

Media Release



bluffton
HEART OF THE LOWCOUNTRY

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Town of Bluffton to Begin Construction at 184 Bluffton Road; Project Includes 41 Parking Spaces

Town of Bluffton will begin construction of the .710-acre property at 184 Bluffton Road, formerly where CrossFit 843 was located at the corner of Dr. Mellichamp Drive and Bluffton Road. This project includes the construction of 41 new parking spaces and the installation of landscaping and lighting. The contractor, JS Construction Services, Inc. is expected to begin this project early to mid-April.

“This project is a perfect complement to the recently-completed Dr. Mellichamp Drive Streetscape,” Mayor Pro Tempore Larry Toomer said. “Adding the 41 parking spaces to the spaces on Dr. Mellichamp Drive and the three parking lots at the Michael C. Riley Sports Complex, there will be more than 230 parking spaces at the northern end of Bluffton’s Historic District.”

The \$281,797.00 contract is comprised of tree removal, grading, concrete curb work, asphalt paving, drainage improvements, pervious paver parking stalls and sidewalks installation.

“Each capital improvement project in the Historic District gives the Town the opportunity to enhance accessibility, walkability and parking,” Town Manager Marc Orlando said. “This parcel is located at the perfect place to accomplish all three objectives and we expect this parking area to be in demand since it will benefit the businesses on Bluffton Road as well as throughout the Historic District.”

The Town acquired this property in September of 2017. At an April 2018 planning session, the Council approved the project’s master plan. While the parking area is being constructed, Town Council will further discuss the opportunity for workforce housing on the parcel.

“There is potential space on this property to build some workforce housing,” Councilmember Fred Hamilton said. “Town Council will further investigate if that is feasible as we review factors such as

infrastructure and financial issues. Meanwhile, the public will get immediate benefit from the parking lot, extra sidewalks and lighting.”

Mayor Lisa Sulka said this project is the latest addition to the District’s expanded parking capacity.

“The Town has recently completed the May River Road and the Dr. Mellichamp Drive Streetscapes,” Sulka said. “The upcoming Boundary Street Park and this project will add to the Town’s parking inventory which has continuously grown throughout the last few years.”

Councilmember Dan Wood said the multiple parking projects have been accomplished within the Town’s budget.

“The Town has acquired parcels of property without any additional cost to the taxpayer,” Wood said. “These projects have added parking lots in strategic areas of the Historic District while maintaining its historic and Lowcountry aesthetics.”

Councilmember Harry Lutz also said the Town’s capital improvement projects have also increased public safety features throughout Bluffton.

“This Council has expanded Bluffton’s infrastructure through projects such as 184 Bluffton Road,” Lutz said. “As we increase the capacity for more people to experience the Historic District, each project also adds to safety with features such as sidewalks and lighting.”

During construction, impact to the public is expected to be minimal. There may be brief times which traffic is slowed on Bluffton Road or Dr. Mellichamp Drive to allow equipment to enter and exit the construction site. The contractor will coordinate with nearby residents and business owners to minimize disruption to them.

The project is scheduled to be complete by the end of June.

If you have any questions about this project, please call the Town’s Director of Engineering Bryan McIlwee at (email) bmcilwee@townofbluffton.com or (office) 843-706-7824.

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