

Planning Commission Meeting

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

October 22, 2025

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Daniel Grove
Commissioner Will Howard

ABSENT

Vice Chairman Jim Flynn
Commissioner Lydia DePauw

III. ADOPTION OF MINUTES

1. September 24, 2025 Minutes

Commissioner Delcore made a motion to approve the minutes as written.

Seconded by Commissioner Brock.

Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Jordan Holloway, 1060 S Innovation Dr, Bluffton - Mr. Holloway shared concerns regarding the S Innovation Dr connection being proposed as part of the Novant Health Bluffton Medical Center Development Plan.

V. OLD BUSINESS

VI. 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 5 – Design Standards - Accessory Buildings. (Staff - Angie Castrillon)

Chairman Wetmore opened the public hearing. He asked for the first, second and third call for public comment. There were no public comments. The public hearing was closed.

Staff presented. The commissioners questioned what would happen to carports structures that are already in place but do not meet the proposed standards. There was discussion regarding the maximum lot coverage percentage being proposed and how to keep them

standard across the board. The Commission shared concerns regarding if lot size should be a factor in allowing more than one carport on a site.

Commissioner Howard made the motion to recommend approval of the amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, as submitted by Town Staff with the exception of the Maximum Lot Coverage being proposed.

Seconded by Commissioner Delcore.

Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

- 2. 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 243,800 SF hospital with associated drives, parking, landscape, and utility 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)

Staff presented. The applicant was present. There was discussion regarding the Innovation Dr connector being proposed and the concerns with it connecting to a private road. The commissioners questioned if any other secondary access points were considered.

Commissioner Brock made a motion to approve the application with the following stipulation:

1. Innovation Drive South cannot serve as the secondary access off-site improvement for the hospital.

Seconded by Commissioner Howard.

Chairman Wetmore made a motion to amend the motion to include the following to the stipulation:

1. Innovation Drive South, "through the Retreat at Grande Oaks neighborhood", cannot serve as the secondary access off-site improvement for the hospital.

Seconded by Commissioner Delcore.

Voting Yea to amend the motion: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Grove, Commissioner Howard

Voting Yea to the amended motion: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Howard made a motion to adjourn.

Seconded by Commissioner Grove.

Voting Yea: Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 7:03pm.

APPROVED