



WRITTEN RESPONSE TO PLAN REVIEW COMMENTS FOR COFA-02-26-020148

Date: April 27, 2026
Project: Beaufort Memorial May River Primary Care
Address: 2800 May River Xing; Bluffton, SC 29910
Plan Type: Highway Corridor Overlay District
Submittal: Conceptual Review – Submitted 03/25/2026 - DRC Meeting Date 04.01.2026

The following are written responses to the comments requiring resolution:

Growth Management Dept Review

Comment #3: Dominion Energy has confirmed the suitability of proposed shrubbery located atop underground utilities south of the building. Please see the attached email correspondence with Mr. Jacob Stanley with Dominion.

Comment #4: Please find the attached email from Publix Real Estate, the May River Crossing Master Plan Declarant. The email indicates the plans are “approved as noted”. I have also included images of the Approval Stamps on the Architectural, Civil, and Landscape drawings. Only the Landscape drawings contained comments requiring a modification to the drawings. Those revisions have been made and are included in this Final Submittal.

Comment #5: Will comply by addressing all comments provided by the DRC.

Comment #6: A sign permit will be submitted for this project for review and approval.

Planning Commission Review

Verbal comment requesting articulation of the south wall:

- A 48” deep metal awning has been added above a door on the South Elevation. It will match the color and profile of the metal canopy on the opposite side of the building. Revision has been clouded on the elevation drawing.
- A 6’x9’ large window has also been added to the South Elevation, at the right side to break up the expanse of siding. Revision has been clouded on the elevation drawing.
- The South Elevation has been developed with equal detail to all other elevations. The elevation is articulated with three separate masses separated by recessed and projecting sections creating a 5-part assembly across the 100’ length.
- The greatest length of wall without a window or change in plane is now 7’-8”.
- A 48” deep roofline feature is applied to 30% of the overall length of the façade providing color and shadow. The added 48” metal awning will also provide depth and shadow.
- A 60” wide, projecting full height brick pilaster in a contrasting brick color will provide texture, depth and shadow.
- The south elevation now has three different parapet heights that vary by 14”-18”; three wall planes varying by 8” and 18”; and it utilizes two brick types, three paint colors for the siding and many expansive windows.



Stormwater Review

The Civil Plans have been revised to address prior stormwater comments. All proposed on-site parking more than the required parking spaces have been designed as pervious parking.

Thank you for your time to review our responses and attached documents.

Attachments:

Email from Dominion Energy

Email from Publix Real Estate and Plan Approval Stamps

Revised Drawing Set

Sincerely,

Josie S. Abrams

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