

Planning Commission Meeting

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

August 28, 2024

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
Commissioner Jim Flynn
Commissioner Daniel Grove

ABSENT

Chairwoman Amanda Jackson Denmark

III. ADOPTION OF MINUTES

1. July 24, 2024 Minutes

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

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- CVS at May River Crossing (Development Plan):** A request by Shelbi D'Avignon on behalf of the property owner CVS 75651 SC LLC for review of a preliminary development plan. The project consists of an 11,286 SF retail, clinic and pharmacy with drive thru, and associated infrastructure. The property is zoned Jones Estate PUD and consists of approximately 1.911 acres identified by tax map number R610 036 000 0979 0000 located within the May River Crossing Master Plan. (DP-04-24-019111) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners commented on the location of the dumpsters, and how that may present issues during the Highway Corridor Overlay District review. There was discussion regarding the requirements for the drive-thru cover. The commissioners discussed the requirements for the buffers.

Commissioner Delcore made the motion to approve the CVS at May River Crossing Preliminary Development Plan application as submitted.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

- 2. Buckwalter Parkway Healthcare (Development Plan):** A request by Joel C. Taylor of Tenet Healthcare, on behalf of Parcel C5 LLC, for approval of a Preliminary Development Plan. The project consists of a free-standing emergency department and medical offices in a single building to include approximately 50,250 SF. Proposed drives, parking, landscaping, utilities and supporting infrastructure. The property is zoned Buckwalter PUD and consists of approximately 10.9 acres identified by tax map numbers R610 022 000 1073 0000, R610 022 000 1081 0000, R610 022 000 1082 0000, R610 022 000 1084 0000 and located on the southeast corner of Buckwalter Parkway and Parkside Drive within the Buckwalter Commons. (DP-06-24-019190) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners had questions on the previously approved development plan at this location. Staff clarified that if approved, this development plan would supersede the previously approved development plan. There was discussion regarding the Traffic Impact Analysis and if a traffic signal would be required.

Commissioner Brock made the motion to approve the Buckwalter Parkway Healthcare Preliminary Development Plan application as submitted.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed.

- 3. Tommy's Express Carwash (Development Plan):** A request by David Karlyk, PE of Carolina Engineering, on behalf of One Bluff Park for approval of a Preliminary Development Plan. The project consists of constructing a 4,265 sq. ft. automated car wash with associated parking and infrastructure. The property is zoned Shultz PUD and consists of approximately 1.49 acres identified by tax map number R610 031 000 1691 0000 and located at the northeast corner of Bluffton Parkway and Simmonsville Road within the Bluffton Park Master Plan. (DP-06-24-019163) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commissioners expressed concerns with vehicle stacking on this site and if traffic would overflow on to Simmonsville Road. The applicant, David Karlyk with Carolina Engineering, discussed the studies that were done and show that stacking should not be an issue even during peak business hours.

Commissioner DePauw made the motion to approve the Tommy's Express Carwash Preliminary Development Plan application as submitted.

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Motion made by Commissioner Brock made the motion to adjourn.

Seconded by Commissioner Flynn.

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

All were in favor and the motion passed. The meeting adjourned at 6:47pm.