



PLAN REVIEW COMMENTS FOR COFA-02-26-020148

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:** 02/26/2026
Plan Status: Active **Plan Address:** 2800 May River Xing Crossing
 BLUFFTON, SC 29910
Case Manager: Angie Castrillon **Plan PIN #:** R610 036 000 3212 0000
Plan Description: A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for review of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 S single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R61 036 000 3212 0000 located 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: 03/25/2026 Completed: 03/27/2026

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

Comments:

1. The use of "Aged Copper" for the cornice at the two corners and the storefront windows is not considered compatible with the Lowcountry or coastal vernacular palette (ZDSO 90/3 Section 5.15.9.C.1 and 5.15.9.D.5) The use of the corporate color as an accent may be considered on a case-by-case basis.
2. The Applicant has provided justification for the proposed roofline. Staff's interpretation remains that the ordinance (ZDSO 90/3) intends to discourage unarticulated flat rooflines. Based on that interpretation, and the supporting architectural narrative, the proposed cornice is viewed by Staff as meeting the guideline requiring a pediment.
3. Confirm the suitability of proposed shrubs located over underground utilities south of the building.
4. Provide a letter of approval from the May River Crossing Master Plan Declarant responsible for the Covenants, Conditions and Restrictions.
5. All comments provided by the DRC for the Preliminary and Final Development Plans must be addressed to be compliant with this COFA-HCOD approval.
6. 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	03/26/2026	Samantha Crotty	Approved with Conditions
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Comments:

The civil plans provided as part of this COFA submittal do not match the stormwater reviewed and approved civil plans.

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

Megan James

Approved

Plan Review Case Notes: