



Regular Town Council Meeting

Tuesday, May 13, 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 04/08/2025
2. Quarterly Workshop Minutes of 04/29/2025

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. Tuberous Sclerosis Complex Global Awareness Day Proclamation - Mayor Larry Toomer
4. Tourette Syndrome Awareness Month Proclamation - Mayor Larry Toomer
5. Historic Preservation Month Proclamation - Mayor Larry Toomer

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. WORKSHOP AGENDA ITEMS

1. Direction and Input on Proposed Amendments to the Buckwalter Development Agreement and Concept Plan, Easements, Land Swap Agreement, Transfer of Development Rights and the Purchase and Sale Agreement regarding the Willow Run Tracts between the Town and the Beaufort County School District – Kevin Icard, Director of Growth Management

IX. PUBLIC HEARING & FINAL READING

X. FORMAL AGENDA ITEMS

1. Consideration of an Ordinance Approving the Town of Bluffton Fiscal Year 2026 Proposed Consolidated Budget – First Reading – Stephen Steese, Town Manager
2. Consideration of an Ordinance Amending Chapter 2 – Administration, Article IX – Purchasing. First Reading – Chris Forster, Assistant Town Manager
3. Consideration of Ordinance Amending Chapter 6 – Businesses and Business Regulations, Article III – Soliciting and Mobile Vending – First Reading – Natalie Majorkiewicz, Director of Finance & Administration
4. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Sunshine Bluffton Group, LLC. First Reading – David Nelems, CEO of DRCI
5. Approval to Authorize a Contract with Nix Construction Company, Inc. for the Reconstruction of the Sarah Riley Hooks Cottage (Fiscal Impact: \$943,448.00). Kimberly Washok-Jones, Director of Projects and Watershed Resilience
6. Approval of Public Art Committee Recommendation to Award a Public Art Commission at Oyster Factory Park to Wesley Clark with a Fiscal Impact of \$65,000. Chris Forster, Assistant Town Manager
7. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 4, Section 4.3 Uses by District to Allow Schools in the Preserve (PR) District. First Reading - Kevin Icard, Director of Growth Management
8. Consideration of Ordinances for that Certain Real Property Owned by Beaufort County School District, Consisting of a Total of 24.12 Acres, More or Less, Located at 1105 Bluffton Parkway and Bearing Beaufort County Tax Map Nos. R600 029 000 011A 0000, R600 029 000 1736 0000 and R600 029 000 0034 0000 into the Town of Bluffton corporate limits. First Reading - Kevin Icard, Director of Growth Management

For the Following Applications:

- A. Consideration of 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits; and,
- B. Consideration of Zoning Map Amendment to Rezone the Subject Properties Listed Above AND R610 029 000 0012 0000 and R610 029 000 0084 0000 to the Preserve (PR) District
9. Consideration of an Approval for the Initial Master Plan Request by University Investments, LLC, for Approval of an Initial Master Plan Application for Seven Contiguous Parcels Located Southwest of the Intersection of Buckwalter Parkway and Bluffton Parkway within the Buckwalter Planned Unit Development. Kevin Icard - Director of Growth Management

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 a Resolution Approving the Town of Bluffton Assessment District Roll for Tax Year 2025. Heather Colin, Assistant Town Manager
4. Consideration of a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete a portion of the Public Safety Cameras Project. Kimberly Washok-Jones, Director of Projects and Watershed Resilience, and Joe Babkiewicz, Chief of Police
5. Kids to Parks Day Proclamation - Mayor Larry Toomer
6. Building Safety Month Proclamation - Mayor Larry Toomer
7. Public Service Employee Recognition Week Proclamation - Mayor Larry Toomer

XII. EXECUTIVE SESSION

1. Discussions Relating to Arrangements for Proposed Land Acquisition in the Area within the Buckwalter PUD and Old Town (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
2. Personnel Matters Relating to Town Manager Annual Review (Pursuant to SC Freedom of Information Act 30-4-70[a][1])
3. Receipt of Legal Advice Relative to Legal Investigation/Summary Concerning Sean Cecchini Affidavit and Related Subjects (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

XIII. ACTION FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

NEXT MEETING DATE: Tuesday, June 10, 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.