



PLAN REVIEW COMMENTS FOR MPA-08-26-020454

Town of Bluffton
Department of Growth Management
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone 843-706-4522
HAMPTON LAKE

Plan Type: Major **Apply Date:** 08/20/2026
Plan Status: Active **Plan Address:** 1146 Bluffton Parkway
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 029 000 0595 0000
Plan Description: A request by Josh K. Tiller of J.K. Tiller, on behalf of property owner Jake Reed of HL Development, LLC, for review of a Major Master Plan Amendment application. The Applicant proposes to amend Exhibit A to revise the vehicular and pedestrian access for two parcels within the Hampton Lake Master Plan. The subject parcels identified by Beaufort County tax map numbers R614 029 000 0595 0000 and R614 037 000 0946 0000 consist of approximately 21.2 acres located adjacent to Bluffton Parkway within the Buckwalter Planned Unit Development (PUD).
STATUS: This item will be heard at the September 23, 2026, Development Review Committee (DRC) meeting.

Development Review Committee

Submission #: 1 Recieved: 08/20/2026 Completed: 09/18/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	09/18/2026	Dan Frazier	Revisions Required

Comments:

1. This application is considered a Major Amendment to a PUD Master Plan, where the Planning Commission serves as a recommending body, and Town Council serves as the Final Approval Authority.
 2. As submitted, approval of this Master Plan Amendment application only updates the Hampton Lake Development Master Plan Exhibit A and does not amend the associated master plan text document or make a determination on any future development plan.
 3. Update the narrative to describe how stormwater permitting will proceed.
- Traffic and Access**
1. No Traffic Impact Study (TIS) Submitted: A TIS prepared and stamped by a licensed traffic engineer must be submitted before this application can advance for review.
 2. Unprecedented Access Point: No version of the approved Hampton Lake Master Plan has ever included a connection between Fording Court and the Neighborhood Commercial (NC) parcel. The applicant must formally justify why this new connection is necessary and evaluate all physical and operational impacts on Fording Court.
 3. Trip Generation and Access Narrative Inconsistencies: The proposed Fording Court connection introduces approximately 240 new daily trips to an established residential cul-de-sac currently generating zero trips from the NC parcel. Furthermore, the narrative relies on unverified trip reduction assertions. The previously approved 200-unit apartment complex generated approximately 1,060 daily trips via Bluffton Parkway connections. By contrast, the proposed 60-unit townhome community and 40,000 SF of retail yield a combined estimate of 2,140 to 2,640 daily trips—a substantial net increase. The narrative must be updated with accurate comparative traffic metrics supported by the required TIS.
 4. Bluffton Parkway Access Compliance: All proposed access points on Bluffton Parkway must demonstrate compliance with the 2007 Bluffton Parkway Access Management Plan and obtain written concurrence from Beaufort County Engineering and SCDOT.
 5. Emergency Egress and Fire Marshal Review: The proposed gated egress-only access point on Fording Court must be submitted to the Fire Marshal for emergency vehicle compliance. The submittal must include turning radii, clear width dimensions, and auto-turn analysis.
 6. Sight Distance and Traffic Operations: The Fording Court access point must be formally evaluated for sight distance, turning movements, and overall impact on existing internal traffic patterns.
- Phasing and Infrastructure Connectivity**
7. Binding Phasing Plan & Connector Road Obligation: The current proposal permits residential development with Fording Court access without an enforceable requirement to construct the commercial phase or the broader connector road. Staff will recommend to the Planning Commission and Town Council that the full connector road link—extending Hampton Lake Drive through the site to the eastern boundary and connecting across Bluffton Parkway to Buckwalter Place Blvd.—be constructed during Phase 1. A binding condition of approval must require that no Certificate of Occupancy (CO) be issued for any townhome unit until this connector road is substantially complete.
 8. Formal Multi-Family Permit Revocation: The withdrawal and formal revocation of the approved 200-unit multi-family development permit must be codified as a binding condition of approval rather than an intent statement in the narrative.
- Buffers, Compatibility, and Site Design**
9. Enforceable Residential Buffer: The proposed 10-foot landscaped opaque buffer along Fording Court is framed as "preferred" rather than mandatory. The applicant must commit to a binding, enforceable buffer standard. The 2018 Planning Commission baseline recommendation—a 30-foot disturbed buffer with a 4-foot berm and a fence meeting a minimum 50% opacity—must serve as the minimum standard. Staff notes that current conceptual drawings depict the substantial reduction/elimination of the parcel previously providing separation between the NC property and Fording Court.
 10. Tree Survey and Preservation Plan: The submittal fails to address impacts on mature canopy along Fording Court, which was a primary citizen concern during the 2018 review. A tree survey and formal preservation plan must be submitted.
 11. Permanent Inter-Parcel Gate Condition: The gate separating the townhome community from the commercial development must be conditioned as permanent and irrevocable without a formal Master Plan Amendment approved by Town Council to prevent future commercial traffic leakage onto Fording Court.
 12. Construction Traffic Mitigation Plan: The applicant must detail construction access routing for the townhome phase. If construction haul routes utilize Fording Court, a comprehensive mitigation and traffic management plan must be provided.
 13. Master Plan Graphic Updates: Update all Master Plan exhibits to accurately depict the proposed boundary expansion of the Neighborhood Commercial tract into areas previously designated as open space.
- Environmental, Engineering, and Legal**
14. Utility and Infrastructure Exhibits: Provide updated utility and infrastructure master plans for the Hampton Lake community. No sanitary sewer, stormwater, water, or open space plans were included in the submittal. Utility impacts on the 2.10-acre parcel must account for existing easements and adjacent wetland buffers.
 15. Jurisdictional Wetland Delineation: Submit a formal wetland delineation and Section 404 analysis. The broader tract contains freshwater wetlands documented on historical Hampton Lake plats.
 16. Stormwater Management Plan: Submit a preliminary stormwater management plan demonstrating adequate treatment and attenuation for all proposed impervious surfaces.
 17. Floodplain Compliance: The subject site lies partially within Flood Zone AE (BFE 9.0'). All proposed development must demonstrate full compliance with the Town's Floodplain Management Ordinance.
 18. Restrictive Covenants Legal Review: Recorded restrictive covenants on the 2.10-acre parcel (PIN R614 037 000 0946 0000) must be submitted to the Town Attorney for review. The narrative's proposed mechanism for terminating these covenants via a joint Town/Declarant document requires legal verification before the application can advance.
 19. Age-Restriction Enforceability: The narrative's assumptions regarding reduced school and infrastructure impacts rely on an

age-targeted development model. The applicant must provide draft covenant language proving this age restriction is perpetual and legally binding running with the land.

Prior Council Action and Narrative Clarifications

20. Addressing 2018 Denial Findings: This application is substantively similar to the proposal unanimously denied by Town Council on August 14, 2018. The original grounds for denial—incompatibility with surrounding residential uses, lack of a permanent buffer, and failure to demonstrate innovative site planning—remain unaddressed in the current narrative.

21. Narrative Revisions and Outreach Verification:

- Clarify contradictory narrative statements regarding the Fording Court buffer (claims of retaining existing natural buffers vs. reducing to a 10-foot buffer with a fence).
- Identify all utility easements located within the existing buffer zone.
- Provide documentation verifying outreach to the POA and the ~1,400 homeowners referenced in the narrative, specifically including a targeted survey of directly impacted Fording Court residents who purchased homes under the expectation of no future through-connection.

22. Reservation of Staff Comment Rights: As this application proceeds through the public hearing process, Town Staff reserves the right to issue supplementary comments and conditions to ensure compliance with UDO Section 3.9 (Master Plan Amendments), Town Code Section 5.8 (PUD Regulations), and the Buckwalter Development Agreement.

Planning Commission Review	09/18/2026	Angie Castrillon	Approved with Conditions
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Comments:

Comments may be provided at time of DRC.

Watershed Management Review DRC	09/18/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Update narrative to state that the development will require a new stormwater permit.

Beaufort Jasper Water and Sewer Review	09/11/2026	Matthew Michaels	Approved with Conditions
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Comments:

Comments may be provided at time of Development Plan review.

Fire Department Review	09/11/2026	Dan Wiltse	Approved with Conditions
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Comments:

Comments may be provided at time of Development Plan Review.

Transportation Department Review	08/20/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: