



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:	25 Hospital Center Blvd. Hilton Head Island, SC 29926
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 was heard at the September 3, 2025, Development Review Committee meeting. STATUS: This application was approved with conditions at the October 22, 2025 Planning Commission meeting. STATUS 12/19/25: The Applicant has redesigned the site layout resulting in the submittal of a new preliminary development plan application. STATUS: The new Preliminary Development Plan application was heard at the January 21, 2026, Development Review Committee meeting. STATUS: This application was heard at the February 25, 2026, Planning Commission meeting. Awaiting FDP Submittal. STATUS: The Final Development Plan application will be heard at the August 26, 2026 Development Review Committee meeting.		

Final Technical Review

Submission #: 1 Received: 06/22/2026 Completed: 08/21/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Watershed Management Review DRC	08/21/2026	Samantha Crotty	Revisions Required

Comments:

1. Justify the change in the NPDES Limits of Disturbance line in the NE boundary of the project adjacent to Buckwalter Parkway. Determine if this change in LOD results in a resubmittal to CZC, SCDES, or the Town.
2. Justify the infrastructure changes (inlets, pipes) and clarify whether or not these significantly changes the previously-approved stormwater management system.
3. Two future expansions are shown on the Final DP civil plans but were not shown or called out on the stormwater reviewed and approved civil plans. Include in the Narrative whether or not the approved stormwater management system has accounted for these proposed future expansions shown on the FDP set.
4. A fully executed BMP maintenance agreement must be provided prior to final approval.
5. A stormwater surety must be provided prior to pre-clearing.

Beaufort Jasper Water and Sewer Review	08/21/2026	Matthew Michaels	Approved with Conditions
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Comments:

If applicable, the Applicant is required to submit design drawings, hydraulic loadings, and calculations to BJWSA's Engineering Department for review and approval.

Planning Commission Review	08/21/2026	Caroline Luke	Approved with Conditions
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Comments:

Comments may be provided at time of Development Review Committee meeting.

Planning Review - Senior	08/21/2026	Dan Frazier	Approved with Conditions
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Comments:

1. An Exempt Plat to consolidate the two subject parcels is required prior to issuance of Certificate of Occupancy.
2. A Street Naming Application is required for the road that will continue westward from the parking lot.

Building Safety Review	08/17/2026	Sidney Holland	Approved
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Fire Department Review	08/17/2026	Dan Wiltse	Approved
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Planning Review - Address	08/17/2026	Ethan Greeley	Approved
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Transportation Department Review	06/22/2026	Mark Maxwell	Approved
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Comments:

No comments