



# ATTACHMENT 6

## PLAN REVIEW COMMENTS FOR COFA-11-23-018622

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:** 11/01/2023  
**Plan Status:** Active **Plan Address:** 4 Tabby Shell Road  
BLUFFTON, SC 29910  
**Case Manager:** Katie Peterson **Plan PIN #:** R610 039 000 1184 0000  
**Plan Description:** A request by DePauw Architects, on behalf of the owners, Jill and Steve Duncan for a review of a Certificate of Appropriateness - HD to construct a new 1-story Carriage House of approximately 726 SF, to be located at 4 Tabby Shell Road, Lot ,4 in the Tabby Roads Development, in the Old Town Bluffton Historic district and zone Neighborhood General- HD zoning District.  
**Status:** The Application is being reviewed and is slated to be on the December 4, 2023 HPRC Agenda.

### Staff Review (HD)

**Submission #: 1** Received: 11/01/2023 Completed: 11/27/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	11/27/2023	Katie Peterson	Approved with Conditions

#### Comments:

- Items identified by the HARB in their prelim approval all need to be addressed and a letter indicating the changes meet their requirements provided at time of final submittal. (Applications Manual )
- Setback for Carriage House structures is 5'. Structure must be relocated to be no less than 5 feet from the side property line. Porch may encroach within the 5' setback, however, no portion of the structure may be within 3 feet of the side property line. (UDO 5.15.5.C.)
- Carriage House structures must be of the same general character as the primary structure. Provide better relationship between the two structures. Potential areas which may help address could include: Matching the columns (no base), window fenestration (removing panel), gabled end treatment (vertical brackets over horizontal siding) to the primary structure. (UDO 5.15.8.F.)
- Provide information on left elevation of storage area.
- As the project moves toward Final submittal, provide architectural details for the typical window and door, water table trim, corner board, a section through the eave. (Applications Manual)

Watershed Management Review	11/27/2023	Samantha Crotty	Approved with Conditions
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#### Comments:

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

Beaufort Jasper Water and Sewer Review	11/27/2023	James Clardy	Approved
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#### Comments:

- No comment.

HPRC Review	11/20/2023	Katie Peterson	Approved
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#### Comments:

- No comments.

Transportation Department Review - HD	11/07/2023	Megan James	Approved
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#### Comments:

No comments

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**Plan Review Case Notes:**