



Development Review Committee Meeting

Wednesday, January 21, 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 approval of a Preliminary Development Plan application. The project consists of a three (3) story 240,000 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. (DP-07-25-019862) (Staff - Dan Frazier)
2. **Palmetto Bluff Inland Waterway Expansion (Development Plan):** A request by Thomas & Hutton on behalf of Palmetto Bluff Uplands, LLC, for approval of a Preliminary Development Plan application. The project consists of the extension of the Inland Waterway in Palmetto Bluff, including clearing, excavation, grading, and site stabilization. The property is within the Palmetto Bluff Planned Unit Development (PUD) and consists of approximately 137 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 057 000 0208 0000 connecting two portions of the existing waterway near Bighouse Lagoon and Block M4 as well as extending the waterway adjacent to the Short Course. (DP-12-25-020055) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 28, 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:**
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 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 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
Comments: Currently under review in accordance with the BJWSA Development Policy and Procedure Manual.			
Planning Commission Review	01/16/2026	Angie Castrillon	Approved with Conditions
Comments: Comments may be provided at time of Development Review Committee meeting.			
Planning Review - Principal	01/16/2026	Dan Frazier	Approved with Conditions
Comments: <ol style="list-style-type: none"> 1. 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. 2. 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"> a. 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 b. The required traffic signal upgrades at the intersection of Lake Point Drive and Buckwalter Parkway. 3. The heliport shall meet all applicable Federal Aviation Administration requirements for heliport design. 4. Is there a proposed or future use for the large sodded area that is west of and adjacent to the hospital building? 5. Provide details and function of the screen walls at northeast corner of building? 			
Watershed Management Review DRC	01/16/2026	Samantha Crotty	Approved with Conditions
Comments: 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



PLAN REVIEW COMMENTS FOR DP-12-25-020055

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

Plan Type: Development Plan **Apply Date:** 12/11/2025
Plan Status: Active **Plan Address:** 2703W Big House Plantation Road
BLUFFTON, SC 29910
Case Manager: Dan Frazier **Plan PIN #:** R614 057 000 0001 0000
Plan Description: A request by Thomas & Hutton on behalf of Palmetto Bluff Uplands, LLC, for approval of a Preliminary Development Plan application. The project consists of the extension of the Inland Waterway in Palmetto Bluff including clearing, excavation, grading, and site stabilization. The property is within the Palmetto Bluff Planning Unit Development (PUD) and consists of approximately 137 acres identified by tax map numbers R614 057 000 0001 0000, R614 057 000 0002 0000, and R614 057 000 0208 0000 connecting two portions of the existing waterway near Bighouse Lagoon and Block M4 as well as extending the waterway adjacent to the Short Course.
STATUS: This item will be heard at the January 21, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 12/11/2025 Completed: 01/16/2026

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Watershed Management Review DRC	01/16/2026	Samantha Crotty	Revisions Required

Comments:

1. In the compliance calculator, it seems unfeasible that the entire post-development land cover will be 100% BMP for the following reasons:
 - a. The site plans clearly show a smaller "clearing limits" area than the proposed LOD area.
 - b. The required 20' minimum maintenance access easement around the entire lagoon should be "turf cover". No trees are to be included in this area.
 - c. There appears to be areas of post-development forest cover/open space not accounted for in the compliance calculator.

Planning Commission Review	01/16/2026	Dan Frazier	Approved
Planning Review - Principal	01/16/2026	Dan Frazier	Approved
Police Department Review	01/16/2026	Bill Bonhag	Approved
Fire Department Review	01/08/2026	Dan Wiltse	Approved
Transportation Department Review	12/11/2025	Mark Maxwell	Approved

Comments:

No comments

Plan Review Case Notes: