

# Planning Commission

Theodore D. Washington Municipal Building, 20 Bridge Street, Henry "Emmett" McCracken Jr.  
Council Chambers

June 28, 2023

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## I. CALL TO ORDER

Chairwoman Denmark called the meeting to order at 6pm.

## II. ROLL CALL

PRESENT

Chairwoman Amanda Jackson Denmark  
Vice Chairman Charlie Wetmore  
Commissioner Kathleen Duncan  
Commissioner Rich Delcore  
Commissioner Jason Stewart  
Commissioner Jim Flynn  
Commissioner Lydia DePauw

## III. ADOPTION OF THE AGENDA

Vice Chairman Wetmore made a motion to adopt the agenda as written.

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan,  
Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

## IV. ADOPTION OF MINUTES

### 1. May 24, 2023 Minutes

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

Seconded by Commissioner Flynn.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan,  
Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

## V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\*

## VI. OLD BUSINESS

## VII. NEW BUSINESS

- Lakes at New Riverside Phases 5 and 6 (Street Naming):** A request by John Paul Moore of Thomas & Hutton, on behalf of Pritchard Farms, LLC for approval of a street naming application. The project consists of 144 single family lots and associated infrastructure. The property is identified by tax map number R610 044 000 0443 0000 and consists of 48.9 acres within the New Riverside Planned Unit Development Zoning District. (STR-05-23-018020)  
(Staff - Dan Frazier)

Staff presented. Applicant was in attendance.

Vice Chairman Wetmore made a motion to approve the application as submitted.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

2. **Midpoint (Street Naming):** A request by Pulte Homes Company on behalf of Walcam Land Group, LLC for approval of a street naming application. The project consists of seven additional streets for the Midpoint neighborhood with associated single-family home lots. The property is identified by tax map number R610 044 000 0126 0000 and R614 045 000 0019 0000 and is located within the New Riverside PUD. (STR-05-23-018057) (Staff - Dan Frazier)

Staff presented. The applicant was in attendance. There was discussion about repetitive street names.

Commissioner Delcore made a motion to approve the street names as presented by staff with the exception of number 13, Coral Cove Court.

Seconded by Commissioner Duncan.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

3. **Wetland Impact for Parcels 12A, 12B and 12C (Development Plan):** A request by Nathan Long of Thomas & Hutton on behalf of Jake Reed of University Investments, LLC for approval of a preliminary development plan. The project proposes partial wetland filling of approximately 0.56 acres to allow crossings for future road alignments. The properties are zoned Buckwalter Planned Unit Development and consists of approximately 58.0 acres identified by tax map numbers R610 029 000 0611 0000, R610 029 000 2343 0000, R610 029 000 2344 0000, and R610 029 000 1721 0000 located south and adjacent to Bluffton Parkway. (DP-03-23-017841) (Staff – Dan Frazier)

Staff presented. The applicant was in attendance. There was discussion about the access management plan, the intent of the future use of the property and the dry ponds.

Vice Chairman Wetmore made a motion to approve the plan as submitted with the condition that an approved encroachment permit allowing the applicant to perform work within the Town-owned Innovation Drive Extension property will be required prior to final development plan approval.

Seconded by Commissioner Stewart.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

4. **Public Hearing:** Certain Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Sec. 3.2.3, Public Hearing Notice; Sec.

5.13, Signs, Exempt and Prohibited; and, Sec. 5.15, Old Town Bluffton Historic District, Cupolas, Setbacks in the NCE-HD and NG-HD Districts, and Establishing a Medium House Building Type with Related Building Requirements (Staff - Charlotte Moore)

Chairman Denmark opened the Public Hearing. There was a first call for public comment, then a second call and a final call for public comment. There was no public comment. The public hearing was closed.

Staff presented the proposed changes.

Commissioner Flynn made a motion to approve the amendments to the Town of Bluffton Code of Ordinances Chapter 23 - Unified Development Ordinance, as recommended by Town Staff with the following additional amendments:

1. Section 5.3.7: Eliminate the Sign Permit requirement for the following Temporary Signage: property sales/leases, construction projects and campaign signs; and
2. Section 3.2.4: Eliminate the public notice requirement for Street Naming and for a Minor Subdivision associated within an active Development Plan.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion passed.

5. **Big Blue Marble Academy (Certificate of Appropriateness- Highway Corridor Overlay):** A request by Samantha Kozlowski, Development Manager, on behalf of the parcel owners EIG14T BBMA SC BLUFFFTON, LLC, for approval of a Certificate of Appropriates – Highway Corridor Overlay. The project consists of the landscape, lighting and architecture for Big Blue Marble Academy, a 11,293 SF one-story square foot childcare facility including an outdoor child play area and associated parking, located at the intersection of Mill Creek Boulevard and Okatie Highway (SC HWY 170) off Slater Street in the Jones Estate PUD, within the Cypress Ridge Master Plan. (COFA-03-23-017836) (Staff - Katie Peterson)

Staff presented. The applicant was in attendance. The applicant responded to the staff conditions. There was discussion about the conditions listed in the staff report, planting species, buffer near the sidewalk, the floor plan layout, safety concerns, fencing, door types, and when sign permits are required. Planning Commission Attorney LaBruce reviewed the options for the Planning Commission to act. The applicant requested to table the application. Staff reviewed the items discussed to ensure clear direction for the applicant to resubmit materials.

Vice Chairman Wetmore made a motion to table the application with the consideration that the applicant work with Staff to address the concerns the Commission had prior to returning to Planning Commission.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion to table the application passed.

- 6. Refuel (Certificate of Appropriateness - Highway Corridor Overlay):** A Certificate of Appropriateness to permit the landscape, lighting and architecture for Refuel convenience store and gas station, located along SC Highway 46 across from the May River Xing intersection. It is zoned PUD within the New Riverside PUD and New Riverside Village Master Plan. (COFA-04-23-017905)(Staff - Katie Peterson)

Staff presented. The applicant was in attendance. There was discussion about landscaping, parking, ceiling height, roof lines, plant selection, the canopy over the fuel section, the horizontal windows and mass and scale. The applicant requested to table the application. Staff reviewed the Commission's concerns.

Commissioner Duncan made a motion to table the application.

Seconded by Commissioner Delcore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Duncan, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw

All were in favor and the motion to table the application passed.

## VIII. DISCUSSION

Staff introduced the Commission to the Growth Management Department Summer Intern, Angie Castrillon.

Staff thanked Commissioner Duncan for her years of service as this was her last meeting.

## IX. ADJOURNMENT

Commissioner Duncan made a motion to adjourn.

Seconded by Vice Chairman Wetmore.

Voting Yea: Chairwoman Jackson Denmark, Vice Chairman Wetmore, Commissioner Delcore, Commissioner Stewart, Commissioner Flynn, Commissioner DePauw, Commissioner Duncan

All were in favor and the motion passed. The meeting was adjourned at 8:28pm.