



# 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. TI 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 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 will be heard at the January 21, 2026, Development Review Committee meeting.

Beaufort Jasper Water and Sewer Review	01/16/2026	Matthew Michaels	Approved with Conditions
<b>Comments:</b> Currently under review in accordance with the BJWSA Development Policy and Procedure Manual.			
Planning Commission Review	01/16/2026	Angie Castrillon	Approved with Conditions
<b>Comments:</b> Comments may be provided at time of Development Review Committee meeting.			
Planning Review - Principal	01/16/2026	Dan Frazier	Approved with Conditions
<b>Comments:</b> <ol style="list-style-type: none"> <li>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.</li> <li>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: <ol style="list-style-type: none"> <li>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</li> <li>The required traffic signal upgrades at the intersection of Lake Point Drive and Buckwalter Parkway.</li> </ol> </li> <li>The heliport shall meet all applicable Federal Aviation Administration requirements for heliport design.</li> <li>Is there a proposed or future use for the large sodded area that is west of and adjacent to the hospital building?</li> <li>Provide details and function of the screen walls at northeast corner of building?</li> </ol>			
Watershed Management Review DRC	01/16/2026	Samantha Crotty	Approved with Conditions
<b>Comments:</b> Comments may be provided at time of DRC Meeting.			
Building Safety Review	01/16/2026	Sidney Holland	Approved
Fire Department Review	01/16/2026	Dan Wiltse	Approved
Police Department Review	01/16/2026	Bill Bonhag	Approved

