



PLAN REVIEW COMMENTS FOR DP-07-25-019862

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

Plan Type: Development Plan **Apply Date:** 07/29/2025
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R610 029 000 2487 0000
Plan Description: A request by Hilton Head Medical Center, LLC, for approval of a Preliminary Development Plan application. The project consists of three (3) story 243,800 SF hospital with associated infrastructure. The property is within the Buckwalter Planned Unit Development (PUD) and consists of approximately 17.8 acres identified by the tax map numbers R610 029 000 2487 0000 and R600 029 000 2410 0000 located west of Buckwalter Parkway south of Bluffton Parkway within the Parkway Corners Initial Master Plan.
STATUS: This application will be heard at the September 3, 2025, Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 07/29/2025 Completed: 08/29/2025

Reviewing Dept.	Complete Date	Reviewer	Status
Fire Department Review	08/29/2025	Dan Wiltse	Revisions Required

Comments:

1. Provide detail of location and protection of oxygen tanks.
2. Provide detail of location and protection of hospital backup generators.

Planning Review - Principal	08/29/2025	Dan Frazier	Revisions Required
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Comments:

1. Provide adequate landscaping to effectively screen the parking lot from the adjacent residences, Lake Point Drive, and Buckwalter Parkway.
2. A Certificate of Occupancy for the Novant Health Bluffton Medical Center will not be issued prior to the completion of all required off-site improvements, including:
 - a. The installation of the required Innovation Drive secondary access road and associated traffic signal upgrades at the intersection of Innovation Drive and Bluffton Parkway, and
 - b. the required traffic signal upgrades at the intersection of Lake Point Drive and Buckwalter Parkway.
3. A landscaped buffer at least eight (8') feet wide shall be maintained between any structure and any parking or driving area, except for loading areas and areas where drive-through facilities are utilized. (Beaufort County DSO Section 4.23.2.2.(B))
4. A minimum nine (9') by eighteen (18') foot landscaped peninsula shall be installed parallel to the parking spaces every eight (8) or fewer spaces and at the end of the parking aisle in order to separate the last space from any adjacent travel ways (Beaufort County DSO Section 4.23.2.2.(E)(1)(b)).
5. This development is subject to the standards set forth in the Buckwalter PUD Concept Plan Development Agreement, the Parkway Corners Master Plan, and the UDO Sections 5.3 and 5.10.
6. The heliport shall meet all applicable Federal Aviation Administration requirements for heliport design.

Watershed Management Review DRC	08/27/2025	Samantha Crotty	Revisions Required
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Comments:

1. The Narrative states on site BMPs will include pervious pavers, infiltration, and stormwater pond. The compliance calculator shows infiltration, impervious surface disconnection, and stormwater pond. The plans show infiltration and stormwater pond. Clarify which BMPs will be used to meet SoLoCo requirements, show their location on the plans, and revise application materials accordingly.
2. Provide the required pretreatment for each infiltration BMP per SWDM 4.5.3.
3. Infiltration practices with underdrains are considered bioretention-standard. (SWDM 4.5) Revise compliance calculator, and application materials accordingly.
4. At time of stormwater permit submittal: a) provide a geotechnical report that supports the use of infiltration BMPs in EACH proposed infiltration BMP area; b) verify that Post-3 and Post-4's drainage areas are accurate on the Post-Development exhibit.

Beaufort Jasper Water and Sewer Review	08/29/2025	Matthew Michaels	Approved
Building Safety Review	08/29/2025	Marcus Noe	Approved
Planning Commission Review	08/29/2025	Dan Frazier	Approved
Planning Review - Address	08/29/2025	Ryan Coleman	Approved
Police Department Review	08/29/2025	Bill Bonhag	Approved
Transportation Department Review	07/29/2025	Mark Maxwell	Approved
Comments: No comments			

Plan Review Case Notes: