



Regular Town Council Meeting

Tuesday, November 12, 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 10/08/2024.

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. PUBLIC HEARING & FINAL READING

1. 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. Second and Final 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.

2. Consideration of Ordinances Related to Property Owned by Grande Oaks, LLC and University Investments, LLC Consisting of 65.592 Acres, More or Less, Located at Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and to the West of the Retreat at Grande Oaks, and Bearing Beaufort County Tax Map Nos. R600-029-000-0014-0000 (Portion) and R600-029-000-2410-0000. Public Hearing and Final 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 Neighborhood Center;
- B. Consideration of 100% Annexation Request to Annex the Subject Properties into the Town of Bluffton Corporate Limits;
- C. Consideration of a Text Amendment to the Buckwalter Planned Unit Development to Create a New Land Use Tract to be Known as the Grande Oaks Commons Land Use Tract;
- D. Consideration of a Zoning Map Amendment to Rezone the Subject Properties to the Buckwalter Planned Unit Development District and Designate as the Grande Oaks Commons Land Use Tract;
- E. Consideration of an Amendment to the Buckwalter Planned Unit Development Concept Plan for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights; and
- F. Consideration of an Amendment to the Buckwalter Development Agreement for the Subject Properties to Add Provisions Including but not Limited to their Incorporation into the Buckwalter Planned Unit Development District, Designation as the Grande Oaks Commons Land Use Tract, and Add 28 Acres of General Commercial Development Rights.

IX. FORMAL AGENDA ITEMS

1. Consideration of an Ordinance Authorizing a Lease Agreement with Bright Beginnings Academy, LLC to Provide a Childcare Facility within a Town Owned Property. Second and Final Reading - Chris Forster, Assistant Town Manager
2. Approval of Public Art Committee Recommendation to Award a Public Art Commission at Squire Pope Welcome Center to Brandy Scholl with a Fiscal Impact of \$30,800. - Chris Forster, Assistant Town Manager
3. 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). First 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.
4. Consideration and Direction of Amendments to the Town of Bluffton Code of Ordinances.
First Reading - Kevin Icard, Director of Growth Management
 - A. Chapter 6 Businesses and Business Regulations
 - i. Article III – Soliciting and Mobile Vending, Section 6-78, Approvals, fees and taxes, Section 6-83 Fire Safety, Section 6-84 Violations and Penalties
5. Consideration and Direction of Amendments to the Town of Bluffton Code of Ordinances.
First Reading - Kevin Icard, Director of Growth Management
 - A. Chapter 6 Businesses and Business Regulations
 - i. Article V – Short-Term Rental Units, Section 6-114 Application, Section 6-120 Violations and Penalties

X. 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 Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete a portion of the Bridge Street Streetscape Phase 2 Project - Kimberly Washok-Jones, Director of Projects & Watershed Resilience

XI. 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. Discussions Relating to Arrangements for Proposed Land Acquisition in the Area of the Goethe Road and Buckwalter PUD (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])
3. 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])

XII. ACTION FROM EXECUTIVE SESSION

XIII. ADJOURNMENT

NEXT MEETING DATE: Tuesday, December 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 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.