

# Planning Commission Meeting

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

February 26, 2025

---

## I. CALL TO ORDER

Vice Chairman Flynn called the meeting to order at 6 pm.

## II. ROLL CALL

### PRESENT

Vice Chairman Jim Flynn  
Commissioner Michael Brock  
Commissioner Rich Delcore  
Commissioner Lydia DePauw

### ABSENT

Chairman Charlie Wetmore  
Commissioner Daniel Grove

## III. ADOPTION OF MINUTES

### 1. January 22, 2025 Minutes

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

Seconded by Commissioner Delcore.

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

All were in favor and the motion passed.

## IV. PUBLIC COMMENT

## V. OLD BUSINESS

## VI. NEW BUSINESS

- Unified Development Ordinance Amendments (Public Hearing)** - A request by the Unified Development Ordinance Administrator for recommendation of Approval of Certain Amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO) Relating to Wetlands, Article 5 – Design Standards, Sec. 5.4, Wetlands and Sec. 5.10 Stormwater; and, Article 9 – Definitions and Interpretation, Sec. 9.2, Defined Terms. (Staff - Andrea Moreno)

Vice Chairman Flynn opened the public hearing.

He asked for the first call for public comment.

Grant McClure - 1511 Sycamore St, Beaufort, SC - Mr. McClure made comments in support of the amendments to the UDO.

Vice Chairman Flynn 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 had comments regarding the definition of Wetland. There was discussion to confirm the ordinance will cover all of the Town of Bluffton jurisdiction and not just Old Town.

Commissioner Brock made the motion to recommend approval of the amendments to the Town of Bluffton 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 Interpretation, Sec. 9.2 (Defined Terms).

Seconded by Commissioner DePauw.

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

All were in favor and the motion passed.

## **VII. DISCUSSION**

## **VIII. ADJOURNMENT**

Commissioner Delcore made a motion to adjourn.

Seconded by Commissioner Brock.

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

All were in favor and the motion passed. The meeting adjourned at 6:16pm.