



Development Review Committee Meeting

Wednesday, August 26, 2026 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Novant Health Bluffton Medical Center (Development Plan):** A request by Hilton Head Medical Center, LLC, for review of a Final Development Plan application. The project consists of a three (3) story 164,000 SF hospital with associated infrastructure and space reserved for future expansion. 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. (DP-07-25-019862) (Staff - Dan Frazier)
2. **Jennifer Court (Development Plan):** A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of property owner Dawna Gray of Michael Bradley Holdings, LLC for review of a Preliminary Development Plan application. The project consists of the construction of three buildings totaling 47,300 SF of retail/office and restaurant use, associated parking, open space, and infrastructure. The property is within the Neighborhood Core (NC) zoning district, the Highway Corridor Overlay District and consists of approximately 5.18 acres identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located north of May River Road east of Buck Island Road. (DP-07-26-020398) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 2, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PLAN REVIEW COMMENTS FOR DP-07-25-019862

Section V. Item #1.

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

Recieved: 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
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
Comments:			
Comments may be provided at time of Development Review Committee meeting.			
Planning Review - Senior	08/21/2026	Dan Frazier	Approved with Conditions

Comments:

Section V. Item #1.

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



PLAN REVIEW COMMENTS FOR DP-07-26-020398

Section V. Item #2.

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

Plan Type:	Development Plan	Apply Date:	07/23/2026
Plan Status:	Hold	Plan Address:	6201 Jennifer Court BLUFFTON, SC 29910
Case Manager:	Dan Frazier	Plan PIN #:	R610 039 000 0756 0000
Plan Description:	A request by Daniel Keefer of Witmer Jones Keefer, Ltd., on behalf of property owner Dawna Gray of Michael Bradley Holdings, LLC for review of a Preliminary Development Plan application. The project consists of the construction of three buildings totaling 47,300 SF of retail/office and restaurant use, associated parking, open space, and infrastructure. The property is within the Neighborhood Core (NC) zoning district and consists of approximately 5.18 acres identified by tax map numbers R610 039 000 0021 0000, R610 039 000 0756 0000, and R610 039 000 0757 0000 and located north of May River Road east of Buck Island Road.		

Technical Review

Submission #: 1 Recieved: 07/23/2026 Completed: 08/21/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - Principal	08/21/2026	Dan Frazier	Revisions Required

Comments:

1. Provide a traffic Assessment per UDO Section 5.9.3.B.1.
2. There are proposed trees on the landscape plan shown above underground BMP Chambers.
3. Provide typical dimensions on site plan - parking stalls, lane widths, building footprints, building foundation planting area widths, etc..
4. The civil site plan lacks sufficient information to provide a complete review. Civil Plan does not match landscape plan (parking..)
5. Offsite improvements including parking and street trees subject to property owner approval.
6. Diagonal parking provided on Jennifer Court encroaches the subject property's required 10-ft buffer area.

Watershed Management Review DRC 08/21/2026 Samantha Crotty Revisions Required

Comments:

1. Show the feasibility of meeting current stormwater standards using the compliance calculator. (SWDM Chapter 3)
2. Provide a BMP exhibit showing all proposed BMPs.
3. Provide a jurisdictional determination for the wetland on site.
4. BMPs proposed in the narrative are not consistent with proposed BMPs shown on the site plan. Revise narrative/site plan.
5. At time of stormwater permit submittal, demonstrate the of the off-site or regional stormwater management practice can safely convey the 100-year, 24-hour storm event. (SWDM 3.12)
6. Document the use of better site design principles (SWDM 2.2.1) in the narrative.

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

Comments:

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

Fire Department Review 08/21/2026 Dan Wiltse Approved with Conditions

Comments:

1. Provide an exhibit demonstrating delivery truck and emergency vehicle circulation.

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

Comments:

Section V. Item #2.

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

Building Safety Review	08/21/2026	Sidney Holland	Approved
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Planning Review - Address	08/21/2026	Ethan Greeley	Approved
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Transportation Department Review	07/24/2026	Mark Maxwell	Approved
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Comments:

No comments

Plan Review Case Notes: