



Planning Commission Meeting

Wednesday, August 26, 2026 at 6:00 PM

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

AGENDA

This meeting can be viewed live on [BCTV](#), on Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. ROLL CALL

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. ADOPTION OF MINUTES

[1.](#) July 22, 2026 Minutes

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- [1.](#) **The May - 1095 May River Road (Street Naming Application):** A request by Nathan Sturre of Sturre Engineering on behalf of Workforce State of Mind, LLC 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)

VIII. DISCUSSION

IX. ADJOURNMENT

NEXT MEETING DATE: Wednesday, September 23, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.

Planning Commission Meeting

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

July 22, 2026

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 Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Daniel Grove

ABSENT

Commissioner Will Howard

III. NOTICE REGARDING ADJOURNMENT

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IV. ADOPTION OF MINUTES

1. May 27, 2026 Minutes Amended

Vice Chairman Flynn made a motion to adopt the minutes as presented.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

2. June 24, 2026 Minutes

Vice Chairman Flynn made a motion to adopt the minutes as written.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Village at Verdier (PLANNING WORKSHOP – NO ACTION) – Expiration of Development Agreement and UDO Amendments to Establish/Embed Planned Unit Development (PUD) Standards (UDO Article 4, Article 5, and new Appendix B) (Staff - Dan Frazier)

Staff reviewed the history of the agreement and proposed UDO amendments. There was discussion about POA public meetings, the current uses of the land and development rights. The Commission would like to see what vacant lots are left on the property with the development available. Staff will advise the Commission when the public meetings will be so members can attend.

This was a workshop and no action was taken.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Grove made a motion to adjourn.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed. The meeting adjourned at 6:31pm.

PLANNING COMMISSION



STAFF REPORT

DEPARTMENT OF GROWTH MANAGEMENT

MEETING DATE:	August 26, 2026
PROJECT:	STR-04-24-019089 The May (1095 May River Road) - New Street Name Application
PROJECT MANAGER:	Dan Frazier Planning Manager Department of Growth Management

REQUEST: A request by the Town of Bluffton on behalf of Workforce State of Mind, LLC 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 (Attachment 1). Two street names were previously approved for the project, and this application proposed three additional street names.

Street Names

Foundation Drive – Accepted/No Conflict
Harmony Lane – Accepted/No Conflict
Friendship Drive – Accepted/No Conflict

BACKGROUND: The public project composed of 12 townhome units, and associated parking and infrastructure was approved on March 20, 2024. The street names Hamilton Way and Smalls Court were previously approved by the Planning Commission on May 22, 2024. While Hamilton Way will be used for the primary entrance street off May River Road, three new street names are being proposed for the second street in the development. The Applicant has provided a street naming exhibit that identifies the proposed street name locations (Attachment 2).

PLANNING COMMISSION ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

REVIEW CRITERIA & ANALYSIS: Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A Does not already exist within Beaufort County;
2. Section 3.15.3.B Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E Are not numbers (such as 1st Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F Could not be perceived as offensive;
7. Section 3.15.3.G Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I May represent a common theme within residential developments; and
10. Section 3.15.3.J The application must comply with applicable requirements in the Applications Manual.

Finding. Town Staff finds that the two proposed new street names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.

STAFF RECOMMENDATION: Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the following three (3) New Street Names:

1. Foundation Drive
2. Harmony Lane
3. Friendship Drive

ATTACHMENTS:

1. New Street Name Application
2. Street Name Exhibit



TOWN OF BLUFFTON

NEW STREET NAME APPLICATION

Growth Management Custom

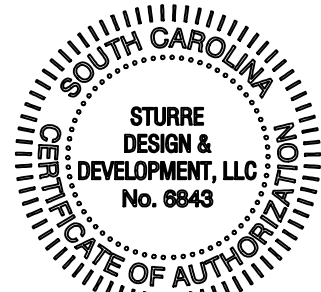
Section VII. Item #1.

20 Bridge Street
Bluffton, SC 29910
(843)706-4500

www.townofbluffton.sc.gov

applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name:	Sturre Engineering	Name:	Workforce State of Mind, LLC
Phone:	843.705.4748	Phone:	843.757.5464
Mailing Address:	PO Box 2227, Bluffton, SC 29910	Mailing Address:	1 Promenade Street, Bluffton, SC 29910
E-mail:	nathan@sturreengineering.com	E-mail:	workforcestateofmind@gmail.com
Town Business License # (if applicable): 26-05-7147			
Project Information			
Project Location: 1095 May River Road - Back Road			
Proposed Street Name (in order of preference)*: 1. Foundation Drive			
*Provide at least three street names for each street proposed. If additional space is needed, please provide a separate sheet.		2. Harmony Lane	
		3. Friendship Drive	
Tax Map Number(s): R610 039 000 0498 0000			
Minimum Requirements for Submittal			
☐ 1. Mandatory Application Check-In meeting scheduled.			
☒ 2. Digital plat showing the streets, proposed name of each, and a list of the proposed street name(s).			
☐ 3. Recorded deed and plat showing proof of property ownership.			
☐ 4. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
☐ 5. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
Disclaimer:		The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.	
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature:		Date: 08/18/2026	
Applicant Signature:		Date: 08/18/2026	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



ENGINEER OF RECORD

NATHAN STURRE, P.E.
SC PE# 40266
PO Box 2227
Bluffton, SC 29910
843.929.9432

SURVEYOR

TERRY HATCHELL
SURVEY CONSULTANTS, INC.
SC LS# 11059
17 SHERINGTON DRIVE, STE
C
843.815.3304

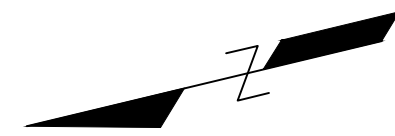
PREPARED FOR:

WORKFORCE STATE
OF MIND, LLC

PROJECT:

1095 MAY RIVE ROAD
TOWNHOMES

HORIZ. DATUM:
STATE PLANE, NAD83
VERT. DATUM: NAVD88



PLAN

HORIZONTAL SCALE 1" = 20'



REV #	DATE	DESCRIPTION

DATE 04/11/2024

SHEET NAME

STREET NAME EXHIBIT

SHEET NO.

TRACT #5
N/F
LOUIS N. BROWN II
TAX MAP No. R610 039 000 0019 0000

THE MAY TOWNHOUSE DEVELOPMENT

HAMILTON WAY

STREET 2

- STREET 2
PROPOSED NAMES
1. FOUNDATION DRIVE
 2. HARMONY LANE
 3. FRIENDSHIP DRIVE

N/F
THOMAS B. BROWN & OLIVER S. BROWN
TAX MAP No. R610 039 000 019B 0000

N/F
JOHN COONEY
TAX MAP No. R600 039 000 003C 0000

N/F
STANLEY T. COOK
TAX MAP No. R600 039 000 003B 0000

N/F
ARTHUR GADSON
TAX MAP No. R600 039 000 003D 0000

N/F
REINA M. ZELAYA
TAX MAP No. R600 039 000 003E 0000

EXISTING 15" B.W.S.A. SEWER EASEMENT
09. 3779 PG. 1675-1683

T.B.M. NAIL SET IN 10" GUM
ELEVATION = 18.94'
NAVD 1988

(S13°28'43"W)
S11°26'41"W → 463.04'

TRACT #1
R610 039 000 019B 0000

1.780 Ac.
10.0000 S.F.

L.O.
5/8" REBAR
N:148227.21
E:2036458.41

N73°14'09"W
(N71°42'00")

L.O.
5/8" REBAR
N:148269.22
E:2036314.41

TRACT #3
N/F
LOUIS N. BROWN &
VANESIA BROWN
TAX MAP No. R610 039 000
0499 0000

(S89°41'02"E)
S71°56'02"E

GUM 13

PN 13

PN 9

PN 6

L.O.
5/8" REBAR
(CONTINUED)
N:148436.95
E:2036348.25

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