street, Lot 42 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.</b>		
	<b>STATUS [5/27/2022]: 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 June 20, 2022 meeting.</b>		

## Staff Review (HD)

**Submission #: 1**      Received: 05/26/2022      Completed: 06/17/2022

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Growth Management Dept Review (HD)	06/17/2022	Katie Peterson	Revisions Required

### Comments:

1. Additional information must be provided to ensure no parking spaces are lost in the street parking with the reconfiguration of the landscaped island. Provide additional information showing the parallel spaces will still meet the 22' length requirement, the proposed relocation for the speed limit sign, the materials for the curb, sidewalk, and header curb, and a detailed list of the trees being removed from ROW. Applicant will coordinate with HOA and replace the large palm tree, a crape myrtle tree and a magnolia tree (at least 4" caliper).
2. As the project is within the Tabby Roads Development, a letter of approval from the Tabby Roads HARB is required by time of final submittal. (Applications Manual)
3. Scaled drawings must be submitted with final submittal. As the renderings of the elevations were not provided at scale, additional comments may result from review at Final Submittal. Additionally, additional information regarding the side elevation of the primary structure which is no visible behind the Carriage House roof line must be provided for review. (Applications Manual)
4. Residential structures shall have a first finished floor height raised a minimum of three (3) feet above average adjacent sidewalk grade. The front elevation has a label at 34", however, it is unclear if this is the porch height or the finished floor height. Provide clarification to ensure this standard has been met. (UDO 5.15.5.F.1.c)
5. The front principal façade of all buildings must be built parallel to the street that it faces. The structure is not proposed parallel to the street. (UDO 5.15.5.F.)
6. Balconies are required a 4 ft. depth minimum, or a depth that is proportionate to the height and width of the building for upper floor balconies. Provide additional information on the Carriage House balcony to ensure the depth requirement has been met. (5.15.6.E.)
7. The rear/pond elevation of the Carriage House appears to change materials on a flat plane and utilize false shutters. The standards encourage Bluffton vernacular architecture and construction which is straightforward and functional, and which draws its ornament and variety from the traditional assembly of genuine materials. ... As an additional reference for architectural standards, refer to Traditional Construction Patterns, by Stephen Mouzon (McGraw Hill, 2004). Vertical joints between different materials should occur only at inside corners. Additionally, inoperable shutters are prohibited. Revise pond elevation to remove the material change on the same plane and false shutter. (UDO 5.15.6.F.4 and TCP Section 19)
8. Column spacing appears to be further apart on center than they are tall on the second story pond elevation. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). Revise the second floor balcony to space porch posts no farther apart than they are tall. (UDO 5.15.6.H)
9. As the project moves toward Final submittal, provide architectural details for the typical window, railing detail, water table trim, corner board, bracket detail, a section through the eave, service yard detail, and landscape plan showing foundation plantings, street trees and canopy coverage as not enough information was provided in the submittal to review for conformance with the UDO. (Applications Manual)

Watershed Management Review	06/17/2022	Lidia Delhomme	Revisions Required
<b>Comments:</b> 1. Confirm stormwater inlet locations on site plans. Modifications of existing stormwater structures require MS4 approval. 2. The Town will require a Stormwater Affidavit and implementation of the Construction Site BMPs found in Chapter 5 of the Southern Lowcountry Stormwater Design Manual, the SCDHEC Erosion and Sediment Reduction standards, and other Stormwater Management regulations, where applicable before Building Permits will be issued.			
Building Safety Review	05/26/2022	Richard Spruce	Revisions Required
<b>Comments:</b> 26 May 22 - The proposed guardrails will not meet the IRC requirements. No opening shall allow a 4-inch sphere to pass through per section 312.			
HPRC Review	06/17/2022	Katie Peterson	Approved with Conditions
<b>Comments:</b> 1. No comments provided by reviewers.			
Beaufort Jasper Water and Sewer Review	06/17/2022	James Clardy	Approved
<b>Comments:</b> 1. No comments provided.			
Transportation Department Review - HD	06/17/2022	Constance Clarkson	Approved
<b>Comments:</b> 1. See Growth Management comments.			
Addressing Review	05/26/2022	Nick Walton	Approved

**Plan Review Case Notes:**