

Planning Commission Meeting

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

August 27, 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 Michael Brock
Commissioner Rich Delcore
Commissioner Will Howard

ABSENT

Commissioner Lydia DePauw
Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. July 23, 2025 Minutes

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

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Bill McCollam, 7 Lincoln Ct, Bluffton - Mr. McCollam spoke about his concern regarding the Tanker Truck traffic that would be added by the Seagrass Station C-Store.

Britni Hendrickson, 62 Augustine Rd, Bluffton - Mrs. Hendrickson spoke in opposition of the Seagrass Station C-Store development plan.

Evan Bromley, Bromley Law Firm - Mr. Bromley spoke of the Seagrass Station C-Store being subject to the covenants of the Master Property Owners Association and development would require approval from the association.

Matthew Hendrickson, 62 Augustine Rd, Bluffton - Mr. Hendrickson shared concerns regarding the Seagrass Station C-Store proximity to the homes in the development.

Joy Coe, 5 Cottingham Rd, Bluffton - Ms. Coe shared her concerns regarding the wetlands being affected by the Livewell Terrace Development.

V. OLD BUSINESS

1. **121 Burnt Church Road (Development Plan):** A request by Anthony Morse on behalf of the property owner, My-Nash Realty Corp, for approval of a Preliminary Development Plan application. The project consists of a 4,464 SF commercial building with associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. (DP-03-25-019673) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners emphasized the need to preserve the trees on the site. There was discussion regarding the stormwater pond size and location.

Commissioner Brock made a motion to approve the application as submitted.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

VI. NEW BUSINESS

1. **The Goddard School (Development Plan):** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of David Johnson of Speyside Partners LLC for approval of a Preliminary Development Plan application. The project consists of the construction of a two-story day care building with associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 1.6 acres identified by tax map number R614 022 000 1128 0000 within the Washington Square Master Plan. (DP-06-25-019796) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared concerns about the traffic from this development leading to traffic being added to Buckwalter Parkway. There was discussion regarding how the parking spaces will be used and if there has been coordination with emergency services to ensure the traffic will be manageable.

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

1. Provide an exhibit at time of final development plan submittal illustrating the off-site queuing extending down Bleeker Street North to be reviewed by Staff, including the Bluffton Police Department and Bluffton Township Fire District.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

2. **Livewell Terrace (Development Plan):** A request by Livewell Terrace LP on behalf of property owner Beaufort County for approval of a Preliminary Development Plan application. The project consists of the construction of a 120-unit apartment complex with a leasing office, future medical building and associated infrastructure. The property is zoned Buckwalter Planned Unit Development (PUD) and consists of approximately 10.09 acres identified by tax

map number R610 030 000 0712 0000 within the Buckwalter Commons Phase 1 Master Plan. (DP-02-25-019581) (Staff - Dan Frazier)

Staff presented. The applicant was present. There was discussion regarding the possibility of wetlands being prominent on the site. Richardson LaBruce, attorney to the Commission, clarified that the delineation done by the U.S Army Corps of Engineers, which specifies the location of wetlands, cannot be overruled by the Commission. The commissioners shared their concerns regarding the number of parking spots being proposed. There were questions about how compliance with affordable housing requirements would be enforced.

Vice Chairman Flynn made a motion to approve the application with the following condition:

1. The Applicant will coordinate with Town Staff to meet the parking requirement (Buckwalter PUD, ZDSO 90/3 Modifications Section 5.2.1.1).

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

- 3. Seagrass Station Convenience Store (Development Plan):** A request by Girishkumar Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 6,000 SF convenience store, fueling station with associated infrastructure. The property is within the Village at Verdier Planned Unit Development (PUD) consists of 5.46 acres identified by tax map numbers R610 021 000 0652 0000 and R610 021 000 0824 0000 at the intersection of HWY 170 and Seagrass Station Road. (DP-06-25-019799) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners expressed concerns regarding the weight of the trucks and how the main entrance to the development will be maintained with the added traffic. There were questions about the driveway connection being proposed and the process for a permit from the South Carolina Department of Transportation. The Commission asked for clarification on what aspects of the development will need to be reviewed and approved by the Master POA.

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

1. Provide an updated Landscape Plan demonstrating the planting screen, fence or wall at least six feet in height along the parking and/or service areas adjacent to residential properties at time of Final Development Plan review.
2. Provide an updated site plan demonstrating eight (8) fuel pumps at time of Final Development Plan review.
3. Provide a truck circulation exhibit at time of Final Development Plan review.
4. Provide an updated Traffic Impact Analysis (TIA), including a Signal Warrant Analysis, at

time of Final Development Plan review. If a traffic signal is warranted, a financial commitment to the installation and maintenance of the signal will be required.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

- 4. 1271 May River Road (Development Plan):** A request by Kathleen Duncan of J.K. Tiller Associates, Inc. on behalf of property owner Sharan Pyari Patel for approval of a Preliminary Development Plan application. The project consists of the construction of a 5,259 SF mixed use building and a 1,200 SF carriage house with associated infrastructure. The property is zoned Neighborhood General - Historic District (NG-HD) consists of 0.34 acres identified by tax map numbers R610 039 000 0557 0000 within the Old Town Bluffton Historic District. (DP-06-25-019806) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners shared their concerns about the number of parking spots being proposed for this development. There was discussion regarding the use of a shared driveway with the adjacent property.

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

1. The UDO Administrator will review and adjust the parking requirements and regulations for the subject and adjacent properties, as needed, to address Staff concerns.
2. Provide an updated Landscape Plan providing a visual buffer between public right-of-way and off-street parking area a minimum of 42 inches in height and 50% opacity at time of Final Development Plan Review.

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Howard made a motion to adjourn.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed. The meeting adjourned at 7:54pm.