



TOWN OF BLUFFTON **DEVELOPMENT PLAN APPLICATION**

Growth Management Customer Service Center
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Applicant		Property Owner	
Name: Joel C. Taylor		Name: Parcel C5 LLC	
Phone: 843-689-8206		Phone: 843-705-9400	
Mailing Address: 25 Hospital Center Blvd, Hilton Head, SC 29926		Mailing Address: PO Box 1726 Bluffton, SC 29910	
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Town Business License # (if applicable):			
Project Information			
Project Name: Buckwalter Parkway Healthcare	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: Buckwalter Parkway	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: PUD	Acreage: 10.9		
Tax Map Number(s): R610-022-000-1073, 1081, 1082, 1083, 1084			
Project Description: Healthcare facility, including an FSED and medical office building. Up to approx 50,250 SF			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 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: <i>B.Y. Zinn Investments III LLC, ITS member</i>		Date: <i>6/14/24</i>	
Applicant Signature: <i>Joel C. Taylor</i>		Date: <i>6/13/24</i>	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



Project: **Buckwalter Parkway Healthcare**
Bluffton, SC

Date: June 17, 2024

Applicant: Primary Contact: Joel Taylor
25 Hospital Center Blvd, Hilton Head,
SC 29926

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

Description

The proposed development is to include a new healthcare facility in Bluffton, located at 2 Parkside Drive and identified as tax Map Numbers R610 022 000 1073 0000, R610 022 000 1081 0000, R610 022 000 1082 0000, R610 022 000 1083 0000, R610 022 000 1084 0000. The development is intended to include a free-standing emergency department and medical offices in a single building, anticipated at approximately 50,250 square feet. Proposed drives, parking, landscaping, utilities, and other infrastructure will also be constructed in support of the development. The site is relatively flat with elevations running from 22 to 20 and is currently undeveloped but previously cleared.

Zoning District

Buckwalter PUD

Tree Removal

To support proposed development, some minor tree removal will be necessary, but most of the property has been previously cleared. The final landscape plan will show open space area being planted in accordance with the UDO along with the required street trees and landscape island plantings.

Access

Vehicular access can be made from Parkside Drive and Buckwalter Parkway. These surrounding roads will also serve for fire protection and emergency vehicle access.

Parking

The PUD requires 3.5 parking spaces per 1,000 SF for the proposed building use. Given the building accounts for roughly 50,250 square feet, that would require a total of 176 parking spaces. The current site plan provides 228 parking spaces, exceeding the amount required. The ADA parking stalls will be strategically located near building entrances. A total of 7 ADA stalls are required based off the number of parking provided, of which the current land plan proposing 14 ADA stalls will exceed that amount.

**Utilities**

An existing water main, owned and operated by Beaufort-Jasper Water and Sewer Authority (BJWSA), is available for this property and is located along Parkside Drive. An existing 10" stub-out was extended to serve future development on the property and will be utilized to serve the healthcare facility. Water will be reduced to a 6" diameter shortly after the connection and will continue as a loop around the facility. Two hydrants are proposed to provide adequate service flows.

An existing 6" force main, owned and operated by BJWSA, is located along Parkside Drive. The proposed force main will tie into the extended 6" stub-out provided from the existing system. Sewer will be reduced to a 4" diameter at the point of connection and will run South of the proposed development. The property will contain an onsite pump station to connect into this existing downstream sewer system.

Drainage

Currently, stormwater generated from the undeveloped site is directed into the existing wetlands in the southern portion of the property, which ultimately outfalls into the Colleton 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 in the southern portion of the property. BMP's consisting of enhanced permeable pavers, infiltration, and stormwater ponds will be designed adequately to ensure the contributing drainage from the proposed development will be treated in accordance with local and state regulations. Stormwater runoff from the proposed development will be directed to a series of interconnected dry and wet-detention ponds prior to discharging the post-development to the same outfall location at a rate less than or equal to that of pre-development conditions for the design storm events.

Wetlands

All proposed work will remain outside the preserved wetlands and buffers within the recorded restricted covenants.

Erosion Control

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

Phasing

The project is proposed to be completed in a single phase; however, phasing may be required for individual building close-outs. If possible, the emergency department will be prioritized in an earlier closeout phase. As such, the portion of medical office building will be put under a separate phase.