

Planning Commission Meeting

Held Virtually via Teams

January 22, 2025

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. December 18, 2024 Minutes

Commissioner Brock 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. ELECTION OF OFFICERS

1. Election of Planning Commission Chair

Commissioner Flynn made a motion to nominate Charlie Wetmore as Chair.

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.

2. Election of Planning Commission Vice-Chair

Commissioner Delcore made a motion to nominate Jim Flynn as Vice Chair.

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

All were in favor and the motion passed.

3. Election of Development Review Committee Member

Commissioner Flynn made a motion to nominate Lydia DePauw as Development Review Committee Member.

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.

V. PUBLIC COMMENT

VI. OLD BUSINESS

VII. NEW BUSINESS

- 1. CVS Pharmacy 2745 (Certificate of Appropriateness - Highway Corridor Overlay):** A request by Shelbi D'Avignon of Boos Development Group, Inc. on behalf of CVS 7651 SC, LLC, for review of a Certificate of Appropriateness - Highway Corridor Overlay application. The project consists of an 11,286 SF retail, clinic and pharmacy with drive through 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 and falls within the Town of Bluffton Highway Corridor Overlay District. (COFA-09-24-019355) (Staff - Charlotte Moore)

Staff presented. The applicant was present. Commissioners shared concerns with the fiber cement panels with the "X" pattern not being in tune with Low Country Architecture, and wanting to see the brick base come up higher. The Commission discussed wanting to see a building section view to ensure the air conditioning units on the roof would not be visible. There was discussion regarding the various window schemes shown on the elevations and the possible use of Bahama shutters versus the fixed shutters and awning that are shown. Commissioners emphasized the requirement for an 8 foot buffer along the rear.

The applicant requested to table the item. No action was taken.

- 2. Culver's Bluffton (Development Plan):** A request by William Heintz of Kimley-Horn, on behalf of Rolling Dough Properties, LLC, for approval of a Preliminary Development Plan. The project consists of a 4,400 SF quick service restaurant with associated parking and infrastructure. The property is zoned Buckwalter PUD and consists of approximately 1.52 acres identified by tax map number R610 030 000 2002 0000 and located at the southeast corner of Buckwalter Place Blvd and Innovation Drive within the Buckwalter Place Master Plan. (DP-10-24-019406) (Staff - Dan Frazier)

Staff presented. The applicant was present. Commissioners discussed making more of the parking space pervious and emphasized the importance of the landscaping since the site is on a corner lot.

Commissioner Brock made the motion to approve the 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.

VIII. DISCUSSION

IX. ADJOURNMENT

Commissioner Flynn made the motion to adjourn.

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. The meeting adjourned at 7:28pm.