



Regular Town Council Meeting

Tuesday, September 10, 2024 at 5:00 PM

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

AGENDA

This meeting can be viewed live on [BCTV](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Ovarian Cancer Month Proclamation - Mayor Larry Toomer
2. Suicide Prevention Awareness Month Proclamation - Mayor Larry Toomer
3. Special Recognition: Lt. Ryan Fazekas and Lt. Michelle Meyers - Chief Joe Babkiewicz, Bluffton Police Department

V. ADOPTION OF THE MINUTES

1. Regular Meeting Minutes of 08/13/2024

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. FORMAL AGENDA ITEMS

1. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Reed Commercial Partners. Second and Final Reading - Chris Forster, Assistant Town Manager
 - A. Raider Drive Commercial Flex Building of Approximately Ten Thousand (10,000) Square Feet.
 - B. Parkway Offices at Hampton Lakes Consisting of Three (3) Buildings Totaling Approximately Twenty-Eight Thousand (28,000) Square Feet.
2. Consideration of Ordinances Related to Property Owned by Grande Oaks, LLC and University Investments, LLC Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at

Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000. First Reading - Kevin Icard, Director of Growth Management

For the Following Applications:

A. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Property's Future Land Use Designation from Suburban Living to Neighborhood Center;

B. Consideration of 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits;

C. Consideration of a Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;

D. Consideration of a Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract;

E. Consideration of an Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights; and

F. Consideration of an Amendment to the Buckwalter Development Agreement for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 32 Acres of General Commercial Development Rights.

3. Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 4 - Zoning Districts and Article 5 – Design Standards to Establish a Planned Unit Development District for Bluffton Village and Related Standards, and to Add Appendix A to Include the Master Plan, Building and Sign Standards from the Soon-to-Expire Bluffton Village Development Agreement. First Reading - Kevin Icard, Director of Growth Management
4. Approval to Authorize an Agreement with Flock Safety for Phase I of the New Camera Purchase and Integration Plan (Fiscal Impact \$163,550.00 and Annual Recurring Costs \$74,500.00). Chief Joe Babkiewicz, Bluffton Police Department
5. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2025 Budget to Provide for the Expenditures of Certain Funds; and to Allocate Sources of Revenue for the Said Funds to Carryover Unspent Expenditures and Encumbrances from the FY2024 Budget to the FY2025 Budget. First Reading - Natalie Majorkiewicz, Director of Finance
6. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending June 30, 2024. Natalie Majorkiewicz, Director of Finance
 - A. Arts & Seafood Festival requesting \$80,000
 - B. Coastal Conservation Association requesting \$10,000

- C. Boys & Girls Club of the Lowcountry requesting \$23,500
- D. Historic Bluffton Foundation requesting \$40,000
- E. Historic Bluffton Foundation requesting \$5,000

IX. CONSENT AGENDA ITEMS

1. Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects & Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Presentation of the Hilton Head Island Bluffton Chamber of Commerce FY2024 Quarterly Report. Ariana Pernice, Hilton Head Island Bluffton Chamber of Commerce
4. Consideration of an Ordinance and Ratification to Approve an Amendment to Ordinance No. 2023-11 Repositioning the Non-Exclusive Easement Over a Portion of Parcel R610 028 000 1006 0000 for Dominion Energy's System Improvement Project. Second and Final Reading – Kimberly Washok-Jones, Director of Projects and Watershed Resilience
5. Approval of Public Art Committee Recommendation to Award the Palmetto Breeze Bus Wrap Commission to Lindsey Spears with a Fiscal Impact of \$2,850. Chris Forster, Assistant Town Manager
6. Consideration to Approve a Resolution for Execution of an Extension of a Memorandum of Understanding between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority Addressing Projects and Capacity Fee Credits. Chris Forster, Assistant Town Manager

X. EXECUTIVE SESSION

1. Legal Advice Pertaining to an Appeal of a Decision Made by the Historic Preservation Commission (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XI. ACTION FROM EXECUTIVE SESSION**XII. ADJOURNMENT**

NEXT MEETING DATE: Tuesday, October 8, 2024

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.