

## BLUFFTON TOWN COUNCIL MEETING MINUTES

### ELECTRONIC MEETING

April 13, 2021

Mayor Sulka called the meeting to order at 5 P.M. Council members present were Mayor Pro Tempore Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Interim Town Manager Scott Marshall, Chief of Police Stephenie Price, Director of Engineering Bryan McIlwee, Director of Finance and Administration Chris Forster Director of Growth Management Heather Colin, Town Clerk Kimberly Chapman, and Town Attorney Richardson LaBruce were also present.

The pledge and invocation were given by Mayor Sulka.

#### Adoption of the Agenda

**Frazier made a motion to adopt the agenda as presented. Toomer seconded. The motion carried unanimously.**

#### Adoption of Minutes

Regular Meeting Minutes of March 9, 2021

**Frazier made a motion to approve the Regular Meeting Minutes of March 9, 2021. Toomer seconded. The motion passed unanimously.**

Special Meeting Minutes of April 6, 2021

**Toomer made a motion to approve the Special Meeting Minutes of April 6, 2021. Wood seconded. The motion passed unanimously.**

#### Presentations, Celebrations and Recognitions

Mayor Sulka acknowledged the Beaufort County School District Character Student of the Month – Genesis Melendez. Genesis is a student at Bluffton Elementary School and was acknowledged for the character trait of “Honesty and Integrity”.

Mayor Sulka read the Arbor Day Proclamation aloud and stated that the Town of Bluffton will hold an Arbor Day Ceremony on April 30<sup>th</sup> at 10 a.m. at Oscar Frazier Park.

Mayor Sulka acknowledged the Child Abuse Prevention Month Proclamation and the Fair Housing Month Proclamation as well.

#### Public Comment

**Laruen Martel**, 243 Club Gate Drive, Bluffton: Martel read the following submitted comment: The reality of our local community is that it is time to open the public buildings for public hearings and to rescind the mask ordinance to the point where it aligns with the state order for voluntary use of masks. People who have legitimate exceptions to mask ordinance are being discriminated against and are being targeted and treated terribly. We must find a balance in our local community. The fact that the ordinance is NOT enforced means that it is not really an ordinance -- it is used arbitrarily and capriciously to threatened people-- but will not be enforced. That is a problem right there. Please take time to correct the release on facts and law that is not applicable to our community. I live in Bluffton and this affects me every day. I have clients who are treated terribly because they have legitimate

exceptions to the ordinance. These people are being discriminated against and are being harassed and disrespected. Surely that is not the intention of this ordinance, but it is a consequence.

**Mollie Sandman**, 114 Pinecrest Circle, Bluffton: Sandman read the following submitted comment: Our community has faced a year of challenges, the likes of which none of us could've possibly imagined and now, very thankfully, the light is at the end of the tunnel. Today, I come before you and ask that you help us take the next step towards a return to normal by formally lifting the mandatory mask mandate that has been in effect for the past year. There are several reasons for this request that I would like to respectfully submit to you.

Per both South Carolina DHEC and Lieutenant Governor Pamela Evette, our state ranks in the top 5 nationwide in vaccine administration speed and efficiency. This is phenomenal news as we know that the elderly population, those at the highest risk, have had great access to obtaining the vaccine and the actual protection that they need. For those younger and at far lower risk levels, continuing to keep a mandatory mask mandate in place is both exhaustive and unwarranted. The data simply does not show that there is any kind of significant transmission risk among children and teens. It absolutely breaks my heart to think of our children being masked in school for 8 hours, asked to walk in specific directions, sit behind walls of plexiglass, while only getting very brief periods of rest from their facial coverings. As adults, we can take a break. We can walk outside. We can close our office door. They can't. Our children are mentally exhausted from this and it's taking a toll.

Next, Dr. Jay Bhattacharya, Professor of Medicine at Stanford University, remarked at a recent round table that one of the bigger problems associated with healthy individuals wearing masks is the false sense of security that they create. Think about it. When we enter a restaurant, we are asked to wear a mask to the table and when walking around but can remove it when seated while the ventilation systems and ceiling fans blow the shared air all around us. Are we in a bubble of protection at the table? No. Likewise, at the gym, we are required to wear a mask to enter, but not while exercising. So, are germs only at the front door? No. Finally, we visit the grocery store, pick up produce, meats, and dry goods that others have handled, put those items on a conveyor belt where another customer was just standing, the cashier touches the items then let's them slide down to where, yet another person touches everything to bags. Then, we touch a well-used keypad where many others before us have touched, leave the store, and do what? We touch our faces to take off our masks. We scratch our noses and wipe our cheeks. So, did the masks really do anything? Were we safer? No. We are going through the motions of mask wearing selectively because ultimately, we know they're for show.

Finally, as Senator Rand Paul recently said during a Congressional hearing that, "the wearing of a mask has become theater," meaning that they're being used simply for the sake of appearances – they're not actually doing anything. Think about it. As we see our COVID positive cases going down and our hospitals NOT being overwhelmed, one must ask the question. Why? Why wasn't mask wearing working last June? Why weren't the numbers going down significantly in September? How about November? Was it that the masks worked or just the simple fact that our population is getting closer and closer to herd immunity?

Now, should you choose to stand up for our personal liberties and forward progress, are there still some among us with higher levels of risk that may choose to continue wearing a mask? Of course! And

they should be able to if they want to, but it should be their choice – one that is made by the individual, weighing the pros and the cons of usage, and not something that's being forced upon them.

Wash your hands – we should be doing that anyway. Stay home if you are sick – we should be doing that anyway. Eat good foods and exercise – we should all be doing that anyway. Please. Help the people that you govern move forward – help us see one another's faces again – help our children experience some degree of normalcy. Thankfully, Governor McMaster never issued a state-wide mandatory mask mandate and, even on those federal properties in which he did, they've been lifted. Please, follow his lead. Please lift the mandatory mask mandate for our Town and help us take a huge step forward.

**Angela Rossillo**, 48 Augustine Road, Bluffton: Rossillo read the following submitted comment: I am writing to express my concern about the mask mandate. My family and I strongly believe this mandate must be lifted. After reading several medical journals and seeing our neighbors and friends with bacterial lung infections, we feel it would be best to have everyone have the CHOICE as to whether they wear masks. Our four daughters have yet to return to school because we do not want their breathing impaired by masks for over 35 hours a week. We are also concerned about the nanoparticles of fabric and plastic being inhaled while wearing masks. In addition, the vaccines are readily available, and those who wish to have one may do so. This should minimize the need for masks in general.

#### Communications from Mayor and Council

Frazier stated that she wanted to communicate that Town Council has done everything in their power to save the trees on Calhoun Street.

Mayor Sulka said that the utility company (Dominion) has true easement rights on the west side of the street, but not the east side. The Town of Bluffton is not leading the charge for the removal of the trees, and legislators and senator have been doing all they can to assist. Sulka stated that the trees be buried vertically at Wright Family Park and have a story board as to why the trees were planted over one hundred years ago in memory of soldiers that lost their lives in the war. Sulka also stated that there were several students that received scholarships from the Heritage Classic Foundation Scholarship Fund. Sulka stated that she hopes that everyone enjoys the Heritage this year.

Toomer commended Town Council in all that was done to try to stop the cutting of the trees.

#### Workshop Agenda Items

#### Discussion and Direction on the Annexation and the Designation of the Appropriate Town of Bluffton Zoning District for the 9.27 Acre Town Owned Property Located at 115 Bluffton Road - Heather Colin, Director of Growth Management

Colin gave an overview and stated that the Property is located on Bluffton Road, near the SC Hwy 46/Bluffton Parkway Roundabout and between the Hargray office and storage yard property and the Shady Glen residential mobile home park (both properties are in unincorporated Beaufort County). The Town acquired the Property on March 16, 1949 from C.E. Ulmer for \$250.00, and at that time the Property contained 9.98 total acres, consisting of 3.99 wetland acres and 6.0 upland acres. On October 17, 2008, the Town sold a 0.658-acre portion of the parcel to the South Carolina Department of Transportation ("SCDOT") for \$146,300.00. The Town ordered a new boundary, wetland and topographic survey in 2018 resulting in an increase in upland area of 7.36 acres and 1.91 acres of

freshwater wetlands for a total of 9.27 acres. Further, a Preliminary Jurisdictional Determination for the Property’s revised wetlands was issued by the United States Army Corps of Engineers on July 19, 2019.

Landfill activities on the Property began in the mid-1950s through approximately 1981. During its time as a landfill, the site accepted construction debris, vegetation debris, and household garbage without much oversight. After the closure of the landfill, the Bluffton Police Department utilized the Property as a firing range. As a result, high levels of lead were found in the Property’s soil in and around the earthen berm used as a backstop. The Town then moved forward with an assessment and voluntary cleanup of lead and lead contaminated soil in and around the firing range berm. To remediate the contamination, the berm was removed, and the lead pieces and surrounding soil were separated through sifting so each contaminate could be disposed of properly. The Town received a Certificate of Completion from South Carolina Department of Health and Environmental Control (SCDHEC) in 2007 for the work to remove the lead contaminants from the site and former use as a landfill. The Property’s lead remediation costs to-date total \$197,721.62 which was paid for by the Town (\$168,721.62) and SCDHEC (\$29,000.00). As part of the Property’s due diligence efforts, the Town ordered a Geotechnical Sub-Surface Report as well as a Phase 1 Environmental Study and a limited Phase 2 Environmental Study. All Reports returned normal findings with no additional remediation necessary as detailed in the Report’s Executive Summaries. Upon development, the debris remaining underground from the Property’s former use as a landfill will need to be removed prior to development and construction on the Property.

The Property is under Beaufort County’s jurisdiction and is classified as Commercial Vacant by the Beaufort County Assessor’s Office. The Property falls within two Beaufort County Zoning Districts which are governed by the Beaufort County Community Development Code. Staff reviewed the current allowed uses and regulations for the Property and calculated preliminary estimates for the maximum number of Single-Family Detached Lots (33 total Lots), Single-Family Attached Lots (87 Lots) and Multi-Family Units (90 total Units) as follows:

Description	Parcel Zoning Area	
	Bluffton Road Frontage	Rear/Interior
<b>Beaufort County Zoning District</b>	Hamlet Center (T4HC)	Neighborhood (T3N)
<b>Estimated Acreage</b>	1.83 Total Acres <ul style="list-style-type: none"> <li>• 1.83 Upland Acres</li> <li>• 0.0 Wetland Acres</li> </ul>	7.44 Total Acres <ul style="list-style-type: none"> <li>• 5.53 Upland Acres</li> <li>• 1.91 Wetland Acres</li> </ul>
<b>Permitted Uses</b>	<ul style="list-style-type: none"> <li>• Forestry</li> <li>• Dwelling: Single-Family Detached Unit</li> <li>• Dwelling: Two Family Unit (Duplex)</li> <li>• Dwelling: Multi-Family Unit</li> <li>• Dwelling: Group Home</li> <li>• Community Residence (dorms, convents, assisted living, temporary shelters)</li> <li>• Day Care: Family Home (up to 8 clients)</li> <li>• Lodging: Bed &amp; Breakfast (5 rooms or less)</li> <li>• Community Public Safety Facility</li> <li>• Park, Playground, Outdoor Recreation Areas</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Support Services</li> <li>• Forestry</li> <li>• Dwelling: Single-Family Detached Unit</li> <li>• Dwelling: Single-Family Attached Unit</li> <li>• Dwelling: Two Family Unit (Duplex)</li> <li>• Dwelling: Multi-Family Unit</li> <li>• Dwelling: Group Home</li> <li>• Community Residence (dorms, convents, assisted living, temporary shelters)</li> <li>• Live/ Work</li> <li>• General Retail (3,500 sf or less)</li> <li>• Restaurant, Café, Coffee Shop</li> <li>• General Offices &amp; Services: 3,500 sf or less</li> <li>• Animal Services: Clinic/ Hospital</li> <li>• Day Care: Family Home (up to 8 clients)</li> <li>• Lodging: Bed &amp; Breakfast (5 rooms or less)</li> <li>• Lodging: Inn (up to 24 rooms)</li> <li>• Medical Service: Clinics/ Offices</li> <li>• Community Oriented Cultural Facility (less than 15,000 sf)</li> </ul>

		<ul style="list-style-type: none"> <li>Community Public Safety Facility</li> <li>Park, Playground, Outdoor Recreation Areas</li> <li>School: Public or Private</li> <li>School: Specialized Training/ Studio</li> </ul>
<b>Conditional Uses</b>	<ul style="list-style-type: none"> <li>Dwelling: Accessory Unit</li> <li>Home Office</li> <li>Home Business</li> <li>Meeting Facility/ Place of Worship (less than 15,000 sf)</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling: Accessory Unit</li> <li>Home Office</li> <li>Home Business</li> <li>Gas Station/ Fuel Sales</li> <li>Day Care: Commercial Center (9 or more clients)</li> <li>Residential Storage Facility</li> <li>Meeting Facility/ Place of Worship (less than 15,000 sf)</li> <li>Meeting Facility/ Place of Worship (less than 15,000 sf)</li> <li>Infrastructure &amp; Utilities: Regional (Major) Utility</li> </ul>
<b>Special Uses</b>	<ul style="list-style-type: none"> <li>Infrastructure &amp; Utilities: Regional (Major) Utility</li> </ul>	<ul style="list-style-type: none"> <li>School: College or University</li> <li>Wireless Communication Facility</li> </ul>
<b>Est. Max. Single-Family Detached Lots <sup>1</sup></b>	7 Lots <sup>2</sup>	26 Lots <sup>3</sup>
<b>Est. Max Single Family Attached Lots <sup>1</sup></b>	9 Lots <sup>4</sup>	78 Lots <sup>4</sup>
<b>Est. Max. Multi-Family Units <sup>1</sup></b>	24 Units <sup>5</sup>	66 Units <sup>6</sup>

1. Estimate based upon the Parcel Zoning Area's upland acres.
2. Estimate assumes Small House Lot Building Type with a 40' lot width.
3. Estimate assumes Village House Lot Building Type with a 50' lot width.
4. Estimate assumes Townhouse Building Type with unit width of 18' and varied lot depth from 100' to 150'.
5. Estimate assumes Apartment House Building Type on the maximum lot size of 150' wide x 150' deep containing the maximum 12 units.
6. Estimate assumes Mansion Apartment Building Type on a mix of lot sizes containing a mix of 3 unit and 6 unit structures.

The adjacent properties vary as to jurisdiction and applicable zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Tremont, LLC – 105, 109, 111 & 113 Bluffton Road – Hargray Offices and Equipment Storage
	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Parkway Holdings, LLC – No Address Available - Vacant
	Beaufort County	Hamlet Center Open (T4HCO)	2WT, LLC – 4818 Bluffton Parkway - Palmetto Medical
South	Beaufort County	Hamlet Center (T4HC)	Bonanova, LLC – Multiple Addresses - Shady Glen Mobile Home Park
	Beaufort County	Hamlet Center (T4HC)	Charles Arriola, Timothy Hall and Michael J. Payne, as Trustees for the Bluffton South Carolina Congregation of Jehovah's Witnesses – 119 Bluffton Road - Jehovah's Witnesses Church
East	Beaufort County	T4 Hamlet Center (T4HC)	Carmen Properties, LLC – Multiple Addresses - Bridgepoint
West	Beaufort County	Community Center Mixed Use (C4CCMU)	114 Bluffton Road, LLC – 114 Bluffton Road - Ferguson

	Town of Bluffton	Light Industrial (LI)	BC Distillery Holdings, LLC – 120 Bluffton Road - Burnt Church Distillery and Pizza Co.
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The Town of Bluffton approved the 100% Annexation Petition for 120 Bluffton Road and its classification of Light Industrial zoning pursuant to the Town of Bluffton Unified Development Ordinance (UDO) by Ordinances 2019-03 and 2019-04 on February 12, 2019. This created an opportunity for the Town to pursue annexation of the Property as 120 Bluffton Road establishes the required contiguity with the Town’s municipal boundary. A concurrent Zoning Map Amendment application is required per the Town of Bluffton Annexation Policy and Procedures Manual.

Prior to submittal of the 100% Annexation Petition and Zoning Map Amendment Applications, staff is requesting guidance as to which path Council would like to peruse in applying a zoning designation.

Staff is proposing two possible scenarios for initial zoning of the property, either General Mixed Use (regulated by the Unified Development Ordinance) or creating a Planned Unit Development (a regulatory document would need to be created). It should be noted that a Planned Unit Developments are required at a minimum to have a mixture of Residential and Commercial uses. Below is a comparison between the two proposed districts.

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
Estimated Acreage	9.27 Total Acres <ul style="list-style-type: none"> <li>• 7.36 Upland Acres</li> <li>• 1.91 Wetland Acres</li> </ul>	9.27 Total Acres <ul style="list-style-type: none"> <li>• 7.36 Upland Acres</li> <li>• 1.91 Wetland Acres</li> </ul>
Density Allowed	Density shall be based upon the designated lot types in the design standards in Section 5.8	Density shall be based on a maximum amount of Residential Units and Commercial Acreage established at the time of implementation. As an example, the Buckwalter PUD allows 8 DU per acre for single family attached and detached and up to 16 DU per acre for multi-family
Permitted Uses	<ul style="list-style-type: none"> <li>• Single-family Detached</li> <li>• Single-family Attached</li> <li>• Multi-Family</li> <li>• Agricultural Use and Structures</li> <li>• Horse Riding School, Horse Training Facility and/or Commercial Stables</li> <li>• Retail Businesses</li> <li>• Personal Service Establishments</li> <li>• Motor Vehicle Sales and Service</li> <li>• Fueling/Service Station including fuel pumps/</li> <li>• Convenience Store</li> <li>• Car Wash</li> <li>• Tattoo/Body Art Parlor</li> <li>• Bed and Breakfast (2-5 bedrooms)</li> <li>• Homestay Rental (1-bedroom)</li> <li>• Inns (6-12 bedrooms)</li> <li>• Hotel (13 or more bedrooms)</li> <li>• Home Occupation</li> <li>• Professional Offices</li> <li>• Family Day Care Home (6 or less children)</li> <li>• Group Day Care Home (7 to 12 children)</li> <li>• Child Care Center (13 or more children)</li> <li>• Hospitals</li> </ul>	The specific mix of permitted uses will need to be determined.

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
	<ul style="list-style-type: none"> <li>• Medical Offices and Clinics</li> <li>• Nursing Homes and Long-term Care</li> <li>• Golf Course</li> <li>• Cemetery</li> <li>• Club, Lodge, Union Hall, or Social Center</li> <li>• Conference or Exhibition Center</li> <li>• Government Building</li> <li>• Parks</li> <li>• Museum</li> <li>• Religious Assembly</li> <li>• School</li> <li>• Utilities</li> <li>• Artisan Workshop</li> <li>• Research and Laboratory</li> </ul>	
Conditional Uses	<ul style="list-style-type: none"> <li>• Accessory Dwelling Unit</li> <li>• Outdoor Sales</li> <li>• Restaurant</li> <li>• Short-term rental</li> <li>• Recreation Facility</li> <li>• Contractor’s Office</li> <li>• Light Assembly/Fabrication</li> <li>• Manufacturing Storefront</li> <li>• Manufacturing Storehouse</li> <li>• Telecommunication Towers</li> </ul>	The specific mix of conditional uses will need to be determined.
Special Exception Uses	<ul style="list-style-type: none"> <li>• Animal Hospital, Veterinary Clinic, Kennel</li> <li>• Seafood/Shellfish Packaging/ Processing</li> <li>• Adult Oriented Business</li> </ul>	The specific mix of special exception uses will need to be determined.
Est. Max. Single-Family Detached Lots <sup>1</sup>	58 Lots <sup>2</sup>	58 Lots <sup>3 &amp; 6</sup>
Est. Max Single-Family Attached Lots <sup>1</sup>	87 Lots <sup>4</sup>	87 Lots <sup>4 &amp; 6</sup>
Est. Max. Multi-Family Units <sup>1</sup>	115 Units <sup>5</sup>	115 Units <sup>5 &amp; 6</sup>
Purpose and Intent	The GM district is intended to provide for regional commerce and accommodate large-scale, high intensity, mixed-use development.	The PUD district is intended to achieve the objectives of the Town of Bluffton Comprehensive Plan and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.
Applicability	The boundaries of the GM district are illustrated on the Official Zoning Map.	The PUD District is applicable to tracts of at least five acres of land if creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts.
Eligibility Criteria	None	<p>A PUD must meet the following criteria:</p> <p><b>1. Demonstrated Benefit.</b> The Town encourages the PUD to provide the following:</p> <ul style="list-style-type: none"> <li>a. Preservation and/or substantial enhancement of significant natural or historic features;</li> </ul>

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
		<ul style="list-style-type: none"> <li>b. Preservation and/or substantial enhancement, as applicable, of significant usable open space;</li> <li>c. Incorporation of a complementary mixture of uses or a variety of housing types;</li> <li>d. Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance; and/or</li> <li>e. Economic development through the creation of primary jobs consistent Town of Bluffton Unified Development Ordinance 4-9 with the Comprehensive Plan.</li> </ul>
Regulatory Document	The Unified Development Ordinance	A Regulatory document will need to be created that establishes a purpose, including administrative procedures, zoning districts, land development standards, assists with the implementation of the comprehensive plan and other official plans, policies, and programs. Allow for an integration of a mix of compatible land uses, create walkable communities that support community health and reduce auto dependency, make zoning and development decisions that are predictable, fair, and cost effective.
Uses Allowed	Uses permitted in the GM district and conditions and standards for those permitted uses are provided in Section 4.3.	Land uses for the PUD shall be designated on the associated PUD Concept Plan and/or PUD Master Plan approved by the Town Council. The PUD will be divided into land use areas with the land uses listed as Permitted, Conditional or Special Exception, based on a land use table similar to Table 4-3 (UDO). These land uses shall be incorporated into the ordinance adopting the PUD zoning for the property. Any use different from those in Table 4-3 or any uses further defined, specified or limited than provided in Table 4-3 shall be defined in the PUD Concept Plan
Lot Standards	Lot standards shall be based upon the designated lot types in the design standards in Section 5.8	Lot standards will need to be established at the time of implementation
Building Standards	All buildings shall be subject to the design standards in Section 5.8.	Building standards will need to be established at the time of implementation
Open Space Requirements	All sites shall be subject to the open space standards in Section 5.6.	Open Space Requirements will need to be established at the time of implementation
Master Plan	Not required	Required – includes review by Planning Commission and final approval authority by Town Council
Certificate of Appropriateness – Highway Corridor Overlay	Required	Required
Estimated Time to Establish Zoning District	Approximately 5 Months (Concurrent with Annexation Process)	Approximately 10-12 Months (Concurrent with Annexation Process, however, staff will need addition time and resources to create the various documents as listed above)



1. Estimate based upon the Parcel Zoning Area's upland acres.
2. Estimate assumes Small House Lot Building Type with a 40' lot width.
3. Estimate assumes Medium House Lot Type with a 50' lot width.
4. Estimate assumes Small Townhouse Lot Type with unit width of 18' and varied lot depth from 100' to 150'.
5. Estimate assumes Large Multi-Family Lot Type on the maximum lot size of 600' wide provided no building exceeds 200' in width.
6. Density amount may be reduced due to required mixed-use of residential and commercial in a Planned Unit Development.

Colin asked Council if they wish for staff to move forward with the annexation of 115 Bluffton Road and if so, should the property be proposed to be designated as General Mixed Use or Planned Unit Development Zoning Designation.

Council was in consensus for staff to move forward with the annexation and at the recommendation of Colin, begin with the General Mixed-Use designation and then if Council wanted, they could change it to the Planned Unit Development Zoning designation later.

### Formal Agenda Items

Consideration of Approval of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to add the Use "Indoor Electric Go-Kart Facilities" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development And to Specifically Include "Outdoor" to Go-Kart Facilities as Listed in Prohibited Uses in Article 4 Development Plan Section A – Land Use, Subsection 6 – Neighborhood Commercial – Kevin Icard, Planning and Community Development Manager

A request by NLM Services, LLC on behalf of the owner, BRE Mariner Belfair Town Village, LLC, for approval of a Planned Unit Development (PUD) Text Amendment. The Applicant submits this Application requesting the approval of a text amendment to the Belfair PUD by adding to the current authorized uses in the Neighborhood Commercial (NC) portion of the Belfair PUD the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors.

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the intersection of Simmonsville Rd. and consists of approximately 31.5 acres.

This application is for a text amendment within the Belfair PUD to allow the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors within the Neighborhood Commercial (NC) portion of the PUD. Public notice for the Planning Commission Public Hearing of the text amendment was provided on March 10, 2021.

The Owner intends to lease Property within the Neighborhood Commercial area of the PUD to NLM Services, LLC, who will be the franchise owner of K-1 Speed Bluffton, an upscale entertainment center with an indoor electric go-kart facility, food service, corporate and private parties. The Applicant has stated that there is zero visibility and noise to adjacent tenants. See the vicinity map for location of the Neighborhood Commercial area.

An excerpt from the Belfair PUD is provided to detail where the proposed modifications will be made.

**REVIEW CRITERIA & ANALYSIS:** Town Council shall consider the criteria set forth in Section 3.5.3. of the Unified Development Ordinance in assessing an application for a Text Amendment. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

- 1. Section 3.5.3.A.** - Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area;

*Finding. This request is consistent with the Comprehensive Plan.*

*Finding. The Future Land Use Map (Map 8.3 in the Comprehensive Plan) describes this area as a high intensity commercial area which states the following; high intensity commercial is a regional commercial land use which allows intense commercial activity, services, light industrial, and some accessory high density residential. Uses include large scale shopping centers, home improvement centers, one stop shopping centers and businesses, accessory commercial that serve shoppers such as restaurants, hotels/motels, and gas stations to address the needs of Bluffton, neighboring areas, and for those who pass through Bluffton. The high intensity commercial designation provides for commercial development, employment opportunity and economic diversification.*

- 2. Section 3.5.3.B.** Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

*Finding. This request does not significantly alter the area since the Belfair Towne Village is already developed with a variety of residential, civic, commercial, and other mixed uses. The application proposes to add the additional use of 'Indoor Electric Go-Kart Racing Facility,' which is an equivalent or less intense use than other uses available in the Belfair PUD.*

*It should be noted that the Applicant is proposing to modify the list of Prohibited uses as well. They have included the word 'Outdoor' in front of Go-Kart Facility in the prohibited section to differentiate between indoor and outdoor uses.*

*Section 6.4 of the This text amendment would extend the Neighborhood Commercial (NC) area uses to allow an indoor electric go-karting facility and would be consistent with the commercial uses in the area.*

- 0. Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton;

*Finding. This request will allow the additional use of Indoor Electric Go-Kart Racing Facility to support current and future residents of the Town by allowing an additional entertainment option for Town residents and visitors.*

*Finding: If the proposed text amendment is approved, the Applicant would be required to receive a building permit to make modifications to the interior of the building.*

- 1. Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services; and

*Finding. This request affects the Neighborhood Commercial (NC) portion of the Belfair PUD, which has direct access to U.S. Highway 278. The Neighborhood Commercial area has all necessary and readily available utilities and storm water facilities that are suitable for the proposed use. No additional density is requested; therefore, there is no adverse impact on the public facilities and services contemplated to serve the Belfair PUD.*

**2. Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

*Finding. This request has satisfied all applicable requirements of the Applications Manual.*

The Planning Commission made a recommendation to approve the Application as submitted by the Applicant at the March 24, 2021 meeting.

**Hamilton made a motion to approve the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use “Indoor Electric Go-Kart Facility” to the List of Permitted Uses and Add “Outdoor” to the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial. Frazier seconded. Roll call was taken and the motion carried unanimously.**

Consideration of an Ordinance Authorizing the Town Manager to Execute an Easement Agreement Providing a Non-Exclusive Easement Over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610 036 000 1319 0000 in Favor of Beaufort Jasper Water and Sewer Authority (BJWSA) for the Construction of a Water Distribution Line - Second and Final Reading – Bryan McIlwee, Director of Engineering

McIlwee gave an overview and stated that there have been no changes since First Reading on March 9<sup>th</sup>. He continued by saying that on May 16, 2018, Town of Bluffton Town Council adopted a Resolution authorizing the purchase of approximately 40 acres of real property located at 200 New Riverside Road (TMS No. R610 036 000 1319 0000) from New Riverside, LLC. The Town finalized the purchase of the property on December 31, 2018.

Beaufort Jasper Water and Sewer Authority is currently in the process of constructing a 36” water transmission main along SC-46. This Water Transmission Main Extension Project is one part of a larger project to construct a water transmission main from the Purrysburg Water Treatment Plant to the east side of Bluffton. This will allow BJWSA to better serve the current customers as well as future development throughout the community. To retain as many trees as possible along the water main route, the Town of Bluffton staff suggested an easement to avoid the removal of certain trees near the traffic circle at New Riverside Drive. The requested easements are for permanent maintenance of the water main infrastructure that is proposed to be installed across Town owned property.

Should Town Council desire to pursue the granting of the easements, formal action to authorize the easements via Ordinance is necessary. In accordance with Sections 5-7-40 and 5-7-260 of the South Carolina Code of Laws and Sections 2-13(a)(8) and 2-13(a)(4) of the Code of Ordinances for the Town of

Bluffton, Town Council must act by Ordinance to convey, lease, or authorize the conveyance or lease of any Town owned lands as well as easements and public rights-of-way.

**Toomer made a motion to approve the Second and Final Reading of an Ordinance Authorizing the Town Manager to Execute an Easement Agreement Providing a Non-Exclusive Utility Easement Over Certain Real Property Owned by the Town of Bluffton, located at 200 New Riverside Road, in Favor of Beaufort Jasper Water and Sewer Authority for the Construction and Maintenance of Water Transition Line Improvements. Frazier seconded. Roll call was taken and the motion carried unanimously.**

Consideration of Acceptance of the Prioritization List of Capital Improvement Program Project for Fiscal Years 2022-2026 as Recommended for Approval by the Planning Commission – Bryan McIlwee, Director of Engineering

McIlwee stated that Staff requests that Town Council review the Planning Commission recommendations for the FY 22-26 Capital Improvements Program and establish project priorities for the FY22 Budget.

In accordance with South Carolina Code of Laws Section 6-29-340(B)(2)(e), the Planning Commission has the power and duty to prepare and recommend for adoption to Town Council the Capital Improvements Program (CIP) setting forth projects required to implement plans which have been adopted. This includes setting forth an annual listing of priority public projects for consideration.

Below is a chart titled “FY22 BUDGET PROPOSAL”, which includes listings of projects which either have or will be completed during Fiscal Year (FY) 2021. Additionally, Attachment 1 contains projects previously identified as priority items that are in progress and will carry over into FY22 as well as additional projects to be considered for FY22-26. Proposed FY22 projects that were previously unranked and are for Planning Commission consideration can be found on page 3. The projects are classified into two groups, labeled as “1” or “2”, with projects graded “1” considered a higher priority than projects graded “2”. Please note that projects are not listed in rank order (i.e., #1, #2, #3, etc.), nor should they be ranked from top to bottom.

The Planning Commission has reviewed the proposed CIP project list and established recommended priorities for FY 2022 – 2026 by affirmative vote for Town Council’s consideration. Town Council will then take the Planning Commission recommendation under advisement in setting the FY22 Budget and CIP project priorities.

Although there are no review criteria specified in State Law for review of the CIP, the Government Finance Association’s 1996 document “Capital Improvement Programming: A Guide for Smaller Governments” offers the following criteria as examples of factors to consider when evaluating and ranking capital projects:

1. Legal mandates – is the project needed to meet federal mandates?
2. Fiscal and budget impacts – what is the project cost and impact to operating Budget?
3. Health and safety impacts – will the project improve the health and/or safety
4. of residents in a measurable way?

5. Environmental, aesthetic and social effects – does the project reduce pollution levels or ensure community values are being achieved?
6. Economic development impacts – does the project promote economic vitality?
7. Relationship to other projects – are there advantages from this project which benefit other ones?

Staff has generally utilized these criteria in providing the proposed CIP project ranking.

**FY22 BUDGET PROPOSAL**  
**5-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS FY22 - FY26**

Item	Project	Completed FY21 Projects	Strategic Plan Focus Area(s)	Description
1	00034	May River Watershed Action Plan Implementation	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection
2	00040	Buckwalter Place Multi-County Commerce Park (Buckwalter Park, Wayfinding Signs, etc.)	Economic Growth	Comprehensive Infrastructure
3	00044	Buck Island-Simmonsville Sewer Phase 5*	Infrastructure, May River & Surrounding Rivers and	Sewer and Watershed Protection
4	00060	Don Ryan Center for Innovation Upfit	Economic Growth, Infrastructure	Facility Improvement
5	00062	Calhoun Street Regional Dock	Infrastructure, Economic Growth, Community Quality of Life	Facility Improvement
6	00065	Wright Family Park	Community Quality of Life, Infrastructure	Parking Improvement and Public Space Enhancements

**5-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS FY22 - FY26**

Item	Project #	FY21-25 Projects	Strategic Plan Focus Area(s)	Description	Previous Prioritization	Staff Priority	PC Priority	TC Priority
1	00020	Land Acquisition	Economic Growth, Infrastructure	Public Land	1	--	--	--
2	00042	Calhoun Street Streetscape	Economic Growth, Infrastructure	Comprehensive Infrastructure	1	1	--	--
3	00059	Oyster Factory Park	Infrastructure, May River & Surrounding Rivers and Watersheds	Park Improvement and Facility Improvement	1	1	--	--
4	00061	Sewer Connections	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
5	00066	Oscar Frazier Park Field of Dreams	Community Quality of Life	Park Improvement	1	1	--	--
6	00067	Squire Pope Carriage House	Community Quality of Life	Park Improvement and Facility Improvement	1	1	--	--
7	00071	Historic District Sewer Extension Phase 2	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
8	00072	Historic District Sewer Extension Phase 3	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
9	00073	Historic District Sewer Extension Phase 4	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--

10	00074	Historic District Sewer Extension Phase 5	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
11	00075	Historic District Sewer Extension Phase 6	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
12	00085	New Riverside Park / Barn Site	Community Quality of Life, Infrastructure	Park Improvement and Facility Improvement	1	1	--	--
13	00086	Park Improvements	Community Quality of Life, Infrastructure	Park Improvement	1	1	--	--
14	00087	Town of Bluffton Housing Project	Affordable and/or Workforce Housing	Affordable Housing	1	1	--	--
15	00089	Ulmer Auditorium Improvements	Town Organization, Infrastructure	Facility Improvement	1	2	--	--
16	00050	Historic District Streetscape and Drainage	Infrastructure, Community Quality of Life	Lighting and Public Safety	2	1	--	--
17	00054	Buck Island-Simmonsville Neighborhood	Infrastructure, Community Quality of Life	Sidewalks, Lighting, and Public Safety	2	1	--	--
18	00055	Goethe-Shults Neighborhood Improvements Phase 2	Infrastructure, Community Quality of Life	Sidewalks, Lighting, and Public Safety	2	1	--	--
19	00068	Wharf Street Lighting	Community Quality of Life, Infrastructure	Lighting and Public Safety	2	1	--	--
20	00080	May River Road Pocket Park	Infrastructure	Park Improvement	2	2	--	--

Item	Project #	FY21-25 Projects	Strategic Plan Focus Area(s)	Description	Previous Prioritization	Staff Priority	PC Priority	TC Priority
21	00082	Bridge Street Streetscape	Economic Growth, Infrastructure	Parking Improvement, Sidewalks, and Public Safety	2	1	--	--
22	00083	Cove Pedestrian Bridges (Skids)	Community Quality of Life, Infrastructure	Heritage Infrastructure	2	2	--	--
23	p94	May River Road - Pedestrian Trail	Community Quality of Life, Infrastructure	Sidewalks, Lighting, and Public Safety	2	2	--	--
24	00077	Law Enforcement Center Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
25	00078	Public Works Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
26	00079	Rotary Community Center Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
27	00081	Garvin-Garvey House Interpretive Signage	Infrastructure	Facility Improvement	--	1	--	--
28	00091	Community Safety Cameras Phase 6	Community Quality of Life	Public Safety	--	1	--	--
29	00093	Ghost Roads	Economic Growth, Infrastructure	Comprehensive Infrastructure	--	1	--	--
30	P108	Boundary Street Streetscape	Economic Growth, Infrastructure	Comprehensive Infrastructure	--	1	--	--
31	00052	Watershed Management Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--

32	00092	New River Trail	Community Quality of Life, Infrastructure	Sidewalks, Lighting, and Public Safety	--	1	--	--
33	p97	Buckwalter Place Park Restrooms	Town Organization, Infrastructure	Facility Improvement	--	2	2	--
34	p98	Buckwalter Multi-County Commerce Park Phase 2	Economic Growth	Comprehensive Infrastructure	--	1	1	--
35	p99	Comprehensive Drainage Plan improvements	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
36	P100	Buck Island Road Drainage Improvements	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
37	P101	Sarah Riley Hooks Cottage	Community Quality of Life	Park Improvement and Facility Improvement	--	2	2	--
38	P102	Stoney Crest Campground/Old Palmetto Bluff Rd	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
39	P103	Document Management - Phase 1	Town Organization, Infrastructure	Operational Efficiencies	--	1	1	--
40	P104	Network Improvements	Fiscal Sustainability	IT Infrastructure Upgrades	--	1	1	--

**Toomer made a motion to approve the Prioritization List of Capital Improvement Program Projects for Fiscal Years 2022-2026 as Recommended for Approval by the Planning Commission. Wood seconded. Roll call was taken and the motion passed unanimously.**

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 - Lee Levesque, Emergency Manager

Levesque gave an overview. He stated that On June 30, 2020, in response to an increasing number of positive COVID-19 tests reported by the South Carolina Department of Health and Environmental Control (SCDHEC) and as part of a regional effort to slow the spread of the disease, Town Council enacted Emergency Ordinance 2020-10. Emergency Ordinance 2020-10 requires the wearing of face coverings in certain social situations and by employees of certain establishments who come into contact with the public in the performance of their jobs.

This Emergency Ordinance was first adopted on June 30 and has been renewed four times since then. Most recently, Town Council renewed this Emergency Ordinance by unanimous approval of Emergency Ordinance 2021-2 on February 9, 2021. Emergency Ordinance 2021-2 will expire on April 14, 2021 unless otherwise renewed, amended, or rescinded by Town Council.

The Town of Bluffton Emergency Ordinance presented for consideration at Attachment 1 replicates the requirements specified in Emergency Ordinances 2020-10, 2020-18, 2020-22, 2020-29, 2020-30, and 2021-2; and contains the following features:

#### Section 1. Definitions.

a. "Face Covering" is defined as a uniform piece of cloth, fabric, or other material that securely covers a person's nose and mouth and remains affixed in place without the use of one's hands. Face Coverings include, but are not limited to, bandanas, medical

masks, cloth masks, scarves, and gaiters, provided that they are worn such that they securely cover the person's nose and mouth.

- b. "Person" as used in the context of Section 3.b. is defined as any individual associated with the business who has the control or authority and ability to enforce the requirements of the Ordinance within the business, such as an owner, manager or supervisor. "Person" may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc., but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

#### Section 2. Requirements for Face Coverings.

- a. All persons entering any building open to the public in the Town must wear a face covering while inside the building.
- b. All restaurants, retail establishments of every description, salons, grocery stores, and pharmacies in the limits of the Town shall require their employees to wear a Face Covering at all times that the employees are in any area where the general public is allowed. This requirement also applies to all persons providing or utilizing over-the-road public or commercial transportation, including tours; and all businesses or employees while interacting with people in outdoor spaces, including, but not limited to, curbside pickup, delivery, and service calls. All such businesses must provide face coverings or materials for the making of such face coverings for their employees. Such coverings or materials may be made available staff-wide or individually upon employee request so long as the result is the organization-wide use of face coverings. Nothing shall prevent an employee from fashioning his or her own cloth face mask. If a worker or customer refuses to wear a cloth face covering for other than medical reasons, a business may decline entry or service to that individual.
- c. The following individuals are exempt from this Ordinance: any person under the age of eight, or who is unable to safely wear a Face Covering due to age or an underlying health condition, or who is unable to remove the Face Covering without the assistance of others; and any person traveling in a personal vehicle, or when a person is alone or is in the presence of only household members in an enclosed space, and people who are actively drinking or eating. This Ordinance does not relieve business establishments and restaurants from other social distancing requirements imposed by the Governor's Executive Orders.

#### Section 3. Penalties.

- a. Failure to comply is a civil infraction, punishable by a fine of not more than \$50.00.

Each day of non-conformance is a separate and distinct offense. Repeated offenses may result in suspension or revocation of occupancy permits and/or business license, where applicable. Repeated violations may also be declared a public nuisance. However, every effort shall be made to bring the person or business into compliance before issuing a citation.



Section 4. Severability. If any part of the Ordinance is deemed invalid, the remaining portion(s) of the Emergency Ordinance shall remain valid.

Section 5. Effective Date; Expiration.

- a. Must be passed by a super majority of at least 2/3 of Town Council on a single reading. This means the ordinance must receive a favorable vote of no less than four out of five members of the Town Council of the Town of Bluffton.
- b. Emergency Ordinance shall be effective on April 14, 2021.
- c. Emergency Ordinance is terminated when rescinded by a subsequent ordinance, or on the 61<sup>st</sup> day following effective date, whichever is sooner. This means the Emergency Ordinance, in absence of further Town Council action, would expire on June 14, 2021.

**Hamilton made a motion to approve 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. The motion died for lack of a second.**

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 - Lee Levesque, Emergency Manager

Levesque stated that The Emergency Ordinance presented for consideration continues the provisions established by Emergency Ordinance 2020 – 30 and substantively accomplishes the following:

1. Section 1 incorporates recitals contained in the Town of Bluffton Emergency Ordinance 2020-03 and also incorporates recitals of the SC Governor’s Executive Orders which establish a statewide State of Emergency due to the COVID-19 pandemic.
2. Section 2 rescinds Section 1 of Emergency Ordinance 2020-03, which allows for the conduct of public meetings electronically. Adoption of the Electronic Meeting Ordinance negates the need to place this provision in this and future Emergency Ordinance.
3. Section 3, which was previously approved by Town Council when adopting Emergency Ordinance 2020-21 on October 13, 2020, rescinds and replaces Section 2 of Emergency Ordinance 2020-03, pertaining to the “Authorization of Town Manager.” Substantive amendments are as follows:
  - a. Special event permits be conditioned upon full compliance with applicable SC Governor’s Executive Orders and associated COVID-19 pandemic related restrictions and/or recommendations regarding social distancing.
  - b. Authority for closing Town owned or operated property is limited to Town Hall offices and other Town of Bluffton offices or buildings normally open to the public. Access to Town owned or operated parks, playgrounds, docks, and other open spaces available to the public will be consistent with rules for each facility/amenity as designated in the Town of Bluffton Code of Ordinances.

A single 2/3 vote of Town Council is required to approve this Emergency Ordinance.

If approved, this Emergency Ordinance would become effective on April 14, 2021 and would expire on June 14, 2021, unless otherwise modified, amended, extended, or rescinded by subsequent Emergency Ordinance.

**The 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 COVID-19 died/failed for lack of a motion.**

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 Monthly Report
3. Consideration of a Resolution Approving the Town of Bluffton Assessment District Roll for Tax Year 2021 - Heather Colin, Director of Growth Management
4. Consideration of a Resolution to Affirm April as Fair Housing Month Affirming the Continued Dedication of the Town of Bluffton Fair Housing Principles and Federal Government - Kevin Icard, Planning and Community Development Manager
5. Consideration of a Resolution to Authorize a Request to South Carolina Department of Transportation for Removal of a Portion of Bridge Street (S-7-31) from the State Highway System and the Town of Bluffton's Acceptance of Ownership and Maintenance Responsibility of Said Road - Bryan McIlwee, Director of Engineering
6. Consideration of a Resolution to Adopt the Town of Bluffton Traffic Calming Policy - Bryan McIlwee, Director of Engineering
7. COVID-19 Pandemic Update - Lee Levesque, Emergency Manager

**Wood made a motion to approve the consent agenda as presented. Toomer seconded. Roll call was taken and the motion carried unanimously.**

Executive Session

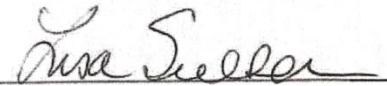
1. Receipt of Legal Advice Regarding May River Road Streetscape Phase II (Pursuant to SC Freedom of Information Act [a][2])
2. Personnel Matters Relating to Appointment of Ministerial Recorder (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

**Toomer made a motion to move into Executive Session at 7:04 PM to discuss the aforementioned items. Wood seconded. The motion was unanimous.**

**Town Council exited Executive Session at 7:31 PM. No motions were made, and no votes were taken during Executive Session.**

**Wood made a motion to appoint Kentina Moore as the Town of Bluffton's Ministerial Recorder. Frazier seconded. The motion was unanimous.**

**Hamilton made a motion to adjourn 7:32 p.m. Frazier seconded. The motion carried unanimously.**



Lisa Sulka, Mayor



Kimberly Chapman, Town Clerk