



Regular Town Council Meeting

Tuesday, February 09, 2021 at 5:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's [Facebook page](#)

PUBLIC COMMENT

Public comments will be received via conference line provided by the Town Clerk. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. Call to Order

II. Pledge of Allegiance

III. Invocation

IV. Adoption of the Agenda

V. Adoption of the Minutes

1. Regular Meeting Minutes of January 12, 2021
2. Workshop Meeting Minutes of January 19, 2021

VI. Presentations, Celebrations and Recognitions

1. Beaufort County School District Character Student of the Month – Mayor Sulka

VII. Public Comment

VIII. Communications from Mayor and Council

IX. Workshop Agenda Items

1. Discussion and Direction on Updates to Special Revenue Funds, Accommodations Tax Allocations and Fund Balance Policies – Chris Forster, Director of Finance and Administration
2. Discussion on Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Article 4 – Zoning Districts, and Article 9 – Definitions and Interpretations to Amend the Definition of “Contributing Structure”, add the “Inventory of Contributing Resources” to the UDO, and Change “Historic Structure” References to “Contributing Structures” - Heather Colin, Director of Growth Management

X. Public Hearing & Final Reading

1. Consideration of Town of Bluffton Needs Assessment for Housing, Public Facilities, and Economic Development – Michelle Knight, Community and Economic Development Director, Lowcountry Council of Governments
2. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Article 5 – Design Standards, Sec.5.10 Stormwater Management, and Article 9 – Definitions and Interpretations Related to Adopting the Southern Lowcountry Post Construction Stormwater Ordinance and Stormwater Design Manual – Public Hearing and Final Reading – Bryan McIlwee, Director of Engineering

XI. Formal Agenda Items

1. Consideration of Amendments to the Town of Bluffton Code of Ordinances, Chapter 19 – Flood Damage Protection, Specifically as it Relates to the Updates to the National Floodplain Insurance Program Regulations and FEMA's Re-evaluation of Flood Hazards in the Town of Bluffton Reflected in Updated Flood Insurance Rate Maps – Final Reading – Heather Colin, Director of Growth Management
2. Consideration of an Ordinance Amending the Town of Bluffton FY 2021 Budget to Provide for the Expenditures of Certain Funds and to Allocate Sources of Revenue for the Said Funds – First Reading – Chris Forster, Director of Finance and Administration
3. Consideration of an Emergency Ordinance of the Town of Bluffton, South Carolina, Extending the Requiring of Individuals to Wear Face Coverings in Light of the COVID-19 Pandemic; and Matters Related Thereto; and Severability – Scott Marshall, Interim Town Manager
4. Consideration of an Emergency Ordinance of the Town of Bluffton to Authorize the Town Manager to Develop and Enact Such Plans and Policies Needed to Ensure Continuity in the Delivery of Government Services in Light of the COVID-19 Pandemic- Scott Marshall, Interim Town Manager
5. Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards Related to Building Types, Maximum Building Footprint and Height – First Reading- Heather Colin, Director of Growth Management

XII. Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
2. Town Manager's Monthly Report
3. Consideration of a Resolution to Adopt the May River Watershed Action Plan Update as a Supporting Document to the Comprehensive Plan – Bryan McIlwee, Director of Engineering
4. Consideration of a Resolution to Adopt the Southern Lowcountry Stormwater Design Manual as a Supporting Document to Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 Stormwater Management – Bryan McIlwee, Director of Engineering

5. Consideration of a Proposed Lighting Agreement with Palmetto Electric for the Law Enforcement Center – Bryan McIlwee, Director of Engineering
6. Consideration of an Extension for the Memorandum of Understanding between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority Regarding Collaboration on Projects and Capacity Fee Credits - Chris Forster, Director of Finance and Administration
7. COVID-19 Pandemic Update – Scott Marshall, Interim Town Manager

XIII. Executive Session

1. Contractual Matters Relating to a Public Private Partnership to Develop Workforce and Affordable Housing on Town Owned Property (Pursuant to SC Freedom of Information Act 30-4-70[a][5])
2. Contractual Matters Relating to the Palmetto Bluff Planned Unit Development Agreement (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

XIV. Action from Executive Session

XV. Adjournment

“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. 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.

**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. Public comment must not exceed three (3) minutes.*