

Planning Commission Meeting

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

May 28, 2025

I. CALL TO ORDER

Chairman Charlie Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore

Commissioner Michael Brock (6:01 pm)

Commissioner Rich Delcore

Commissioner Lydia DePauw

Commissioner Daniel Grove

Commissioner Will Howard

ABSENT

Vice Chairman Jim Flynn

III. ADOPTION OF MINUTES

1. April 23, 2025 Minutes

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

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Kristi Moen, 95 Green St, Bluffton - Ms. Moen shared concerns over the development being proposed on Green Street including maintenance of Green Street with the added traffic, the tree canopy, and how the development will affect adjacent properties.

Dot Byrdic, 3 Hickory Trace, Bluffton - Ms. Byrdic spoke about her concerns regarding the development being proposed on Green Street. She had concerns about the traffic congestion that would be caused by the development and the density being proposed.

Lottie Anne Munday, 103 Lawrence St, Bluffton - Ms. Munday stated her biggest concerns over the Green Street development would be the traffic on the intersecting roads in the Green Street area.

John Reed, 38 Minuteman Drive, Bluffton - Mr. Reed stated he would like to be part of a meeting with the Town regarding the Willow Run Concept Plan 9th Amendment should any changes occur.

V. OLD BUSINESS

VI. NEW BUSINESS

1. **67-69 Green Street (Development Plan):** A request by Randolph Stewart , on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists two (2) two-story mixed-use buildings, totaling approximately 1,333 SF commercial and 1535 residential each, and two carriage houses, totaling approximately 918 SF each, with associated parking, utilities, and stormwater infrastructure. The property is zoned Neighborhood Center - Historic District and consists of approximately 0.29 acres identified by tax map numbers R610 039 00A 0254 0000 and R610 039 00A 0385 0000 located on the northeast corner of Boundary Street and Green Street. (DP-01-25-019535) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared concerns over the landscaping plans and the trees that are being removed. There was discussion regarding the placement and size of the dumpster. The Commission had questions regarding plans for any improvements of Green Street and if the applicant was allowed to use the road for access to their property. Richardson LaBruce, attorney to the Commission, clarified that since this road was unclaimed it can be used as a public right-of-way. The commissioners had comments on the lack of adequate vehicle turnaround.

The applicant requested to withdraw the item. No action was taken.

2. **Parcel 11A (Development Plan):** A request by Jake Reed on behalf of University Investments, LLC for approval of a Preliminary Development Plan application. The project consists of two (2) commercial buildings with associated infrastructure. The property is within the Buckwalter Planned Unit Development consists of approximately 8.8 acres identified by tax map number R610 030 000 0116 0000 and located at east of Buckwalter Parkway south of Buckwalter Towne Boulevard. (DP-02-25-019603) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commission questioned if the applicant had any plans that showed the 80-ft right-of-way.

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

1. Provide an exhibit at time of final development plan submittal that illustrates how a future alignment of Bluffton Parkway (80-ft right-of-way) could be built on the subject property with the currently proposed Parcel 11A site plan layout

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

3. **BCSD Willow Run Concept Plan Amendment (Workshop - No Action):** A request by the Property Owner, Beaufort County School District, for approval of a Concept Plan Amendment. The Applicant is requesting to amend the terms and obligations for the construction of future North South Connector Road as established by the Buckwalter Tract Development Agreement and Concept Plan 9th Amendment. The properties are currently zoned Buckwalter Planned Unit Development and consist of 142.11 acres identified by tax map numbers R610 022 000 013A 0000, R610 022 000 0035 0000, and R610 022 000 0049 0000 located south of US HWY

278 east of Buckwalter Parkway. This application is associated with DAA-02-25-019617. (CP-03-25-019627) (Staff – Dan Frazier)

Staff presented. The commission had questions regarding whether the commercial rights and hotel rights could be converted to residential. The commissioners questioned if the commercial rights would be restricted to the Willow Run tract in the event they were purchased and sold again in the future.

This was a workshop. No action was taken.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Commissioner Grove.

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

All were in favor and the motion passed. The meeting adjourned at 7:40pm.