

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

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. 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.