



Regular Town Council Meeting

Tuesday, August 12, 2025 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 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 07/08/2025
2. Special Meeting Minutes 07/15/2025

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. USCB Sand Shark Welcome Week Proclamation - Mayor Larry Toomer

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. WORKSHOP AGENDA ITEMS

1. Update on the South Carolina Law H3292 Related to Golf Carts and the Allowance of Local Municipalities to Adopt Similar Regulations - Heather Colin, Assistant Town Manager
2. Consideration and Direction on Potential Amendments to the Town of Bluffton Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards - Accessory Buildings - Kevin Icard, Director of Growth Management

IX. PUBLIC HEARING & FINAL READING

1. A Request by Livewell Terrace L.P. (Woda Cooper Group), with Authorization from the Property Owner Beaufort Memorial Hospital, for the 100% Affordable/Workforce Housing Project to be known as Livewell Terrace Located at 335 Buckwalter Parkway and Identified as Beaufort County Tax Map No. R610 030 000 0712 0000. Public Hearing and Final Reading – Kevin Icard, Director of Growth Management

For the Following:

- A. Ordinance Approving the Acquisition of Residential Development Rights in the Amount of Sixty (60) Residential Dwelling Units (“RDUs”) Owned by the Town of Bluffton and Held in the Town’s Development Rights Bank Pursuant to the Transfer of Development Rights Ordinance;
- B. Ordinance Approving an Amendment to the Buckwalter Planned Unit Development (“PUD”) Development Agreement to Increase the Number of Residential Dwelling Units (“RDUs”) by Sixty (60) Residential Dwelling Units (“RDUs”) Associated with the 100% Density Bonus; and
- C. Ordinance to Approve an Amendment to the Buckwalter Planned Unit Development (“PUD”) Concept Plan to Increase the Number of Residential Development Rights by Sixty (60) Residential Dwelling Units (“RDUs”) Associated with the 100% Density Bonus.

X. FORMAL AGENDA ITEMS

- 1. Ordinance Amending Section 21 – Emergency Management to Define a Local Civil Emergency, its Declaration and Termination, Authority and Powers, and Additional Amendments to the Town’s Emergency Management Policies and Procedures – First Reading – Stephen Steese, Town Manager
- 2. Resolution to Approve Three Party Agreement Between Buckwalter Association Inc., Beaufort County, and Town of Bluffton to Construct the Connection Road Between Buckwalter Place and Washington Square – Heather Colin, 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
- 3. Consideration of an Ordinance for a Non-Exclusive Easement over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610-028-000-0018-0000 in Favor of K. Hovnanian’s Four Seasons at Carolina Oaks to connect the Four Seasons' Boardwalk to the New River Trail, Second & Final Reading - Kimberly Washok-Jones, Director of Projects and Watershed Resilience

XII. EXECUTIVE SESSION

- 1. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to Freedom of Information Act 30-4-70 [a][1])
- 2. Discussion of Land Purchase Agreement Located in the Buckwalter Tract (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

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

NEXT MEETING DATE: Tuesday, September 9, 2025

“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.