

Planning Commission Meeting

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

September 24, 2025

I. CALL TO ORDER

Vice Chairman Flynn called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Vice Chairman Jim Flynn
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Daniel Grove
Commissioner Will Howard

ABSENT

Chairman Charlie Wetmore

III. ADOPTION OF MINUTES

1. August 27, 2025 Minutes

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

Seconded by Commissioner Delcore.

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

All were in favor and motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

- 67-69 Green Street (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of Olympia Rymko for approval of a Preliminary Development Plan application. The project consists of two (2) mixed use buildings and one carriage house with associated 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 had questions about the number of parking spaces provided. There was discussion regarding the use of a privacy fence in lieu of the split rail fence that is proposed.

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

1. Provide a minimum of 10 feet between the parking lot and property lines along secondary frontages (Green Street and Hickory Trace).
2. Coordinate all utility connections with the Town and utility providers to ensure consistency with ongoing capital improvement projects.
3. Stripe the proposed loading space.
4. Replace the split rail fence along the rear property line with a privacy fence.

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

VI. NEW BUSINESS

VII. DISCUSSION

1. **Carport UDO Amendments (WORKSHOP - NO ACTION):** Discussion, Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings (Staff - Angie Castrillon)

Staff presented. The commissioners discussed the maximum square footage that should be allowed and what height and slope restrictions should be for the roof. They discussed wanting to see a limitation on how many carports could be allowed on one lot. The Commission suggested the material outlined in the Unified Development Ordinance currently should be applicable to the new building type as well. They emphasized the importance of these structures needing to meet Wind Zone requirements, even if the structure does not need a building permit per the International Building Code.

This was a workshop and no action was taken.

VIII. ADJOURNMENT

Commissioner Grove made a motion to adjourn.

Seconded by Commissioner Brock.

Voting Yea: 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 6:38pm.