

Planning Commission Meeting

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

June 25, 2025

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
Commissioner Will Howard

III. ADOPTION OF MINUTES

1. May 28, 2025 Minutes

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

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

Mary Murphy Guerrera, 4 Cinnamon Fern, Bluffton - Ms. Guerrera shared her concerns regarding how the 121 Burnt Church Road development could affect the residents in the Fern Lakes and The Walk neighborhoods.

Sandy Bedosky, 8 Cinnamon Fern, Bluffton - Ms. Bedosky voiced her concerns about the safety on Burnt Church Road and how the 121 Burnt Church Road development could negatively affect safety.

Beth Mohar, 10 Cinnamon Fern, Bluffton - Ms. Mohar stated she was opposed to the approval of the 121 Burnt Church Road Development.

Matthew Gajewski, 3 Cinnamon Fern, Bluffton - Mr. Gajewski spoke about how the 121 Burnt Church Road development could affect adjacent property owners.

Trent Williamson, 4 Bracken Fern, Bluffton - Mr. Williamson expressed his concerns about the volume of traffic that could be brought to the area with the 121 Burnt Church Road Development, and how the stormwater manage could affect adjacent properties.

V. OLD BUSINESS

VI. NEW BUSINESS

1. **Fifth Third Bank at May River Crossing (Development Plan):** A request by Angelina Makowski of BDG Architects on behalf of property owner, First Chatham Bank, for approval of a Preliminary Development Plan application. The project consists of the construction of a new freestanding 2,400 SF bank facility with associated parking, landscaping, and infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.33 acres identified by tax map number R610 036 000 3213 0000 within the May River Crossing Master Plan north of May River Road east of May River Crossing. (DP-03-25-019666) (Staff - Dan Frazier)

Staff presented. The applicant was present. The Commission shared their concerns in ensuring pervious parking spaces are included in the development.

Commissioner Grove made a motion to approve the application with the following condition:

1. All proposed on-site parking in excess of the required 12 parking spaces will be designed as pervious parking at time of final development plan submittal.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

2. **The Bluffton Bookshop (Development Plan):** A request by Jonathan Marsh of Witmer Jones Keefer, Ltd., on behalf of property owners Jamie and Allyn Oliver for approval of a Preliminary Development Plan application. The project consists of the renovation of the existing 1,769 SF residential structure into a proposed bookstore and icery with associated parking and infrastructure. The property is zoned Neighborhood Conservation - Historic District (NC-HD) and consists of approximately 0.3 acres identified by tax map number R610 039 00A 0324 0000 and located at 89 Bridge Street in Old Town Bluffton Historic District. (DP-04-25-019713) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners had questions regarding the driveway apron and who would be responsible for those improvements. There were concerns regarding ADA access to the building. The Commission questioned what the allowed uses were for the zoning of the property.

Commissioner Brock made a motion to approve the application with the following condition:

1. Either omit the proposed pavers located within the SCDOT right-of-way or provide an SCDOT Encroachment permit that allows for this improvement.

Seconded by Commissioner Howard.

Chairman Wetmore made a motion to amend the motion to include the following clarification:

Seconded by Vice Chairman Flynn.

Voting Yea to amend the motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

Voting Yea to the amended motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner Delcore, Commissioner DePauw, Commissioner Grove, Commissioner Howard

All were in favor and the motion passed.

3. **121 Burnt Church (Development Plan):** A request by Anthony Morse of Macad One Consulting Services, LLC on behalf of the property owner My Nash Realty Corp for approval of a Preliminary Development Plan application. The project consists of a 4,464 SF commercial building with drive through, parking and associated infrastructure. The property is zoned Neighborhood Core (NC) and consists of approximately 0.83 acres identified by tax map number R610 040 000 0164 0000 and located within the Highway Corridor Overlay District. (DP-03-25-019673) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioner asked for clarification on the buffer requirements. There was discussion regarding the drive-thru and how it could impact pedestrians walking across the parking lot and the traffic on Burnt Church Road as well. The Commission expressed concern over the traffic and questioned if a Traffic Assessment had been submitted. There was discussion regarding the stormwater infrastructure and if the parking spaces would be pervious or impervious. The applicant requested to table the application.

Commissioner Grove made a motion to table the item.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed. The item was tabled.

4. **Chase Bank - Belfair Village (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Dynamic Engineering Consultants, PC on behalf of owner Jane Cooper, LLC for review of a Certificate of Appropriateness - Highway Corridor Overlay District. The project consists of the renovation of the existing restaurant to a bank with drive through, and associated parking, landscaping, and infrastructure. The property consists of 0.77 acres identified by tax map number R610 031 000 1085 0000 within the Belfair Planned Unit Development located at 15 Towne Drive. (COFA-03-25-019625) (Staff-Sam Barrow)

Staff presented. The applicant was present. There was discussion regarding the color pallet being used. There commissioners questioned if the railing and ladder to the roofer were required.

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

1. Provide a letter of approval from the Master Plan Declarant responsible for the covenants and restrictions for the community.

and, the following determinations:

1. The color black proposed for the roof, parapet wall coping, canopies, and dumpster fencing is appropriate.

2. The color blue proposed for the ATM is appropriate

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

- 5. Livewell Terrace (Workshop - No Action):** A request by Livewell Terrace L.P. (Woda Cooper Group), with authorization from the Property Owner Beaufort Memorial Hospital, for the acquisition of sixty (60) Residential Dwelling Units owned by the Town of Bluffton and held in the Town's Development Rights Bank and a 100% density bonus pursuant to Section 6.5.4 of the Unified Development Ordinance for the affordable/workforce housing project to be known as Livewell Terrace located at 335 Buckwalter Parkway and identified as Beaufort County Tax Map No. R610 030 000 0712 0000 - Workshop - Kevin Icard, AICP, Director of Growth Management

Staff presented. The commissioners had questions regarding the accelerated timeline for this project. The Commission asked for clarification on the how the process for the density bonus will work and how long the agreement for work force housing will last.

This was a workshop. No action was taken.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, 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 7:43pm.