

August 5, 2026

Town of Bluffton
Ms. Charlotte Moore, Principal Planner
20 Bridge Street
Bluffton, South Carolina 29910
cmoore@townofbluffton.com

Re: Amendment Submittal Request for ABPAL Shell COFA-05-25-019766

Charlotte,

Please see attached documents for requested design changes to the ABPAL Shell Building at 36 Bruin Road, along with responses to the HPRC comments.

Due to the upstairs tenant requiring an elevator for accessibility, we added a tabby stucco chimney element off the porch to the rear of the building. No change has been made to the main structure. The height of the chimney is set to be minimally visible from Bruin Road.

This change required the relocation of mechanical units to the East side of the building, adjacent to the existing stair.

Below are our comment responses:

HPRC Comments

1. Provide an updated site plan showing how the proposed changes relate to the setback, property lines, and other site improvements for Final HPC review.

See revised landscape plan.

2. Provide an updated landscape plan for Final HPC review.

See revised landscape plan.

3. The design breaks down the scale of the rear elevation, but not the sides. Chimneys and fireplaces are not usually 8 feet deep. Study the massing of the side elevations for a solution that breaks down the scale of the elevator in a way that makes sense with the story of the "fireplace and chimney" look. The chimney portion extending above the roof is also very deep and dwarfs what is a very large 24" square chimney pot.

The chimney design has been revised to break down the design at the side facing the parking lot. A trellis element extends between the first and second floor to break up the elevator massing at both side elevations.



3. The “chimney pot” on top of the elevator shaft is out of scale with the width of the chimney. Consider multiples or some other solution to better terminate the massive chimney.

The chimney now has a tabby stucco double prayer hand cap.

4. What is the waterproofing cap material on top of the shaft?

The cap will be stucco, sloped to drain.

5. How deep is the stucco recess? The recessed depth appears to be negligible in the perspectives.

The stucco recess is now 1.5”, including the 1” stucco trim added around the recess.

6. The chimney needs a cap. How will it drain?

The chimney will be stucco, sloped to drain.

7. Concern expressed regarding a second amendment for new construction and the effect on scale and the side yard setback.

Acknowledged. The new chimney is minimally visible from Bruin Road and the revised form remains in scale with the surrounding neighborhood.

Growth Management Staff Comments

1. The COFA application indicates that “minor exterior changes” are proposed but changes are more extensive and include the expansion of the porch (length, width and height) and related changes (additional columns, rear louver screening, openings), addition of an elevator shaft/chimney, relocation of stairs and service yard, and addition of a freezer and a new rear door in an area previously identified to the HPC as porch.

Acknowledged.

2. Building permit set shows a freezer and ice machine on the porch but they do not appear on the amended plans. All exterior equipment must be shown and screened.

Tenant equipment will be screened from public view.



3. Within the NG-HD district, building form and scale shall be primarily residential to maintain the predominantly residential character component of this district (UDO Sec. 5.15.5.C.) Further, features, such as chimneys, shall have a proportional relationship to other features as well as the building form (UDO Sec. 5.15.5.F.4.a.). The chimney seems disproportionately large for the building, particularly for a porch location, and the use of a clay chimney pot with a tabby shell chimney is an atypical combination of materials for Old Town. What clay is proposed?

The chimney has been reworked per discussion with the HPRC, and the chimney pot replaced with two tabby stucco prayer hands to match the chimney finish.

4. The service yard seems unnecessarily large for the equipment shown.

The service yard has been reduced in size.

5. If the space for Tenant 2 is to be an extension of the restaurant, the amount of required parking will increase. An amended Development Plan would be required.

Tenant 2 is not an extension of the restaurant.

6. Correct plan name—shows as LAPBA and ABPAL Shell Building.

Per discussion with the HPRC, LAPBA will be the revised name of the project. Landscape drawings have been revised to match.

If you have any questions or need any additional information, please let me know.

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal