

January 23, 2026

Dan Frazier  
Town of Bluffton Dept. of Growth Management  
20 Bridge Street  
Bluffton, SC 29910

Subject: **Town of Bluffton DRC Public Project Review:  
Buckwalter Parkway Hospital  
Ward Edwards Project Number: 230641**

We are in receipt of your Staff Report dated 01/16/2026 for Public Project DRC review. Enclosed please find our response package addressing the comments provided as follows:

**Beaufort Jasper Water and Sewer Review:**

1. Currently under review in accordance with the BJWSA Development Policy and Procedure Manual.  
*Comment noted*

**Planning Commission Review**

1. Comments may be provided at time of Development Review Committee meeting.  
*Comment noted*

**Planning Review-Principal**

1. 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.  
*Comment noted*
2. The Property Owner is responsible for completing all required off-site improvements prior to issuance of a Certificate of Occupancy for the Novant Health Bluffton Medical Center, 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.  
*Comment noted.*
  - b. The required traffic signal upgrades at the intersection of Lake Point Drive and Buckwalter Parkway.  
*Comment noted.*

3. The heliport shall meet all applicable Federal Aviation Administration requirements for heliport design.

*Comment noted.*

4. Is there a proposed or future use for the large sodded area that is west of and adjacent to the hospital building?

*This area is intended to allow for the possibility of future expansion of the hospital building; however, no expansion is proposed at this time.*

5. Provide details and function of the screen walls at northeast corner of building?

*The screen walls located at the northeast corner of the building are 6–8 ft tall masonry veneer walls constructed on CMU to complement the brick materiality of the hospital. Their primary function is to block direct public views toward the ambulance drop-off entry. This screening ensures patient privacy and reduces visibility of emergency activities from adjacent public areas while maintaining a cohesive architectural appearance consistent with the main building.*



### Watershed Management Review

1. Watershed Management comments may be provided at time of DRC meeting.

*Comment noted*

If you have any questions or comments during your review, please do not hesitate to contact me at (757) 814-0824 or [cblaney@wardedwards.com](mailto:cblaney@wardedwards.com).

Sincerely,

**Ward Edwards Engineering**



Conor Blaney, PE  
Project Manager