

HISTORIC PRESERVATION COMMISSION



STAFF REPORT Department of Growth Management

MEETING DATE:	September 7, 2016
PROJECT:	209 Goethe Road – New Construction
APPLICANT:	Randolph Stewart
PROJECT MANAGER:	Erin Schumacher, AICP, Senior Planner

APPLICATION REQUEST: The Applicant, Randolph Stewart on behalf of Gomo Enterprises, LLC, requests that the Historic Preservation Commission approve the following application:

1. **COFA-10-14-8432.** A Certificate of Appropriateness to allow for the construction of a new mixed use building of approximately 3,350 SF and a carriage house of approximately 1,150 SF on the currently undeveloped lot located at 209 Goethe Road in the in the May River Road Development, in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD.

INTRODUCTION: The Applicant is proposing the construction of a mixed use structure located in the May River Road development in the Old Town Bluffton Historic District. The proposed building, of approximately 3,350 SF, is designed as a Main Street Building Type and includes the following features:

1. It is a detached mixed use building;
2. It is a shopfront building with retail on the ground floor, office space on the second floor and additional tenant space on the third floor;
3. It has a colonnade along the front façade with porches above; and
4. It falls within the allowable size range (2,000-8,000 SF), maximum footprint (3,000 SF).

The lot was previously approved for a Development Plan by Development Review Committee on February 16, 2007 development plan for the May River Road Development.

The building features a storefront entrance at the south. A colonnade runs along the first story with a second and third story porch above. The first story of the building is clad in horizontal lap siding and the upper stories are clad in shingle siding with an expression line at each floor. The Applicant has proposed a building that reflects and relates to the vernacular characteristic of Bluffton and the other buildings found in the neighboring area by integrating simple architectural volumes housed under a hip roof and adding simple architectural detailing.

This project was presented to the Historic Preservation Review Committee for conceptual review at the June 6, 2016 meeting and comments were provided to the Applicant (See Attachment 5).

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). These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.18.3.A. 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."

The Applicant proposes to construct a new structure within 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 adjacent historic structures in both scale and architectural form, so the addition to the site and the neighborhood's architectural diorama will both protect and enhance the neighboring historic structures.

- 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 mixed-use structure adds to the district as well as helps provide completeness to the neighborhood and overall district.
2. Section 3.18.3.B. 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 primary structure falls within the category of a Main Street Building as allowed in the Neighborhood Core Historic District per Section 5.15.5.A and meets the lot standards of that district.

Since the project is located within the May River Road development, the site is required to meet the front, rear, and side setbacks prescribed by the May River Road development plan.

- a. *Finding.* Town Staff finds that if the condition noted below are met, the design of the proposed structure will be in conformance with the other applicable provisions provided in Article 5:
 - 1) Section 5.15.5.F.2. General Standards. The UDO notes that rooflines shall be simple, that they shall correspond to the major massing of the building, and that complicated rooflines are to be avoided. As the north and west elevations appear to have a non-traditional termination, they should be revised to a more simplified form.
 - 2) Section 5.15.8.A. and 5.15.6.L.2. Neighborhood Core Historic District (ND-HD) Opacity and Facades. The UDO requires that Main Street Buildings be shopfront buildings. As such, the UDO states that a shopfront at the first floor shall have untinted transparent shopfront windows and /or doors coving no less than 75% of the wall area. The current proposal has approximately 28% opacity. Additional windows or larger windows/doors must be added to meet this requirement.
 - 3) Section 5.15.6.M. Shutters. The UDO states that shutters may be used with the typical "S" design shutter dog. The architectural detail notes a rat tail shutter dog and the plans show an iron butterfly. Both have been approved as acceptable substitutes by the HPC in the past, so Staff support allowing either of these designs to be approved as an appropriate substitute.
3. Section 3.18.3.C. Consistency with the nature and character of the surrounding area and consistency of the structure with the harmony of the surrounding neighborhood.

Finding. Town Staff finds the 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.E. 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. A letter of approval has not yet been submitted by the Board of Directors of the Association. The Applicant is aware and has submitted the plans for review. A letter must be provided to Town Staff stating that the Board is satisfied before a Certificate of Appropriateness is issued.

Regardless of the health or condition of the tree(s), a Tree Removal Permit is required to remove any tree, 8 inches in diameter at breast height (DBH) or greater for any American holly, redbud, dogwood, southern magnolia or red buckeye 4 inches in DBH or greater. There are several trees noted for removal, including an 18" pine that is noted for tree protection in the development plan. There is a conflict between the tree protection, the required 75% tree canopy, and the proposed tree removal that must be resolved.

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 criteria described in the previous sections 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 5.15.5.F.2. of the UDO, the rooflines of the north and west elevations should be revised to have a more simplified and traditional termination.
2. Per Section 5.15.8.A. and 5.15.6.L.2. of the UDO, additional windows/doors must be added to the first floor shopfront elevation to increase the opacity.

3. Per Section 5.15.6.A. of the UDO, the HPC allow the use of a rat tail or iron butterfly shutter dog as an appropriate substitute.
4. Per the Applications Manual, a letter from the Board of Directors of the Association shall be provided to Town Staff stating that the plans have been reviewed and approved.
5. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 8" in DBH or 4" in DBH for those varieties specifically noted.

ATTACHMENTS:

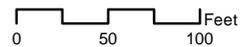
1. Location Map
2. Zoning Map
3. Applicant Narrative
4. Site Plan and Elevations
5. HPRC Report



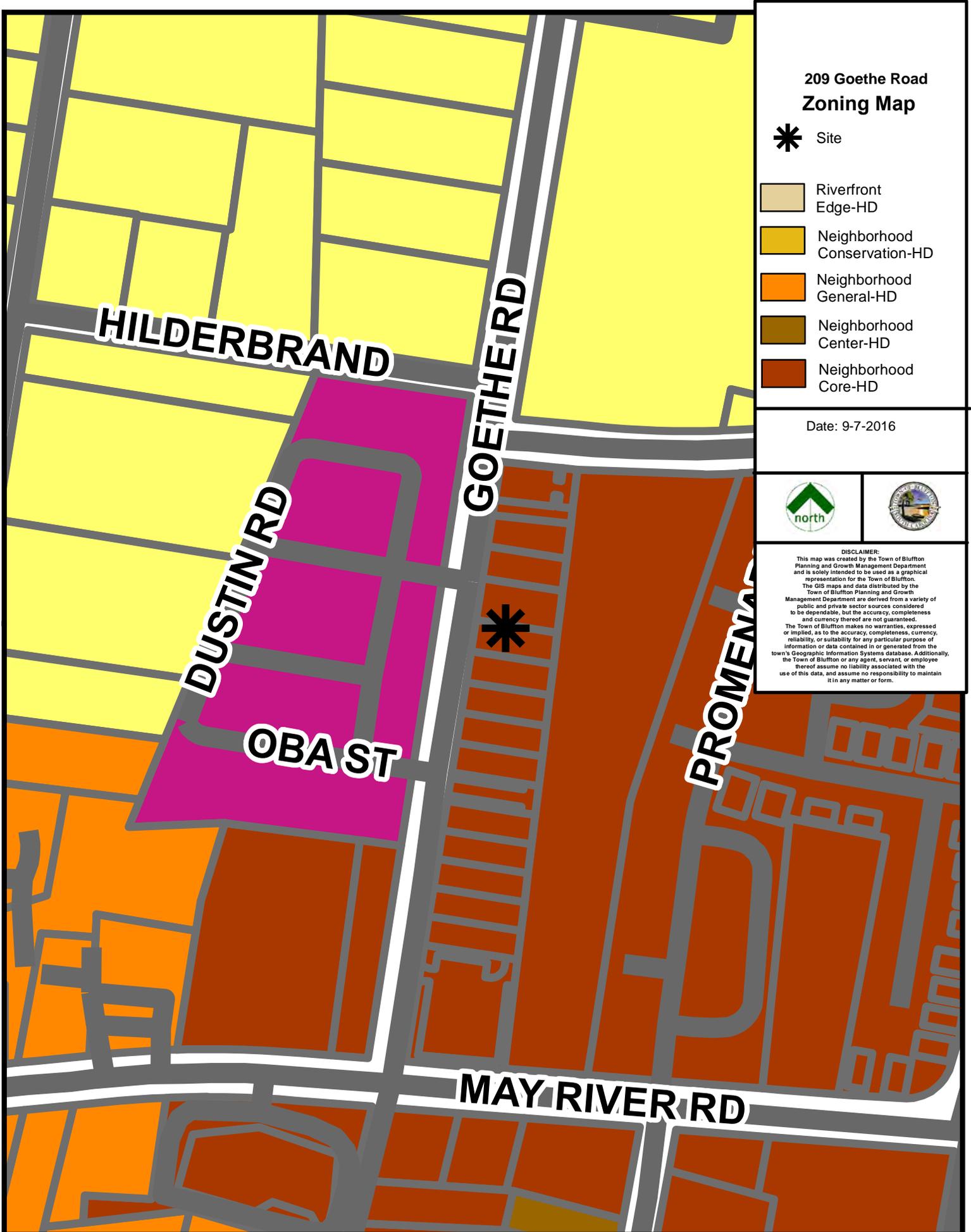
209 Goethe Road Location Map

 Site

Date: 9-7-2016



DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



**209 Goethe Road
Zoning Map**

***** Site

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

Date: 9-7-2016



DISCLAIMER:
This map was created by the Town of Bluffton Planning and Growth Management Department and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton Planning and Growth Management Department are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.

HISTORIC PRESERVATION COMMISSION NARRATIVE

PROJECT: Gomo Building,
Lot 4 209 Goethe Road
Bluffton, SC

The proposed project is located on the east side of Goethe Road.

The Owner proposes to build a three story building with front and side porch, totaling 3537 SF with Garage of 576 SF and Garage apartment of 576 SF. All setbacks and the building size and type will meet all UDO requirements.

The proposed first floor will be 1007 SF Commercial the second and third floor being a 2530 SF single family residential apartment.

There will be two parking spaces in the garage, two parking spaces beside the garage and two parking spaces on-street in the front for a total of 6 spaces. The required parking is 5.

The Owner proposes to phase construction. Phase 1 will be the Carriage House and Phase 2 will be the main structure.

The POA will meet on August 15 to discuss reactivating the Association and maintenance of common area. We will notify Staff of the meeting results once the Association is finalized.

There is a 875+/- SF Pervious Easement running north and south behind the property used for ingress and egress.

We have provided an exhibit that shows the open space on site plan with calculations. There is 22% open space, 20% is required.

Gomo Building Goethe Road
Bluffton, South Carolina

The design of the building is Low Country Vernacular with side porch.

Please review the landscape and tree coverage plan to see that the required street trees, 75% tree canopy coverage requirement, and other plantings. A tree removal permit will be obtained as well as the POA approval, prior to removing trees and clearing.

All utilities exist on site. Metrics for pervious vs. impervious and open space as shown on the site plan and application.

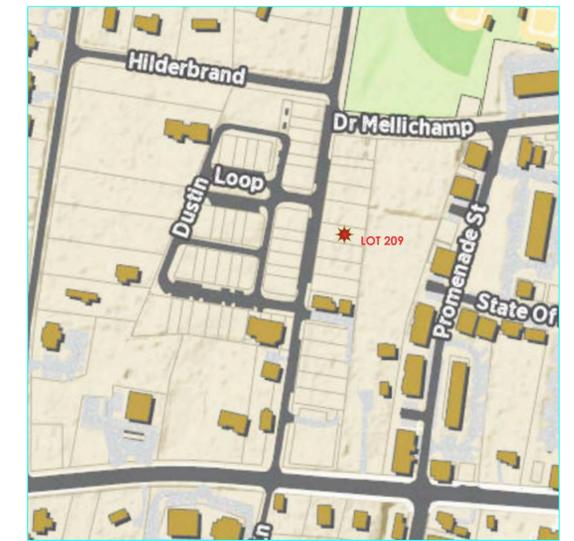
Please note from the elevation details as well as detail sheets that we have provided for your review, typical window, railing, corner board, water table, eave section, porch beam, shed roof details, enclosed porch details and corners and fence detail.

The POA will be meeting after the deadline for application submittal, August 15, to re-establish maintenance of the easement and common space. We will provide staff and the commission with POA approval, as well as tree removal approval prior to receiving the CofA.

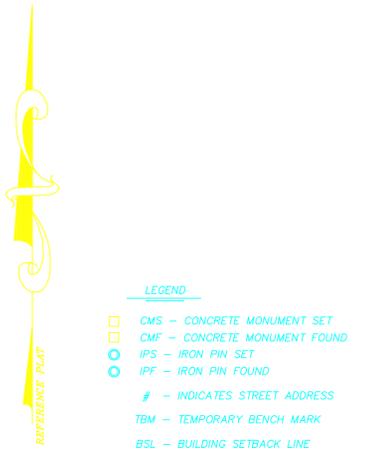
The fence on the north side is placed only at the parking and Carriage house area for screening, see Site Plan. The structure is adjacent to open common space on the north side and it is proposed to view and enjoy this open space.

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

Gomo Building Goethe Road
Bluffton, South Carolina



LOCATION MAP NOT TO SCALE

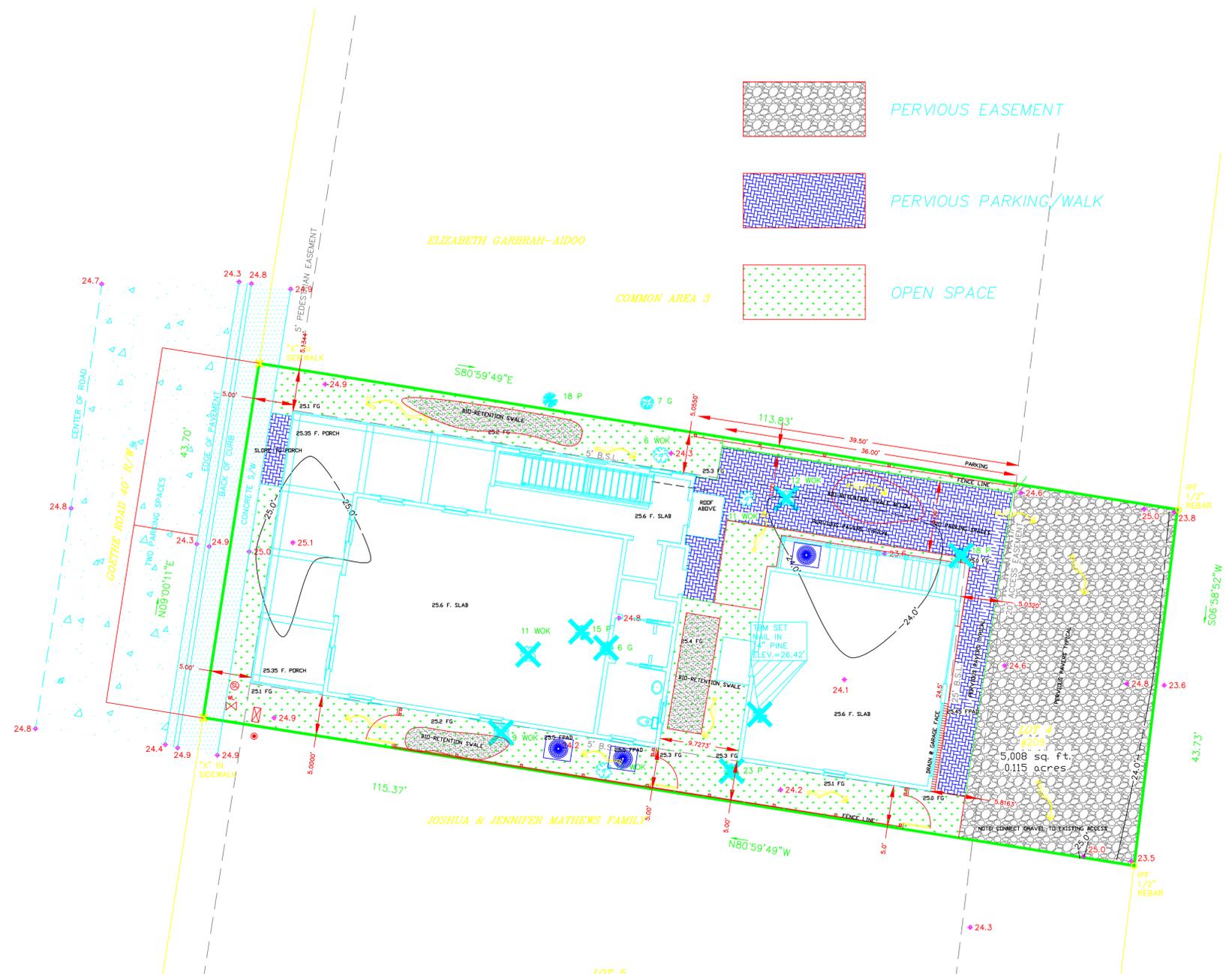


LEGEND

- 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
- - CONTOUR LINES
- ⊙ - XFMR - TRANSFORMER
- ⊙ - WATER LATERAL
- ⊙ - WATER METER
- ⊙ - 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

TREE LEGEND

- WHOK - 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
- ✕ - TREE TO BE REMOVED



NOTE: DRAINAGE PLAN PREPARED BY R. STEWART DESIGN, LLC
 OPEN SPACE EXHIBIT PREPARED BY R. STEWART DESIGN, LLC

- PERVIOUS EASEMENT
- PERVIOUS PARKING/WALK
- OPEN SPACE

SITE CALCULATIONS:

TOTAL SITE AREA:	5,005 S.F.
OPEN PORCH AREA:	436 SF
FIRST FLOOR HEATED:	1,235 SF
GARAGE FLOOR AREA:	576 SF
EASEMENT AREA:	875 SF
IMPERVIOUS SIDEWALK:	106 SF
IMPERVIOUS BRICK:	26 SF
PERVIOUS PARKING & WALK:	485 SF
GARAGE STAIRS:	86 SF
TOTAL BUILDING FOOTPRINT	1811 SF

TOTAL IMPERVIOUS AREA:	2,477 SF
IMPERVIOUS PERCENTAGE:	49%
OPEN SPACE:	1,126 SF
OPEN SPACE PERCENTAGE:	22%

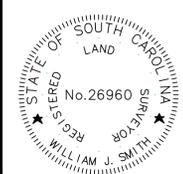
Parking Calculations:

Commercial First Floor Required:	2 spaces
Residential Apartment Parking Required:	2 spaces
Garage Apartment Requirement:	1 spaces
Total Parking Required:	5 spaces
Total Parking Provided:	6 spaces

GRAPHIC SCALE



T SQUARE SURVEYING
 PROFESSIONAL LAND SURVEYORS
 P.O. Drawer 330
 139 Burnt Church Road
 Bluffton, SC. 29910
 tsquare@hargray.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.



THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF
GOMO ENTERPRISES, LLC
 A TREE & TOPOGRAPHIC SURVEY OF LOT 4 MAY RIVER ROAD
 SUBDIVISION, TOWN OF BLUFFTON,
 BEAUFORT COUNTY, SOUTH CAROLINA.
 DIST. 610, MAP 39A, PARCEL 286

Notes:
 1. According To FEMA Flood Insurance Rate Map # 450251 0001A This Lot Appears To Lie In A Federal Flood Plain Zone C, 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 Plat(s):
 PLAT BOOK 119 AT PAGE 1

DRAWN BY: W.J.S.
 APPROVED BY: W.J.S.
 PARTY CHIEF: R.W.W.
 DATE: SEPTEMBER 3, 2014

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

©2015 PEARCE SCOTT ARCHITECTS

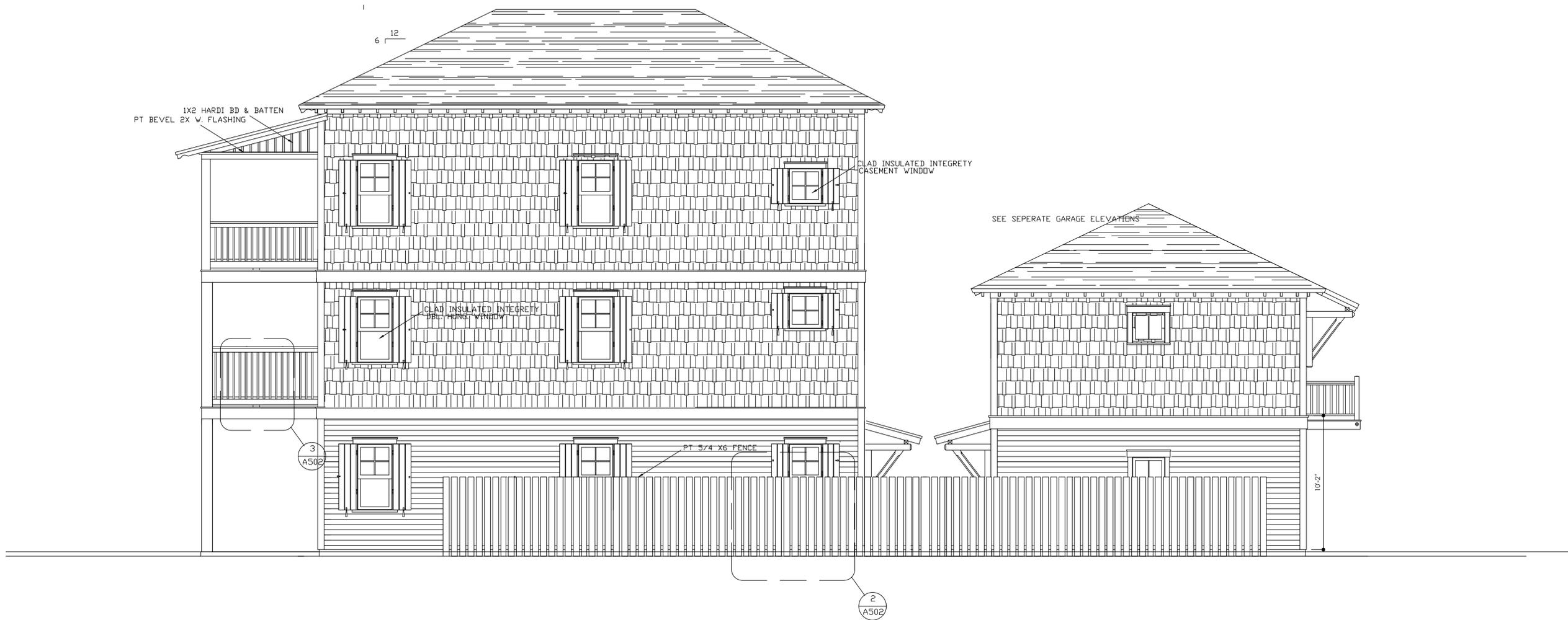
NEW MIXED USE BUILDING:
 GOMO ENTERPRISES, LLC
 LOT 4 BRUIN ROAD
 BLUFFTON, SC 29910

**PEARCE
 SCOTT
 ARCHITECTS**
 PEARCE@PSCOTTARCH.COM
 14 PROMENADE ST STE 303
 BLUFFTON, SC 29910
 843 837 5700

PROJECT NO.	ND.
DATE	8.1.2016
DRAWN BY	RBS
CHECKED BY	

SOUTH
 ELEVATION

A-202



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

R. Stewart Design

DESIGN PLANNING PRESERVATION

12 JOHNSTON WAY, STE. 300 BLUFFTON, SC 29910 843 757-5650
 P.O. BOX 1813 E-mail: randolph@rstewartdesign.com

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

©2015 PEARCE SCOTT ARCHITECTS

NEW MIXED USE BUILDING:
GOMD ENTERPRISES, LLC
LOT 4 BRUIN ROAD
BLUFFTON, SC 29910

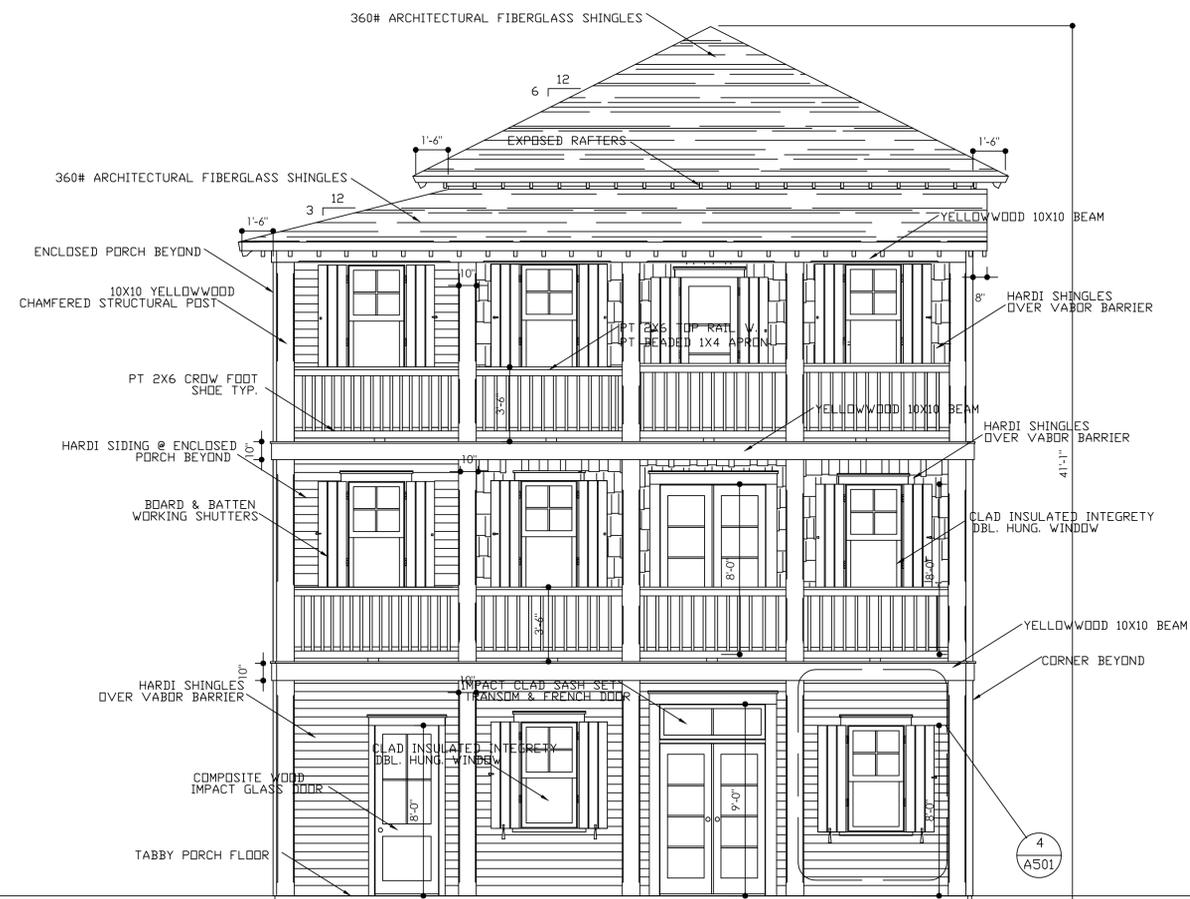
**PEARCE
SCOTT
ARCHITECTS**

PEARCE@PSCOTTARCH.COM
14 PROMENADE ST STE 303
BLUFFTON, SC 29910
843 837 5700

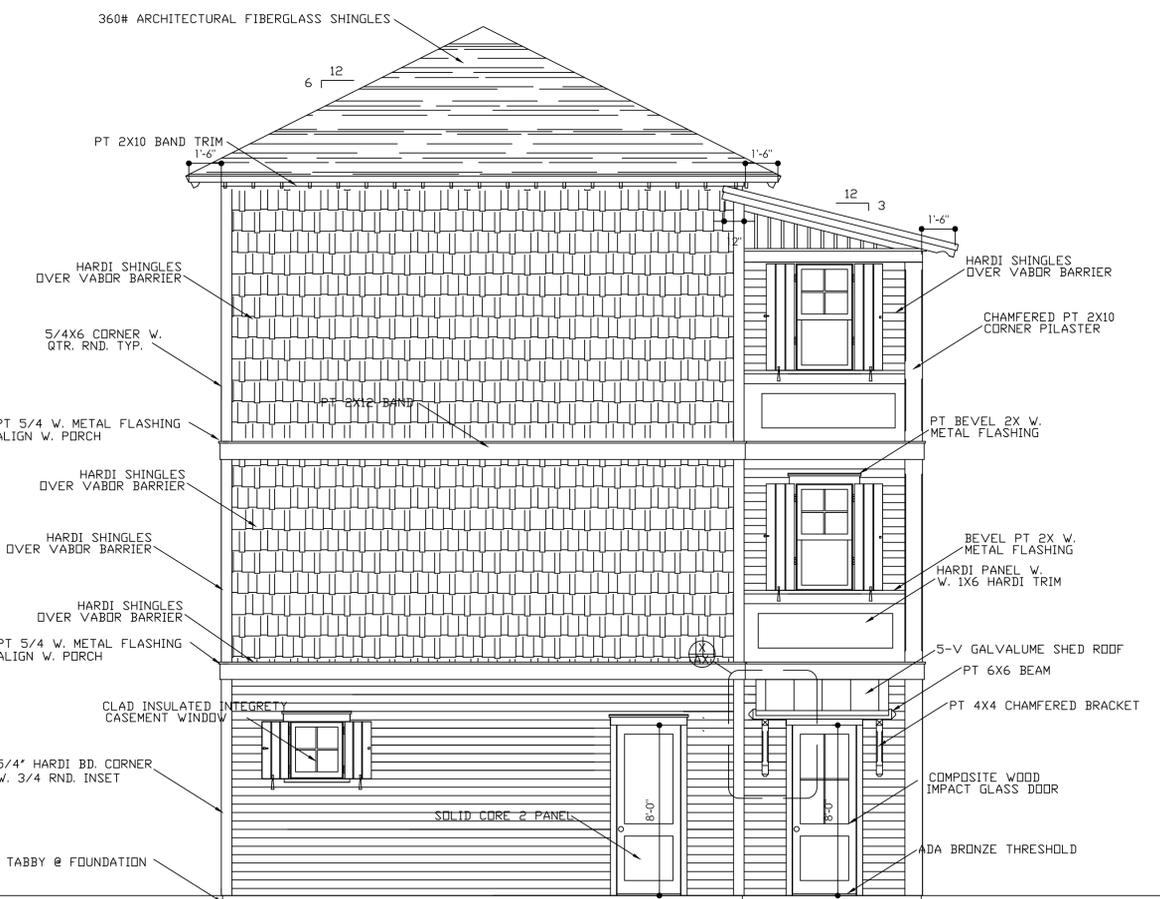
PROJECT NO.	NO.
DATE	8.1.2016
DRAWN BY	RBS
CHECKED BY	

EAST & WEST
ELEVATIONS

A-203



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

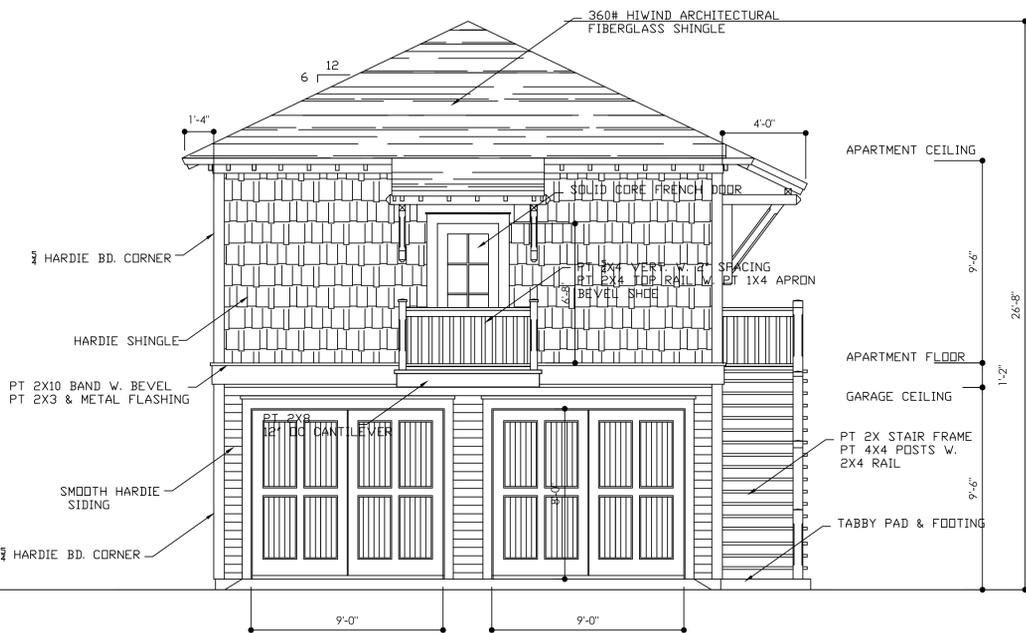


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

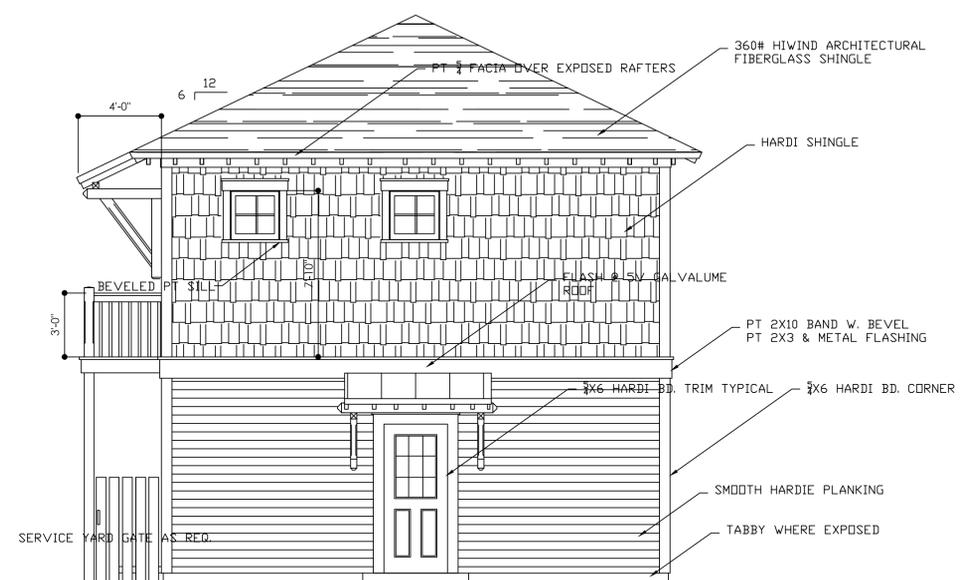
R. Stewart Design

DESIGN PLANNING PRESERVATION

12 JOHNSTON WAY, STE. 300 BLUFFTON, SC 29910 843 757-5650
P.O. BOX 1813 E-mail: randolph@rstewartdesign.com



1 CARRIAGE HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 CARRIAGE HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"

R. Stewart Design

DESIGN PLANNING PRESERVATION

12 JOHNSTON WAY, STE. 300 BLUFFTON, SC 29910 843 757-5650
P.O. BOX 1813 E-mail: randolph@stewartdesign.com

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

©2015 PEARCE SCOTT ARCHITECTS

NEW MIXED USE BUILDING:
GOMO ENTERPRISES, LLC
LOT 4 BRUIN ROAD
BLUFFTON, SC 29910

**PEARCE
SCOTT
ARCHITECTS**

PEARCE@PSCOTTARCH.COM
14 PROMENADE ST STE 303
BLUFFTON, SC 29910
843 837 5700

PROJECT NO.	NO.
DATE	8.1.2016
DRAWN BY	RBS
CHECKED BY	

EAST &
WEST
ELEVATIONS
CH-103

NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL

©2015 PEARCE SCOTT ARCHITECTS

NEW MIXED USE BUILDING:
GOMO ENTERPRISES, LLC
LOT 4 BRUIN ROAD
BLUFFTON, SC 29910

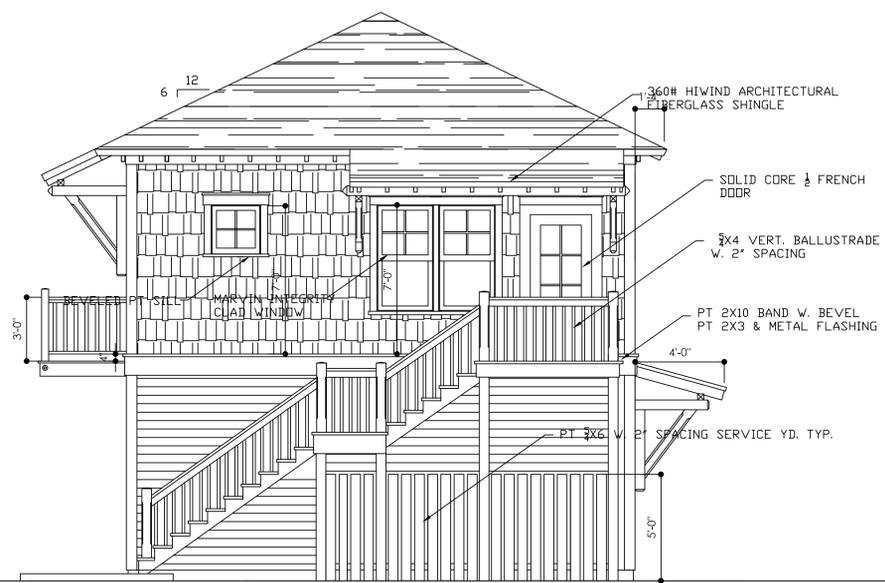
**PEARCE
SCOTT
ARCHITECTS**

PEARCE@PSCOTTARCH.COM
14 PROMENADE ST STE 303
BLUFFTON, SC 29910
843 837 5700

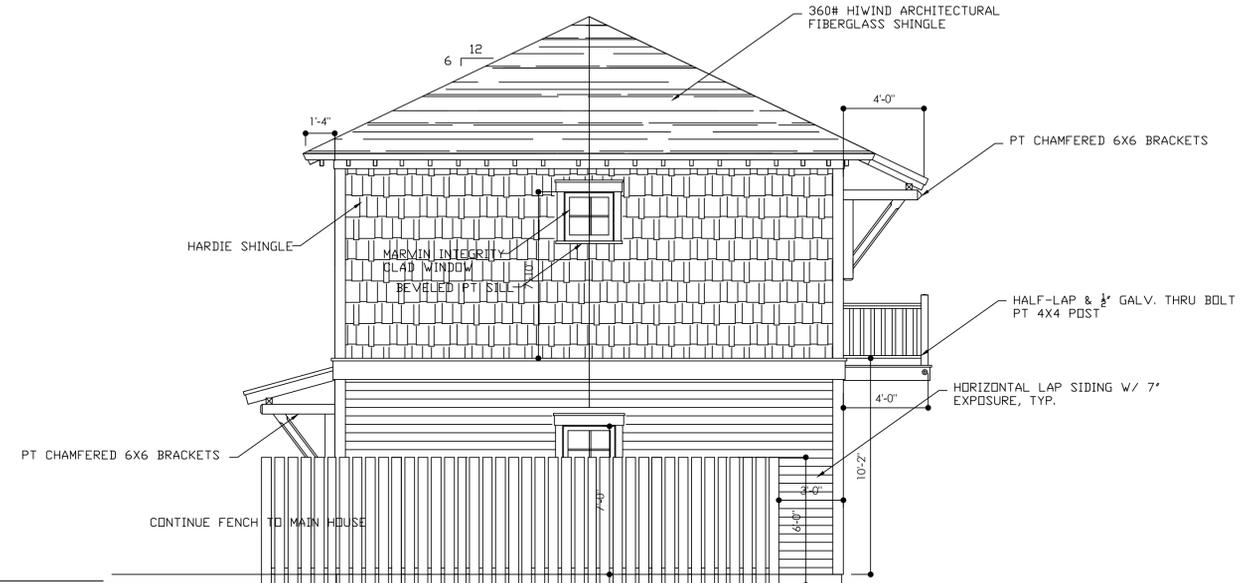
PROJECT NO.	NO.
DATE	8.1.2016
DRAWN BY	RBS
CHECKED BY	

NORTH &
SOUTH
ELEVATIONS

CH-104



1 CARRIAGE HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

R. Stewart Design

DESIGN PLANNING PRESERVATION

12 JOHNSTON WAY, STE. 300 BLUFFTON, SC 29910 843 757-5650
P.O. BOX 1813 E-mail: rondolph@stewartdesign.com



PLAN REVIEW COMMENTS FOR COFA-10-14-8432

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:** 10/14/2014
Plan Status: Active **Plan Address:** 209 Goethe Rd
 BLUFFTON, SC 29910
Case Manager: Erin Schumacher **Plan PIN #:** R610 039 00A 0286 0000

Plan Description: The applicant is requesting approval of a carriage house on 209 Goethe RD.
STATUS: The project was reviewed at the October 27th HPRC meeting and comments provided to the applicant. Staff was then awaiting a final application to be presented to the full HPC for final review. A new conceptual application was submitted and 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 June 6th meeting.

Address Verification

Submission #: 1	Received: 10/14/2014	Completed: 10/12/2015		
<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>	
Address Verification	10/14/2014	Theresa Thorsen	Approved	
Street Name Approval	10/14/2014	Theresa Thorsen	Approved	

Certificate of Appropriateness Submittal

Submission #: 1	Received: 10/14/2014	Completed: 10/12/2015		
<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>	
Lighting Plan	10/12/2015	Erin Schumacher	Not Required	
Sign PGM	10/12/2015	Erin Schumacher	Not Required	
Tree Survey	10/12/2015	Katie Woodruff	Not Required	
Landscape Plan PGM	10/12/2015	Erin Schumacher	Approved with Conditions	
Site Plans and Drawings PGM	10/12/2015	Erin Schumacher	Approved with Conditions	
Building Materials	10/12/2015	Erin Schumacher	Approved	
Narrative Statement PGM	10/12/2015	Erin Schumacher	Approved	
Address Verification	10/15/2014	Theresa Thorsen	Approved	

Staff Review (HD)

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Addressing Review	05/31/2016	Theresa Thorsen	Approved

Comments:

1. No comments submitted.

Beaufort Jasper Water and Sewer Review	06/03/2016	Dick Deuel	Approved
--	------------	------------	----------

Comments:

1. No comments submitted.

Growth Management Dept Review (HD)	06/03/2016	Erin Schumacher	Approved
------------------------------------	------------	-----------------	----------

Comments:

1. It is unclear from the information provided that adequate open space has been planned for on the lot. As the access easement at the rear does not count towards the minimum 20% open space required, an exhibit with the open space calculations is needed for review. (UDO Section 5.6.3.)

2. Regardless of the health or condition of the tree(s), a Tree Removal Permit is required to remove any tree, 8 inches in diameter at breast height (DBH) or greater or any American holly, dogwood, redbud, southern magnolia, or red buckeye 4 inches in DBH or greater. Note that the 18" Pine at the rear of the lot is noted for tree protection in the development plan and that all lots shall have a minimum of 75% tree lot coverage with tree canopy measured as the mature canopy, not including rooftops. (Development Plan and UDO Section 5.3.7.D.1.)

3. For the final application, a landscape plan must be submitted denoting the 75% canopy coverage, street tree locations, and foundation plantings. The landscape plan should take into account the other required plantings noted in the development plan. (Development Plan and UDO Section 5.3.7.)

4. As the project moves toward Final submittal, the typical window, railing, corner board trim, water table trim, and a section through the eave are needed as not enough information was provided in the submittal to review for conformance with the UDO. (Applications Manual)

5. As this property has covenants and restrictions that run with the land and define an architectural review process, a letter from the Board of Directors of the Association noting approval of the proposed architecture is required for the final submittal. (Applications Manual)

HPRC Review	06/03/2016	Erin Schumacher	Approved
-------------	------------	-----------------	----------

Comments:

1. Roofs shall correspond to the major massing of the building and complicated rooflines are to be avoided. The north and west elevations appear to have a non-traditional termination. Revise to simplify. (UDO Section 5.15.5.F.2.b.)

2. For better variety in the wall plane consider using rectangular (tall) windows on the west elevation of the Carriage House instead of the square units that are proposed. (UDO Section 5.15.5.F.3.a.)

3. The second story railing on the south elevation appears to have a drafting error as there is significant space between the balcony decking and the bottom rail. Correct or revise for clarity. (Applications Manual)

4. While outside of this approval, it is unusual to propose a fence only on one side of the property. Consider adding a fence at the north as well. Also, the gate entrance for the fence appears to be over a retention swale. Consider revisions for functionality.

Stormwater Review	06/03/2016	William Baugher	Approved
-------------------	------------	-----------------	----------

Comments:

1. No comments submitted.

Transportation Department Review - HD	06/03/2016	Pat Rooney	Approved
---------------------------------------	------------	------------	----------

Comments:

1. The approved Development Plan for this subdivision indicates that all access to parking and/or garages be obtained from the rear of the lots via the access easement. The rear access easement was improved and approved by the Town but has not been maintained by the Home Owners Association and has become overgrown. Town staff recommends that the property owners re-establish a Home Owners Association to provide the required maintenance (mowing and debris removal) to ensure access for this property and all other lots.

Plan Review Case Notes: