



## **Regular Town Council Meeting**

**Tuesday, December 10, 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 11/12/2024
2. Town Council Quarterly CIP Workshop of 10/15/2024
3. Revision of Regular Meeting Minutes of 09/10/2024

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

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
2. National Impaired Driving Prevention Month Proclamation - Mayor Larry Toomer
3. Presentation of Awards for Christmas Parade Winners - 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 to Amend Provisions Related to the Requirements Pertaining to Infrastructure Improvements and Overall Development of Property Commonly Referred to as the Willow Run Tracts – Kevin Icard, Director of Growth Management

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

1. Consideration of Ordinances Related to Certain Property Owned by Rose Kitty and Ferrellgas Inc., Consisting of a Total of 1.38 Acres, More or Less, Located at 328, 330 and 332 Buck Island Road and identified by Beaufort County Tax Map Numbers R610 03 000 0016 0000 (328 and

330 Buck Island Road) and R610 039 000 018C 0000 (332 Buck Island Road). Second and Final Reading - Kevin Icard, Director of Growth Management

For the Following Applications:

1. Consideration of a Amendment to the Town of Bluffton Comprehensive Plan "Blueprint Bluffton" to Amend the Said Properties from the Future Land Use Designation of Suburban Living to Neighborhood Center;
2. Consideration of a Zoning Map Amendment to Rezone the Subject Properties from the Residential General (RG) to the Light Industrial (LI) District.

#### **X. FORMAL AGENDA ITEMS**

1. Acceptance of the Presentation of the Town of Bluffton FY 2024 Audit by Mauldin and Jenkins, LLC - Natalie Majorkiewicz, Director of Finance
2. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending September 30, 2024 - Natalie Majorkiewicz, Director of Finance
  - A. Farmer's Market of Bluffton Requesting \$55,300
  - B. The New Bluffton Worship Requesting \$28,810
  - C. Society of Bluffton Artists Requesting \$27,000
  - D. Congregation Beth Yam Requesting \$2,980
  - E. Historic Bluffton Foundation Requesting \$40,000
  - F. May River Theatre Requesting \$42,826
3. Consideration and Approval of Amendments to the Town of Bluffton Code of Ordinances. Chapter 6 Businesses and Business Regulations Article III – Soliciting and Mobile Vending, Section 6-78, Approvals, fees and taxes, Section 6-83 Fire Safety, Section 6-84 Violations and Penalties. Second and Final Reading - Kevin Icard, Director of Growth Management
4. Consideration and Approval of Amendments to the Town of Bluffton Code of Ordinances. Chapter 6 Businesses and Business Regulations Article V – Short-Term Rental Units, Section 6-114 Application, Section 6-120 Violations and Penalties. Second and Final Reading - Kevin Icard, Director of Growth Management
5. Approval to Authorize a Construction Contract to Atlantic Asphalt for Pathway Pedestrian Safety Improvements Site Development Project - Phase 2 (Fiscal Impact: \$123,168.97) - Pat Rooney, Capital Improvement Program Manager
6. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and Encompass Health. First Reading – David Nelems, CEO of DRCI
7. Consideration of an Ordinance Authorizing an Economic Development Incentive Agreement Between the Town of Bluffton and CS Instruments USA Inc. First Reading – David Nelems, CEO of DRCI

**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. Presentation of the Hilton Head Island Bluffton Chamber of Commerce FY25 Quarterly Report - Ariana Pernice, Hilton Head Island Bluffton Chamber of Commerce
4. Consideration of Adoption of the 2025 Town Council Meeting Schedule and 2025 Quarterly Workshop Meeting Schedule - Marcia Hunter, Town Clerk
5. Consideration of a Proposed Lighting Agreement with Dominion Energy for the Oscar Frazier Park Splash Pad Project (Fiscal Impact: \$7,070.40 over a 10-year term) – Pat Rooney, Capital Improvement Program Manager
6. Consideration of a Resolution Amending the Intergovernmental Agreement Regarding Affordable Housing – Heather Colin, Assistant Town Manager

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

**NEXT MEETING DATE: Tuesday, January 14, 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](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.*