

Regular Town Council Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC
December 10, 2024

I. CALL TO ORDER

Mayor Toomer called the meeting to order at 5:00 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Toomer.

III. INVOCATION

The Invocation was given by Mayor Pro-Tempore Wood.

IV. ADOPTION OF THE MINUTES

1. Regular Meeting Minutes of 11/12/2024

A motion was made by Councilmember Hamilton; Seconded by Councilmember Burden to approve the Regular Meeting Minutes of 11/12/2024 as submitted.

2. Town Council Quarterly CIP Workshop of 10/15/2024

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Hamilton to approve the Quarterly CIP Workshop of 10/15/2024 as submitted.

3. Revision of Regular Meeting Minutes of 09/10/2024

A motion was made by Councilmember Frazier; Seconded by Mayor Pro-Tempore Wood to approve the revision of Regular Meeting Minutes of 09/10/2024 as submitted.

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

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

On behalf of Town Council, Mayor Larry Toomer honored the student of the month, Kendall Brodie, for courage and tolerance for her spirit and perseverance during her cancer journey. Kendall is a 4th grader at Red Cedar Elementary School.

2. National Impaired Driving Prevention Month Proclamation - Mayor Larry Toomer

On behalf of Town Council, Mayor Larry Toomer, presented a proclamation to Aviana Stevens and Mauricio Macias representatives of the Lowcountry Alliance for Healthy Youth to raise awareness about distracted driving and teaching others about safe driving habits.

3. Presentation of Awards for Christmas Parade Winners - Mayor Larry Toomer

2024 Bluffton Christmas Parade Winners:

Best Performance: Dolphin Pride -Battery Creek High School Marching Band

Best Float: Spirit of Sebastian Foundation

"State of Mind" Award: Taylor's Landscape Supply & Nursery

VI. PUBLIC COMMENT

Joy Coe 5 Cottingham Rd - Ms. Coe expressed concerns and asked questions regarding the Workshop Item for the Willow Run Tract. She referenced development rights and ownership of the parcel.

Sharon Brown 163 Buck Island Road - Ms. Brown expressed her opinions of racial injustices of the black community and communications with town staff.

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

Councilmember Burden - Ms. Burden applauded Kendall Brodie for her strength and courage during her journey with illness. She also encouraged the public to give to the toy drive in this season of giving.

Councilmember Hamilton - Mr. Hamilton stated he encourages everyone to spread love wherever you go this Advent season of hope, peace and joy.

Councilmember Wood - Mr. Wood, has encouraged everyone to lift one another this season. He thanked all staff for their efforts to make the Christmas Parade and weekend a success. He also talked about the cleanup of the parade and how impressive it is for the streets to be cleaned up immediately following the parade and it is like the parade did not occur.

Mayor Toomer - Mayor Toomer thanked town staff for the tree lighting, parade and cleanup. He stated he had received feedback regarding the streets being shut down a few minutes earlier. After inquiring as to why and learning the cause was the bomb dogs being brought in to sweep the entire route of the parade, he felt closing the streets for the safety of everyone was acceptable and warranted the inconvenience.

Councilmember Frazier – No communications this evening.

VIII. WORKSHOP AGENDA ITEMS

1. Direction and Input on Proposed Amendments to the Buckwalter Development Agreement and Concept Plan regarding the Willow Run Tracts and fulfillment of the Memorandum of Understanding between the Town and the Beaufort County School District – Kevin Icard, Director of Growth Management

Town Council discussed the elements of the proposed amendments to the Buckwalter Development Agreement and Concept Plan, asking staff members to consider road infrastructure, wetland preservation, possible sport facilities as this development agreement moves forward to next steps which include the Development Review Committee – Planning Commission and back to Town Council.

These amendments are designed to remove a portion of development rights and reduces density in the Town of Bluffton.

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 an 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;

Motion 1 – Comprehensive Plan

A motion made by Councilmember Burden; Seconded by Councilmember Hamilton to approve an 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. Town Council unanimously approved the amendment.

2. Consideration of a Zoning Map Amendment to Rezone the Subject Properties from the Residential General (RG) to the Light Industrial (LI) District.

Motion 2 – Zoning Map Amendment

A motion made by Councilmember Burden; Seconded by Mayor Pro-Tempore Wood to approve an Amendment to the Town of Bluffton Official Zoning Map to Rezone the Subject Properties from the Residential General (RG) District to the Light Industrial (LI) District. Town Council unanimously approved the amendment.

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

A representative from Mauldin and Jenkins awarded the Town of Bluffton a clean, unmodified opinion for the Town's FY 2024 Audit and commended the Town for performing above the standards for compliance.

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

A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve funding for the Farmers Market of Bluffton request of \$55,300. Town Council unanimously approved the request.

B. The New Bluffton Worship Requesting \$28,810

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Hamilton to approve funding for the New Bluffton Worship for \$25,100 of the \$28,810 request. Town Council unanimously approved the request.

C. Society of Bluffton Artists Requesting \$27,000

A motion made by Councilmember Hamilton; Seconded by Councilmember Frazier to approve funding for the Society of Bluffton Artists requesting \$27,000. Town Council unanimously approved the request.

D. Congregation Beth Yam Requesting \$2,980

A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve funding for the Congregation Beth Yam in the amount of \$2,830 of the initial \$2,980 requests. Town Council unanimously approved the request.

E. Historic Bluffton Foundation Requesting \$40,000

A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve funding for the Historic Bluffton Foundation in the amount of \$20,000 of the initial \$40,000 request. Town Council unanimously approved the request.

F. May River Theatre Requesting \$42,826

A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve funding for the May River Theatre in the amount of \$42,826.

Town Council unanimously approved the request.

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

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Burden to approve the Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 6, Businesses and Business Regulations, Article III, Soliciting and Mobile Vending as presented.

Town Council unanimously approved the ordinance.

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

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Burden to approve the Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 6, Businesses and Business Regulations, Article V, Short-Term Rental Units as presented.

Town Council unanimously approved the ordinance.

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

A motion made by Councilmember Burden; Seconded by Mayor Pro-Tempore Wood to approve authorizing the Town Manager to enter into a contract with Atlantic Asphalt for the Construction of Phase 2 of the Pathway Pedestrian and Safety Improvements Project for a total fiscal impact of \$123,168.97, which includes a 20% contingency.

Town Council unanimously approved the authorization of the contract.

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

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Burden to approve first reading of an Ordinance Authorizing the Town Manager to enter into an Economic Development Grant Agreement between the Town of Bluffton and Encompass Health for Project Sabal.

Town Council unanimously approved the first reading of the ordinance.

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

A motion made by Councilmember Frazier; Seconded by Councilmember Hamilton to approve first reading of an Ordinance Authorizing the Town Manager to enter into an Economic Development Grant Agreement between the Town of Bluffton and CS Instruments USA, Inc.

Town Council unanimously approved the first reading of the ordinance.

XI. CONSENT AGENDA ITEMS

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Hamilton to approve the Consent Agenda as submitted.

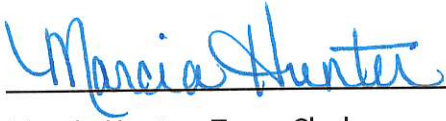
1. Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects & Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Presentation of the Hilton Head Island Bluffton Chamber of Commerce 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

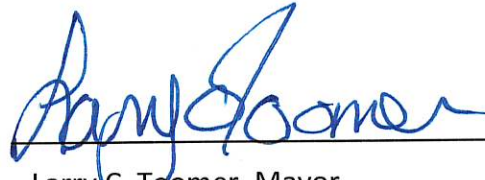
XIV. ADJOURNMENT

A motion made by Councilmember Hamilton; Seconded by Councilmember Burden to adjourn at 7:18PM.



Marcia Hunter, Town Clerk

Town of Bluffton, SC



Larry C. Toomer, Mayor

Town of Bluffton, SC

APPROVED