



PLAN REVIEW COMMENTS FOR COFA-02-26-020143

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: Highway Corridor Overlay District **Apply Date:** 02/24/2026

Plan Status: Active **Plan Address:** 1181 A May River Road
BLUFFTON, SC 29910

Case Manager: Angie Castrillon **Plan PIN #:** R610 039 000 097A 0000

Plan Description: A request by Court Atkins Group, LLC, on behalf of property owner Trevor Wells for review of a Certificate of Appropriateness-HCOD application. The project consists of the construction of a two-story 8,000 SF mixed use building with associated infrastructure. The property is zoned Neighborhood Core and consists of 1.4 acres identified by tax map number 6610 039 000 097A 0000.
STATUS: This item will be reviewed at April 1, 2026, Development Review Committee meeting.

Planning Commission Committee Review

Submission #: 1 Recieved: 03/25/2026 Completed: 03/27/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Growth Management Dept Review (HD)	03/27/2026	Angie Castrillon	Approved with Conditions

Comments:

- Align window placement on west and east elevations to maintain vertical rhythm along the façade.
- The second-story windows on the left and right elevations appear undersized. Revise window proportions to be consistent with those on the front and rear elevations. Alternatively, consider adding a third window within the blank wall area to improve visual balance.
- Provide additional details regarding the gutters and their relationship to the bioretention area located west of the building, specifically along the west elevation.
- The landscape drawings do not provide sufficient detail to complete a full review for compliance with UDO requirements. Update landscape plan to demonstrate compliance with UDO Section 5.3.
- Provide additional details for the proposed dumpster enclosure.
- Per the Applications Manual, a lighting plan including a photometric grid must be provided for review to ensure compliance with the standards of UDO 5.12.
- All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
- Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.

Planning Commission Review	03/27/2026	Caroline Luke	Approved with Conditions
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Comments:

Comments may be provided at time of DRC.

Stormwater Review	03/27/2026	Samantha Crotty	Approved with Conditions
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Comments:

The provided Civil Drawing Set sheet may be subject to change.

Addressing Review	03/27/2026	Ryan Coleman	Approved
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Beaufort Jasper Water and Sewer Review	03/27/2026	Matthew Michaels	Approved
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Building Safety Review	03/27/2026	Sidney Holland	Approved
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Police Department Review

03/27/2026

Bill Bonhag

Approved

Transportation Department
Review

03/27/2026

Mark Maxwell

Approved

Plan Review Case Notes: