



Development Review Committee Meeting

Wednesday, April 01, 2026 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Beaufort Memorial Primary Care May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** 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 a single-story 5,000 SF 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 R610 036 000 3212 0000 located within the May River Crossing Master Plan. (COFA-02-26-020148) (Staff – Angie Castrillon)
- 2. Chipotle at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** 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. (COFA-02-26-020127) (Staff - Angie Castrillon)
- 3. 1181 May River Road (Certificate of Appropriateness - Highway Corridor Overlay District):** 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. (COFA-02-26-020143) (Staff - Angie Castrillon)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, April 8 , 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here: <https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>
Public comment is limited to 3 minutes per speaker.*



PLAN REVIEW COMMENTS FOR COFA-02-26-020148

Section V. Item #1.

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

Reviewing Dept.	Complete Date	Reviewer	Status
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

Section V. Item #1.

Transportation Department
Review

03/27/2026

Megan James

Approved

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR COFA-02-26-020127

Section V. Item #2.

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	Section V. Item #2.
Stormwater Review	03/26/2026	Samantha Crotty	Approved	
Transportation Department Review	02/24/2026	Mark Maxwell	Approved	
Comments: No comments				

Plan Review Case Notes:



PLAN REVIEW COMMENTS FOR COFA-02-26-020143

Section V. Item #3.

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

Section V. Item #3.

Transportation Department
Review

03/27/2026

Mark Maxwell

Approved

Plan Review Case Notes: