

Planning Commission

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

May 24, 2023

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 Kathleen Duncan

Commissioner Rich Delcore

Commissioner Jim Flynn

Commissioner Lydia DePauw

ABSENT

Commissioner Jason Stewart

III. NOTICE REGARDING ADJOURNMENT

The Planning Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda.

Seconded by Commissioner Duncan.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

VI. ADOPTION OF MINUTES

1. April 26, 2023 Minutes

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

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1. Buckwalter Crossroads (Master Plan Amendment):** A request by Brian Witmer of Witmer Jones Keefer, Ltd, on behalf of Millstone Ventures, LLC, and with the approval of the property owner, Parcel 8A, LLC, for approval of a master plan amendment application. The Applicant proposes to amend the Buckwalter Crossroads Master Plan by adding an additional 21.92 acres that will include 16.02 acres of residential development and 5.9 acres of commercial development. The property is zoned Buckwalter PUD and consists of 21.92 acres located at the northeast corner of the intersection of SC Highway 170 and Gibbet Road. (MPA-01-23-017595) (Staff – Dan Frazier)

The applicant was in attendance. Staff presented.

Public Comment

Carol Crutchfield, Beaufort County School District. Ms. Crutchfield discussed the over capacity of the schools near the project.

Walter Nester, attorney for the applicant, requested clarification on staff's presented conditions. Richardson LaBruce, attorney for the Planning Commission, reviewed what is under the Commission's purview.

There was discussion on connectivity, why this parcel wasn't in the original master plan, the pros and cons of adding this parcel into the master plan and staff's recommendations.

(Mr. LaBruce provided for the record the document that Mr. Nester submitted suggesting edits for staff recommendation number one. This is on file in the Growth Management Department.)

There was discussion on the possible uses for the parcels.

Commissioner DePauw made a motion to recommend approval to Town Council with the following conditions:

1. A statement shall be placed on the amended master plan declaring that the Town shall require all development within the Buckwalter Crossroads Master Plan conform to the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan.
2. Whether located on- or off-site, it shall be the responsibility of developers to install a 10-foot-wide bicycle and pedestrian path along SC Highway 170 frontage consistent with the requirements and recommendations of the Beaufort County CONNECTS 2021 Bicycle and Pedestrian Plan in conjunction with individual site development within the Buckwalter Crossroads Master Plan.

3. Site layouts for all parcels are subject to full Town review and approval at time of development plan submittal.

4. Extend the existing master plan's proposed drive aisle (pink line) through the amended parcel to Gibbet Road.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

2. Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.17, Certificate of Appropriateness – Highway Corridor Overlay District and Article 5 – Sec. 5.8, Lot and Building Standards (Staff – Charlotte Moore)

Staff presented and reviewed the proposed changes.

Vice Chairman Wetmore made a motion to approve the amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, as recommended by Town Staff.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

X. DISCUSSION

XI. ADJOURNMENT

Commissioner Duncan made a motion to adjourn.

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed. The meeting adjourned at 7:16pm.