



ATTACHMENT 9

PLAN REVIEW COMMENTS FOR COFA-10-23-018547

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:** 10/09/2023
Plan Status: Active **Plan Address:** 26 Tabby Shell Rd Road
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 000 1194 0000
Plan Description: A request by William Court, on behalf of the owners, David and Susan Sewell, for the review of a Certificate of Appropriateness - HD for the construction of a new two-story single-family residential structure of approximately 2,477 SF and a new two-story Carriage House of approximately 900 SF to be located at 26 Tabby Shell Road, Lot 14 in the Tabby Roads development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD.
Status 10.23.2023: The Conceptual application is being reviewed and has been placed on the November 6, 2023 HPRC Agenda for review.

Staff Review (HD)

Submission #: 1 Received: 10/09/2023 Completed: 11/01/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	11/01/2023	Katie Peterson	Approved with Conditions

Comments:

1. Proposing the removal of two trees within the recorded conservation easement is not permitted. Further the home is placed within the easement. Relocate the house outside the easement area and provide tree protection fencing around the area.
2. A determination on the use of Boral as column material is required by the HPC.
3. Provide wood composite detail at final for HPC Determination as there is not enough information to make a determination at this time.
4. At time of final submittal, approval letter from HARB must be provided.

HPRC Review	11/01/2023	Katie Peterson	Approved with Conditions
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Comments:

1. At time of final, provide a section through the eave showing the materials and configuration, a corner detail, water table detail, service yard material, shutter detail and shutter dog profile, type and finish for all exterior doors.
2. On Sheet A3.0, the dormer roofs look to be higher than the plate height listed on the front elevation and seem a bit too tall proportionately.
3. Consider lowering the top of the water table at the main house to align with the first floor finish height, as this would match what would have been done historically.
4. Consider using standing seam metal for all 3:12 sloped roofs for long-term water management.

Watershed Management Review	10/26/2023	Samantha Crotty	Approved with Conditions
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Comments:

1. Grading plans will be reviewed formally at time of buildings permit submittal. Ensure invert elevations on all inlets are provided at that time.

Beaufort Jasper Water and Sewer Review	10/31/2023	James Clardy	Approved
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Comments:

1. No comments.

Building Safety Review	10/18/2023	Richard Spruce	Approved
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ATTACHMENT 9

Comments:

9 Oct 23 - RAS

Service yard not large enough to provide the 30 x 30 inch clearance on the control side of each compressor per IRC section 1305.1.

Transportation Department
Review - HD

10/09/2023

Megan James

Approved

Comments:

No comments

Plan Review Case Notes: