

Planning Commission Meeting

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

May 27, 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 Michael Brock
Commissioner Lydia DePauw
Commissioner Daniel Grove
Commissioner Will Howard

ABSENT

Commissioner Rich Delcore

III. ADOPTION OF MINUTES

1. April 22, 2026 Minutes

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

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. Unified Development Ordinance Amendments (Public Hearing):** Consideration of Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms. (Staff – Andrea Moreno)

Chairman Wetmore opened the public hearing. He asked for the first call for public comment.

Michael Hughes, 50 Park of Commerce Way, Savannah - Mr. Hughes shared his concerns in adding more regulations to wetlands.

Chairman Wetmore asked for the second and third call for public comment. There were no more public comments. The public hearing was closed.

Staff presented. The commissioners questioned how the amendments to the ordinance would affect properties within a Planned Unit Development (PUD). There were concerns regarding

how the amendments would impact state issued stormwater permits. Discussion was had regarding the mapping tool being live and approval process for these amendments.

Commissioner DePauw made a motion to recommend approval to Town Council of Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater; and Article 9 – Definitions and Interpretation, Sec. 9.2 Defined Terms.

Seconded by Vice Chairman Flynn.

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

Voting Abstaining: Commissioner Howard

The motion passed, 5–0, with 1 abstention.

- 2. Beaufort Memorial Primary Care at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Josie Abrams of Josie S. Abrams Architecture, on behalf of property owner Beaufort Memorial Hospital for approval of a Certificate of Appropriateness - HCOD application. The project consists of the 5,000 SF single story medical office building with associated infrastructure. The property is zoned Jones Estate Planned Unit Development (PUD) and consists of approximately 1.38 acres identified by tax map number R610 036 000 3212 0000 located within the May River Crossing Master Plan. (COFA-02-26-020148) (Staff - Angie Castrillon)

Staff presented. The applicant was present. The commissioners discussed the colors being proposed and what would be used for the dumpster enclosure.

Commissioner Brock made a motion to approve the application as submitted with the following determinations:

1. The proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under ZDSO 90/3 Section 5.15.11(E)(2).
2. The proposed 'Aged Copper' accent color is appropriate under ZDSO 90/3 Section 5.15.9.

Seconded by Commissioner Howard.

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

All were in favor and the motion passed.

- 3. Chipotle at May River Crossing (Certificate of Appropriateness - Highway Corridor Overlay District):** A request by Joshua Bookhout of Wilkus Architects, on behalf of property owner PBC Partners, LLC, for approval of a Certificate of Appropriateness - HCOD application. The project consists of the construction of a single-story 2,385 SF restaurant with associated infrastructure. The property is within the Jones Estate Planned Unit Development (PUD) consists of 1.51 acres identified by tax map number R610 036 000 3211 0000 within the May River Crossing Master Plan. (COFA-02-26-020127) (Staff - Angie Castrillon)

Commissioner Brock recused himself.

Staff presented. The applicant was present. Discussion was had regarding the symmetry of the windows on elevation facing HWY 170. The commissioners expressed an interest in wanting to see more greenery along the west side of May River Crossing Road.

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

1. Revise the drive-through window to be more symmetrical by aligning the right transom with the window below and matching the right-side window/panel treatment to the left/corresponding storefront condition, while accommodating required equipment (air curtain/heater element).
2. Revise the landscape plan to add a landscaped screening along the west side of May River Crossing Road on the portion of the lot across the road to provide additional buffering. Such revision shall be approved administratively by Town Staff.

and the following determinations:

1. The proposed LED lighting fixtures are an appropriate substitute for the lamp types permitted under ZDSO 90/3 Section 5.15.11(E)(2).

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

- 4. New Riverside Village Parcel 4B-3C (Development Plan):** A request by Griffin Savedge of Thomas and Hutton on behalf of property owner S70 Royce Group, LLC for approval of a Preliminary Development Plan application. The project consists of the construction of two (2) two-story commercial buildings totaling 20,000 SF with associated infrastructure. The property is within the New Riverside Planned Unit Development (PUD) consists of 2.35 acres identified by tax map number R610 036 000 3702 0000 within the New Riverside Village Master Plan at the intersection of New Riverside Village Way and Parkside Commons. (DP-03-26-020155) (Staff - Dan Frazier)

Commissioner Brock returned to the dais.

Staff presented. The applicant was present. The Commission requested clarification on the square footage. Concerns were raised about the proposed tree removals, and there was discussion about reconfiguring the site to preserve three (3) live oak trees.

Vice Chairman Flynn made a motion to approve the application with the following conditions:

1. Reconfigure the parking areas and drive aisles to save the three (3) Live Oak trees (13" 16", 19" DBH) located in the northern portion of the property. Such reconfiguration may be approved administratively by Town Staff. If one or more of these trees cannot be preserved and must be removed, the Preliminary Development Plan must return to Planning Commission for review and approval.
2. A Tree Risk Assessment and rating for the subject trees referenced in condition #1 shall be provided for Town Staff review.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed.

- 5. Maiden Lane Development (Development Plan):** A request by Nathan Sturre of Sturre Engineering, on behalf of property owner Hinton Vacation Properties for approval of a Preliminary Development Plan application. The project consists of nine (9) single-family residential lots with common open area and associated infrastructure. The properties are zoned Neighborhood General - Historic District (NG-HD) and consist of 3.58 acres identified by tax map numbers R610 039 00A 0042 0000 and R610 039 00A 042A 0000 located south of Bruin Road west of Pritchard Street. (DP-03-26-020162) (Staff - Dan Frazier)

Staff presented. The applicant was present. The commission discussed the approval process for obtaining building permits and how trees designated for preservation would be identified. Commissioners also expressed concerns about the maintenance of Maiden Lane in relation to the proposed development.

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

1. That all of those trees identified on the site plan submitted as significant trees be saved — with "trees saved" noted on the development plans — so that they cannot be removed in the future.

Seconded by Vice Chairman Flynn.

Commissioner Howard made a motion to amend the conditions for clarification purposes to:

1. The Significant Trees (as defined by UDO Section 5.3) identified on the approved Preliminary Development Plan site plan, located outside of the Volunteer Way right-of-way, shall be preserved and designated as trees to be saved on all subsequent development plans.

Seconded by Commissioner Grove.

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

Voting Yea to the amended motion: Chairman Wetmore, Vice Chairman Flynn, Commissioner Brock, Commissioner DePauw, 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 Vice Chairman Flynn.

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

All were in favor and the motion passed. The meeting adjourned at 7:36pm.

DRAFT