



PLAN REVIEW COMMENTS FOR COFA-08-26-020411

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:	08/04/2026
Plan Status:	Active	Plan Address:	8 Wild Spartina St Street BLUFFTON, SC 29910
Case Manager:	Charlotte Moore	Plan PIN #:	R610 039 000 1224 0000
Plan Description:	A request by William Court of Court Atkins Group (Applicant) on behalf of Graham and Allison May (Owners), for review of a Certificate of Appropriateness-Historic District to allow the construction of a new 2-story main house (an Additional Building Type) of approximately 3,325 SF and an attached carriage house of approximately 1,181 SF at 8 Wild Spartina, Lot 44, in the Tabby Roads Development. The property is located in the Old Town Historic District and zoned Neighborhood General-Historic District (NG-HD). STATUS (08.24.2026): Concept Plan to be reviewed by HPRC August 31, 2026.		

Staff Review (HD)

Submission #: 1 Recieved: 08/04/2026 Completed: 08/28/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	08/28/2026	Matthew Michaels	Approved with Conditions

Comments:

Comments may be provided at time of Building Permit.

Growth Management Dept Review (HD)	08/28/2026	Charlotte Moore	Approved with Conditions
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Comments:

1. Carriage House: The "carriage house" is not fully distinguished from the main structure as it shares a portion of its roof with the main structure and appears part of the main structure from the rear elevation. An attached structure "must be clearly incidental to, smaller than, and distinguished from the principal building form." Additionally, a carriage house (garage/bonus room) must be placed behind the primary structure and towards the back of the lot (UDO Sec. 5.15.8.F.).
2. Columns/Composite Materials: Boral/TruExterior trim is not a column material permitted by the UDO. Wood, cast iron, concrete, brick, stone, steel or tabby are permitted (UDO Sec. 5.15.6.H.2.a.). HPC approval would be required to use this material for the columns and in other locations. Identify the composite material to be used for the vents, which will also require HPC approval.
3. Railings: Power-coated aluminum is not a railing material permitted by the UDO unless approved by the HPC. Material must be wood, wrought or cast iron (UDO Sec. 5.15.6.H.2.d.).
4. Windows: On each elevation, some windows appear to be fixed which is not an operation permitted by UDO Sec. 5.15.6.I.3.b. (single/double hung, casement, awning/tilt are permitted). Label windows with a cross-reference to a window schedule that includes the operation and material for each window.
5. Screened Porch: The elevations behind the screening must be shown. What is the material for the nickel gap siding?
6. Materials, Configurations and Dimensions: Label all materials on the Final Plan (in addition to the Project Analysis sheet) and ensure that they comply with UDO Sec. 5.15., as applicable. Any materials, configurations and dimensions not in compliance with the UDO must be identified in a narrative with an explanation for consideration by the HPC.
7. Details: Provide all typical sections and details, including sections through the wall and eve, porch showing the screen, corner, water table, windows and doors, gables, dormers, etc. (Application Manual).
8. Landscape Plan: Provide a Landscape Plan that shows 75% tree canopy coverage at maturity (UDO Sec. 5.3.3.G.1.); provide a street tree (UDO Sec. 5.3.7.A.); provide 8'-0" foundation planting at front elevation (UDO Sec. 5.3.7.E.2.).
9. At time of Final Plan submission, provide a written response to these HPRC comments. The Final Plan will not be scheduled for an HPC agenda if this and all other required information is missing.

HPRC Review	08/28/2026	Charlotte Moore	Approved with Conditions
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Comments:

1. Vents: Re-examine the gable vents as some appear too close to the ridge and the scale may be too large. Trimmed gables rather than recessed are preferable.
2. Roof Materials: Re-examine the roof materials as some dormers are metal and others are not; likewise, with the lower roofs.
3. Screened Porch: Consider eliminating the random divide in the screen porch on the right elevation.
4. Chimney: Verify the height of the chimney as it appears it may need to be taller.
5. Roof: The low sloped gable roof over the breakfast room is foreign to the rest of the architecture. Study a hipped roof solution in this location if that pitch is necessary for the second-floor windows.
6. Service Yard: If meters are to be located in the service yard, be aware that the utility may ask for the gate to be removed.
7. Building Type: Why is this an Additional Building Type instead of another permitted housing type, like a Medium House? The neighboring homes are smaller at 1.5 to 2-stories with a heated square footage of 2,000 to 2,400 sf.

Watershed Management Review

08/28/2026

William Baugher

Approved with Conditions

Comments:

Comments may be provided at time of Final Plan.

Transportation Department
Review - HD

08/05/2026

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: