

Planning Commission Meeting

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

February 28, 2024

I. CALL TO ORDER

Chairwoman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Jim Flynn
Commissioner Jason Stewart

ABSENT

Commissioner Lydia DePauw

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda as written.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. January 24, 2024 Minutes

Commissioner Brock made a motion to adopt the minutes as written.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. Unified Development Ordinance Amendments (Public Hearing):** Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 3 – Application Process, Sec. 3.13, Development Surety and Stormwater Surety and Sec. 3.14,

Certificate of Construction Compliance; and, Article 5 – Design Standards, Sec. 5.10 Stormwater. (Staff - Charlotte Moore)

Chairwoman Denmark called for public comment for the public hearing. There was a second and third call for public comment. There were no public comments and the public hearing was closed.

Staff presented. The Commission had no questions or comments on the amendments.

Commissioner Brock made a motion to recommend to Town Council approval of the amendments to the Town of Bluffton Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 3 – Application Process, Sec. 3.13, Development Surety and Stormwater Surety and Sec. 3.14, Certificate of Construction Compliance; and, Article 5 – Design Standards, Sec. 5.10 Stormwater.

Seconded by Commissioner Stewart.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed.

- 2. Cornerstone Church Campus – Rezoning Request (PLANNING WORKSHOP – NO ACTION):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Mole for approval of an Amendment to the Town of Bluffton Official Zoning Map to rezone two (2) parcels from Planned Unit Development (PUD) to Agriculture (AG) and Rural Mixed-Use (RMU). The subject parcels consist of approximately 43.3 acres and are identified by Beaufort County Tax Map Numbers R610 036 000 0014 0000 and R610036 000 014B 0000 located at 11 Grassey Lane and 21 Lake Lane, respectively. (ZONE-02-24-018921) (Staff – Dan Frazier)

Staff presented. There was discussion about right of ways, access roads, stormwater and tree canopies. This was a workshop and no action was taken.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Brock made a motion to adjourn.

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed. The meeting adjourned at 6:31pm.