



December 2, 2025

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,

As we move towards permitting/construction in January, we want to be proactive in a few minor changes to the building shell. Please see attached documents for requested design changes to the ABPAL Shell Building at 32/36 Bruin Road. Due to potential tenant requirements, additional mechanical needs, and other minor design changes, we are respectively requesting an administrative review of the following items:

1. Roof mechanical well has been added with a screen parapet wall to hide the mechanical equipment
2. The second story windows on the left elevation have been removed in between the brackets. The brackets have been re-spaced.
3. The rear porch screening has been removed.
4. Brick added to the front porch
5. The upper porch railing has been revised to provide additional screening for the neighbor (per their request).
6. Centered rear upper door on rear porch.
7. Changed a single door to a double door on the porch.

If additional review by HPC is necessary, perhaps an HPRC meeting would be permitted rather than waiting until the January HPC meeting. Please advise.

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

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal