

Planning Commission Meeting

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

May 22, 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 Lydia DePauw

Commissioner Jim Flynn

ABSENT

Commissioner Jason Stewart

III. ADOPTION OF MINUTES

1. April 24, 2024 Minutes

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

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. Consideration of an Ordinance to Amend the Town of Bluffton’s Comprehensive Plan (“Blueprint Bluffton”) to Incorporate a Housing Impact Analysis - Public Hearing (Staff - Charlotte Moore)

Chairwoman Denmark opened the public hearing. She asked for the first, second and third call for public comment. There were no public comments. The public hearing was closed.

Staff presented.

The Commission did not have any questions regarding the ordinance.

Motion made by Commissioner Delcore to approve the Comprehensive Plan Amendment to incorporate the Housing Impact Analysis into the Town of Bluffton Comprehensive Plan.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

2. Consideration of Ordinances Related to Property Owned by Bryant Family, LLC, Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and identified by Beaufort County Tax Map No. R600-029-000-0028-0000 (Staff - Kevin Icard)

A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation;

B. Consideration of 100% Annexation Request;

C. Consideration of a Zoning Map Amendment.

Staff presented. The applicant was present.

The Commission requested clarification on the map as to what properties are within Beaufort County versus the Town of Bluffton. There was discussion regarding if any other owners in the area have reached out with interest in annexing as well. The Commission asked the applicant, Johnnie Bryant III to speak. There was discussion on whether Johnnie has tried rezoning the property under Beaufort County and what he intends to do with property.

This was a workshop and no action was taken.

3. **The May - 1095 May River Road (Street Naming Application):** A request by Workforce State of Mind, LLC on behalf of the Town of Bluffton for approval of a street naming application. The project consists of two streets for The May neighborhood with associated townhome lots. The property is identified by tax map number R610 039 000 0498 0000 and is located at 1095 May River Road in the Residential General Zoning District. (STR-04-24-019089) (Staff - Dan Frazier)

Chairwoman Denmark recused herself from this item. Staff presented.

The Commission requested in future submittals that more options are presented for street names. There was discussion on how similar street names could confuse 911 emergency services.

Commissioner Brock made the motion to recommend approval of the following street names for the 'The May' development: Hamilton Way and Smalls Court.

Seconded by Commissioner Flynn.

Voting Yea: Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Flynn

All were in favor and the motion passed.

4. **Buckwalter Towne Blvd Medical Office Building (Development Plan Application):** A request by Cranston, LLC on behalf of TKC CCCLV, LLC for approval of a preliminary development plan application. The project consists of a three-story, 54,000 square foot medical office building with associated parking and infrastructure. The property is zoned Buckwalter Planned Unit

Development and consist of approximately 4.76 acres identified by tax map number R610 030 000 1854 0000 located within the Buckwalter Commons Phase 1 Master Plan. (DP-03-24-019021) (Staff - Dan Frazier)

Chairwoman Denmark returned to the dais. The applicant was present. Staff presented.

The commissioners had no questions for staff and asked the applicant to speak. The applicant explained their experience in developing medical office buildings. There was discussion regarding the proposed amount of parking space exceeding what is required. The applicant explained there is a tenant in mind, and this is to meet their needs.

Commissioner Flynn made the motion to approve the Buckwalter Towne Boulevard Medical Office Building preliminary development plan as submitted.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

5. **Maiden Lane (Development Plan Application):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owner Hinton Vacation Properties, LLC, for approval of a preliminary development plan application. The project proposes the development of a thirteen (13) lot mixed-use subdivision containing eleven (11) single-family residential lots, two (2) mixed-use lots, common open space, and associated infrastructure. The properties are zoned Neighborhood General – Historic District and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located on the south side of May River Road west of Pritchard Street. (DP-12-23-018802) (Staff - Dan Frazier)

Staff presented. The applicant was present.

Chairwoman Denmark opened the floor to Public Comment.

Preston Bussard, 21 Pritchard St, Bluffton. Mr. Bussard spoke about the previous submittals showing homes and garages on the layouts. He shared concerns about the number of lots and how trees will be affected.

There was discussion of what comments were addressed from the Development Review Committee. Concerns were shared with the applicant regarding green space and trees. The Commission requested an arborist report to consider the health of the trees. Discussions were had regarding the number and size of the lots, bringing into question if they were buildable. Richardson LaBruce, the attorney for the Planning Commission, discussed what courses could be taken, and the differences in denying the submittal, tabling the submittal and the applicant withdrawing the submittal.

The applicant withdrew the submittal.

There was no action taken.

6. Consideration of Ordinances Related to Property Commonly Referred to University Investments, LLC Consisting of a Total of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the

Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000 (Staff - Kevin Icard)

- A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Properties Future Land Use Designation;
- B. Consideration of 100% Annexation Request;
- C. Consideration of an Amendment to the Buckwalter Planned Unit Development for a New Land Use Tract;
- D. Consideration of a Zoning Map Amendment;
- E. Consideration of an Amendment to the Buckwalter Development Agreement; and
- F. Consideration of an Amendment to the Buckwalter Development Agreement Concept Plan.

Staff presented. The applicant was present.

The Commission discussed the RDUs and how many are available. There was a discussion regarding access points to this property. The Commission questioned if this could be locked in for commercial use. The applicant discussed the interest in a medical facility wanting to come in to the property and the need for this in the area.

This was a workshop and no action was taken.

VII. DISCUSSION

VIII. ADJOURNMENT

Vice Chairman Wetmore made the motion to adjourn.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed. The meeting adjourned at 7:32pm.