

# ATTACHMENT 7



## PLAN REVIEW COMMENTS FOR COFA-11-21-016057

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>	Historic District	<b>Apply Date:</b>	11/04/2021
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	58 Calhoun St BLUFFTON, SC 29910
<b>Case Manager:</b>	Katie Peterson	<b>Plan PIN #:</b>	R610 039 00A 0123 0000
<b>Plan Description:</b>	<p>A request by Court Atkins Architects, Inc., on behalf of the owner, May River Montessori, for review of a Certificate of Appropriateness- HD to allow the construction of a new 2-story building of approximately 5,800 SF located at 58 Calhoun Street, in the Old Town Bluffton Historic District and zoned Neighborhood Center-HD.</p> <p><b>STATUS [11/5/2021]:</b> 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 December 6, 2021 meeting.</p>		

### Staff Review (HD)

**Submission #: 1**      Received: 11/04/2021      Completed: 12/03/2021

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	12/01/2021	James Clardy	Revisions Required

#### Comments:

1. Pending formal submittal / approval of water and sewer.

Growth Management Dept Review (HD)	12/03/2021	Katie Peterson	Revisions Required
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#### Comments:

1. As the scope of work proposed in the application constitutes development, a Development Plan is required prior to final submittal. (UDO 3.10 & Application's Manual)

2. The front setback is shown on the site plan as 6'. The structure has characteristics of the Main Street building, however it exceeds the maximum footprint for a Main Street Building within the Neighborhood Center-HD zoning District. As such, it is reviewed as an Additional Building Type, which within the Neighborhood Center- HD zoning district have a front build-to requirement of 10'- 25'. Revise the site plan to meet the minimum front setback. (UDO 5.15.5.B.)

3. Columns and porch posts shall be spaced no farther apart than they are tall as measured from the centerlines of the columns ("o.c"). The columns on the second floor of the west elevation are spaced 9'6" and 10' apart and 9' in height. Reconfigure column spacing to be spaced no further apart than they are tall. (UDO 5.15.6.H.)

4. As the project moves toward Final submittal, provide architectural details for the typical window, railing detail, water table trim, corner board, shutters and shutter dog, a section through the eave, material details and a landscape plan as not enough information was provided in the submittal to review for conformance with the UDO. (Applications Manual)

5. The purpose of the Old Town Bluffton Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic, and/ or architecturally-worthy structures and areas of the Town; and to maintain such structures as visible reminders of the history and cultural heritage of the Town. Building heights and widths shall be visually similar to those in the neighboring vicinity.

The proposed structure is located on the parcel next to two contributing structures (Peeple's Barn and Peeple's Store). The Barn is a 1 story structure; the Store, which will be more visually impacted by the new construction, is a 1.5 story structure much smaller in scale. Provide a study of the street scape to clarify the impact of the proposed structure which is 34.5' in height. (UDO 5.15.1. and 5.15.5.F.1.a.)

HPRC Review	12/03/2021	Katie Peterson	Revisions Required
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#### Comments:

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1. Rooflines shall be simple, utilizing gables, hips, and sheds, or combinations of these basic forms. Roofs shall correspond to the major massing of the building; roof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided. The roof appears overly complicated with a lot of different of pitches. Simplify the roof lines. (UDO 5.15.5.F.2.b.)
2. Building elements and the spaces between them shall be organized into a logical sequential manner. Horizontal rhythm should be established by the organization of the building facade into horizontal bands which provides human scale and proportion to the facade. Vertical rhythms should be established in the façade through alignment of windows, openings, pilasters, and columns. The building seems complicated with many different elements which do not have consistent rhythm. Revise the elements to be more sequential. (UDO 5.15.5.F.4)
3. Provide additional information on the fence along the back of the patio. As not enough information was provided to complete the review. Note: It will be prominent and you will see it in front of Middle School Porch.
4. Provide additional information on the hardscape transition to Calhoun Street. Specifically near the large patio space adjacent to Marketing building. Will existing two rail fence remain? There will be a lot of fences and types.

Transportation Department Review	11/30/2021	Constance Clarkson	Revisions Required
- HD			

## Comments:

1. TOB/CIP will need a permanent drainage easement over the existing ditch located in the Green Street ROW to allow for the potential to improve drainage in the Future with the Calhoun Street Streetscape project (FY 24+/-)
2. One of the primary goals for the Calhoun Street Streetscape project would be to widen the existing sidewalks from the existing 4.5' to a proposed 6' width. This would likely require a +/- 2' permanent easement along the Calhoun Street frontage to accommodate the expanded sidewalks and street lighting. CIP would like the applicant to be aware of this future TOB/CIP request and would like to see the site plan prepared to accommodate the possibility of an expanded sidewalk along Calhoun Street. Further questions, please contact Pat Rooney (prooney@townofbluffton.com)

Watershed Management Review	11/30/2021	Lidia Delhomme	Revisions Required
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## Comments:

1. It appears an existing ditch is proposed to be piped. Provide clarification. If the ditch is to be piped, the proposed pipe should be 24" at a minimum to correspond with existing pipes at Str2 and Str3. If not, it is required to meet the ultimate development conditions.
2. This project involves the creation and/or replacement of more than 5,000 square feet of impervious surface. A Stormwater Management Plan abiding by the current Stormwater Ordinances and Design Manual is required. (UDO 5.10.1.C)
3. Provide permanent drainage easements required for pipe or ditch. (SWDM 3.7.3)

Addressing Review	12/01/2021	Nick Walton	Approved
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## Comments:

1. No comment.

## Plan Review Case Notes: