

# HISTORIC PRESERVATION COMMISSION



## STAFF REPORT Department of Growth Management

<b>MEETING DATE:</b>	June 1, 2016
<b>PROJECT:</b>	6 Bruin Rd. – New Construction
<b>APPLICANT:</b>	Randolph Steward
<b>PROJECT MANAGER:</b>	Erin Schumacher, AICP, Senior Planner

**APPLICATION REQUEST:** The Applicant, R. Stewart Design, on behalf of Henry Carroll requests that the Historic Preservation Commission approve the following application:

1. **COFA-3-16-9549.** A Certificate of Appropriateness to allow for the construction of Commercial Cottage of approximately 1,360 SF on the property identified as 6 Bruin Road, and zoned Neighborhood Core-HD.

**INTRODUCTION:** The Applicant is proposing the construction of a Commercial Cottage located in the Old Town Bluffton Historic District. The proposed building, of approximately 1,360 SF, is designed as Commercial Cottage Building Type in accordance to the allowable building types for the Neighborhood Core-HD zoning district. The structure meets the following criteria:

1. It is a detached mixed use building;
2. It does not exceed the maximum footprint of 1,500 SF or overall square footage range of 600-1,800 SF or the height maximum of 1.5 stories; and
3. It is designed as a shop front building similar to the Peoples' Store

The Applicant has proposed buildings that reflect the vernacular characteristics of Bluffton by utilizing a hipped roof, bracketing along the cornice, transom windows and corner board trim.

**HISTORIC PRESERVATION COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.E.2, the Historic Preservation Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the applicant.

It is important to note that the intent of Section 5.15 Old Town Bluffton Historic District of the UDO, is that the Section be user friendly and informative to the

residents and the members of HPC and is not intended to discourage creativity or force the replication of historic models. Rather, it is to set forth a framework in which the diversity that has always characterized Bluffton can continue to grow. The Section also defines guidelines for design and materials similar to that used on structures within the Old Town, and it is the charge of the HPC to assess the interpretation of these guidelines as they pertain to applications using the established review criteria.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Historic Preservation Commission are required to consider the criteria set forth in Section 3.18.3 of the Unified Development Ordinance in assessing an application for a Certificate of Appropriateness – Historic District (HD). The applicable criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.B. Consistency with the principles set forth in the Old Town Bluffton Master Plan.

- a. *Finding.* The application is consistent with the principles set forth in the Old Town Bluffton Master Plan. The Old Town Master Plan states that, "The built environment, in particular the historic structures scattered throughout Old Town, should be protected and enhanced. While it is of great importance to save and restore historic structures, it is just as important to add to the built environment in a way that makes Old Town more complete."

The Applicant proposes to construct a new single family residence within the Tabby Roads development in the Old Town Bluffton Historic District, a locally and nationally designated historic district. The building has been designed to be sympathetic to the architectural character of the neighboring historic structures, so its addition to the architectural diorama will both protect the integrity of the existing historic structures and enhance the neighborhood by adding architectural variety.

- b. *Finding.* The Old Town Master Plan initiatives also included the adoption of a form-based code that included architectural standards for structures located within the Old Town Bluffton Historic District. These standards are included in Article 5 of the Unified Development Ordinance. The new construction proposed as part of this request will be in conformance with those standards if the conditions noted in item 2 of this Section are met.
- c. *Finding.* The Old Town Master Plan initiatives also promote preservation and protection of the legacy of the Old Town Bluffton Historic District through additions to the built environment which make Old Town more complete. The addition of the proposed residential structures adds to the district as well as helps provide completeness to the neighborhood and overall district.

2. Section 3.18.3.C. The application must be in conformance with applicable provisions provided in Article 5, Design Standards.

- a. *Finding.* Town Staff finds that the design of the structure meets the criteria of a Commercial Cottage as allowed in the Neighborhood Core Historic District per Section 5.15.5.A.
- b. *Finding.* Town Staff finds that if the conditions noted below are met, the proposed addition will be in conformance with applicable provisions provided in Article 5:
  - 1) Section 5.15.6.I. Windows and Doors. The UDO permits rectangular, square, transom, and sidelight window configurations. The proposal indicates the use of an eyebrow window configuration. This configuration must be reviewed and approved by the HPC as an appropriate substitute for the permitted configurations.
  - 2) Section 5.15.8. and 5.15.6.L. Building Types and Opacity and Facades. The UDO requires that a Commercial Cottage Building Type be a shopfront building. Further the UDO notes that a shopfront areas shall have untinted, transparent, shopfront windows and/or doors covering no less than 75% of the wall area. What has been proposed is approximately 45% and must be increased to meet the requirements of the UDO.
  - 3) Section 5.15.6.N. Water Tables Corners. On detail 2/A102 the detail notes the water table as 5/4 material. The UDO states that water tables should be 2x stock with a bevel. The current configuration does not meet the requirements of the code and must be modified to use 2x stock.

3. Section 3.18.3.D. The nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

*Finding.* Town Staff finds that nature and character of the new construction to be consistent and harmonious with that of the surrounding neighborhood. The mass and scale of the structure is appropriate for its location and the architectural detail is sensitive to the neighboring properties.

4. Section 3.18.3.F. The historic, architectural, and aesthetic features of the structure including the extent to which its alteration or removal would be detrimental to the public interest.

*Finding.* The Applicant seeks approval for the construction of a new structure in the Old Town Bluffton Historic District. The proposed plans are sympathetic in design to the neighboring historic resources; therefore, the structures, as proposed, will have no adverse effect on the public interest.

5. Section 3.18.3.H. The application must comply with applicable requirements in the Applications Manual.

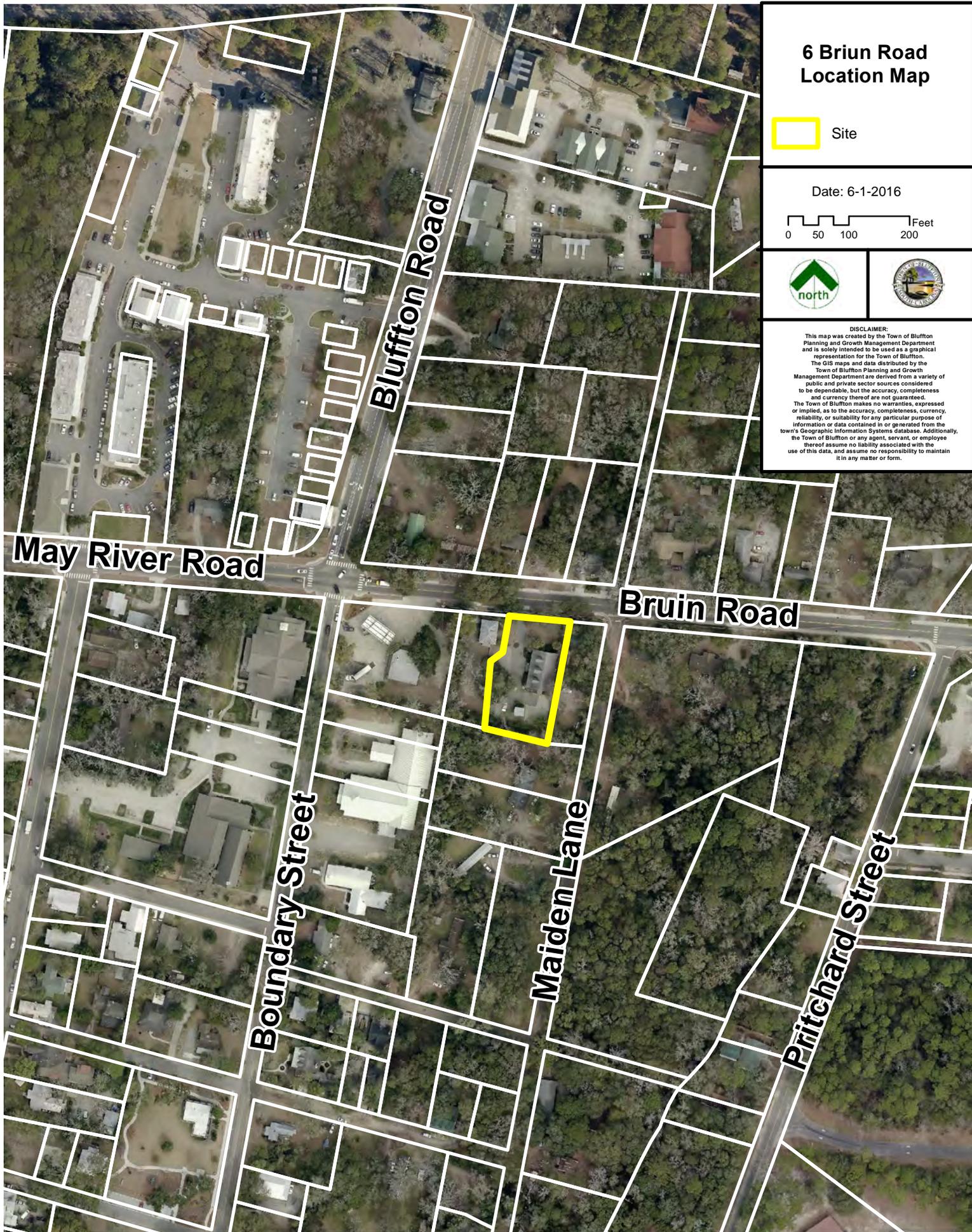
*Finding.* The application has been reviewed by Town Staff and has been determined to be incomplete. All comments and conditions of from the Development Review Committee regarding the Development Plan application must be satisfied prior to issuance of the Certificate of Appropriateness.

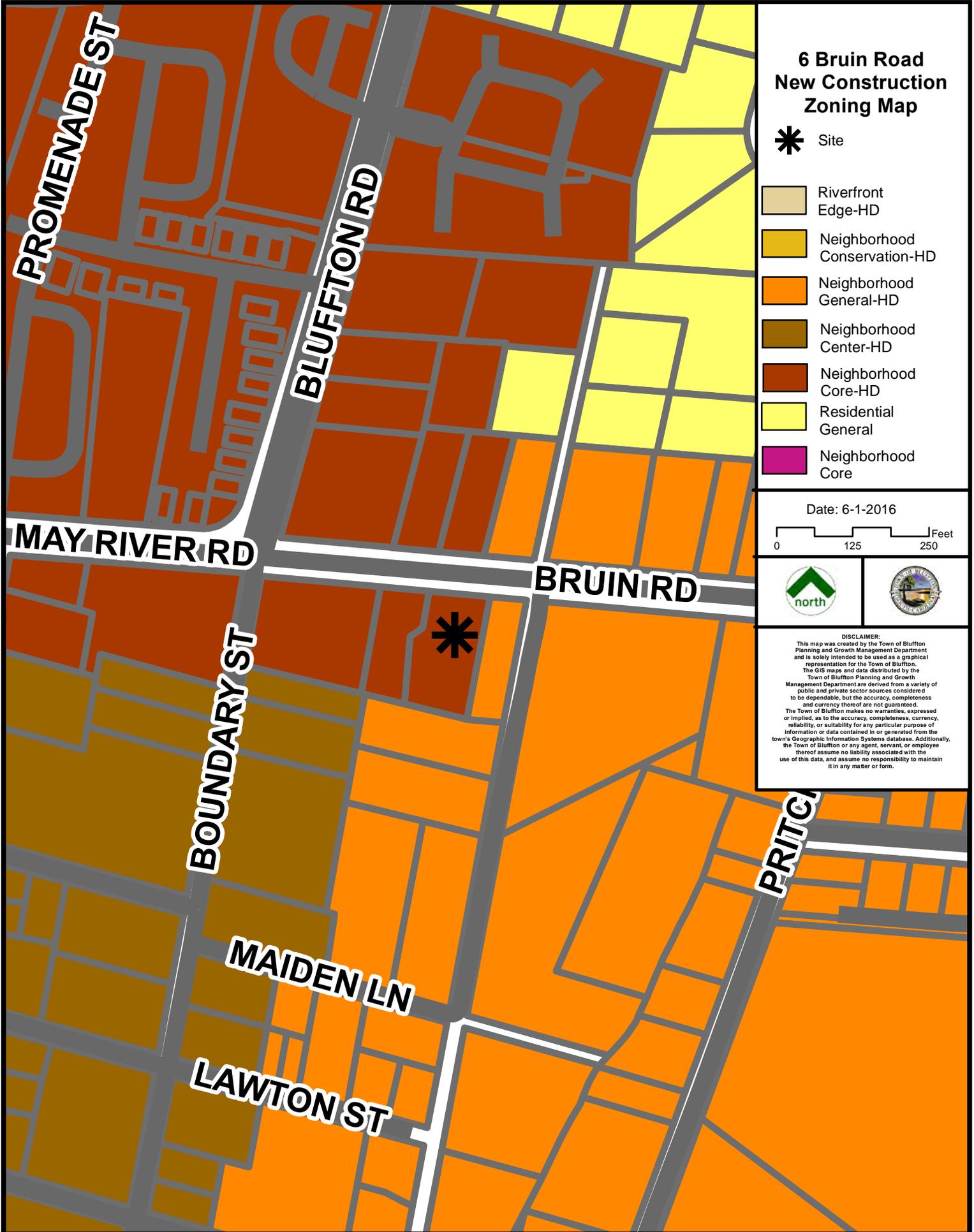
**STAFF RECOMMENDATION:** It is the charge of the HPC to assess and interpret the standards and guidelines set forth in the Unified Development Ordinance as they pertain to applications using the review criteria established in the UDO and to take appropriate action as granted by the powers and duties set forth in Section 2.2.6.E.2. Town Staff finds that with the conditions noted below the requirements of Section 3.18.3 of the Unified Development Ordinance have been met and recommends that the Historic Preservation Commission approve the application with the following conditions:

1. Per Section 5.15.6.I. of the UDO, the use of an eyebrow window configuration must be reviewed and approved by the HPC as an appropriate substitute for the permitted configurations.
2. Per Section 5.15.8. and 5.15.6.L. of the UDO, additional untinted, transparent, shopfront windows and/or doors covering no less than 75% of the wall area must be added to meet the requirements of the UDO.
3. Per Section 5.15.6.N. of the UDO, the proposed water table material shall be of a 2x stock.
4. Per the Applications Manual, the Development Review Committee approval of the Development Plan Amendment must be issued prior to the issuance of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan & Elevations
5. HPRC Report



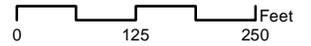


### 6 Bruin Road New Construction Zoning Map

Site

- Riverfront Edge-HD
- Neighborhood Conservation-HD
- Neighborhood General-HD
- Neighborhood Center-HD
- Neighborhood Core-HD
- Residential General
- Neighborhood Core

Date: 6-1-2016



**DISCLAIMER:**  
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# HISTORIC PRESERVATION COMMISSION NARRATIVE

**PROJECT:** Carroll Cottage,  
Parcel 76 B Bruin Road  
Bluffton, SC

The proposed project is located on the south side of Bruin Road between Nickel Pumper and Maiden Lane. There is an existing 1 1/2 Story +/-2300 SF commercial building located on the property. The lot to the west, Parcel 258 is owned by the Developer and has a contributing structure on site and is used for commercial purposes. The Building on the east side of the proposed , Parcel 75, is also a structure that is over 50 year old, and is also used for commercial purposes.

The Owner proposes to subdivide Lot 76 in a new Lot 76B, that is 5584.5 SF. All setbacks and the building size and type will meet all UDO requirements.

The proposed 1360 S.F. cottage will be used for commercial retail or office purposes.

There are more than sufficient existing parking places on the site. The Owner will prepare a perpetual ingress egress easement.

The Owner is a Master Woodworker and will construct the building out of the finest or recycled building materials. The turned appliqués, corbels, scroll frieze, saw-tooth trim, and front and rear door will all be hand-made in his shop in Bluffton. It is the wish of the owner that this building will set an example of fine craftsmanship and design and will enhance the streetscape on Bruin road.

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*

The scale of the building proposed is consistent with the east and west structures. The modern low county building on site is larger in scale and it is felt that another building of that scale would be inappropriate for this infill site. Parcel 76 has a very large live oak tree and it is the owner's intent to provide protection for the tree as it is a natural resource feature.

All utilities exist on site. The existing Parcel 76 is 20377 SF. After subdividing Parcel 76 will be 12,966 SF and the new Parcel 76B will be 5584.5 SF. Metrics for pervious vs. impervious and open space as shown on the site plan and application.

All elements of Article 3 will be met. No variances are requested.

## *SITE PICTURES*



**Front/North Elevation Existing 1 ½ story Building**



**West View of Parcel 258 Elevation**

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*

## *SITE PICTURES*



e  
East view of Parcel 78



SW view of proposed Parcel 76B

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*

## *SITE PICTURES*



**East View of Site with approx. lot lines**



**Existing Landscaping in south setbacks**

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*

## *SITE PICTURES*



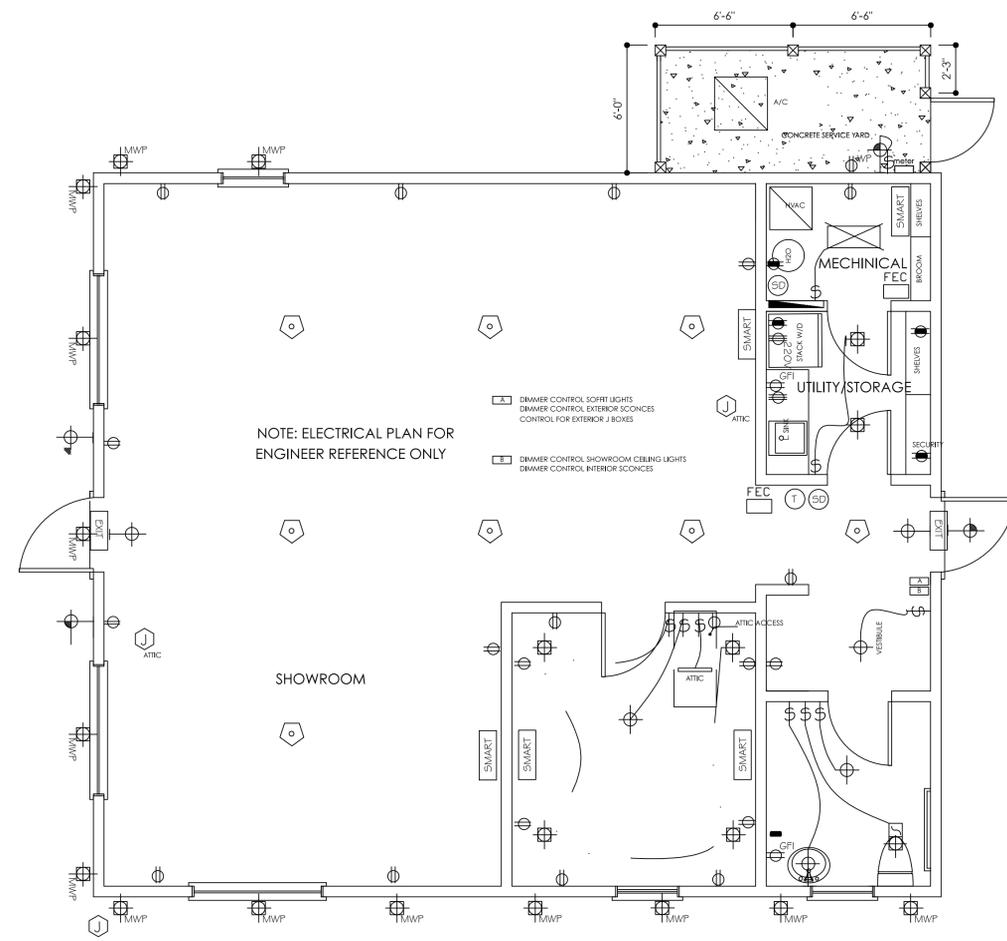
**South view of existing asphalt & gravel parking**



**Sample of building cornice**

**Carroll Cottage Bruin Road**  
*Bluffton, South Carolina*





ELECTRICAL LEGEND

SYMBOL	TYPE	SYMBOL	TYPE
	-SWITCH-SINGLE POLE		-DUPLEX (COUNTER HEIGHT)
	-SWITCH-THREE POLE		-DUPLEX W/ GROUND FAULT (COUNTER HEIGHT)
	-SWITCH-W/DIMMER		-DUPLEX OUTLET (FLR. MNT.)
	-RECESSED INCAND.		-220V OUTLET
	-RECD. INCAN. (VAPOR PROOF)		-DUPLEX (WATER PROOF)
	-SURFACE MT. INCAND.		-DUPLEX FOR -GAR. DOOR CEILING MOUNT
	-RECESSED FAN LIGHT		-CEILING FAN
	-WALL MOUNTED LIGHT		-CHIME PUSH BUTTON
	-WALL BRACKET-OUTDOOR		-OPENER for GAR. DOOR
	-CHANDELIER		-CHIME
	-TELEPHONE JACK		-CABLE TV OUTLET
	-TELE. JACK (FLR. MNT.)		-HIDDEN FLUOR. LIGHT
	-DUPLEX OUTLET		-FLUOR. LIGHT
	-DPLX. OUTLET (SWITCHED)		-BREAKER PANEL
	-JUNCTION BOX		-SMOKE DETECTOR
	-RECESSED WALL WASH		-THERMOSTAT
	-3 WAY DIMMER		-MINI WATER PROOF RECESS
	-3 WAY DIMMER		-CABLE, INTERNET, POWER
	HALOPHANE PENDANT		SEMI RECESSED FIRE EXTINGUISHER CABINET ADA COMPLIANT

DATE : 3.28.2016

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 516 South Green Street, Ridgeland, South Carolina 29936  
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 ansleymanuel@embarqmail.com

New Construction For:  
 HANK CARROLL  
 PARCEL 76B BRUIN ROAD  
 BLUFFTON, SOUTH CAROLINA 29910

ELECTRICAL PLANS

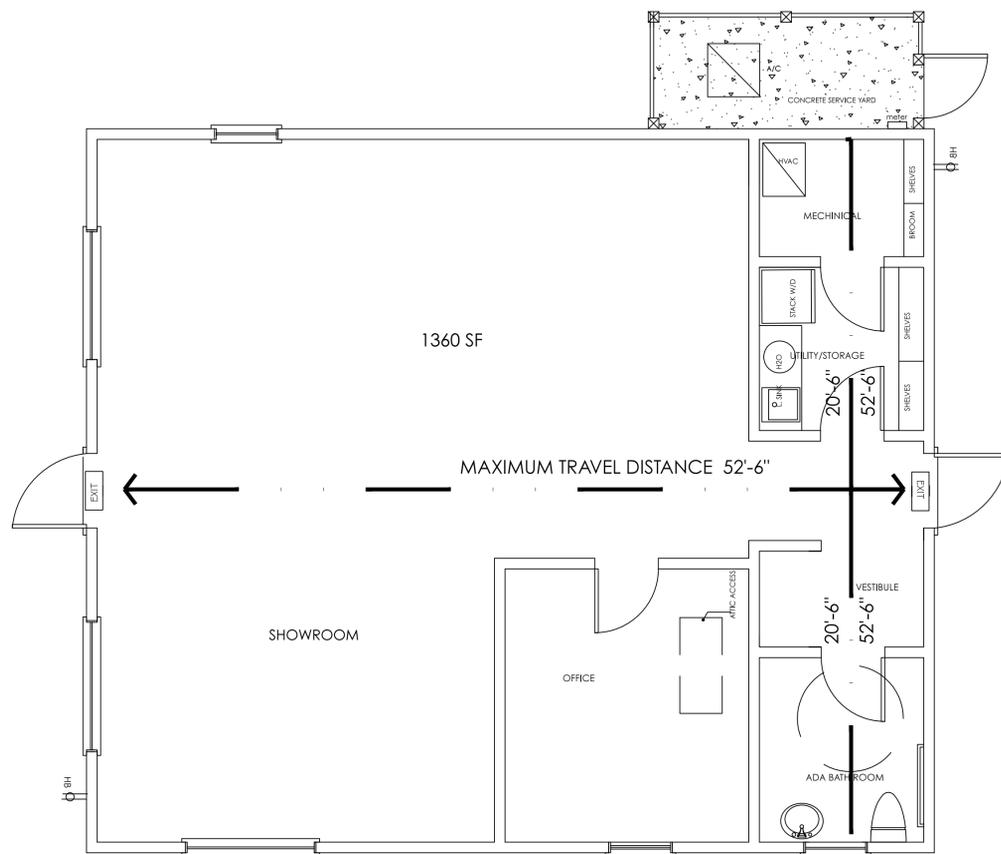
SHEET

E100

*R. Stewart Design*

DESIGN  PLANNING  PRESERVATION

12 JOHNSTON WAY, STE. 300 BLUFFTON, SC 29910 843 816-4005  
 P.O. BOX 1813 E-mail: randolph@rstewartdesign.com



DOOR SCHEDULE — CONSULT W/ OWNER PRIOR TO ORDER

SYM	SIZE	TYPE	REMARKS	DP RATING
1	7'0"x3'6"x2-1/2"	IMPACT GLASS OVER 2 PANEL	1'-8" FIXED TRANSOM	50
2	7'0"x3'6"x2-1/2"	4 PANEL	1'-8" FIXED TRANSOM	50
3	3'0"x8'0"x1-3/4"	4 PANEL		
5	3'0"x8'0"x1-3/4"			
6	3'0"x8'0"x1-3/4"	4 PANEL		
7	3'0"x8'0"x1-3/4"	4 PANEL		

NOTE:  
 Weather-stripping to be crimped copper  
 Weather-stripping to be crimped copper  
 Parting mull by Owner  
 Mull Space Bar to be selected by Owner

Set Doors First  
 Set Windows to Door Height  
 Exterior doors to have panic bar and closer  
 Exterior doors to have bronze Pemko threshold

WINDOW SCHEDULE — CONSULT W/ DESIGNER PRIOR TO ORDER

SYM	SIZE	TYPE	REMARKS	DP RATING
A	6'-0" x 4'-6"	FIXED	1'-8" FIXED TRANSOM	50
B	3'-0" x 5'-0"	DBL HUNG	2 OVER 2	50
C	3'-4"	HALF RND		50

NOTE:  
 All Mullions to be Simulated Divided Lite  
 All mullions to be 7/8" Alum.  
 Weather-stripping to be color by Owner

All Windows to be Impact Glass  
 Sash to be alum. clad — color by Owner

DATE :4.04.2016

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**LIFE SAFETY PLAN & SCHEDULES**

**1** LIFE SAFETY PATH PLAN  
**A106** SCALE: 1" = 1'-0"

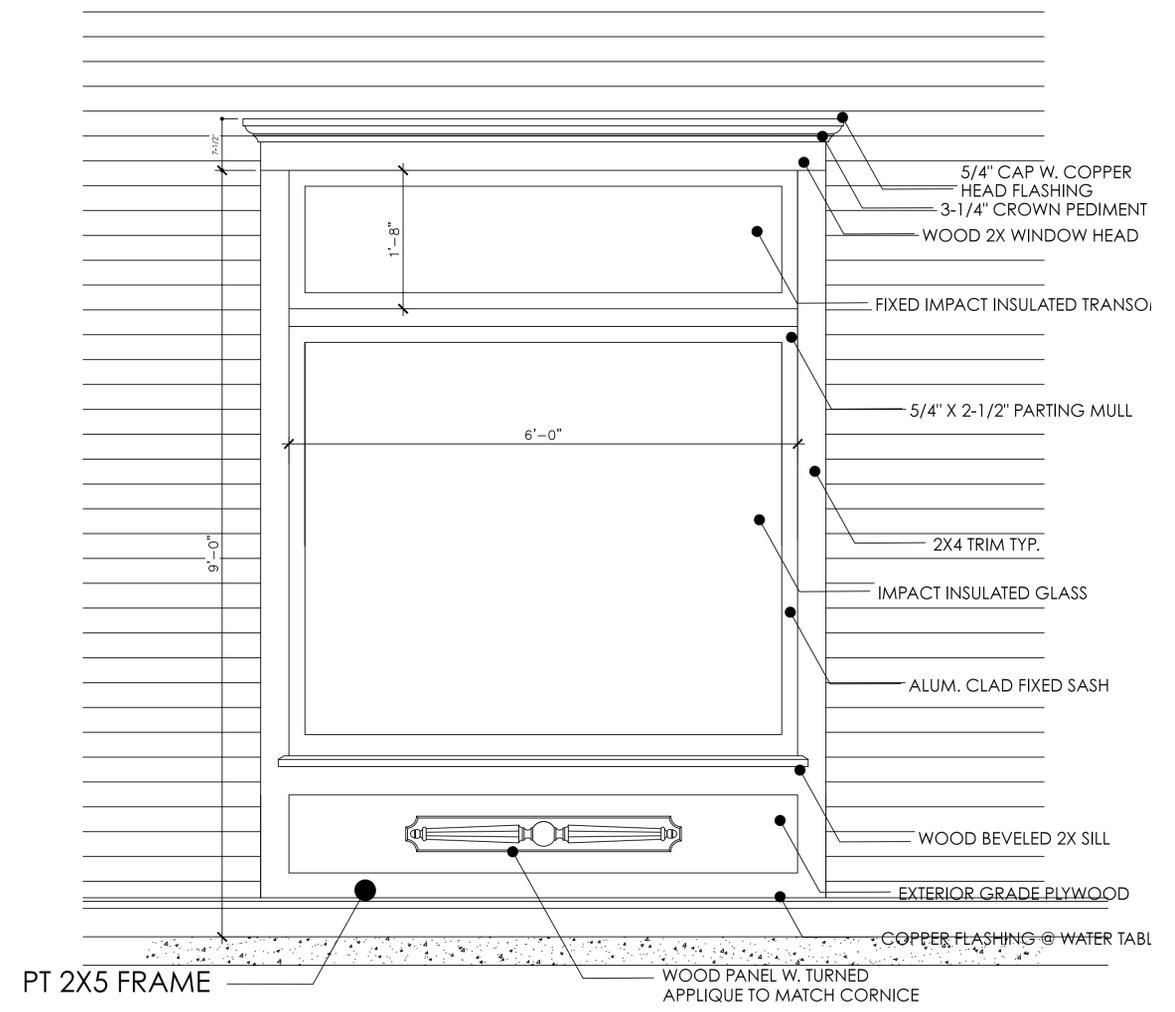
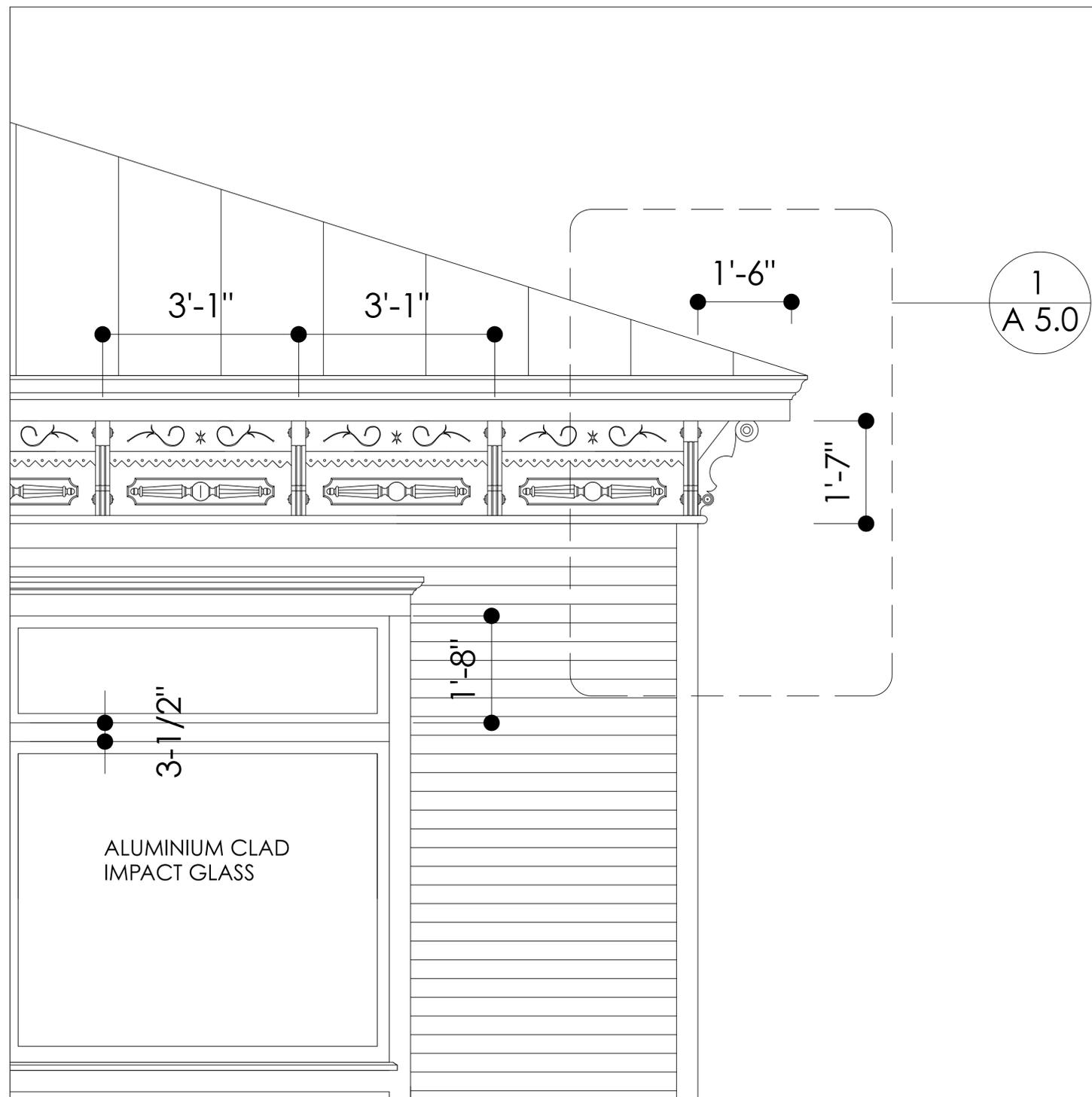
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**A106**

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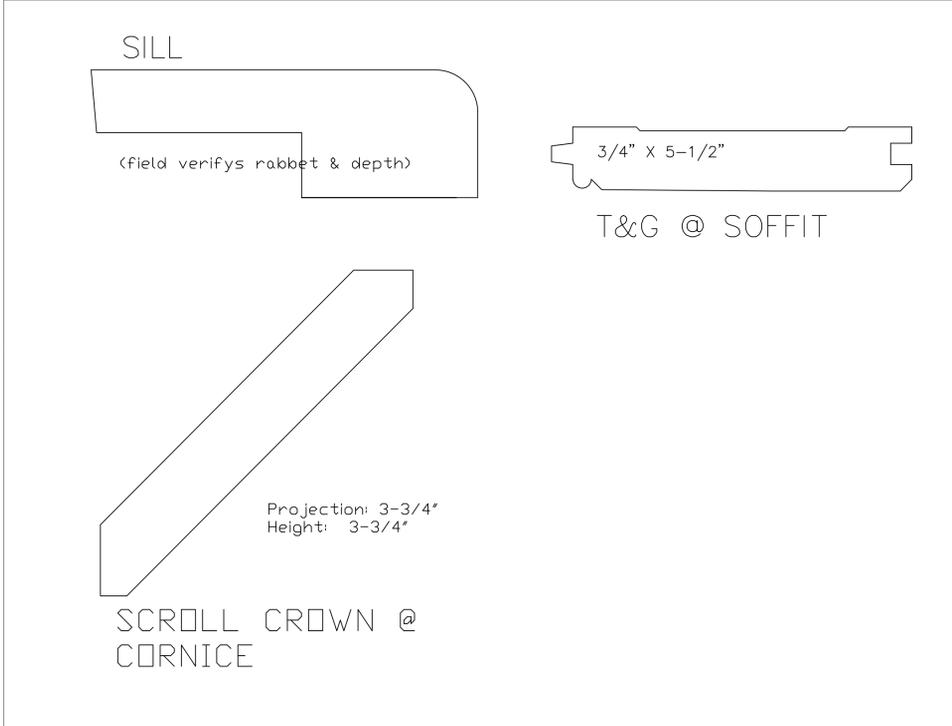
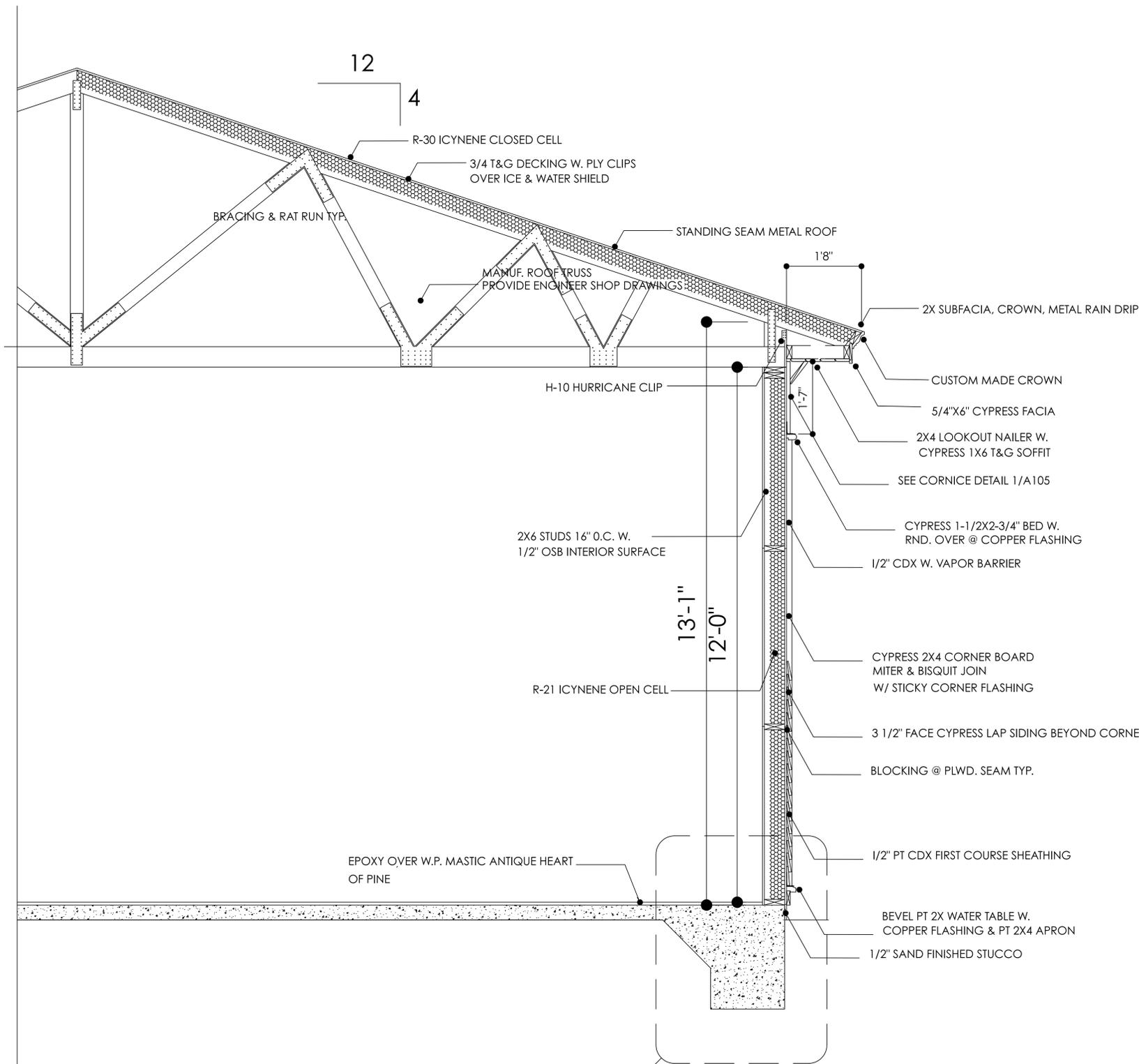
DATE : 4.04.2016

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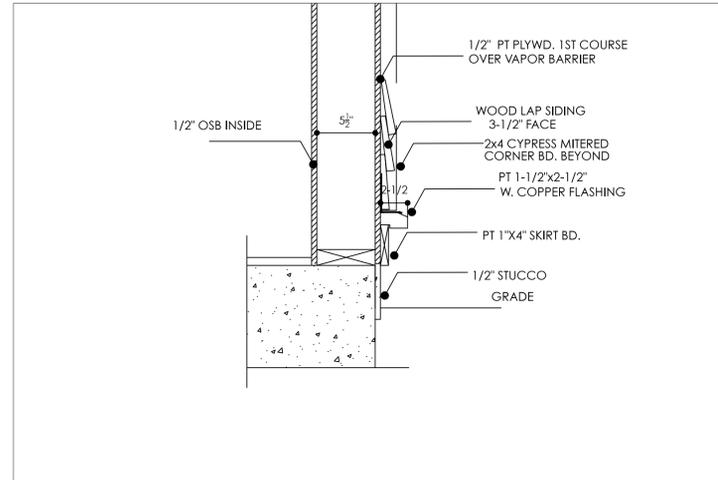
New Construction For:  
HANK CARROLL  
PARCEL 76B BRUIN ROAD  
BLUFFTON, SOUTH CAROLINA 29910  
**EXTERIOR DETAILS**

SHEET

**A105**



3 BUILDING MOLDINGS  
A104 SCALE: FULL SCALE



2 WATER TABLE DETAIL  
A104 SCALE: 1-1/2" = 1'-0"

1 BUILDING SECTION  
A104 SCALE: 3/4" = 1'-0"

DATE : 4.04.2016

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COTTAGE BUILDING SECTION

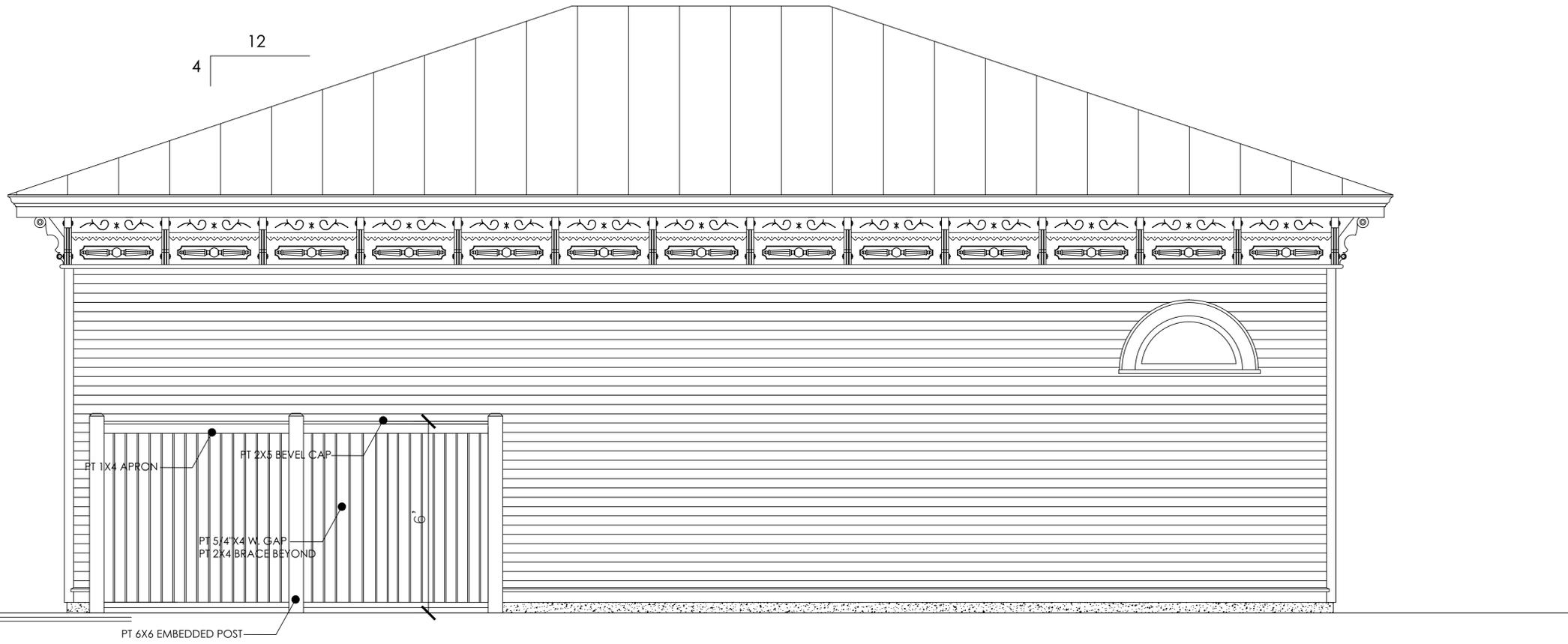
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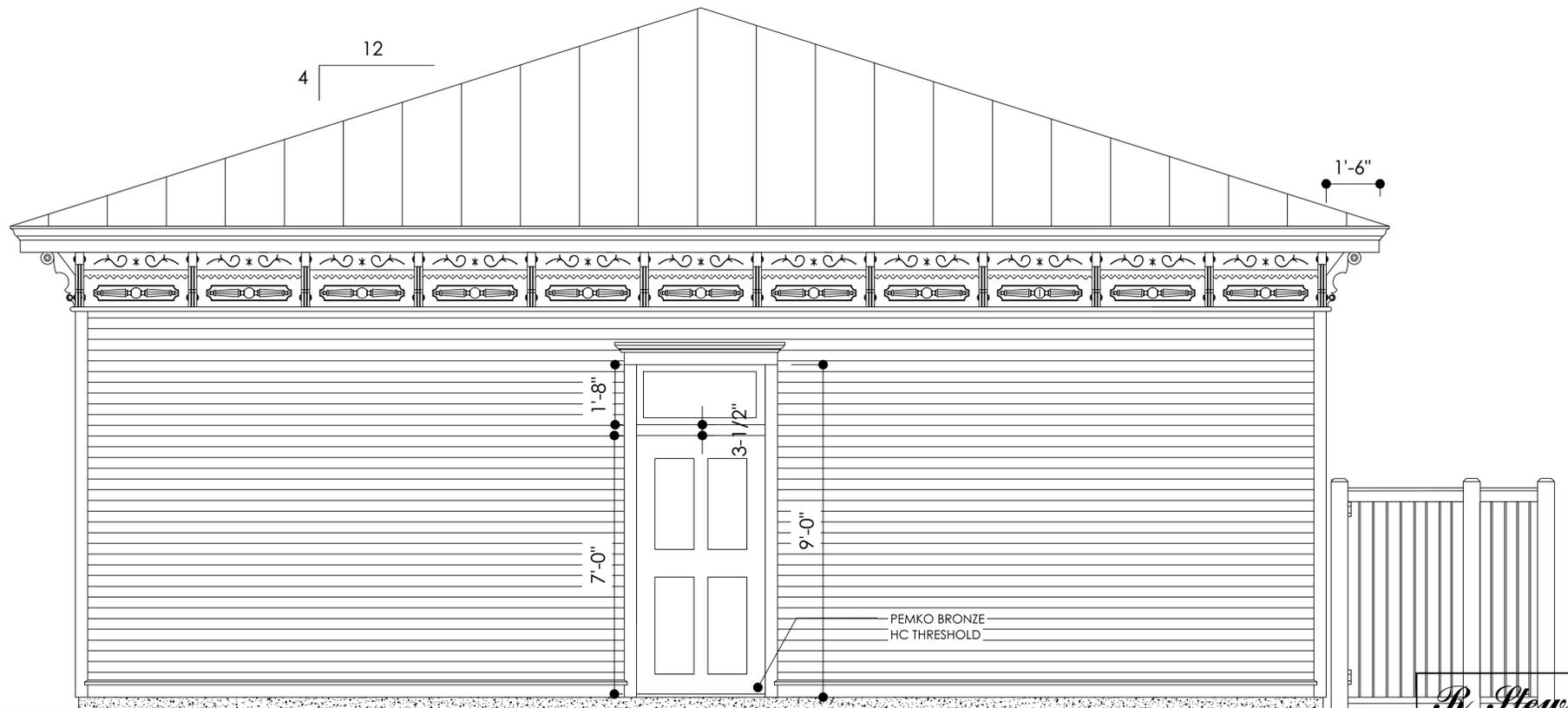
*R. Stewart Design*

DESIGN □ PLANNING □ PRESERVATION

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1 EAST ELEVATION  
A103 SCALE: 1/2" = 1'-0"



2 SOUTH ELEVATION  
A103 SCALE: 1/2" = 1'-0"

DATE : 4.04.2016

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EAST & SOUTH ELEVATION

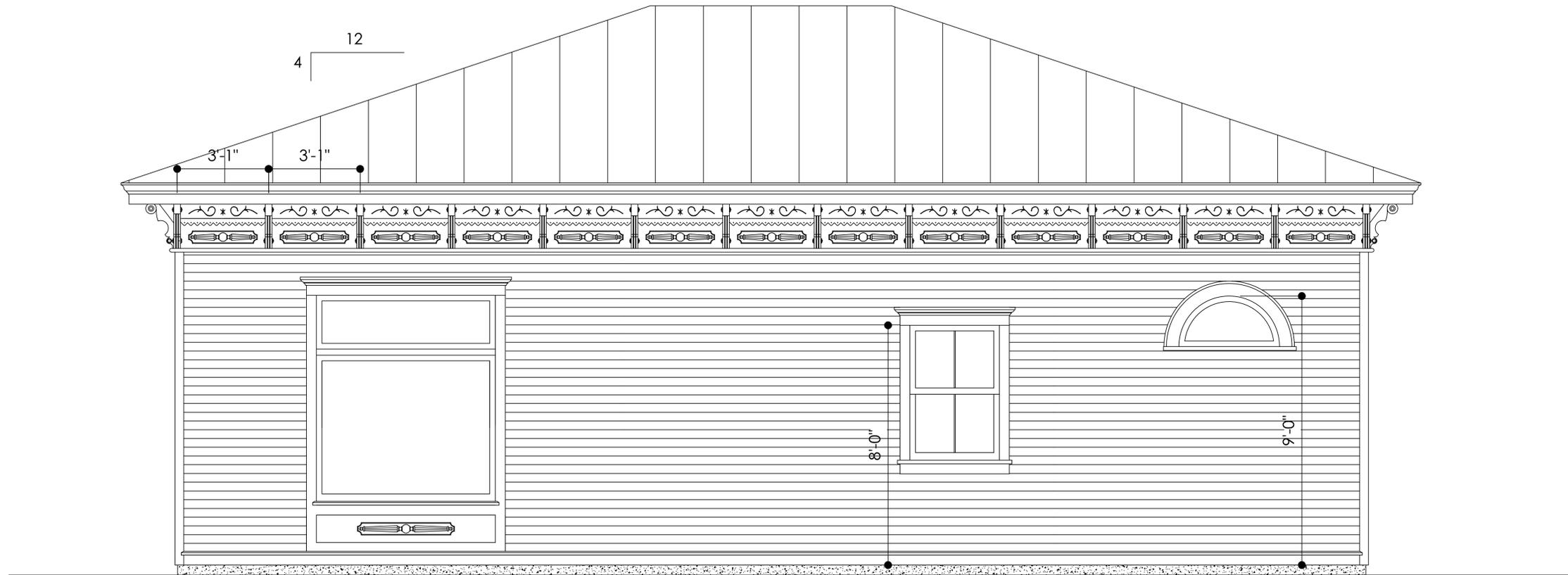
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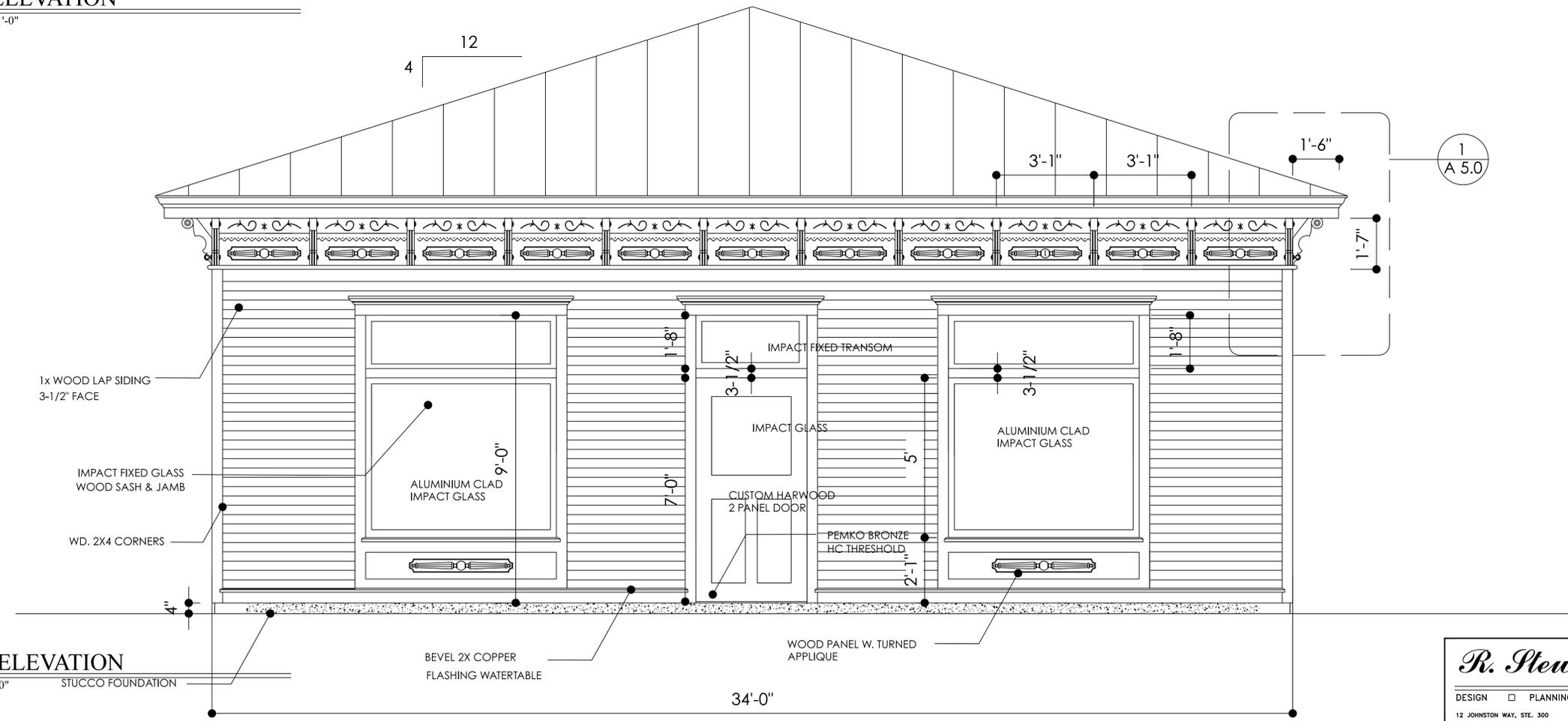
*R. Stewart Design*

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1 WEST ELEVATION  
A102 SCALE: 1/2" = 1'-0"



2 NORTH ELEVATION  
A102 SCALE: 1/2" = 1'-0"

DATE : 4.04.2016

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WEST & NORTH ELEVATION

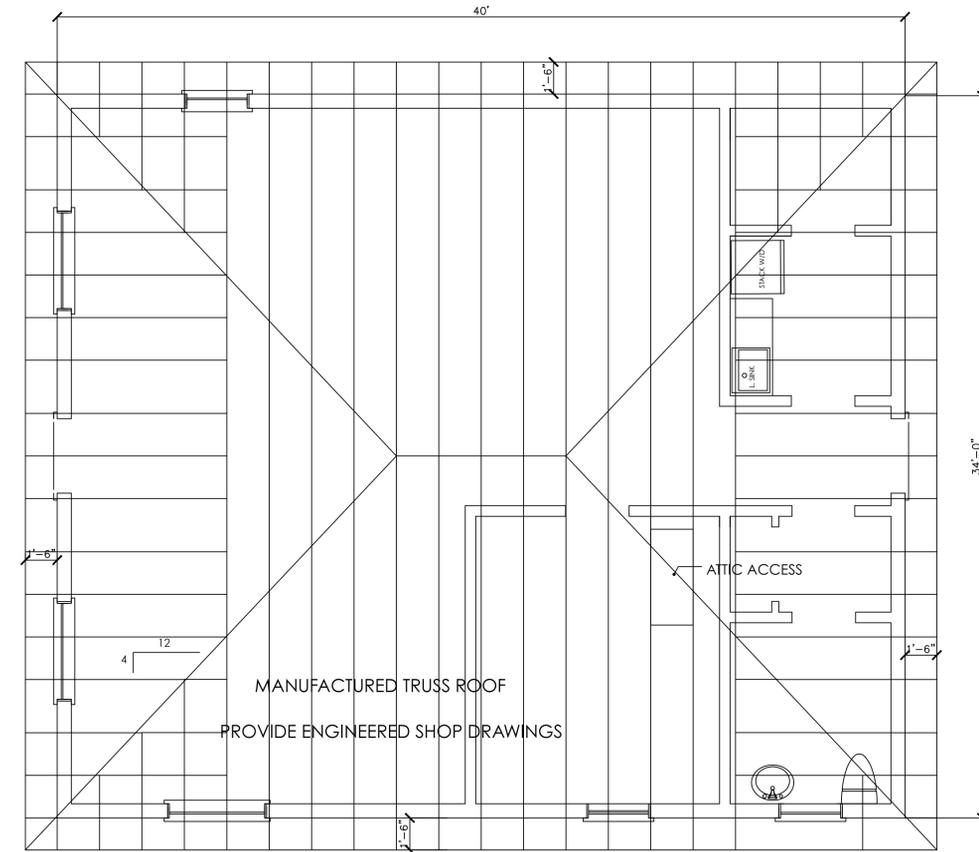
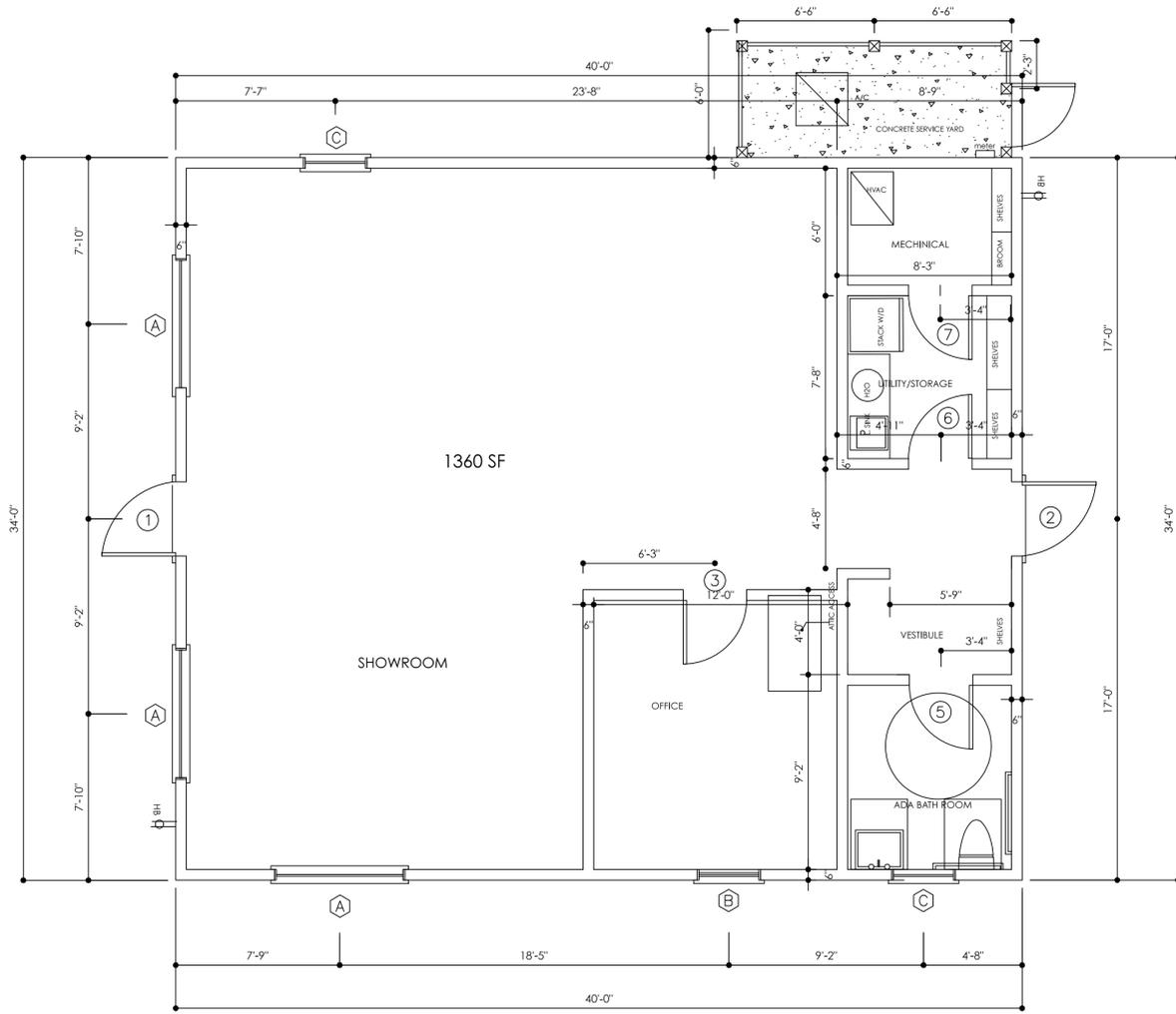
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A102

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**1** FLOOR PLAN  
A101 SCALE: 1/4" = 1'-0"

**2** ROOF PLAN  
A101 SCALE: 1/4" = 1'-0"

*R. Stewart Design*

DESIGN  PLANNING  PRESERVATION

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DATE : 4.04.2016

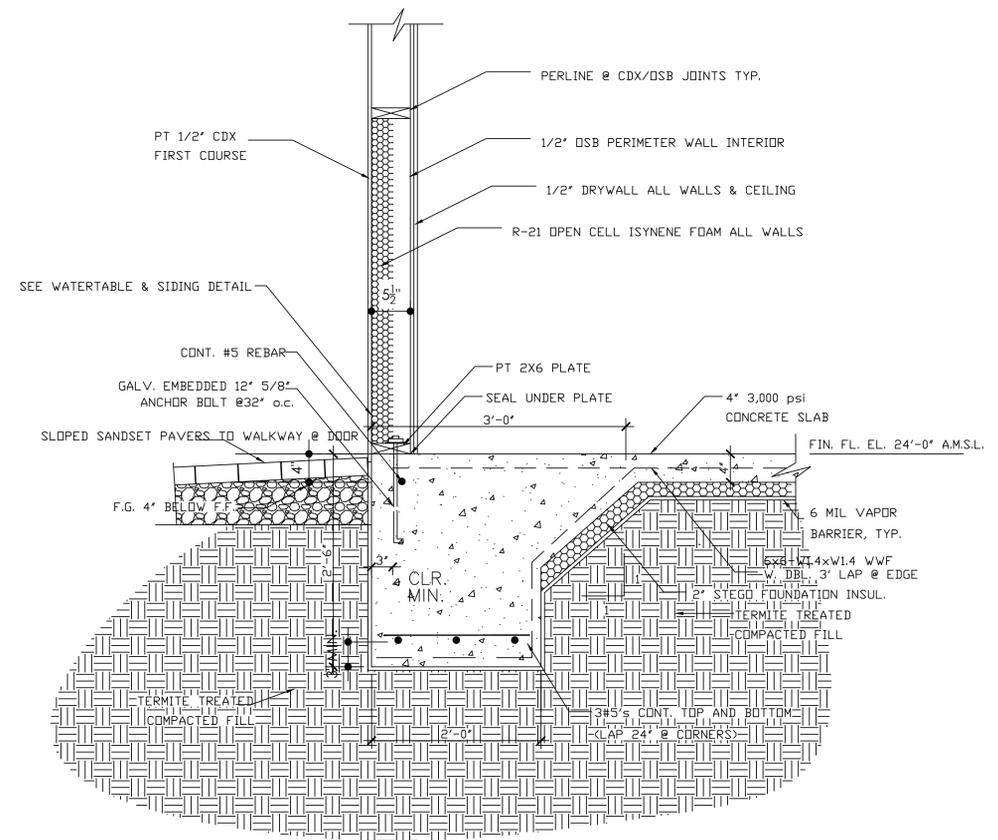
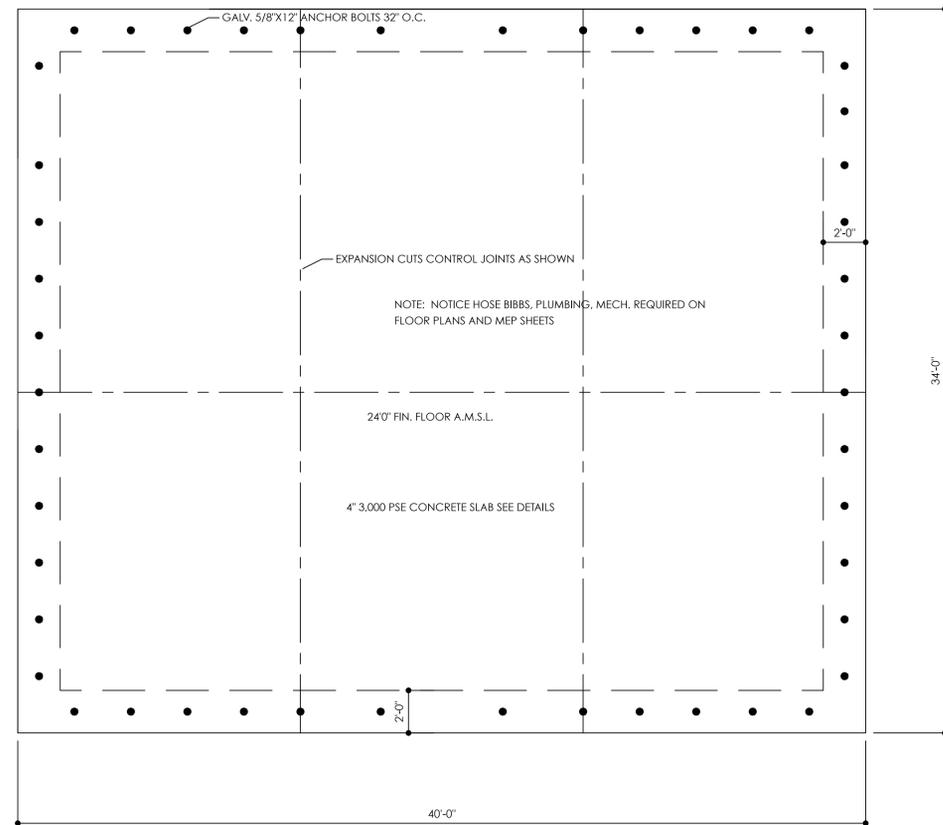
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HANK CARROLL  
PARCEL 76B BRUIN ROAD  
BLUFFTON, SOUTH CAROLINA 29910

**FLOOR PLAN & ROOF PLAN**

SHEET

**A101**



**1**  
**A101** FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

**2**  
**A101** FOUNDATION DETAILS  
 SCALE: 1" = 1'-0"

*R. Stewart Design*  
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DATE : 4.04.2016

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**FOUNDATION PLAN & DETAIL**

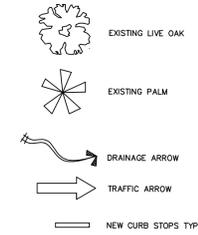
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**A100**





SITE VICINITY MAP

SITE PLAN BY: R. STEWART DESIGN



PHASE 1  
 EXISTING LOT 76 SIZE 20341.6 SF +/-  
 PROPOSED LOT 76 SIZE 12932 SF +/-  
 PROPOSED LOT 76B SIZE 5591 SF +/-  
 EXISTING LOT 76 BUILDING SIZE 2300 SF +/-  
 PROPOSED LOT 76B BUILDING SIZE 1360 SF  
 COMBINED HEATED 3660 SF

LOT 76 POST DEVELOPMENT ASPHALT DRIVEWAY EASEMENT 3328.3 SF  
 LOT 76 POST DEVELOPMENT PORCHES/RAMP/WALK/SHED 887.4 SF  
 LOT 76 POST DEVELOPMENT TOTAL IMPERVIOUS 7875.7 SF  
 LOT 76 POST DEVELOPMENT TOTAL IMPERVIOUS 60.9%  
 LOT 76 POST DEVELOPMENT TOTAL PERVIOUS GRAVEL 2128.6 SF  
 LOT 76 POST DEVELOPMENT TOTAL OPEN SPACE 2928.04 SF SF  
 LOT 76 POST DEVELOPMENT TOTAL OPEN SPACE PERCENTAGE 22.7 %

PROPOSED LOT 76B POST DEVELOPMENT ASPHALT DRIVEWAY EASEMENT 922.9 SF  
 PROPOSED LOT 76B POST DEVELOPMENT IMPERVIOUS WALKWAY 60 SF  
 PROPOSED LOT 76B TOTAL IMPERVIOUS 2342.9 SF  
 PROPOSED LOT 76B TOTAL IMPERVIOUS 41.9 %  
 PROPOSED LOT 76B POST DEVELOPMENT PERVIOUS GRAVEL 289.9 SF  
 PROPOSED LOT 76B POST DEVELOPMENT TOTAL OPEN SPACE 2958.2 SF  
 PROPOSED LOT 76B POST DEVELOPMENT TOTAL OPEN SPACE PERCENTAGE 52.9%

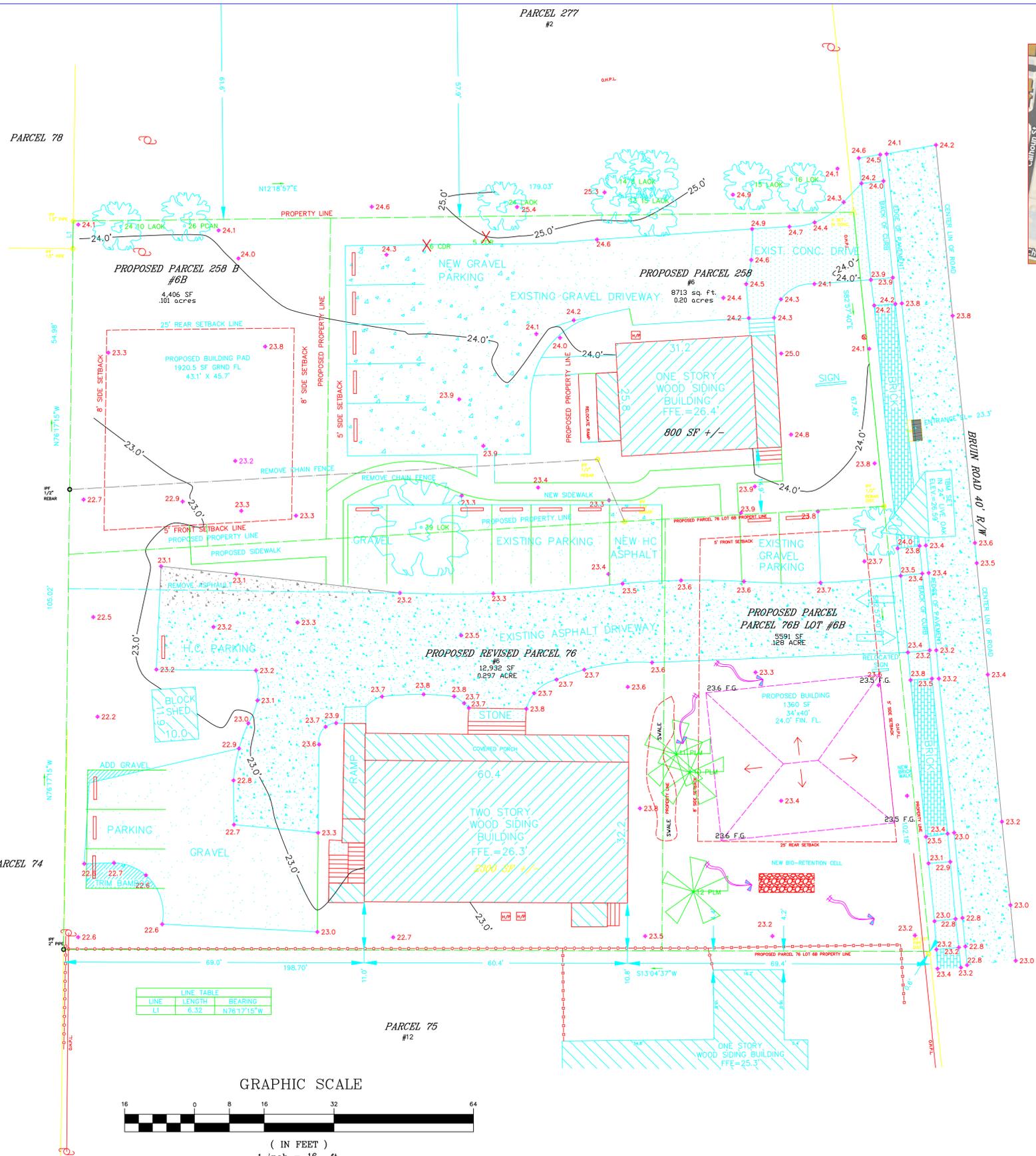
TOTAL PHASE 1  
 PARKING SPACES REQUIRED 7  
 EXISTING PARKING SPACES 9  
 H.C. PARKING ADDED 1  
 TOTAL PHASE 1 PARKING 10

PHASE 2  
 EXISTING LOT 258 SIZE 11290 SF +/-  
 PROPOSED LOT 258 SIZE 8713.3 SF  
 EXISTING LOT 258 BUILDING SIZE 800 SF +/-  
 PROPOSED LOT 258 B SIZE 4406 SF  
 PROPOSED LOT 258 B MAXIMUM BUILDING FOOT PRINT 1920.5 SF

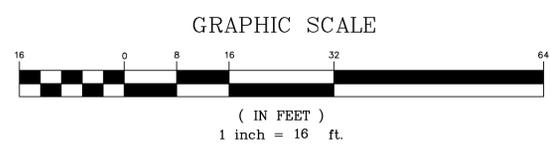
LOT 258 POST DEVELOPMENT CONCRETE DRIVEWAY 404 SF  
 LOT 258 POST DEVELOPMENT PORCHES/RAMP/WALK/SHED 903 SF  
 LOT 258 POST DEVELOPMENT TOTAL IMPERVIOUS 2107 SF  
 LOT 258 POST DEVELOPMENT TOTAL IMPERVIOUS 24.2%  
 LOT 258 POST DEVELOPMENT TOTAL PERVIOUS GRAVEL 3103 SF  
 LOT 258 POST DEVELOPMENT TOTAL OPEN SPACE 3503.3 SF  
 LOT 258 POST DEVELOPMENT TOTAL OPEN SPACE PERCENTAGE 40.2 %

PROPOSED LOT 76B POST DEVELOPMENT IMPERVIOUS WALKWAY 60 SF  
 PROPOSED LOT 76B TOTAL IMPERVIOUS 1980.5 SF  
 PROPOSED LOT 76B TOTAL IMPERVIOUS 44.9 %  
 PROPOSED LOT 76B POST DEVELOPMENT PERVIOUS GRAVEL -0- SF  
 PROPOSED LOT 76B POST DEVELOPMENT TOTAL OPEN SPACE 2425.5 SF  
 PROPOSED LOT 76B POST DEVELOPMENT TOTAL OPEN SPACE PERCENTAGE 55%

PHASE 1 & 2 PARKING  
 POST DEVELOPMENT SPACES REQUIRED 13  
 POST DEVELOPMENT AVAILABLE 17



LINE	LENGTH	BEARING
L1	6.32	N76°17'15"W



NOTE: CONTACT THE TOWN OF BLUFFTON PLANNING DEPARTMENT FOR BUILDING SETBACK INFORMATION.

- LEGEND**
- CMS - CONCRETE MONUMENT SET
  - CMF - CONCRETE MONUMENT FOUND
  - IPS - IRON PIN SET
  - IPF - IRON PIN FOUND
  - # - INDICATES STREET ADDRESS
  - TBM - TEMPORARY BENCH MARK
  - BSL - BUILDING SETBACK LINE
  - - TELEPHONE PEDESTAL/COMMUNICATOR
  - ⊙ - SEWER LATERAL
  - ⊙ - SANITARY SEWER MANHOLE
  - ⊠ - ELECTRIC BOX
  - ⊕ - SPOT ELEVATION SHOTS
  - ~ 12' ~ - CONTOUR LINES
  - ⊠ - XFMR - TRANSFORMER
  - WL - WATER LATERAL
  - WM - WATER METER
  - ICV - IRRIGATION CONTROL VALVE
  - ⊙ - FIRE HYDRANT
  - ⊠ - GRATE INLET
  - ⊙ - POWER POLE
  - O.H.P.L. - OVER HEAD POWER LINE
  - ⊙ - GUY LINE
  - ⊙ - LIGHT POLE
  - ⊙ - STORM DRAIN MANHOLE
  - ⊙ - FIBEROPTICS MANHOLE
  - ⊠ - STREET SIGN

**TREE LEGEND**

- WHIOK - WHITE OAK
- LAOK - LAUREL OAK
- LOK - LIVE OAK
- WOK - WATER OAK
- ROK - RED OAK
- PCAN - PECAN
- MAG - MAGNOLIA
- HIC - HICKORY
- MPL - MAPLE
- PLM - PALMETTO
- CHY - CHERRY
- HLY - HOLLY
- CDR - CEDAR
- RDB - RED BUD
- SAS - SASSAFRAS
- DOG - DOGWOOD
- SB - SUGARBERRY
- P - PINE
- G - GUM
- B - BAY

MR. HANK CARROLL COMMERCIAL COTTAGE  
 LOTS 76, 76B, 258 & 258BRUHN ROAD  
 DEVELOPMENT SITE PLAN

Job No. CARROLL  
 Date: 3.28.2016  
 Drawn By: RBS  
 Checked By: RBS  
 CAD File: X

SHEET No.  
**L2.0**  
 X OF X



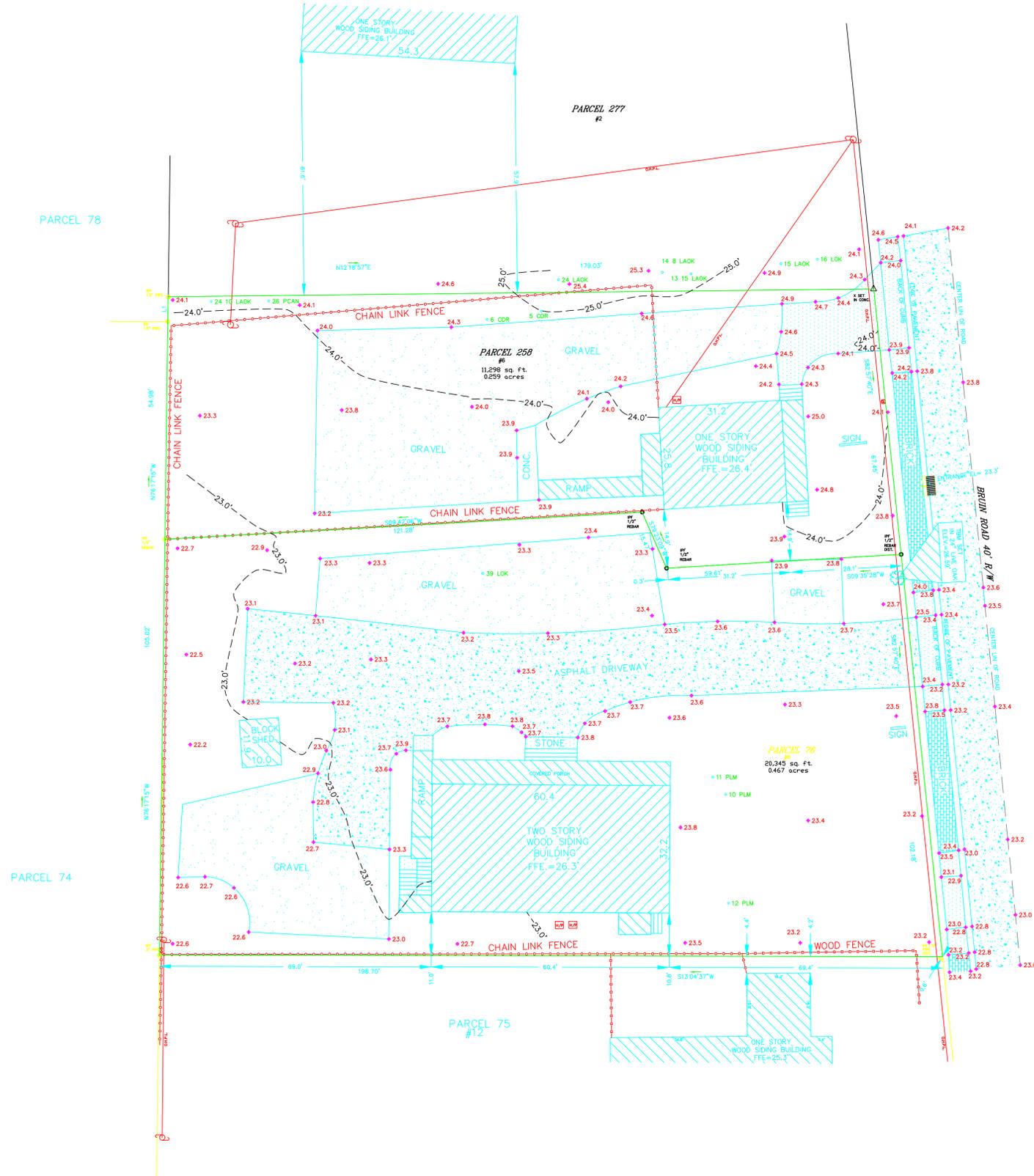
SITE VICINITY MAP

LEGEND

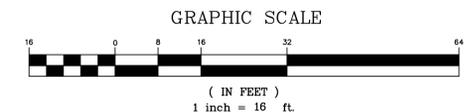
- CMS - CONCRETE MONUMENT SET
- ◻ CMF - CONCRETE MONUMENT FOUND
- IP'S - IRON PIN SET
- ◊ IPF - IRON PIN FOUND
- # - INDICATES STREET ADDRESS
- TBM - TEMPORARY BENCH MARK
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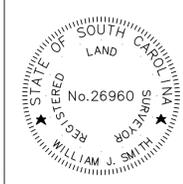


LINE	LENGTH	BEARING
L1	6.52	N78.1732°W



NOTE: CONTACT THE TOWN OF BLUFFTON PLANNING DEPARTMENT FOR BUILDING SETBACK INFORMATION.

**T SQUARE SURVEYING**  
 PROFESSIONAL LAND SURVEYORS  
 P.O. Drawer 330  
 139 Burnt Church Road  
 Bluffton, S.C. 29910  
 tsquare@thargray.com  
 Phone 843-757-2650 Fax 843-757-5758



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

WILLIAM J. SMITH, PLS # 26960



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

**HENRY & LISA CARROLL**

AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY ON PARCEL 76 & 258 BRUIN ROAD,  
 TAX MAP 39A, DISTRICT 610,  
 TOWN OF BLUFFTON, BEAUFORT COUNTY, SOUTH CAROLINA.

DIST. 610, MAP 39A, PARCEL 76  
 DIST. 610, MAP 39A, PARCEL 258

Notes:  
 1. According To FEMA Flood Insurance Rate Map # 450251 0001A This Lot Appears To Lie In A Federal Flood Plain Zone G, Minimum Required Elevation N/A Ft. NGVD29  
 2. This Property May Be Subject To Easements, Protective Covenants And Other Facts That May Be Revealed By A Complete Title Search.  
 3. This Survey Was Performed Without The Benefit Of A Wetland Delineation.  
 4. All Building Setback Requirements Should Be Verified With The Proper Authorities Prior To Design And Construction.  
 Reference Plats:  
 1) PLAT BOOK 78 AT PAGE 97

DRAWN BY: W.J.S.

APPROVED BY: W.J.S.

PARTY CHIEF: B.M.S.

DATE: AUGUST 17, 2015



**PLAN REVIEW COMMENTS FOR COFA-03-16-009549**

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:** 03/07/2016  
**Plan Status:** Active **Plan Address:** 6 Bruin Rd  
 BLUFFTON, SC 29910  
**Case Manager:** Erin Schumacher **Plan PIN #:** R610 039 00A 0076 0000  
**Plan Description:** A COFA for Carroll Cottage  
**STATUS:** The application was redacted by the Applicant for revisions. Once revised, Staff will review the application for conformance with the Unified Development Ordinance (UDO) and Traditional Construction Patterns and schedule it for the next available HPRC meeting.  
**UPDATE:** Applicant has resubmitted the necessary revisions as requested and the application is currently being reviewed by Staff for conformance with the Unified Development Ordinance (UDO), Traditional Construction Patterns, and any development plans associated with the parcel and is scheduled for review by the HPRC at the April 18th meeting.

**Staff Review (HD)**

**Submission #: 1**      Recieved: 03/07/2016      Completed: 04/14/2016

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Addressing Review	04/12/2016	Theresa Thorsen	Approved with Conditions

**Comments:**

- The address for the Red Foxx Limited located at 6 Bruin Road will need to change. Currently we have two addresses which essentially are the same in E911. With the proposed new building there are no feasible numbers available without changing either Red Foxx LLC or changing the International Spa Institute.
- Any additional buildings added to this parcel will require naming the driveway and assigning all addresses off the new named road. (UDO 3.15.2) A new street name application must be submitted with at least three names to be approved by Planning Commission. (UDO 3.15.3)

Growth Management Dept Review (HD)	04/14/2016	Erin Schumacher	Approved with Conditions
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**Comments:**

- To provide better vertical rhythm, consider adding additional architectural details or fenestration to the east elevation. (UDO Section 5.15.6.F.4.e.)
- The UDO permits rectangular, square, transom, and sidelight window configurations. The proposal indicates the use of eyebrow window configurations. This configuration must be reviewed and approved by the HPC as an appropriate substitute for the permitted configurations. (UDO Section 5.15.6.A)
- The Commercial Cottage building type requires that the structure be a shopfront building. This is further defined to note that the ground-floor along the building frontage shall have untinted transparent shopfront windows and/or doors coving no less than 75% of the wall area. Additional windows or doors must be added to the north elevation to meet this requirement. (UDO Section 5.15.6.L.2. and Section 5.15.8.)
- The skirt board noted in the water table detail 2/A104 states the material is 5/4. The UDO requires that the water table be made of 2X material. As such, the detail must be revised to meet this requirement. (UDO Section 5.15.6.N.7.)
- For the final application provide a landscape plan noting foundation plantings, street tree locations, and any buffering proposed to the neighboring property to the east. As well provide manufacturer's information or samples of the proposed AZTEC material. (Applications Manual)
- As this proposed activities constitute development, it requires a development plan to be submitted to the Development Review Committee (DRC). All comments from the DRC review must be addressed prior to the issuance of a Certificate of Appropriateness. (UDO Section 3.10.2.A.)

Stormwater Review	03/15/2016	William Baugher	Approved with Conditions
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**Comments:**

1. Final review will be done with Development Plan approval.

Beaufort Jasper Water and Sewer Review	04/13/2016	Dick Deuel	Approved
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**Comments:**

1. No comments submitted.

HPRC Review	04/13/2016	Erin Schumacher	Approved
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**Comments:**

1. No comments.

Transportation Department Review - HD	04/14/2016	Kendra Lelie	Approved
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**Comments:**

No comments submitted.

**Plan Review Case Notes:**