



## Regular Town Council Meeting

Tuesday, August 13, 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. ADOPTION OF THE MINUTES**

1. Regular Meeting Minutes of 07/09/2024
2. Quarterly CIP Workshop Meeting Minutes 07/16/2024

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

1. USCB Sand Shark Welcome Week Proclamation - Mayor Larry Toomer
2. Beaufort Jasper Economic Opportunity Commission Presentation - James Williams, Executive Director

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

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

#### **VIII. FORMAL AGENDA ITEMS**

1. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 13 – Public Property, Article 2 – Public Park, Dock and Boat Landing Rules as it Relates to New Town Parks and Facilities. Second and Final Reading - Heather Colin, Assistant Town Manager
2. Consideration of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Beaufort County, Located Adjacent to 140 Buck Island Road and Consisting of 0.072 Acres, More or Less, and Identified as a Portion of Beaufort County Tax Map No. R610 031 000 0003 0000; and Authorizing the Execution and Recording of Associated Documents. Second and Final Reading - Stephen Steese, Town Manager
3. Consideration of Ordinances for that Certain Property Owned by Bryant Holding, LLC, Consisting of 2.14 Acres, More or Less, Located at 30 Davis Road located to the east of the Intersection of Davis Road and Okatie Highway (SC Highway 170) and identified by Beaufort

County Tax Map No. R600-029-000-0028-0000. 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 Lifestyle Housing;

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

C. Consideration of a Zoning Map Amendment to Rezone the Subject Property to the Residential General (RG) District.

4. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Reed Commercial Partners. First 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.

5. Approval to Authorize a Contract Amendment to the Master Agreement for the Development of Commercial Property within the Buckwalter Multi County Industrial Park (Fiscal Impact \$625,000.00). Chris Forster, Assistant Town Manager

#### **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. 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 - First Reading - Kimberly Washok-Jones, Director of Projects and Watershed Resilience

#### **X. EXECUTIVE SESSION**

1. Legal and Personnel Matters Relating to the Receipt of Legal Advice Regarding Police Department Personnel (Pursuant to SC Freedom of Information Act 30-4-70[a] [1],[2])
2. 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])
3. Discussion of Negotiations Incident to Proposed Contractual Matters Regarding the Lease of Town Owned Property within the Buckwalter Multi County Industrial Park. (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

#### **XI. ACTION FROM EXECUTIVE SESSION**

**XII. ADJOURNMENT**

**NEXT MEETING DATE: Tuesday, September 10, 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](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.*