

Planning Commission Meeting

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

November 19, 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

ABSENT

Commissioner Michael Brock

Commissioner Daniel Grove

Commissioner Will Howard

III. ADOPTION OF MINUTES

1. October 22, 2025 Minutes

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

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. Adoption of 2026 Planning Commission Meeting Dates: (Staff - Dan Frazier)

Vice Chairman Flynn made a motion to adopt the meeting dates as submitted.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

2. Adoption of 2026 Development Review Committee Meeting Dates: (Staff - Dan Frazier)

Vice Chairman Flynn made a motion to adopt the meeting dates as submitted.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

- 3. Chipotle at May River Crossing (Development Plan):** A request by OnPoint Partners, LLC on behalf of First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.12 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan at the intersection of May River Crossing Road and Pondberry Road. (DP-08-25-019908) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared concerns over the space remaining for landscaping. There was discussion regarding the parking being proposed and the parking that is required.

Commissioner Delcore made a motion to approve the application subject to the following condition:

1. The Planning Commission designates Staff to work through the allocation of offsite parking spaces to be provided by a letter of approval from May River Crossing POA or an alternative plan that Staff is satisfied with.

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed. The meeting adjourned at 6:26 pm