

Planning Commission Meeting

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

March 27, 2024

I. CALL TO ORDER

Chairwoman Denmark called the meeting to order at 6pm.

II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark
Vice Chairman Charlie Wetmore
Commissioner Michael Brock
Commissioner Rich Delcore
Commissioner Jim Flynn
Commissioner Jason Stewart

ABSENT

Commissioner Lydia DePauw

III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed.

IV. ADOPTION OF MINUTES

1. February 28, 2024 Minutes

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

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock,
Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion passed.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. Proposed Prioritization of Fiscal Year 2025 Capital Improvement Program Projects:** A request by the Town of Bluffton for recommendation of approval to Town Council of the FY2025 Capital Improvement Program. (Staff - Kimberly Washok-Jones)

Staff presented the FY2024 projects in progress and new FY2025 projects. (Staff submitted a clearer version of the spreadsheet that is in the packet to the Commissioners. This spreadsheet is available for viewing by contacting Town Staff.) The Commission discussed art approval, drainage concerns, cove pedestrian bridge project, the Sarah Riley Hooks cottage project, and land acquisition.

Vice Chairman Wetmore made a motion to recommend approval to Town Council with the consideration of removing number 33 and change land acquisition to a priority of one.

Seconded by Commissioner Stewart.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion to recommend approval was passed.

- 2. Public Hearing - Unified Development Ordinance Amendments (Zoning Text Amendments):** Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and, Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms). (Staff - Charlotte Moore)

Chairwoman Denmark opened the public hearing. She asked for the first, second and third call for public comment. There were no public comments. The public hearing was closed.

Staff presented. Richardson LaBruce, the attorney for the Planning Commission, provided additional background as to why the amendments were necessary. There was discussion about who determines what is a wetland. A question was asked about a property with dead trees and whether the proposed amendments would have prevented tree loss. Bill Baugher, the Town's Watershed Management Division Manager, replied that it would not.

Commissioner Brock made a motion to recommend approval to Town Council of the amendments to the Town of Bluffton Code of Ordinances Chapter 23 - Unified Development Ordinance, as submitted by Town Staff, including the following amendment:

1. The addition of the date of adoption of the proposed ordinance to provide a reference date for the National Wetlands Inventory map.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion to recommend approval passed.

- 3. Public Hearing - Cornerstone Church Campus Rezoning Request (Zoning Map Amendment):** A request by Nathan Sturre of Sturre Engineering on behalf of the property owners Cornerstone Church of Bluffton and Lalie Mole for approval of a zoning map amendment. The request is to rezone parcel R610 036 000 0014 0000 from Planned Unit Development (PUD) to Agriculture (AG) and Rural Mixed-Use (RMU), and rezone R610036 000 014B 0000 from Planned Unit Development (PUD) to Agriculture (AG). The former parcel is addressed 11 Grassey Lane consisting of approximately 41.29 acres and the latter parcel is addressed 21 Lake Lane consisting of approximately 2.02 acres. (ZONE-02-24-018921) (Staff – Dan Frazier)

Staff presented.

Chairwoman Denmark opened the Public Hearing. She asked for the first call of public comment.

Allen Dise, 284 Wheelhouse Way, Bluffton. Mr. Dise is a member of the Cornerstone Church. Mr. Dise felt the rezoning would be beneficial for the Town, the neighbors and the church.

Mark Cechini, 180 Wheelhouse Way, Bluffton. Mr. Cechini felt that this was not the right use for the property. Mr. Cechini is concerned about the amount of parking that would be needed. He stated that the applicant had not reached out to the neighbors. He is against the development.

Josh Cooke, 41 Buck Point Road, Bluffton. Mr. Cooke spoke in support of the rezoning.

There was a second and third call for public comment. There were no more public comments and the public hearing was closed.

Applicant stated community meeting will be on April 8. Public comment statements were addressed including the difference in zoning and proposed parking. LaBruce reviewed what is being asked of the Commission. There was discussion about if the lighting and parking requirements were different in the Planned Unit Development zoning versus the Agricultural zoning. The Commission discussed what the zoning uses would change to.

Vice Chairman Wetmore made a motion to recommend approval to Town Council.

Seconded by Commissioner Stewart.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

All were in favor and the motion to recommend approval was passed.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Brock made a motion to adjourn.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Brock, Commissioner Delcore, Commissioner Flynn, Commissioner Stewart

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