



ATTACHMENT 5

PLAN REVIEW COMMENTS FOR COFA-09-23-018484

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:** 09/15/2023
Plan Status: Pending **Plan Address:** 10 Carroll Court
BLUFFTON, SC 29910
Case Manager: Katie Peterson **Plan PIN #:** R610 039 00A 0372 0000
Plan Description: A request by Nicki Jacoby on behalf of the owner, King Tide Custom Homes, for a review of a Certificate of Appropriateness - HD to construct a new 2-story mixed-use building of approximately 2,846 SF for office use on the first floor and one dwelling unit above, to be located at 10 Carroll Court, in the Old Town Bluffton Historic district and zoned Neighborhood Core - HD zoning District.
Status: The Application will be heard at the 10.9.2023 HPRC meeting.

Staff Review (HD)

Submission #: 1 Received: 09/15/2023 Completed: 10/04/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	10/04/2023	Richard Spruce	Approved with Conditions

Comments:

18 Sep 23 - RAS

Could not tell if the guardrails are 42-inches or not.

A few exterior walls will have to be fire rated. Shouldn't change the appearance.

Some windows will have to be fire rated. May not change the appearance.

The front elevation will have a fire department connection. The building will require a fire sprinkler system be installed.

Growth Management Dept Review (HD)	10/04/2023	Katie Peterson	Approved with Conditions
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Comments:

1. Doors are permitted to be casement or French in operation. There is no vehicle access to the North Elevation. Revise the garage door to be casement or French in operation. 5.15.6.I.3.c.

2. Railings & Balusters are permitted to be wood (termite resistant), painted or natural wrought or cast Iron. The application proposes aluminum. Revise to a permitted material. 5.15.6.H.2.d.

3. Provide additional information regarding the wood louvers at the stair.

4. Provide street tree at the front of the lot. 5.3.7.A.

5. Update the application for the footprint, impervious and porches calculations. it shows 52 SF of impervious - landings at exterior doors etc. need to be shown on the site plan and included in calculation.

6. Fences in the front yard (in front of the primary structure) are permitted a maximum height of 42 inches. It appears the Tall wood fence extends beyond the front of the primary façade. Provide additional information showing it is behind the primary facade, or revise. Further, at time of final, provide detail of both types of fences. 5.15.6.K.2.

7. During the site planning for any property, consideration shall be given to the existing tree canopy and every reasonable effort made to maximize the preservation of the existing canopy. The two trees at the rear of the property, as they are within a setback and do not effect the ability to use the lot, need to be retained. Revise fence placement to protect the existing canopy. 5.3.3.

HPRC Review	10/04/2023	Katie Peterson	Approved with Conditions
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1. At time of final submittal, provide a landscape plan noting location of plantings, street tree locations, and canopy coverage calculations; as well provide architectural details of the railing and baluster, gutter profile, roof profile, a typical window detail, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)
2. In order to better conceal the hood systems, consider the vent to go up to the second floor chase and then vent out the side wall and not through the roof on the primary structure.
3. Consider adding a dove cove in the gable ends of the Bakery structure to match the main building. 5.15.6.F.

Watershed Management Review	09/25/2023	Samantha Crotty	Approved with Conditions
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Comments:

Grading/drainage plans will be reviewed at time of stormwater permit submittal.

Beaufort Jasper Water and Sewer Review	10/04/2023	James Clardy	Approved
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Comments:

No comment provided by reviewer.

Transportation Department Review - HD	09/18/2023	Megan James	Approved
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Comments:

No comments

Plan Review Case Notes: