



## **Regular Town Council Meeting**

**Tuesday, September 08, 2026 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 Sparklight Channel 9 and 417 or on Spectrum Channel 1304.

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. INVOCATION**

#### **IV. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS**

1. South Carolina State Championships - Bluffton 8U All-Stars Baseball and Softball - Mayor Larry Toomer
2. Introduction of New Employees, Promotions, and Interns - Anni Evans, Director of Human Resources
3. Town of Bluffton Tax Increment Financing District Update - Frannie Heizer, Senior Partner, Burr & Forman

#### **V. ADOPTION OF THE MINUTES**

1. Regular Meeting Minutes of 08/11/2026
2. Amendment - Regular Town Council Meeting Minutes of 02/11/2025

#### **VI. PUBLIC COMMENT**

#### **VII. COMMUNICATIONS FROM MAYOR AND COUNCIL**

#### **VIII. WORKSHOP AGENDA ITEMS**

1. Discussion of Potential Unified Development Ordinance Amendments Related to Certain Standards and Building Types in Old Town Bluffton Historic District (Sec. 5.15) and Residential Uses in the Light Industrial District (Table 4.3) – Kevin Icard, Director of Growth Management

#### **IX. PUBLIC HEARING & FINAL READING**

**X. FORMAL AGENDA ITEMS**

1. Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 13 - Public Property, Article II. Public Park, Dock and Boat Landing Rules to include Dock Rules for the New River Linear Trail - Second and Final Reading - Heather Colin - Assistant Town Manager
2. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2027 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 FY2026 Budget to the FY2027 Budget - First Reading - Natalie Majorkiewicz, Director of Finance
3. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending June 30, 2026 - Shannon Milroy, Budget & Procurement Manager
  - Coastal Conservation Association for Conservation Weekend in Bluffton: \$10,000
  - Historic Bluffton Arts and Seafood Festival: \$80,000
  - Society of Bluffton Artists: \$35,000
  - Old Town Bluffton Merchants Society: \$15,000
  - Congregation Beth Yam: \$7,710
  - BlacQuity SC for the 2026 Roots & Rivers Festival: \$25,000
4. Consideration of a Resolution Authorizing the Acceptance of a Donation and Conveyance of Approximately 0.11 Acres of Real Property in Bluffton, South Carolina, Located at 34 Thomas Heyward Street, TMS No. R610 039 00A 0426 0000 from Southern Coastal Homes, LLC to the Town of Bluffton, South Carolina; and Authorizing the Execution and Recordation of Certain Documents in Connection Therewith – Kevin Icard, Director of Growth Management
5. Consideration of Public Arts Committee Recommendation to Purchase a Sculpture Created by Walter Palmer (Fiscal Impact: \$23,000) – Chris Forster, Assistant Town Manager

**XI. 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

**XII. EXECUTIVE SESSION**

1. Discussions Relating to Authorizing the Town Manager to Negotiate a Contractual Agreement Between the Town and Affordable Housing Developer (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
2. Discussions Relating to the Potential Lease of Property by The Town of Bluffton (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
3. Discussion Relating to Legal Advice and Proposed Contractual Matters (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
  - Willow Run Covenants
  - Expiration of the Village at Verdier Development Agreement

**XIII. ACTION FROM EXECUTIVE SESSION****XIV. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, October 13, 2026**

*“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](mailto: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.*