



# ATTACHMENT 5

## PLAN REVIEW COMMENTS FOR COFA-09-23-018463

Town of Bluffton  
Department of Growth Management  
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910  
Telephone 843-706-4522

<b>Plan Type:</b>	Historic District	<b>Apply Date:</b>	09/07/2023
<b>Plan Status:</b>	Active	<b>Plan Address:</b>	213 Goethe Road BLUFFTON, SC 29910
<b>Case Manager:</b>	Katie Peterson	<b>Plan PIN #:</b>	R610 039 00A 0288 0000
<b>Plan Description:</b>	<p>The building is a single 2 ½ story structure, with a single commercial space for Tidal Creek Investments on the first floor and a single-family residential space on the upper floor and a half. The ground floor totals 1,600 SF including a cart garage serving the upper floor. There is a 9.5' deep front entry porch that leads to the Tidal Creek Investments entry and an interior stair serving the residential area. The upper floor and a half totals 2,000 SF of living space, in addition to a flat roof for the HVAC to sit.</p> <p>The architectural massing of the building are multiple gables with a shed dormer and a flat roof with a parapet. The exterior materials for the building will be cementitious fiber siding (Lap, Board and Batten &amp; Hardie Panel). The front entry porch has cementitious wrapped columns with a brick base. The porch railing will be an approved Town of Bluffton material.</p> <p>The building has a fully automated sprinklered system per the building code. The building is likely to be wood construction.</p> <p>The building is considered an "Additional Building Type" building type per the Town of Bluffton Unified Development Ordinance (UDO)</p>		

### Staff Review (HD)

**Submission #: 1**      Received: 09/07/2023      Completed: 09/29/2023

Reviewing Dept.	Complete Date	Reviewer	Status
Building Safety Review	09/11/2023	Richard Spruce	Revisions Required

#### Comments:

11 Sep 23 - RAS

Plans show a ramp from accessible parking area on side of building. There is a door to the cart barn that swings out over the ramp. Where does this ramp go to? Does not appear to create a path of travel to the front door.

Beaufort Jasper Water and Sewer Review	09/29/2023	James Clardy	Approved with Conditions
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#### Comments:

Pending submittal of the project in accordance with BJWSA's 2023 DPPM.

Growth Management Dept Review (HD)	09/29/2023	Katie Peterson	Approved with Conditions
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#### Comments:

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1. At time of final submittal, show required 35% open space per Development Plan.
2. At time of final provide information on the shaded area in the 3rd floor with possible head height of 5' or more. (UDO 5.15.5.F1.e.)
3. Update ridge height to be from grade, rather than from finished floor, as the maximum height permitted by the Development is 35' and it may not go over that height.
4. For the final application provide a landscape plan noting foundation plantings, street tree locations, and canopy coverage calculations; as well provide architectural details of the railing and baluster, a typical window detail, window and door tables, corner board/pilaster trim detail and sections through the eave and wall depicting the material configuration and dimensions. (Applications Manual)
5. Provide additional information on utilities which are not located on the roof (electric meters, commercial HVAC units etc.) for placement and screening. (UDO 5.15.5.F.10)
6. Provide clarification on the stair access as it relates to commercial access to the residential space. It appears the first floor commercial has direct access to the single residential unit on the second and third floor.
7. If the cart garage is intended to be residential space, pedestrian connection to the unit needs to be provided.

HPRC Review	09/29/2023	Katie Peterson	Approved with Conditions
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### Comments:

1. Provide clarification on the residential vs. commercial spaces on the first floor.  
It appears the Cart Garage may be residential, but the commercial riser room access is through the residential space. If owned by the residential tenant it seems problematic to have risers room access through that garage.
2. There seems to be a problematic separation between the commercial and residential space as the only HVAC units shown are accessed through the residential space. Similarly Door 100A does not seem necessary as it separates the two uses.
3. 2:12 shed roof on back is shown as shingle. Recommend revising to a metal roof for moisture management or increasing the pitch of the roof in this location.
4. I'd like to see some more articulation on the left and right side elevations of the rear board-and-batten massing. Windows in those bedrooms? Something other than a blank wall.
5. It would be nice to see the front gable lift up on a kneewall to get some breathing room between the roof and the bracketed roof over the second floor windows. Maybe some more articulation up there (a faux louver, additional window, etc.).
6. There are two separate heights of the bandboard around the building. The height of the bandboard on the right side elevation at the small gable and the rear mass feels more appropriate, so perhaps this could continue around the entire structure (leaving the second floor porch bandboard as its own element)?
7. How does the flat roof on the third floor drain? Are there scuppers / gutters / downspouts somewhere? Perhaps incorporating this feature into the design might help with further articulation of the rear element?

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

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

Transportation Department Review - HD	09/07/2023	Megan James	Approved
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### Comments:

No comments

### Plan Review Case Notes: