

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	December 9, 2025
SUBJECT:	Projects and Watershed Resilience Department Monthly Report
PROJECT MANAGER:	Kimberly Washok-Jones, Department Director

CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATE

Administrative Update

- No activity to report.

FACILITIES

1. Law Enforcement Center Facility Improvements

- Pending Council direction from Creech space needs analysis study.

2. Sarah Riley Hooks Cottage

- Framing is **complete**. MEP sub-ups are underway.
- **Next Steps:**
 - Continue cottage reconstruction through FY26.
 - Update site development plans and Public Project approval per SCDOT comments.
 - Post solicitation for site and landscape development construction in December 2025.

3. New Riverside Barn Park – Public Services Building

- Architectural Plans, Site Development Plans and easements are **complete**.
- **Next Steps:**
 - Complete structural design and permitting in FY26.
 - Prepare bid solicitations in Spring 2026 for building and site development construction.

4. New Riverside Barn Park – Event Lawn Pavilion

- Vertical construction is underway.
- **Next Steps:**
 - Construction is planned to be completed in February 2026.

5. Public Services Expansion and New Watershed Facility

- Ordered wetland surveys to determine developable land for expansion.

HOUSING

1. Town of Bluffton Affordable Housing Project – The May

- WorkForce State of Mind partnership to construct 12 units at 1095 May River Rd.
- WorkForce State of Mind states construction to be complete in the 1st quarter of 2026.
- **Next Steps:**
 - Staff reviews applications for payment.
 - Coastal States Bank will accept/process mortgage applications.

PARKS

1. Park Improvements

- Council approved proceeding with a second pavilion at Oscar Frazier Park.

- DuBois Park swing/shade and turf replacement **complete**.
- **Next Steps:**
 - Prepare final design of a second pavilion at Oscar Frazier Park.
- 2. Oyster Factory Park**
 - Food truck paving and drainage **complete**.
 - Shearlock Engineering **completed** Structural Engineering design for pavilion column details.
 - Architect working on CDs of restroom expansion.
 - **Next Steps:**
 - Post bid package for pavilion post replacement.
 - Complete plans and bid packages for the restroom expansion.
- 3. Oscar Frazier Park**
 - Splash Pad **complete**. Working with contractors on warranty replacements and pavement improvements through the winter.
- 4. New Riverside Barn Park – Phase 2 Trails & Disc Golf**
 - Engineering Design and permitting for the Phase 2 trails is **complete**.
 - Preliminary design of disc golf course is **complete**.
 - **Next Steps:**
 - Prepare solicitation for Phase 2 trails in March 2026 with construction in Summer 2026.
 - Review stakeout of disc golf course and adjust as needed to complete final design.
- 5. New River Linear Trail**
 - BPD enforcing no trespassing until construction is completed in summer 2026.
 - **Completed** construction fencing, surveying, silt fencing, erosion control, debris mulching, and pathway subbase.
 - **Next Steps:**
 - Bridge 3 construction completion is scheduled for December 2025.
 - Four Seasons boardwalk connection construction pending their signed easement.
- 6. Buckwalter Place Park Improvements**
 - Wood + Partners **completed** CDs for Phases 2 and 3.
 - GHD engaged for geotechnical surveying.
 - **Next Steps:**
 - Public Art Committee considering sunken art room options.
 - Phases 2 and 3 construction contract presented for Council approval in December 2025.
 - Construction start anticipated 12/10/25.

STORMWATER & SEWER

- 1. Historic District Sewer Extension Phases 4 through 6 – Lawrence, Green and Water Streets**
 - Main line sewer construction for HD Sewer is nearing completion.
 - **Next Steps:**
 - Once completed, contractor prepares as-builts, test system, BJWSA accepts system and receives permit to operate from DES, then tie residents into sewer system.
 - Negotiations for rights of entry for sewer connections and construction are on-going.
- 2. Comprehensive Drainage Plan Improvements**
 - Draft Engineering Report for Crooked Cove review **completed**, comments being compiled and field meeting to be scheduled to discuss recommended projects.
 - Beaufort County Stormwater and SCDOT Regional Maintenance staff received Heyward Cove Engineering Report and Owner Asset Report findings.

- **Next Steps:**
 - Guerrard Cove Engineering Report submittal.
 - Develop scope for Rose Dhu Creek drainage area.

3. May River Watershed Action Plan Impervious Restoration Water Quality Projects

- Preliminary Design of the 9 participating sites **complete**.
- 15 additional sites concept plan development near completion.
- **Next Steps:**
 - Finalize Impervious Restoration Program Policy Document.
 - Collaborate with Director of Procurement for BCSD and private owners agreement to construct impervious restoration projects at school sites.

4. Stoney Creek/Palmetto Bluff Sewer Partnership

- BJWSA is the Project Manager as RIA-SCIIP grant recipient; updates can be found [here](#).

ROADS

1. Pathway Pedestrian Safety Improvements

- **Completed** Historic District for ADA compliance.
- **Completed** May River Road RRFB SCDOT encroachment permits.
- **Next Steps:**
 - Installation of May River Road RRFBs scheduled for December 2025.
 - The design of Bluffton Road crossing locations continues.
 - New Riverside Rd. crossing design awaiting developer, POA approval and Town Council acceptance of easement donations at December meeting.
 - Phase 3, 30 locations design work continues. Working with SROs and school officials for crossings near schools.

2. Bridge Street Streetscape

- **Completed** lighting plan, IT fiber conduit connection to Town Hall, and Montessori and Bluffton Telephone easements.
- Clarified SCDOT right of way conflict.
- **Next Steps:**
 - Continue engineering design for SCDOT permitting (95%).
 - Continue planning and design for underground power cost estimate.
 - Continue Streetscape easements for lighting and sidewalks.

3. Calhoun Street Streetscape

- Preliminary engineering design is 65% complete and plans submitted to agencies for review and approval.
- **Next Steps:**
 - Continue negotiations with May River Road property owners for main transmission line easements for underground power.
 - Continue to coordinate underground power layout and modifications with Dominion Energy and CDDC Design.
 - Prepare easement acquisition plats for Phase 1 in FY26 and begin easement acquisition.
 - Phased construction planned to begin in FY27 pending budget approval and acquisition of all required easements.

4. Boundary Street Lighting

- Dominion **completed** street lighting, awaiting final invoice from Dominion Energy.

5. Boundary Street Streetscape

- Engineering design is 80% complete and submitted to agencies for review.

- Submitted SCDES permit amendment moving Lawrence St. drainage outfall to Green St.
- **Next Steps:**
 - Continue coordinating with Dominion Energy to obtain underground power layout and facility locations.
 - Continue with engineering re-design and permitting for Green St. outfall.
 - Prepare easement exhibits, appraisals and continue easement negotiations.
 - Construction planned to be bid in FY26, subject to acquisition of required easements and permitting.

6. Ghost Roads

- Surveying and easement exhibits are **complete**.
- Bridge, Pritchard, Colcock, Water, Pope and Allen Streets' Quit Claim Deeds **complete**.
- **Next Steps:**
 - TC and legal's determination is the Town owns all Ghost Roads. No further action is necessary.

7. Pritchard Street Drainage Improvements

- Preconstruction meeting held with Gulf Stream Construction Inc. on 10/9/2025 and Notice to Proceed for Construction issued.
- **Next Steps:**
 - All easements for construction have been acquired, except one which is pending condemnation proceedings.

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WATERSHED MANAGEMENT UPDATE

Administrative Update

- Results are pending for SCDES's MS4 program audit for NPDES permit compliance.
- Nicole Wright has submitted her resignation effective 01/09/25.

1. SC Department of Environmental Services May River Shellfish Harvesting Monitoring Data Year-to-Date and May River Shellfish Harvesting Status Exhibit – *Attachments 1 and 1a*

2. May River Watershed Action Plan Implementation Summary – *Attachment 2, 2a, and 2b*

- A new Pet Waste Station Program webpage has launched. This program is open to Bluffton residents and property owners.
- May River headwaters stormwater model calibration continues. Staff met with the consultant team on 11/14/25.
- SCDES collected shellfish harvesting samples in November. Microbial Source Tracking (MST) samples were taken with regulatory samples. The human, dog, bird, horse, and ruminant markers were not detected in any of the MST samples collected.
- MST Sampling Program targets potential fecal sources from human, dog, deer, horse, and bird waste.
 - Samples are collected for five (5) wet and dry weather events for each subwatershed.
 - Staff completed all five (5) dry sampling events for the coves. Additional samples will only be collected during wet weather conditions.

3. Resiliency

- Staff drafted a Resilience Plan scope of work and is coordinating with the Director or Compliance and Contracts for posting.
- Furman University's Sustainability Practicum class visited the Town on 11/12/25. They met with staff to advance heat mapping initiatives and foster community engagement. They toured the Historic District and explored areas beyond the Historic District. Final report is in development.
- Staff attended the SC Forestry Commission's and Green Infrastructure Center (GIC)'s SC Technical Support 25-26 informational webinar.
- Wetlands and Resiliency Ordinances:
 - McCormick Taylor and Center for Watershed Protection continue wetland and resilience work.
 - Reviewed a draft wetland ordinance with Growth Management and legal.
 - Revised ordinance discussion anticipated for Town Council Workshop in January 2026.
 - Reviews continue for Wetland Mapping Tool and its accompanying memorandum.
 - Drafted a wetland waiver policy document to provide guidance and review criteria.

Municipal Separate Storm Sewer System (MS4) Program Update

1. MS4 Minimum Control Measure (MCM) - #1 Public Education and Outreach, and MCM – #2 Public Participation and Involvement

- Information on the new Pet Waste Station Program will be in the Winter Newsletter.
- Creating handouts for private horse owners and equestrian facilities to emphasize the importance of proper waste management.
- Attended two Kids with Kayaks events and taught over 50 middle schoolers from H.E. McCracken and River Ridge Academy on watershed protection and pollution prevention using the EnviroScape model.

- The next Watershed Action Plan Advisory Committee meeting will be held 01/22/26. – **Attachment 3**
- 2. MS4 MCM – #3 Illicit Discharge Detection and Elimination**
 - E. coli Concentrations Trend Map – **Attachment 4a**
 - Monthly, Microbial Source Tracking (MST) Map – **Attachment 4b**
 - Illicit Discharge Investigations – **Attachment 4c**
- 3. MS4 MCM – #4 Construction Site Stormwater Runoff Control – Attachment 5**
- 4. MS4 MCM – #5 Stormwater Plan Review and Related Activity – Attachment 6**
- 5. MS4 MCM – #6 Good Housekeeping (Staff Training/Education)**
 - Moreno and Lewis attended the SC Department of Environmental Services Environmental Assistance Conference in Columbia.
 - Moreno attended the Southeast Chapter International Erosion Control Association's Field Day in Greenville.
 - Crotty attended wetland permitting training in Charleston.
 - Sease and Crotty received their recertification as Post-Construction BMP Inspectors.
 - Staff conducted water quality sampling training.
- 6. MS4 MCM – #6 Good Housekeeping (Ditch, Drainage and Roadside Maintenance)**
 - Public Services performed weekly street sweeping on Calhoun St., Highway 46, Bruin Rd., May River Rd., Pin Oak St., and curbs/medians on Simmonsville and Buck Island Rds.
 - Performed ditch inspections.
 - Buckwalter ditch (917 LF)
 - Arrow ditch (2,569 LF)
 - Red Cedar ditch (966 LF)
 - Buck Island roadside ditch (15,926 LF)
 - Simmonsville roadside ditch (13,792 LF)
 - Ongoing roadside mowing, litter clean-up and maintenance of Masters' Way, McCracken Circle, Hampton Parkway, Buck Island and Simmonsville Rds., Goethe Rd., Shults Rd., Jason and Able Sts., Whispering Pine Rd., May River Rd., and Eagles Field.
- 7. Citizen Request for Watershed Management Services & Activities – Attachment 7**

Attachments

1. SCDES Shellfish Harvesting Monitoring Data Year-to-Date
 - a. SCDES May River Shellfish Harvesting Status Exhibit
2. May River Watershed Action Plan Implementation Summary
 - a. Cumulative Microbial Source Tracking (MST) Results for Targeted Sampling
 - b. Targeted MST Sampling Sites Map
3. MS4 Minimum Control Measures #1 and #2 – WAPAC Agenda
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
 - a. E. coli Concentrations Trend Map
 - b. Monthly Microbial Source Tracking Trend Map – All Sources
 - c. Illicit Discharge Investigations
5. MS4 Minimum Control Measure #4 – Construction Site Stormwater Runoff Control
6. MS4 Minimum Control Measure #5 – Stormwater Plan Review and Related Activity
7. Citizen Request for Watershed Management Services and Activities Map
8. CIP Master Project Schedules

	19-19				19-19A				19-19B				19-19C				19-24				19-16			
	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025
	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)
December	33.0	33.0	NS		49.0	33.0	NS		17.0	7.8	NS		49.0	13.0	NS		6.8	7.8	NS		13.0	17.0	NS	
November	33.0	13.0	170.0	13.0	13.0	2.0	130.0	23.0	7.8	4.5	170.0	4.0	4.5	4.5	49.0	4.5	6.1	2.0	79.0	46.0	13.0	4.5	33.0	4.5
October	23.0	33.0	49.0	70.0	46.0	23.0	17.0	170.0	13.0	17.0	13.0	70.0	23.0	33.0	2.0	70.0	11.0	2.0	11.0	79.0	14.0	6.8	17.0	13.0
September	540.0	23.0	33.0	31.0	350.0	13.0	240.0	49.0	350.0	13.0	13.0	7.8	170.0	7.8	7.8	14.0	79.0	17.0	22.0	33.0	33.0	13.0	130.0	2.0
August	23.0	23.0	33.0	220.0	23.0	49.0	23.0	49.0	11.0	6.8	23.0	79.0	13.0	13.0	49.0	79.0	17.0	23.0	49.0	33.0	11.0	2.0	13.0	7.8
July	920.0	350.0	31.0	70.0	49.0	920.0	31.0	79.0	95.0	70.0	32.0	350.0	130.0	49.0	32.0	130.0	23.0	33.0	33.0	21.0	46.0	17.0	32.0	11.0
June	13.0	14.0	7.8	170.0	4.5	7.8	7.8	170.0	11.0	23.0	6.8	110.0	2.0	13.0	4.5	49.0	1.8	33.0	2.0	23.0	9.3	13.0	2.0	6.8
May	4.5	23.0	27.0	33.0	4.5	33.0	22.0	170.0	4.0	17.0	23.0	79.0	1.8	13.0	17.0	21.0	1.8	33.0	7.8	49.0	2.0	21.0	4.0	4.5
April	4.5	170.0	49.0	NS	4.5	130.0	17.0	NS	1.8	110.0	17.0	NS	2.0	70.0	4.0	NS	1.8	NS	11.0	NS	1.8	7.8	23.0	NS
March	33.0	23.0	49.0	240.0	23.0	49.0	31.0	46.0	2.0	17.0	11.0	23.0	4.5	17.0	4.5	7.8	2.0	17.0	22.0	13.0	2.0	17.0	4.5	4.0
February	23.0	540.0	49.0	33.0	31.0	350.0	49.0	49.0	17.0	240.0	11.0	79.0	22.0	240.0	22.0	79.0	2.0	33.0	7.8	13.0	11.0	33.0	11.0	17.0
January	49.0	33.0	49.0	NS	22.0	33.0	23.0	NS	33.0	13.0	4.5	NS	7.8	33.0	4.5	NS	7.8	7.8	7.8	NS	7.8	4.5	2.0	NS
** Truncated GeoMetric Mean	40.0	38.0	39.0	47.0	28.0	30.0	30.0	42.0	18.0	17.0	16.0	18.0	14.0	16.0	14.0	15.0	9.0	9.0	10.0	16.0	9.0	8.0	10.0	9.0
** Truncated 90th Percentile	192.0	211.0	187.0	169.0	91.0	152.0	163.0	200.0	72.0	77.0	79.0	73.0	54.0	71.0	74.0	67.0	41.0	44.0	47.0	64.0	32.0	26.0	38.0	37.0

NS = No Sample

SCDES Regulatory Requirements:

Geometric Mean ≤ 14

90th Percentile ≤ 43

**** Town staff calculations utilizing SCDES statistics**

Note:

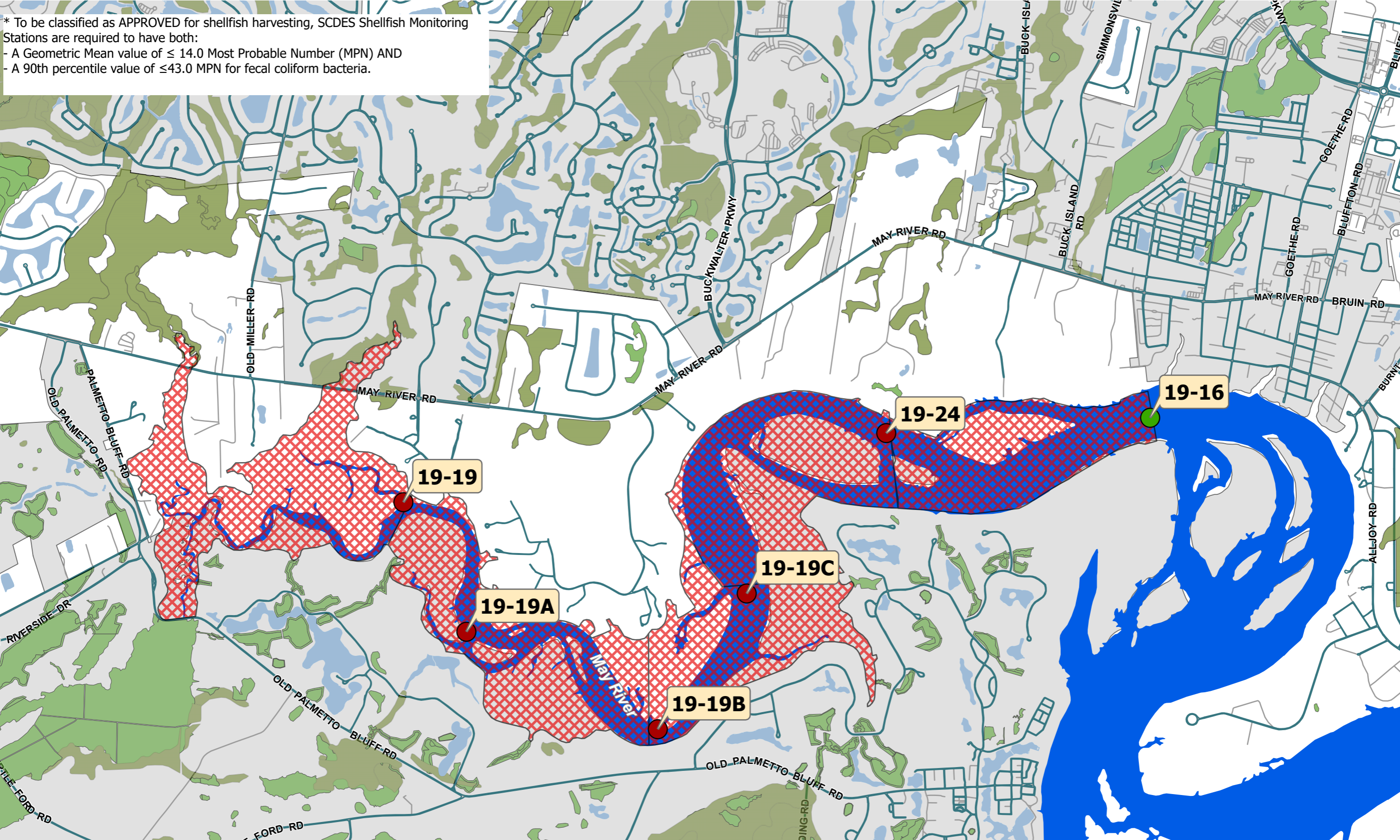
December 2024 ends the data collection period for 2025 shellfish harvesting season.

December 2025 ends the data collection period for 2026 shellfish harvesting season.

2024 fecal coliform data is part of the 2025 classification data collection period.

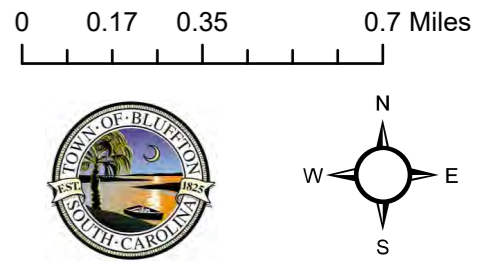
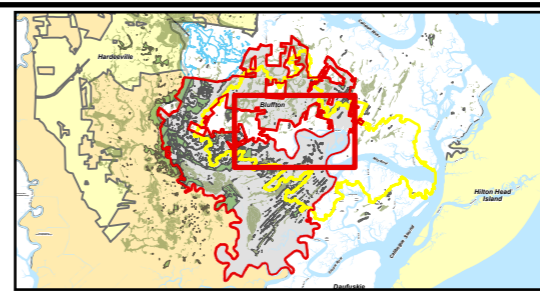
2025 fecal coliform data is part of the 2026 classification data collection period.

* To be classified as APPROVED for shellfish harvesting, SCDES Shellfish Monitoring Stations are required to have both:
- A Geometric Mean value of ≤ 14.0 Most Probable Number (MPN) AND
- A 90th percentile value of ≤ 43.0 MPN for fecal coliform bacteria.



- | | |
|---------------------------------------|-------------------------------------|
| Town Bluffton Jurisdiction | Water |
| Beaufort County Jurisdiction | Wetlands |
| Restricted 2025/2026 Shellfish Season | Open Shellfish Monitoring Station |
| Streets | Closed Shellfish Monitoring Station |

**SCDES SHELLFISH
HARVESTING STATUS**
Town of Bluffton
Beaufort County, SC
Date: 9/17/2025 9:28 AM



May River Watershed Action Plan Update & Modeling Report (MRWAP) Implementation Summary

1. MRWAP Background

- *May River Watershed Action Plan Update & Modeling Report (MRWAP)* was completed November 2020.
- Town Council adopted the MRWAP as a supporting document to the Comprehensive Plan in February 2021.
- The Action Plan Update & Modeling Report included the development of watershed-water quality models (WQ Model) for the four (4) May River Headwaters subwatersheds (Stoney Creek, Rose Dhu Creek, Duck Pond, and Palmetto Bluff) where the shellfish impairments are located.
- The purpose of the modeling effort was to better understand fecal coliform (FC) fate and transport in the Headwaters subwatersheds to develop strategies ultimately intended to open all shellfish stations to harvesting. To capture the variety of storm events and environmental conditions, the Project Team developed a continuous simulation of both water quantity and quality.
- The MRWAP included new water quality improvement projects resulting from the WQ Model. Additionally, the potential fecal bacteria reduction benefits of septic to sewer conversion in the four (4) Headwaters subwatersheds were modeled.

2. Septic to Sewer Project Recommendations/Evaluations

Background:

- The MRWAP evaluated four (4) septic to sewer conversion projects in the Rose Dhu Creek and Stoney Creek subwatersheds:
 - Cahill
 - Gascoigne
 - Stoney Creek
 - Pritchardville
- These projects overlap with 42 subcatchments in the Stoney Creek watershed and 11 in Rose Dhu Creek. Based on WQ Model outputs, these projects alone may potentially reduce FC loading by 3.46×10^{13} FC per year.
- The estimated septic to sewer conversion costs of these projects is \$5.5 million.

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Update: Stoney Creek/Palmetto Bluff Sewer Partnership

- BJWSA is the Project Manager as the awardee of the RIA-SCIIP grant.
- **Next Steps:**
 - BJWSA updates can be found at: <https://bjwsa.org/251/Go2Sewer-for-a-Cleaner-Stoney-Creek>

3. MRWAP Impervious Restoration Water Quality Projects

Task 1: MRWAP Eleven (11) Proposed Projects Background

- Eleven (11) project sites (incorporating various individual BMPs) were selected in consultation with the Town (prioritizing subcatchments with FC bacteria hotspot and/or large impervious areas). These sites were evaluated in terms of the potential benefits gained by retrofitting to meet the 95th percentile storm retention, to the maximum extent possible, under the proposed Impervious Area Restoration/Stormwater Retrofit Program.
- Based on WQ Model outputs, these projects alone may potentially reduce FC loading by
 - 2.99×10^{14} FC reduction for the Full SWRv (entire sub-basin drainage area catchment).
 - 2.53×10^{14} FC reduction for the Reduced SWRv projects (impervious area drainage area of sub-basin catchment).
- The estimated Full SWRv projects costs is \$32.7 million and the estimated cost of Reduced SWRv projects is \$22.6 million.
- Currently the Towns' Impervious Restoration Program is targeting Reduced SWRv for future projects.

Task 1: MRWAP Eleven (11) Proposed Projects Update

- Eleven (11) proposed project sites Rose Dhu Creek (6 projects) and Stoney Creek (5 projects):
 - All geotechnical work, evaluations, site assessments, planning, engineering, and preliminary designs for the 8 original sites is **complete**.
 - Bluffton Early Learning Center (BELC).
 - Boys and Girls Club of Bluffton (BGC).
 - Benton House (BH).
 - Bluffton High School (BHS).
 - Buckwalter Recreation Center (BRC).
 - ~~Lowcountry Community Church (LCC).~~ **Declined to Participate.**
 - McCracken Middle School/Bluffton Elementary School (MMSBES).
 - May River High School.
 - ~~One Hampton Lake Apartments (OHLA).~~ **Declined to Participate.**
 - Pritchardville Elementary School (PES).

- ~~Palmetto Pointe Townes (PPT)~~. **Declined to Participate.**
- Next Steps:
 - Finalize Impervious Restoration Program Policy Document.
 - Continue to collaborate with Director of Procurement for an agreement with BCSD and Private Owners to construct impervious restoration projects at school sites.

Task 2: Identify Fifteen (15) New Project Sites Background

- Identify 15 new project sites for Town of Bluffton Impervious Restoration/BMP Retrofit Projects.
- The Town wishes to identify an additional 15 project sites located within the municipal limits of Bluffton for the Impervious Restoration/BMP Retrofit Program. However, the criteria for site selection will be considered to be more “low hanging fruit” based on the following:
 - Within Town of Bluffton Municipal limits.
 - Soils – sandy soils with high infiltration rates offer the biggest bang for the buck for water quality treatment/improvement. Utilizing soil survey and other information target sites where infiltration can be maximized on-site.
 - Public or governmental agency land/property owner (not SCDOT RoW).

Task 2: Identify Fifteen (15) New Project Sites Update

- Site evaluations at the 15 sites have been completed.
- Concept design development for the sites identified below ongoing:
 - Dominion Energy Engineering Office
 - Rose Dhu Equestrian Center
 - St. Gregory Catholic Church/School
 - River Ridge Academy
 - MC Riley Early Childhood Center
 - MC Riley Elementary School
 - MC Riley Sports Complex
 - Bluffton Middle School
 - Red Cedar Elementary School
 - Seagrass Station Road Site determined to be not feasible, low cost/benefit.
 - Bluffton Pkwy West (170 to Buckwalter)
 - Buckwalter Pkwy (Hampton Hall to May River Road)
 - Persimmon St/Sheridan Park Cir/Pennington Dr
 - Vaden Nissan Hilton Head
 - ~~NHC Healthcare/Bluffton (Healthcare, Rehab, Assisted Living)~~ **Declined to Participate**
- Next Steps:
 - Finalize Concept designs and proposed SWrv/Water quality benefit.

Task 3: MRWAP Impervious Restoration Policy Documents Background

- MRWAP Section 5.4.4. Stormwater BMP Retrofit Projects of the May River Watershed Action Plan Update and Model Report identifies potential Impervious Restoration/BMP Retrofit projects located on Public and Private Land. As mentioned earlier, one of the primary site selection criteria, at time of report development, was to identify sites with large impervious areas so that pollutant load reductions could be estimated and the benefits of such projects on stormwater quality quantified/estimated, if implemented into construction. Generally, Public Funds are not expended to improve private property nor is Town of Bluffton funding generally expended on Public Land owned by another government entity. In order for such projects identified in Section 5.4.4. to move forward in the interest of improved water quality and for the overall benefit and welfare of the constituents of the Town of Bluffton, Policy Documents need to be formulated that establishes the parameters of such a Program to be initiated and implemented.

Task 3: MRWAP Impervious Restoration Policy Documents Update

- Impervious Restoration Program Policy Document Draft submitted and under review. Fee-in-Lieu Program Policy Document - Adopted into the FY26 Master Fee Schedule at the July 2025 Town Council Meeting.
- As Adopted:
 - As part of the SoLoCo Stormwater Design Manual, developers may submit for MEP when the proposed development site has constraints or limitations to which prevent SoLoCo Stormwater Design Manual requirements from being met, specifically stormwater retention volume (SWRv) requirements. SWRv is the volume of stormwater runoff that a stormwater management system can store and treat to improve water quality. The MEP submittal must provide documentable evidence of the process the applicant has performed that demonstrates the restrictions to the use and implementation of the Best Management Practices (BMPs) to meet the SWRv requirements.
 - When a development project cannot accommodate the required SWRv due to on-site constraints identified in the approved MEP analysis, the developer could opt to pay a Fee-In-Lieu (FIL) to the Town of Bluffton for the shortfall according to the FIL fee schedule to be adopted as part of the FY26 budget Master Fee Schedule. Funds collected through FIL payments would then be used by the Town to fund other qualified uses that protect water quality within the same watershed as the original project including:
 - The construction and maintenance of impervious restoration program water quality BMPs;

- Purchase of land for increased conservation areas, application of Better Site Design to the approved Master Plan, buffers, undisturbed open space, and natural resource of significance areas, and
- Purchase of development rights.
- FIL payment would be based and equal to a unit of SWRv in cubic feet or designating a conservation area/easement area that protects a qualified natural resource that would otherwise require the same SWRv treatment if developed. The monetary value for a unit of SWRv would be based on the current and typical costs for land as well as associated costs for design, construction, construction management, Town program management, post-construction inspection, and ongoing maintenance of water quality BMPs. The SWRv FIL rate would be found as part of the Town's Master Fee Schedule, under Section VII "Stormwater Management Fees," allowing for annual review and updates as needed based on the Consumer Price Index (CPI) or based on updated information regarding the cost of water quality BMP construction and maintenance, changes in the construction industry, availability of supplies, etc. If the developer and/or private property owner take responsibility for maintaining the BMP or provide land, then the associated cost for a unit of SWRv could be lessened accordingly.

Item/Description	Fee
<p style="text-align: center;">Fee-In-Lieu (FIL)</p> <p>For projects with an approved Maximum Extent Practicable (MEP) submittal, the FIL amount is calculated based on an applicant's shortfall, in cubic feet (CF), of the required Stormwater Retention Volume (SWRv).</p>	\$151.92/CF of SWRv

- ToB CIP Project Impervious Restoration Program & incentives – Draft document in process.
- ToB SWRv Credit Trading Program - (under evaluation)

4. Other, Related MRWAP Recommendations

Background:

- The Town should incorporate volume reduction BMPs (those that encourage infiltration) within existing and future CIP projects to the maximum extent practical (MEP), especially for project locations with well-drained soils (HSG A or B).

Other, Related MRWAP Recommendations Update:

- Town is in progress of incorporating volume reduction BMPs within existing and future CIP projects to the MEP. Specific projects currently in progress include:

- Bridge Street Streetscape Project
 - Water quality monitoring has been completed
- Pritchard Street Drainage Improvement Project
- Obtained approval for proposed improvements with Beaufort County School District and Beaufort County on pool operation impacts.
- Street lighting agreement with Dominion approved.
- IFB posted July 29, 2025. Bids received and bid evaluation complete. Apparent responsive and responsible low bid determined to be Gulf Stream Construction Company, Inc.
- Town Council authorized Construction Contract at the October Town Council meeting.
- Conducted stormwater education and outreach with MC Riley Elementary teacher and students. Bluffton Today article in November about this outreach.
- Town Manager entered a contract with Gulf Stream Construction Company, Inc. to initiate work on the Pritchard Street Streetscape Project.
- **Next Steps**
 - Easement acquisitions continue.
 - Finalize permit approvals.

5. MRWAP Water Quality Program Recommendations Update

Background:

- Section 5.0 of the MRWAP included recommendations for the Town of Bluffton to improve upon their existing monitoring program (concentration and source typing) and flow.

MRWAP Water Quality Program Recommendations Update:

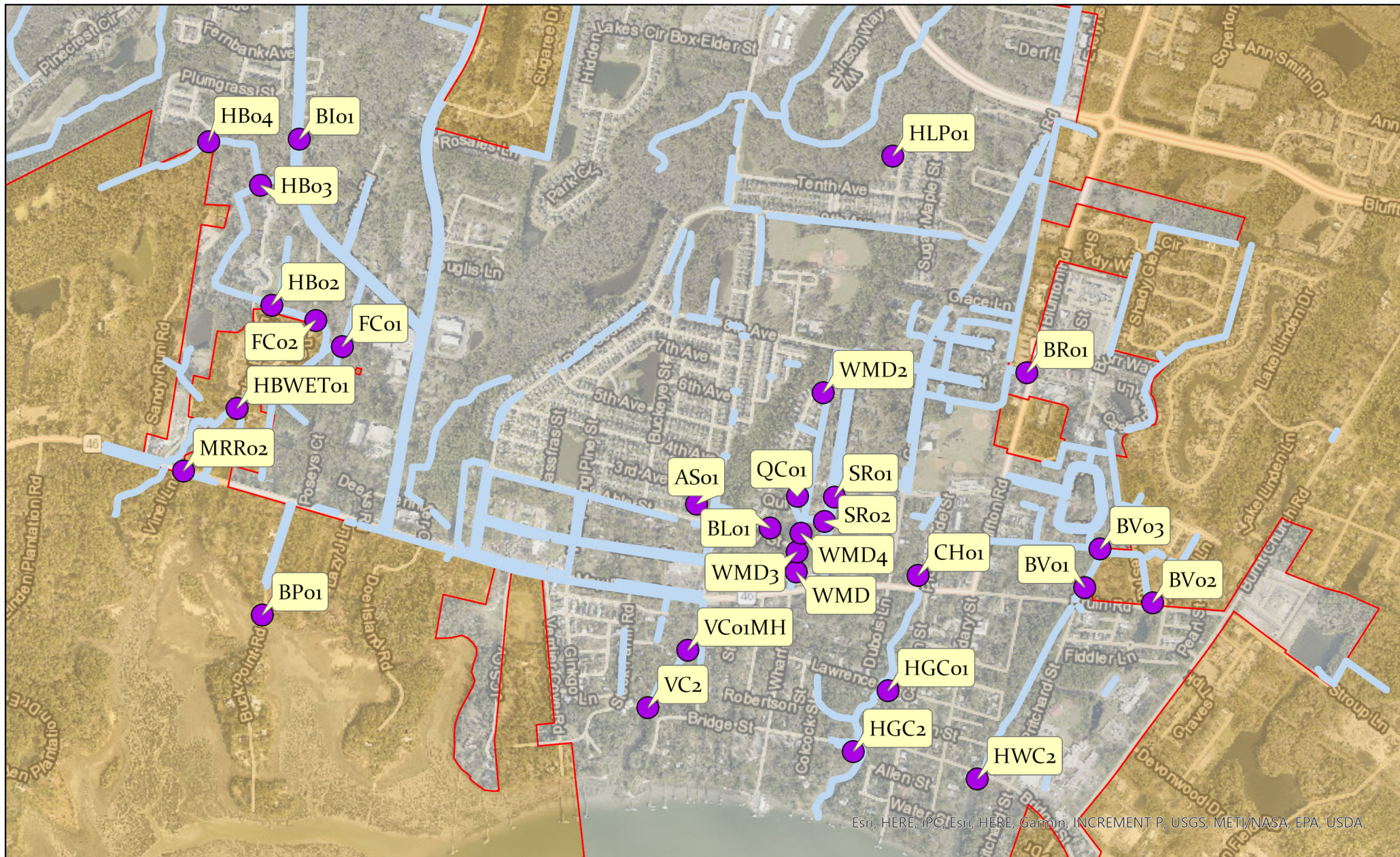
- 5.1.1 In-House Microbial Source Tracking:
 - Staff have collaborated with Dr. Tye Pettay and the USCB Microbial Source Tracking (MST) Laboratory to develop new markers for tracking fecal contamination in the May River Watershed. The primary goal is to identify the sources of bacteria and establish effective mitigation plans. The human genetic marker remains the main focus of the Town's MST sampling program, as it poses the greatest risk to human health.
 - With the introduction of the new MST markers, Town staff have initiated a targeted MST sampling program, starting with the Crooked Cove subwatershed. The Town has now expanded this program into the Heyward, Huger, and Verdier Cove subwatersheds. The MST Program examines multiple potential sources of contamination, including human, dog, deer, horse, and bird waste. Staff are collecting samples during five (5) wet weather events and five (5) dry weather events to characterize each subwatershed.

- All five (5) dry weather events have been completed for these subwatersheds, leaving only the wet weather events to be collected. Staff continue to focus on interpreting the MST results and developing new educational initiatives before transitioning the MST targeted sampling program to additional subwatersheds.
- 5.1.2 Future (New) Bacteria Monitoring Locations & 5.1.3 Future (New) Water Flow Monitoring Locations
 - The contract for work associated with the calibration of the Town's May River Watershed Action Plan model has been executed.
 - Staff have provided all Town Water Quality Program data to the consultant team. The first set of deliverables associated with this project are expected in December 2025.
 - The Town has Fiscal Year 2026 (FY26) funding for this work.

Attachment 2a
Cumulative MST Sampling by Location

			Summary of All Targeted Microbial Source Tracking Marker Results To-Date									
			Human		Dog		Bird		Deer		Horse	
Sub-basin	Sampling Location	Location Description	Human (Number Times Detected/ Number Times Analyzed)	Percent of the Time Human Detected at Sampling Location	Dog (Number Times Detected/ Number Times Analyzed)	Percent of the Time Dog Detected at Sampling Location	Bird (Number Times Detected/ Number Times Analyzed)	Percent of the Time Bird Detected at Sampling Location	Deer (Number Times Detected/ Number Times Analyzed)	Percent of the Time Deer Detected at Sampling Location	Horse (Number Times Detected/ Number Times Analyzed)	Percent of the Time Horse Detected at Sampling Location
SCDES May River Shelffish Stations	19-19	May River at First Dock in Headwaters past Bluff	5/81	6.17%	2/16	12.50%	6/16	37.50%	3/17	17.65%	0/11	0.00%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/79	3.80%	5/15	33.33%	4/14	28.57%	3/15	20.00%	0/11	0.00%
	19-19B	Bend in May River nearest the high bluff of Palmetto Bluff	4/78	5.13%	5/14	35.71%	3/12	25.00%	1/13	7.69%	1/10	10.00%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	4/79	5.26%	2/13	15.38%	3/11	27.27%	1/12	8.33%	0/9	0.00%
	19-24	May River at Southern End of Crane Island	1/79	1.27%	2/17	11.76%	1/2	50.00%	0/9	0.00%	0/9	0.00%
Crooked Cove	HB04	Wetland area behind The Gray's Apartments	2/5	40.00%	1/5	20.00%	0/5	0.00%	5/5	100.00%	0/5	0.00%
	BI01	Buck Island Road Ditch	0/10	0.00%	6/10	60.00%	0/10	0.00%	6/10	60.00%	0/10	0.00%
	HB03	Wetland area behind The Gray's Apartments	1/7	14.29%	3/7	42.86%	0/7	0.00%	4/7	57.14%	1/7	14.29%
	HB02	Entrance to The Gray's Apartments	3/9	33.33%	5/9	55.56%	0/9	0.00%	3/9	33.33%	0/9	0.00%
	FC02	Frierson's Circle	2/10	20.00%	6/10	60.00%	3/10	30.00%	4/10	40.00%	0/10	0.00%
	HBWET01	Wetland area at Vista View Apartments	3/10	30.00%	3/10	30.00%	1/10	10.00%	3/10	30.00%	0/10	0.00%
	MRR02	Drainage ditch next to Cahill's	1/10	10.00%	8/10	80.00%	0/10	0.00%	4/10	40.00%	0/10	0.00%
	FC01	Frierson's Circle	1/9	11.11%	1/9	11.11%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	BP01	Buck Point Road	0/5	0.00%	4/5	80.00%	0/5	0.00%	1/5	20.00%	0/5	0.00%
Heyward Cove	BR01	Drainage ditch near Taylor's Warehouses on Bluffton Rd	2/9	22.22%	4/9	44.44%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV01	Drainage ditch at the intersection of Bruin Rd and Pritchard St	1/9	11.11%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/9	11.11%	2/9	22.22%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/9	0.00%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	HWC2	Heyward Cove overpass on Bridge St	4/6	66.67%	6/6	100.00%	1/6	16.67%	1/6	16.67%	0/6	0.00%
Huger Cove	HGC01	Drainage ditch on Lawrence St	4/9	44.44%	6/9	66.67%	1/9	11.11%	0/9	0.00%	0/9	0.00%
	CH01	Ditch that connects behind the promenade to May River Rd	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	HGC2	Huger Cove overpass on Bridge St	3/6	50.00%	5/6	83.33%	0/6	0.00%	0/6	0.00%	0/6	0.00%

Verdier Cove	HLP01	Pond on Honey Locust Ave	0/7	0.00%	2/7	28.57%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	SR01	Drainage ditch off Shultz Rd	0/4	0.00%	1/4	25.00%	0/4	0.00%	0/4	0.00%	0/4	0.00%
	SR02	Drainage ditch that leads from Shultz Rd to the ditch behind the Watershed Management Division	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	AS01	Pond at corner of Able St and Pin Oak St	0/7	0.00%	1/7	14.29%	0/7	0.00%	1/7	14.29%	0/7	0.00%
	WMD	Drainage ditch adjacent to Watershed building	5/6	83.33%	1/6	16.67%	3/6	50.00%	1/6	16.67%	0/6	0.00%
	WMD2	Bginning of drainage ditch running behind the Watershed building	0/3	0.00%	1/3	33.33%	0/3	0.00%	2/3	66.67%	0/3	0.00%
	WMD3	Middle of drainage ditch running behind the watershed building	2/2	100.00%	0/2	0.00%	1/2	50.00%	1/2	50.00%	0/2	0.00%
	WMD4	Middle of drainage ditch running behind the watershed building	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	VC01MH	Verdier Cove outfall on Thomas Heyward St	0/7	0.00%	2/7	28.57%	0/7	0.00%	1/7	14.29%	0/7	0.00%
	VC2	Kayak dock in Stock Farm	0/3	0.00%	1/3	33.33%	0/3	0.00%	0/3	0.00%	0//3	0.00%
	BL01	Manhole in front of 12 and 14 Brenden Ln	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	QC01	Manhole in front of 6 and 8 Quinn St	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%



Esri, HERE, IPC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Legend

Targeted MST
Sampling Locations

Targeted MST Sampling
Locations

Drainage Channels

Jurisdiction

BEAUFORT COUNTY

BLUFFTON

Town of Bluffton

Targeted MST Sampling Locations



TOWN OF BLUFFTON

MAY RIVER WATERSHED ACTION PLAN

ADVISORY COMMITTEE

2026 Meeting Schedule

MEETING DATES
January 22, 2026
April 23, 2026
July 23, 2026
October 22, 2026

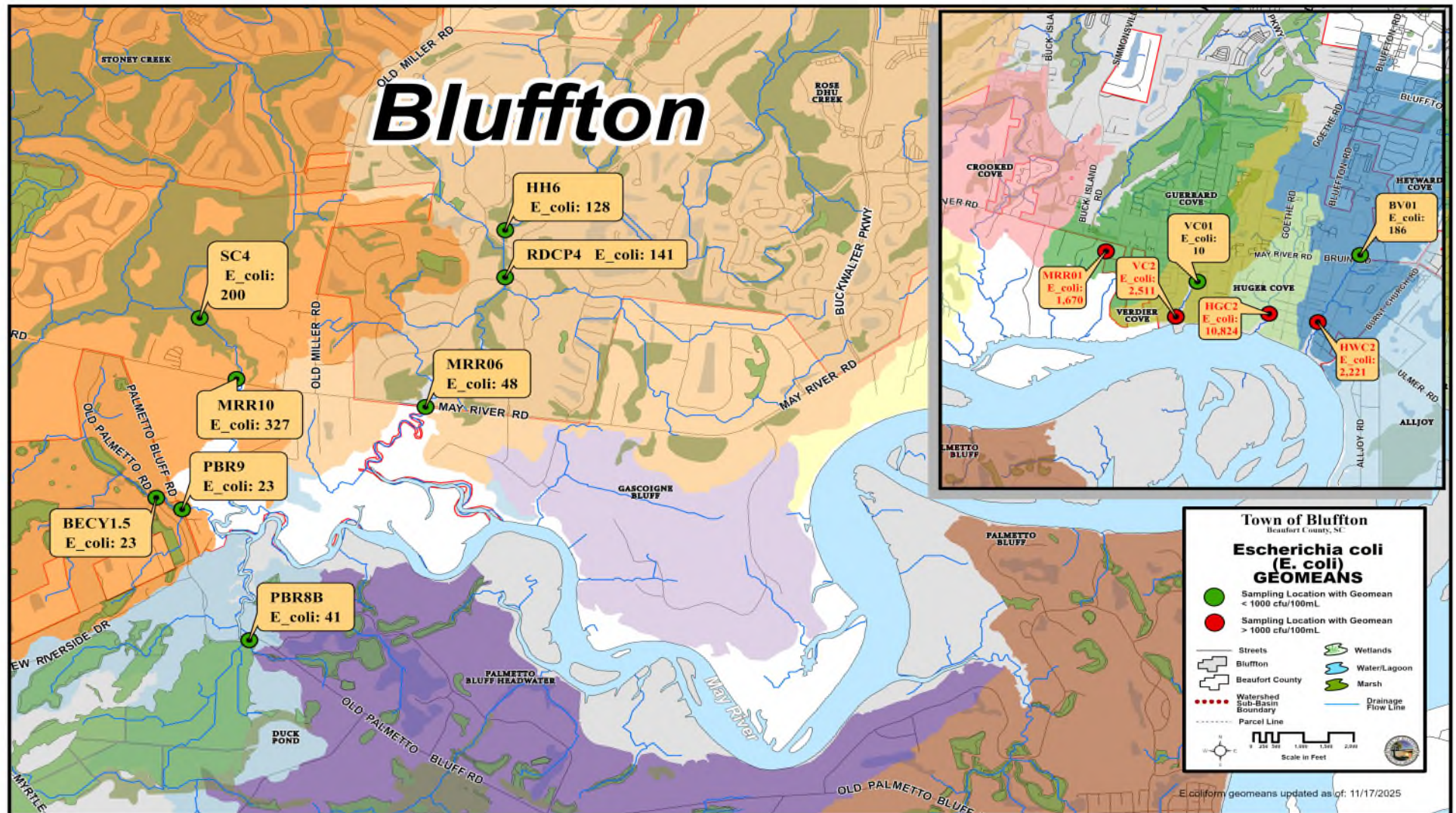
REGULAR MEETINGS ARE HELD QUARTERLY THE 4th THURSDAY AT 3:00 P.M.

Please Note:

Meetings will be held on scheduled meeting dates unless otherwise advertised with FOIA compliance.

APPROVED

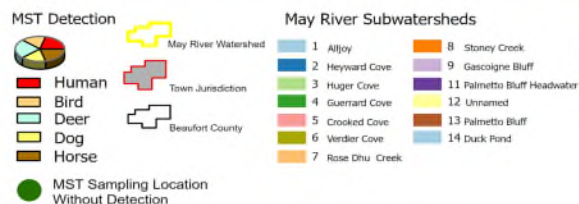
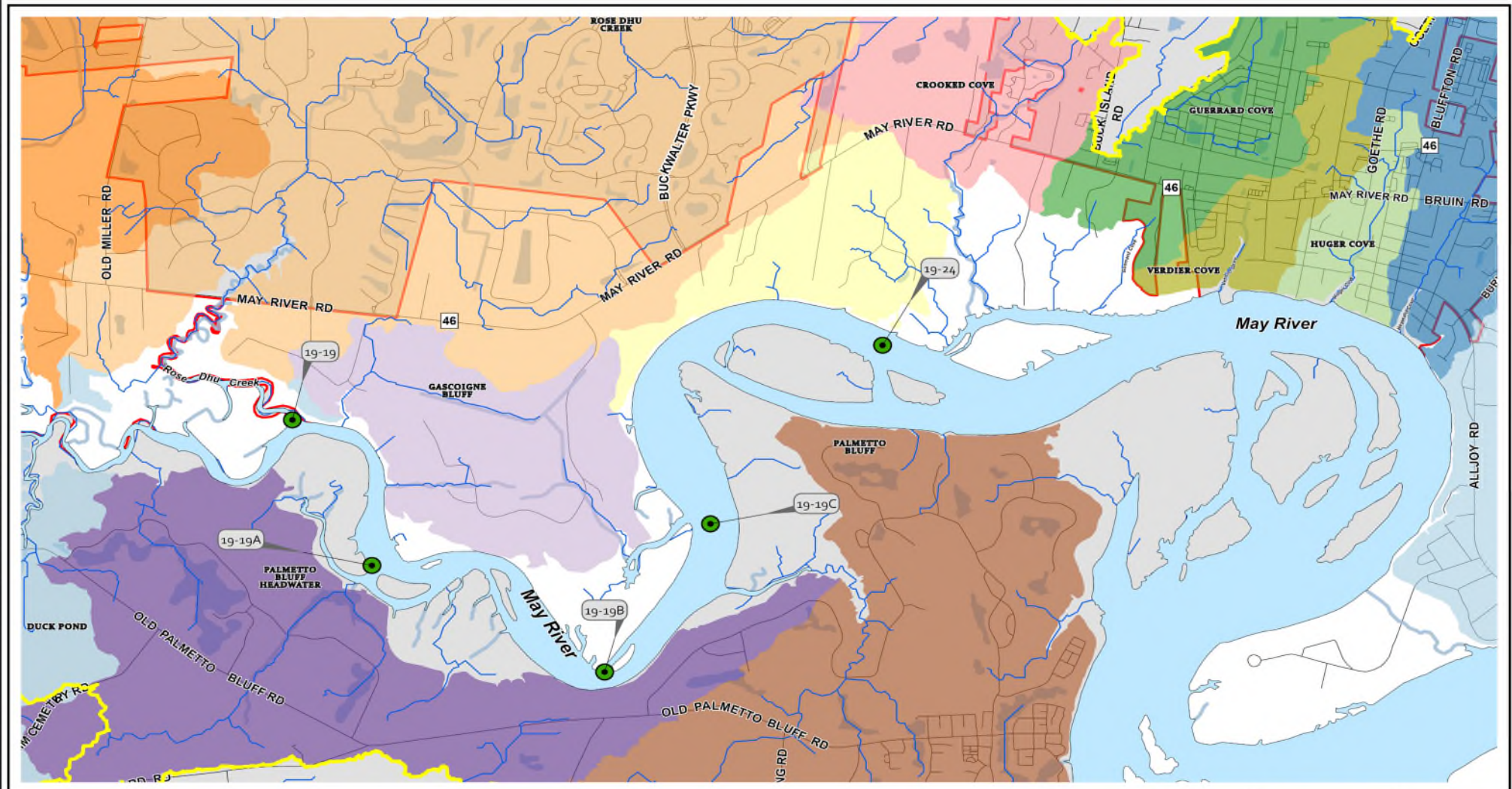
MS4 Minimum Control Measure #3 – IDDE: *E. coli* Concentrations Trend Map



	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2026 YTD Totals	1172	182	9

Totals include only samples submitted for laboratory analysis, and not *in situ* parameters.

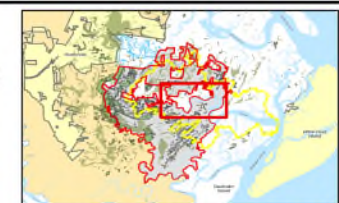
MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Map – By Markers Sources



MICROBIAL SOURCE TRACKING (MST) LOCATIONS

Sampling Results for the Month of November 2025

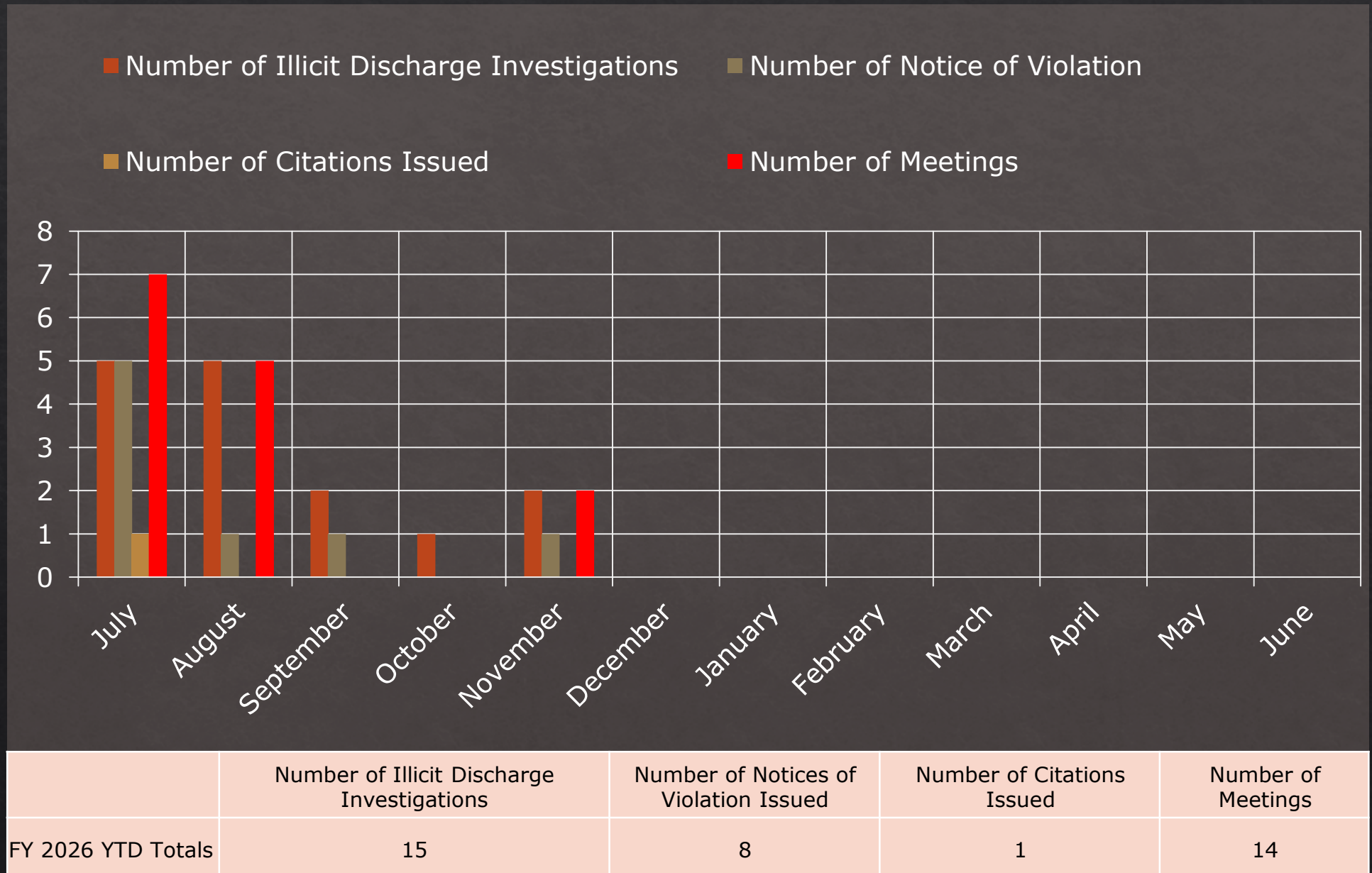
Town of Bluffton
Beaufort County, SC



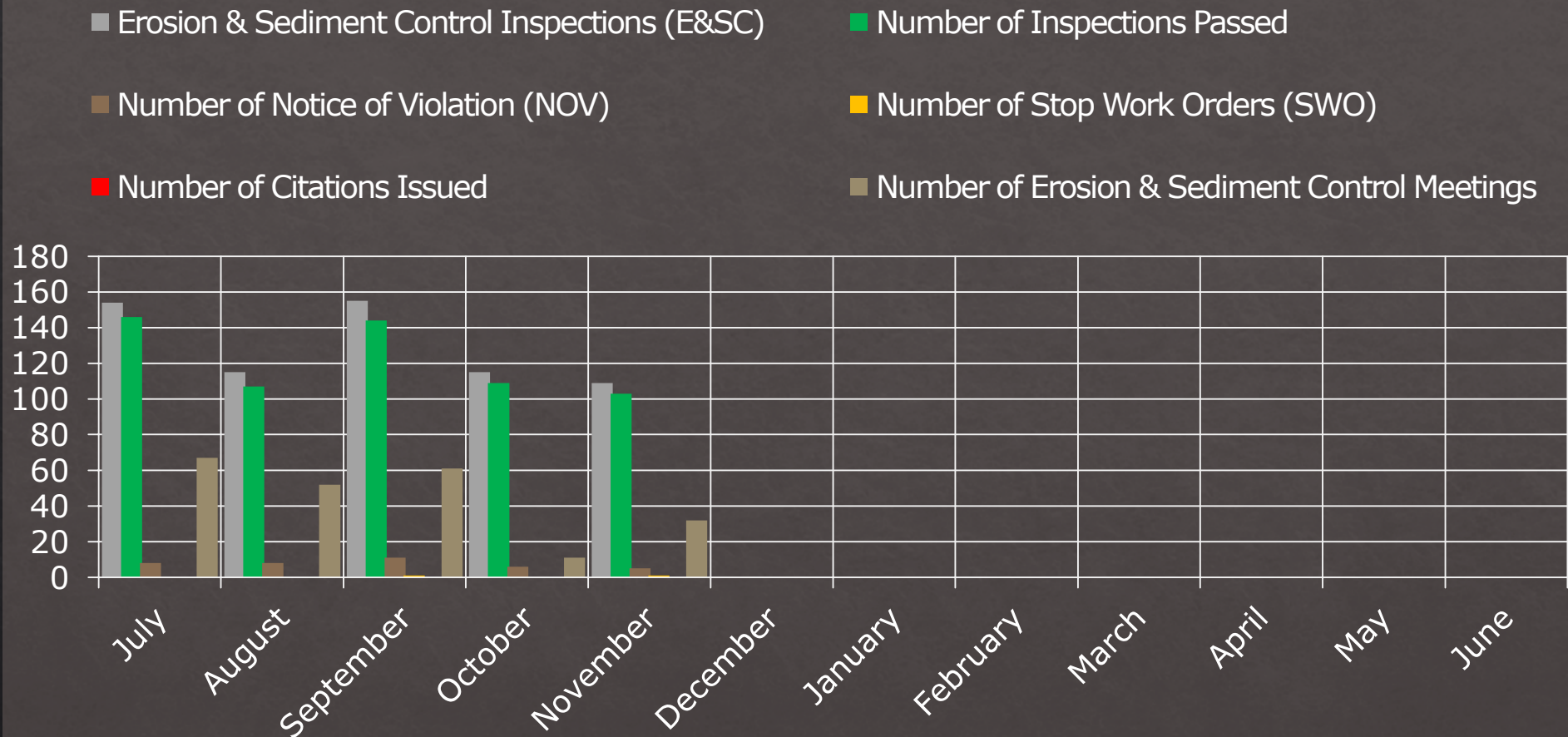
Updated Date: 11/17/2025



MS4 Minimum Control Measure #3 – IDDE: Illicit Discharge Investigations

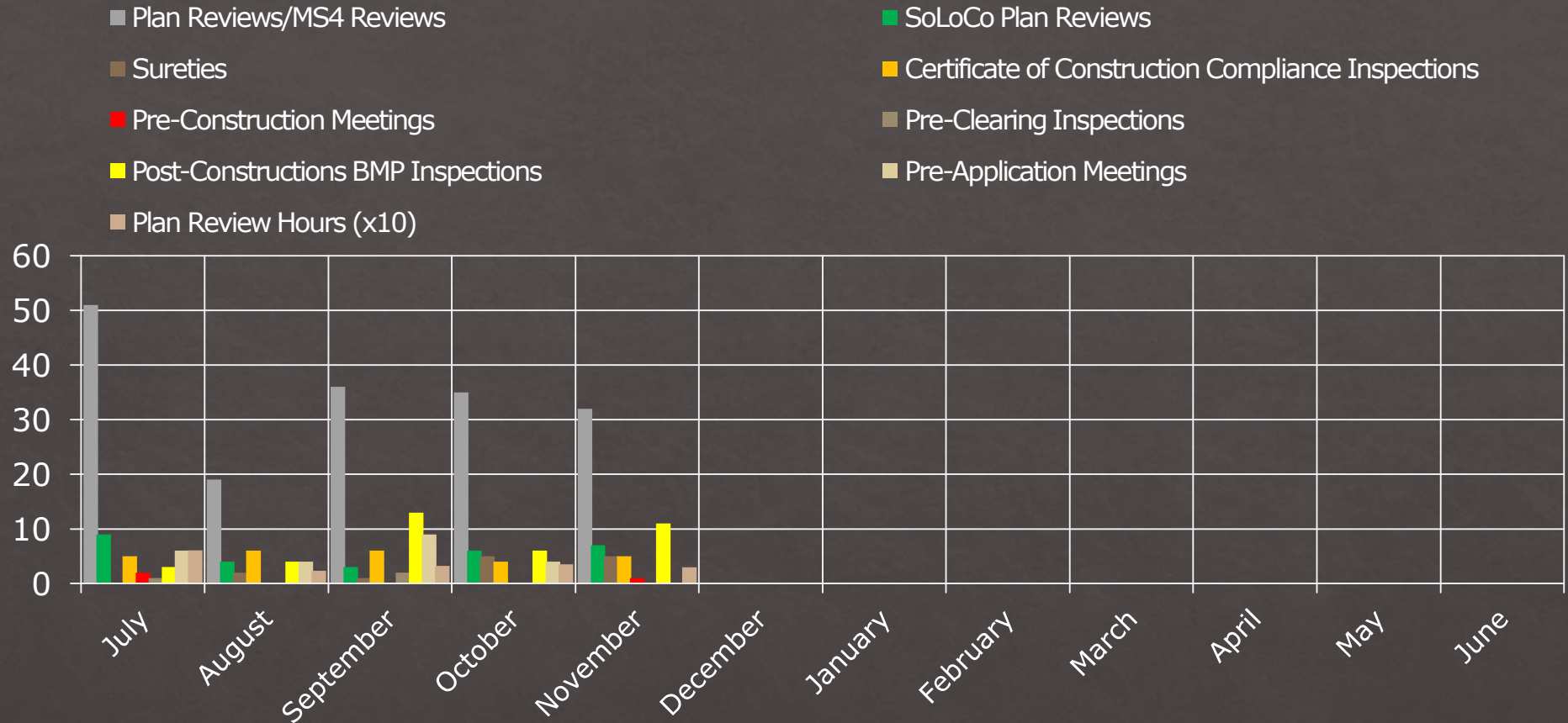


MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



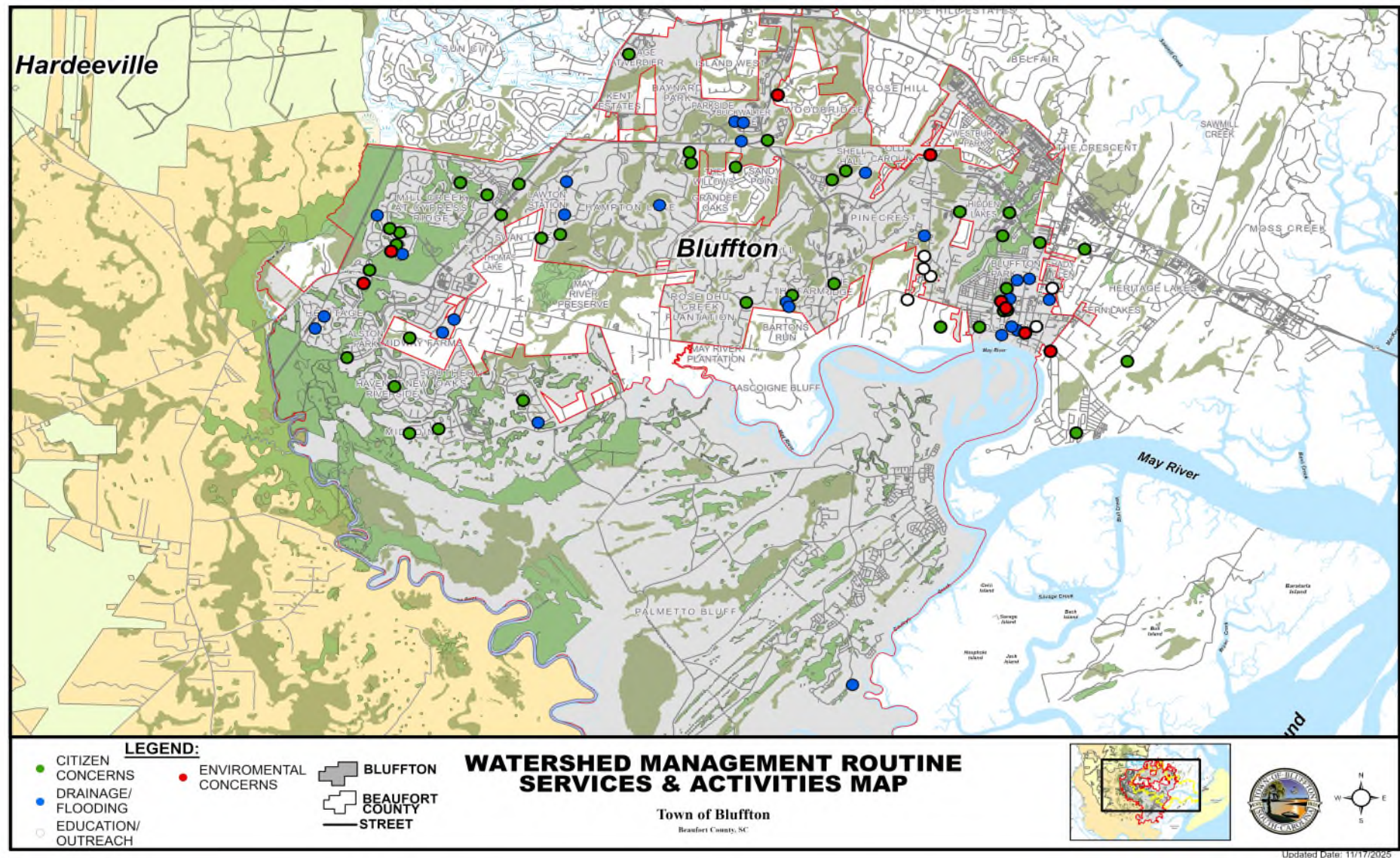
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2026 YTD Totals	648	609	38	2	0	223

MS4 Minimum Control Measure #5 Stormwater Plan Review & Related Activity



	Plan Reviews MS4 Reviews	SoLoCo Plan Reviews	Sureties	CCC Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2026 YTD	173	29	13	26	3	3	37	23	180.50 Hrs.

Citizen Request for Watershed Mngt. Services & Activities Map



Number of Citizen Requests Investigated

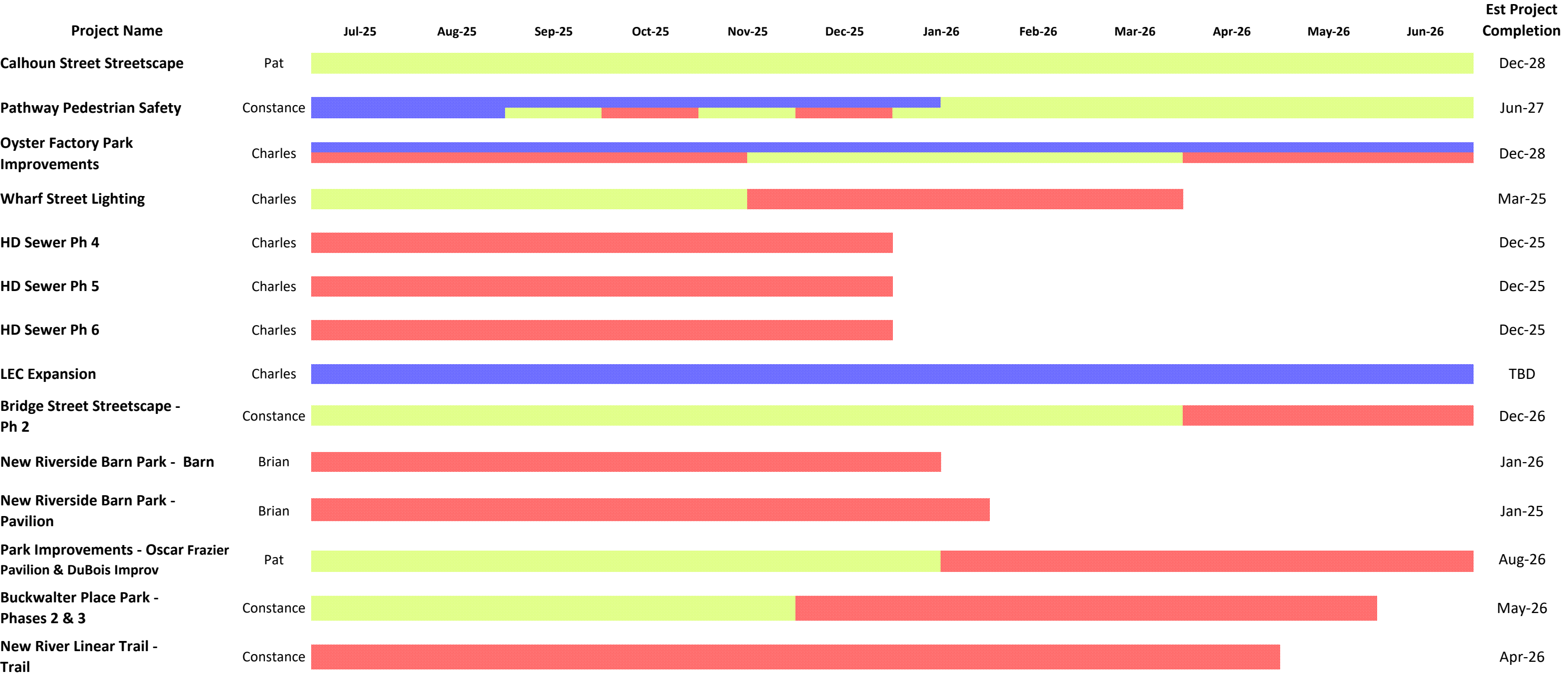
Number of Meetings

FY 2026 YTD Totals

57

27

FY26
CIP Master Project Schedule



Planning* Design** Construction***

**Planning includes surveying, environmental and cultural investigations, initial master planning and other due diligence reports and studies.*

***Design includes conceptual, preliminary and final design, construction documents, permitting, easement acquisition and bidding.*

****Construction includes contracts, geotechnical reports, all horizontal and vertical construction, construction administration, as-builts and final closeout.*

SUBJECT TO CHANGE

FY26
CIP Master Project Schedule



Planning*



Design**



Construction***

*Planning includes surveying, environmental and cultural investigations, initial master planning and other due diligence reports and studies.

**Design includes conceptual, preliminary and final design, construction documents, permitting, easement acquisition and bidding.

***Construction includes contracts, geotechnical reports, all horizontal and vertical construction, construction administration, as-builts and final closeout.

SUBJECT TO CHANGE