

Planning Commission Meeting

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

July 23, 2025

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Vice Chairman Jim Flynn
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Will Howard

ABSENT

Commissioner Michael Brock
Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. June 25, 2025 Minutes

Commissioner Delcore made a motion to adopt the minutes with the following revision under New Business, Item 2:

"Chairman Wetmore made a motion to amend the motion to include the following clarification:

Either omit the proposed pavers located within the SCDOT right-of-way or provide an SCDOT Encroachment permit that allows for this improvement."

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Andrea Pressley, 21 Pinecrest Way, Bluffton - Ms. Pressley voiced her concerns with the possibility of development being considered for property next to her neighborhood.

V. OLD BUSINESS

VI. NEW BUSINESS

- Fifth Third Bank (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Angelina Makowski (BDG Architects, LLP) on behalf of owner, Paul Scott (First Chatham) for review of a Certificate of Appropriateness - Highway Corridor Overlay application. The project consists of a 2,609 SF bank facility and two drive-up automated teller machines. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of 1.33 acres identified by

tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan and the Town of Bluffton Highway Corridor Overlay District. (COFA-05-25-019759) (Staff - Charlotte Moore)

Staff presented. The applicant was present. The Commission discussed the lighting being proposed. The commissioners had concerns regarding the trash enclosure location on the site plan.

Commissioner Howard made a motion to approve the application with the following conditions:

1. Provide an updated photometric plan that includes accurate footcandles after the ATM canopy details have been obtained from the canopy manufacturer.
2. Provide a letter of approval from the Master Plan Declarant responsible for the covenants and restrictions for the community.
3. Per the Applications Manual, a Town of Bluffton Sign Permit must be submitted for review and approval of any future signage.
4. If the vegetative buffer adjacent S.C. Hwy 46 does not sufficiently screen the dumpster from public view, additional landscaping will be required.

Seconded by Commissioner Delcore.

Commissioner DePauw made a motion to amend the motion to include the determinations that the following were appropriate:

1. The use of LED lighting is an appropriate substitute for those lighting types permitted by ZDSO Sec. 5.15.11.
2. The footcandles shown on the photometric plan exceeding 10.0 FC at the automated teller machines (walk-up and drive-up). If the photometric plan should change based on the ATM canopy details yet to be obtained, Town Staff may have the authority to approve.

Seconded by Commissioner Delcore.

Voting Yea to amend the motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

All were in favor and the motion passed.

Voting Yea to the amended motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, Commissioner Howard

All were in favor and the motion passed.

2. Public Hearing and Recommendation to Town Council for a request by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the 100% affordable/workforce housing project to be known as Livewell Terrace

located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 for the following:

1. Acquisition of residential development rights in the amount of sixty (60) Residential Dwelling Units ("RDUs") owned by the Town of Bluffton and held in the Town's Development Rights Bank pursuant to the Transfer of Development Rights Ordinance;
2. Amendment to the Buckwalter Planned Unit Development ("PUD") Development Agreement to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus; and
3. Amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to increase the number of residential development rights by 60 RDUs associated with the 100% density bonus.— Kevin Icard, Director of Growth Management

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 applicant was present. The commissioners had no questions regarding the applications. The Commission stated during the meeting that they emphatically recommend this request for approval. They stated that this is housing that is desperately needed for the Town, and they look forward to seeing this come to fruition.

1. Commissioner Delcore made a motion to forward Town Council a recommendation of approval of the Ordinance Authorizing The Conveyance Of Sixty (60) Residential Development Rights Within The Buckwalter Planned Unit Development Owned By The Town Of Bluffton And Held In The Town's Development Rights Bank To Beaufort Memorial Hospital For The Affordable Housing Project To Be Developed On That Certain Property Located At 335 Buckwalter Parkway And Consisting Of 10.09 Acres, More Or Less, And Identified As Beaufort County Tax Map No. R610 030 000 0712 0000; And, Authorizing The Execution And Recording Of Associated Documents.

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

2. Vice Chairman Flynn made a motion to forward Town Council a recommendation of approval of the Ordinance Providing For An Amendment Of The Buckwalter Development Agreement To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Development Agreement.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

3. Commissioner Howard made a motion to forward Town Council a recommendation of approval of the Ordinance Providing For An Amendment Of The Buckwalter Concept Plan To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Concept Plan.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Vice Chairman Flynn made a motion to adjourn.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed. The meeting adjourned at 6:24pm.