

Planning Commission Meeting

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

June 24, 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 Rich Delcore

Commissioner Lydia DePauw

Commissioner Will Howard

ABSENT

Commissioner Michael Brock

Commissioner Daniel Grove

III. ADOPTION OF MINUTES

1. May 27, 2026 Minutes

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

Seconded by Vice Chairman Flynn.

Voting Yea: Chairman Wetmore, Vice Chairman Flynn, Commissioner Delcore, Commissioner DePauw, 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 an Ordinance for Certain Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3 (Application Process) – Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-Contributing Structures in Old Town Bluffton Historic District (Staff - Charlotte Moore)

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

Staff presented. There was discussion regarding the scope of staff review for the site feature application process to demolish a structure, including how non-residential structures that might qualify for contributing status will be addressed.

Commissioner Howard 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, Article 3(Application Process) - Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-contributing Structures in Old Town Bluffton Historic District.

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed.

VII. DISCUSSION

VIII. ADJOURNMENT

Commissioner Delcore made a motion to adjourn.

Seconded by Vice Chairman Flynn.

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

All were in favor and the motion passed. The meeting adjourned 6:10pm.