



PLAN REVIEW COMMENTS FOR DP-01-26-020096

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

Plan Type: Public Project **Apply Date:** 01/15/2026
Plan Status: Pending **Plan Address:** 12 He Mccracken Circle
 BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R610 038 000 0049 0000
Plan Description: The property is located at 12 HE McCracken Circle, Bluffton, SC 29910, and is identified by Beaufort County T Map Number R610 038 000 0049 0000. The site is an existing high school (Bluffton High School) and is zoned Residential General within the Town of Bluffton. The proposed project includes the construction of a new Career and Technical Education (CTE) Building, along with a new parking area, stormwater BMP, and access connection to Buckwalter Parkway.
STATUS: The public project application will be heard at the February 11, 2026, meeting of the DRC.

Technical Review

Submission #: 1 Received: 01/15/2026 Completed: 02/06/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Beaufort Jasper Water and Sewer Review	02/06/2026	Matthew Michaels	Approved with Conditions

Comments:

1. Comments pending preliminary submittal to BJWSA's Design Review Team in accordance with Interim DPPM.

Fire Department Review	02/06/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. The gated driveway access to Buckwalter Parkway is required to be equipped with a Click2Enter device with a Knox key as a backup for emergency access. The Knox key must be keyed to Beaufort County Building Codes which will allow all emergency services access in the event of an emergency.

Planning Review - Principal	02/06/2026	Dan Frazier	Approved with Conditions
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Comments:

1. A Beaufort County Encroachment Permit will be required prior to development plan approval.
2. Label the Fire Lane.

Watershed Management Review DRC	02/06/2026	Samantha Crotty	Approved with Conditions
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Comments:

1. Stormwater comments will be provided as part of stormwater permit review.
2. Pending NPDES Approval Letter.

Planning Commission Review	02/06/2026	Angie Castrillon	Approved
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Planning Review - Address	02/06/2026	Ryan Coleman	Approved
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Police Department Review	02/06/2026	Bill Bonhag	Approved
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Transportation Department Review	01/15/2026	Megan James	Approved
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Comments:

Plan Review Case Notes: