



**TOWN OF BLUFFTON**  
**CERTIFICATE OF APPROPRIATENESS**  
**HIGHWAY CORRIDOR OVERLAY APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843)706-4500  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

Applicant		Property Owner	
Name: Court Atkins Group		Name: Jeffery Solomon	
Phone: 843-815-2557		Phone: 248-701-2129	
Mailing Address: PO Box 3978 Bluffton, SC 29910		Mailing Address: 33 Red Knot Road Bluffton, SC 29910	
E-mail: james.atkins@courtatkins.com		E-mail: jsol1978@icloud.com	
Town Business License # (if applicable): LIC-4-12-8068			
Project Information			
Project Name: Solomon Dentist.New Riverside Village		Acreage: 1.56	
Project Address: 255 New Riverside Village			
Zoning District: Highway Corridor Overlay			
Tax Map Number(s): R610 036 000 1258 0000			
Project Description: New 15,000 sqft dentist office and tenant spaces.			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Mandatory Application Check-In meeting scheduled.			
<input checked="" type="checkbox"/> 2. Digital files drawn to scale of the Site Plan(s).			
<input checked="" type="checkbox"/> 3. Digital files drawn to scale of the Architectural Plan(s).			
<input checked="" type="checkbox"/> 4. Recorded deed and plat showing proof of property ownership.			
<input checked="" type="checkbox"/> 5. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 6. Material samples and color swatches for all proposed materials.			
<input checked="" type="checkbox"/> 7. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this application.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 11/16/22	
Applicant Signature:		Date: 11/16/22	
<b>For Office Use</b>			
Application Number:		Date Received:	
Received By:		Date Approved:	



COURT  
ATKINS  
GROUP

P.O. Box 3978  
Bluffton, SC 29910

P: 843.815.2557

F: 843.815.2547

November 16, 2022

Mr. Dan Frazier, AICP  
Principal Planner – Land Development  
Town of Bluffton  
2 Bridge Street  
Bluffton, SC 29910  
843-706-4500

**Re: Planning Commission Submittal – Solomon Dentist Office New  
Riverside Village**

Dan,

The enclosed architecture and landscape drawings and documents are being submitted as part of the Planning Commission submittal – Highway Corridor Overlay District – Architecture and Landscape for the Solomon Dentist Office and New Riverside Village project with the following comments:

1. The 15,000 sqft. building consists of a one-story Dentist Office that is raised off the ground +/- 2'-0" and a two-story retail/tenant space building that share a small building connection element but are separated by a small courtyard. The outdoor space between the building and front parking lot includes an active outdoor landscaped and hardscape seating area. The building features brick veneer and cementitious siding, aluminum storefront doors and windows, metal sloped roofs, wood trellis and louvers.
2. Enclosed are landscape / site drawings, architectural drawings, color board, building light fixture cut sheet and a 3D rendering describing the project.
3. We are requesting to be placed on the December 14, 2022 Planning Commission meeting agenda.

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

Court Atkins Architects, Inc.

James C. Atkins, Founding Principal