



PLAN REVIEW COMMENTS FOR COFA-11-24-019458

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:** 11/22/2024
Plan Status: Active **Plan Address:** 17 Lawrence St Street
BLUFFTON, SC 29910
Case Manager: Charlotte Moore **Plan PIN #:** R610 039 00A 0271 0000
Plan Description: A request by Christopher Epps (Incircle Architecture), on behalf of owners, Jay and Lori Sofianek, for review a Certificate of Appropriateness - HD to allow the construction of a 2-story Carriage House of approximately 1199 SF located at 17 Lawrence Street in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
STATUS (12.09.2024): To be reviewed at 12.16.2024 HPRC meeting.

Staff Review (HD)

Submission #: 2 Recieved: 12/13/2024 Completed: 12/13/2024

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	12/13/2024	Matthew Michaels	Not Required

Growth Management Dept Review (HD)	12/13/2024	Charlotte Moore	Approved with Conditions
------------------------------------	------------	-----------------	--------------------------

Comments:

1. Metal gutters are identified on the application as to be provided but are not shown on the plans. Downspouts must match gutters in material and finish. Provide details to show compliance with UDO Sec. 5.15.6.J. 2. Asphalt shingles are proposed but the type is not identified; only dimensional asphalt shingles are permitted. A metal roof will also be used but the type of metal is not specified. The following materials are permitted—galvanized, copper, aluminum and zinc-alum—and must be identified. (UDO Sec. 5.15.6.J.2.b.). 3. The 20"x30" vents appear to be somewhat large and the louvers too wide. Consider reducing the overall vent and louver size to be more proportionate for the size of the structure. 4. An expression line or cornice must delineate the tops of the facades and be proportionate for the structure's size. Provide the expression line or cornice on both gable end walls and include details. (UDO Sec. 5.15.6.G.2.a.) 5. If a service yard is to be provided, the location and details must be provided to show compliance with UDO Sec. 5.15.5.F.10. 6. When shutters are used, they are intended to match openings. An opening is not provided where the closed shutter is shown. While sized to match adjacent windows and appearing to be operable, the HPC will need to determine that a permanently closed shutter without an opening is appropriate. (UDO Sec. 5.15.6.M.) 7. The top rail is shown is two (2) inches; the minimum requirement is 2-3/4". (UDO Sec. 5.15.6.H.3.d.) The handrail material must be identified—the application specifies wood and the plan set shows "TBD." 8. Update the wall section to show to include additional water table/corner board details, soffit and fascia materials and dimensions, as applicable (UDO Sec. 5.15.6.N. and P.) 9. A Town of Bluffton tree removal permit is required for the removal of any tree that is eight (8) inches in diameter at breast height (DBH). (UDO Section 3.22.2.A.) 10. Identify all applicable materials, dimensions and operations on the plan set (transfer from application)

Watershed Management Review	12/13/2024	Samantha Crotty	Approved with Conditions
-----------------------------	------------	-----------------	--------------------------

Comments:

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

Transportation Department Review - HD	12/13/2024	Mark Maxwell	Approved
---------------------------------------	------------	--------------	----------