

# Planning Commission Meeting

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

October 23, 2024

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## I. CALL TO ORDER

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

## II. ROLL CALL

### PRESENT

Vice Chairman Charlie Wetmore  
Commissioner Michael Brock  
Commissioner Rich Delcore  
Commissioner Lydia DePauw

### ABSENT

Chairwoman Amanda Jackson Denmark  
Commissioner Jim Flynn  
Commissioner Daniel Grove

## III. ADOPTION OF MINUTES

### 1. September 25, 2024 Minutes

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

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

## IV. PUBLIC COMMENT

## V. OLD BUSINESS

## VI. NEW BUSINESS

- Magnolia Square (Street Naming):** A request by Willy Powell of Ward Edwards, Inc., on behalf of Ed Goas of ERB Enterprises for LLC for approval of a Street Naming Application. The project consists of three internal streets for the Magnolia Square mixed-use development. The property contains three lots zoned Neighborhood General-HD (NG-HD), one lot zoned Neighborhood Core (NC), and two lots zoned Residential General (RG) and consists of approximately 3.43 acres identified by tax map numbers R610 039 000 0114 0000, R610 039 000 0093 0000, R610 039 000 0094 0000, R610 039 000 0095 0000, R610 039 000 0096 0000, R610 039 000 0107 0000 located at 1203-1217 May River Road and 15-19 Jason Street. (STR-07-24-019249) (Staff-Angie Castrillon)

Staff presented. The applicant was present. The commissioners discussed why the street name "Stock Farm Rd" was denied by one of the reviewing entities.

Vice Chairman Wetmore made the motion to approve the following street names for the Magnolia Square development:

1. Apollo's Way
2. Lowden Lane
3. Soba Street
4. Pluff Street

With the addition of:

5. Stock Farm Rd (If Town Staff is able to verify with other entities that the road name can be used).

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

## VII. DISCUSSION

1. **Workshop Regarding Request to Allow Carports in Old Town Bluffton Historic District** - (Staff - Charlotte Moore)

Staff discussed the request to allow carports in the Old Town Bluffton Historic District and what the process would be for an amendment to the Unified Development Ordinance (UDO). The commissioners discussed how there was no verbiage to specify if a structure has to be enclosed or not to qualify as a Carriage House and the current requirements for Carports to be allowed in the Historic District. The Commission went over possible guidelines that would need to be specified if there is an amendment to the UDO.

Keith Fisher, 41 Thomas Heyward St, Bluffton - Mr. Fisher explained why he needed the carport. He spoke in favor of being able to add a Carport when there is Carriage House already on the property.

This was a workshop and no action was taken.

## VIII. ADJOURNMENT

Commissioner Delcore made the motion to adjourn.

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed. The meeting adjourned at 6:42pm.