



PLAN REVIEW COMMENTS FOR COFA-02-26-020127

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
TOWNE CENTRE AT NEW RIVERSIDE

Plan Type: Highway Corridor Overlay District **Apply Date:** 02/09/2026

Plan Status: Active **Plan Address:** 20 Pondberry St Street
BLUFFTON, SC 29910

Case Manager: Angie Castrillon **Plan PIN #:** R610 036 000 3211 0000

Plan Description: A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for review of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan.
STATUS: This item will be heard at the April 1, 2026, Development Review Committee meeting.

Planning Commission Committee Review

Submission #: 1 Recieved: 02/24/2026 Completed: 03/27/2026

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

Comments:

1. Provide additional articulation along Exterior Elevation – East (facing May River Crossing Park) for consistency with ZDSO 90/3 Section 5.15.9.E.3.
2. Provide articulation on Exterior Elevation – West (facing HWY 170) for consistency with ZDSO 90/3 Section 5.15.9.E.3. Consider the use of elements such as Bahama Shutters or Spandrel glass.
3. Ensure unobstructed ADA accessibility from parking lot through patio to building.
4. In accordance with ZDSO 90/3 Section 5.15.9.D.3. and 5.15.9.E.2., revise the roof to a more traditional configuration, preferably incorporating roof overhangs and pitched roofs.
5. In accordance with ZDSO 90/3 Section 5.15.8.B.1 the property must maintain a minimum twenty-five (25') foot wide landscaped buffer along HWY 170 right-of-way.
6. Ensure proper overhead clearance for dumpster pick up in relation to adjacent Live Oak.
7. Provide Lighting Plan in accordance with ZDSO 90/3 Section 5.15.11.
8. Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
9. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
10. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval.
11. Note: Any future subdivision of the subject parcel would be inconsistent with the currently approved May River Crossing Master Plan and may require a Master Plan Amendment in accordance with Unified Development Ordinance.

Addressing Review	03/27/2026	Ryan Coleman	Approved
Beaufort Jasper Water and Sewer Review	03/27/2026	Matthew Michaels	Approved
Building Safety Review	03/27/2026	Sidney Holland	Approved
Planning Commission Review	03/27/2026	Caroline Luke	Approved

Comments:

Comments may be provided at time of DRC.

Police Department Review	03/27/2026	Bill Bonhag	Approved
Stormwater Review	03/26/2026	Samantha Crotty	Approved
Transportation Department Review	02/24/2026	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: