

Planning Commission Meeting

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

March 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 Daniel Grove

Commissioner Will Howard

ABSENT

Commissioner Michael Brock

Commissioner Rich Delcore

Commissioner Lydia DePauw

III. ADOPTION OF MINUTES

1. February 25, 2026 Minutes

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

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

1. **Proposed Prioritization of Fiscal Year 2027 Capital Improvement Program Projects:** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2027 Capital Improvement Program. (Staff - Patrick Rooney)

Staff presented.

Vice Chairman Flynn made a motion to recommend adoption of the prioritized list of proposed Capital Improvement Program projects for Fiscal Year 2027 for Council's consideration.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

2. **1181 May River Road (Development Plan):** A request by Nathan Sturre of Sturre Engineering. on behalf of property owner Trevor Wells for approval of a Preliminary Development Plan application. The project consists of the construction of a two-story 8,000 SF mixed use building with associated infrastructure. The property is zoned Neighborhood Core and consists of 1.4 acres identified by tax map number 6610 039 000 097A 0000. (DP-06-25-019806) (Staff - Dan Frazier)

Staff presented. The applicant was present. There was discussion about impervious coverage on the lots, including whether the parking spaces are pervious or impervious. The commissioners also raised questions about the stormwater infrastructure being utilized.

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

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Grove made a motion to adjourn.

Seconded by Commissioner Howard.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed. The meeting adjourned at 6:26pm.