

Planning Commission Meeting

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

February 25, 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

Commissioner Will Howard

III. ADOPTION OF MINUTES

1. November 19, 2025 Minutes

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

Seconded by Commissioner Grove.

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

All were in favor and motion passed.

IV. ELECTION OF OFFICERS

1. Election of Planning Commission Chair

Commissioner Flynn made a motion to nominate Charlie Wetmore as Chair.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

2. Election of Planning Commission Vice-Chair

Commissioner Delcore made a motion to nominate Jim Flynn as Vice Chair.

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

3. Election of Development Review Committee Member

Commissioner DePauw made a motion to nominate Will Howard as Development Review Committee Member.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. Novant Health Bluffton Medical Center (Development Plan):** A request by Hilton Head Medical Center, LLC, for approval of a Preliminary Development Plan application. The project consists of a three (3) story 164,000 SF hospital with associated drives, parking, landscape, and utility infrastructure. The property is within the Buckwalter Planned Unit Development (PUD) and consists of approximately 17.8 acres identified by the tax map numbers R610 029 000 2487 0000 and R600 029 000 2410 0000 located west of Buckwalter Parkway south of Bluffton Parkway within the Parkway Corners Initial Master Plan. (DP-07-25-019862) (Staff - Dan Frazier)

Staff presented. The application was present. The commissioners had questions regarding the number of parking spaces being proposed and if the excess spaces could be pervious.

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

1. The Property Owner is responsible for completing all required off-site improvements prior to issuance of a Certificate of Occupancy for the Novant Health Bluffton Medical Center with the stipulation that Innovation Drive South, through the Retreat at Grande Oaks neighborhood, cannot serve as the secondary access off-site improvement for the hospital.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Howard made a motion to adjourn.

Seconded by Commissioner Grove.

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

All were in favor and the motion passed. The meeting adjourned at 6:27pm.