

Planning Commission Meeting

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

April 22, 2026

I. CALL TO ORDER

Chairman Wetmore called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Lydia DePauw
Commissioner Will Howard

ABSENT

Vice Chairman Jim Flynn
Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. March 25, 2026 Minutes

Commissioner Howard made a motion to approve the minutes as written.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Andrew Kiehle, 22 Trail Ridge Retreat, Bluffton - Mr. Kiehle shared concerns he had for the new development being proposed for New Riverside Parcel 8A.

V. WORKSHOP

1. Unified Development Ordinance Amendments (Planning Commission Workshop – No Action) – Discussion of Proposed Ordinance to Amend Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance (UDO) Relating to Wetlands, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms). (Staff - Andrea Moreno)

Staff presented. The commissioners questioned if the buffer requirements would impact property rights. Commissioners shared concerns over the current waiver process in place and expressed a desire for more specific qualifications from those providing delineations.

This was a workshop. No action was taken.

VI. OLD BUSINESS

VII. NEW BUSINESS

1. **Livewell Terrace (Street Naming):** A request by Allyson Amstutz of Woda Cooper Companies Inc., on behalf of Livewell Terrace LP for approval of a Street Naming application. The project consists of the construction of a 120-unit apartment complex, future medical office building and associated infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.0 acres identified by tax map number R610 030 000 0712 0000 located east of Buckwalter Parkway within the Buckwalter Commons Planning Tract and Buckwalter Commons Phase 1 Initial Master Plan. (STR-04-26-020211) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners had questions regarding the unused street names.

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

Seconded by Commissioner Brock.

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

All were in favor and motion passed.

2. **New Riverside - Parcel 8A (Initial Master Plan):** A request by Rob Marek of Pulte and John Paul Moore of Thomas & Hutton on behalf of property owner Pioneer Land & Timber, LLC for review of an Initial Master Plan application. The project consists of 104 single family detached dwelling units with associated amenities, open space, roads, utility and stormwater infrastructure. The property is zoned New Riverside PUD and consists of approximately 100.69 acres identified by tax map number R610 044 000 0126 0000 located at the southwest corner of the intersection of New Riverside Road and Myrtle Ford Road. (MP-01-26-020100) (Staff - Dan Frazier)

Commissioner Howard recused himself from this item. Staff presented. The applicant was present. The commissioners shared their concerns about tree preservation and traffic access. There was discussion regarding the secondary access point and the traffic of the construction entrance for the adjacent neighborhood.

Commissioner DePauw made a motion to forward Town Council a recommendation of approval with the following condition:

1. Provide additional information detailing the process that will ensure the longevity of the proposed treescapes.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Brock made a motion to adjourn.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed. The meeting adjourned at 7:25pm.

DRAFT