



**TOWN OF BLUFFTON
DEVELOPMENT PLAN APPLICATION**

ATTACHMENT 1

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843)706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: Hilton Head Medical Center, LLC		Name: Hilton Head Medical Center, LLC	
Phone: 704-316-4351		Phone: 704-316-4351	
Mailing Address: 25 Hospital Center Blvd, Hilton Head, SC 29926		Mailing Address: 25 Hospital Center Blvd, Hilton Head, SC 29926	
E-mail: Jason.Adkins@meadowsandohly.com		E-mail: Jason.Adkins@meadowsandohly.com	
Town Business License # (if applicable):			
Project Information			
Project Name: Novant Health Bluffton Medical Center	☒ Preliminary	☐ Final	
Project Location: Buckwalter Parkway	☒ New	☐ Amendment	
Zoning District: PUD	Acreage: 17.8		
Tax Map Number(s): R610 029 000 2487 0000, R600 029 000 2410 0000			
Project Description: Development to include new hospital near the intersection of Bluffton Pkwy & Buckwalter Pkwy			
Minimum Requirements for Submittal			
☒ 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans.			
☒ 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☒ 3. All information required on the attached Application Checklist.			
☒ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Note: A Pre-Application Meeting is required prior to Application submittal.			
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 permit.			
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: APRIL 3, 2025	
Applicant Signature: 		Date: APRIL 3, 2025	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	

Project: **Bluffton Medical Center**
Bluffton, SC

Date: September 8th, 2025

Agent: **Ward Edwards, Inc.**
Primary Contact: Conor Blaney, PE
P.O. Box 381
Bluffton, SC 29910
E: cblaney@wardedwards.com
P: (757) 814-0824

Description

The proposed development is to include a new hospital in Bluffton, near the intersection of Bluffton Parkway and Buckwalter Parkway and identified as Tax Map Numbers R610 029 000 2487 0000 and R600 029 000 2410 0000. The total acreage of these properties is approximately 17.8 acres, with 14 of those acres to be disturbed. Proposed drives, parking, landscape, utilities, and other infrastructure will also be constructed in support of the development. The undeveloped site is characterized by relatively level topography, with elevations ranging between 27 and 28. In the western portion, however, the terrain gradually descends from 27 to 22, ultimately leading into the wetlands.

Zoning District

Zoning includes both Buckwalter PUD within the Town of Bluffton and Grande Oaks PUD within Beaufort County jurisdiction.

Tree Removal

Tree removal will be required to facilitate the proposed development. While the majority of trees are planted pines, efforts will be made to preserve existing specimen and significant trees wherever possible. The final landscape plan will include canopy shade trees within the parking areas, street trees, and native coastal plantings to provide a welcoming atmosphere.

Access

Two points of vehicular access are anticipated along Lake Point Drive. An access to western property line is stubbed out for connectivity to future expected development. These surrounding roads will also serve for fire protection and emergency vehicle access. Offsite improvements are expected to be needed at the adjacent Buckwalter Parkway and Lake Point Drive signalized intersection, to be designed separately by a traffic engineer.

Parking

The PUD requires one parking space for every six patient beds, one for each medical staff member or visiting doctor, and one for every four employees for the proposed building use. Based on the number of beds, medical staff, and employees, a total of 318 parking spaces would be required. The current site plan provides 365 parking spaces, exceeding the required amount. ADA parking stalls are strategically positioned near building entrances. A total of 34 ADA stalls are required based on the number of parking spaces provided, and the current site plan includes 34 ADA stalls.

Paving

All parking and drive aisles are expected to be comprised of asphalt paving, consisting of 6" SABC and at least 2" asphaltic surface. Standard curb and gutter will be installed along parking islands and asphalt paving where curb inlets are present. Additionally, 6-foot-wide sidewalks will be provided along the ADA parking spaces to ensure accessible access to the hospital.

Utilities

A 12" PVC water main, owned and operated by Beaufort-Jasper Water and Sewer Authority (BJWSA), is located along Lake Point Drive and is available to serve the proposed development. Additionally, a 16" PVC water main, owned and operated by BJWSA, is located along Buckwalter Parkway, with Hydrant BL0303 providing a secondary connection point. Water service to the property will be established via a 10" tap from the main along Lake Point Drive and a 6" tap from the Buckwalter Parkway hydrant tee, which will transition to a 10" main within the site. The proposed water main will loop around the facility, with 4 fire hydrants proposed to ensure adequate fire protection and domestic water service flows. The onsite 10" waterline will also have an 8" stub out to the western property line, with a blowoff hydrant, to allow for service of future expected adjacent development.

An existing 14" force main, owned and operated by BJWSA, runs along Lake Point Drive. An onsite pump station will be required to tie into this downstream sewer system. The proposed force main is expected to be a 4"-8" diameter pipe. An 8" gravity sewer main, at approximately 0.4% slope, will run Southeast from the pump station to serve the hospital. Gravity Sewer will also run to the Southwest property edge from the pump station to stub-out for future expected development. The depth of the pump station wetwell and gravity sewer stub out to the property line is expected to be around 12' deep or so to allow for this future development connection.

Drainage

The site will be designed to convey and treat stormwater runoff from the proposed development in accordance with local and state regulations. Currently, stormwater generated from the undeveloped site naturally drains to the existing wetlands on the Western portion of the property, which ultimately outfalls into the Okatie River. Stormwater generated from the proposed development will be collected into storm inlets and routed to onsite stormwater BMPs prior to discharging into the existing wetlands. BMP's consisting of infiltration, and stormwater ponds will be designed adequately to collect, treat, and discharge the post development runoff to the same outfall location at a rate less than that of existing conditions. The infiltration basins are expected to have underdrains and aquatic plant species.

Wetlands

There are wetlands located on the Western portion of the property. All proposed work will remain outside the preserved wetlands and buffers within the recorded restricted covenants.

Erosion Control

Silt fence, inlet protection, stone construction access, dust control, and temporary/permanent seeding will be used to help control erosion on the site during construction activities.