



## Regular Town Council Meeting

Tuesday, May 14, 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 04/09/2024

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

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
2. National Mental Health Substance Use Prevention Month Proclamation - Mayor Larry Toomer
3. Tourette Syndrome Awareness Month Proclamation - Mayor Larry Toomer
4. Proclamation for Tuberous Sclerosis Complex Global Awareness Day - Mayor Larry Toomer

#### VI. PUBLIC COMMENT

#### VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

#### VIII. PUBLIC HEARING & FINAL READING

1. Consideration of an Ordinance to Amend Certain Sections of the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and, Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms). Public Hearing and Final Reading - Kevin Icard, Director of Growth Management
2. Consideration of an Ordinance to Approve an Amendment to the Town of Bluffton Zoning Map to Rezone Certain Real Property Owned by Cornerstone Church of Bluffton and Lalie Ann Mole Consisting of Approximately 43.31 Acres, More or Less, Located at 11 Grasse Lane and 21 Lake Lane and Identified by Beaufort County Tax Map Nos. R610 036 000 0014 0000 and R610 036 000 014B 0000 from Planned Unit Development Zoning District to a Mix of

Agricultural Zoning and Rural Mixed Use Zoning Districts (ZONE-02-24-018921). - Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

#### **IX. FORMAL AGENDA ITEMS**

1. Consideration of an Ordinance Authorizing the Conveyance of Certain Real Property Owned by the Town of Bluffton to Workforce State of Mind, LLC, Located at 1095 May River Road and Consisting of 1.78 Acres, More or Less, and Identified by Beaufort County Tax Map No. R610 039 000 0498 0000; and, Authorizing the Execution and Recording of Associated Documents. – Second and Final Reading - Heather Colin, Assistant Town Manager
2. Consideration of an Ordinance Approving the Town of Bluffton Fiscal Year 2025 Proposed Consolidated Budget. – First Reading – Stephen Steese, Town Manager
3. Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 24, Taxation. - First Reading - Natalie Majorkiewicz, Director of Finance
4. Consideration of a Resolution to Adopt the Buck Island-Simmonsville Neighborhood Plan Update - Public Meeting - Kevin Icard, Director of Growth Management
5. Consideration for the Acceptance of Bryant Holding, LLC's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 2.14 Acres, More or Less, Located at 30 Davis Road and Bearing Beaufort County Tax Map No. R600 029 000 0028 0000 (ANNX-03-24-019045). – Kevin Icard, Director of Growth Management
6. Consideration of An Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Palmetto Land Associates, LLC in Support of the Development of 11,800 Square Feet of Medical and Healthcare Facility Space. – First Reading – Chris Forster, Assistant Town Manager
7. Consideration to Authorize a Contract Renewal with Palmetto Bluff Preservation Trust, Inc. to Reimburse for Residential Trash Removal Services in the Palmetto Bluff Community for the Calendar Year 2024 (Fiscal Impact: \$193,744). – Chris Forster, Assistant Town Manager

#### **X. CONSENT AGENDA ITEMS**

1. Monthly Department Reports: Police, Finance & 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 the May River Watershed Action Plan Advisory Committee's Recommendation for Town Council to Pursue a New Memorandum of Agreement with Beaufort County for Implementation of the May River Watershed Action Plan Throughout the May River Watershed. - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
4. Kids to Parks Day Proclamation - Mayor Larry Toomer
5. Historic Preservation Month Proclamation - Mayor Larry Toomer
6. Building Safety Month Proclamation - Mayor Larry Toomer

**XI. EXECUTIVE SESSION**

1. Legal and Personnel Matters Relating to the Receipt of Legal Advice Regarding Police Department Expert Review (Pursuant to SC Freedom of Information Act 30-4-70[a] [1],[2])
2. Personnel Matters Relating to Town Manager Annual Review (Pursuant to SC Freedom of Information Act 30-4-70[a][1])

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

**NEXT MEETING DATE: TUESDAY, JUNE 11, 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.*