



Regular Town Council Meeting

Tuesday, August 11, 2026 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 Sparklight Channel 9 and 417 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 07/21/2026

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

1. Beaufort County School District Character Student of the Month - Mayor Larry Toomer
2. USCB Sand Shark Welcome Week Proclamation - Mayor Larry Toomer
3. Flock Camera Presentation - Chief Joe Babkiewicz, Bluffton Police Department

VI. PUBLIC COMMENT

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

VIII. WORKSHOP AGENDA ITEMS

1. Presentation and Input on Draft Operational Branding Designs - Stephen Steese, Town Manager
- [2.](#) Consideration and Direction on Proposed Amendments to the Town of Bluffton Municipal Code of Ordinances, Chapter 12. Environment, Article VI. Regulations and Requirements Relating to the Use of Single-Use Plastic Bags in the Town of Bluffton - Heather Colin, Assistant Town Manager

IX. PUBLIC HEARING & FINAL READING

- [1.](#) Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 5 - Design Standards, Sec. 5.10 (Stormwater); and Article 9 - Definitions and Interpretation, Sec. 9.2 (Defined Terms) - Public Hearing and Final Reading - Andrea Moreno, Watershed Division Manager

2. Consideration of an Ordinance for Certain Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.18, Certificate of Appropriateness-Historic District and Sec. 3.19, Site Feature-Historic District Permit, Related to Relocation and Demolition of Non-contributing Resources in Old Town Bluffton Historic District - Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

X. FORMAL AGENDA ITEMS

1. Consideration of a Resolution to Update the Names on the Contributing Resource List to Accurately Reflect the Names of the Resources as Defined by the National Parks Service - Glen Umberger, Historic Preservationist

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. Consideration of an Agreement with Beaufort Water Search and Rescue for Partial Reimbursement of a New Rescue Vessel and Formalization of Coordinated Rescue Efforts - Stephen Steese, Town Manager
4. Approval of a Three-Year Contract Renewal with Holding Seven Community Development Corporation for Public Parking - Stephen Steese, Town Manager
5. Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 13 - Public Property, Article II. Public Park, Dock and Boat Landing Rules to include Dock Rules for the New Riverside Trail - First Reading - Heather Colin - Assistant Town Manager

XII. EXECUTIVE SESSION

1. Discussions Relating to Authorizing the Town Manager to Negotiate a Contractual Agreement Between the Town and Affordable Housing Developer (Pursuant to SC Freedom of Information Act 30-4-70 [a] [2])

XIII. ACTION FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

NEXT MEETING DATE: TUESDAY, SEPTEMBER 8, 2026

“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.

Town Council Quarterly Workshop

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

July 21, 2026

I. CALL TO ORDER

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

Absent from the meeting: Councilmembers Frazier and Burden

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Toomer.

III. INVOCATION

The Invocation was delivered by Mayor Pro Tempore Hamilton.

IV. ADOPTION OF THE MINUTES

Regular Meeting Minutes of 06/09/2026

A motion was made by Councilmember Wood and was seconded by Mayor Pro Tempore Hamilton to approve the Regular Meeting Minutes of 06/09/2026.

All were in favor and the motion passed.

V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

There were no Presentations, Celebrations and Recognition items to report.

VI. PUBLIC COMMENTS

Bob Crimian, 17 Norris Ave - Representing the South Carolina Coastal Conservation League urged the Town of Bluffton to adopt Beaufort County’s updated plastics ordinance, which bans plastic bags and polystyrene products and limits distribution of plastic straws and cutlery. He noted strong public and business support and encouraged Bluffton to align with the county’s policy.

Jack Shearer, 8 Crossings Blvd - Mr. Shearer, a Pinecrest resident, voiced strong opposition to any development of the Pinecrest golf course. He noted that multiple resident surveys show more than 93% oppose development and expressed concerns about potential construction impacts, loss of existing amenities, increased traffic, security costs, and large-scale projects such as apartments or institutional facilities. He asked the Town Council to continue opposing development of the golf course.

Brently Barnhill, 1071 S. Innovation Drive - Mr. Barnhill expressed concerns about the Town’s use of Flock surveillance cameras. He cited instances in other cities where the company allegedly shared data with federal agencies without authorization, misrepresented facts to local officials, and included contract language allowing broad data disclosure. He urged the Council to review the technology’s accountability and data-sharing practices.

VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

No were no communications noted by Mayor Pro Tempore Hamilton or Councilmember Wood.

Mayor Toomer stated he is back from vacation and glad to be back to work.

VIII. WORKSHOP AGENDA ITEMS

1. Wayfinding Master Planning Study to the July Workshop Agenda - CJ Wilson, Sky Design

Sky Design (CJ Wilson and team) presented three schematic design options for updating the Town of Bluffton's wayfinding system. The design team conducted site visits and a visioning session with staff, identifying key priorities: improved color schemes, alignment with current branding, and incorporation of local materials such as tabby concrete.

Three concepts were presented.

Council discussion indicated limited interest in Option 3, preference to refine Options 1 and 2, and the importance of reflecting Bluffton's historic character.

2. Update and Discussion Related to Proposed Uses at the Buck Island Road Park - Pat Rooney, Capital Improvement Program Manager

Staff reported on public engagement for the planned Buck Island Road Park. Across youth surveys, adult input, and neighborhood mail-in surveys, the strongest support was for multipurpose trails, playgrounds, flexible open field space, and wetland boardwalk/observation areas. Moderate interest appeared in sports courts, picnic shelters, and a small community building. Little support was shown for pump track or high-maintenance amenities.

Council emphasized focusing on youth needs, ensuring safety, prioritizing Buck Island/Centerville residents, and including picnic shelters with restrooms. The pump track received minimal support. Council agreed to proceed toward conceptual design and prefers completing the project in a single phase if financially feasible. Staff will refine options and return with concepts.

IX. PUBLIC HEARING & FINAL READING

There were no Public Hearing & Final Reading items to report.

X. FORMAL AGENDA ITEMS

Consideration of an Ordinance for Certain Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.18, Certificate of Appropriateness-Historic District and Sec. 3.19, Site Feature-Historic District Permit, Related to Relocation and Demolition of Non-contributing Resources in Old Town Bluffton Historic District – First Reading – Dan Frazier, Planning and Community and Development Manager

A motion was made by Mayor Pro Tempore Hamilton and was seconded by Councilmember Wood to accept the first reading of an Ordinance for Certain Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 3 – Application Process, Sec. 3.18, Certificate of Appropriateness-Historic District and Sec. 3.19, Site Feature-Historic District Permit, Related to Relocation and Demolition of Non-contributing Resources in Old Town Bluffton Historic District.

Town Council unanimously approved the first reading of this ordinance.

XI. CONSENT AGENDA ITEMS

A motion was made by Councilmember Wood and was seconded by Mayor Pro Tempore Hamilton to accept the Consent Agenda as submitted.

Town Council unanimously agreed to the motion to accept as submitted.

Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects & Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management

Town Manager Monthly Report

Consideration of a Resolution Authorizing the Renewal of a Stormwater Management and Utility Intergovernmental Agreement between Beaufort County and the Town of Bluffton - Andrea Moreno, Watershed Division Manager

Reappointment of William Ricketts to Serve as a Member of the Beaufort County Bluffton Township Fire District Board for a Full-Term with the Expiration Date of June 30, 2030 - Marcia Hunter, Town Clerk

XII. EXECUTIVE SESSION

A motion was made by Mayor Pro Tempore Hamilton and was seconded by Councilmember Wood to enter into executive session for:

1. Discussion of Negotiations Regarding the Contractual Agreements and Proposed Sale, Lease or Purchase of Property (Pursuant to SC Freedom of Information Act 30-4-70[a][2])
 - Related to Property Usage in Ghost Road Right-of-Way
 - Related to Contractual Matters of Proposed Land Acquisition in the Area within the Buckwalter PUD
2. Legal Advice Related to Potential Resolution (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

Town council unanimously agreed and the motion passed.

XIII. ACTION FROM EXECUTIVE SESSION

A motion was made by Mayor Pro Tempore Hamilton and was seconded by Councilmember Wood requesting the Town Attorney to draft and deliver written correspondence reflecting Town Council's desire to require compliance with the UDO as it relates to the use of a ghost road.

All were in favor and the motion passed.

XIV. ADJOURNMENT

A motion was made by Councilmember Wood and was seconded by Mayor Pro Tempore Hamilton to adjourn the meeting at 7:04 PM.

Marcia Hunter, Town Clerk

Town of Bluffton, South Carolina

Larry C. Toomer, Mayor

Town of Bluffton, South Carolina

DRAFT

TOWN COUNCIL

STAFF REPORT
Executive Department



MEETING DATE:	August 11, 2026
PROJECT:	Consideration and Direction on Proposed Amendments to the Town of Bluffton Municipal Code of Ordinances, Chapter 12. Environment, Article VI. Regulations and Requirements Relating to the Use of Single-Use Plastic Bags in the Town of Bluffton
PROJECT MANAGER:	Heather Colin, AICP Assistant Town Manager

REQUEST: Town Council to provide input and direction on proposed amendments to the Municipal Code of Ordinances, Chapter 12. Environment, Article VI. Regulations and Requirements Relating to the Use of Single-Use Plastic Bags.

BACKGROUND: In 2018, the Town of Bluffton along with Beaufort County and other municipalities within the County, adopted an ordinance banning single use plastic bags for general use with some exceptions ('Plastic Bag Ordinance').

In May of 2024 Beaufort County Council asked staff to explore whether or not amendments to the Ordinance would be necessary. An ad-hoc committee was created and two surveys were designed to gauge support for regulating thick plastic bags, Styrofoam take-out containers and cups, and plastic utensils and straws. The survey results were presented to Soloco and Beaufort County staff made a presentation to Town Council in November 2025 requesting Town of Bluffton support.

Beaufort County Council passed amendments to the 'Plastic Bag Ordinance' on June 8, 2026 (attachment 1). The ordinance does not take effect until all municipalities within the County adopt a substantially similar ordinance.

SUMMARY OF AMENDMENTS:

- Addresses thick plastic bags that met the previous Ordinance;
- Includes prohibitions for Styrofoam disposable food service items; and
- Implements a by-request only (BRO) rules for plastic straws and cutlery.

CONSIDERATIONS:

- Does Town Council request that the Town Manager direct staff to proceed with amendments to the 'Plastic Bag Ordinance'?

ATTACHMENTS:

1. Approved Beaufort County Ordinance with Amendments Noted

Amendments Key:

Original proposed amendments are presented as ~~striketrough~~ and underline.

Additional amendments as amended at Second Reading on May 26, 2026 are presented as ~~striketrough~~ and underline.

EXHIBIT A

PART I - GENERAL ORDINANCES Chapter 38 - ENVIRONMENT

ARTICLE VI. ~~SINGLE-USE PLASTIC BAGS~~, STRAWS, CUTLERY, AND EXPANDED POLYSTYRENE FOAM PRODUCTS

ARTICLE VI. ~~SINGLE-USE PLASTIC BAGS~~, STRAWS, CUTLERY, AND EXPANDED POLYSTYRENE FOAM PRODUCTS

Sec. 38-161. Purpose and intent.

This article is adopted to improve the quality of the environment, beaches, and waterways of the county and prolong the life-span of certain infrastructure by ~~encouraging the use of reusable checkout bags and recyclable paper carryout bags and banning~~ eliminating the use of plastic carryout bags for distribution and use by prepared food or grocery establishments, prepared food providers, retailer stores, shops, vendors, sellers, and other merchants for their customers to carry, transport or store purchased goods or products; eliminating the distribution of expanded polystyrene foam disposable food service ware; and limiting the distribution of plastic straws and plastic cutlery. ~~the use of single-use plastic bags for retail checkout of purchased goods.~~ Business establishments are encouraged to ~~make~~ have reusable bags available for sale, and to ~~make~~ provide recyclable paper carryout bags to customers ~~available for distribution and to continue offering bins for all recyclable products including, but not limited to, plastic products.~~ This article does not impose a tax on the use of plastic products of any kind including, but not limited to, single use plastic bags.

(Ord. No. 2018/5, 1-22-2018)

Sec. 38-162. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Business establishment. Any prepared food or grocery establishment, prepared food provider, retail or commercial enterprise that provides plastic carryout bags, disposable food service ware (including but not limited to plastic straws or cutlery), or expanded polystyrene foam products (including but not limited to to-go containers or cups) to its customers through its employees, agents, or independent contractors associated with the business. The term includes, but is not limited to, restaurants, food trucks, convenience stores, grocery stores, retail stores, shops,

warehouses, vendors, sellers, merchants or any other entity that sells goods and products that use and distribute plastic carryout bags, disposable food service ware, or expanded polystyrene foam products to their customers to be used on the business' premises or to carry, transport, store or be used with purchased goods or products purchased from the business establishment. ~~sole proprietorships, joint ventures, partnerships, corporations, or any other legal entity, whether for profit or not for profit.~~

Customer. A person who purchases or is provided merchandise from a business establishment.

Disposable Food Service Ware. (Interchangeable with "to-go containers") Any product, including but not limited to bowls, containers, clamshell containers, cartons, cups, cutlery, napkins, plates, straws, stirrers, trays, and other items designed for one-time use associated with prepared foods, including without limitation, service ware for to-go foods and/or food from partially consumed meals prepared by food providers.

Expanded polystyrene foam (EPF). A blown, expanded, and extruded polystyrene (often referred to as the branded Styrofoam) or other plastic foam processed by multiple techniques into consumer products. Examples of products generally include, but are not limited to, bowls, cups, clamshell containers, and food packaging trays.

Plastic carryout bag. A bag provided by a business establishment to a customer typically at the point of sale, for a one-time use to transport purchases, which is predominantly made of plastic derived from either petroleum or a biologically based source, including compostable and biodegradable bags, but excluding reusable carryout bags.

Recyclable. Any material that is accepted by the Beaufort County recycling program, including, but not limited to, paper, glass, aluminum, cardboard, and plastic bottles, jars, and tubs. This also means any approved alternative products which are accepted by the county recycling centers.

Reusable carryout bag. A carryout bag that is specifically designed and manufactured for multiple reuses, and meets the following criteria:

- (1) Displays in a highly visible manner on the bag exterior, language describing the bag's ability to be reused and recycled; and
- (2) Has handles; ~~except that handles are not required for carryout bags constructed out of recyclable paper with a height of less than 14 inches and width of less than eight inches;~~ which are stitched and not heat-fused; and
- (3) Is constructed out of ~~any of the following materials:~~
 - ~~(a) Cloth, other washable fabric, or other durable materials, whether woven or non-woven,~~ capable of being cleaned and disinfected; or ~~and~~
 - ~~(b) Recyclable plastic, with a minimum thickness of 2.25 mils~~
- (4) Has a minimum lifetime of 125 uses, which, for purposes of this section means the capability of carrying a minimum of 22 pounds 125 times over a distance of at least 175 feet.

~~*Single use plastic carryout bag.* A bag provided by a business establishment to a customer~~

~~typically at the point of sale for the purpose of transporting purchases, which is made predominantly of plastic derived from either petroleum or a biologically based source. "Single-use plastic carryout bag" includes compostable and biodegradable bags, but does not include reusable carryout bags.~~

(Ord. No. 2018/5, 1-22-2018)

Sec. 38-163. Regulations.

- (a) No person ~~or~~ business establishment, or governmental entity may provide ~~single-use~~ plastic carryout bags or EPF disposable food service ware at any county facility, county-sponsored event, or any event held on county property located within unincorporated Beaufort County.
- (b) No business establishment conducting business within ~~the unincorporated Beaufort County limits~~ may provide ~~single-use~~ plastic carryout bags or EPF disposable food service ware to its customers in Beaufort County. All business establishments conducting business shall provide or make available to a customer in Beaufort County reusable carryout bags or recyclable paper bags.
- (c) Business establishments within ~~the county limits~~ are strongly encouraged to provide ~~prominently displayed signage advising customers of the benefit of reducing, reusing, and recycling, and promoting the use of reusable carryout bags and recyclable paper carryout bags by customers.~~ Beaufort County shall only provide, distribute, or deliver plastic straws and plastic cutlery for prepared food upon the request or affirmative response of a customer or person being provided the prepared food or beverage, or in a self-service area or dispenser.
- (d) No business establishment within Beaufort County can sell, rent, or provide any EPF products to its customers, except as exempted in this Ordinance.

(Ord. No. 2018/5, 1-22-2018)

Sec. 38-164. Exemptions.

This article shall not apply to:

- (a) Laundry dry cleaning bags, door-hanger bags, newspaper bags, or packages of multiple bags intended for use as garbage, pet waste, or yard waste;
- (b) Bags provided by pharmacists, physicians, dentists, or veterinarians to contain prescription drugs or other medical ~~necessities~~ products;
- (c) Bags used by a customer inside a business establishment to:
 - (1) Contain bulk items, such as produce, nuts, grains, candy, or small hardware items;
 - (2) Contain or wrap frozen foods, meat, or fish, whether or not prepackaged;
 - (3) Contain or wrap flowers, potted plants, or other items to prevent moisture damage to other purchases; ~~or~~
 - (4) Contain unwrapped prepared foods or bakery goods; ~~and~~

- (d) Bags of any type that the customer brings to the store for their own use for carrying away from the store goods that are not placed in a bag provided by the store;
- (e) Packaging trays or cartons made from EPF, which are used to contain unprepared foods such as meats, eggs, produce, and dairy products;
- (f) Products made of EPF which are wholly encapsulated or encased by a more durable material, including but not limited to surfboards, boats, and life preservers;
- (g) Any products purchased, prepared, or packaged outside Beaufort County that are delivered to or sold in the county;
- (h) Any organization providing emergency services during a declared state of emergency or an emergency situation where the immediate preservation of the public peace, health, or safety is involved;
- (i) Bags and disposable food service ware used by 501(c)(3) organizations associated with schools, religious groups, and humanitarian organizations to distribute food, grocery products, clothing, or other household items;
- (j) Items used for ready-to-eat foods by food and grocery establishments that are predominantly made of paper, including: wax paper products, paper products with plastic inserts/sections, and paper cups and bowls that are lined with plastic;
- (k) Construction products made from EPF if the products are used in compliance with the Beaufort County Building Codes and used in a manner preventing the EPF from being released into the environment;
- (l) Any packaging used by a food or grocery establishment that is required to comply with South Carolina Department of Agriculture Retail Food Establishments Regulation 61-25 and similar food safety regulations, or are required to comply with any federal food safety laws and regulations, shall be exempt from the provisions of this Ordinance.

(Ord. No. 2018/5, 1-22-2018)

Sec. 38-165. Penalties.

- (a) Any business establishment that violates or fails to comply with any of the provisions of this chapter after a written warning notice has been issued for that violation shall be deemed guilty of issued a citation for a misdemeanor civil violation. The civil penalty shall not exceed \$100.00 for a first violation; \$200.00 for a second violation within any 12-month period; and \$500.00 for each additional violation within any 12-month period. Each day that a violation continues will constitute a separate offense.
- (b) In addition to the penalties set forth in this section, repeated civil violations of this chapter by a person who owns, manages, operates, is a business agent of, or otherwise controls a business establishment may result in the suspension or revocation of the business license issued to the premises on which the civil violations occurred. No business license shall be issued or renewed until all fines outstanding against the applicant for violations of this chapter are paid in full.

- (c) Violation of this chapter is hereby declared to be a public nuisance, which may be abated by the county by restraining order, preliminary and permanent injunction, or other means provided for by law, and the county may take action to recover the costs of the nuisance abatement.

(Ord. No. 2018/5, 1-22-2018)

Sec. 38-166. Effective date and review.

- (a) The amended provisions of this article shall take effect eight months from the date county council enacts adopts the amendments to this the ordinance codified in this article, provided that the same or a substantially similar ordinance has been adopted by every municipality wholly in Beaufort County. If the same or substantially similar ordinance has not been adopted by every municipality wholly in Beaufort County on the date the county council adopts this article, then this article shall take effect on the date the last municipality does adopt such an ordinance.
- ~~(b) Provided this article takes effect, the county will implement a program to evaluate the success of this article by soliciting input, including statistical data, from all parties and organizations with an interest in this legislation. County council will review the evaluation three years from the date this article goes into effect.~~

(Ord. No. 2018/5, 1-22-2018)

Secs. 38-167—38-190. Reserved.

TOWN COUNCIL

STAFF REPORT

Department of Projects & Watershed Resilience



MEETING DATE:	August 11, 2026
PROJECT:	Consideration of an Ordinance to Amend the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) – Public Hearing and Final Reading
PROJECT MANAGER:	Andrea Moreno, Watershed Division Manager

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a UDO Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.” These amendments were initiated by the UDO Administrator.

REQUEST: The UDO Administrator requests Town Council approval of certain text amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms).

WATERSHED ACTION PLAN ADVISORY COMMITTEE RECOMMENDATION: The Watershed Action Plan Advisory Committee recommended approval of the proposed text amendments as presented on 4/23/26. See **Attachment 1** for the proposed amendments.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the proposed text amendments as presented on 5/27/26.

BACKGROUND: In January of 2025, Town Council approved a Master Service Agreement (MSA) task authorization to McCormick Taylor Inc. and Center for Watershed Protection (“Consultants”) to develop Town Wetland and Resilience Ordinances to protect the health, welfare, and safety of our citizens and natural resources.

As part of this ongoing work and specific to wetland protections, the Consultants have been tasked with reviewing current Town policies, identifying and inventorying wetlands within the Town’s

jurisdiction, developing a map of wetlands to be protected, and developing a Wetland Ordinance for the Town.

Concurrent, yet independent from the MSA work, Town Council adopted a wetland protection ordinance in June of 2025, requiring a 50 ft. undisturbed buffer around the perimeter of all wetlands and empowering staff for enforcement, filling gaps left by loosened federal rules after the U.S. Supreme Court’s *“Sackett v. Environmental Protection Agency”* decision. This initiative made Bluffton the first municipality in South Carolina to enact such laws in response to federal changes.

This ordinance was adopted under the premise that it would act as an interim wetland ordinance and would be superseded by a comprehensive wetland ordinance that would incorporate the Consultant’s recommendations and reliance upon a new, Town-owned, wetland mapping tool. Thus, staff are proposing amendments to the wetland protection ordinance to help ensure its defensibility and alignment with the Town’s watershed and resilience goals. Associated definitions are also proposed.

Furthermore, information about wetlands must stay current to ensure the Town develops effective tools to manage land use pressures and respond to changes in federal wetland protections. Accurate wetlands data allows the Town to define its objectives, apply the latest technology and tools for wetland mapping, focus its protection efforts, and inform future projects, policies, programs, and partnerships.

The Town currently relies on the National Wetland Inventory (NWI), which is the primary source of mapped wetlands used across the country. However, within the Town, the NWI was last updated based on 2006 and 2011 imagery and does not often indicate the existence of small, isolated wetlands. While field delineation of wetland boundaries by a professional will be the ultimate determinant of where wetland and wetland buffers boundaries are located, the Town’s wetland mapping tool, which is planned to go “live” with the adoption of these proposed amendments, allows for both the Town and the applicant to know in advance which areas of the site are most likely to have wetlands present and plan accordingly.

KEY CHANGES TO WETLAND ORDINANCE: The following are a list of proposed key changes to the wetland ordinance:

- Scrivener’s errors;
- Addition of reference to Southern Lowcountry Stormwater Design Manual for any terms not explicitly defined in Section 9.2;
- Inclusion of watershed resilience-related language;
 - **MEANING** – as the Town moves forward with its creation of a Resilience Ordinance and Resilience Plan, inclusion of resilience-related language within the Stormwater Ordinance helps to tee up implementation of this forthcoming effort.
- Reference to a Town wetland map to aid applicants in wetland and wetland buffer identification;
- Addition of clarifying language regarding authority of UDO Administrator;

- **MEANING** – discretion of UDO Administrator to exempt activities from the Wetland Ordinance or require additional measures prior to allowing an exception must utilize Town policies and guidelines and be documented in writing.
- Revisions to exemptions and exceptions;
 - US Army Corps of Engineers (USACE) exception.
MEANING – USACE permits to impact jurisdictional wetlands require an accompanying approved jurisdictional determination. Once the impacts to a jurisdictional wetland have been made, any remaining wetland on the property is subject to the Town’s Wetland Ordinance, including, but not limited to, the requirement of a 50 ft. undisturbed wetland buffer.
 - Prohibition of motorized vehicles along multi-purpose pathways in wetlands and wetland buffers, except for ADA-compliant motorized wheelchairs, or vehicles used for a public purpose, including but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
 - Inclusion of a stipulation that although stormwater management facilities and utility lines may be located within the wetland buffer, land disturbance must be minimized to the Maximum Extent Practicable (MEP).
 - Inclusion of allowed activities within a wetland itself, including, but not limited to, construction and maintenance of public boardwalks, multi-use pathways, and water-dependent development such as docks, boat ramps, etc.
NOTE – Following feedback from Planning Commission Workshop held on 4/22/26, specific language about the multi-use pathways being pervious to the Maximum Extent Practicable has been added.
- Assurances of protection to guarantee future wetland protections; and
- Revisions and Additions to Definitions.
 - Heavy Machinery (new)
MEANING – clarifies what constitutes heavy machinery and, therefore, which activities may be exempt from Sec. 5.10 (Stormwater).
 - Wetland Buffer (new)
 - Wetland Delineation (revision)
NOTE – Following feedback from Planning Commission Workshop on 4/22/26 and WAPAC review on 4/23/26, additional language specifying who can provide a wetland delineation has been added.

REVIEW CRITERIA & ANALYSIS: When assessing an application for UDO Text Amendments, Town Council is required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by a “Finding”.

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

Finding. The proposed amendments are consistent with Comprehensive Plan policies for stormwater management.

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

Finding. The proposed amendments support best-planning practices for stormwater management.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton.

Finding. The proposed amendments support the general welfare of the Town and its residents.

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services.

Finding. The proposed amendments have no relationship to this criterion.

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

Finding. The application complies with all applicable requirements of the Applications Manual.

NEXT STEPS:

UDO Text Amendment Procedure	Tentative Dates	Complete
Step 1. Town Council - Workshop	January 27, 2026	✓
Step 2. Public Comment Period	February 2 – March 2, 2026	✓
Step 3. Consultant Review Period	March 9 – March 23, 2026	✓
Step 4. Planning Commission Workshop	April 22, 2026	✓
Step 5. Watershed Action Plan Advisory Committee Meeting	April 23, 2026	✓
Step 6. Planning Commission Public Hearing and Recommendation	May 27, 2026	✓
Step 7. Town Council – First Reading	June 9, 2026	✓
Step 8. Town Council Meeting – Public Hearing and Final Reading	August 11, 2026	✓

TOWN COUNCIL ACTIONS: As granted by the powers and duties set forth in Sec. 2.2.6.C.4 of the UDO, Town Council has the authority to take the following actions with respect to this application:

1. Approval of the application as submitted;

2. Approval of the application with amendments; or
3. Denial of the application as submitted.

ATTACHMENTS:

1. Proposed Ordinance (Amendments)
2. Proposed Motion

ORDINANCE NO. 2026 – _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AMENDING THE TOWN OF BLUFFTON’S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE, ARTICLE 5 – DESIGN STANDARDS, SEC. 5.10 (STORMWATER); AND ARTICLE 9 – DEFINITIONS AND INTERPRETATION, SEC. 9.2 (DEFINED TERMS)

WHEREAS, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Bluffton’s Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town’s citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

WHEREAS, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

WHEREAS, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

WHEREAS, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

WHEREAS, the Strategic Plan for Fiscal Years 2025-26 (“Strategic Plan”) serves as a road map for activities and initiatives to implement the Town’s Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals, which includes amendments to the Unified Development Ordinance to support these goals; and

WHEREAS, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) to enhance protections of wetlands and wetland buffers for stormwater management.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the

Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

SECTION 1. AMENDMENT. The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina by adopting and incorporating certain amendments to Chapter 23 – Unified Development Ordinance, including amendments to the following sections: Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) as shown on Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2026.

This Ordinance was read and passed on First Reading & Public Hearing on _____, **2026**.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, **2026**.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marica Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at Second and Final Reading held on _____, **2026**.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT A

Sec. 5.10 Stormwater

Proposed Changes: 1) Revise 5.10, "Stormwater" to include resilience-related language; and 2) Revise 5.10.7, "Wetlands" language to provide clarity to exemptions and exceptions to wetland ordinance, to include a list of allowed activities within wetlands themselves and provide assurances for the protection of wetlands and wetland buffers.

Sec. 5.10.1. General Provisions

Any and all terms used in this Section that are not otherwise specifically defined in Section 9.2 shall be defined pursuant to the *Southern Lowcountry Stormwater Design Manual*. Any undefined terms shall have their ordinary and customary meanings based on the purposes, intent, design objective or other guidance associated with its use in this Section.

A. Intent

1.-3. *(No Changes)*

4. Grading can create problems with storm drainage and water quality by generating non-point source pollution. Grading plans for compliance with overall development shall be to maximize groundwater recharge, minimize runoff, ensure positive drainage within and from the site with no impact on adjacent property, ensure offsite drainage is received to an existing, adequate conveyance system, and prevent ~~M~~ass ~~G~~grading and ~~C~~learing-cutting of a site.
5. These deleterious effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from development sites, manage to protect existing natural features, such as trees and contours, that maintain hydrology and provide water quality control, and to eliminate potential sources of pollution to receiving waters. Public education regarding the cause and effect of these types of pollutions and the implementation of the controls and management policies is key to fundamentally changing public behavior.
- ~~6. The Town of Bluffton is required to comply with State and Federal regulations that require the adverse impacts of stormwater runoff rates, volumes and pollutant loads to be controlled and minimized.~~
6. The Town of Bluffton has determined that it is in the public interest to control and minimize the adverse impacts of certain development activities and has established this set of stormwater management provisions to regulate post-construction stormwater runoff rates, volumes and pollutant loads on development sites: as detailed in the *Southern Lowcountry Stormwater Design Manual*.
7. Further, the protection of wetlands and wetland buffer areas from encroachment, pollution, degradation, alteration or elimination is a crucial element of the Town's stormwater and water quality management plans and supports resilience efforts in anticipation of increased flooding, more frequent and severe weather events, future disasters, and changing environmental conditions ~~as well as documented and projected sea level rise~~. Procedures to protect, conserve, enhance and maintain wetlands and wetland buffers are in the public interest and support the general welfare of the Town.
8. This Article is essential to the public health, safety or welfare and shall apply to any Development that is subject to a development agreement.

9. Laws of general application throughout the Town necessary to protect health, safety and welfare are anticipated and are provided for in development agreements.
- ~~11. Substantial changes including, but not limited to, flooding, extreme weather events, sea level rise, and wetland protections have occurred, which changes, if not addressed in this Article would pose a threat to public health, safety or welfare of the Town of Bluffton.~~

B. Purpose

1. It is the purpose of this ~~Section~~ Article to protect, maintain, and enhance the environment of the Town and the short and long-term public health, safety, and general welfare of the citizens of the Town by establishing requirements and procedures to control the potential adverse effects of increased stormwater runoff associated with both future Development and existing developed land. Proper management of existing natural features, including wetlands and wetland buffers, and stormwater runoff will minimize damage to public and private property, ~~ensure~~ promote a functional drainage system, reduce the effects of Development on land and stream channel erosion, attain and maintain water quality standards, enhance the local environment associated with the drainage system, reduce local flooding, reduce pollutant loading to the maximum extent practicable and maintain to the extent practicable the pre- developed hydrologic characteristics of the area, ~~and facilitate economic development while minimizing associated pollutant, flooding, and drainage impacts,~~ and improve the Town's resilience to changing environmental conditions.
2. This Article specifically authorizes and enables the Town to, at a minimum, ~~to require any or all of the following:~~
 - a. Prohibit Illicit Discharges to the Stormwater System and receiving waters-;
 - b. Define procedures for site plan review, inspection, and enforcement relative to stormwater management-;
 - c. Establish decision-making processes surrounding Development activities that protect the integrity of local aquatic resources;
 - d. Control the discharge of spills, dumping or disposal of materials other than stormwater to the Stormwater System and receiving waters-;
 - e. Address specific categories of non-stormwater discharges and similar other incidental non-stormwater discharges-;
 - f. Require temporary erosion and sediment controls to protect water quality to the maximum extent practicable during construction activities, in accordance with current state regulations-;
 - g. Define procedures for receipt and consideration of information submitted by the public-;
 - h. Address runoff, particularly volume, rate, and quality through the control and treatment of stormwater with structural stormwater management practices ~~facilities and/ or~~ Best Management Practices (BMPs) to provide volume control and at least an eighty (80) percent reduction in total suspended solids loads, thirty (30) percent reduction of total nitrogen load, and sixty (60) percent reduction in bacteria load-;
 - i. Develop post-construction stormwater quality performance standards, through enforcement of minimum design standards for BMPs-;
 - j. Ensure effective long-term operation and maintenance of BMPs-;
 - k. Carry out all inspection, surveillance, monitoring, and enforcement procedures necessary to determine compliance and noncompliance with this Article and stormwater permit (permit) conditions including the prohibition of Illicit Discharges to the Town's Stormwater System and

- the protection of water quality of the receiving waters and wetlands;
- l. Establish minimum post-development stormwater management standards and design criteria set forth by the *Southern Lowcountry Stormwater Design Manual* ("Design Manual") with the intent of reducing flooding, channel erosion, and pollutant transport and deposition in local aquatic resources;
 - m. Establish minimum post-development stormwater management standards and design criteria in the *Design Manual* with the intent of preserving existing hydrologic conditions on Development sites;
 - n. Establish design criteria in the *Design Manual* for structural and nonstructural stormwater management practices that can be used to meet the minimum post-development stormwater management standards and design criteria;
 - o. Based on current Natural Resources Inventory, establish that Better Site Design (BSD), natural vegetative buffers, tree conservation, and site planning have been incorporated, documented, and presented in the Development design process to the maximum extent practicable;
 - p. Maintain structural and nonstructural stormwater management practices to ensure that they continue to function as designed and pose no threat to public safety; ~~and,~~
 - q. In the event these requirements cannot be met, a fee-in-lieu shall be required as outlined in *Section 5.10.3.K*; and,
 - r. Define procedures for protection, conservation, enhancement, and proper maintenance of all existing wetlands and wetland buffer areas for stormwater management ~~water quality management~~.

C. Applicability

1. This Section shall apply to any or all of the following activities unless otherwise exempted by Sec. 5.10.1.C.2:
 - a.-b. *(No Changes)*
 - c. Any Land Disturbance, regardless of size, within a Larger Common Plan of Development where multiple, separate and distinct land disturbing activities may occur at different times and on different schedules; ~~and,~~
 - d. Any Land Disturbance within a wetland or wetland buffer area; ~~and~~
 - e. A Major Substantial Improvement of an existing lot; or
 - f. Any illicit discharges
2. The following activities are exempt from this Section 5.10:
 - a. Any maintenance, alteration, renewal, or improvement as approved by the Town which does not alter existing drainage patterns, does not result in change or adverse impact on adjacent property, or create adverse environmental or water quality impacts, and does not increase the temperature, rate, quality, or volume or location of stormwater runoff discharge;
 - b. Projects that are exclusively for agricultural or silvicultural activities, not involving relocation of drainage canals or Land Disturbance within a Wetland, within areas zoned for these uses;
 - c.-d. *(No Changes)*
 - e. ~~Installation of nature trails or pervious pedestrian access paths no greater than five (5) feet in width;~~
 - e. Pruning or trimming of grasses, shrubs, and other smaller vegetation, provided these activities are accomplished without the use of Heavy Machinery;

- f. Planting native species of plants;
 - g. **Non-pesticide r** Removal of invasive species of plants;
 - ~~i. Any outdoor recreation activities not otherwise proscribed by the property owner or another applicable law or regulation, to include hiking, swimming, kayaking, canoeing, boating, horseback riding, hunting, fishing, shell fishing, and camping;~~
 - h. Research of soil, vegetation, water, fish, or wildlife for educational, scientific, or conservation purposes **provided that these activities are accomplished without the use of Heavy Machinery;**
 - i. Maintenance or repair of existing water-control devices or structures, provided the maintenance or repair does not involve enlarging, expanding, constructing, or relocating such water-control structures or devices; or
 - j. Maintenance and repair of existing utilities and roadways, provided the activity does not involve enlarging, expanding, constructing, or relocating such utilities and roadways.
- ~~3. Any illicit discharges.~~
4. The provisions of this Section shall apply throughout the incorporated areas of the Town.

Sec. 5.10.2. Stormwater Management Program

- A. **Coordination with Other Agencies.** The UDO Administrator will coordinate the Town's activities with other federal, state, and local agencies, which manage and perform functions relating to the protection of receiving waters.
- B. **Cooperation with Other Governments and Private Entities.** The Town may enter into agreements with other governmental and private entities to carry out the purposes of this Article. These agreements may include, but are not limited to enforcement, resolution of disputes, cooperative monitoring, and cooperative management of stormwater systems and cooperative implementation of stormwater management programs.

Nothing in this Article or in this Section shall be construed as limitation or repeal of any ordinances of these local governments or of the powers granted to these local governments by the South Carolina Constitution or statutes, including, without limitation, the power to require additional or more stringent stormwater management requirements within their jurisdictional boundaries.

C. Southern Lowcountry Stormwater Design Manual

- 1. The UDO Administrator shall utilize the standards, criteria, and information presented in the *Design Manual* or applicable addendums, appendices, technical memorandums, and/or applicable revisions that may be applied for the proper implementation of this Article. This Manual may be updated and expanded periodically, based on improvements in science, engineering, monitoring, local experience, and state or federal water quality **and quantity** requirements.

The *Design Manual* identifies Special Watershed Protection Areas that have standards and criteria specific to land Development in these areas.

- D. **Compatibility with Other Regulations.** This **Section**Article is not intended to interfere with, modify or repeal any other ordinance, rule, regulation, or other provision of law. The procedures and standards set forth in this Ordinance, and the policies, procedures, and design data specified in the *Design Manual* provide the minimum standards to be adhered to by Development activities under the jurisdiction of the Town of Bluffton. If any regulation or requirement of this **Section**Article is in conflict with any other local, state or federal law, the most restrictive, or whichever imposes the highest

protective standards for ~~human health~~ public health, safety, and welfare or the environment, shall apply.

Sec. 5.10.3. Standards

A. General Requirements

1. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in Section 5.10.1.C.1, shall meet the General Requirements to the Maximum Extent Practicable.
2. All Development activities shall utilize Structural and Nonstructural Stormwater Management Practices to control and minimize the increased stormwater runoff rates, volumes, and pollutant loads caused by Development in accordance with the criteria presented in the Design Manual.
3. For Structural and Nonstructural Stormwater Management Practices not included in the *Design Manual*, or for which pollutant removal and runoff reduction rates have not been provided, the effectiveness of the Structural and Nonstructural Stormwater Management Practices must be documented through prior studies, literature reviews, or other means and receive approval from the Town before being included in the design of a stormwater management system. In addition, if the site is located in a Watershed Protection Area or a Special Watershed Protection Area, the Town may impose additional requirements, which are located in the *Design Manual*, as deemed necessary.
- ~~3. All Development in the Town, including single family lots not part of a Larger Common Plan of Development, meeting applicability requirements in Section 5.10.1.C.1, shall meet the General Requirements to the Maximum Extent Practicable.~~
4. All Development shall disconnect Impervious Surfaces with vegetative surfaces to the ~~M~~maximum ~~E~~Extent P~~r~~acticable.
5. Stormwater runoff shall be controlled in a manner that:
 - a. Promotes positive drainage within the site and from structures and Impervious Surfaces resulting from Development.
 - b. Ensures no negative impact on adjacent and downstream properties/ or structures, as detailed in the *Design Manual*.
 - c. Includes the use of vegetated conveyances, such as swales and existing natural channels to promote infiltration.
 - d. Promotes runoff velocities that maintain sheet flow condition to prevent erosion and promote infiltration.
 - e. Limits its interaction with potential pollutant sources that may become water-borne and create non-point source pollution.
6. ~~Better Site Design, Natural Vegetative Buffers, Wetland Conservation~~ **Wetland and Wetland Buffer Protection, and Tree Conservation.** Better Site Design, natural vegetative buffers, wetland conservation protection of Wetlands and Wetland Buffers, and tree conservation play an integral part in minimizing the volume of stormwater runoff by promoting infiltration and acting as a first line of treatment of ~~water quality~~ stormwater runoff pollution. As such all Development subject to this ~~Section~~ Article shall comply with the following:
 - a. Better Site Design practices set forth in the Design Manual to the Maximum Extent Practicable;

- b. Any and all Wetland Buffer and other natural vegetative buffer requirements of this Article; other applicable Sections of the UDO, and if applicable, any approved concept plan, and/or approved master plan;
- c. Wetland and Wetland Buffer protection ~~conservation~~ requirements of this Article, and if applicable, any approved concept plan, and/or approved master plan; and
- d. Tree conservation as required by this UDO.

B. Permit Application Requirements

No property owner or Developer shall perform any Development activity without first meeting the requirements of this Section 5.10 and the Design Manual and having been issued a stormwater permit from the Town. Unless specifically exempted by this Section 5.10, any property owner or Developer proposing Development activity shall submit to the Town a Stormwater Permit application and accompanying items as required in the Design Manual.

The UDO Administrator shall use the criteria and information, including technical specifications and standards, in the Design Manual as the basis for decisions about stormwater plans and about the design, implementation and performance of Structural and Non-structural Stormwater Management Practices as defined in the Design Manual. Specifically, permit applications shall contain standards as outlined in the Design Manual ~~standards shall describe in detail how post-development stormwater runoff will be controlled and managed, the design of all stormwater facilities and practices, the components of a project plan necessary to meet the requirements of this Article and post-construction maintenance and inspection requirements.~~

The stormwater permit shall be valid for five (5) years from date of approval unless an extension is applied for and approved by the UDO Administrator.

C. Maximum Extent Practicable Process

The Maximum Extent Practicable ("MEP") process defined by the Design Manual shall be the basis of submittals for plan approval under this Article. The consideration for a waiver of this Article's requirements will rely on the MEP submittal and UDO Administrator review.

D. Stormwater Surety

Financial sureties for the cost of stormwater facilities approved for the proposed Development and/or Redevelopment shall be provided in accordance with the Town stormwater surety process as established in Section 3.13 and stormwater permit issuance process in the Design Manual ~~Section 3.13~~.

E. (No Changes)

F. Stormwater Conveyance System

Site development plans must include ~~s~~Stormwater conveyance systems, which may include but are not limited to culverts, stormwater drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutters, swales, channels, ditches, and energy dissipaters, shall be provided when necessary for the protection of public right-of-way and properties adjoining Development sites. Stormwater conveyance systems that are designed to convey stormwater runoff from more than one parcel shall meet the following requirements:

1. Methods used to calculate stormwater runoff rates and volumes shall be in accordance with the ~~latest edition of the~~ Design Manual;

2. All culverts, pipe systems, and open channel flow systems shall be sized in accordance with the stormwater management design plan using the methods included in ~~the latest edition of the~~ *Design Manual*; and,
3. Planning and design of stormwater conveyance systems shall be in accordance with the criteria and specifications found in ~~the latest edition of the~~ *Design Manual*; and
4. Off-site discharge points in the final approved stormwater plan submission and/or grading plan must be identified on the site plan. The receiving conveyance system must be determined to safely convey the 25-year, 24-hour storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

G. Overbank Flood Protection

All stormwater management systems shall be designed to control the post-development peak discharge generated by the Overbank Flood Protection storm event, as defined in ~~the latest edition of the~~ *Design Manual*, to prevent an increase in the frequency and magnitude of damaging overbank flooding and safely convey the design storms. A stormwater management system complies with this requirement if:

1. It provides Overbank Flood Protection in accordance with the criteria and information provided in ~~the latest edition of the~~ *Design Manual*; and,
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of the~~ *Design Manual*; and
3. Off-site discharge points in the final approved stormwater plan submission must be identified on the plan. The receiving conveyance system must be determined to safely convey the 2- to 25-year, 24-hour storm, as certified by a licensed South Carolina Professional Engineer, and to not adversely impact downstream properties.

H. Extreme Flood Protection

All stormwater management systems shall be designed to control and/or safely convey the post-development peak discharge generated by the Extreme Flood Protection storm event, as defined in ~~the latest edition of the~~ *Design Manual*, to protect downstream properties from flood damage, maintain the boundaries of existing floodplains, and protect the physical integrity of downstream stormwater conveyance features and flood control facilities. A stormwater management system complies with this requirement if:

1. It provides Extreme Flood Protection in accordance with the criteria and information provided in ~~the latest edition of the~~ *Design Manual*;
2. Appropriate Structural and Nonstructural Stormwater Management Practices have been selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in ~~the latest edition of the~~ *Design Manual*; and

Adequate 100-year flow overflow path (as documented in the 10% analysis submission) from the site to adjacent properties is identified and determined to not have a negative impact on existing downstream receiving conveyance system(s), adjacent properties, and/or structures. This overflow path must be certified by a licensed South Carolina Professional Engineer.

I. Structural Stormwater Management Practices

All Structural Stormwater Management Practices shall be selected, designed, constructed, and maintained in accordance with the standards, criteria, and information presented in the latest edition of the *Design Manual* and any relevant addenda. Applicants shall consult the latest edition of the *Design Manual* for guidance on selecting Structural Stormwater Management Practices that can be used to satisfy the post-construction stormwater management criteria.

J. Grading

Mass Grading and Clearing-cutting shall not be permitted. No land within the Town shall be cleared, disturbed, graded, excavated, except as follows: It shall be unlawful to perform any Land Disturbance, or land disturbing activity, of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town.

~~1. It shall be unlawful to perform any Land Disturbance, or land disturbing activity, of 5,000 or more square feet or accruing a total exceedance of 5,000 square feet of impervious surface without a Grading Plan approved by the Town of Bluffton.~~

1. Grading Plans shall be filed with and become part of any Application that equals or exceeds the threshold limits provided above. Such plans shall be prepared in accordance with Article 3 and shall follow the requirements set forth in Article 5 Design Standards.
2. Amendments to Grading Plans. Amendments, changes, or modifications of a minor nature to a plan required as a result of field conditions arising during construction may be required or approved by the UDO Administrator.
3. Soil erosion and sediment control measures shall, at a minimum, conform to the Standards for Soil Erosion and Sediment Control per the *Design Manual*.

K. (No Changes)

- L. **Detention Waiver.** Individuals seeking a detention waiver from the requirements of this Section may submit to the UDO Administrator a request for a waiver in accordance with the *Design Manual*.

Sec. 5.10.4. Maintenance

A. General Requirements

1.-2. (No Changes)

3. **Annual Maintenance Inspection and Report.** The person responsible for maintenance of any structural BMP installed pursuant to this Article shall submit to the UDO Administrator an inspection report from a certified post- construction BMP inspector, a registered South Carolina Professional Engineer or Landscape Architect. The inspection report, at a minimum, shall contain all of the following:

- a. The name and address of the land owner;
- b. The recorded book and page number of the lot of each structural BMP or a digital representation of the geographic location of each structural BMP;
- c. A statement that an inspection was made of all structural BMPs, and must include date of inspection;
- ~~d. The date the inspection was made;~~
- d. A statement that all inspected structural BMPs are performing as originally designed/ and intended, and comply with the terms and conditions of the approved maintenance agreement required by this Article;
- e. The inspector's original signature and/or seal of the engineer inspecting the structural BMPs;

and

- f. Digital photographs of the structural BMPs and pertinent components integral to its operation, including but not limited to inlet/ ~~and~~ outlet control structures, downstream receiving channel/ ~~or~~ area, embankments and spillways, safety features, and vegetation.

All inspection reports shall be on Town forms provided to the UDO Administrator. An original inspection report shall be provided to the UDO Administrator one year from the date of As-Built certification and thereafter, every three (3) years on or before the date of the As-Built certification.

B. Operation and Maintenance Agreement

1. Prior to the issuance of stormwater permit requiring a structural BMP pursuant to this Article, the applicant or owner of the site must execute an operation and maintenance agreement/~~covenant~~ for each structural BMP identified on the approved Stormwater Management Plan for recordation in Beaufort County Register of Deeds. The operations and maintenance agreement must be approved by the UDO Administrator or his their designee, and shall be binding on all subsequent owners of the site, portions of the site, and lots or parcels served by the structural BMP.
2. The operation and maintenance agreement shall:
 - a. Require the owner or owners to maintain, repair and, if necessary, reconstruct the structural BMP to ensure the BMP functions as designed and intended in perpetuity;~~;~~
 - b. For each BMP identified on the approved Stormwater Management Plan, state the terms, conditions, and schedule of maintenance for each structural BMP;~~;~~
 - c. Grant to the Town a right of entry to inspect, monitor, maintain, repair, or reconstruct the structural BMP; however, in no case shall the right of entry, of itself, confer an obligation on the Town to assume responsibility for the structural BMP;~~;~~
 - d. Allow the Town to recover from the property or ~~home owner's~~ homeowner's association and its members any and all costs the Town expends to maintain or repair the structural BMPs or to correct any operational deficiencies. Failure to pay the Town all of its expended costs, after 45 days written notice, shall constitute a breach of the agreement. The Town shall thereafter be entitled to bring an action against the association and its members to pay, or foreclose upon the lien hereby authorized by the agreement against the property, or both, in case of a deficiency. Interest, collection costs, and attorney fees shall be added to the recovery;~~;~~
 - e. Provide a statement that this agreement shall not obligate the Town to maintain or repair any structural BMPs, and the Town shall not be liable to any person for the condition or operation of structural BMPs;~~;~~
 - f. Provide a statement that this agreement shall not in any way diminish, limit, or restrict the right of the Town to enforce any of its ordinances as authorized by law;~~;~~
 - g. Contain a provision indemnifying and holding harmless the Town for any costs and injuries arising from or related to the structural BMP, unless the Town has agreed in writing to assume the maintenance responsibility for the structural BMPs accepted dedication of all rights necessary to carry out that maintenance;~~;~~ and
 - h. Contain an attachment with the locations, dimensions, elevations, and characteristics of all structural BMPs detailed in the Stormwater Management Plan. The attachment shall include a north arrow, scale, boundary lines of the site, lot lines, existing and proposed roads and other information necessary to locate the structural BMPs.

3. Operation and Maintenance Agreement Recordation

Upon approval by the UDO Administrator or ~~his~~their designee, the operations and maintenance agreement shall be recorded with the Beaufort County Register of Deeds to appear in the chain of title of all subsequent purchasers under generally accepted searching principles. A copy of the recorded operation and maintenance agreement shall be given to the UDO Administrator prior to issuance of the development permit.

- C. **Records of Installation and Maintenance Activities.** The owner of each structural BMP shall keep records of installation, inspections, maintenance, and repairs for at least five (5) years from the date of the record and shall submit the same upon reasonable request to the UDO Administrator.
- D. **Nuisance.** The owner of each stormwater BMP shall maintain it so as not to create or result in a nuisance condition, such as but not limited to, flooding, erosion, excessive algal growth, overgrown vegetation, mosquito breeding habitat, existence of unsightly debris, or impairments to public safety and health.

Sec. 5.10.5. Illicit Discharges and Connections

A.- B. *(No Changes)*

- C. **Illicit Connections.** Connections to a receiving water and/or stormwater conveyance system that allow the discharge of non-stormwater, other than the exclusions described in this section are unlawful. Prohibited connections include, but are not limited to floor drains, ~~waste water~~wastewater from washing machines or sanitary sewers, wash water from commercial vehicle washing or steam cleaning, and ~~waste water~~wastewater from septic systems. Where such connections exist in violation of this section and said connections were made prior to the adoption of this Article or any other ordinance prohibiting such connections, the property owner or the person using said connection shall remove or correct the connection.
- D. **Spills.** Spills or leaks of polluting substances released, discharged to, or having the potential to be released or discharged to a receiving water or the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition. Persons in control of the polluting substances shall immediately report the release or discharge to persons owning the property on which the substances were released or discharged, shall within two (2) hours of such an event shall notify the Bluffton Township Fire Department and Town of Bluffton Police Department (who will also notify the UDO Administrator, and all required federal and state agencies of the release or discharge). Notification shall not relieve any person of any expenses related to the restoration, loss, damage, or any other liability which may be incurred as a result of said spill or leak, nor shall such notification relieve any person from other liability which may be imposed by State or other law.

E. **Nuisance.** *(No Changes)*

Sec. 5.10.6. Inspections

A.-C. *(No Changes)*

- D. **Wetland and Wetland Buffer Inspections.** The Town is authorized under this Section to inspect a project's impact to wetlands and wetland buffer areas to determine compliance with conditions and

provisions of this Article or to perform any duty imposed upon the owner or developer by this Ordinance.

Sec. 5.10.7. Wetlands

A. General Requirements

1. This Section shall apply to all ~~building, development, redevelopment, and site alteration~~ Land Development within a wetland or wetland buffer area, except as otherwise set forth herein.
2. Any person proposing to carry out a wetland or wetland buffer disturbance under this Ordinance must, prior to the commencement of the activity, submit a Stormwater Permit application to the UDO Administrator and obtain permit approval.
3. The UDO Administrator shall review all materials submitted by an applicant and shall have the authority to require additional information about the project from the applicant, schedule a site visit, or require a preliminary meeting with the applicant. The UDO Administrator may also request a review of the project by the Development Review Committee (DRC).
4. The UDO Administrator has the authority to issue, deny, or conditionally approve stormwater permits for activities that impacts to Wetlands and/or Wetland Buffers, as documented in writing, consistent with the standards, goals, and criteria set forth in this Ordinance, ~~and~~ subject to the procedures established herein.
5. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section, in accordance with Town policies and guidelines and as documented in writing, after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities.
6. The UDO Administrator may, in its discretion and in accordance with Town policies and guidelines, deem additional measures necessary prior to allowing the excepted activities in Sections 5.10.7.C4 and 5.10.7.C5, subsections (a) through (j) to proceed including, but not limited to, reports and permits, and covenants, and mitigation bank credits to adequately protect the wetland's water quality services, flood retention functions, and mitigate any loss of or damage to wildlife habitat or native plant communities. Such measures shall be documented in writing.
7. The regulation of land uses both within and adjacent to Wetlands, having been determined to be in the best interest of the Town, shall be done in a manner consistent with the review procedures and performance standards identified herein which reflect the relative importance, values, and functions of these areas.
8. No provisions of this Ordinance shall be construed to relieve the Applicant from the requirement to obtain permits issued by local, state, or federal agencies, prior to the commencement of any land disturbance activity within the boundaries of a wetland or wetland buffer.
9. This Section shall not apply to activities in wetlands that are within the jurisdiction of the federal government ("jurisdictional wetlands") as determined by the U.S. Army Corps of Engineers ("Corps"), provided that such impacts are permitted or approved under a valid permit, exemption, or other authorization (collectively, a "Corps Permit") issued by the ~~United States Army Corps of Engineers~~ under the rules of the appropriate district and provided that:

- a. the Corps Permit has not expired;
- b. the Corps Permit was issued on or prior to September 8, 2023; ~~and,~~
- c. the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions; and,
- d. the approved jurisdictional determination by the Corps for the Wetland(s) shall be provided to the Town.

For the purposes of this subsection (9), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

10. For any Corps Permit issued after September 8, 2023, such Corps Permit shall govern any activities within wetlands that are within the jurisdiction of the federal government and subject to federal protection (i.e., jurisdictional wetlands) as determined by the United States Army Corps of Engineers, provided that the Corps Permit has not expired and the terms and conditions of the issued Corps Permit for such project continue to be met in full. A copy of said Corps Permit shall be provided to the Town along with any statement of conditions. The approved jurisdictional determination by the Corps for the Wetland(s) shall also be provided to the Town.
 - a. **Exceptions.** Following completion of Corps Permit activities, all other requirements established in this Section shall be applicable including, but not limited to, the requirement of a fifty (50) ft. Wetland Buffer.

For the purposes of this subsection (10), the jurisdictional nature of the wetlands shall be based on the federal law in effect at the time the Corps issues the Corps Permit.

B. Wetland Delineation

1. **Wetland Delineation Required.** Except as otherwise set forth in this Section, any person proposing to carry out a ~~L~~and ~~D~~isturbance or perform any applicable activity, as set forth in Section 5.10.1.C of this Ordinance, shall, prior to commencing the activity or the ~~L~~and ~~D~~isturbance, provide the Town with a Wetland Delineation completed within the last five (5) years.
2. **Exceptions.** A Wetland Delineation shall not be required if either of the ~~site is less than five (5) acres and the following conditions are met:~~
 - a. The owner of the site certifies, via notarized affidavit, to the Town that to the best of their knowledge and belief, there are no Wetlands or Wetland Buffers on the site; and, ~~No~~ no Wetlands are identified on the site by any prior Wetland Delineations, or any existing watershed plans or Advanced Identification of Disposal Areas (ADID) studies, interim watershed plans, National Resources Conservation Service (NRCS) wetland inventory maps, ~~or United States Fish and Wildlife Service National Wetlands Inventory Maps;~~ or Town wetland maps; and,
 - b. The site is less than five (5) acres and the ~~The~~ ~~L~~and ~~D~~isturbance or activity proposed is accessory to the existing use and does not increase the density of the site.

C. Wetlands and Wetland Buffers and Setbacks

1. **Wetland Buffer Calculations Areas.** Wetland buffers are to be calculated by measuring horizontally outward from and perpendicular to the edge of the Wwetland, as defined herein and as delineated in accordance with 5.10.7.B. They must extend the entire length of the Wwetland Ddelineation within the property.
2. **Applicability.** A minimum buffer of fifty (50) feet shall be provided along the perimeter of all Wetlands.
3. **Prohibited Activities within Wetlands and Wetland Buffers.** The following activities are specifically prohibited within a Wetland or Wetland Buffer unless expressly authorized herein or elsewhere within the UDO.
 - a. ~~Removal, excavation, or disturbance of the soil~~Land Disturbance, except for minimal disturbance associated with the installation of trees and plants as approved by the UDO Administrator, where a Wetland Buffer is re-established;
 - b. Dumping or filling with any materials;
 - c. Placement of any sod or garden of any type;
 - d. Placement of structures or other pervious or impervious surfaces; and,
 - e. Removal or destruction of trees, plants, grasses, or vines.
4. **Exceptions within Wetland Buffers.** The following activities ~~may occur~~are permitted in a required Wetland Buffer, subject to specified limitations, and the requirements below, any other applicable UDO regulations, and as approved by the UDO Administrator.
 - a. Maintenance of existing buffer ~~landscaping in a manicured fashion~~ vegetation, ~~as approved by the UDO Administrator;~~
 - b. Construction and maintenance of public multi-purpose pathways, including minor associated structures such as footbridges, benches, and signage, provided:
 - (1) the multi-purpose pathway is not more than ten (10) feet wide;
 - (2) the multi-purpose pathway is pervious to the maximum extent practicable; and,
 - (3) Motorized vehicles are prohibited with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure.
 - c. Construction and maintenance of pedestrian walkways, including minor associated structures such as benches and signage, that provide public access to adjacent wetlands for wildlife management and viewing, fishing, and recreational purposes, or that provide access to approved water-dependent development activities – provided the walkway is not more than five feet wide and is pervious;
 - d. Construction and maintenance of pervious bulkheads or revetments, including associated backfill in tidal Wwetland Buffers – provided:
 - (1) A Wetland Buffer in accordance with the standards in this section is re-established; and
 - (2) The UDO Administrator approves the replanting plan and any tree removal;
 - e. Construction and maintenance of impervious bulkheads or revetments;

- f. Essential development activities such as stormwater management facilities and water, sanitary sewer, telephone, natural gas, cable TV, or other utility lines – provided:
 - (1) Stormwater management facilities and utility lines that must cross the buffer shall do so at approximately a right angle to minimize the area of Wetland Buffer width disturbed; and,
 - (2) Stormwater management facilities and utility lines may be located within the Wetland Buffer if the utility or drainage easement allows the vegetation necessary to provide for significant filtration of stormwater runoff before it reaches the Wetland, and if the applicant can demonstrate that the facility or utility line will not degrade or harm the Wetland protected by the impacted buffer, and if land disturbance is minimized to the MEP; otherwise the UDO Administrator shall require an additional buffer width to provide the space for such filtration between the facilities or utility lines and the Wetland.
 - g. Water-dependent development activities such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration;
 - h. Limited removal of the following:
 - (1) Trees or other vegetation determined by the UDO Administrator to be dead, dying, or diseased, provided the root system is retained intact;
 - (2) Non-native trees or other vegetation determined by the UDO Administrator to constitute a threat to the growth or reintroduction of native species of vegetation;
 - (3) Fallen trees, tree limbs, brush, and similar debris that have accumulated in or along stream beds and are determined by the UDO Administrator to substantially impede stream flow;
 - (4) Fallen trees, tree limbs, and brush that are determined by the UDO Administrator to impede pedestrian or bicycle traffic along approved multi-purpose pathways and pedestrian walkways.
 - ~~i. Any impervious surfaces shall either be sloped away from the wetland and stormwater runoff from them shall be routed over a greater distance for filtration purposes, or constructed or installed in accordance with an alternative filtration design approved by the Official as ensuring that the impervious surfaces do not adversely impact the natural functionality of the Wetland Buffer;~~
 - ~~j. Under the UDO Administrator's discretion other development activities may be excepted from the provisions of this Section after consideration of design constraints, existing reports, permits, covenants, and mitigation bank credits that adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~
 - ~~k. The UDO Administrator may, in its discretion, deem additional measures necessary prior to allowing the excepted activities in subsections (a) through (j) to proceed including, but not limited to, reports, permits, covenants, and mitigation bank credits to adequately protect the wetland's water quality and mitigate any loss of or damage to wildlife habitat or native plant communities.~~
5. **Exceptions within Wetlands.** The following activities may occur in a Wetland, subject to specified limitations and the requirements below and as approved by the UDO Administrator.
- a. Construction and maintenance of public boardwalks;
 - b. Construction and maintenance of multi-use pathways, including minor associated structures

such as footbridges, benches, and signage, provided the pathway is not more than ten (10) feet wide, pervious to the maximum extent practicable, and not to be used by motorized vehicles with the exception of American Disabilities Act-compliant motorized wheel chairs, or vehicles used for a public purpose including, but not limited to, safety, maintenance or repair of publicly owned facilities or other infrastructure;

- c. Water-dependent development such as docks, boat ramps, shoreline stabilization, and stream and wetland restoration; and
- d. Routine maintenance and repair of existing structures such as piers.

D. Other Requirements

1. **Notification of Start of Project.** *(No Changes)*
2. **Temporary Survey Stakes.** Temporary survey stakes or flags delineating boundaries between ~~W~~wetlands, ~~Wetland B~~buffer areas, ~~setbacks~~, and adjacent property must be placed at all project sites by an engineer or surveyor. The markers shall follow the contour of the ~~W~~wetlands, and ~~Wetland B~~buffer areas, ~~and setbacks~~ and shall be placed not more than fifty (50) feet apart.
3. **Assurances of Protection.** Assurances for the protection of Wetlands will be provided by the applicant as part of the application/certification process established in Article 3. This may take the form of deed restrictions, conservation easements, permit restrictions or other assurances of protection as approved by the UDO Administrator.
 - a. Permit Restrictions. An assurance of protection may be provided by the Applicant to the Town by executing a Permit Restriction Form that shall remain in the Town's records. In executing said form, Applicant or any successor in interest, may not for a period of five (5) years, submit an application for wetland impacts on the Wetlands shown on the recorded survey, as required in Subsection b herein. This permit restriction shall not apply to the Wetland Buffers and may be waived by the UDO Administrator solely for public purposes.
 - b. Recordation Required. Wetland Buffer areas and their protected wetlands must be platted and recorded with the Beaufort County Register of Deeds, along with a description of the restrictions.

Sec. 5.10.8 – Violations, Enforcement, and Penalties *(No Changes)*

Sec. 9.2 Defined Terms

Proposed Changes: 1) Addition of definitions of "heavy machinery" and "wetland buffer"; and 2) Revise current definition of "wetland delineation."

Heavy Machinery: Large, powerful, heavy-duty vehicles and machines used for construction, earthmoving, demolition, mining, and farming; featuring powerful hydraulic systems and specialized attachments for tasks like digging (excavators), lifting (loaders, forklifts), grading (motor graders), and hauling (dump trucks).

Wetland Buffer: A transition zone between a Wetland and Upland areas, designed to protect the Wetland's water quality, wildlife habitat, and ecological functions by filtering pollutants, stabilizing soil, and moderating runoff from Development. The wetland buffer shall be subject to the regulations for Wetlands as defined in this Ordinance and shall be determined to be the area extending horizontally away from and paralleling the outermost boundary of a Wetland.

Wetland Delineation: A wetland delineation report, identifying and evaluating the boundaries, location, limits, area, and quality of all on-site Wetlands, with such delineation to be conducted in accordance with the "Corps of Engineers Wetland Delineation Manual," technical report: Y-87-1, from 1987, as may be amended from time to time. When such a delineation and report is required as part of a land use application, such report and delineation ~~may~~shall be required to be updated and revised if the original report was prepared more than ~~three~~five (3~~5~~5) years prior to the date of submission of the land use application. The wetland delineation report shall be completed by an individual with professional knowledge or experience in identifying the boundaries of wetlands; including, but not limited to, professionals in the fields of environmental science, wetland biology or ecology (e.g., wetland scientist).

Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) – Public Hearing and Final Reading

Proposed Motion

*"I move to **approve (approve as amended or deny)** Second and Final Reading of an Ordinance to amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms)."*

TOWN COUNCIL

STAFF REPORT

Growth Management Department



MEETING DATE:	August 11, 2026
PROJECT:	Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3 (Application Process) – Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-Contributing Structures in Old Town Bluffton Historic District (Second and Final Reading – PUBLIC HEARING)
PROJECT MANAGER:	Kevin Icard, AICP Director of Growth Management

INTRODUCTION: As set forth in Section 3.5.2 of the Unified Development Ordinance (UDO), “an application for a UDO Text Amendment may be initiated by a Town of Bluffton property owner, Town Council, Planning Commission, or the UDO Administrator when public necessity, convenience, State or Federal law, general welfare, new research, or published recommendations on zoning and land development justifies such action.” These amendments were initiated by the UDO Administrator.

TOWN COUNCIL FIRST READING: Town Council held a First Reading on July 21, 2026. There were no amendments to the proposed ordinance (Attachment 1).

PLANNING COMMISSION RECOMMENDATION: On June 24, 2026, the Planning Commission recommended approval to Town Council of the amendments, as proposed by Town Staff.

REQUEST: Approve a Second and Final Reading of an Ordinance Amending the Town of Bluffton Code of Ordinances Chapter 23, Unified Development Ordinance, Article 3 (Application Process) – Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it Relates to Demolition of Non-Contributing Structures in Old Town Bluffton Historic District.

BACKGROUND: In 2024, the Town amended the UDO to add or refine processes and review criteria for the relocation and demolition of structures within Old Town Bluffton Historic District. This amendment distinguished contributing and non-contributing structures. Those that are contributing add to the “historic associations [and] architectural qualities...that relate to the documented significance of Old Town Bluffton Historic District” and have a higher standard of review.

The 2024 amendment changed the demolition review criteria to be less stringent for non-contributing structures than the criteria for contributing structures, but it maintained the Certificate of Appropriateness (COFA) application requirement, which is reviewed by the Historic Preservation Commission (HPC). The intent was to provide an opportunity to possibly preserve structures that may

qualify for contributing status that had not previously been identified. However, with the recent 2025 historic resources survey update, Town Staff is confident all structures that contribute to Old Town Historic District have been identified. Therefore, the process to demolish a non-contributing structure should not require a more lengthy and rigorous review by the HPC.

The proposed amendments would allow demolition of non-contributing structures to be reviewed by the UDO Administrator (or designee) through the Site Feature Permit application process. Town Staff can request information about the structure to document its history to have a more complete record of Old Town's development history. The review would be conducted within five business days as opposed to the COFA process which requires a pre-application meeting, concept plan review by Historic Preservation Review Committee, and final plan review at a public Historic Preservation Committee meeting. The process for the relocation of non-contributing structures would not change as it is reviewed as new construction through the COFA process.

PROPOSED AMENDMENTS: See Attachment 1 for proposed amendments.

REVIEW CRITERIA & ANALYSIS: When assessing an application for UDO Text Amendments, Town Council is required to consider the criteria set forth in UDO Section 3.5.3, Application Review Criteria. These criteria are provided below, followed by a Finding.

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

Finding. The proposed amendment has no relationship to this criterion.

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

Finding. While not newly recognized, it is always a best practice to streamline the Town's review processes.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton.

Finding. The proposed amendment has no relationship to this criterion.

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services.

Finding. The proposed amendment has no relationship to this criterion.

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

Finding. The application complies with all applicable requirements of the Applications Manual.

TOWN COUNCIL ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approval of the application as submitted;
2. Approval of the application with amendments; or
3. Denial of the application as submitted by the Applicant.

NEXT STEPS

UDO Text Amendment Procedure	Date	Complete
Step 1. Planning Commission Public Hearing and Recommendation	June 24, 2026	✓
Step 2. Town Council – 1st Reading	July 14, 2026	✓
Step 3. Town Council Meeting – Second/Final Reading and Public Hearing	August 11, 2026	✓

ATTACHMENTS:

- 1: Ordinance & Recommended Text Amendments
- 2: Suggested Motion

ORDINANCE NO. 2026 – _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AMENDING THE TOWN OF BLUFFTON'S MUNICIPAL CODE OF ORDINANCES, CHAPTER 23, UNIFIED DEVELOPMENT ORDINANCE; ARTICLE 3, APPLICATION PROCESS – SEC. 3.18 (CERTIFICATE OF APPROPRIATENESS-HISTORIC DISTRICT) AND SEC 3.19 (SITE FEATURE-HISTORIC DISTRICT PERMIT) AS IT RELATES TO DEMOLITION OF NON-CONTRIBUTING STRUCTURES IN OLD TOWN BLUFFTON HISTORIC DISTRICT

WHEREAS, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Bluffton's Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town's citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

WHEREAS, the Town of Bluffton Town Council adopted the aforementioned standards, which are known as the Unified Development Ordinance, Chapter 23 of the Code of Ordinances for the Town of Bluffton, South Carolina on October 11, 2011 through Ordinance 2011-15; and

WHEREAS, the Unified Development Ordinance unifies the subdivision, land use, development/design regulations, as well as the Old Town Bluffton Historic District Code into a single set of integrated, updated, and streamlined standards; and

WHEREAS, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

WHEREAS, the Strategic Plan for Fiscal Year 2025-26 ("Strategic Plan") serves as a road map for activities and initiatives to implement the Town's Vision and Mission Statement to ensure that Bluffton is poised to capitalize on opportunities that advance key goals, which includes amendments to the Unified Development Ordinance to support these goals; and

WHEREAS, revisions to certain sections of the UDO is necessary from time to time to advance the Strategic Plan; and

WHEREAS, the Town of Bluffton Town Council held a workshop on February 10, 2026 to discuss the proposed amendments; and

WHEREAS, the Historic Preservation Commission held a meeting on June 3, 2026 to discuss the proposed amendments; and

WHEREAS, the Planning Commission held a public hearing on June 24, 2026 to review and recommend the amendments Exhibit A to Town Council; and in

WHEREAS, the Town of Bluffton Town Council desires to amend the Unified Development Ordinance to adopt the amendments listed below in Section 1, Amendments.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Code of Ordinances for the Town of Bluffton, Chapter 23, Unified Development Ordinance as follows:

SECTION 1. AMENDMENTS. The Town of Bluffton hereby amends the Code Ordinances for the Town Of Bluffton, South Carolina by adopting and incorporating amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance as provided in Exhibit A;

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2026.

This Ordinance was read and passed at first reading on this _____ day of _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on this _____ day of _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on this _____ day of _____, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

EXHIBIT A**3.18 Certificate of Appropriateness – Historic District (HD)****3.18.5 Demolition****A. Non-contributing Structures**

~~The below items shall be provided by the Applicant and reviewed by the Historic Preservation Commission in its consideration of a request for demolition of any structure, in whole or in part, in Old Town Bluffton Historic District that is not designated as a Contributing Resource:~~

- ~~1. The construction date, history of ownership, development, use(s), and the reason for the demolition request; and,~~
- ~~2. Compliance with all applicable requirements in the Applications Manual.~~

See Sec. 3.19, Site Feature-Historic District (HD) Permit.

B. Contributing Resources

The demolition of a Contributing Resource, either in whole or in part, is detrimental to the integrity and status of Old Town Bluffton Historic District and, where applicable, the Bluffton National Register Historic District, as significance of these districts is embodied by their contributing resources. Demolition of a Contributing Resource that is individually listed in the National Register of Historic Places, contributes to the Bluffton National Register Historic District, or that was designated as contributing to the Old Town Bluffton Historic District on or after June 19, 2007, shall not be permitted except in extraordinary circumstances and when all preservation alternatives have been exhausted.

1. The Historic Preservation Commission shall consider the following in its consideration of an application for a Certificate of Appropriateness-HD for demolition, either in whole or in part:
 - a. The construction date, history of ownership, development, use(s), and other pertinent history of the Contributing Resource, and the reason for the request;
 - b. A report prepared by a State of South Carolina registered professional structural engineer with demonstrated experience in historic preservation detailing the structural soundness of the Contributing Resource supported by findings, including clear and convincing evidence that demolition is necessary, in whole or in part, to alleviate a threat to public health or public safety;
 - c. Evidence that demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the property and that no other reasonable alternatives to demolition exist, including but not limited to relocation. If exceptional practical difficulty or undue hardship is claimed, evidence shall be provided to demonstrate that the applicant did not have the opportunity to discover the nature of the difficulty or undue hardship and that application of the standards would deprive the applicant of reasonable use and economic return on the property.
 - d. Consistency with applicable principles set forth in the Old Town Bluffton Master Plan and Town of Bluffton Comprehensive Plan; and,

e. Compliance with all applicable requirements in the Applications Manual.

2. Delay of Decision Regarding Demolition

In considering the criteria for demolition, the Historic Preservation Commission may find that the preservation and protection of the Contributing Resource and the public interest will best be served by postponing a decision for a designated period not to exceed 180 days. During the period of postponement, the Historic Preservation Commission shall consider what alternatives to demolition may exist. Consideration by the Historic Preservation Commission shall include:

- a. Alternatives for preservation of the structure, either in whole or in part, including consultation with civic groups, interested private citizens, and other boards or agencies (both public and private); and,
- b. If other alternatives for preservation cannot be identified, including relocation, and the preservation of the Contributing Resource is clearly in the interest of the general welfare of the community, investigation of the potential of the Town to acquire the property.

3. Effect of Approval

- a. In granting a Certificate of Appropriateness-HD for demolition, the Historic Preservation Commission may impose such reasonable and additional conditions, which may include deconstruction of historic building components for re-use.
- b. The process for demolishing a Contributing Resource, including documentation to be provided, shall comply with demolition guidelines approved by Town Council.

3.19 Site Feature – Historic District (HD) Permit

3.19.2 Applicability

- A. Permit Required. A Site Feature - Historic District (HD) Permit is required for the following:
1. Sign, to include new signs, modifications to existing signs, or replacement of existing signs. Certain signs, as indicated in Sec. 5.13.3, are exempt from the Site-Feature-Historic District (HD) Permit requirement.
 2. Modifications or improvements to site elements such as changes to parking lots, sidewalks, landscaping, and lighting;
 3. Garden Structures and Sheds; as specified in Sec. 5.15.5;
 4. Maintenance or repair of any features of an existing structure or building that do not alter such features or change the design, architectural character, or outward appearance, as determined by the UDO Administrator. Any replacement material shall be like-for-like, or an equivalent material that is approved by the UDO Administrator; and
 5. Minor, non-structural exterior modifications to existing structures and buildings that do not alter the architectural character. Examples of such work include, but are not limited to, the addition of screens or balustrades to an existing porch, the addition of a deck without a roof, and accessibility improvements for compliance with the Americans with Disabilities Act. To preserve the outward appearance of a building or structure, such work is discouraged on the principal façade.

6. Demolition of a non-contributing structure.

3.19.3 Application Review Criteria

As applicable, the following shall be considered in reviewing an application for a Site Feature - Historic District (HD) Permit:

- A. Conformance with applicable provisions provided in *Article 5, Design Standards*;
- B. For signs, conformance with the following applicable provisions:
 - 1. Sec. 5.12, Lighting;
 - 2. Sec. 5.15.6.Q., Signs; and,
 - 3. Sec. 7.10, Nonconforming Signs;
- C. For ~~historic structures~~ Contributing Resources, in addition to the above and as applicable, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- D. For demolition of non-contributing structures, the construction date, history of ownership and uses (if known), and property survey (if available). ~~Compliance with applicable requirements in the Applications Manual.~~
- E. Compliance with applicable requirements in the Applications Manual.

3.19.4 Effect and Expiration of Approvals

- A. **Approval.** The issuance of a Site Feature – Historic District (HD) Permit shall authorize the Applicant to either install, modify, replace, or ~~replace~~ demolish the site feature as specified by the permit. When a Building Permit is required to install, modify, or replace a site feature, an approved Site Feature – Historic District (HD) Permit shall be provided at time of Building Permit application.

Suggested Motion

*“I move to **[Approve]** amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 3, Application Process – Sec. 3.18 (Certificate of Appropriateness-Historic District) and Sec. 3.19 (Site Feature-Historic District Permit) as it relates to demolition of non-contributing structures in Old Town Bluffton Historic District.”*

TOWN COUNCIL



STAFF REPORT
Growth Management Department

MEETING DATE:	August 11, 2026
PROJECT:	Updates to List of Contributing Resources to the Old Town Bluffton Historic District
PROJECT MANAGER:	Glen Umberger, Historic Preservationist

REQUEST: Town Staff requests that Town Council approve and amend the *Town of Bluffton Contributing Resources Map* to reflect the use of historic names for Contributing Resources to the Old Town Bluffton Historic District.

BACKGROUND: On February 10, 2025, the Historic Bluffton Foundation (“HBF”) made a formal request to Town Council requesting that certain changes be made to the *Town of Bluffton Contributing Resources Map* (“the List”). Specifically, to “(1) name those resources identified [only] by address; (2) change [the] names of resources with incorrect historical names; and (3) [to] delete two demolished resources.” These name changes would be used by HBF to erect new historical markers at the locations of all Contributing Resources (Attachment 1).

A “Contributing Resource” as defined by the Unified Development Ordinance (UDO):

Any building, structure, site, object, feature, or open space, as designated by Town Council, that adds to the historic associations, architectural qualities, or archeological values that relate to the documented significance of Old Town Bluffton Historic District. Contributing Resources are shown on the ‘Contributing Resources’ map as approved and amended by Town Council.¹

Council last approved and amended the List of Contributing Resources in September 2024, updated April 21, 2025 (Attachment 2).

On March 10, 2026, Town Council accepted the *Town of Bluffton Historic Resource Survey Update* (Stantec, 2025) which included the historic names for all Contributing Resources within the local Old Town Bluffton Historic District. In some cases, historic names were added to a record of a Contributing Resource in order to: identify those resources previously identified only by a street address; to expand the historic significance of a resource previously identified by a common name which reflected a business associated with the building at the time of an earlier survey,

¹ See *Unified Development Ordinance*, §9.2 Defined Terms.

regardless of whether that business was still in operation or not; or to replace a common misnomer with more accurate historic name.

According to the National Park Service, the Federal agency within the Department of Interior which oversees historic preservation activities at the national level, including administering the National Register of Historic Places program, the use of a property's historic name for identification purposes "...is preferred for general reference because it continues to be meaningful regardless of changes in ownership or use and most often relates to the reasons the property is eligible for National Register listing."² Furthermore, the historic name is "[t]he name that best reflects the property's historic importance or was commonly used for the property during the period of significance."³ Additionally, in South Carolina, the Department of Archives and History, as the State Historic Preservation Office ("SHPO") offers that "[i]n most cases, the historic name is based on the original owner or builder of the structure or its historic use."⁴ Using these criteria and the results of the 2025 Historic Resources Survey Update, Town Staff revised the nomenclature for all Contributing Resources to the Old Town Bluffton Historic District to reflect the use of a Resource's historic name (Attachment 3).

The use of the historic name for Contributing Resources moving forward will ensure that our Resources are properly and more accurately documented in our records and will avoid future confusion as to a Resource's significance within the Old Town Bluffton Historic District.

NEXT STEPS: By Town Council's Resolution (Attachment 4), these names will be used to update and publish the *Town of Bluffton Contributing Resources Map*.

ATTACHMENTS:

1. Historic Bluffton Foundation Request to Town Council (February 10, 2025)
2. *Town of Bluffton Contributing Resources Map*
3. Contributing Resource Naming Proposal
4. Draft Resolution

² "Name of Property," *National Register Bulletin: How to Complete the National Register of Historic Places Form*, NRB16A (1997): 8.

³ Ibid.

⁴ *Survey Manual, South Carolina Statewide Survey of Historic Properties*, (December 2018): 22.



To: Town Council

From: Historic Bluffton Foundation

Date: February 10, 2025

Project: The Sign Project – erecting Historic Markers on Contributing Resources that do not have one and coordinating names of Historic Markers with the Town’s Contributing Resource list online.

Chair: Joan Heyward
912-441-0119

Request:

To update Contributing Resource List on Town Website in Map Gallery as of February 7, 2025:

- Name those resources identified by address
- Change names of resources with incorrect historical names
- Delete two (2) demolished resources

Background:

The Historic Bluffton Foundation maintains and erects Historic Markers on the property of the Town of Bluffton Contributing Resources list.

- Contributing Resource names are typically the name of person who built the structure
- They are installed with the permission of the current property owner
- Signs are professionally designed and produced
- Research completed and copied by Town Preservationist, Glen Umberger, in May 2024
- Signs were last updated in 2017
- Many of the changes were made in the 2001 Survey by Preservation Consulting Services, known as PRESCON, and not carried forward on the 2008 or 2019 surveys

Historic Bluffton Foundation is a non-profit 501(C)(3) corporation

- Historic Markers should be in conjunction with the Contributing Resource List on Town Website

Considerations:

Contributing Resources for Town Council to consider name changes and deletions on current Contributing Resource List (number of structure coordinates with online list number):

Name Changes on Contributing Resource List:

10. Oyster Factory Site to Bluffton Oyster Factory
Owner consent signed by Tina Toomer
12. 40 Colcock Street to The McCracken House
Owner consent signed by Christopher J. Cantrell
18. Lawrence Lee Home to Caroline P. Huger House
Owner consent signed by Robert Lee
44. 38 Boundary Street to Hasell Heyward House
Owner consent signed by Colleen Lawrence
54. Pluff Mudd Art to Nellie B. Smith House
Owner consent signed by L. Kirk Glenn
55. 37 Calhoun Street to Hudson House
Owner consent signed by Joni Burden
57. Fishborne Gallery and Gifts to Eva Hodge House
Owner consent signed by Robert Clarkson

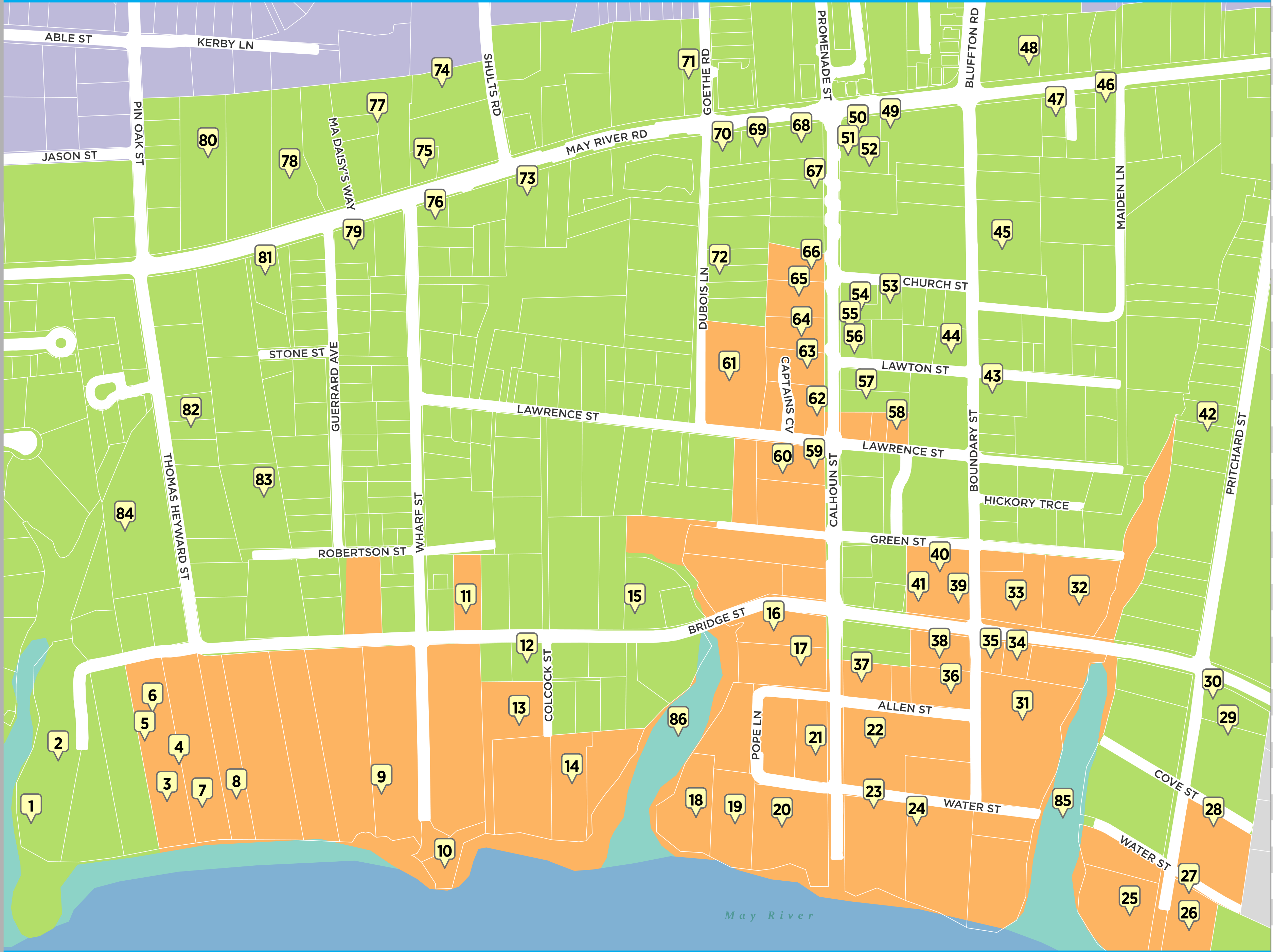
Deletions from Contributing Resource List:

28. 115-A Pritchard Street – demolished
82. Abraham Gadsen House – demolished

Attachments:

Historic Bluffton Contributing Resources online list
Property Owner Consent forms
PRESCON survey information

Contributing Resources



Number	Resource Name	Address
1	Lowden Home	137 Bridge St
2	Lowden Gatehouse	Section X, Item #1.
3	Guerrard's Bluff / Mercer House	127 Bridge St
4	Guerrard's Bluff Cottage	127 Bridge St
5	Guerrard's Bluff Barn	127 Bridge St
6	Guerrard's Bluff/ Cook's Cottage	127 Bridge St
7	Hancock Long House	123 Bridge St
8	Hope House	121 Bridge St
9	Garvin-Garvey House	101 Bridge St
10	Oyster Factory Site	75 Wharf St
11	Orange Cottage	92 Bridge St
12	40 Colcock Street	40 Colcock St
13	Colcock Teel House	46 Colcock St
14	Cedar Bluff	53 Colcock St
15	Sarah Riley Hooks Cottage	76 Bridge St
16	Fripp-Lowden House	80 Calhoun St
17	Seven Oaks	82 Calhoun St
18	Lawrence Lee Home	2 Water St
19	Huger Gordon House	6 Water St
20	Church of the Cross	110 Calhoun St
21	Allen-Lockwood House	94 Calhoun St
22	Bluffton United Methodist Church	101 Calhoun St
23	Squire Pope Carriage House	111 Calhoun St
24	Whitney Cottage	10 Water St
25	The Bluff	130 Pritchard St
26	Pritchard House	131 Pritchard St
27	Pritchard Street Cottage	131 Pritchard St
28	115-A Pritchard Street	115-A Pritchard St
29	St. John Baptist Church	103 Pritchard St
30	Walker Cottage	99 Pritchard St
31	Pine House	95 Boundary St
32	Card House	34 Bridge St
33	Fripp House	48 Bridge St
34	Bluffton Post Office	41 Bridge St
35	The Rate	45 Bridge St
36	Cantrell House	84 Boundary St
37	Graves House	85 Calhoun St
38	Guilford House	82 Boundary St
39	Heyward House	70 Boundary St
40	Heyward House - Slave Quarters	70 Boundary St
41	Heyward House - Summer Kitchen	70 Boundary St
42	Old School House	60 Pritchard St
43	Board and Batten House	43 Boundary St
44	38 Boundary Street	38 Boundary St
45	Campbell Chapel AME Church	23 Boundary St
46	Simmons-Joiner House	12 Bruin Rd
47	Old Bruin Cottage	6 Bruin Rd
48	Joiner House	9 Bruin Rd
49	The Praise House	1300 May River Rd
50	Cordray House	1 Calhoun St
51	Robert Bruin Cottage	5 Calhoun St
52	Baldy Bruin's Store	5A Calhoun St
53	Bluffton Tabernacle	10 Church St
54	Pluff Mudd Art	27 Calhoun St
55	37 Calhoun St	37 Calhoun St
56	Calhoun Street Café	3 Lawton St
57	Fishbone Gallery and Gifts	45 Calhoun St
58	Beech House	65 Lawrence St
59	Peeples' Store	56 Calhoun St
60	Peeples' Barn	56 Calhoun St
61	John A. Seabrook House	47 Lawrence St
62	Mulligan House	44 Calhoun St
63	Carson Cottage	38 Calhoun St
64	D. Hasell Heyward Sr. House	32 Calhoun St
65	Patz Brothers' House	26 Calhoun St
66	Planters Mercantile Building	20 Calhoun St
67	12 Calhoun Street	12 Calhoun St
68	Martin Alston's Store	4 Calhoun St
69	Coburn House	1288 May River Rd
70	Coburn Liquor Store / Red Dot	1282 May River Rd
71	Bruin House	1281 May River Rd
72	Ed and Lize Johnson Home	15 Dubois Ln
73	Nathaniel Brown's Cottage	1268 May River Rd
74	7 Shults Road	7 Shults Rd
75	Bluffton Health Center	1261 May River Rd
76	Corinne Heyward Home	3 Wharf St
77	Deer Tongue Warehouse	1257 May River Rd
78	Williams Cottage	1251 May River Rd
79	Hugh O'Quinn Cottage	1256 May River Rd
80	1233 May River Rd	1233 May River Rd
81	Cogwell Cottage	1244 May River Rd
82	Abraham Gadson House	35B Thomas Heyward St
83	48 Guerrard Avenue	48 Guerrard Ave
84	Nellie and Leroy Brown Cottage	34A Tho
85	Heyward Cove	Heyward Cove
86	Huger Cove	Huger Cove

Legend

- Contributing Resources (86)
- Bluffton National Register Historic District
- Old Town Bluffton Historic District

02505001,000 Feet

Accepted: 5/10/2022
Updated: 1/6/2026

Map Prepared By:
Ryan J. Coleman, GISP

Updated to remove Tyson-Derst Cottage (113 Bridge Street) pursuant to Consent Order of Settlement in re: Kellie Kenny v. Town of Bluffton Historic Preservation Commission and Town of Bluffton, Court of Common Pleas, Fourteenth Judicial Circuit, Case No. 2024-CP-07-01449, effective September 10, 2024.

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This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town of Bluffton GIS.

Map No.		Contributing Resource			
		Current Name	Historic Name		
old	new		(from 2025 Historic Resource Survey Update)		
1	1	Lowden Home	Lowden House		
2	2	Lowden Gatehouse	Lowden House Gatehouse		
3	3	Guerard's Bluff/Mercer House	Guerard's Bluff/Mercer House		
4	4	Guerard's Bluff Cottage	Guerard's Bluff Cottage		
5	5	Guerard's Bluff Barn	Guerard's Bluff Barn		
6	6	Guerard's Bluff Cook's Cottage	Guerard's Bluff Cook's Cottage		
7	7	Hancock-Long House	Hancock-Long House		
8	8	Hope House	Milford		
9	9	Garvin-Garvey House	Cyrus Garvin House		
10	10	Oyster Factory Site	Site of Oyster Factory Company		
11	11	Orage Cottage	Clarence & Maggie Orige House		
12	12	40 Colcock Street	Henry & Naomi McCracken House		
13	13	Colcock-Teel House	Francis Horton & Mary Colcock House		
14	14	Cedar Bluff	Thomas Rhett & Eugenia Heyward House		
15	15	Sarah Riley Hooks Cottage	Site of Sarah Riley Hooks Cottage		
16	16	Fripp-Lowden House	Fripp-Lowden House		
17	17	Seven Oaks	Seven Oaks		
18	18	Lawrence Lee Home	Caroline P. Huger House		
19	19	Huger-Gordon House	Huger-Gordon House		
20	20	Church of the Cross	Chuch of the Cross		
21	21	Allen-Lockwood House	Allen-Lockwood House		
22	22	Bluffton United Methodist Church	Bluffton United Methodist Church		
23	23	Squire Pope Carriage House	Squire Pope Carriage House		
24	24	Whitney Cottage	Frank Whitney Cottage		
25	25	The Bluff	John Guerard Heyward House		
26	26	Pritchard House	Charles Teft & Agnes Pritchard House		
27	27	Pritchard Street Cottage	Charles Teft & Agnes Pritchard Cottage		
28		415-A Pritchard Street	DELETE	scrivener's error	
29	28	St. John Baptist Church	St. John Baptist Church		
30	29	Walker Cottage	Vernon & Sarah Glisson House		
31	30	Pine House	Pine House		
32	31	Card House	Card House		
33	32	Fripp House	James L. Pope House		
34	33	Bluffton Post Office	Bluffton Post Office		
35	34	The Rate	The Rate		
36	35	Cantrell House	Archie & Violet Fripp House		
37	36	Graves House	John Samuel, Jr. & Cora Jane Graves House		
38	37	Guilford House	George S. & Jane H. Guilford House		
39	38	Heyward House	John J. Cole House		
[41]	39	Heyward House Slave Cabin	John J. Cole House Slave Cabin		
[40]	40	Heyward House Summer Kitchen	John J. Cole House Summer Kitchen		
42	41	Old School House	Old School House		
43	42	Board & Batten House	Edward T. Courtenay House		
44	43	38 Boundary Street	Daniel Hasell, Jr. & Margaret Heyward House		
45	44	Campbell Chapel A.M.E. Church	Campbell Chapel A.M.E. Church		
46	45	Simmons-Joiner House	Archie & Carrie Simmons House		
47	46	Old Bruin Cottage	Joseph Mordecai Cottage		
48	47	Joiner House	Site of Joiner House		
49	48	The Praise House	Old Praise House		
50	49	Cordray House	Paul & Sarah Smalls House		
51	50	Robert Bruin Cottage	Robert Bruin Store		
52	51	Baldy Bruin's Store	Robert & Sarah Bruin House		
53	52	Bluffton Tabernacle	Old Bluffton Tabernacle		
54	53	Pluff Mudd Art	Mellie Champ & Nettie Belle Smith House		
55	54	37 Calhoun Street	James B. & Bertha G. Hudson House		
56	55	Calhoun Street Café	Paul Pinckney Building		
57	56	Fishbone Gallery & Gifts	Edward & Eva Hodge House		
58	57	Beech House	Albert K. & Vivian S. Beach House		
59	58	Peeples' Store	Peebles' Store		
60	59	Peeples' Barn	Peebles' Barn		
61	60	John A. Seabrook House	John A. Seabrook House		
62	61	Mulligan House	James & Jennie Mulligan House		
63	62	Carson Cottage	John J. Carson Cottage		
64	63	D. Hansell Heyward, Sr. House	Daniel Hasell, Sr. & Hattie Heyward House		
65	64	Patz Brothers' House	Patz Brothers' House		
66	65	Planters' Mercantile Building	Planters' Mercantile Co.		

67	66	12 Calhoun Street	Samuel Frazier House		
68	667	Martin Alston's Store	Martin Alston's Store		
69	68	Coburn House	Joseph Francis Coburn, Jr. House		
70	69	Coburn Liquor Store/Red Dot	Joseph Francis Coburn, Jr. Package Store		
71	70	Bruin House	Abraham Bruin House		
72	71	Ed and Lize Johnson Home	William H. and Chloe Huggins House		
73	72	Nathaniel Brown's Cottage	Nathaniel & Miriam Brown Cottage		
74	73	7 Shults Road	Winston A. Lawton House		
75	74	Bluffton Health Center	Bluffton Health Clinic		
76	75	Corinne Heyward Home	William & Anna Frasier House		
77	76	Deer Tongue Warehouse	Site of Deer Tongue Warehouse		
78	77	Williams Cottage	James Edward Mason House		
79	78	Hugh O'Quinn Cottage	Charles & Farren O'Quinn Cottage		
80	79	1233 May River Road	Herbert & Mary Smith House		
81	80	Cogwell Cottage	W.M. & Sophie Simmons Cottage		
82		Abraham Gadson House*	DELETE	scrivener's error	
83	81	48 Guerard Avenue	Joseph & Minnie Mitchell House		
84	82	Nellie & Leroy Brown Cottage	Site of Nellie & Leroy Brown Cottage		
85	83	Heyward Cove	Heyward Cove		
86	84	Huger Cove	Huger Cove		

DRAFT RESOLUTION**TOWN OF BLUFFTON, SOUTH CAROLINA****A RESOLUTION TO AMEND THE CONTRIBUTING RESOURCES MAP
FOR THE OLD TOWN BLUFFTON HISTORIC DISTRICT TO INCLUDE
HISTORIC NAMES FOR CONTRIBUTING RESOURCES**

WHEREAS, the need to preserve the Town of Bluffton's cultural identity and resources is identified as a goal of the Town of Bluffton Comprehensive Plan; and

WHEREAS, a map identifying all contributing resources in the Old Town Bluffton Historic District by name and location, both structures and site features, provides the public with a readily accessible reference,

WHEREAS, Town Council has accepted the 2025 Historic Resources Survey Update which includes historic names for all contributing resources in the Old Town Bluffton Historic District which more accurately reflects the historic and cultural significance of these resources,

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF BLUFFTON, SOUTH CAROLINA, that Town Council hereby adopt and amend the Town of Bluffton Contributing Resources Map using the historic names of each resource to be in dated and take effect August 11, 2026, which is attached and incorporated herein as Exhibit A to act as the official list of Contributing Resources to the Old Town Bluffton Historic District.

ACCEPTED THIS 11th DAY of AUGUST, 2026.

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina

ATTEST:

Marcia Hunter, Town Clerk Town of
Bluffton, South Carolina



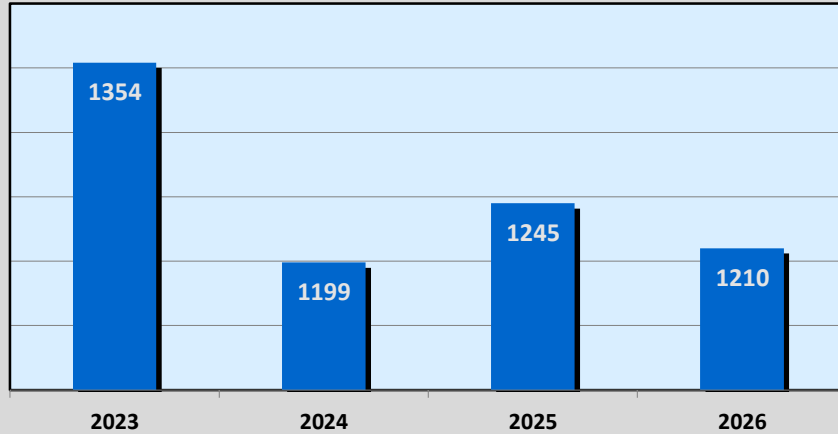
STATISTICAL INFORMATION

BLUFFTON POLICE DEPARTMENT

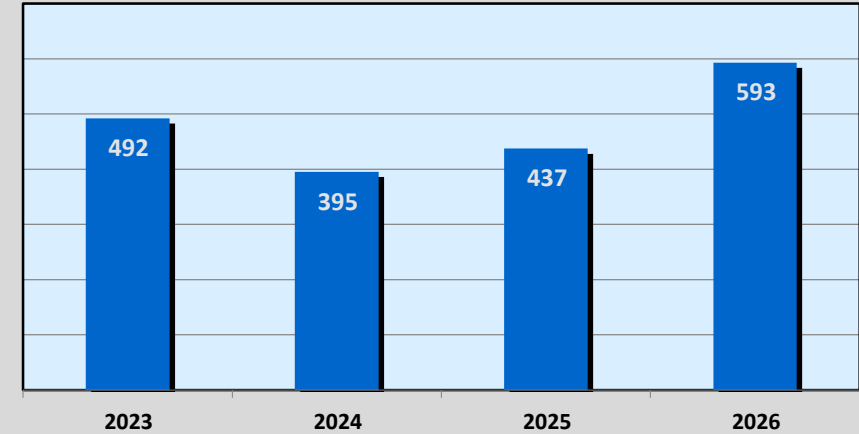
July 31, 2026

Presented by Chief Joseph Babkiewicz

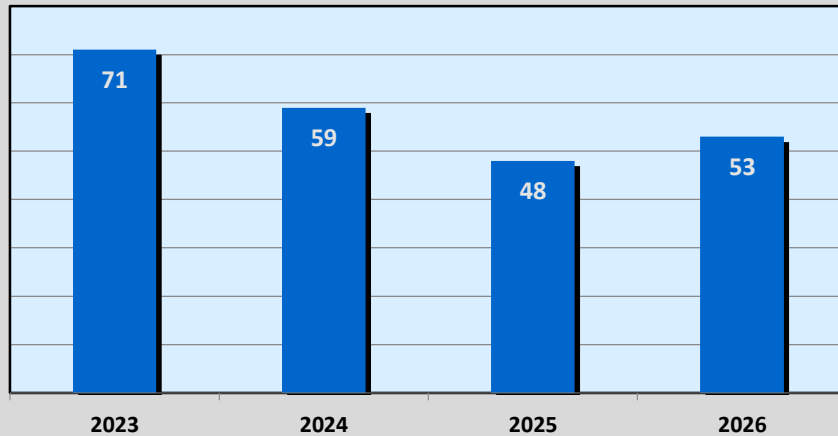
July Calls for Service Comparison



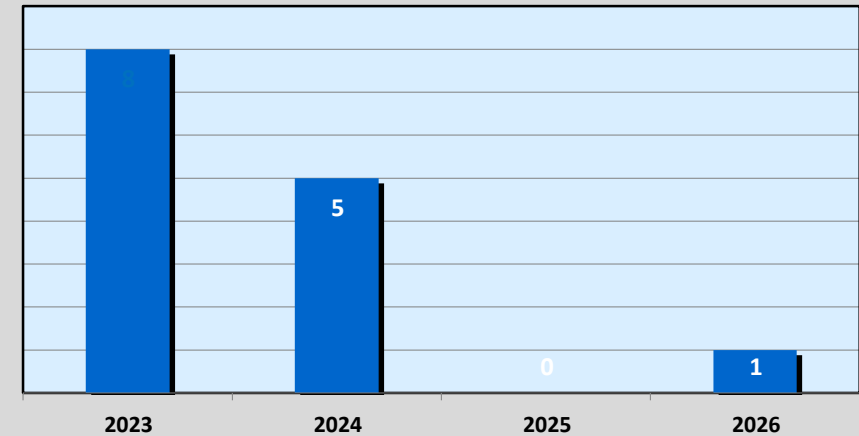
July Traffic Citation Comparison



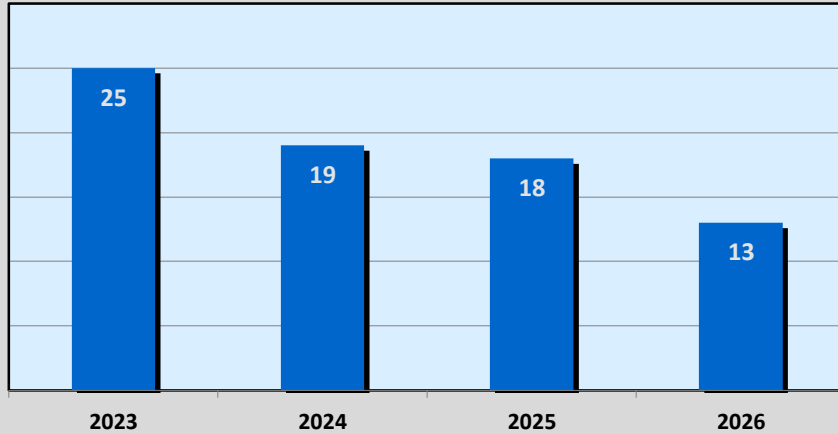
July Collision Comparison



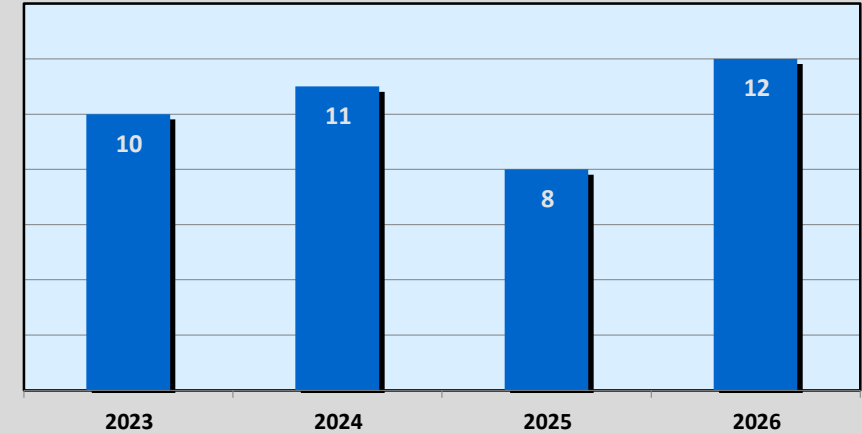
July Burglary Comparison



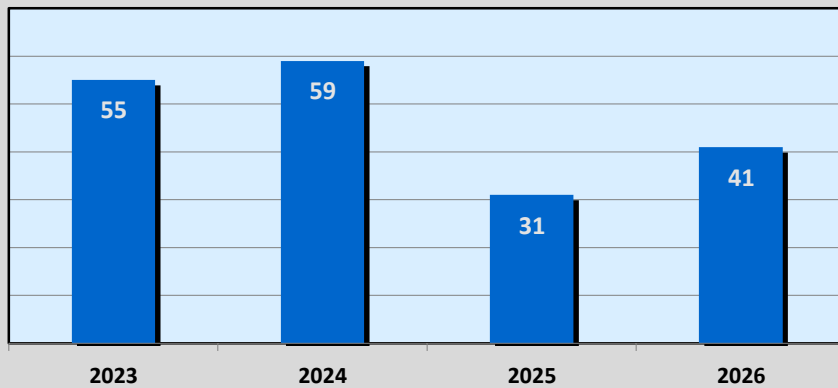
July Theft Comparison



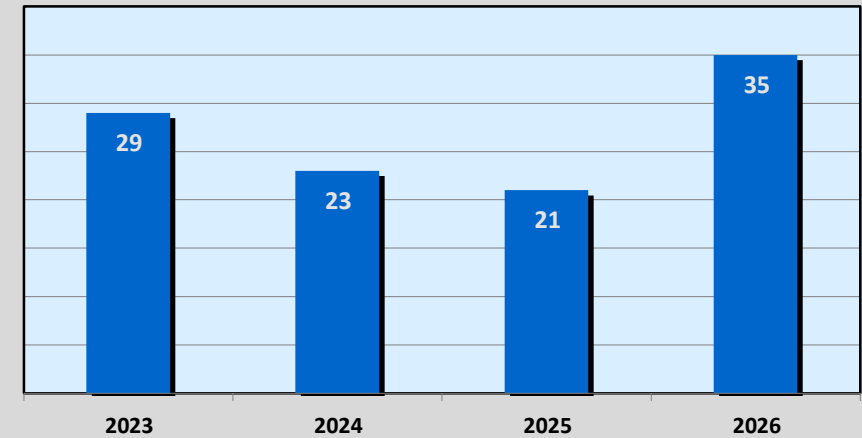
July Assault Comparison



July Domestic Calls for Service Comparison



July Arrest Comparison



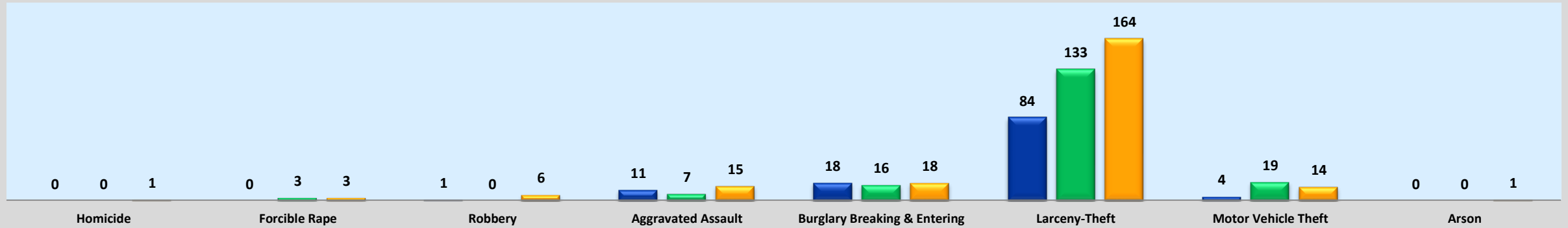
DEPARTMENT HIGHLIGHTS

Section XI. Item #1.

Year-to-Date
July

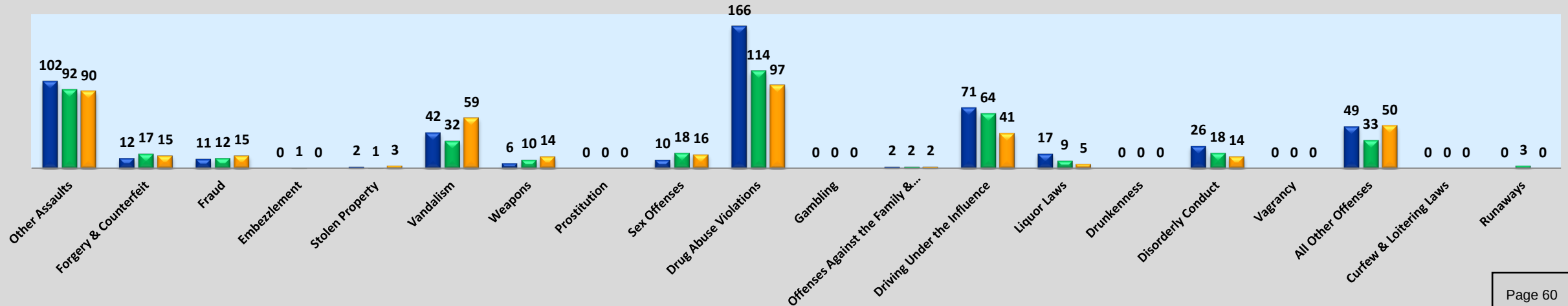
Part I Crimes

■ 2026 ■ 2025 ■ 2024

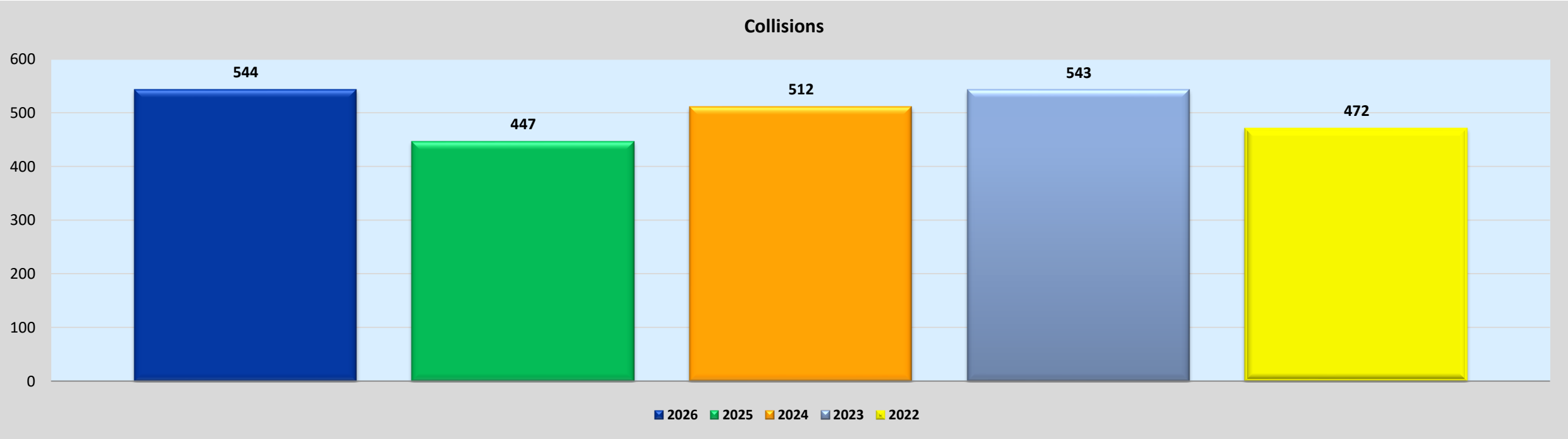


Part II Crimes

■ 2026 ■ 2025 ■ 2024



Year-to-Date
July



Law Enforcement Advisory Committee

- Flock Safety Camera Audit
- E-Bikes
- Upcoming Strategic Plan 2026-2029



**Bluffton Police Department receives its 6th award for Law Enforcement Accreditation
July 25, 2026**

Meetings Attended by Chief Joseph Babkiewicz

Every Wednesday – Senior Staff Communications Meeting

Every Friday – Men's Meeting @ Bible Missionary Baptist Church

Jul 1st – Lunch meeting with new elected Sheriff

Jul 1st – Law Enforcement Presentation to S. Boyd

Jul 2nd – Participate in Stay Safe Bluffton 5k Race

Jul 2nd – Attend Independence Day Pre-Fireworks Celebration

Jul 6th – Executive Staff meeting

Jul 7th – Attend Police Applicant PAT

Jul 7th – Attend LE Assessment meeting

Jul 8th – Attend Police Tech Grant meeting

Jul 9th – Attend Police Applicant PAT

Jul 9th – Attend PD/IT Task Review meeting

Jul 9th – Command Staff / HR meeting

Jul 9th – Law Enforcement Citizen Advisory Committee meeting

Jul 13th – Executive Staff meeting

Jul 13th – Attend CIP meeting

Jul 13th – Strategic Plan Design meeting

Jul 14th – Flock Camera meeting

Jul 14th – Police Applicant File Review meeting

Jul 15th – Retention / Morale meeting

Jul 16th – WSAV Interview – Flock Cameras

Jul 16th – WJCL Interview – Flock Cameras

Jul 16th – Attend 2026 Summer Internship Luncheon

Meetings Attended by Chief Joseph Babkiewicz cont.

- Jul 20th** – Executive Staff meeting
- Jul 20th** – Attend Novant Health Bluffton Emergency Ribbon Cutting & Grand Opening
- Jul 20th** – Strategic Planning Committee Kick Off meeting
- Jul 21st** – Attend Police Applicant PAT
- Jul 21st** – Flock Camera meeting
- Jul 21st** – Town Council Quarterly workshop
- Jul 22nd** – Monthly meeting with Town Manager
- Jul 22nd** – Attend July Birthday and Anniversary Event
- Jul 23rd – 25th** – Attend CALEA Conference in Omaha, NE
- Jul 27th** – Executive Staff meeting
- Jul 27th** – Attend July Wellness meeting
- Jul 27th** – Attend CIP meeting
- Jul 27th** – Strategic Planning Committee meeting
- Jul 28th** – American Legion Award Presentation
- Jul 28th** – Meeting with Police Applicant
- Jul 30th** – Attend Burkes New Riverside Pharmacy Grand Opening/Ribbon Cutting Ceremony
- Jul 30th** – Attend PD/IT Task Review meeting
- Jul 30th** – Cookout with Cops @ Pinecrest
- Jul 30th** – Flock Camera Interview
- Jul 31st** – Attend Change in Command Ceremony @ Naval Hospital

Commendations -	None
Complaints -	None

Police Department Demographics as of July 31, 2026

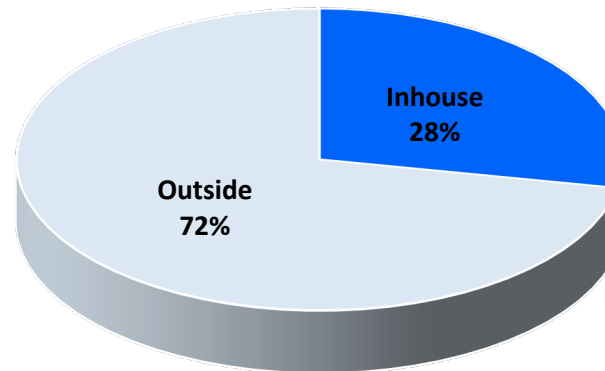
DEPARTMENT	Black	Hispanic	Other	White	Grand Total
Female	2	2	1	17	22
Male	6	5	3	38	52
Grand Total	8	7	4	55	74

SWORN OFFICERS	Black	Hispanic	Other	White	Grand Total
Female	1			9	10
Male	5	5	3	35	48
Grand Total	6	5	3	44	58

July Officer Training

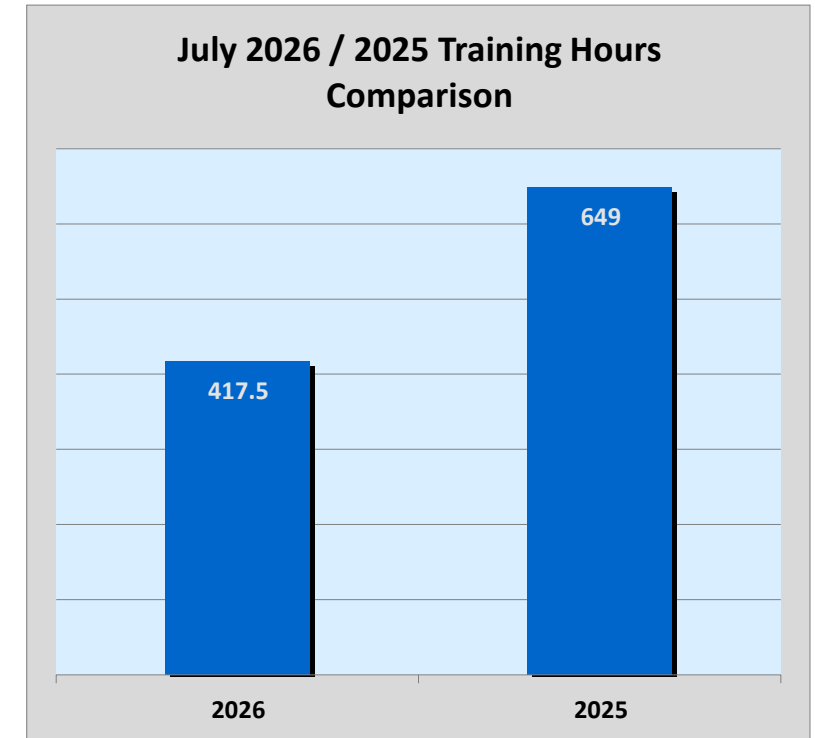
In-House

Temporary Holding Facilities - 1 Officer
 Interacting with the Mentally Ill as a First Responder - 1 Officer
 Legal Update 2026 - Part 1 - 1 Officer
 Bloodborne Pathogens for First Responders - 3 Officers
 Defensive Driving Basics - 4 Officers
 Line Up 2026 May-June - 8 Officers
 Line Up 2026 July-August - 23 Officers
 Legal update 2026 - Part 2 - 18 Officers
 CDV Annual DV 2024 - Back to Basics - 5 Officers
 Taser 10 Recertification / Use of Force Policy - 8 Officers
 Vehicle Extractions - 12 Officers
 Flock Camera - 4 Officers
 Resilience Building Leadership - Part 1 - 8 Officers
 Resilience Building Leadership - Part 2 - 9 Officers
 Driving While Distracted - 2 Officers
 Extreme Ownership Leadership Training 105 - 1 Officer
 Extreme Ownership Leadership Training 106 - 1 Officer



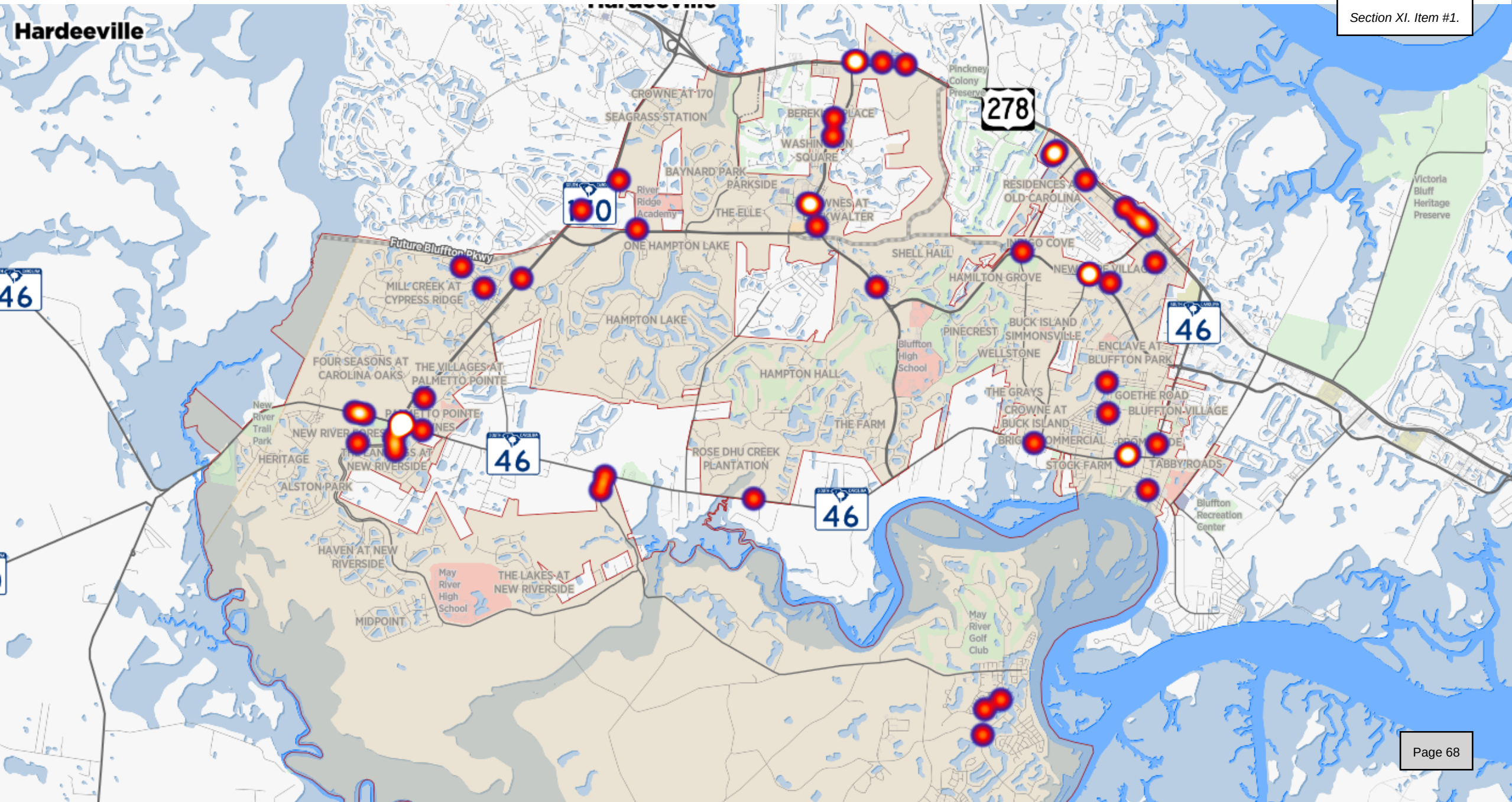
Out-Side

Officer Survival - 3 Officers
 Graykey AX200 - 1 Officer
 GST L2 Recertification - 1 Officer
 SMD Operator - 1 Officer
 Cyber Tip Bootcamp - 1 Officer
 Interview and Interogation - 1 Officer
 AX 250 - 1 Officer
 CALEA Accreditation Training - 1 Civilian



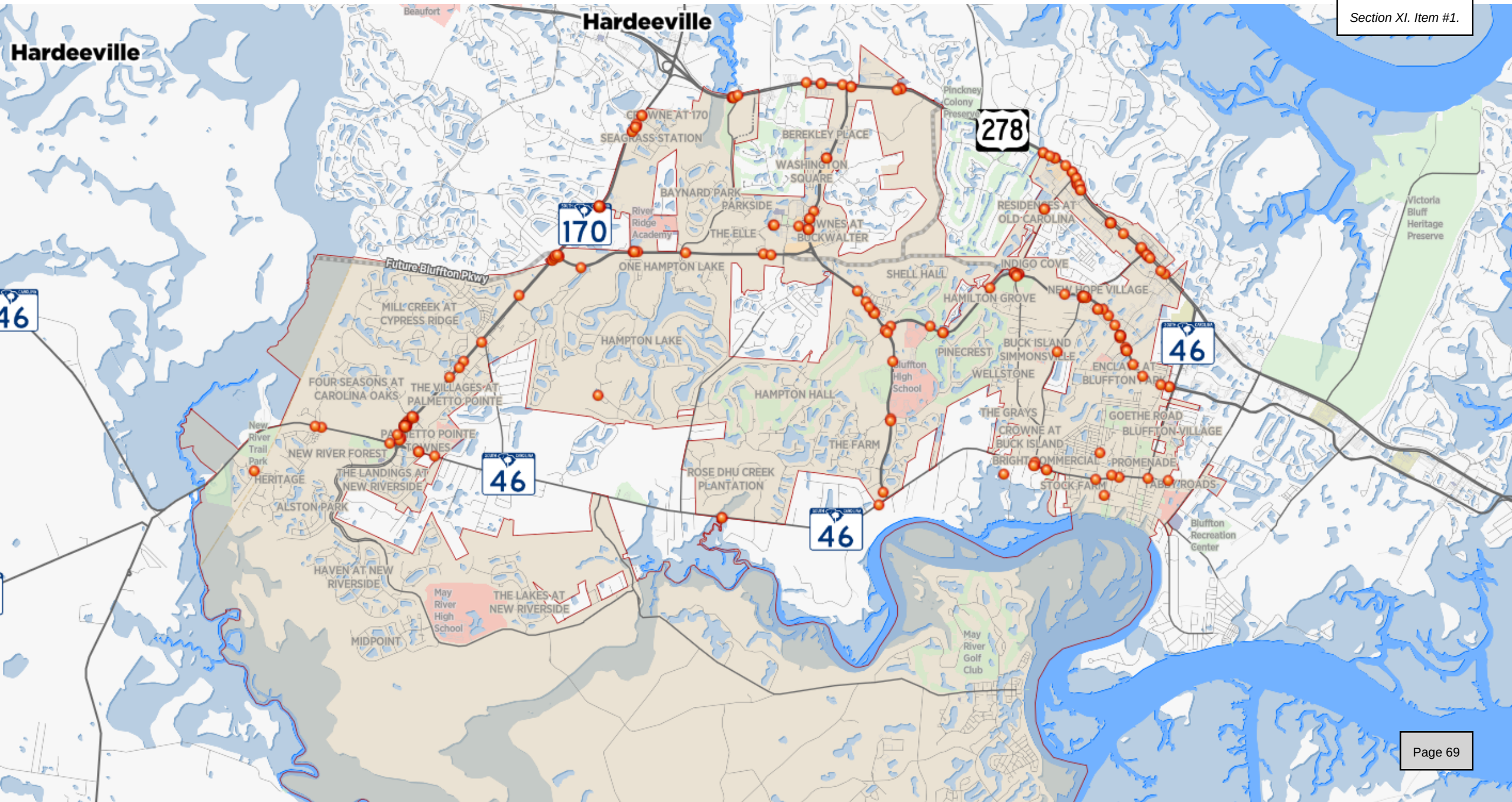
COLLISIONS (53) July 2026

Section XI. Item #1.



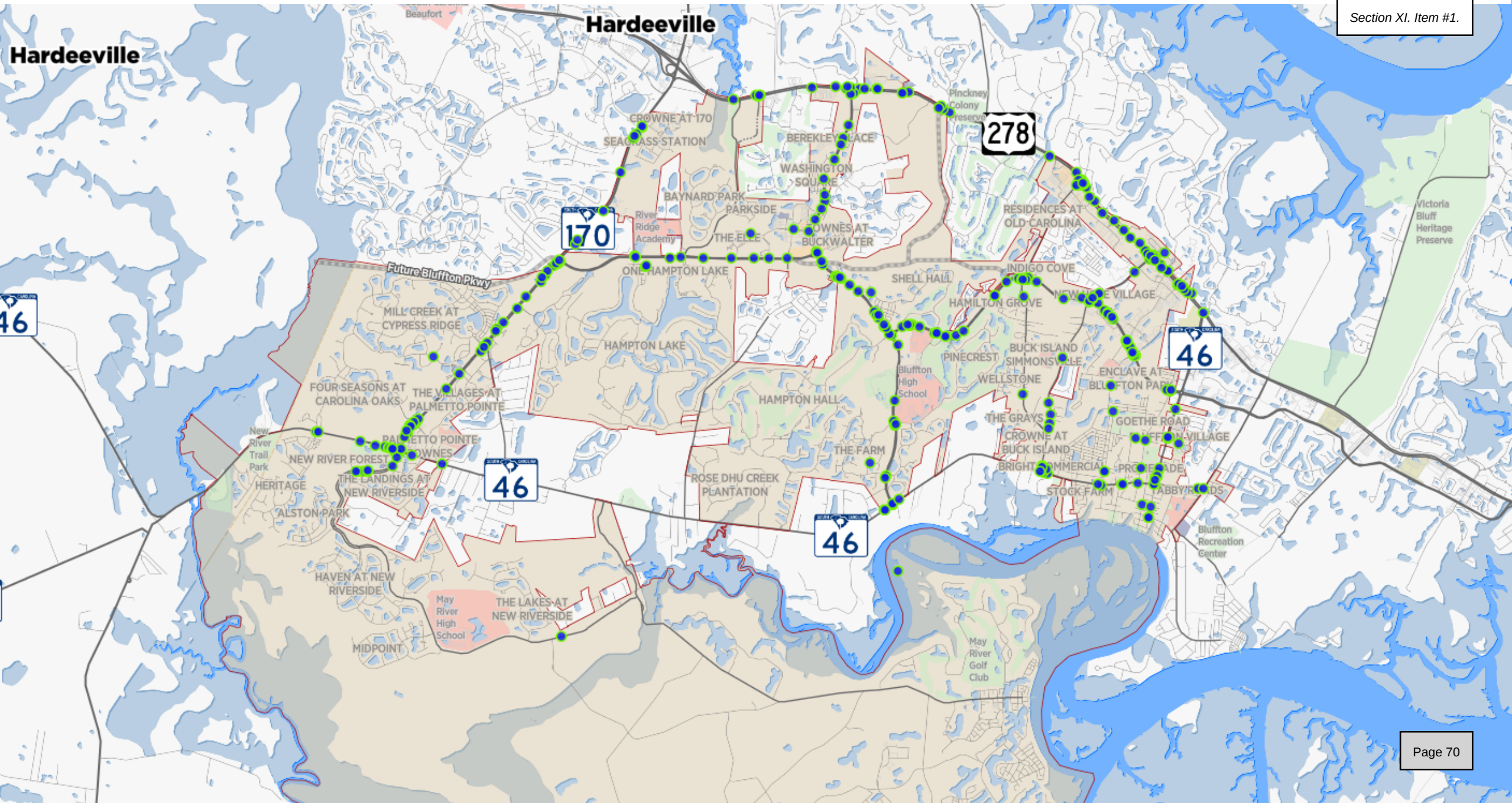
CITATIONS ISSUED (218) July 2026

Section XI. Item #1.



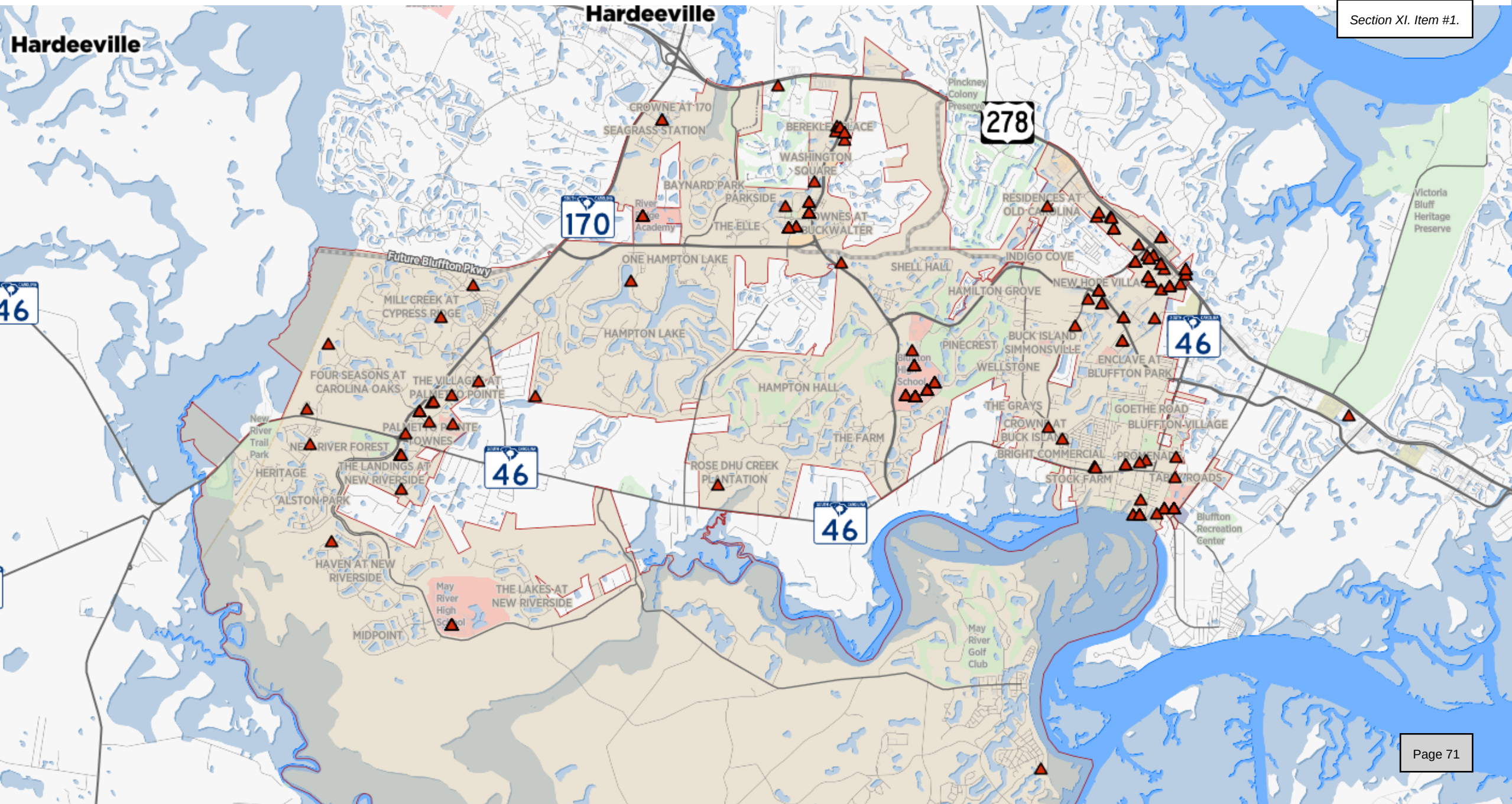
WARNINGS ISSUED (375) July 2026

Section XI. Item #1.



#1 CALL TYPE – Activated Alarms (207) July 2026

Section XI. Item #1.



Section XI. Item #1.



CALLS FOR SERVICE TOP 10 CALL TYPES

Activated Alarm	207
Disturbance	123
911 Hang-Up	118
Case Follow Up	91
Accident	69
Assist Motorist	47
Reckless Driving	47
Traffic Hazard	41
Suspicious Vehicle	36
Domestic	35

TOTAL CALLS FOR SERVICE: 1210

AVERAGE PER DAY: 42

PRO-ACTIVE PATROLS

Extra Patrol - Business	2022
Extra Patrol – Residence	685
Traffic Stop	512
Traffic Enforcement	29

UNIFORM TRAFFIC CITATIONS TOP 10 VIOLATIONS	
Speeding, More Than 15 but less than 25 MPH over the speed limit	46
Operating Vehicle while License/Registration Expired	33
Driving Under Suspension; License not suspended for DUI	19
Driving Without a SC License	18
Failure to Maintain Proof of Insurance in Motor Vehicle	12
Permitting or Operating Vehicle Which is not Registered or Licensed	11
Possession of 28G (1 oz) or less of Marijuana	10
Operating Uninsured Motor Vehicle	9
Failure to Return License Plate and Registration upon loss of Insurance	7
Reckless Driving	5

TOTAL CITATIONS ISSUED: 218

AVERAGE PER DAY: 7.5

UNIFORM TRAFFIC WARNINGS TOP 10 VIOLATIONS	
Speeding	98
Other	53
Defective Equipment	48
Vehicle License Violation	39
Improper Lane Use	39
Changing Lanes Unlawfully	36
Disregarding Stop Sign	11
Improper Turn	9
Disregarding Traffic Signal	8
Improper Lights	8

TOTAL WARNINGS ISSUED: 375

AVERAGE PER DAY: 13

CRIMINAL INVESTIGATIONS	
Cases Assigned	24
Incident Reports	4
Supplemental Reports	56
Cases Closed	10
Arrests Made	0
Arrest Warrants	1
Bond Court	4
Case Call Outs	2
Search Warrants	5
Prelims/Grand Jury	1
Family Court Petitions	0

Call-Outs

1. 26BP30116 – Death Investigation
2. 26BP31865 – Missing Persons

Mental Health Advocate:

CIT: 1

Referrals: 17

Follow Ups: 52

Supplemental Reports: 37

Victim Advocate:

Case Call Outs: 0

Incident Reports: 3

Case Closed: 3

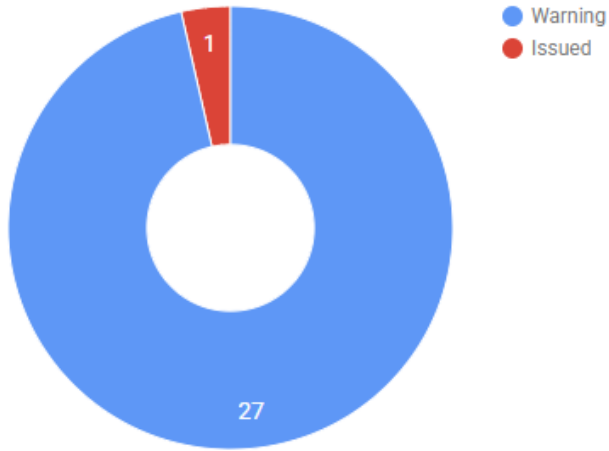
Bond Court: 2

Supplemental Reports: 8

ICAC Cases Assigned: 2

Total ICAC Cases: 10

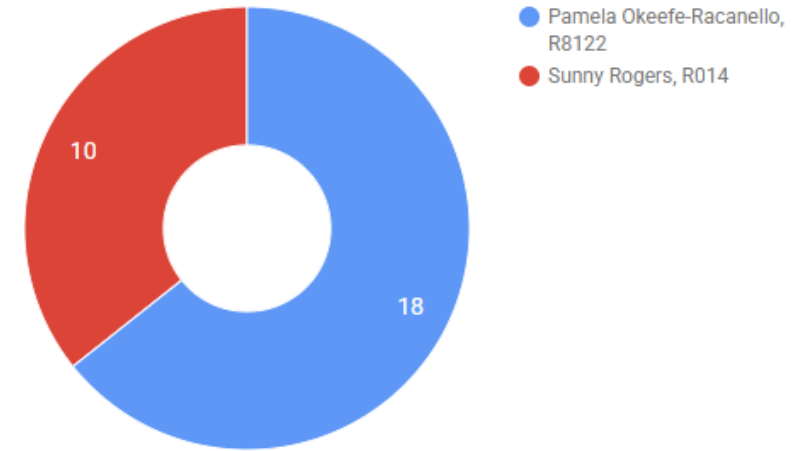
Tickets By Status Last 30 Days



Total Count: 28

As of 7/28/2026, 12:00:00 AM

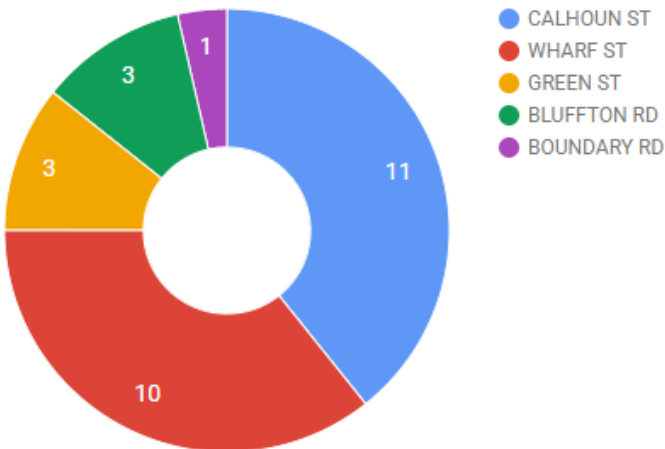
Tickets By Officer Last 30 Days



Total Count: 28

As of 7/28/2026, 12:00:00 AM

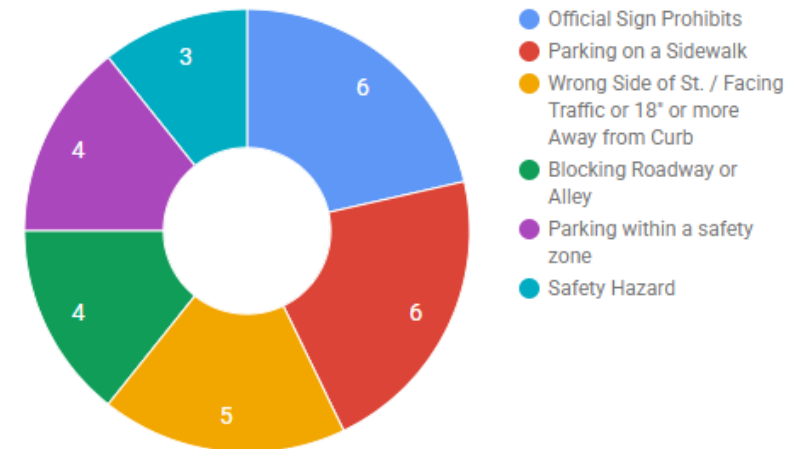
Tickets By Location Last 30 Days



Total Count: 28

As of 7/28/2026, 12:00:00 AM

Tickets By Violation Last 30 Days

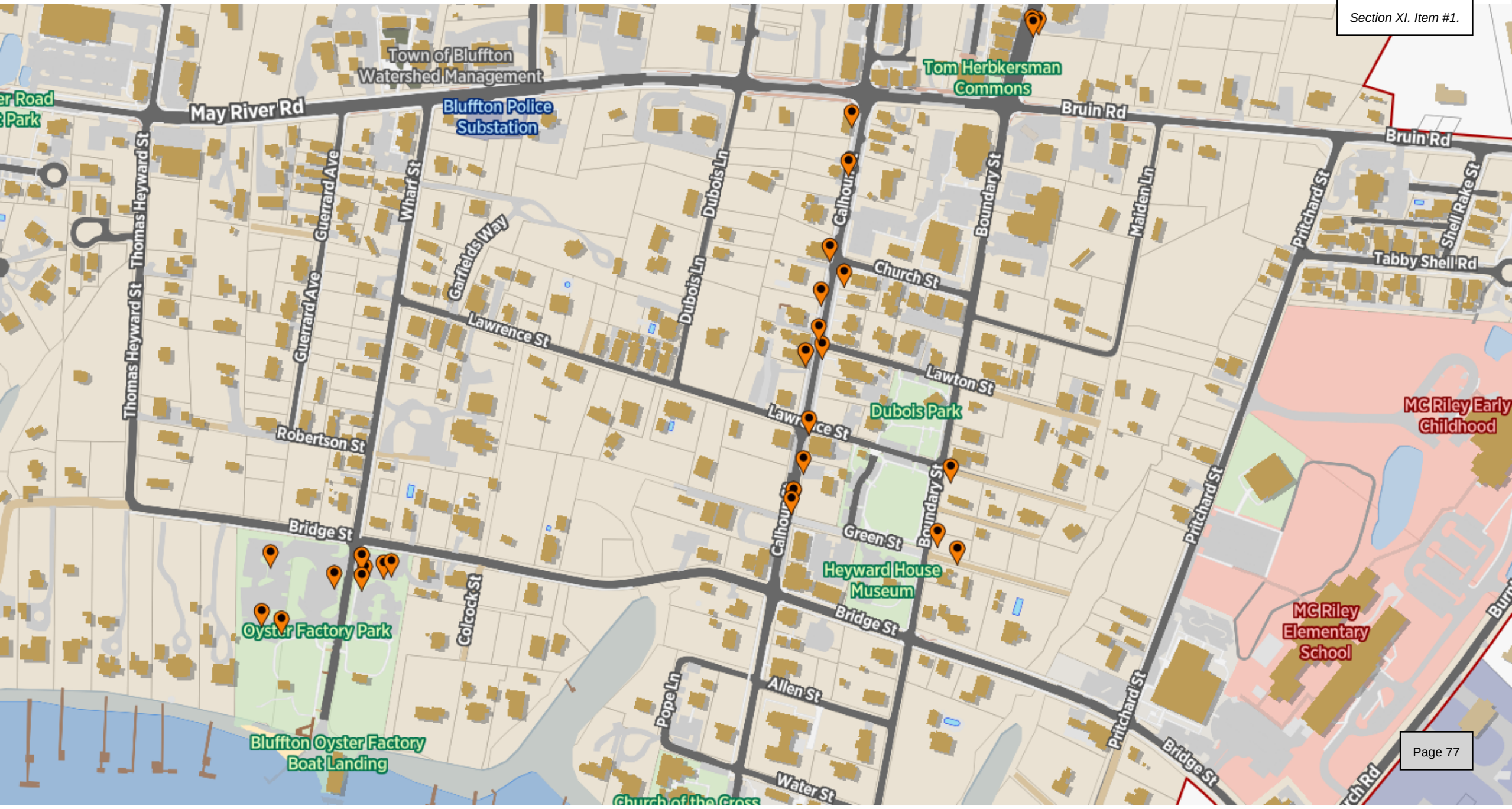


Total Count: 28

As of 7/28/2026, 12:00:00 AM

DOWNTOWN CITATIONS (28) – July 2026

Section XI. Item #1.



Code Enforcement:

William Bonhag

- 4 Notices of Violation were issued this month of July.

*Note: Jason Lee FD investigator along with Matt Kazmierczak Inspector Dept of Agriculture joined forces with Codes to stop vehicles from selling/serving foods and products from the back of their vans and cars, these actions are being continued as we find them at construction sites throughout Bluffton.

Complaints / Property Checks / Follow-ups / Ordinance Letters

218 Simmonsville Road

- 3/14/24 Due to several violations, this location was boarded up.
- Property cleaned up, now pending information from Vicky Smalls and Rob Currall Building Official as to their next move regarding this structure.
- 12/26/25 This property is Heirs property, until this property is settled in court no actions can move forward.
- The son Johnny Mitchell is working with Vicky Smalls to secure ownership to obtain permits to fix the house in its entirety. This was discussed on a site visit on Tuesday 5-4-26. Johnny has already cleaned the back area and emptied the house of all contents.
- This property needs to be maintained until conclusion.

269 Buck Island

- This location has been an ongoing matter with Moctezuma Landscaping that has BL for 709 Shady Pine Lane address, NOT this area as its residential only.
- On 4-2-26, Moctezuma was issued 2x NOV, one for no BL and the other for accumulations on property NO DUMPING, Compliance date is set for June 1st relocating to commercial property for all equipment.
- Juan Moctezuma scheduled for court on 6-30-26 for 2 summonses.
- Tickets were dismissed due to compliance with cleanup.

41 Thomas Heyward Street

- Kevin Icard Director of Growth Management referred to this matter pertaining to Keith Fisher's previously built Carport at his home, which according to the town appears to be 30 feet over his property line.
- On 6-9-26, an NOV for Sec.7.2.2 Illegal Non-conformities, failure to obtain a permit for this structure.
- This matter for further action is now being reviewed by Town Council on July 21st. Further action by Codes on July 24th is pending the outcome of Council's decision.

Code Enforcement continued:

8 Pin Oak/Red Stripes

- Complaint received for 2 banners placed above their fence line for advertising.
- 6-8-26, Notice of violations issued to owner for compliance regarding his banners and sign affixed to the tree.
- NO Permits were obtained for his banners or sign affixed to his tree.
- 6-16-26, Banners and sign removed in accordance with 5.13.4 Prohibited Signs.

Kidd Lane

- Complainant stated that he is the owner of Kidd Lane along with #68 trailer home. This person fails to identify himself via emails as Bill Bixby. The situation falls back on the owner regarding 2 cars parked on his property along with an engine on the roadway. Since he owns the property, it's the owner's responsibility to have removed in accordance to Sec. 26-112 Unlicensed, salvage, repair on private property.

10 Shults Road

- Complaint received regarding noise by roosters at this location from Vince Hellmantaller at 11 Dustin Loop.
- Codes found 6 roosters at this location and advised h/o to get rid of the birds as they are a nuisance, re-checking site for compliance.

301 Hulston Landing

- Complainant Kathy McGuire, who is residing in Cypress Ridge, phoned in a complaint regarding her neighbor at 301 Hulston Landing that has installed sprinklers on her property causing flooding to her side.
- Ms. McGuire was advised that this is an HOA matter due to being a Civil issue for property dispute.

- **S.A.F.E Team currently assigned to Patrol Duties – no data available**

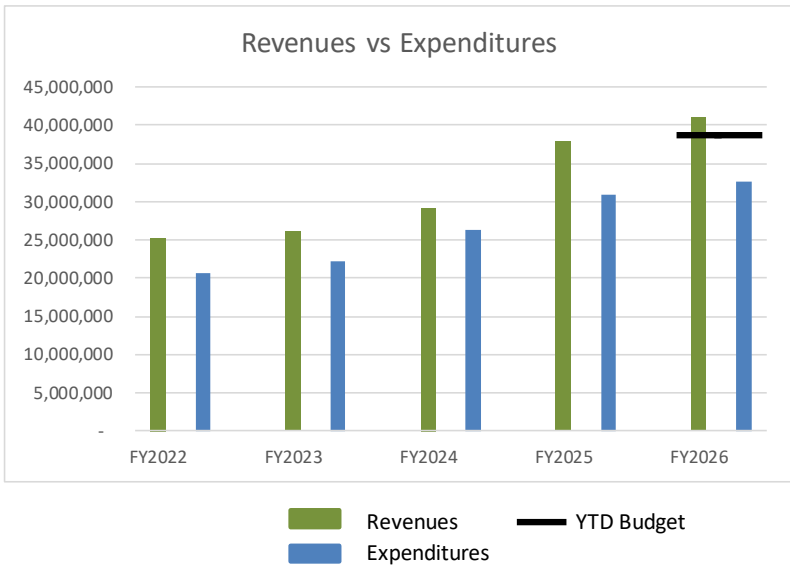
TOWN COUNCIL
STAFF REPORT
Finance & Administration Department



MEETING DATE:	August 11, 2026
PROJECT:	Consent Agenda: Year-to-date Financial Report
PROJECT MANAGER:	Natalie Majorkiewicz, CGFO, CGFM, Director of Finance & Administration

General Fund Financial Overview:

The chart below shows the revenue collections and expenditures trend for the last four full years and FY2026 year-to-date (YTD) through June 2026, to include accruals through July 28, 2026. Revenues have been higher than expenditures for the last four full years.



FY2026 YTD through June shows General Fund total revenues above the total budgeted amount with Building Safety Permits showing the largest impact, followed by Grants and Entitlements. YTD through June expenditures are tracking below the budgeted amounts.

FY26 General Fund Financial Overview

Revenues		Expenditures
\$41,058k	<i>YTD</i>	\$32,557k
107.1%	<i>% of Budget</i>	85.0%
\$38,322k	<i>YTD Budget</i>	\$38,322k

ATTACHMENTS:

1. General Fund
2. Stormwater Fund
3. Capital Improvement Program Fund
4. Debt Service Fund
5. Special Revenue Funds
6. Business License Statistics
7. Grant Index
8. Community Foundation of the Lowcountry Fund Balances



Town of Bluffton
Actual Versus Budget
For Period Ending June 30, 2026

Section XI. Item #1.

	Month of June 2026					Year-to-Date through June 30, 2026 (Accrual through July 28, 2026)				
	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)
Revenues										
Property Taxes	\$ 130,538	\$ 345,379	\$ 214,841	\$ 139,368	\$ 206,011	\$ 10,682,398	\$ 11,990,963	\$ 1,308,565	\$ 11,203,000	\$ 787,963
Licenses & Permits										
Business Licenses	182,287	108,276	(74,011)	152,637	(44,361)	5,078,940	4,969,916	(109,024)	4,163,400	806,516
MASC Telecommunications	511	422	(89)	499	(77)	49,136	44,003	(5,133)	48,000	(3,997)
MASC Insurance Tax Collection	5,201,532	3,916,142	(1,285,390)	4,532,171	(616,029)	5,390,705	4,352,621	(1,038,084)	4,697,000	(344,379)
Franchise Fees	2,104,834	1,986,125	(118,709)	1,892,267	93,858	3,735,220	3,746,814	11,594	3,358,000	388,814
Building Safety Permits	287,266	337,671	50,405	111,243	226,428	4,357,927	3,813,671	(544,256)	1,704,259	2,109,412
Application Fees	7,075	6,501	(574)	4,237	2,264	100,200	77,196	(23,004)	60,000	17,196
Total Licenses & Permits	7,783,505	6,355,137	(1,428,368)	6,693,054	(337,917)	18,712,128	17,004,221	(1,707,907)	14,030,659	2,973,562
Grants and Entitlements	217,532	120,613	(96,919)	698,323	(577,710)	1,381,411	2,409,304	1,027,893	1,476,460	932,844
Intergovernmental	-	368,782	368,782	-	368,782	325,559	676,055	350,496	484,688	191,367
Service Revenues	61,880	77,552	15,672	41,975	35,577	1,104,755	973,445	(131,310)	748,000	225,445
Fines & Fees	9,189	11,882	2,693	9,145	2,737	115,558	172,303	56,745	115,000	57,303
Interest Income	119,192	27,831	(91,361)	40,311	(12,480)	887,040	558,180	(328,860)	300,000	258,180
Miscellaneous Revenues	15,917	19,937	4,020	34,775	(14,838)	513,872	303,794	(210,077)	703,472	(399,678)
Total Revenues	8,337,753	7,327,113	(1,010,640)	7,656,951	(329,838)	33,722,721	34,088,266	365,546	29,061,279	5,026,987
Other Financing Sources	21,560	-	(21,560)	-	-	41,264	-	(41,264)	-	-
Transfers In	-	88,578	88,578	-	88,578	4,114,007	6,969,330	2,855,323	9,261,148	(2,291,818)
Total Other Financing Sources & Transfers In	21,560	88,578	67,018	-	88,578	4,155,271	6,969,330	2,814,059	9,261,148	(2,291,818)
Total Revenues and Other Financing Sources	\$ 8,359,313	\$ 7,415,691	\$ (943,622)	\$ 7,656,951	\$ (241,260)	\$ 37,877,992	\$ 41,057,596	\$ 3,179,605	\$ 38,322,427	\$ 2,735,169
Expenditures										
Building Safety	\$ 109,435	\$ 55,630	\$ (53,805)	\$ 126,011	\$ (70,381)	\$ 938,302	\$ 690,798	\$ (247,504)	\$ 1,080,427	\$ (389,629)
Communications	144,602	84,063	(60,539)	86,524	(2,461)	810,923	439,801	(371,122)	485,221	(45,420)
Customer Service	32,151	17,379	(14,772)	36,185	(18,806)	252,364	210,115	(42,249)	284,031	(73,916)
Economic Development	39,556	35,145	(4,411)	39,556	(4,411)	486,487	470,866	(15,621)	486,487	(15,621)
Events & Venues	-	66,793	66,793	111,483	(44,690)	-	630,996	630,996	857,561	(226,565)
Executive	245,486	187,976	(57,510)	284,176	(96,200)	1,727,627	1,823,748	96,121	1,999,914	(176,166)
Finance & Administration	128,574	94,561	(34,013)	151,098	(56,537)	1,124,229	1,206,085	81,856	1,321,174	(115,089)
Human Resources	58,451	46,280	(12,171)	69,454	(23,174)	576,603	673,358	96,755	685,146	(11,788)
Information Technology	265,285	175,664	(89,621)	318,019	(142,355)	2,023,994	2,145,425	121,431	2,426,327	(280,902)
Municipal Court	50,486	46,920	(3,566)	52,719	(5,799)	496,733	489,314	(7,419)	518,706	(29,392)
Municipal Judges	16,822	8,469	(8,353)	17,383	(8,914)	107,290	100,282	(7,008)	110,869	(10,587)
Planning & Community Development	202,919	147,328	(55,591)	252,675	(105,347)	1,524,624	1,566,674	42,050	1,898,467	(331,793)
Police	1,270,710	791,731	(478,979)	1,443,427	(651,696)	10,205,127	10,123,895	(81,232)	11,792,303	(1,668,408)
Project Management	95,389	62,739	(32,650)	105,695	(42,956)	780,659	752,171	(28,488)	865,004	(112,833)
Public Services	520,694	362,373	(158,321)	646,682	(284,309)	2,988,421	3,077,178	88,757	3,711,502	(634,324)
Town Council	22,654	19,164	(3,490)	38,443	(19,279)	147,740	243,323	95,583	250,710	(7,387)
Town Wide	675,072	604,165	(70,907)	839,880	(235,715)	3,531,662	3,957,802	426,140	4,393,862	(436,060)
Total Expenditures	3,878,286	2,806,380	(1,071,906)	4,619,410	(1,813,030)	27,722,785	28,601,831	879,046	33,167,711	(4,565,880)
Other Financing Uses										
Contribution to Fund Balance	-	-	-	-	-	-	-	-	-	-
Transfers Out to Capital Improvements Program Fund	-	-	-	-	-	3,266,049	4,350,000	1,083,951	5,154,716	(804,716)
Total Transfers	-	-	-	-	-	3,266,049	4,350,000	1,083,951	5,154,716	(804,716)
Total Expenditures and Other Financing Uses	\$ 3,878,286	\$ 2,806,380	\$ (1,071,906)	\$ 4,619,410	\$ (1,813,030)	\$ 30,988,834	\$ 32,951,831	\$ 1,962,997	\$ 38,322,427	\$ (5,370,593)



Town of Bluffton
Actual Versus Budget
For Period Ending June 30, 2026

Section XI. Item #1.

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	Month of June 2026					Year-to-Date through June 30, 2026 (Accrual through July 28, 2026)				
	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)
Revenues										
Stormwater Utility Fee	\$ 16,681	\$ 28,829	\$ 12,148	\$ 15,222	\$ 13,607	\$ 2,484,854	\$ 2,436,759	\$ (48,095)	\$ 2,267,492	\$ 169,267
Licenses & Permits										
NPDES Plan Review Fee	6,750	10,600	3,850	7,258	3,342	92,998	83,736	(9,262)	100,000	(16,264)
NPDES Inspection Fee	15,750	43,900	28,150	14,147	29,753	334,000	518,207	184,207	300,000	218,207
Total Licenses & Permits	22,500	54,500	32,000	21,405	33,095	426,998	601,943	174,945	400,000	201,943
Interest Income	4,092	3,069	(1,023)	-	3,069	59,224	43,110	(16,114)	-	43,110
Total Revenues	43,273	86,398	43,125	36,627	49,771	2,971,076	3,081,812	110,736	2,667,492	414,320
Other Financing Sources	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources & Tranfers In	-	-	-	-	-	-	-	-	-	-
Total Revenues and Other Financing Sources	\$ 43,273	\$ 86,398	\$ 43,125	\$ 36,627	\$ 49,771	\$ 2,971,076	\$ 3,081,812	\$ 110,736	\$ 2,667,492	\$ 414,320
Expenditures										
Watershed Management	\$ 335,238	\$ 201,479	\$ (133,759)	\$ 952,375	\$ (750,896)	\$ 1,610,273	\$ 2,133,009	\$ 522,736	\$ 4,574,610	\$ (2,441,601)
Total Expenditures	335,238	201,479	(133,759)	952,375	(750,896)	1,610,273	2,133,009	522,736	4,574,610	(2,441,601)
Other Financing Uses										
Transfers Out to Capital Improvements Program Fund	-	-	-	-	-	-	-	-	-	-
Transfers Out to General Fund	-	-	-	-	-	-	-	-	-	-
Transfer Out to Debt Service	-	-	-	-	-	296,050	292,800	(3,250)	292,800	-
Contribution to Fund Balance	-	-	-	-	-	-	-	-	-	-
Total Transfers	-	-	-	-	-	296,050	292,800	(3,250)	292,800	-
Total Expenditures and Other Financing Uses	\$ 335,238	\$ 201,479	\$ (133,759)	\$ 952,375	\$ (750,896)	\$ 1,906,323	\$ 2,425,809	\$ 519,486	\$ 4,867,410	\$ (2,441,601)



Town of Bluffton
Actual Versus Budget
For Period Ending June 30, 2026

Section XI. Item #1.

	Month of June 2026					Year-to-Date through June 30, 2026 (Accrual through July 28, 2026)				
	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)	FY 2025	FY 2026	More/(Less)	Budget	Over / (Under)
Revenues										
Property Taxes										
Real & Personal Property Tax (TIF)	\$ 6,918	\$ 11,872	\$ 4,954	\$ 6,759	\$ 5,113	\$ 4,855,406	\$ 5,330,097	\$ 474,691	\$ 4,744,142	\$ 585,955
GO Bond Debt Service Property Tax	13,547	18,011	4,464	14,231	3,780	549,285	615,267	65,982	577,005	38,262
Total Property Tax	20,465	29,883	9,418	20,990	8,893	5,404,691	5,945,364	540,673	5,321,147	624,217
Licenses & Permits										
Municipal Improvement District Fee	1,200	300	(900)	1,187	(887)	395,174	413,689	18,515	390,970	22,719
Interest Income										
	3,440	1,682	(1,758)	2,125	(443)	80,939	58,818	(22,121)	50,000	8,818
Total Revenues	25,105	31,865	6,760	24,302	7,563	5,880,804	6,417,871	537,067	5,762,117	655,754
Other Financing Sources										
Transfers In	-	-	-	-	-	296,050	292,800	(3,250)	4,967,553	(4,674,753)
Total Other Financing Sources & Transfers In	-	-	-	-	-	296,050	292,800	(3,250)	4,967,553	(4,674,753)
Total Revenues and Other Financing Sources	\$ 25,105	\$ 31,865	\$ 6,760	\$ 24,302	\$ 7,563	\$ 6,176,854	\$ 6,710,671	\$ 533,817	\$ 10,729,670	\$ (4,018,999)
Expenditures										
Series 2014 TIF Bonds Debt Service										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 896,386	\$ 919,815	\$ 23,429	\$ 919,815	\$ -
Interest	-	-	-	-	-	35,295	11,866	(23,429)	11,866	-
Series 2022 TIF Bonds Debt Service										
Principal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,553	\$ 338,887	\$ 11,334	\$ 338,887	\$ -
Interest	-	-	-	-	-	313,380	302,046	(11,334)	302,046	-
Series 2020 GO Bonds Debt Service										
Principal	-	-	-	-	-	255,000	270,000	15,000	270,000	-
Interest	-	-	-	-	-	122,050	109,300	(12,750)	109,300	-
Series 2020A GO Bonds Debt Service										
Principal	-	-	-	-	-	165,000	170,000	5,000	170,000	-
Interest	-	-	-	-	-	131,050	122,800	(8,250)	122,800	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	2,245,714	2,244,714	(1,000)	2,244,714	-
Other Financing Uses										
Transfers Out to Capital Improvements Program Fund	714,304	-	(714,304)	1,416,545	(1,416,545)	4,364,304	3,063,566	(1,300,738)	3,063,566	-
Total Transfers	714,304	-	(714,304)	1,416,545	(1,416,545)	4,364,304	3,063,566	(1,300,738)	3,063,566	-
Total Expenditures and Other Financing Uses	\$ 714,304	\$ -	\$ (714,304)	\$ 1,416,545	\$ (1,416,545)	\$ 6,610,018	\$ 5,308,280	\$ (1,301,738)	\$ 5,308,280	\$ -



Town of Bluffton
Budget and Actual - Capital Improvement Program Fund
For Period Ending June 30, 2026 (Accrual through July 28, 2026)

	YTD Estimated	Adopted Budget	Budget Amendments and Transfers	Revised Budget	Actual vs Budget Difference	Actual as % of Budget
Economic Development						
Buckwalter Place Multi-County Commerce Park Phase 2	\$ 264,260	\$ 1,514,455	(355,391)	\$ 1,159,064	\$ 894,804	22.8%
Total Economic Development	264,260	1,514,455	(355,391)	1,159,064	894,804	22.8%
Facilities						
Town Hall Improvements	12,651	-	14,380	14,380	1,729	88.0%
Squire Pope Carriage House	45,659	-	51,805	51,805	6,146	88.1%
Law Enforcement Center Facility Improvements	-	195,000	(36,076)	158,924	158,924	0.0%
Sarah Riley Hooks Cottage	1,080,884	1,162,350	435,401	1,597,751	516,867	67.7%
Town Facilities ADA Compliance Plan	-	100,000	-	100,000	100,000	0.0%
New Riverside Barn Park Event Lawn Pavilion - NEW	1,017,256	111,500	960,000	1,071,500	54,244	94.9%
New Riverside Barn Park Public Service Building - NEW	16,811	99,000	-	99,000	82,189	17.0%
Public Service Building Expansion & Watershed Facility - NEW	4,700	201,000	-	201,000	196,300	2.3%
Oscar Frazer Park Pavilion - NEW	27,975	-	195,000	195,000	167,025	14.3%
Total Facilities	2,205,936	1,868,850	1,620,510	3,489,360	1,283,424	63.2%
Housing						
Affordable Housing Project	487,121	740,816	489,580	1,230,396	743,275	39.6%
Total Housing	487,121	740,816	489,580	1,230,396	743,275	39.6%
Information Technology Infrastructure						
Community Safety Cameras Phase 6	46,988	139,200	-	139,200	92,212	33.8%
Network Improvements	21,109	35,000	26,712	61,712	40,603	34.2%
Total Parks	68,097	174,200	26,712	200,912	132,815	33.9%
Land						
Land Acquisition	8,064,039	9,709,302	3,960,000	13,669,302	5,605,263	59.0%
Total Land	8,064,039	9,709,302	3,960,000	13,669,302	5,605,263	59.0%
Parks						
Park Improvements	122,171	60,000	65,000	125,000	2,829	97.7%
Oyster Factory Park	274,762	973,502	-	973,502	698,740	28.2%
New Riverside Park/Barn Site	799,785	2,142,000	(1,322,399)	819,601	19,816	97.6%
New River Trail	1,813,550	3,661,787	1,247,733	4,909,520	3,095,970	36.9%
Buckwalter Place Park Improvements	1,141,131	1,350,859	91,585	1,442,444	301,313	79.1%
Buck Island - Simmonsville Neighborhood Park - NEW	1,612	198,500	-	198,500	196,888	0.8%
Public Art	78,179	100,000	141,440	241,440	163,261	32.4%
New Riverside Barn Park Phase 2 Trail & Disc Golf - NEW	58,120	135,000	-	135,000	76,880	43.1%
Total Parks	4,289,310	8,621,648	223,359	8,845,007	4,555,697	48.5%
Roads						
Pathway Pedestrian Safety Improvements	409,352	460,235	115,182	575,417	166,065	71.1%
Calhoun Street Streetscape	69,069	427,230	89,593	516,823	447,754	13.4%
Wharf Street Lighting	139,802	69,500	175,060	244,560	104,758	57.2%
Boundary Street Lighting	-	-	23,224	23,224	23,224	0.0%
Boundary Street Streetscape	77,030	3,359,250	(464,038)	2,895,212	2,818,182	2.7%
Townwide Wayfinding Signage System	-	-	72,238	72,238	72,238	0.0%
Historic District Overhead Power Conversion	1,200	74,000	(13,200)	60,800	59,600	2.0%
Ghost Roads	228	376,000	(53,784)	322,216	321,988	0.1%
Washington Square Connector	2,415	-	261,940	261,940	259,525	0.9%
Holly Hill Lane	50,800	-	60,000	60,000	9,200	84.7%
Total Roads	749,896	4,766,215	266,215	5,032,430	4,282,534	14.9%
Stormwater and Sewer						
Sewer Connections Policy	7,134	459,046	150,189	609,235	602,101	1.2%
Historic District Sewer Extension Phase 4	166,456	575,760	3,079	578,839	412,383	28.8%
Historic District Sewer Extension Phase 5	228,299	183,920	332,859	516,779	288,480	44.2%
Historic District Sewer Extension Phase 6	204,534	201,700	442,776	644,476	439,942	31.7%
Bridge Street Streetscape	277,973	1,593,313	118,040	1,711,353	1,433,380	16.2%
Comprehensive Drainage Plan Improvements	30,268	84,500	121,500	206,000	175,732	14.7%
May River Action Plan Impervious Restoration/Water Quality Project	14,677	-	15,000	15,000	323	97.8%
Stoney Crest Campground/Old Palmetto Bluff Rd	962,603	1,352,432	-	1,352,432	389,829	71.2%
Pritchard Street Drainage Improvements	1,032,667	1,224,366	1,318,634	2,543,000	1,510,333	40.6%
Total Stormwater and Sewer	2,924,611	5,675,037	2,502,077	8,177,114	5,252,503	35.8%
Total CIP Expenditures	\$ 19,053,270	\$ 33,070,523	\$ 8,733,062	\$ 41,803,585	\$ 22,750,315	45.6%



Town of Bluffton
Special Revenue Accounts
For Period Ending June 30, 2026 (Accrual through July 28, 2026)

Section XI. Item #1.

	FY2026														Original Estimate
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	
Revenues															
State Accommodations Tax	512	616	659	542	280,235	483	266,375	365	467	431	190,145	405	-	741,235	1,097,875
Local Accommodations Tax	2,117	164,745	133,309	118,983	195,878	173,927	149,358	78,220	103,865	235,560	286,924	249,681	181,092	2,073,659	1,322,792
Hospitality Tax	4,562	336,180	358,387	355,891	379,408	400,676	357,198	325,989	346,505	430,013	450,990	430,956	343,114	4,519,869	4,261,955
Total Revenues	7,191	501,541	492,355	475,416	855,521	575,086	772,931	404,574	450,837	666,004	928,059	681,042	524,206	7,334,763	6,682,622

	FY2025														Original Estimate
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	
Revenues															
State Accommodations Tax	1,571	1,830	1,559	1,417	271,078	697	632	290,058	673	664	174,809	549	435,462	1,180,999	1,022,605
Local Accommodations Tax	2,700	60,640	138,169	122,416	194,338	192,218	129,925	55,057	93,013	177,747	230,699	217,123	191,598	1,805,643	1,342,930
Hospitality Tax	8,468	281,963	305,218	314,531	351,835	411,775	348,925	294,270	311,950	420,178	370,020	422,794	392,612	4,234,539	4,140,747
Total Revenues	12,739	344,433	444,946	438,364	817,251	604,690	479,482	639,385	405,636	598,589	775,528	640,466	1,019,672	7,221,181	6,506,282

	FY2026 VS FY2025 (more / (less))													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD
Revenues														
State Accommodations Tax	(1,059)	(1,214)	(900)	(875)	9,157	(214)	265,743	(289,693)	(206)	(233)	15,336	(144)	(435,462)	(439,764)
Local Accommodations Tax	(583)	104,105	(4,860)	(3,433)	1,540	(18,291)	19,433	23,163	10,852	57,813	56,225	32,558	(10,506)	268,016
Hospitality Tax	(3,906)	54,217	53,169	41,360	27,573	(11,099)	8,273	31,719	34,555	9,835	80,970	8,162	(49,498)	285,330
Total Revenues	(5,548)	157,108	47,409	37,052	38,270	(29,604)	293,449	(234,811)	45,201	67,415	152,531	40,576	(495,466)	113,582

	FY2024														Original Estimate
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	
Revenues															
State Accommodations Tax	1,533	1,721	1,963	237,553	1,773	2,006	249,085	1,857	2,041	161,350	1,868	1,570	457,086	1,121,406	1,030,150
Local Accommodations Tax	5,551	152,136	108,061	124,885	176,611	171,277	117,868	70,760	89,999	183,177	210,129	186,173	269,837	1,866,464	1,597,500
Hospitality Tax	54,512	340,435	282,100	283,048	355,917	349,776	385,693	223,058	314,287	383,243	392,360	423,103	345,958	4,133,490	3,788,036
Total Revenues	61,596	494,292	392,124	645,486	534,301	523,059	752,646	295,675	406,327	727,770	604,357	610,846	1,072,881	7,121,360	6,415,686

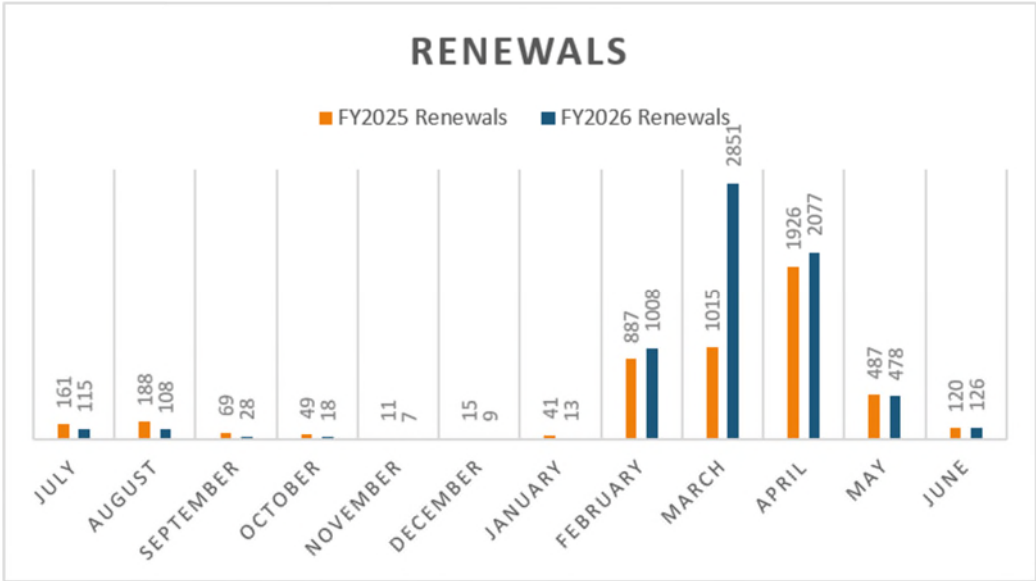
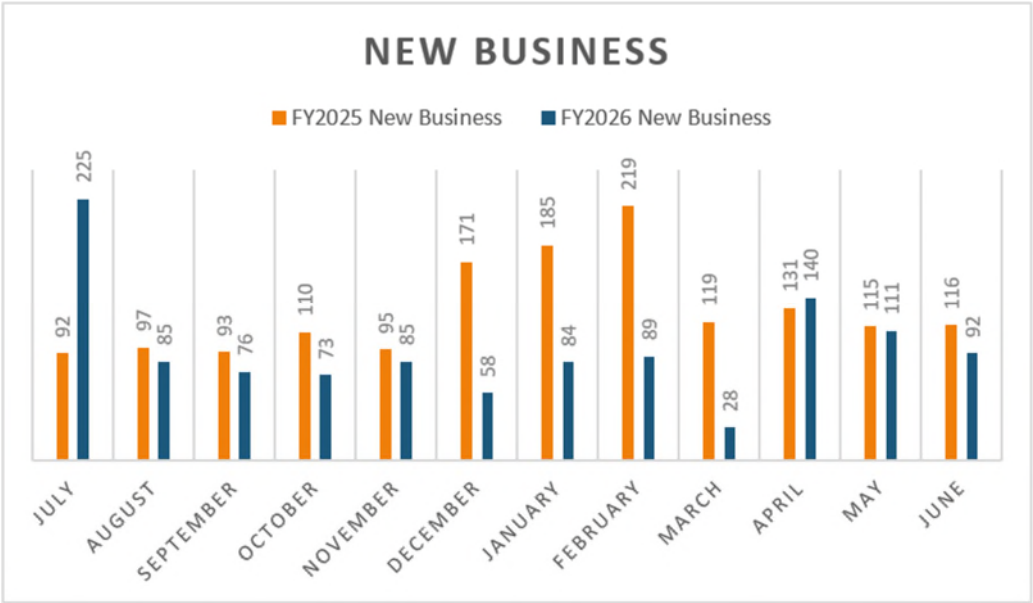
	FY2025 VS FY2024 (more / (less))													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD
Revenues														
State Accommodations Tax	38	109	(404)	(236,136)	269,305	(1,309)	(248,453)	288,201	(1,368)	(160,686)	172,941	(1,021)	(21,624)	59,593
Local Accommodations Tax	(2,851)	(91,496)	30,108	(2,469)	17,727	20,941	12,057	(15,703)	3,014	(5,430)	20,570	30,950	(78,239)	(60,821)
Hospitality Tax	(46,044)	(58,472)	23,118	31,483	(4,082)	61,999	(36,768)	71,212	(2,337)	36,935	(22,340)	(309)	46,654	101,049
Total Revenues	(48,857)	(149,859)	52,822	(207,122)	282,950	81,631	(273,164)	343,710	(691)	(129,181)	171,171	29,620	(53,209)	99,821

	FY2023													Original Estimate	
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	
Revenues															
State Accommodations Tax	400	468	509	256,141	783	897	229,281	916	1,155	145,283	1,388	1,466	484,835	1,123,522	1,175,700
Local Accommodations Tax	614	173,603	126,868	137,517	152,941	158,074	114,639	63,354	83,215	24,975	331,683	187,863	176,432	1,731,779	1,577,800
Hospitality Tax	4,685	255,181	281,079	312,591	335,754	307,857	291,337	235,565	310,100	87,619	491,342	352,679	405,875	3,671,664	2,730,300
Total Revenues	5,699	429,252	408,456	706,249	489,478	466,828	635,257	299,835	394,471	257,876	824,412	542,009	1,067,142	6,526,964	5,483,800

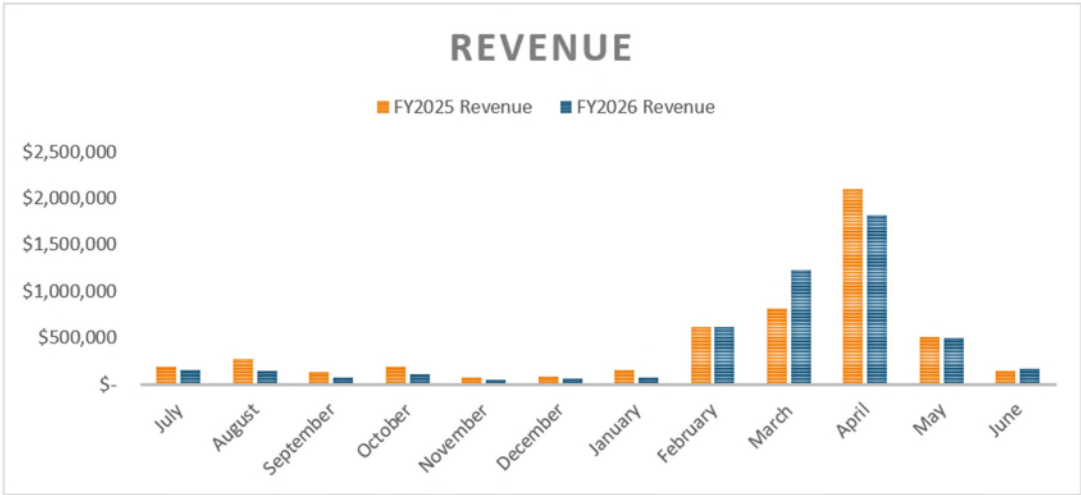
	FY2024 VS FY2023 (more / (less))													
	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD
Revenues														
State Accommodations Tax	1,133	1,253	1,454	(18,588)	990	1,109	19,804	941	886	16,067	480	104	(27,749)	(2,116)
Local Accommodations Tax	4,937	(21,467)	(18,807)	(12,632)	23,670	13,203	3,229	7,406	6,784	158,202	(121,554)	(1,690)	93,405	134,685
Hospitality Tax	49,827	85,254	1,021	(29,543)	20,163	41,919	94,356	(12,507)	4,187	295,624	(98,982)	70,424	(59,917)	461,826
Total Revenues	55,897	65,040	(16,332)	(60,763)	44,823	56,231	117,389	(4,160)	11,856	469,894	(220,055)	68,837	5,739	594,396

Business License Statistics:

Business License applications for FY2026 through June total 7,984 (1,146 new business and 6,838 renewals) compared to FY2025’s total of 6,512 (1,543 new business and 4,969 renewals).



Business license renewals reflect an increase of 5% or 6 and revenue collections increased 12% or \$10,027 for the month of June when compared to last year. Business license revenue generated through permits increased by 8% or \$5,095.



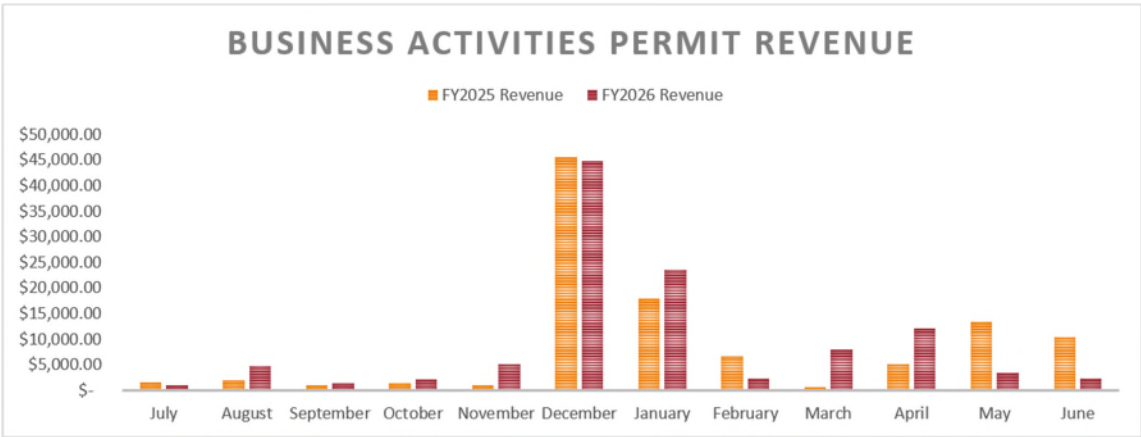
The amended ordinance that went into effect January 1st, 2019 included additional incentives for new businesses and businesses with multiple locations within the Town. For the 2026 business license renewals, there were one thousand, three hundred, and two (1,302) renewals eligible for an incentive.

Incentive	Number of Businesses	Gross Income Deducted	Total Incentive Amount
10%	241	\$ 5,134,732	\$ 531,246
20%	251	12,866,160	19,022
40%	301	14,308,742	21,155
CAP	9	220,321,680	245,611
2+	500	22,454,222	25,810
Grand Total	1,302	\$ 275,085,536	\$ 842,844

Rate Class	Number of Businesses	Total Incentive Amount
1	179	\$ 210,427
2	50	7,317
3	59	3,203
4	132	15,056
5	55	3,605
6	2	64
7	789	542,778
8.1	35	52,617
8.6	-	-
9.3	1	7,777
Grand Total	1,302	\$ 842,844

Included in the Business License Revenue are permits for both Mobile Vending and Short-Term Rental.

- Mobile Vending Permit (MVP): \$50
 - o Fourteen (14) MVPs issued in June
 - o Fifty (50) are compliant
 - o Five (5) are non-compliant
 - o Three (3) are in-process
 - o There are fifty-eight (58) identified Mobile Vending businesses
- Short-Term Rental Permit (STRP): \$325
 - o Seven (7) STRPs issued in June
 - o Two hundred and fifty-two (252) STRPs are compliant with a permit
 - o Twenty-seven (27) are non-compliant
 - o Eight (8) are in-process
 - o There are two hundred and eighty-seven (287) properties identified



Grant Program / Name	Federal/ State/ Other	Grant #	Town Project Description	Department	Status	Amount Funded by Grant	Town's Match	Total Project Amount	Date of Award	Grant Start Date	Grant Expiration
South Carolina Infrastructure Investment Program (SCIIP)	Federal	A-23-C015	Stoney Crest area septic to sewer; local match split equally among Town, Beauf.Co, and BJWSA.	Stormwater	AWARDED TO BJWSA	\$ 5,925,000.00	\$1,975,000 divided equally among Town, County, and BJWSA	\$ 7,900,000.00	04/27/23	04/24/23	6/1/2026
American Rescue Plan Act (ARPA) grant from the State and Local Fiscal Recovery Fund (SLFRF)	Federal	SLT-5134	coronavirus recovery, Entitlement community with Tier 5 reporting	Finance	Active	\$ 1,982,471.00	none	\$ 1,982,471.00	05/27/21	03/03/21	obligated by 12/31/2024 expended by 12/31/2026
Nonpoint Source Implementation Program - Section 319(h) of the Clean Water Act	Federal	EQ-3-544	May River Watershed Action Plan, Phase VI - stormwater retrofit (Pritchard St)	Stormwater / CIP	Active	\$ 124,577.00	\$ 83,398.00	\$ 207,975.00	11/16/22	11/16/22	7/12/2026 Extension
Nonpoint Source Implementation Program - Section 319(h) - Clean Water Act	Federal	EQ-4-318	May River Phase VII - HD Sewer Phases 4-6	CIP	Active	\$ 529,850.00	\$ 367,920.00	\$ 897,770.00	6/16/2023	2/29/2024	9/30/2027
FY24 COPS Technology and Equipment Program Invitational Solicitation	Federal	15JCOPS-24-GG-02292	equipment for PD	Police	Active	\$ 1,348,000.00	none	\$ 1,348,000.00	9/30/2024	3/9/2024	12/31/2026 extension
FY23 State and Local Cybersecurity Grant Program	Federal	23SLCGP14	cybersecurity project	IT	Active	\$ 79,500.00	\$ 15,900.00	\$ 95,400.00	6/18/2025	6/1/2025	5/31/2026
State of South Carolina and Subrecipient Public Assistance Funding - Hurricane Helene	Federal	Agreement A47118	4829, Helene	Exec	Active	\$ 99,209.56	none; state match	\$ 113,773.84	4/15/2025	9/29/2024	until FEMA closes
State of South Carolina and Subrecipient Public Assistance Funding - Tropical Storm Debby	Federal	Agreement 6882F6	4835, Debby	Exec	Active	\$ 70,517.87	none; state match	\$ 92,554.69	4/18/2025	9/29/2024	until FEMA closes

FY24 State Appropriation Act	State	none	New River Linear Trail	CIP	Active	\$ 2,000,000.00	\$ 705,172.00	\$ 2,705,172.00	10/16/2023	10/16/2023	10/15/2026
National Opioid Guaranteed Political Subdivision Subfund	State	none	Opioid settlement money	Exec	Active	\$ 33,120.00	none	\$ 33,120.00	3/5/2026	4/1/2026	3/31/2027
South Carolina Power Team Site Readiness Fund (SRF) Grant	Local	n/a	economic development for Buckwalter MCIP, Building A	Exec	Active	\$ 1,000,000.00	\$ 2,715,365.00	\$ 4,045,365.00	6/25/2024	11/13/2024	12/31/2025
FY25 State Appropriation Act	State	none	K9 program	Police	Active	\$ 50,000.00	none	\$ 50,000.00	7/24/2024	7/1/2024	6/15/2026
State of South Carolina and Subrecipient Public Assistance Funding - Hurricane Helene	State	Agreement A47118	4829, Helene	Exec	Active	\$ 14,564.28	none	see Federal project	4/15/2025	9/29/2024	until FEMA closes
State of South Carolina and Subrecipient Public Assistance Funding - Tropical Storm Debby	State	Agreement 6882F6	4835, Debby	Exec	Active	\$ 22,036.82	none	see Federal project	4/18/2025	9/29/2024	until FEMA closes
School Safety Program FY26 (School Resource Officer)	State	SR-018-C0702-26	continued funding for six SROs in FY26	Police	Active	\$ 540,346.00	none	\$ 540,346.00	7/28/2025	7/1/2025	6/30/2026
Palmetto Pride Tree Grant	Local/Non Profit	none	Tree grant for 257 trees	Public Works	Active				9/30/2025	10/1/2025	9/30/2026
Sarah Riley Hooks Cottage Restoration	Local	25S-015-06102025	ATAX award for Sarah Riley Hooks Cottage	CIP	Active	\$ 257,304.00	\$ 600,000.00	\$ 857,680.00	7/16/2025	6/1/2025	5/31/2026
BJHT Home Repair Assistance	Local/Non Profit		Home Repair Assistance (NAP)	Growth Management	Active	\$ 50,000.00	none	\$ 50,000.00	2/9/2026	2/9/2026	6/30/2026
						\$ 8,201,496.53					

Hazard Mitigation Grant Program	Federal		Historic District drainage	Watershed	pre-app approved 5/5/25; full application due 8/29/25	\$ 287,625.00	\$ 95,875.00	\$ 383,500.00			
National Coastal Resiliency Fund	private non-profit but this money is primarily Federal.		Planning Assessment for Wetlands Mitigation	Watershed	full application due 7/18/25; determination by 12/2025; awards between March and June 2026.	\$ -	\$ -	\$ -			Did not get funded- 12/3/25
Land and Water Conservation Fund	Federal		New Riverside Barn Park Phase 2	CIP	pre-app filed 9/11; full app due 12/5	\$ 1,000,000.00	\$ 1,000,000.00	\$ 2,000,000.00			
0	0		0	0	0	\$ -	\$ -	\$ -			

	As of June 2026					
	Bluffton Police Department Benevolence Fund		Mayor's Stay Safe Bluffton Scholarship Fund		Town of Bluffton Parks & Public Art Fund	
	FY through		FY through		FY through	
	Jun. 2026	Jun. 2026	Jun. 2026	Jun. 2026	Jun. 2026	Jun. 2026
Beginning Balance	\$ 141,776.50	\$ 139,272.80	\$ 34,745.29	\$ 25,473.25	\$ 24,130.73	\$ 3,945.09
Contributions & Investment Activity						
Contributions to Fund	\$ 30,500.00	\$ 31,600.00	\$ 500.00	\$ 9,612.38	\$ -	\$ 20,000.00
Interest & Dividend Income	302.77	2,707.53	74.21	582.17	51.49	286.88
Investment Income & Losses	39.58	633.29	9.70	131.49	6.74	39.12
Total Contributions & Investment Activity	30,842.35	34,940.82	583.91	10,326.04	58.23	20,326.00
Expenses						
Distributions - Grants	-	-	-	-	-	-
Distributions - Program Expenses	-	-	-	-	-	-
Fees - Administrative & Investment	532.25	2,112.22	123.83	454.21	90.33	172.46
Fees - Credit Card Processing	-	14.80	-	139.71	-	-
Total Expenses	532.25	2,127.02	123.83	593.92	90.33	172.46
Net Change to Fund Balance	\$ 30,310.10	\$ 32,813.80	\$ 460.08	\$ 9,732.12	\$ (32.10)	\$ 20,153.54
Pending Contributions						
Total Pending Contributions		\$ -		\$ -		\$ -
Pending Expenses						
Total Pending Expenses		-		-		-
Projected Ending Balance		\$ 172,086.60		\$ 35,205.37		\$ 24,098.63

TOWN COUNCIL



STAFF REPORT
Human Resources Department

MEETING DATE:	August 11, 2026
PROJECT:	July 2026 Activity Report
PROJECT MANAGER:	Anni Evans, Director of Human Resources

Human Resources Summary:

Promotions: 3

Konnor Harrell
Title: MS4 Manager
Date: July 9, 2026
Department: Watershed

Christopher Sim
Title: Building Inspector II
Date: July 9, 2026
Department: Building Safety

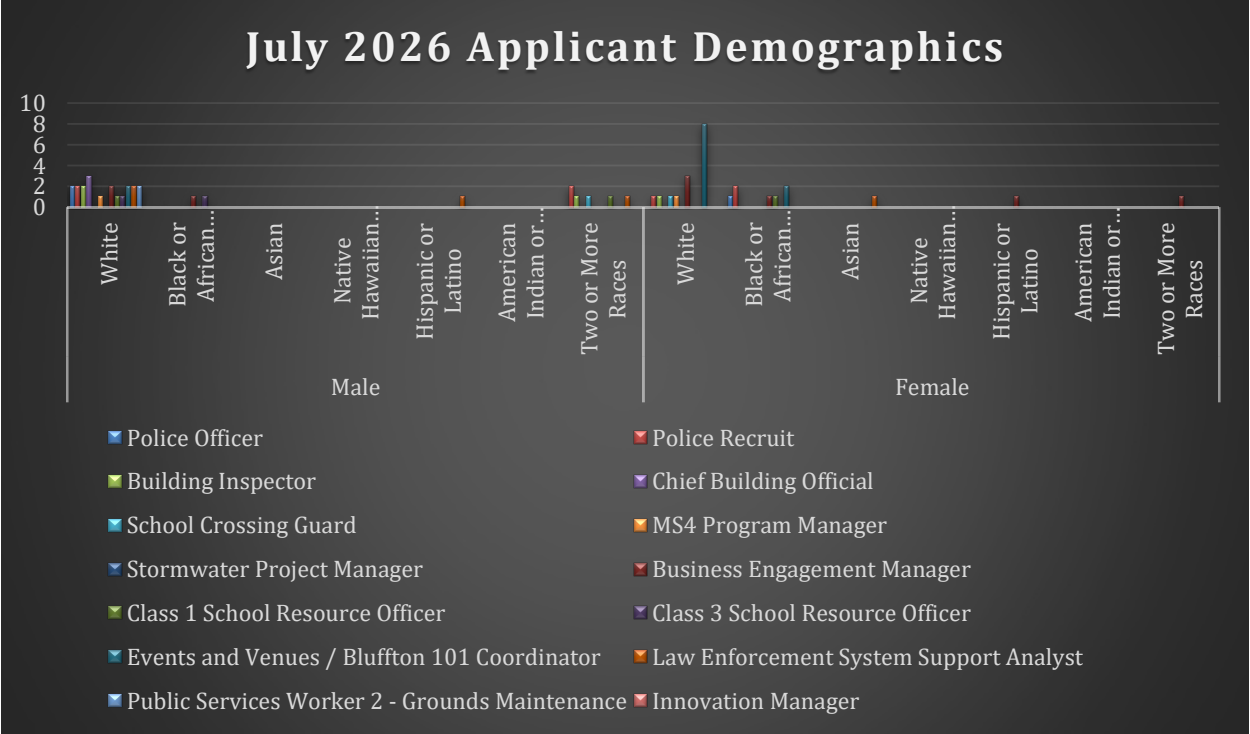
Evan Welsh
Title: DRCI Innovation Manager FT
Date: July 9, 2026
Department: Don Ryan Center

Jobs posted:

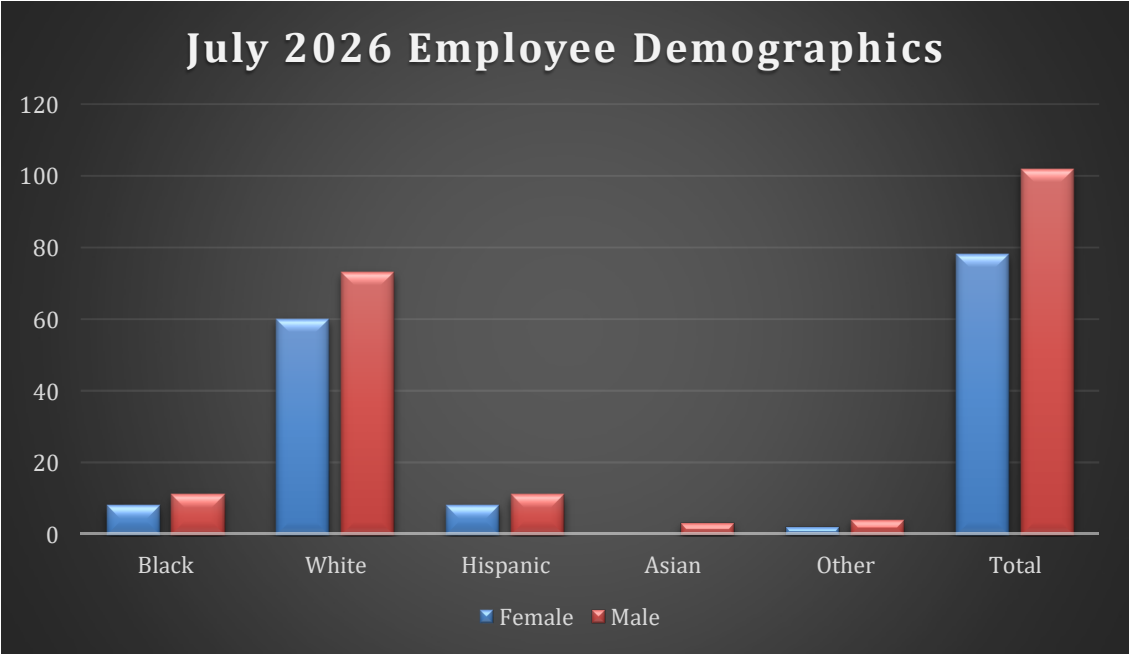
Police Officer	School Resource Officer, Class 1 and 3
Police Recruit	Crossing Guard
Building Inspector	Public Services Worker II – Grounds Maintenance
Chief Building Official	Stormwater Project Manager
Events and Venues Coordinator	Innovation Manager
Business Engagement Manager	Law Enforcement System Support Analyst

- Birthday/Anniversary Celebration – 7/22 DIY Cupcake Bar
- July Wellness Events:
 - Email campaigns for:
 - UV Safety Awareness Month
- Town of Bluffton – employee Safety Committee Meeting: June 1, 2026
 - Defensive Driving Course (4-hour) – June 25
- Intern Events:
 - Intern Lunch: July 16
 - National Intern Day Celebration: July 30
 - Intern tours: PD, DRCI, Watershed, Public Services

Candidate demographics:



Employee demographics:



TOWN COUNCIL



STAFF REPORT
Municipal Court Department

MEETING DATE:	August 11, 2026
PROJECT:	June Activity Report
PROJECT MANAGER:	Lisa Cunningham, Clerk of Court

Court Summary

Town of Bluffton Municipal Court convenes every Tuesday morning. In June 2026 there was a total of five morning sessions. The Municipal Court currently has 381 cases pending, which is a combination of 330 criminal/traffic cases, 17 jury trial requests, and 34 defendants enrolled in alternative programs.

Indigent Defense cases

Town of Bluffton currently contracts with the Law Office of Carol Miller to provide Indigent Defense Counsel to all defendants who meet the Annual Federal Poverty Guidelines. Year to date our Indigent Defense Attorney has 40 pending as of June 2026.

Alternative Programs

Defendants are sometimes offered the opportunity to complete Alternative Programs in lieu of convictions on their traffic and/or criminal record.

There are currently 6 active participants in the Conditional Discharge Program. The Conditional Discharge Program requires the completion of 40 hours of community service as well as a drug and alcohol program. Participants must also pay a program fee of \$150.00 upon completion.

There are currently 12 active participants in the Alive@25 classes which are offered through the National Safety Council. Alive@25 classes are for traffic offenders under 25 years of age who have never had a traffic infraction and the current charge pending carries no more than 4 points.

Traffic Education Program referred to as TEP has 11 active participants. The TEP Program cost is \$280.00 plus the cost of online driving class. It is designed for offenders who have pending moving violations except for Driving under the Influence, Driving under Unlawful Alcohol Concentration, and Reckless Driving.

Alcohol Education Program referred to as AEP has 0 active participants. AEP is only inclusive for alcohol related charges such as minor in procession of alcohol or false identification for offenders between the ages of 17-21. AEP costs \$250.00 plus the cost of online driving class and alcohol education classes.

Pre-Trial Intervention referred to as PTI has 5 active participants. PTI is a program for first-time offenders charged with non-violent crimes all charges are accepted in the program except for Driving Under Influence (DUI) or Driving under Unlawful Alcohol Concentration (DUAC). Program cost \$350.00 plus the cost of online driving class, counseling and/or drug testing.

TEP, AEP, and PTI are directly managed through the Solicitors office. The Court provides a referral and the Solicitors Office provides a completion or termination report upon completion date.

Town of Bluffton Municipal Court Statistics for June 2026

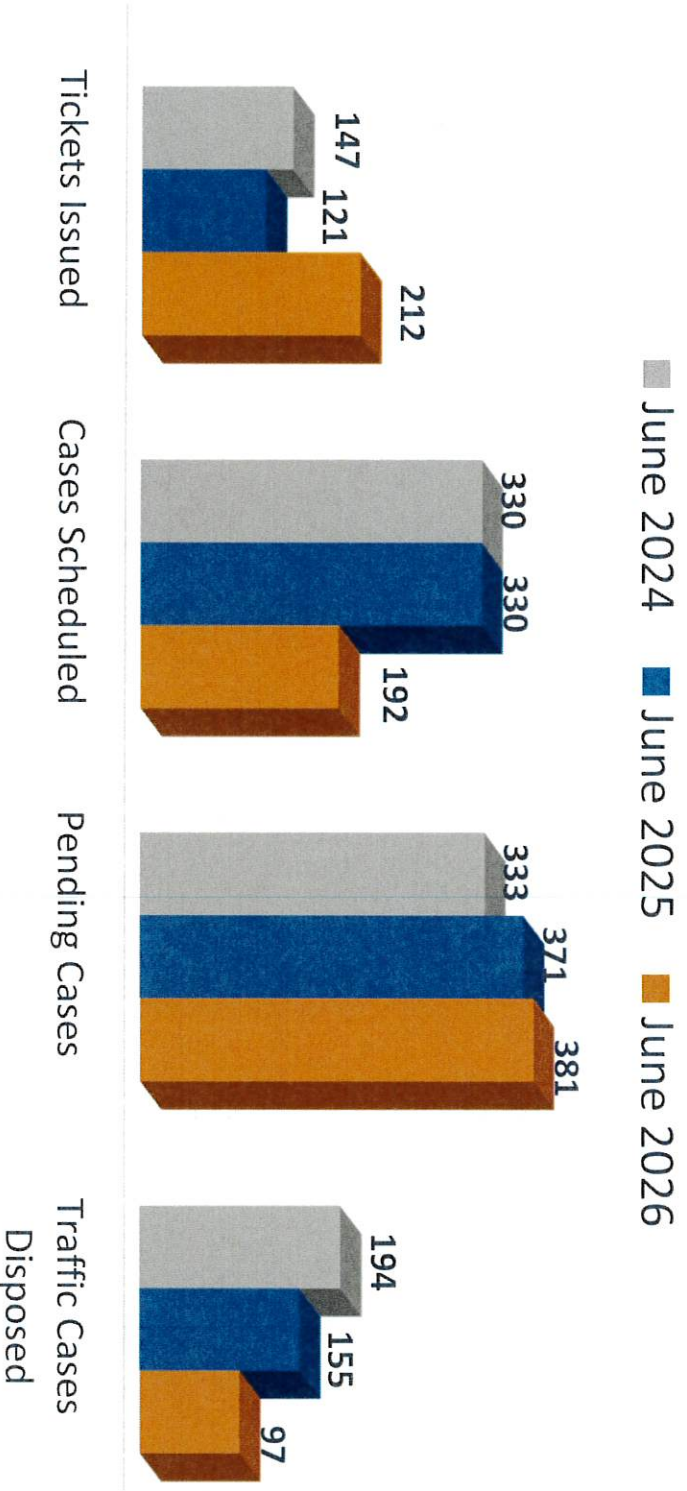
Presented by:

Lisa Cunningham, Clerk of Court



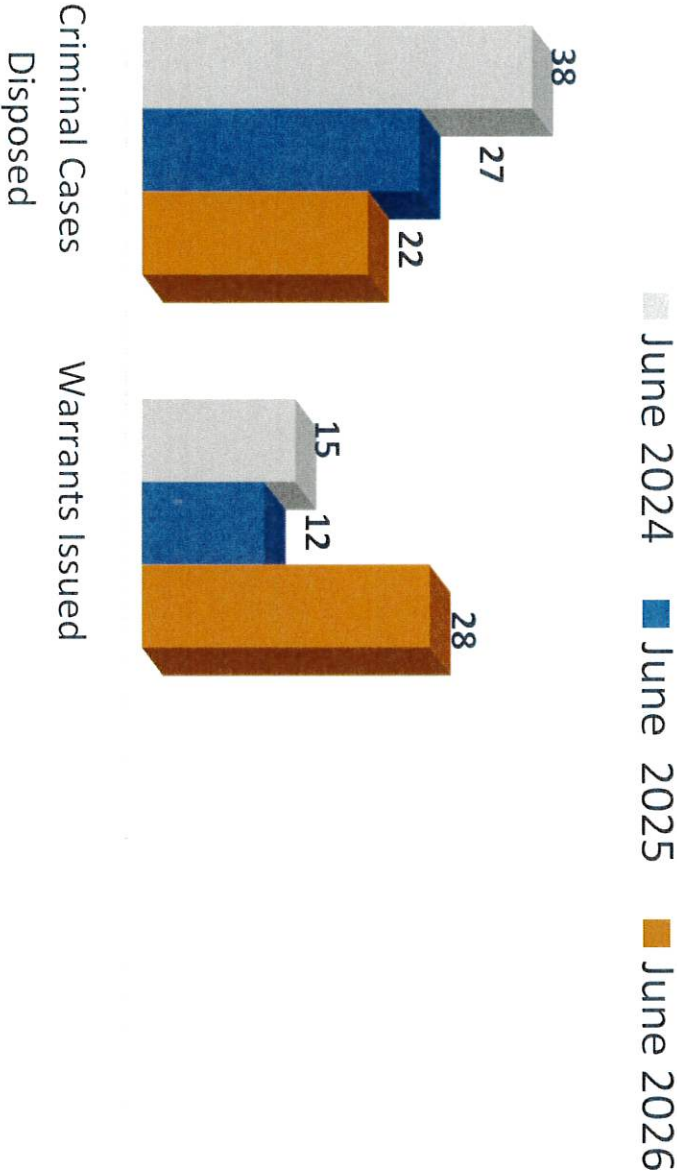


Town of Bluffton Municipal Court



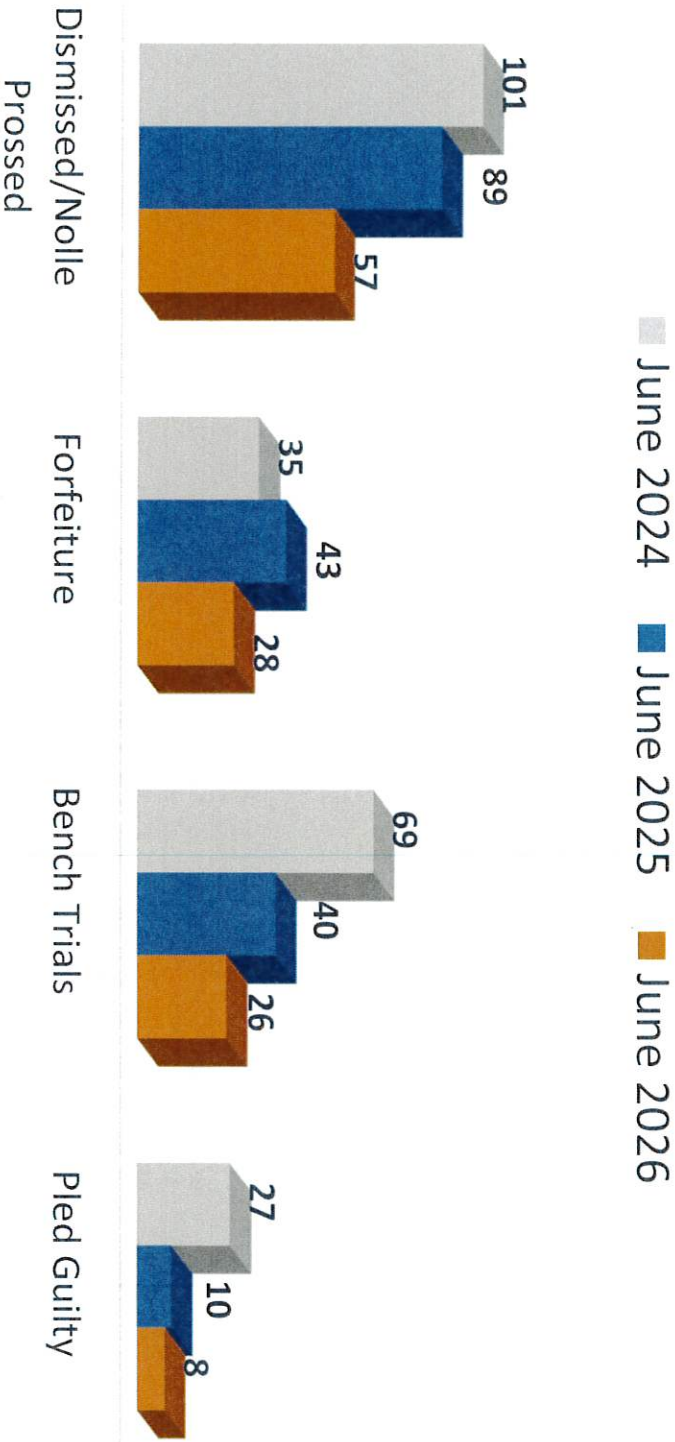


Town of Bluffton Municipal Court





Town of Bluffton Municipal Court



Town of Bluffton Municipal Court



Terminology

- **Disposition** the ruling of the court, the final outcome of the violation.
- **Dismissed** no prosecution because either a program was completed, or motion granted.
- **Nolle Prosequi** the prosecutor or officer did not wish to prosecute the case.
- **Forfeiture** the bond was posted, and defendant did not appear for court, so it was converted to a fine.
- **Guilty Bench Trial** the Judge ruled in favor of the State.
- **Not Guilty Bench Trial** the Judge ruled in favor of the Defendant.
- **Pled Guilty** the defendant did not contest the violations.
- **Disposed** the case is no longer pending and a disposition has been indicated.
- **Pending** the cases awaiting trial or currently enrolled in a program

TOWN COUNCIL



STAFF REPORT
Projects and Watershed Resilience Department

MEETING DATE:	August 11, 2026
SUBJECT:	Projects and Watershed Resilience Department Monthly Report
PROJECT MANAGER:	Kimberly Washok-Jones, Department Director

CAPITAL IMPROVEMENTS PROGRAM (CIP) UPDATES

Administrative Update

- No activity to report.

FACILITIES

1. Law Enforcement Center Facility Improvements

- PS emergency procurement of HVAC underway.

2. Sarah Riley Hooks Cottage

- Interior trim, utility connections, and mechanical hook ups are underway.
- Nix Construction began site construction in June 2026.
- **Next Steps:**
 - o Site construction to be completed in the Fall 2026.

3. New Riverside Barn Park – Public Services Building

- Architectural Plans, Site Development Plans and easements are **complete**.
- **Next Steps:**
 - o Prepare bid solicitations in Summer 2026 for building and site development construction in FY27.

4. Public Services Expansion and New Watershed Facility

- Obtained wetland surveys to evaluate developable land for expansion.
- **Next Steps:**
 - o Special PM awaiting wetland determination from ACOE to determine site capacity of upland property for future PS expansion.
 - o Exploring alternative locations for Watershed Resilience due to parcel deed restrictions on the Creech Study proposed site.

HOUSING

1. Town of Bluffton Affordable Housing Projects – The May & 115 Bluffton Rd.

- The May – WorkForce State of Mind partnership to construct 12 units at 1095 May River Rd. to be completed in 2027.
- **Next Steps:**
 - o WorkForce State of Mind submitted The May subdivision application to GM for internal review. Review comments were sent back to the applicant on 7/21/26.
 - o Solicitation for next Workforce Housing project at 115 Bluffton Road closed 6/11/26. Executive, Affordable Housing, Finance and GM team conducting interviews.

PARKS**1. Oyster Factory Park**

- Bids received for restroom expansion were over budget.
- **Next Steps:**
 - o Value engineer design and re-bid pavilion contract for restroom construction.

2. Oscar Frazier Park

- Construction began on second pavilion in June 2026.

3. New Riverside Barn Park – Phase 2 Trails & Disc Golf

- Construction contract awarded in June 2026 for disc golf and construction has begun.
- **Next Steps:**
 - o Post solicitation for Phase 2 trails in Summer 2026 with construction in Fall 2026.

4. New River Linear Trail

- BPD enforcing no trespassing until construction is completed in Fall 2026.
- **Next Steps:**
 - o Construction of 10' wide paved pathway ongoing.

5. Buckwalter Place Park Improvements

- Hilton Head Landscape completed major construction of Phase 2 and 3 site improvements.
- **Next Steps:**
 - o Park is open except Glomist station due to incorrect component shipment. Completion is anticipated by mid-August.

STORMWATER & SEWER**1. Historic District Sewer Extension Phases 4 through 6 – Lawrence, Green and Water Streets**

- Main line sewer construction and as-builts for HD Sewer are **complete**.
- **Next Steps:**
 - o BJWSA approved testing of main line system. Awaiting permit to operate from DES.
 - o Continuing service connections and pump stations construction.

2. Comprehensive Drainage Plan Improvements

- Draft Engineering Report for Crooked Cove **completed** and comments provided. Field meeting was held to discuss recommended projects and alternatives.
- Additional flow data to calibrate H/H 2D model for Crooked and Guerrard Coves is in process.
- **Next Steps:**
 - o Guerrard Cove Engineering Report submittal.
 - o Rose Dhu Creek RFQu closed 6/22/26. Three top-ranked firms were invited to submit a proposal with costs. Anticipate Council contract approval in September.
 - o SCEMD HMGP Grant Application for Huger/Verdier Cove Watershed Study pending.

3. May River Watershed Action Plan Impervious Restoration Water Quality Projects

- Preliminary Design of 9 participating sites **complete**.
- 15 additional sites' concept plans **completed**.
- Internal discussions and review of Impervious Restoration Program policy document completed and Final Draft in development.
- **Next Steps:**
 - o Finalize Impervious Restoration Program Policy Document.
 - o Collaborate with Director of Procurement for BCSD and private owners' agreement to construct impervious restoration projects at school sites.

4. BJWSA Sewer Projects in May River Watershed

- Stoney Creek/Palmetto Bluff Sewer Partnership - BJWSA is the Project Manager as RIA-SCIIP grant recipient; updates can be found [here](#).

ROADS**1. Pathway Pedestrian Safety Improvements**

- **Completed** Historic District for ADA compliance and May River Road RRFB crossings.
- **Next Steps:**
 - o Bluffton Road and New Riverside Road contract negotiations.
 - o Phase 3 additional design of 26 locations continues. Working with SROs and school officials for crossings near schools.
 - o One bid received for responded to IFB for Bluffton Rd. and New Riverside Rd. crosswalks.

2. Bridge Street Streetscape

- Silt fencing and traffic count devices installed.
- **Next Steps:**
 - o Construction and email communication to stakeholders ongoing.

3. Calhoun Street Streetscape

- Preliminary engineering design is 80% complete and plans submitted to agencies for review and approval.
- **Next Steps:**
 - o Continue easement negotiations with May River Road property owners for main transmission line for underground power.
 - o Continue to coordinate underground power layout and modifications with Dominion Energy and CDDC Design.
 - o Prepare easement acquisition plats for phase 1 in FY26 and begin easement acquisition.
 - o Phased construction planned to begin in FY28 pending budget approval and acquisition of all required easements.

4. Boundary Street Streetscape

- Engineering design is 90% complete and submitted to agencies for review.
- Submitted SCDES permit amendment moving Lawrence St. drainage outfall to Green St.
- **Next Steps:**
 - o Prepare easement exhibits, appraisals and continue easement negotiations.
 - o Construction to be bid mid-FY27, subject to acquisition of easements and permits.

5. Pritchard Street Drainage Improvements

- Design submittal for relocation of sidewalk north of MC Riley Early Childhood Learning Center to reduce tree removals **completed** and pending Proposal from Contractor.
- Contractor installing drainage and performing utility relocates.
- **Next Steps:**
 - o Submit final 319 grant report upon project completion.

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WATERSHED MANAGEMENT/RESILIENCE UPDATES

Administrative Update

- Konner Harrell promoted to MS4 Program Manager position.
 - Stormwater Project Manager position advertised internally and externally with several applicants. Coordinating with HR and Comms teams to promote posting of the position.
 - Increasing concerns with rodent infestation of the Jenny Kitty building, Town vehicles and personal vehicles. Prior rodent extermination efforts were apparently not effective. Evaluating opportunities to relocate vehicles and proceed with a new Watershed facility.
1. **SC Department of Environmental Services May River Shellfish Harvesting Monitoring Data Year-to-Date and May River Shellfish Harvesting Status Exhibit – *Attachments 1 and 1a***
 2. **May River Watershed Action Plan Implementation Summary – *Attachment 2, 2a, 2b, and 3***
 - The May River Watershed Action Plan Advisory Committee (WAPAC) met 7/23/26.
 - May River Watershed Action Plan Stormwater Model:
 - Lewis and Quast met with McCormick Taylor, Inc. to discuss deliverables. Next phase will model and assess anticipated water quality benefits of proposed Action Plan projects.
 - Water Quality Monitoring:
 - SCDES collected shellfish harvesting and Microbial Source Tracking (MST) samples in July. Results pending.
 - MST Sampling Program targets potential human, dog, deer, horse, and bird fecal sources.
 - Sampling design collects five (5) wet and dry weather events for each subwatershed.
 - All dry sampling events for the coves have been completed. Additional samples will only be collected during qualifying wet weather conditions.
 - No targeted MST samples collected during this reporting period.
 - Meetings:
 - Lewis and Jones provided input to ACE Basin NERR for an updated Tidal Creeks booklet, published by the South Carolina Department of Natural Resources (SCDNR).
 - Lewis and Quast met with USCB Water Quality and MST Laboratory personnel to discuss program opportunities and capabilities.
 - Lewis and Quast met with SCDNR and USCB. The FY27–28 Strategic Plan includes baseline assessments of other Town watersheds. Exploring potential partnerships before seeking regional funding for these studies.
 3. **Resilience**
 - Resilience Plan:
 - Task 1 underway.
 - Wetlands and Resiliency Ordinances:
 - Resilience outcomes to be discussed at October Town Council Workshop.
 - Wetland Restoration Study:
 - RFP closed and evaluations complete. Coordinating with Director of Compliance and Contracts for communication with selected firm.
 - Meetings:
 - Lewis and Moreno met with SC Sea Grant Consortium to discuss the agency's Coastal Resilience Technical Assistance and outcomes.
 - Lewis attended the SC Office of Resilience (SCOR) Resilience Element Planning Guide Workshop.
 - Moreno was interviewed by the Southern Environmental Law Center (SELC) and the Post and Courier on the Town's wetland protection efforts.

- Lewis and Jones interviewed 8/6/2026 by Southeast Sustainability Directors Network's to highlight Bluffton's watershed management program.

Municipal Separate Storm Sewer System (MS4) Program Update

1. MS4 Minimum Control Measure (MCM) - #1 Public Education and Outreach and MCM – #2 Public Participation and Involvement

- Quast securing partnerships for fall Beach Sweep/River Sweep scheduled for 9/19/26.

2. MS4 MCM – #3 Illicit Discharge Detection and Elimination

- E. coli Concentrations Trend Map – **Attachment 4a**
- Monthly Microbial Source Tracking (MST) Map – **Attachment 4b**
- Illicit Discharge Investigations – **Attachment 4c**

3. MS4 MCM – #4 Construction Site Stormwater Runoff Control – Attachment 5

4. MS4 MCM – #5 Stormwater Plan Review and Related Activity – Attachment 6

5. MS4 MCM – #6 Good Housekeeping (Staff Training/Education)

- Staff conducted inspections of the rain gardens at Herbkersman Plaza and Campbell AME.
- Staff met with Public Services to discuss maintenance frequency for all Town-owned stormwater practices.

6. MS4 MCM – #6 Good Housekeeping (Ditch, Drainage and Roadside Maintenance)

- Public Services performed weekly street sweeping on Calhoun St., Highway 46, Bruin Rd., May River Rd., Pin Oak St., and curbs/medians on Simmonsville and Buck Island Rds.
- Performed ditch inspections.
 - o Buckwalter ditch (917 LF)
 - o Arrow ditch (2,569 LF)
 - o Red Cedar ditch (966 LF)
 - o Buck Island roadside ditch (15,926 LF)
 - o Simmonsville roadside ditch (13,792 LF)
- Ongoing roadside mowing, litter clean-up and maintenance of Masters' Way, McCracken Circle, Hampton Parkway, Buck Island and Simmonsville Rds., Goethe Rd., Shults Rd., Jason and Able Sts., Whispering Pine Rd., May River Rd., and Eagles Field.

7. Citizen Request for Watershed Management Services & Activities – Attachment 7

Attachments

1. SCDES Shellfish Harvesting Monitoring Data Year-to-Date
 - a. SCDES May River Shellfish Harvesting Status Exhibit
2. May River Watershed Action Plan Implementation Summary
 - a. Cumulative Microbial Source Tracking (MST) Results for Targeted Sampling
 - b. Targeted MST Sampling Sites Map
3. May River Watershed Action Plan Advisory Committee – WAPAC Meeting Agenda
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
 - a. E. coli Concentrations Trend Map
 - b. Monthly Microbial Source Tracking Trend Map – All Sources
 - c. Illicit Discharge Investigations
5. MS4 Minimum Control Measure #4 – Construction Site Stormwater Runoff Control
6. MS4 Minimum Control Measure #5 – Stormwater Plan Review and Related Activity
7. Citizen Request for Watershed Management Services and Activities Map
8. CIP Master Project Schedules

SCDES Shellfish Harvesting Monitoring Data Year-to-Date
May River Headwaters Shellfish Stations

	19-19				19-19A				19-19B				19-19C				19-24				19-16			
	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026	2023	2024	2025	2026
	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)
December	33.0	NS	70.0		33.0	NS	17.0		7.8	NS	2.0		13.0	NS	6.1		7.8	NS	6.8		17.0	NS	2.0	
November	13.0	170.0	13.0		2.0	130.0	23.0		4.5	170.0	4.0		4.5	49.0	4.5		2.0	79.0	46.0		4.5	33.0	4.5	
October	33.0	49.0	70.0		23.0	17.0	170.0		17.0	13.0	70.0		33.0	2.0	70.0		2.0	11.0	79.0		6.8	17.0	13.0	
September	23.0	33.0	31.0		13.0	240.0	49.0		13.0	13.0	7.8		7.8	7.8	14.0		17.0	22.0	33.0		13.0	130.0	2.0	
August	23.0	33.0	220.0		49.0	23.0	49.0		6.8	23.0	79.0		13.0	49.0	79.0		23.0	49.0	33.0		2.0	13.0	7.8	
July	350.0	31.0	70.0		920.0	31.0	79.0		70.0	32.0	350.0		49.0	32.0	130.0		33.0	33.0	21.0		17.0	32.0	11.0	
June	14.0	7.8	170.0	14.0	7.8	7.8	170.0	33.0	23.0	6.8	110.0	7.8	13.0	4.5	49.0	6.8	33.0	2.0	23.0	33.0	13.0	2.0	6.8	7.8
May	23.0	27.0	33.0	22.0	33.0	22.0	170.0	22.0	17.0	23.0	79.0	11.0	13.0	17.0	21.0	11.0	33.0	7.8	49.0	23.0	21.0	4.0	4.5	7.8
April	170.0	49.0	NS	2.0	130.0	17.0	NS	17.0	110.0	17.0	NS	7.8	70.0	4.0	NS	7.8	NS	11.0	NS	11.0	7.8	23.0	NS	2.0
March	23.0	49.0	240.0	49.0	49.0	31.0	46.0	70.0	17.0	11.0	23.0	33.0	17.0	4.5	7.8	17.0	17.0	22.0	13.0	6.8	17.0	4.5	4.0	13.0
February	540.0	49.0	33.0	7.8	350.0	49.0	49.0	2.0	240.0	11.0	79.0	6.8	240.0	22.0	79.0	2.0	33.0	7.8	13.0	1.8	33.0	11.0	17.0	2.0
January	33.0	49.0	NS	23.0	33.0	23.0	NS	4.5	13.0	4.5	NS	4.5	33.0	4.5	NS	7.8	7.8	7.8	NS	1.8	4.5	2.0	NS	2.0
** Truncated GeoMetric Mean	38.0	39.0	47.0	37.0	30.0	30.0	41.0	33.0	17.0	16.0	22.0	19.0	16.0	14.0	18.0	13.0	9.0	10.0	17.0	15.0	8.0	10.0	8.0	7.0
** Truncated 90th Percentile	211.0	187.0	168.0	142.0	152.0	163.0	193.0	136.0	77.0	79.0	111.0	95.0	71.0	74.0	79.0	60.0	44.0	47.0	58.0	57.0	26.0	38.0	31.0	27.0

NS = No Sample

SCDES Regulatory Requirements:

Geometric Mean ≤ 14

90th Percentile ≤ 43

** Town staff calculations utilizing SCDES statistics

Note:

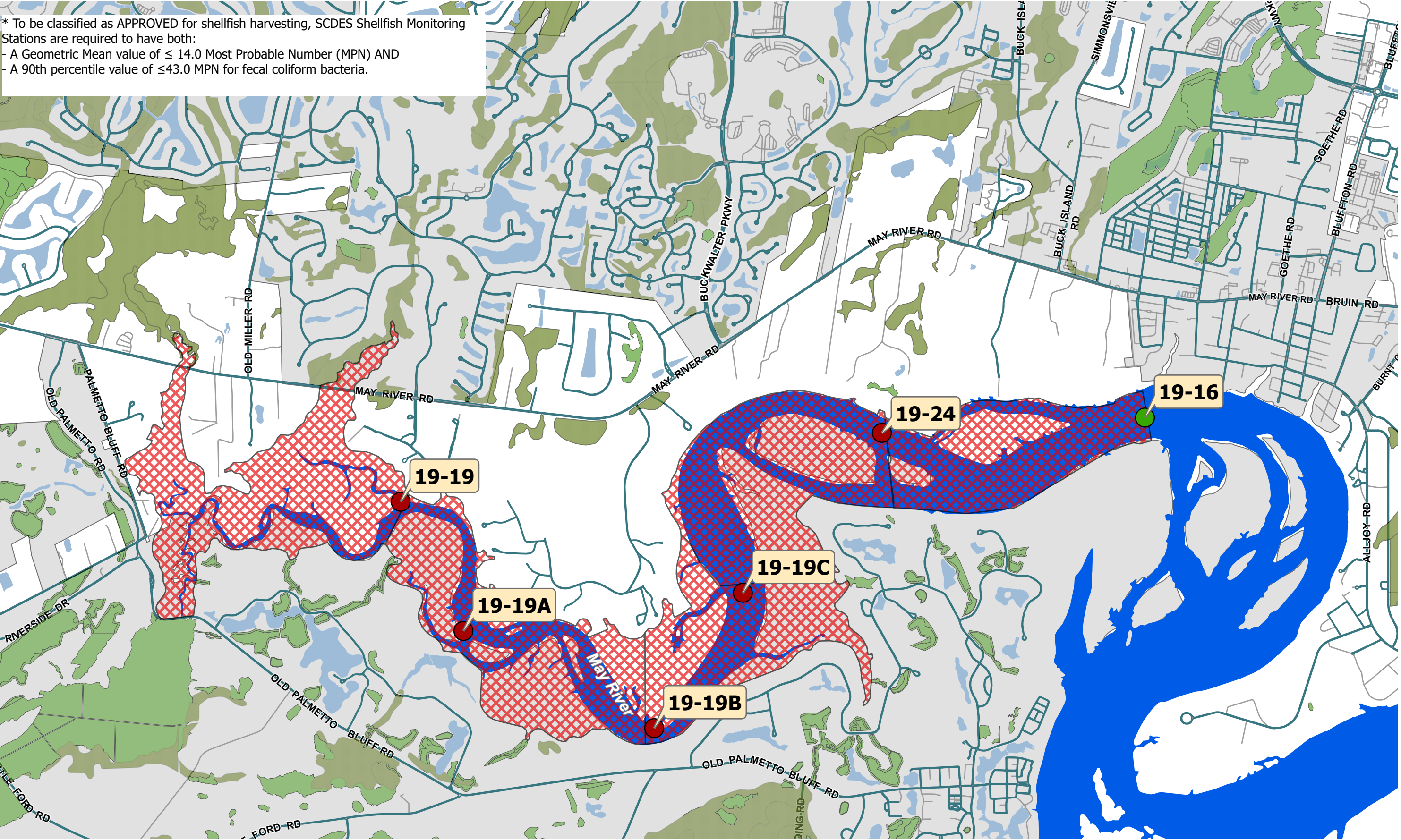
December 2025 ends the data collection period for 2026 shellfish harvesting season.

December 2026 ends the data collection period for 2027 shellfish harvesting season.

2025 fecal coliform data is part of the 2026 classification data collection period.

2026 fecal coliform data is part of the 2027 classification data collection period.

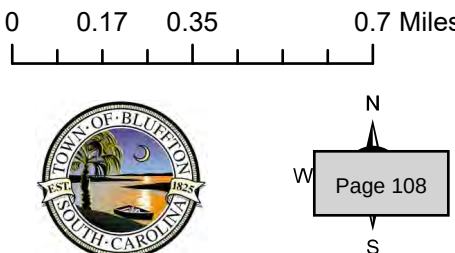
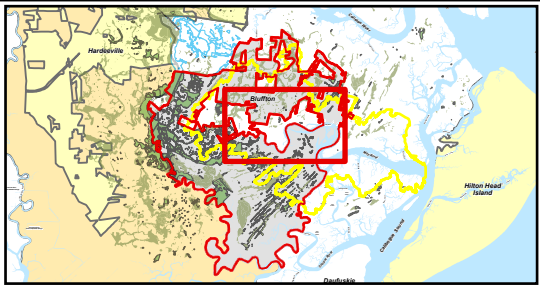
* To be classified as APPROVED for shellfish harvesting, SCDES Shellfish Monitoring Stations are required to have both:
- A Geometric Mean value of ≤ 14.0 Most Probable Number (MPN) AND
- A 90th percentile value of ≤ 43.0 MPN for fecal coliform bacteria.



-  Town Bluffton Jurisdiction
-  Beaufort County Jurisdiction
-  Restricted 2025/2026 Shellfish Season
-  Streets
-  Water
-  Wetlands
-  Open Shellfish Monitoring Station
-  Closed Shellfish Monitoring Station

SCDES SHELLFISH HARVESTING STATUS Town of Bluffton

Beaufort County, SC
Date: 9/17/2025 9:28 AM



May River Watershed Action Plan Update & Modeling Report (MRWAP) Implementation Summary

1. MRWAP Background

- *May River Watershed Action Plan Update & Modeling Report (MRWAP)* was completed November 2020.
- Town Council adopted the MRWAP as a supporting document to the Comprehensive Plan in February 2021.
- The Action Plan Update & Modeling Report included the development of watershed-water quality models (WQ Model) for the four (4) May River Headwaters subwatersheds (Stoney Creek, Rose Dhu Creek, Duck Pond, and Palmetto Bluff) where the shellfish impairments are located.
- The purpose of the modeling effort was to better understand fecal coliform (FC) fate and transport in the Headwaters subwatersheds to develop strategies ultimately intended to open all shellfish stations to harvesting. To capture the variety of storm events and environmental conditions, the Project Team developed a continuous simulation of both water quantity and quality.
- The MRWAP included new water quality improvement projects resulting from the WQ Model. Additionally, the potential fecal bacteria reduction benefits of septic to sewer conversion in the four (4) Headwaters subwatersheds were modeled.

2. Septic to Sewer Project Recommendations/Evaluations

Background:

- The MRWAP evaluated four (4) septic to sewer conversion projects in the Rose Dhu Creek and Stoney Creek subwatersheds:
 - o Cahill
 - o Gascoigne
 - o Stoney Creek
 - o Pritchardville
- These projects overlap with 42 subcatchments in the Stoney Creek watershed and 11 in Rose Dhu Creek. Based on WQ Model outputs, these projects alone may potentially reduce FC loading by 3.46x10¹³ FC per year.
- The estimated septic to sewer conversion costs of these projects is \$5.5 million.

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Update: Stoney Creek/Palmetto Bluff Sewer Partnership

- BJWSA is the Project Manager as the awardee of the RIA-SCIIP grant.
- **Next Steps:**
 - BJWSA updates can be found at: <https://bjwsa.org/251/Go2Sewer-for-a-Cleaner-Stoney-Creek>

3. MRWAP Impervious Restoration Water Quality Projects

Task 1: MRWAP Eleven (11) Proposed Projects Background

- Eleven (11) project sites (incorporating various individual BMPs) were selected in consultation with the Town (prioritizing subcatchments with FC bacteria hotspot and/or large impervious areas). These sites were evaluated in terms of the potential benefits gained by retrofitting to meet the 95th percentile storm retention, to the maximum extent possible, under the proposed Impervious Area Restoration/Stormwater Retrofit Program.
- Based on WQ Model outputs, these projects alone may potentially reduce FC loading by
 - 2.99×10^{14} FC reduction for the Full SWRv (entire sub-basin drainage area catchment).
 - 2.53×10^{14} FC reduction for the Reduced SWRv projects (impervious area drainage area of sub-basin catchment).
- The estimated Full SWRv projects costs is \$32.7 million and the estimated cost of Reduced SWRv projects is \$22.6 million.
- Currently the Towns' Impervious Restoration Program is targeting Reduced SWRv for future projects.

Task 1: MRWAP Eleven (11) Proposed Projects Update

- Eleven (11) proposed project sites Rose Dhu Creek (6 projects) and Stoney Creek (5 projects):
 - All geotechnical work, evaluations, site assessments, planning, engineering, and preliminary designs for the 8 original sites is **complete**.
 - Bluffton Early Learning Center (BELC).
 - Boys and Girls Club of Bluffton (BGC).
 - Benton House (BH).
 - Bluffton High School (BHS).
 - Buckwalter Recreation Center (BRC).
 - ~~Lowcountry Community Church (LCC).~~ **Declined to Participate.**
 - McCracken Middle School/Bluffton Elementary School (MMSBES).
 - May River High School.
 - ~~One Hampton Lake Apartments (OHLA).~~ **Declined to Participate.**
 - Pritchardville Elementary School (PES).

- ~~Palmetto Pointe Townes (PPT)~~. **Declined to Participate.**
- Next Steps:
 - Met with consultant for revisions and continue to finalize Impervious Restoration Program Policy Document.
 - Continue to collaborate with Director of Procurement for an agreement with BCSD and Private Owners to construct impervious restoration projects at school sites.
 - FY27 includes funding for one (1) May River Watershed Action Plan Project.

Task 2: Identify Fifteen (15) New Project Sites Background

- Identify 15 new project sites for Town of Bluffton Impervious Restoration/BMP Retrofit Projects.
- The Town wishes to identify an additional 15 project sites located within the municipal limits of Bluffton for the Impervious Restoration/BMP Retrofit Program. However, the criteria for site selection will be considered to be more “low hanging fruit” based on the following:
 - Within Town of Bluffton Municipal limits.
 - Soils – sandy soils with high infiltration rates offer the biggest bang for the buck for water quality treatment/improvement. Utilizing soil survey and other information target sites where infiltration can be maximized on-site.
 - Public or governmental agency land/property owner (not SCDOT RoW).

Task 2: Identify Fifteen (15) New Project Sites Update

- 15 project sites concept plan development completed.
- Next Steps:
 - Met with consultant for revisions and continue to finalize Impervious Restoration Program Policy Document.
 - Collaborate with the Director of Procurement for the Beaufort County School District and private owners’ agreement to construct impervious restoration projects at school sites.

Task 3: MRWAP Impervious Restoration Policy Documents Background

- MRWAP Section 5.4.4. Stormwater BMP Retrofit Projects of the May River Watershed Action Plan Update and Model Report identifies potential Impervious Restoration/BMP Retrofit projects located on Public and Private Land. As mentioned earlier, one of the primary site selection criteria, at time of report development, was to identify sites with large impervious areas so that pollutant load reductions could be estimated and the benefits of such projects on stormwater quality quantified/estimated, if implemented into construction. Generally, Public Funds are not expended to improve private property nor is Town of Bluffton funding generally expended on Public Land owned by another

government entity. In order for such projects identified in Section 5.4.4. to move forward in the interest of improved water quality and for the overall benefit and welfare of the constituents of the Town of Bluffton, Policy Documents need to be formulated that establishes the parameters of such a Program to be initiated and implemented.

Task 3: MRWAP Impervious Restoration Policy Documents Update

- Impervious Restoration Program Policy Document Draft submitted and under review. Fee-in-Lieu Program Policy Document - Adopted into the FY26 Master Fee Schedule at the July 2025 Town Council Meeting.
- As Adopted:
 - As part of the SoLoCo Stormwater Design Manual, developers may submit for MEP when the proposed development site has constraints or limitations to which prevent SoLoCo Stormwater Design Manual requirements from being met, specifically stormwater retention volume (SWRv) requirements. SWRv is the volume of stormwater runoff that a stormwater management system can store and treat to improve water quality. The MEP submittal must provide documentable evidence of the process the applicant has performed that demonstrates the restrictions to the use and implementation of the Best Management Practices (BMPs) to meet the SWRv requirements.
 - When a development project cannot accommodate the required SWRv due to on-site constraints identified in the approved MEP analysis, the developer is required to pay a Fee-In-Lieu (FIL) to the Town of Bluffton for the shortfall according to the FIL fee schedule has been adopted as part of the Master Fee Schedule. Funds collected through FIL payments will then be used by the Town to fund other qualified uses that protect water quality within the same watershed as the original project including:
 - The construction and maintenance of impervious restoration program water quality BMPs;
 - Purchase of land for increased conservation areas, application of Better Site Design to the approved Master Plan, buffers, undisturbed open space, and natural resource of significance areas, and
 - Purchase of development rights.
 - FIL payment is based on and equal to a unit of SWRv in cubic feet or designating a conservation area/easement area that protects a qualified natural resource that would otherwise require the same SWRv treatment if developed. The monetary value for a unit of SWRv is based on the current and typical costs for land as well as associated costs for design, construction, construction management, Town program management, post-construction inspection, and ongoing maintenance of water quality BMPs. The SWRv FIL rate is found in the Town's Master Fee Schedule, under Section VII "Stormwater Management Fees," allowing for annual

review and updates as needed based on the Consumer Price Index (CPI) or based on updated information regarding the cost of water quality BMP construction and maintenance, changes in the construction industry, availability of supplies, etc. If the developer and/or private property owner take responsibility for maintaining the BMP or provide land, then the associated cost for a unit of SWRv could be lessened accordingly.

Item/Description	Fee
Fee-In-Lieu (FIL) For projects with an approved Maximum Extent Practicable (MEP) submittal, the FIL amount is calculated based on an applicant's shortfall, in cubic feet (CF), of the required Stormwater Retention Volume (SWRv).	\$151.92/CF of SWRv

- ToB CIP Project Impervious Restoration Program & Incentives – Draft document in process.
- ToB SWRv Credit Trading Program - (under evaluation)

4. Other, Related MRWAP Recommendations

Background:

- The Town should incorporate volume reduction BMPs (those that encourage infiltration) within existing and future CIP projects to the maximum extent practical (MEP), especially for project locations with well-drained soils (HSG A or B).

Other, Related MRWAP Recommendations Update:

- Town is in progress of incorporating volume reduction BMPs within existing and future CIP projects to the MEP. Specific projects currently in progress include:
 - Bridge Street Streetscape Project
 - Water quality monitoring has been completed.
 - Pritchard Street Streetscape and Drainage Improvement Project
 - Incorporated Infiltration BMPs within the project to capture and treat 1.95" of rainfall over impervious surfaces within the project area, prior to discharge into Heyward Cove.
 - Awarded Section 319 Grant from SCDES to cost-share cost of construction of proposed water quality BMPs. Submitted 319 grant report.
 - Construction and administration are on-going.

5. MRWAP Water Quality Program Recommendations Update

Background:

- Section 5.0 of the MRWAP included recommendations for the Town of Bluffton to improve upon their existing monitoring program (concentration and source typing) and flow.

MRWAP Water Quality Program Recommendations Update:

- 5.1.1 In-House Microbial Source Tracking:
 - Staff have collaborated with Dr. Tye Pettay and the USCB Microbial Source Tracking (MST) Laboratory to develop new markers for tracking fecal contamination in the May River Watershed. The primary goal is to identify the sources of bacteria and establish effective mitigation plans. The human genetic marker remains the main focus of the Town's MST sampling program, as it poses the greatest risk to human health.
 - With the introduction of the new MST markers, Town staff have initiated a targeted MST sampling program, starting with the Crooked Cove subwatershed. The Town has now expanded this program into the Heyward, Huger, and Verdier Cove subwatersheds. The MST Program examines multiple potential sources of contamination, including human, dog, deer, horse, and bird waste. Staff are collecting samples during five (5) wet weather events and five (5) dry weather events to characterize each subwatershed.
 - All five (5) dry weather events have been completed for these subwatersheds, leaving only the wet weather events to be collected. Staff continue to focus on interpreting the MST results and developing new educational initiatives before transitioning the MST targeted sampling program to additional subwatersheds.
- 5.1.2 Future (New) Bacteria Monitoring Locations & 5.1.3 Future (New) Water Flow Monitoring Locations
 - Town staff have finalized all bacteria and flow monitoring data collection efforts recommended in sections 5.1.2 and 5.1.3 of the May River Watershed Action Plan Model Report. These efforts aim to improve/calibrate the Town's stormwater model with a comprehensive dataset.
 - **Previous MRWAP Update:**
 - The contract for work associated with the calibration of the Town's May River Watershed Action Plan model has been executed. Work was awarded to McCormick Taylor, Inc.
 - A 1D 2024 PCSWMM Water Quality Model for the May River headwaters (Rose Dhu Creek, Stoney Creek, Palmetto Bluff, and Duck Pond) has been

created and delivered to the Town. In-person PCSWMM training was held with the consultant team.

O Current 5.1.2 & 5.1.3 Update

- Compare PCSWMM model outputs with the Town's 2018 and 2002 XPSWMM Water Quality Models in process. Met with consultant team in July 2026 to discuss staff comments and next steps.

O Next Steps:

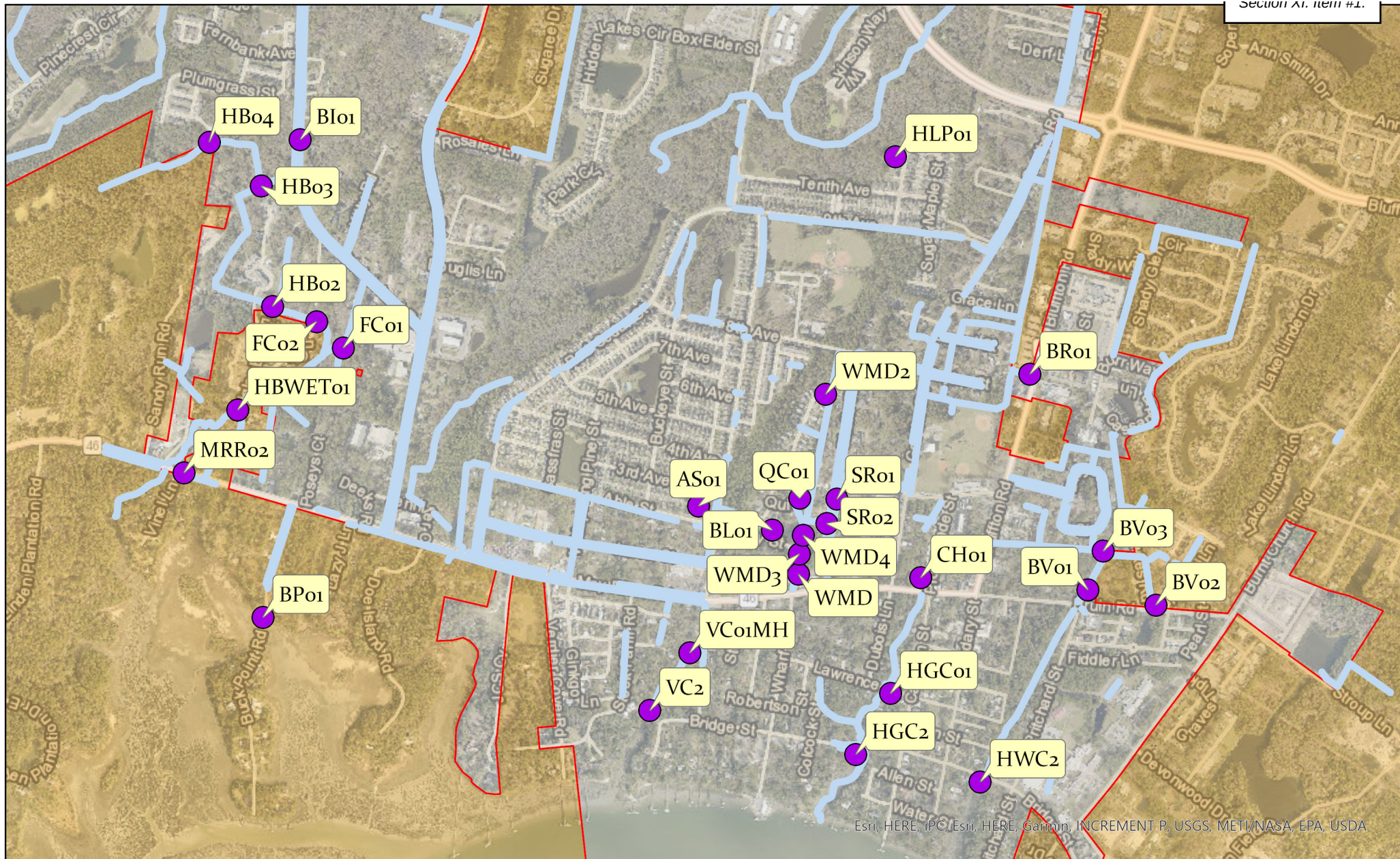
- Analyze proposed May River water quality improvement projects as designed to validate anticipated improvements.
- This initiative is part of the WAPAC FY27-FY28 Strategic Plan. The Town's consultant team is expected to present to the WAPAC at the October meeting.

			Summary of All Targeted Microbial Source Tracking Marker Results To-Date									
			Human		Dog		Bird		Deer		Horse	
Sub-basin	Sampling Location	Location Description	Human (Number Times Detected/ Number Times Analyzed)	Percent of the Time Human Detected at Sampling Location	Dog (Number Times Detected/ Number Times Analyzed)	Percent of the Time Dog Detected at Sampling Location	Bird (Number Times Detected/ Number Times Analyzed)	Percent of the Time Bird Detected at Sampling Location	Deer (Number Times Detected/ Number Times Analyzed)	Percent of the Time Deer Detected at Sampling Location	Horse (Number Times Detected/ Number Times Analyzed)	Percent of the Time Horse Detected at Sampling Location
SCDES May River Shellfish Stations	19-19	May River at First Dock in Headwaters past Bluff	5/81	6.17%	2/17	11.76%	7/17	41.18%	3/15	20.00%	0/12	0.00%
	19-19A	Unnamed Tributary near SW corner of Gascoigne Bluff	3/82	3.66%	5/18	27.78%	4/17	23.53%	3/13	23.08%	0/12	0.00%
	19-19B	Bend in May River nearest the high bluff of Palmetto Bluff	4/80	5.00%	6/14	42.86%	3/14	21.43%	1/15	6.67%	1/11	9.09%
	19-19C	First Unnamed Tributary leading from Gascoigne Bluff	4/82	5.26%	2/18	11.11%	8/21	38.10%	0/14	0.00%	0/14	0.00%
	19-24	May River at Southern End of Crane Island	1/82	1.22%	2/20	10.00%	1/2	50.00%	0/9	0.00%	0/9	0.00%
Crooked Cove	HB04	Wetland area behind The Gray's Apartments	2/5	40.00%	1/5	20.00%	0/5	0.00%	5/5	100.00%	0/5	0.00%
	BI01	Buck Island Road Ditch	0/10	0.00%	6/10	60.00%	0/10	0.00%	6/10	60.00%	0/10	0.00%
	HB03	Wetland area behind The Gray's Apartments	1/7	14.29%	3/7	42.86%	0/7	0.00%	4/7	57.14%	1/7	14.29%
	HB02	Entrance to The Gray's Apartments	3/9	33.33%	5/9	55.56%	0/9	0.00%	3/9	33.33%	0/9	0.00%
	FC02	Frierson's Circle	2/10	20.00%	6/10	60.00%	3/10	30.00%	4/10	40.00%	0/10	0.00%
	HBWET01	Wetland area at Vista View Apartments	3/10	30.00%	3/10	30.00%	1/10	10.00%	3/10	30.00%	0/10	0.00%
	MRR02	Drainage ditch next to Cahill's	1/10	10.00%	8/10	80.00%	0/10	0.00%	4/10	40.00%	0/10	0.00%
	FC01	Frierson's Circle	1/9	11.11%	1/9	11.11%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	BP01	Buck Point Road	0/5	0.00%	4/5	80.00%	0/5	0.00%	1/5	20.00%	0/5	0.00%
Heyward Cove	BR01	Drainage ditch near Taylor's Warehouses on Bluffton Rd	2/9	22.22%	4/9	44.44%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV01	Drainage ditch at the intersection of Bruin Rd and Pritchard St	1/9	11.11%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	BV02	Drainage ditch at intersection of Hawkes Rd and Pritchard St	1/9	11.11%	2/9	22.22%	0/9	0.00%	0/9	0.00%	0/9	0.00%
	BV03	Drainage ditch at the end of Hawkes Rd	0/9	0.00%	5/9	55.56%	0/9	0.00%	1/9	11.11%	0/9	0.00%
	HWC2	Heyward Cove overpass on Bridge St	4/6	66.67%	6/6	100.00%	1/6	16.67%	1/6	16.67%	0/6	0.00%
Huger Cove	HGC01	Drainage ditch on Lawrence St	4/9	44.44%	6/9	66.67%	1/9	11.11%	0/9	0.00%	0/9	0.00%
	CH01	Ditch that connects behind the promenade to May River Rd	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	HGC2	Huger Cove overpass on Bridge St	3/6	50.00%	5/6	83.33%	0/6	0.00%	0/6	0.00%	0/6	0.00%

Section XI, Item #1.

Verdier Cove	HLP01	Pond on Honey Locust Ave	0/7	0.00%	2/7	28.57%	0/7	0.00%	0/7	0.00%	0/7	0.00%
	SR01	Drainage ditch off Shultz Rd	0/4	0.00%	1/4	25.00%	0/4	0.00%	0/4	0.00%	0/4	0.00%
	SR02	Drainage ditch that leads from Shultz Rd to the ditch behind the Watershed Management Division	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	AS01	Pond at corner of Able St and Pin Oak St	0/7	0.00%	1/7	14.29%	0/7	0.00%	1/7	14.29%	0/7	0.00%
	WMD	Drainage ditch adjacent to Watershed building	5/6	83.33%	1/6	16.67%	3/6	50.00%	1/6	16.67%	0/6	0.00%
	WMD2	Beginning of drainage ditch running behind the Watershed building	0/3	0.00%	1/3	33.33%	0/3	0.00%	2/3	66.67%	0/3	0.00%
	WMD3	Middle of drainage ditch running behind the watershed building	2/2	100.00%	0/2	0.00%	1/2	50.00%	1/2	50.00%	0/2	0.00%
	WMD4	Middle of drainage ditch running behind the watershed building	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%	0/1	0.00%
	VC01MH	Verdier Cove outfall on Thomas Heyward St	0/7	0.00%	2/7	28.57%	0/7	0.00%	1/7	14.29%	0/7	0.00%
	VC2	Kayak dock in Stock Farm	0/3	0.00%	1/3	33.33%	0/3	0.00%	0/3	0.00%	0//3	0.00%
	BL01	Manhole in front of 12 and 14 Brenden Ln	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%
	QC01	Manhole in front of 6 and 8 Quinn St	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%	0/2	0.00%

Section A1, Item #1.



Esri, HERE, IPC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Legend

Targeted MST
Sampling Locations

Targeted MST Sampling
Locations

Drainage Channels

Jurisdiction

BEAUFORT COUNTY

BLUFFTON

Page 118

Town of Bluffton Targeted MST Sampling Locations



May River Watershed Action Plan Advisory Committee Meeting

Thursday, July 23, 2026 at 3:00 PM

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

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

1. Adoption of April 23, 2026 Meeting Minutes

IV. PUBLIC COMMENT

V. NEW BUSINESS

1. WAPAC Strategic Plan Priorities for FY27-FY28 - Beth Lewis, Watershed Resilience Manager
2. Election of Officers - Beth Lewis, Watershed Resilience Manager

VI. OLD BUSINESS

1. Proposed Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) Update - Beth Lewis, Watershed Resilience Manager
2. Beautification Committee Storm Drain Marking Program Update – Beth Lewis, Watershed Resilience Manager

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: OCTOBER 22, 2026

“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.

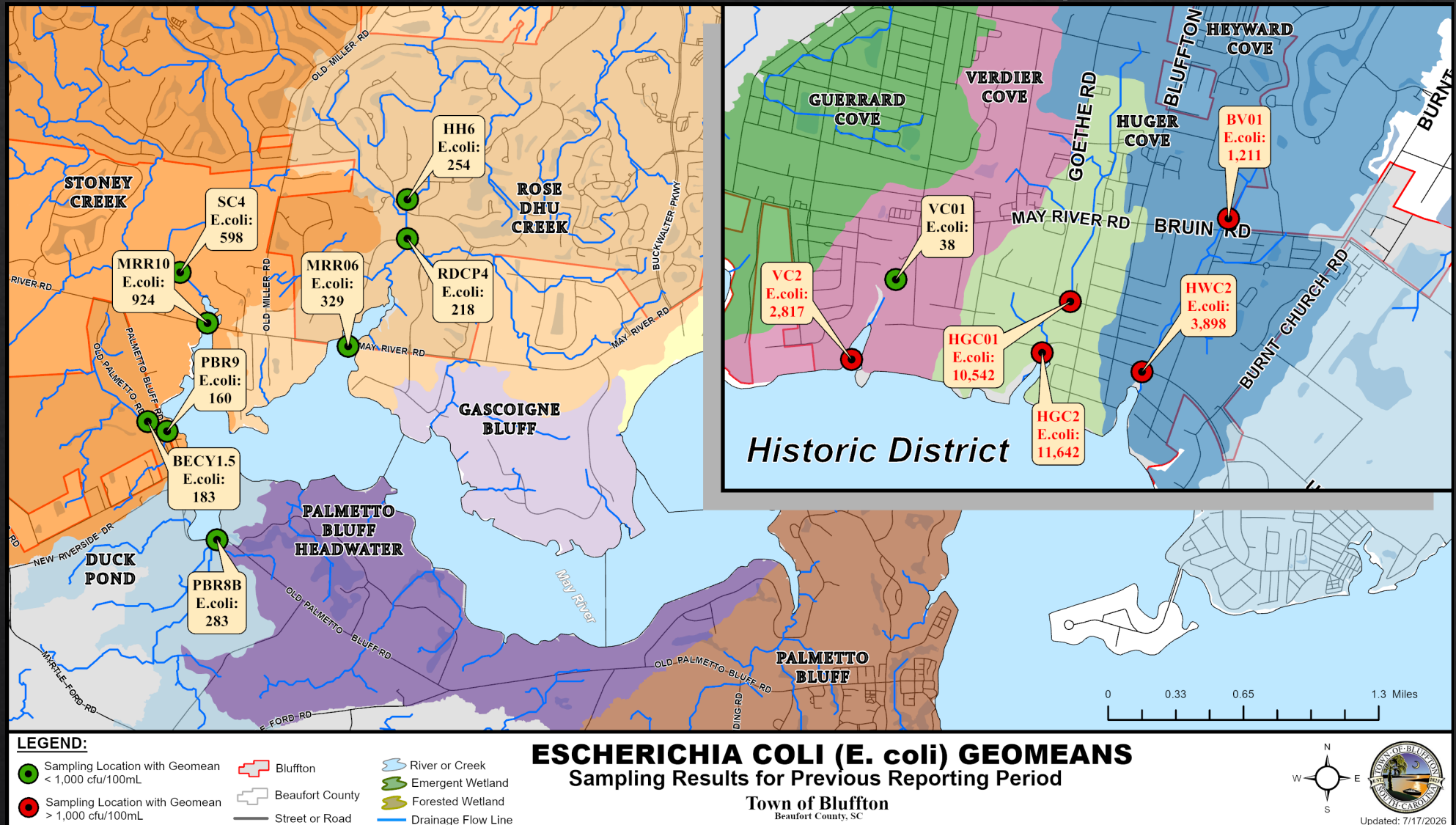
Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**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>

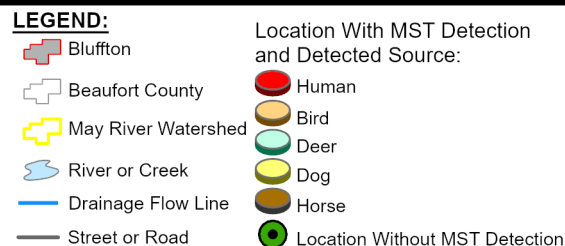
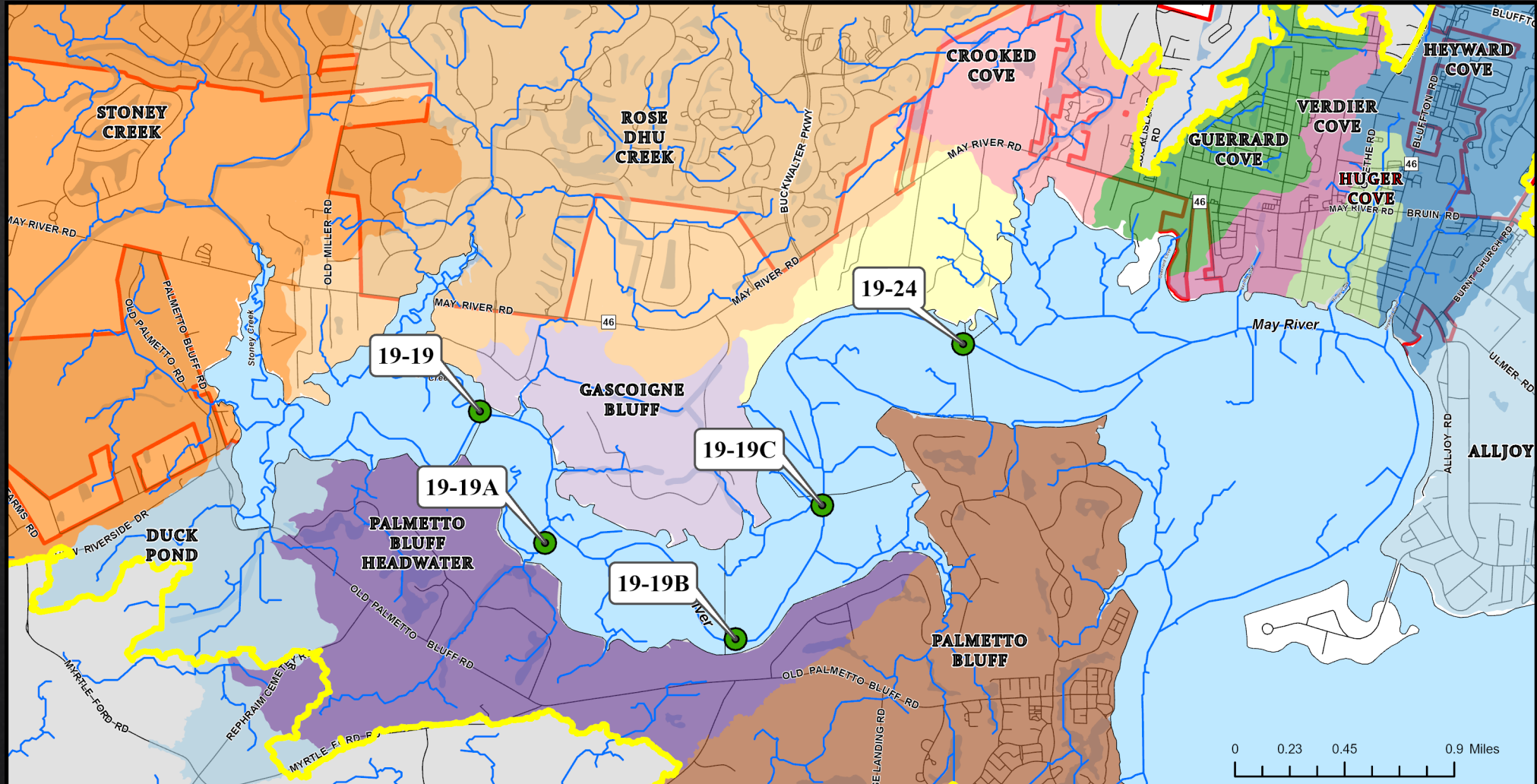
Public comment is limited to 3 minutes per speaker.

MS4 Minimum Control Measure #3 – IDDE: *E. coli* Concentrations Trend Map

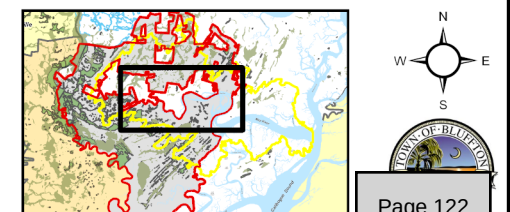


	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2027 YTD Totals	39	5	0

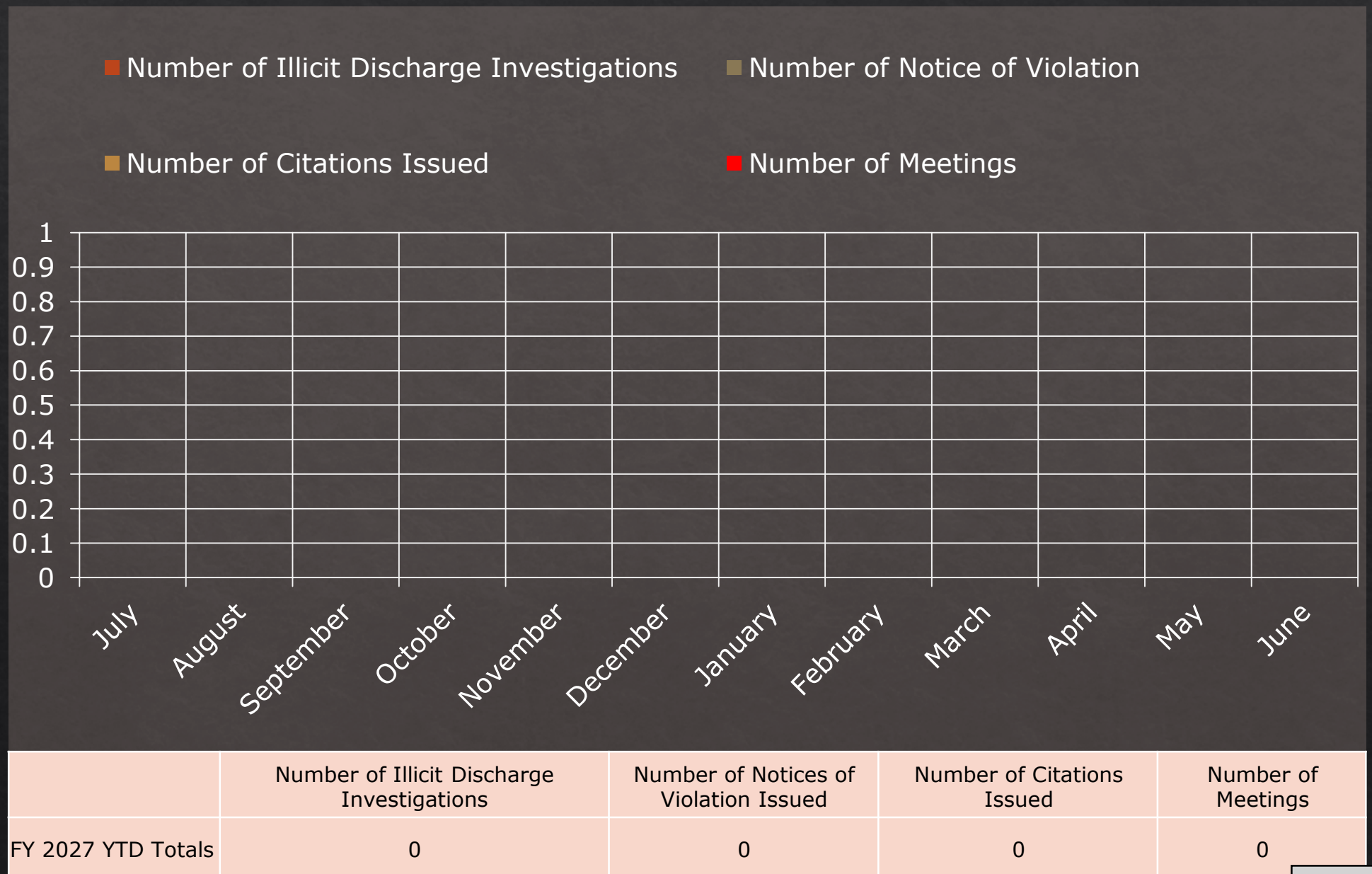
MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Map – By Markers Sources



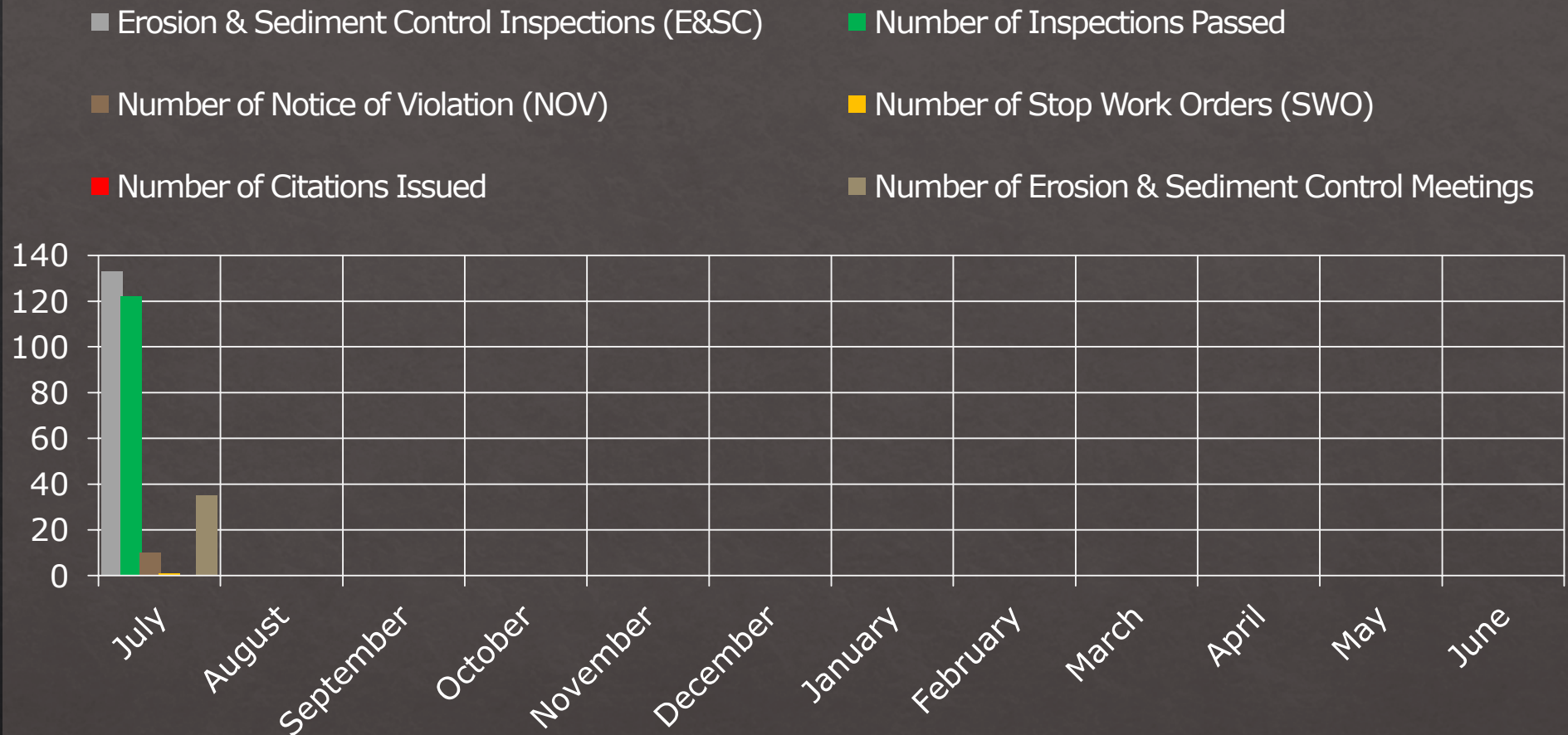
MICROBIAL SOURCE TRACKING (MST) Sampling Results for Previous Reporting Period Town of Bluffton Beaufort County, SC



MS4 Minimum Control Measure #3 – IDDE: Illicit Discharge Investigations



MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



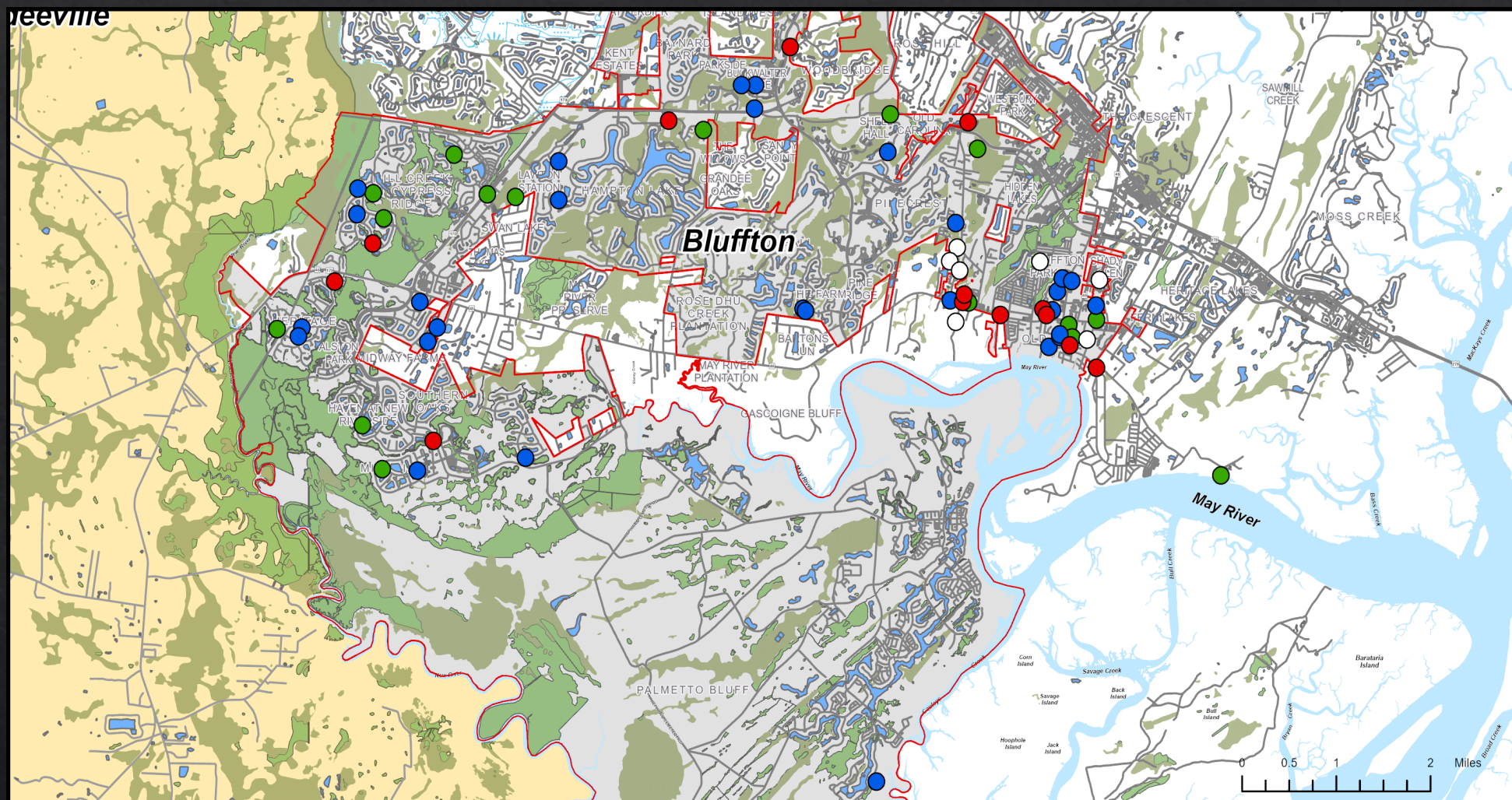
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NOV's Issued	Number of SWO Issued	Number of Citations Issued	Number of E&SC Meetings
FY 2027 YTD Totals	133	122	10	1	0	35

MS4 Minimum Control Measure #5 Stormwater Plan Review & Related Activity



	Plan Reviews MS4 Reviews	SoLoCo Plan Reviews	Sureties	CCC Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2027 YTD	29	28	5	6	0	0	8	0	27.50

Citizen Request for Watershed Mngt. Services & Activities Map

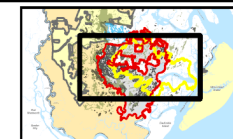


LEGEND:

- Citizen Concerns
- Drainage & Flooding
- Environmental Concerns
- Education & Outreach
- + Bluffton
- + Beaufort County
- + Jasper County
- Street or Road
- River or Creek
- Lagoon or Pond
- Emergent Wetland
- Forested Wetland

WATERSHED MANAGEMENT ROUTINE SERVICES & ACTIVITIES MAP

Town of Bluffton
Beaufort County, SC



Updated: 7/17/2026

Number of Citizen Requests Investigated

Number of Meetings

FY 2027 YTD Totals

20

22

FY27

CIP Master Project Schedule



Planning*

Design**

Construction***

**Planning includes surveying, environmental and cultural investigations, initial master planning and other due diligence reports and studies.*

***Design includes conceptual, preliminary and final design, construction documents, permitting, easement acquisition and bidding.*

****Construction includes contracts, geotechnical reports, all horizontal and vertical construction, construction administration, as-builts and final closeout.*

SUBJECT TO CHANGE

FY27

CIP Master Project Schedule

Project Name		Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Est Project Completion
Boundary Street Streetscape	Charles													Oct-28
Comprehensive Drainage - Crooked & Guerrard Coves	Dan													Dec-27
Sarah Riley Hooks Cottage & Site Design	Pat													Nov-26
Stoney Crest Campground/ Old Palmetto Bluff Road	Kim													Jun-26
Pritchard Street Drainage	Dan													Sep-26
Affordable Housing - The May	Mark													Dec-26
Affordable Housing - 115 Bluffton Road	Mark													TBD
Buckwalter Place Commerce Park	Mark													Oct-26
New Riverside Barn Park - Public Services Building	Brian													Jun-27
New Riverside Barn Park - Phase 2 Trails & Disc Golf	Pat													Apr-27
Buck Island Road Park	Pat													Dec-28
Watershed & Public Services Building Renovation	Mark													TBD
Rotary Community Center Improvements	Brian													May-27
MRWAP BCSD Impervious Restoration Project	Dan													Nov-29

Planning*

Design**

Construction***

*Planning includes surveying, environmental and cultural investigations, initial master planning and other due diligence reports and studies.

**Design includes conceptual, preliminary and final design, construction documents, permitting, easement acquisition and bidding.

***Construction includes contracts, geotechnical reports, all horizontal and vertical construction, construction administration, as-builts and final closeout.

TOWN COUNCIL STAFF REPORT

Public Services Department



MEETING DATE:	August 11, 2026
SUBJECT:	Public Services Department Monthly Report
DIRECTOR:	Larry Beckler, Director of Public Services

PUBLIC SERVICES UPDATE

1. **MS4 MCM – #6 Good Housekeeping (Ditch, Drainage and Roadside Maintenance)**
 - **Street Sweeping** - Performed weekly street sweeping on Calhoun Street, Highway 46, Bruin Road, May River Road, Pin Oak Street, Bridge Street, Church Street, Lawton Street, Lawrence Street, Allen Street, Water Street, Boundary Street, and curbs and medians on Simmonsville and Buck Island Roads.
 - **Ditch Inspections** - Performed ditch inspections
 - o Arrow ditch (2,569 LF)
 - o Red Cedar ditch (966 LF)
 - o Buck Island roadside ditch (15,926 LF)
 - o Simmonsville roadside ditch (13,792 LF)
 - **Ongoing Roadside Mowing, Litter Clean-up and Maintenance** of Hampton Parkway, Buck Island and Simmonsville Roads, Goethe Road, Shults Road, Jason and Able Streets, Whispering Pine Road, May River Road, Bluffton Road, Boundary, Calhoun, Bridge Street, Pritchard Street, Buckwalter Boulevard, Bruin Road, Green Street, James Gadson Drive, Thomas Heyward, Church St, Water St, Lawton St. and Colcock St.
2. **FACILITIES**
 - **Ongoing Maintenance** of Town Hall, Law Enforcement Center, Public Services, Rotary Community Center, Watershed Management, Police Sub-station, Don Ryan Center, The Cove and general repairs of the Garvin House and Sarah Riley.
3. **PARKS**
 - **Ongoing Park Facilities and Landscape Maintenance** of Dubois Park, Martin Family Park, Oscar Frasier, Field of Dreams, Buckwalter Place Park, Oyster Factory Park, Pritchard Pocket Park, May River Pocket Park, Wright Family Park, Eagles Fields, New Riverside Barn, New River Trail, Evercore Park.
4. **ROAD MAINTENANCE**
 - Cut tree overgrowth back along Hampton Parkway
5. **ADDITIONAL ACTIVITIES**

- Kitchen Door entrance at NRB was covered in mold and dirt. Scrubbed and washed
- Water Barricades and signs removed from Martin Family
- LEC shower drain investigated and addressed.
- Barricades placed at intersections per Police Department
- Roof of pavilion and bathroom at Oyster Factory were cleaned
- Bollards on Lawrence repaired and repainted
- Gate at NRB was addressed, Palmetto Security will be ordering a new part. Said part was damaged as a result of a food truck striking the gate.
- Until the part comes in the Left Gate as you head towards the playground can only be worked manually. No one should attempt to manually close that gate unless they are shown the necessary steps.
- Unknown persons ignited fireworks in the Men's Oscar Frazier bathroom. Burn marks on the floor, were addressed but could not be removed. Damage is minor but it will need to be spot painted if possible. Police report filed
- Signs at the oyster factory were damaged, put back on the pole as best as possible.
- Welded, repaired and installed damaged street sign Guerrard & May River Rd
- Final clean up from weekend events in Old Town
- Repaired AC at LEC Shed
- Yellow legged Hornets Nest discovered at The Cove. Contacted Clemson Extension & had it removed
- Resident crashed into gates at Barn Park and Damaged gates and brick piers. Police report filed. Working on estimates for repairs
- New 5ton HVAC unit installed at LEC for Gym area
- GC for The Cove working on resolving issues with front door
- Repairs made to HVAC at Calhoun Station
- Repaired Door & Lock at LEC
- Splash pad at mister (NRB) was power washed (will be needed monthly to maintain)
- Fences repaired at Oyster, over several days of different incidents
- Women's Stall lock, repaired at Oscar Frazier
- Additional Bait traps placed outdoors at Watershed
- Lights replaced at Water shed
- 4 new "Flags of Honor" hung at/around Veterans Park, along with brackets
- Minor items removed from Welcome center for garbage
- Damaged Water Main at May River Rd. was addressed, to include making a pedestrian walkway until all repairs can be completed.
- Sink Faucet and Controllor were replaced at Wright Family Men's Room
- Air Conditioning Units were powered back on at Wright Family. Unknown why they were off. Will Monitor
- Air Conditioning Unit for IT closet in Chambers was serviced

- 6 New Benches were assembled and placed at pavilion at Oscar Frazier Park. After the pad was power washed. The older benches were then placed at various locations in the wooded area of the park
- Outlets Inventoried at Old Town Parks
- Toilet paper dispensers inventoried
- Fence repaired at Oyster Factory
- Buildings sprayed for Bugs “Joe”
- BJWSA notified us of water leak at Buckwalter Place Blvd adjacent to Park. Determined leak was on our side. Will be addressed
- Ventilation noises addressed at Welcome Center
- Water Fountain at NRB was treated on riser room side for any locations insects could enter building
- Greenheck needed to be reset twice this week
- Placed additional traps at exterior of Stormwater
- Followed up with duct cleaning service on location of potential separation in duct work
- McCarthy assessed door issues at the Cove. They need two techs, so an appointment was scheduled for following week
- Doorbell Chime replaced at back door

6. PREPPING FOR SPECIAL AND CIVIC EVENTS

- Set-up & support for following events:
 - Farmers Market- Martin Family Park
 - Independence Day 5K, Concert & Drone Show (New Riverside Barn Park 7PM)
 - Park Party & Fireworks Show (Martin Family Park, Oyster Factory Park & Wright Family Park 5-10PM)
 - Celebration of life event at Oyster Factory Park
 - May River Shrimp Festival July 24 & 25(Oyster Factory Park East & West)
 - Intern Luncheon
 - May River Shrimp Festival July 24 & 25(Oyster Factory Park East & West)
 - A Midsummer Night’s Dream- Glow in the Dark Ballet (Buckwalter Place Park- Amphitheater July 25 8:30PM-10:00PM)

7. EQUIPMENT & MAINTENANCE REPAIR

- Replaced all hydraulic lines on the Nifty Lift
- Replaced main belt on Kubota Mower
- Cleaned fuel tank and flushed motor on Kubota UTV. (Wrong fuel pumped into vehicle)
- Fabricating bracket for wreaths for Barn Park for Holiday decorations
- Diagnosed issues with one mower and one UTV. Parts ordered for repairs
- All mowers rotated into shop for lubrication
- Fixed Flashing lights on Street sweeper
- Kubota Mower Deck Repaired
- All Chainsaws were serviced

- Repairs to several UTV's
- Blades replaced on all Kubota's and Ex Marks
- Shop Air compressor serviced
- Shop Main Gate roller serviced
- Backhoe was greased at all points. To include the cleaning of several grease fittings.
- Fixed Flashing lights on Street sweeper
- Backhoe Repairs
- Rack Fabrication and Mounts for Vehicles
- Golf Cart from Welcome Center was transported to shop for Battery Maintenance

8. TRAINING

- Staff completed weekly training topics

9. BEAUTIFICATION COMMITTEE

- Agenda & Minutes Attached

10. ATTACHMENTS

- Public Services Monthly Cost Report – (Below)

Public Services Monthly Cost Reports – July 2026 *(Cost Includes Labor & Equipment)*

ASSETS AND EVENTS	COST
FACILITIES	\$5,511.00
PARKS	\$18,350.00
ROADS AND TRAILS	\$9,912.00
SPECIAL EVENTS	\$2,430.00

Beautification Committee Meeting

Theodore D. Washington Municipal Building, Okatie River Conference Room, 20 Bridge Street,
Bluffton, SC

June 18, 2026

I. CALL TO ORDER

Vice Chair Jeger called the meeting to order at 9:02am.

II. ROLL CALL

PRESENT

Dan Ciuffreda

Vice Chair Dot Jeger

Hugh Williamson

ABSENT

Chairman Johnny Bowen

Jessica Palladino

III. ADOPTION OF MINUTES

Vice Chair Jeger made a motion to adopt the minutes as written.

Seconded by Ciuffreda.

Voting Yea: Ciuffreda, Vice Chair Jeger, Williamson

All were in favor and the motion passed.

IV. PUBLIC COMMENT

V. OLD BUSINESS

1. Storm Drain Art Project - The storm drain art will start being installed on June 18, 2026. There will be one by the Montessori school, another at the corner of Calhoun St. and Lawrence St., and another at Calhoun St. and Church St. The additional murals will be installed once the Old Town streetscapes are completed.

2. Rotary Center Pet Waste Stations - The Rotary Center has received a total of \$4,000 with \$3,000 of that being in grants. All items for the waste stations need to be ordered by the end of the month.

3. Oscar Frazier Pavilion Mural - The Committee has submitted a letter to the Public Arts Committee. That letter is anticipated to be presented to them at the July 28, 2026 Public Arts meeting.

4. Palmetto Breeze Bus Stops - There aren't any true bus stops where charging stations could be added. The Committee discussed adding charging stations to the Town's pavilions instead. The focus will change to the pavilions.

VI. NEW BUSINESS

1. Jessica Palladino Re-instated - Staff announced that Jessica Palladino was reappointed to another three-year term. The Committee discussed term limits and the amount of people who can serve on the committee.

2. Public Garden Project - The Committee discussed having a plant sale either at Town Hall or partner with a nursery. Logistics, pricing and timing were reviewed.

3. FY2027 Budget Review - Staff informed the committee that the budget was passed and approved. There was discussion about the roll up window at the Wright Family Park bathroom area. A possible mural in its location was proposed. Vice Chair Jeger proposed closing the roll up window and adding a mural depicting Bluffton's history.

Ciuffreda seconded. All were in favor and the motion passed.

VII. DISCUSSION

Jeger brought up a concern of the hanging pots during hurricane season. Staff discussed that removing them was a part of their hurricane preparedness. There was a question about the directional signage in Town and who maintains or operates it.

VIII. ADJOURNMENT

Vice Chair Jeger motioned to adjourn the meeting.

Ciuffreda seconded. All were in favor and the motion passed.

The meeting adjourned at 9:30am.



Beautification Committee Meeting

Thursday, July 16, 2026 at 9:00 AM

**Theodore D. Washington Municipal Building, Okatie River Conference Room, 20 Bridge Street,
Bluffton, SC**

AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF MINUTES

IV. PUBLIC COMMENT

V. OLD BUSINESS

1. STORM DRAIN ART PROJECT UPDATE
2. OSCAR FRAZIER PAVILION MURAL UPDATE
3. CHARGING STATIONS AT PARK PAVILLIONS
4. BUTTERFLY PLANT SALE IN OLD TOWN

VI. NEW BUSINESS

1. FY 2027 BUDGET REVIEW
2. WRIGHT FAMILY PARK WINDOW REPLACEMENT

VII. DISCUSSION

VIII. ADJOURNMENT

NEXT MEETING DATE: THURSDAY, AUGUST 20, 2026

“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.



Director's Report – Don Ryan Center for Innovation (DRCI)

July 2026

Overview:

July was marked by continued program growth, regional collaboration, and significant progress in activating The COVE and expanding DRCI's entrepreneurial ecosystem. The team successfully hosted the second Founders' Forum, welcomed new program companies, advanced branding and marketing initiatives, strengthened partnerships, and submitted a Letter of Intent to establish the SC Lowcountry Technology Hub.

Entrepreneur Program Update

- Onboarded six new STARTUP and GROWTH companies beginning between July and September and coordinated mentor requests.
- Conducted diligence meetings with Max Experience, Oceana Blue, Leli Holmes and other prospective clients.
- Met with Chase Golf regarding STARTUP enrollment.
- Met with Leah Papka regarding site selection and Washington Square opportunities.

Program Companies

- OPFOB
- Part of the Family
- AMA Private Dining
- Bright Beginnings Academy
- Belleau Woods Tavern (HEROES)
- Buysight.ai
- 221B Studios
- Rosano
- Airbana
- High Tide Pediatric Dentistry
- Keora Finance
- HardeeGreens (Hardeeville)
- Delta Roofing

Mentor Program

- Met with prospective mentors to expand support resources for DRC clients.
- Continued recruitment efforts to strengthen mentor expertise across key industries.

Operations, Economic Development, Events and Meetings:

- Hosted the second Founders' Forum at Southern Barrel Brewing Company.
- Hosted Duravant's global Shark Tank-style Innovation Challenge
- Presented the DRCI update to Hardeeville City Council.
- Hosted the OneBlood mobile blood drive.
- Attended several Greater Bluffton Chamber Coffee & Connections, Business After Hours, ribbon cuttings.
- Attended several Hilton Head-Bluffton Chamber ribbon cuttings and Executive Networking session
- Participated in the Town of Bluffton Entertainment Venue Exploratory Workgroup and continued committee planning.
- Continued lease development, tenant coordination, signage planning, and Mashburn upfit selections for The COVE.
- Second meeting with Bob Manning regarding DRC marketing video development.
- Updated the DRCI Strategic Plan.
- Transitioned Evan Welsh to full-time Innovation Manager and continued Business Engagement Manager interviews.
- Submitted an SCRA Regional Innovation Hub Letter of Intent for the SC Lowcountry Technology Hub.
- Advanced planning for the DRC AI Tech Community / Lowcountry AI Tech Exchange.
- LinkedIn Sales Navigator training with Keora Finance.
- Coordinated implementation discussions with Monday.com and HoneyBook.
- Reviewed social media agency proposals and advanced rollout planning for the new DRCI brand.
- Provided website and social media recommendations to CAV Integrated Homes.

Partnerships

Key Collaborations:

- **Hardeeville:** Continued joint marketing planning efforts with Hardeeville. Started filming for Shop Local Video, presented at City Council Meeting, Founders' Forum booked for September 17 in Hardeeville
- **Beaufort County Economic Development Corporation:** Ongoing collaboration on multiple impactful projects. Attended board meeting.
- **Greater Bluffton Chamber:** Participated in numerous ribbon cuttings, showcasing the growth and expansion of local businesses and attended. Hosted several GBCC events at The HUB and The COVE.

- **Hilton Head – Bluffton Chamber:** Participated in ribbon cuttings and networking events
- **Hispanic Business Association of the Lowcountry:** Ongoing membership, Paul Arvantes is a member of the HBA Lowcountry Partnerships Committee



GROWTH MANAGEMENT UPDATE

August 11, 2026

1. Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:

- a. **Planning Commission:** July 22, 2026, meeting was held. Next meeting scheduled for Wednesday, August 26, 2026.
- b. **Historic Preservation Commission:** July 1, 2026, meeting was held. Next meeting scheduled for Wednesday, August 5, 2026.
- c. **Board of Zoning Appeals:** July 7, 2026, was held. Next meeting scheduled for Tuesday, August 4, 2026.
- d. **Development Review Committee:** July 1, 15, 22 & 29, 2026, meetings were held. July 8, 2026 meeting was cancelled. Next meeting scheduled for Wednesday, August 5, 2026.
- e. **Historic Preservation Review Committee:** July 13, 2026, meeting was held. July 6, 20 & 27, 2026 meetings were cancelled. Next meeting scheduled for Monday, August 3, 2026.
- f. **Construction Board of Adjustment and Appeals:** July 28, 2026, meeting was cancelled. Next meeting scheduled for Tuesday, August 25, 2026.
- g. **Affordable Housing Committee:** July 2, 2026, meeting was held. Next meeting scheduled for Thursday, August 6, 2026.

2. Community Development / Affordable Housing Committee Work Program:

Town Council approved the 2027 Fiscal Year budget for the Neighborhood Assistance Program at \$450,000.00.

A total of 4 homes have received or are on schedule to receive repairs at a total of \$53,784.86.

These repairs consist of roofing, flooring, stairs, plumbing and property cleanup.

As of July 21st, two homes are waiting to receive building safety inspection or repair estimates.

Applications are being processed weekly, and staff continue to work diligently to ensure residents are living in their homes safe and dry.

ATTACHMENTS:

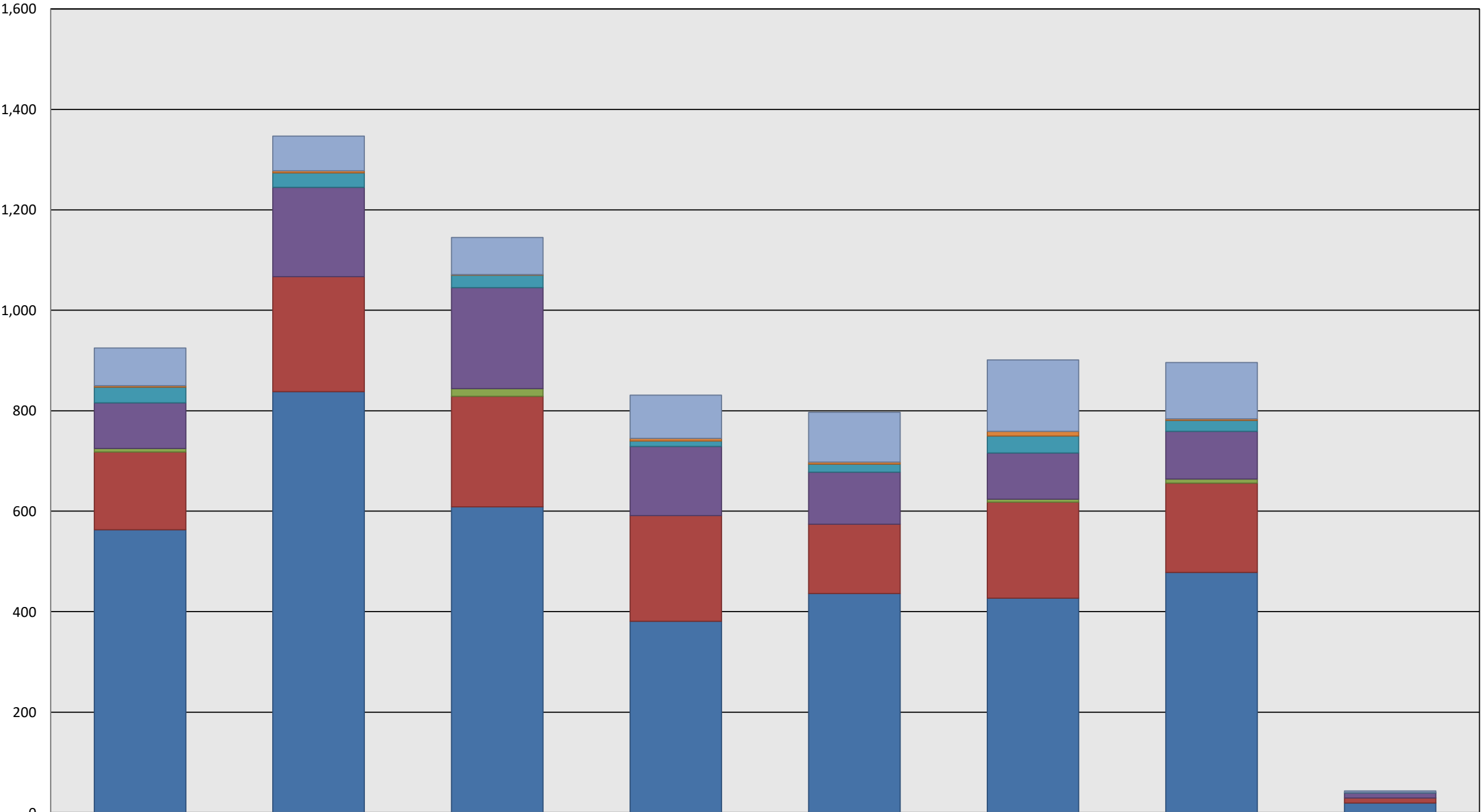
1. Building Permits and Planning Applications:
 - a. Building Permits Issued FY 2020-2027 (to July 20, 2026).
 - b. Building Permits Issued Per Month FY 2020-2027 (to July 20, 2026).
 - c. Value of Construction FY 2020-2027 (to July 20, 2026).
 - d. New Single Family Residential Building Permits Issued Per Month FY 2020-2027 (to July 20, 2026).
 - e. New Single Family Residential Building Permits Issued by Neighborhood FY 2020-2027 (to July 20, 2026).
 - f. New Single-Family Certificates of Occupancy Issued by Neighborhood FY 2020-2027 (to July 20, 2026).
 - g. New Commercial Construction/Additions Heated Square Footage FY 2020-2027 (to July 20, 2026).
 - h. Planning and Community Development Applications Approved FY 2020-2027 (to July 20, 2026).
 - i. Multi Family Apartments Value FY 2020-2027 (to July 20, 2026).
 - j. Multi Family Apartments Square Footage FY 2020-2027 (to July 20, 2026).
 - k. Multi Family Apartments Total Units FY 2020-2027 (to July 20, 2026).

Town of Bluffton
Building Permits Issued
FY 2020 - 2027

Attachment 1a

Section XI. Item #1.

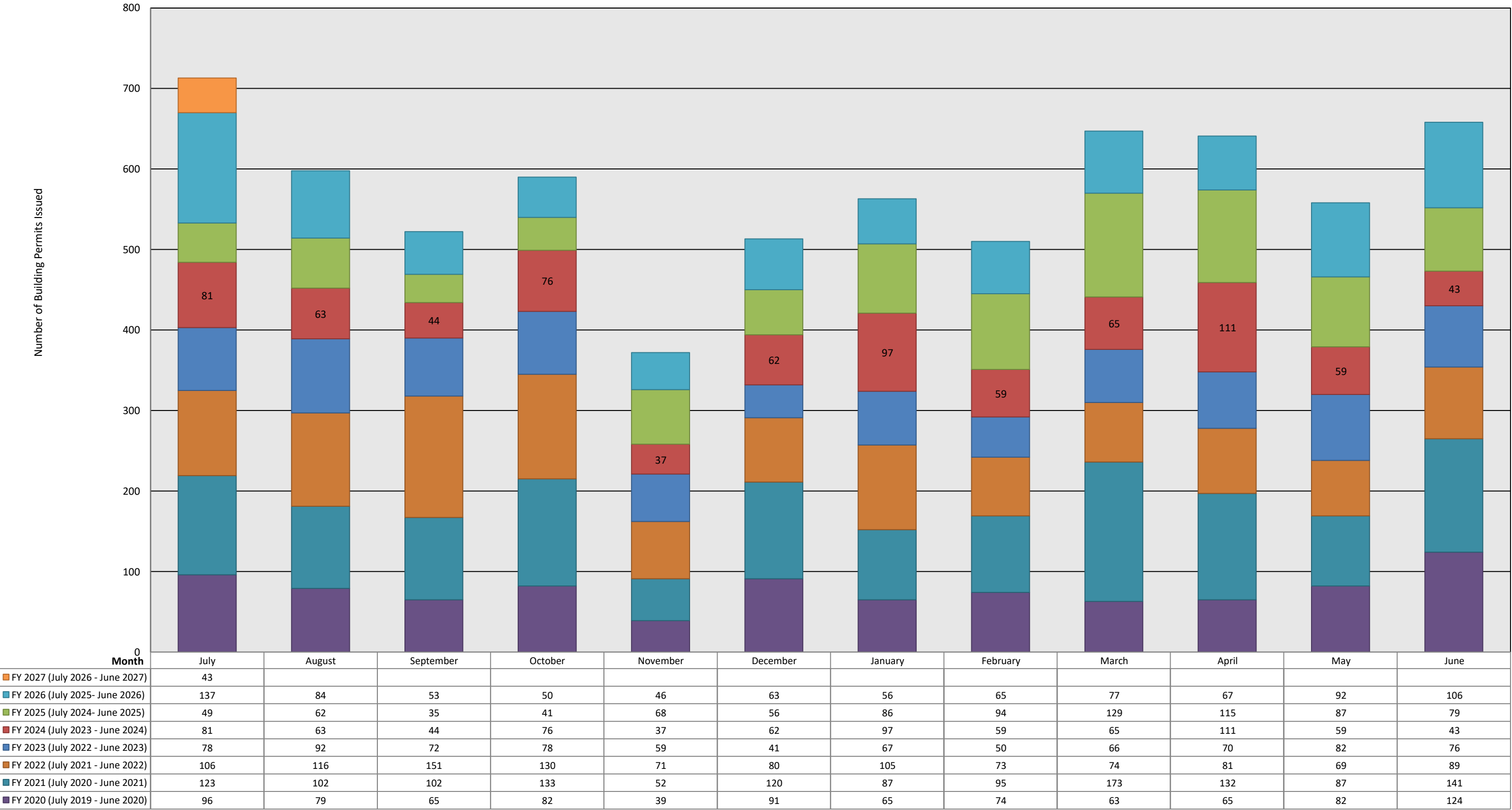
Number of Building Permits Issued



Year	FY 2020 (July 2019 - June 2020)	FY 2021 (July 2020 - June 2021)	FY 2022 (July 2021 - June 2022)	FY 2023 (July 2022 - June 2023)	FY 2024 (July 2023 - June 2024)	FY 2025 (July 2024- June 2025)	FY 2026 (July 2025 - June 2026)	FY 2027 (July 2026 - June 2027)
Other Commercial	75	69	74	86	99	142	112	3
Commercial Addition	3	4	1	5	4	9	3	0
New Commercial Construction/ Tenant Upfit	31	29	25	11	16	34	22	1
Other Residential	91	178	201	138	104	92	95	10
New Multi Family - Apartments	7	0	15	0	0	6	8	0
Residential Addition	155	229	220	210	138	191	178	10
New Single Family	563	838	609	381	436	427	478	19

Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
2. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
3. Other residential includes: new accessory structure, new accessory residence.
4. Commerical addition includes: additions, screen enclosure, shell.
5. Other commerical includes: remodel and accessory structure.

Town of Bluffton
Building Permits Issued Per Month
FY 2020 - 2027

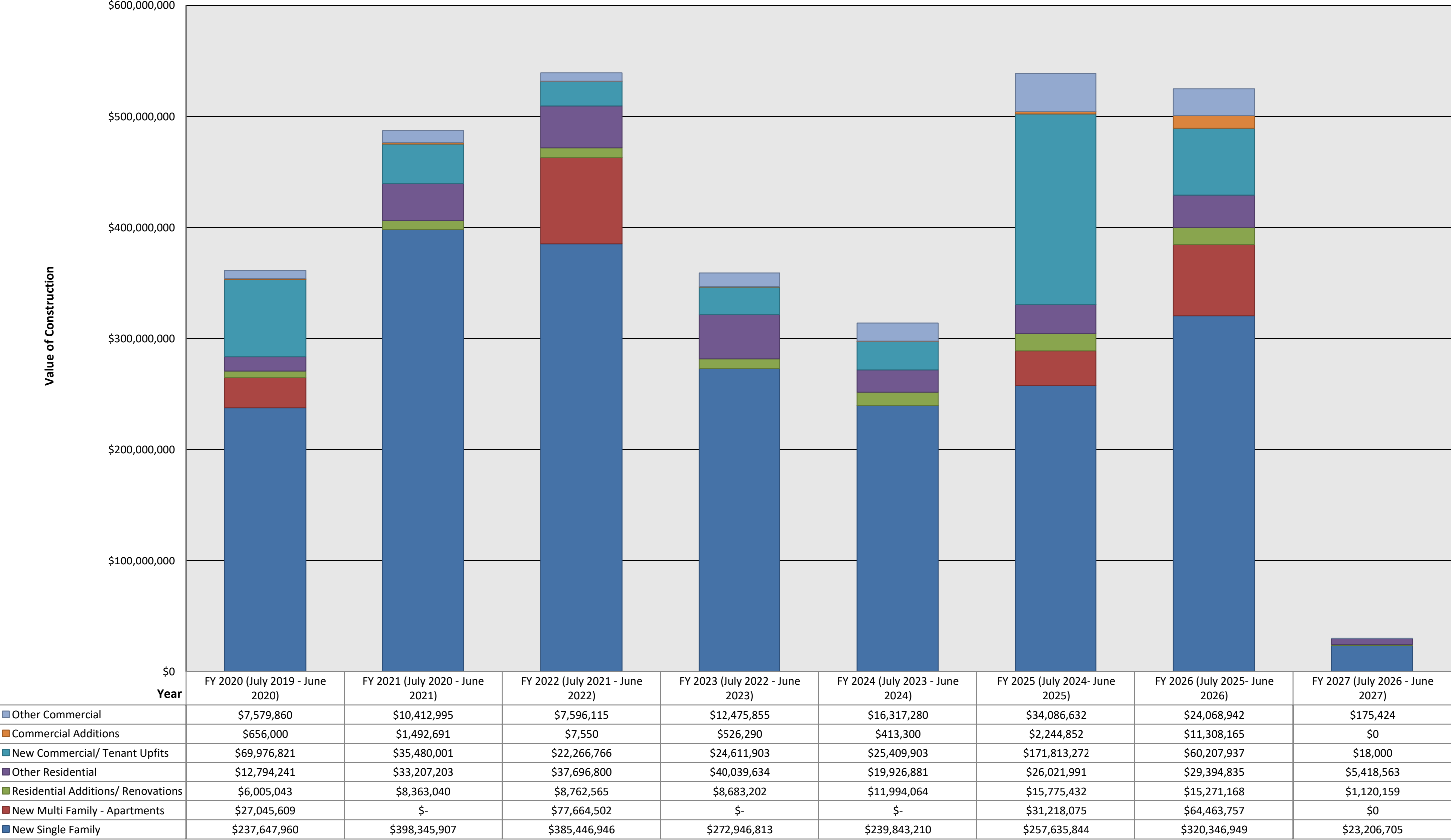


Notes: 1. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton
Value of Construction
FY 2020 - 2027

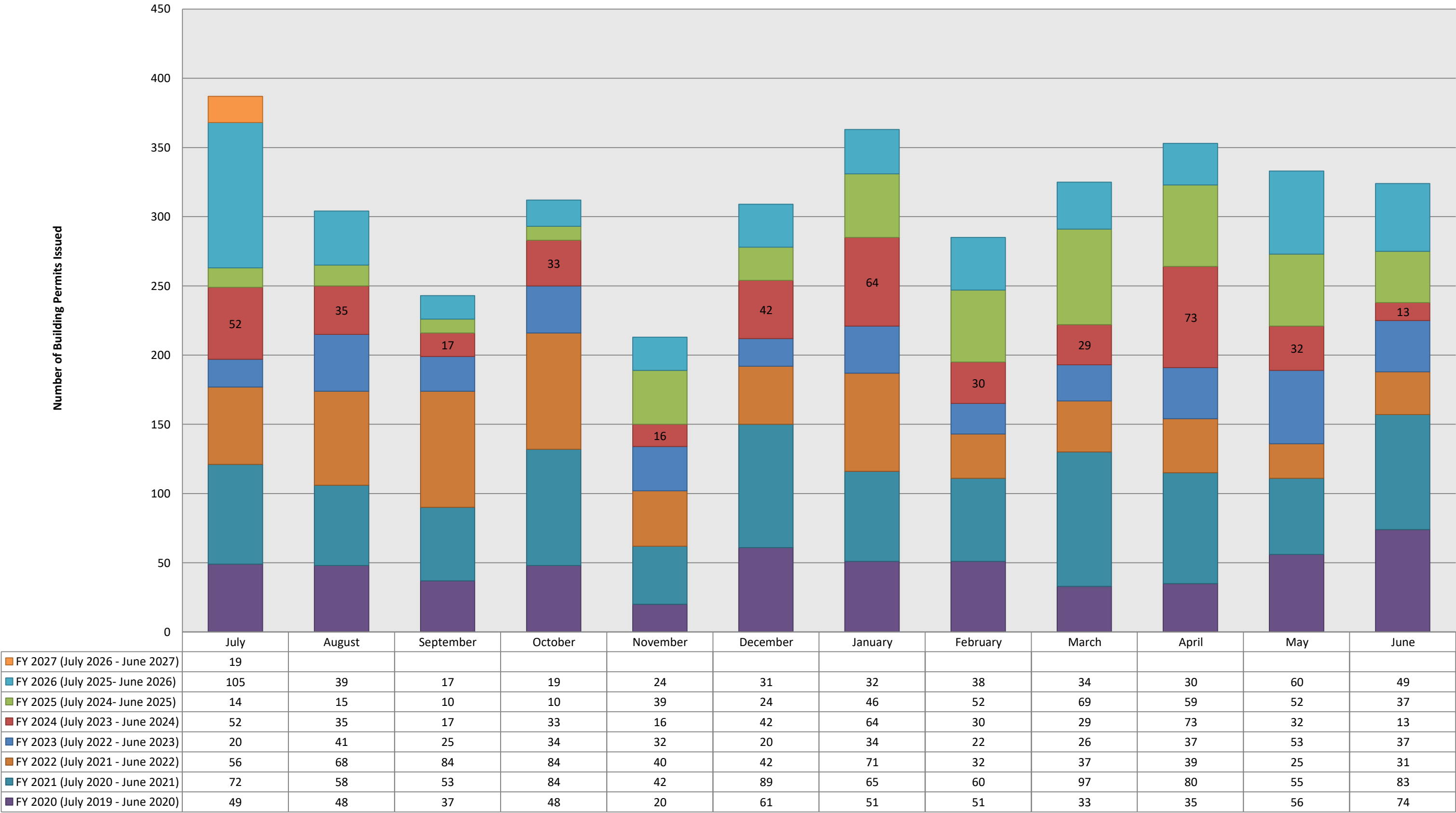
Attachment 1c

Section XI. Item #1.



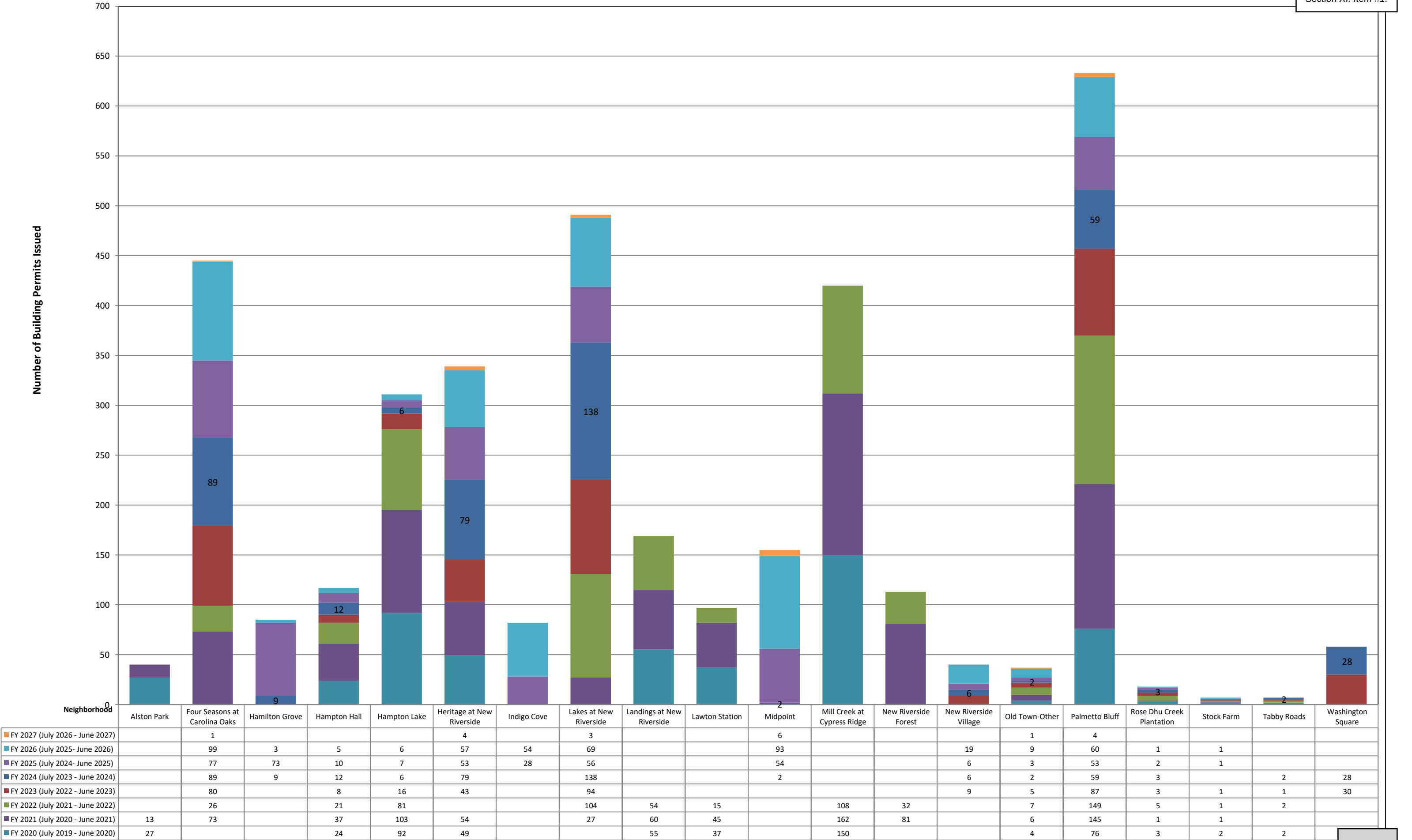
Notes: 1. Residential addition includes: additions, screen enclosures, carport, re-roof, modular.
2. Other residential includes: new accessory structure, new accessory residence.
3. Commerical addition includes: additions, screen enclosure, shell.
4. Other commerical includes: remodel and accessory structure.

Town of Bluffton
New Single Family Residential Building Permits Issued Per Month
FY 2020 - 2027



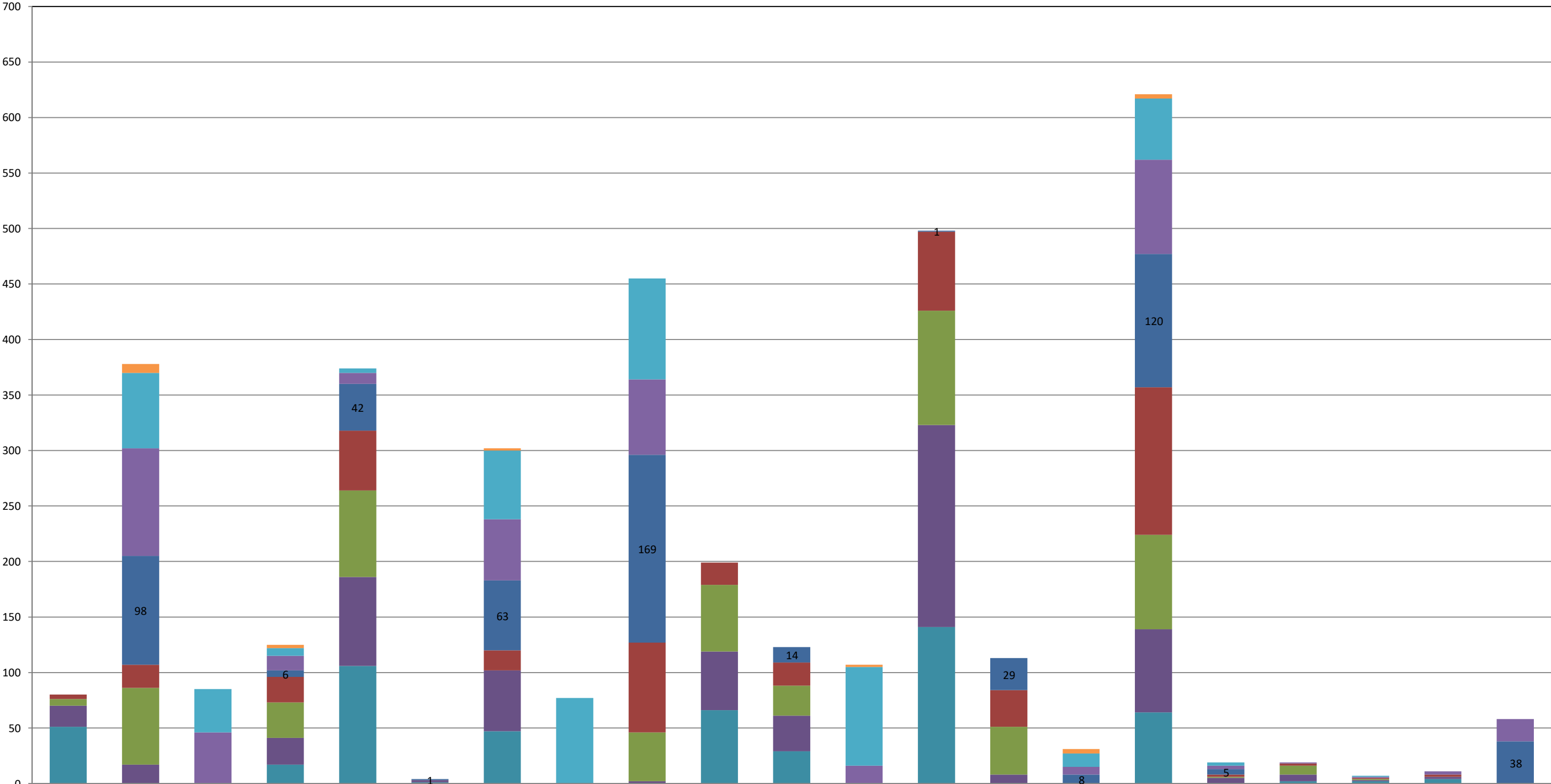
Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton
New Single Family Residential Building Permits Issued by Neighborhood FY 2020 - 2027



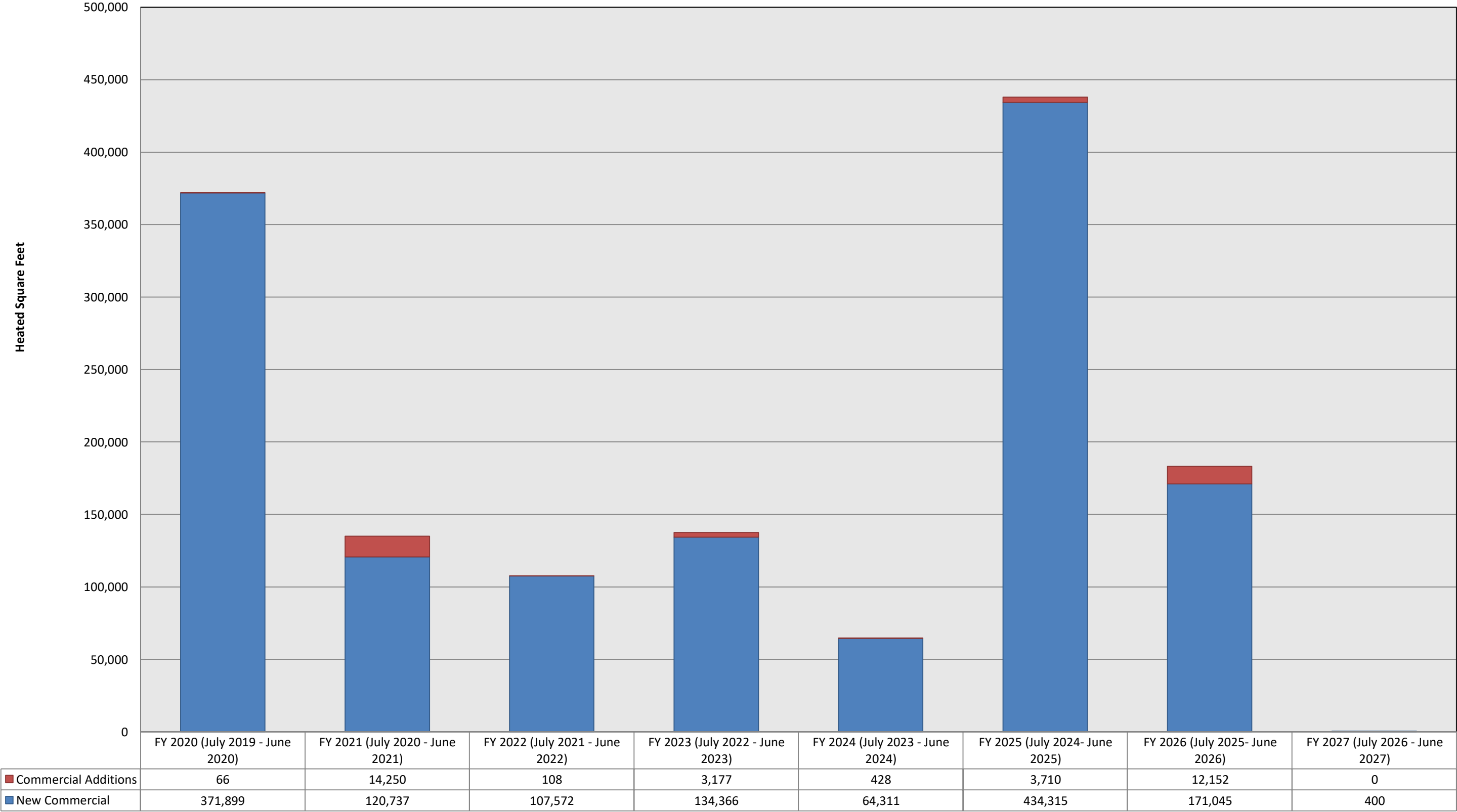
Town of Bluffton
New Single Family Certificates of Occupancy Issued by Neighborhood FY 2020 - 2027

Number of New Housing Starts



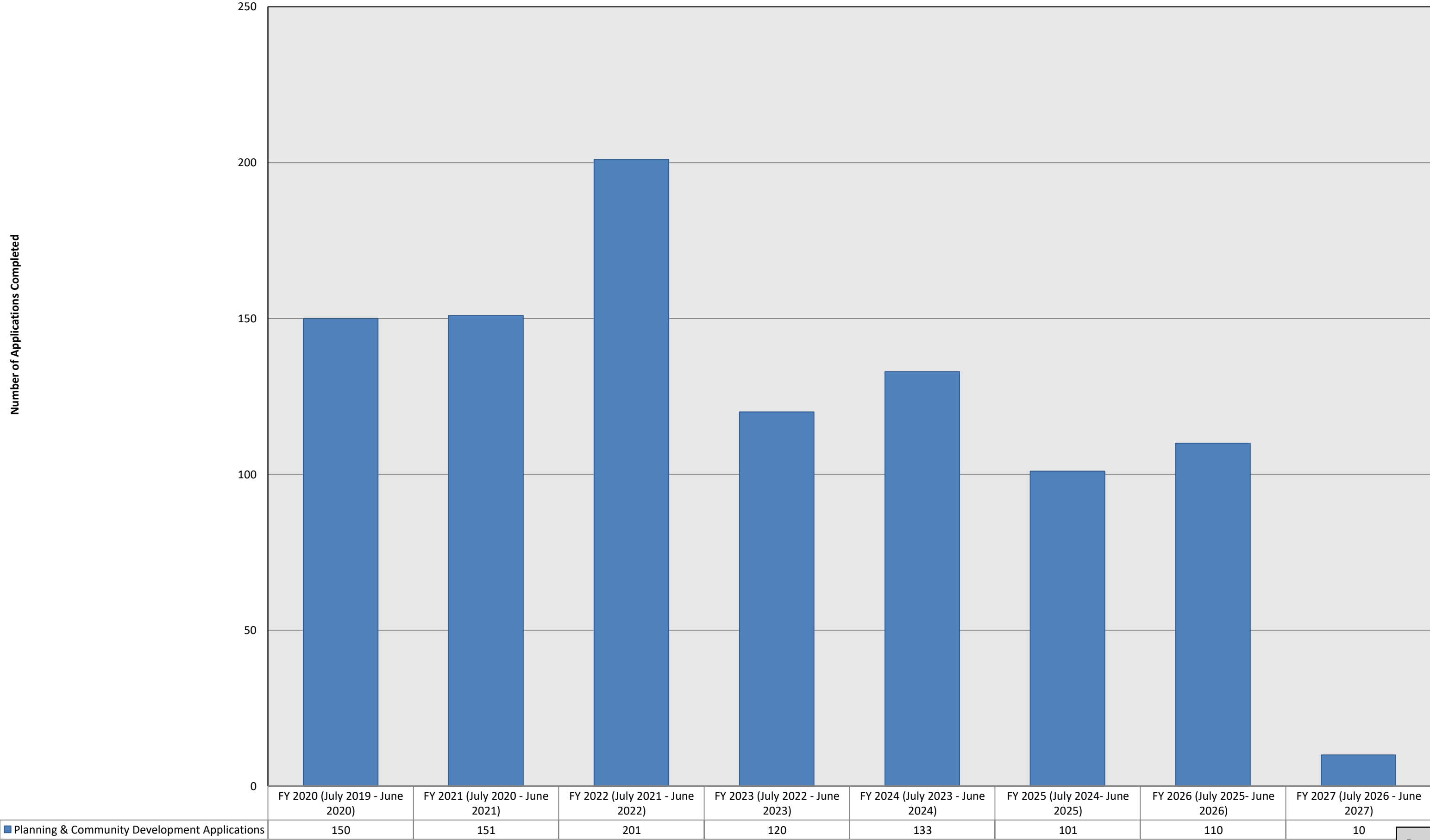
FY 2027 (July 2026 - June 2027)		8		3			2					2			4	4				
FY 2026 (July 2025 - June 2026)		68	39	7	4		62	77	91			89			12	55	3		1	
FY 2025 (July 2024- June 2025)		97	46	13	10		55		68			16			7	85	3	1	1	3
FY 2024 (July 2023 - June 2024)		98		6	42	1	63		169	14			1	29	8	120	5			38
FY 2023 (July 2022 - June 2023)	4	21		23	54		18		81	20	21		71	33		133	2	2	1	2
FY 2022 (July 2021 - June 2022)	6	69		32	78				44	60	27		103	43		85	1	8	1	
FY 2021 (July 2020 - June 2021)	19	17		24	80	2	55		2	53	32		182	8		75	5	6	1	2
FY 2020 (July 2019 - June 2020)	51			17	106	1	47			66	29		141			64		2	2	4

Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
FY 2020 - 2027



Town of Bluffton
Planning & Community Development Applications Completed
FY 2020 - 2027

Number of Applications Completed

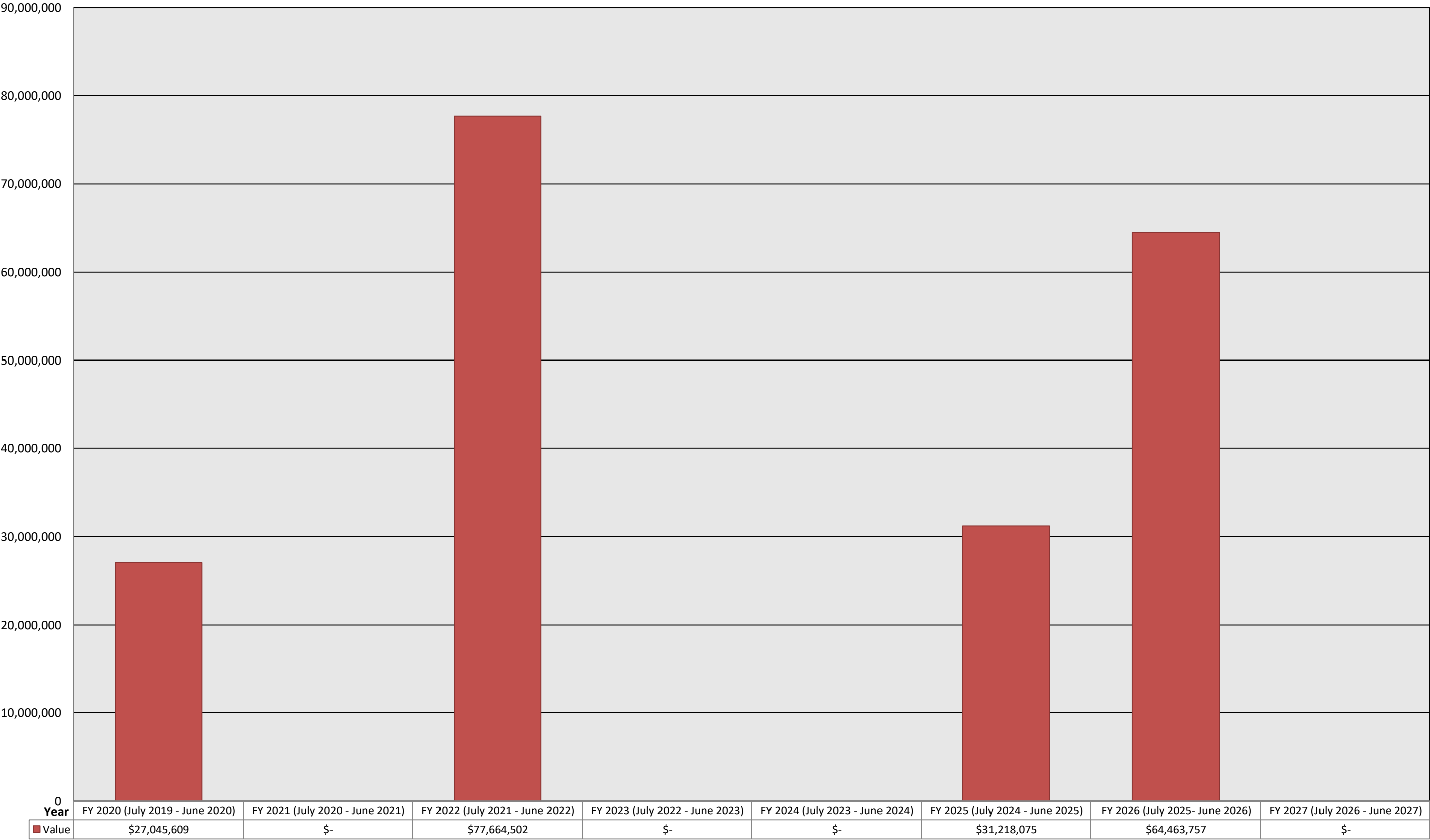


Town of Bluffton
Multi Family Apartments Value
FY 2020 - 2027

Attachment 1i

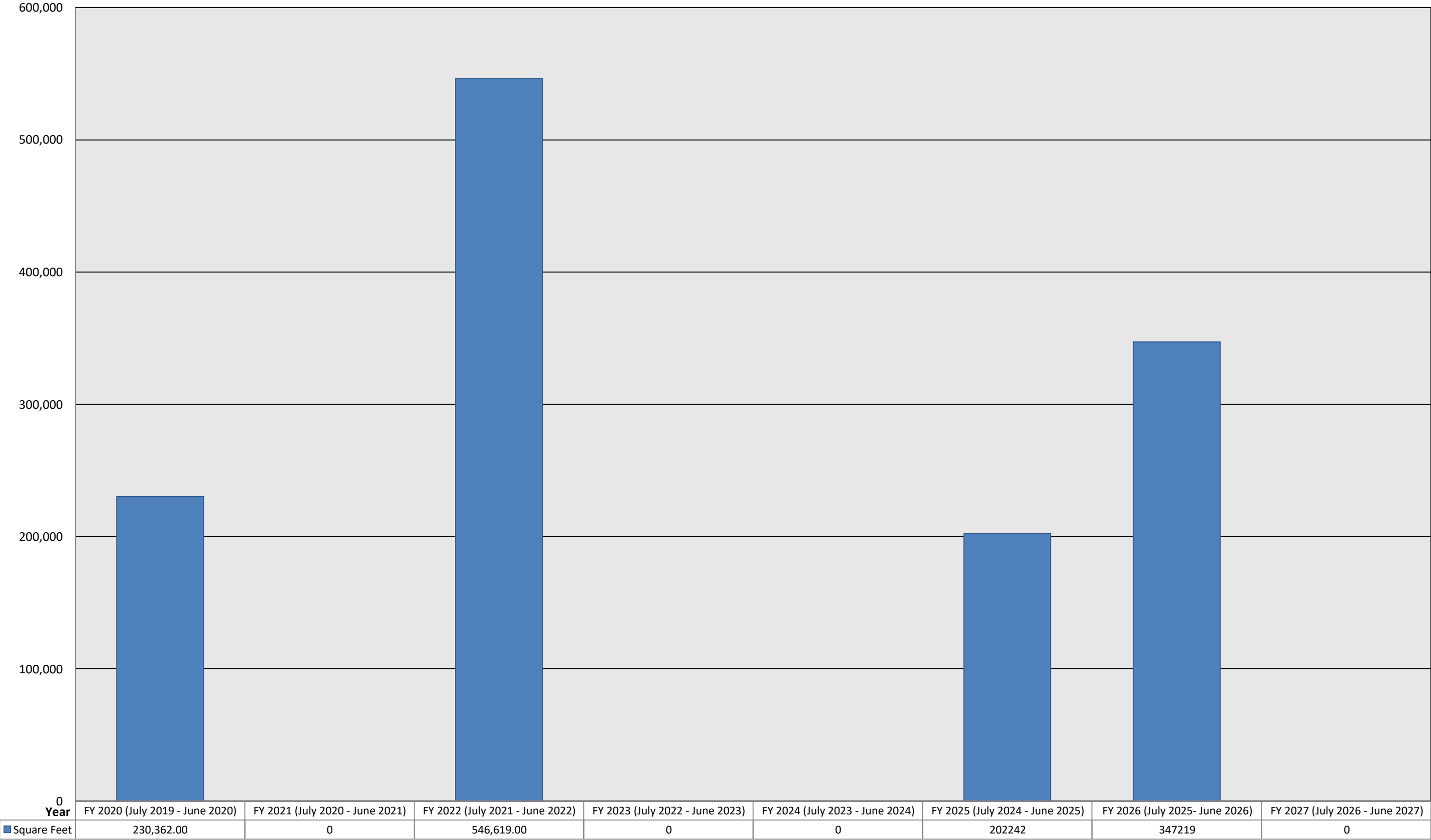
Section XI. Item #1.

Value of Multi Family Apartments



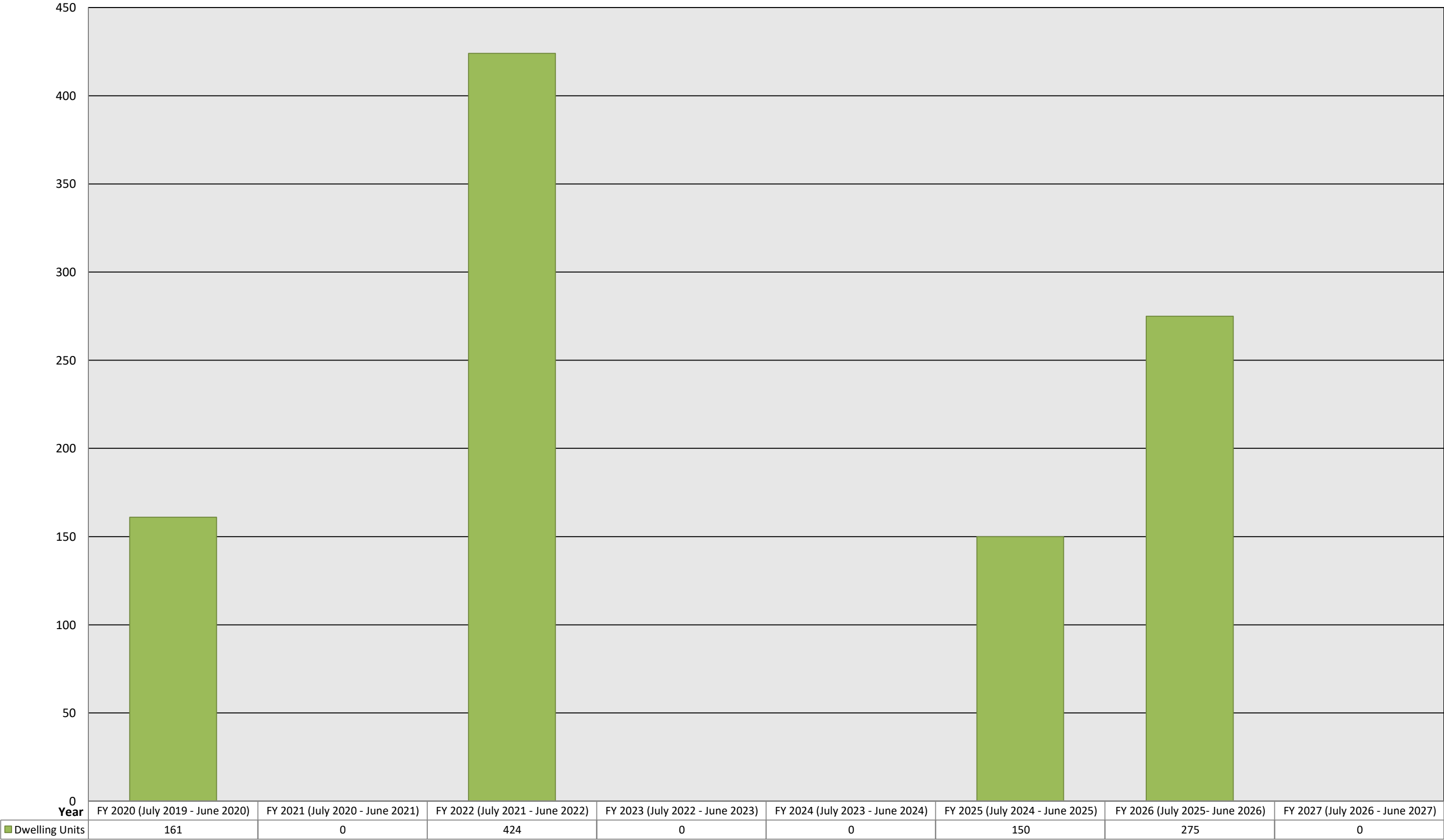
Town of Bluffton
Multi Family Apartments Square Footage
FY 2020 - 2027

Square Footage of Multi Family Apartments



Town of Bluffton
Multi Family Apartments Total Units
FY 2020 - 2027

Multi Family Apartments Total Units





Town of Bluffton
 20 Bridge St.
 PO Box 386
 Bluffton, SC 29910
 843.706.4500

To: Town Council
From: Stephen Steese, Town Manager
Date: August 3, 2026

Town Operations / Community Meetings

- The Town held numerous events as part of our Independence Day celebrations including:
 - Flag Ceremony at Buckwalter Veteran's Park
 - Chase the Chief and Stay Safe Bluffton 5K
 - Drone Show and concert
 - Independence Day Celebration in Old Town
 - Fireworks on the River

The events were all well attended and we received very positive reviews on the new Drone Show. As always, we will review and make any necessary improvements for next year.

- We started our Parks and Recreation Master Planning process with community input last month and have worked to push out the community survey portion this month.
- We received seven proposals for Affordable Housing at 115 Bluffton Road. We conducted reviews of the proposals and brought in the top ranked ones to make presentations and answer questions. This was completed and we will provide an update to Council at the August Council Meeting.
- We held our first meeting of the Events and Venue Committee that was appointed by Town Council. The committee reviewed survey questions to go out to residents and approved a bi-weekly meeting schedule for the next couple of months.
- We are continuing our Golf Cart Shuttle Pilot. We have had positive reviews and input, and have seen steady ridership. Our partner has provided guidance on ways to improve the routes and worked to implement. We are looking to put out for proposals to operate past our pilot.

Town Council/Town Attorney Related Meetings

- Weekly Mayor / Mayor Pro Tempore / Manager meetings.
- Mayor, Council, and staff attended the SOLOCO meeting held in Bluffton on July 28th. Presentations were made on the I-95 widening project and on the Jasper County Penny Tax projects. There was also an update on the new service partnership between Jasper County and Hardeeville Fire Department on coverage and response.
- Mayor, Council, and staff attended several ribbon-cutting and celebrations throughout the month.
- Councilman Wood and Executive attended the MASC Annual Meeting in Greenville.

Updates and Miscellaneous Information

- Town held a Waterslide Event at the Buckwalter Park on July 18th.
- Town held our Glow in the Dark Ballet event at the Buckwalter Amphitheatre on July 26th.
- Officers were closed on Friday, July 3rd in observance of Independence Day.
- Town staff installed the new 4-way stop at the intersection of Boundary and Lawrence.
- The Bluffton Bookshop Mural was installed and unveiled on July 11th as part of a partnership with the Town.

TOWN COUNCIL

STAFF REPORT

Executive Department



MEETING DATE:	August 11, 2026
PROJECT:	Consideration to Negotiate a Service Agreement with Beaufort Water Search and Rescue
PROJECT MANAGER:	Stephen Steese, Town Manager

REQUEST: Town Staff requests Town Council to authorize the Town Manager to negotiate a contract for search and rescue services in exchange for a financial contribution for a new vessel with Beaufort Water Search and Rescue.

BACKGROUND: In March 2026, Beaufort Water Search and Rescue (BWSAR) made an Accommodations Tax grant application to the Town of Bluffton for a financial contribution of one-half the cost of a new rescue vessel; the proposed use in the application was for search and rescue patrols within the Bluffton district. That application was not approved as due to insufficient nexus to tourism as required under State law, however the idea of partnering with a local search and rescue organization was deemed worthwhile to explore.

During FY 26-27 Budget Workshops, Town Council discussed partnering with BWSAR for water rescue efforts, to provide support during town events, and serve as needed during Emergency Response operations for the town. \$21,875.00 was requested by Council to be added to the budget for FY 26-27 with the anticipation that an agreement would be put in place to outline services and expectations.

An agreement was drafted to reflect search and rescue patrols for specific events, metrics reporting, and a communications chain of command for times when the Emergency Operations Center was activated in exchange for reimbursement for one half the cost of a new rescue vessel not to exceed \$21,875.00. That draft agreement is attached.

Beaufort Water Search and Rescue is a South Carolina non-profit entity in good standing with the South Carolina Secretary of State. Although headquartered in Beaufort, they have volunteer members who live in the Greater Bluffton area.

NEXT STEPS: Town Council to approve via resolution to contract with BWSAR for search and rescue activities in exchange for a one-time reimbursement for one half of a new rescue vessel not to exceed \$21,875.00.

SUMMARY: A two-year contract between the Town and Beaufort Water Search and Rescue would oblige BWSAR to commit to certain water patrols, to be on-call for the Bluffton Police Department for water rescues, and be matrixed to the Emergency Operations Center during declared emergencies in exchange for a one-time financial contribution toward a new rescue vessel.

ATTACHMENTS:

1. Draft agreement
2. Recommended Motion
3. Resolution

Attachment 2

Recommended Motion

Consideration to approve a resolution for negotiation of a contract between the Town of Bluffton and Beaufort Water Search and Rescue for water patrols, reporting, and emergency operations in exchange for a one-time financial reimbursement – Stephen Steese, Town Manager

“I make a motion to approve a resolution authorizing the Town Manager to negotiate and execute a agreement between the Town of Bluffton and Beaufort Water Search and Rescue for water patrols, reporting, and emergency operations in exchange for a one-time financial reimbursement.”

Attachment 3

A RESOLUTION

RELATING TO THE TOWN OF BLUFFTON, SOUTH CAROLINA, SUPPORT OF A CONTRACT NEGOTIATION
WITH BEAUFORT WATER SEARCH AND RESCUE

NOW, THEREFORE, BE IT RESOLVED, by the Town Council (the “Council”), as the governing body of
the Town of Bluffton, as follows:

1. The Council hereby declares that this Resolution shall constitute its consent for the Town
Manager to negotiate and execute a contract with Beaufort Water Search and Rescue for water
patrols, reporting, and emergency operations in exchange for a one-time financial
reimbursement.

Approved this 11th day of August 2026.

Larry C. Toomer, Mayor

Town of Bluffton, South Carolina

ATTEST:

Marcia Hunter, Town Clerk

SEAL

TOWN COUNCIL

STAFF REPORT

Executive Department



MEETING DATE:	August 11, 2026
PROJECT:	Consideration to Renew a Contract with Holding Seven Community Development Corporation for Public Parking
PROJECT MANAGER:	Chris Forster, Assistant Town Manager

REQUEST: Town Staff requests Town Council to authorize the Town Manager to execute a contract with Holding Seven Community Development Corporation for Parking for a three- year term.

BACKGROUND: In January 2023, the Town negotiated a lease with the new owners of the parking lot behind the Cornerstone Church at 7 Church Street in Old Town Bluffton for a three-year term. The agreement continued the public access enjoyed by Town residents and visitors since 2016. That agreement expired June 30, 2026.

Staff recommends renewing the lease with the not-for-profit entity known as Holding Seven Community Development Corporation. For your approval is a draft three-year agreement with Holding Seven at similar rental rates, increasing in the second year at a flat rate equal to 3.84% and escalating at the same flat rate for the third year, equal to a 3.7% increase from the prior year.

NEXT STEPS: Town Council to approve via resolution to contract with Holding Seven for parking at 7 Church Street, Bluffton, SC 29910.

SUMMARY: The contract between Town of Bluffton and Holding Seven Community Development Corporation for a three-year term that would allow public parking behind the building located at 7 Church Street, Bluffton, South Carolina 29910.

ATTACHMENTS:

1. Town of Bluffton Agreement 2023-64, Amendment 1
2. Recommended Motion
3. Resolution

STATE OF SOUTH CAROLINA)
)
 COUNTY OF BEAUFORT)

TOWN OF BLUFFTON AGREEMENT
2023-64
AMENDMENT 1

WITNESSETH:

WHEREAS, since 2016, the Town of Bluffton ("Town") and Cornerstone Church of Bluffton had a Memorandum of Agreement to memorialize public access and use of the church parking lot; and

WHEREAS, that memorandum of agreement was renewed between the parties a total of five (5) times through June 30, 2023; and

WHEREAS, on January 23, 2023, Cornerstone Church sold the property to Holding Seven Community Development Corporation ("Corporation"), a non-profit corporation registered in the State of South Carolina with said sale being recorded in the Office of the Register of Deeds of Beaufort County at Book 4214/Page 437; and

WHEREAS, the Town and Corporation entered into Agreement 2023-64 to memorialize public access to the parking lot for an initial term effective from July 1, 2023 through June 30, 2026; and

WHEREAS, it is the desire of Corporation to exercise an agreement with the Town for parking in the same parking lot; and

WHEREAS, the Town and Corporation now agree to enter and Agreement wherein Corporation shall lease to the Town as set forth herein below:

NOW, THEREFORE, in exchange for the mutual promises written herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Town and Corporation agree as follows:

1. Parties to the Agreement
 The Town of Bluffton is an incorporated town in Beaufort County, South Carolina and a municipal corporation organized and existing under the laws of the State of South Carolina. Holding Seven Community Development Corporation is a non-profit corporation located in the Town of Bluffton.
2. Purpose of this Agreement
 The Parties hereto intend this Agreement to be a binding and enforceable agreement of the Parties to establish and maintain a public parking area for the general public visiting and working in the Bluffton Historic District. These undertakings are personal to the Parties and neither this Agreement nor its terms shall be assigned to any other person or entity without the unanimous consent of the Parties.
3. Parties Roles and Responsibilities
 - a. Corporation shall provide:
 - i. Public access and use of the entire parking lot located at 7 Church Street (the Leased Area), attached as **Exhibit A**, including visitors and employees in the Historic District;
 - ii. Parking will be open to the public at all times except:
 1. Sunday morning from 8:30 am through 12:30 pm;
 2. Bluffton Village Festival, also known as Mayfest, held annually in May.
 - iii. Corporation shall provide certificate of liability insurance naming the Town of Bluffton as an additional insured and certificate holder.
 - b. The Town of Bluffton shall provide:
 - i. Lease payments in accordance with the Lease Payment Schedule in **Exhibit B**;
 - ii. An amount up to \$1000 annually for the specific purpose of reimbursing Corporation for the additional expense of adding the Town of Bluffton as an additional insured payable NET 30 upon presentation of a Certificate of Insurance showing coverages, effective dates, additional insured endorsement, and a declaration sheet with itemized annual costs;

- iii. Provision of public parking signs at the entrance to and within the Leased Area;
- iv. Quarterly inspection and maintenance of the Leased Area which consists of leveling and adding gravel as needed, and resetting the curb stops as needed.

4. Terms and Conditions

- a. The Town and Corporation agree to notify the other party immediately upon:
 - i. Any major change in the financial condition of either party in the course of the year; and
 - ii. Any proposed change in the intended expenditure of the monies.
- b. This Agreement effective from July 1, 2026 for duration of **thirty-six (36) months, through June 30, 2029**. The Agreement may be renewed upon written mutual agreement by the parties. Should either party desire to change the terms of the agreement, such changes must be proposed no less than **ninety (90) days** prior to the expiration of the current term of the Agreement.
- c. This Agreement may be terminated by either party with **six (6) months** advanced written notice.
- d. As a material condition to the terms of this Agreement, the Town agrees to undertake quarterly inspections and maintenance as needed of the Leased Area in accordance with Paragraph 3.b.iv. Corporation shall maintain a commercial general liability policy of insurance providing coverage against liability for personal and bodily injury, death and property damage having limits of not less than Three Million Dollars per person and per occurrence. Such insurance shall name the Town as additional insured and certificate holder for any liability or occurrence arising in the Leased Area. Endorsement shall read: ***The Town of Bluffton, a municipality of the State of South Carolina, its officers, agents and employees as additional insured.***
- e. Nothing in this Agreement is intended to, nor shall be deemed to, constitute an agent or an agency of each organization. No representation will be made by the Town or Corporation that would create an apparent agency; and the Town and Corporation shall have no power to act for each entity in any manner or to create debts or obligations that would be binding upon the other; and each organization shall not be responsible for any obligation or expenses of either entity.
- f. The parties agreed that by acceptance of public funds provided herein, the Town of Bluffton is acting as a public body as defined in the S.C. Freedom of Information Act (§§30-4-10 et seq), S.C. Code of Laws for 1976 as amended with respect to the expenditure of those funds, and all activities regarding the expenditure of the funds must be in compliance with said Act.

IN WITNESS WHEREOF, the parties hereto have caused the within Agreement to be executed this ____ day of _____, 2026.

TOWN OF BLUFFTON

20 Bridge Street
PO Box 386
Bluffton, SC 29910

HOLDING SEVEN PUBLIC DEVELOPMENT CORPORATION

P.O. Box 83
Bluffton, SC 29910

Signed: _____ Date: _____

Signed: _____ Date: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Witnesses: _____

Witnesses: _____

Exhibit A: Map of Leased Area
Exhibit B: Lease Payment Schedule
Exhibit C: Town Council Resolution

EXHIBIT A
MAP OF LEASED AREA

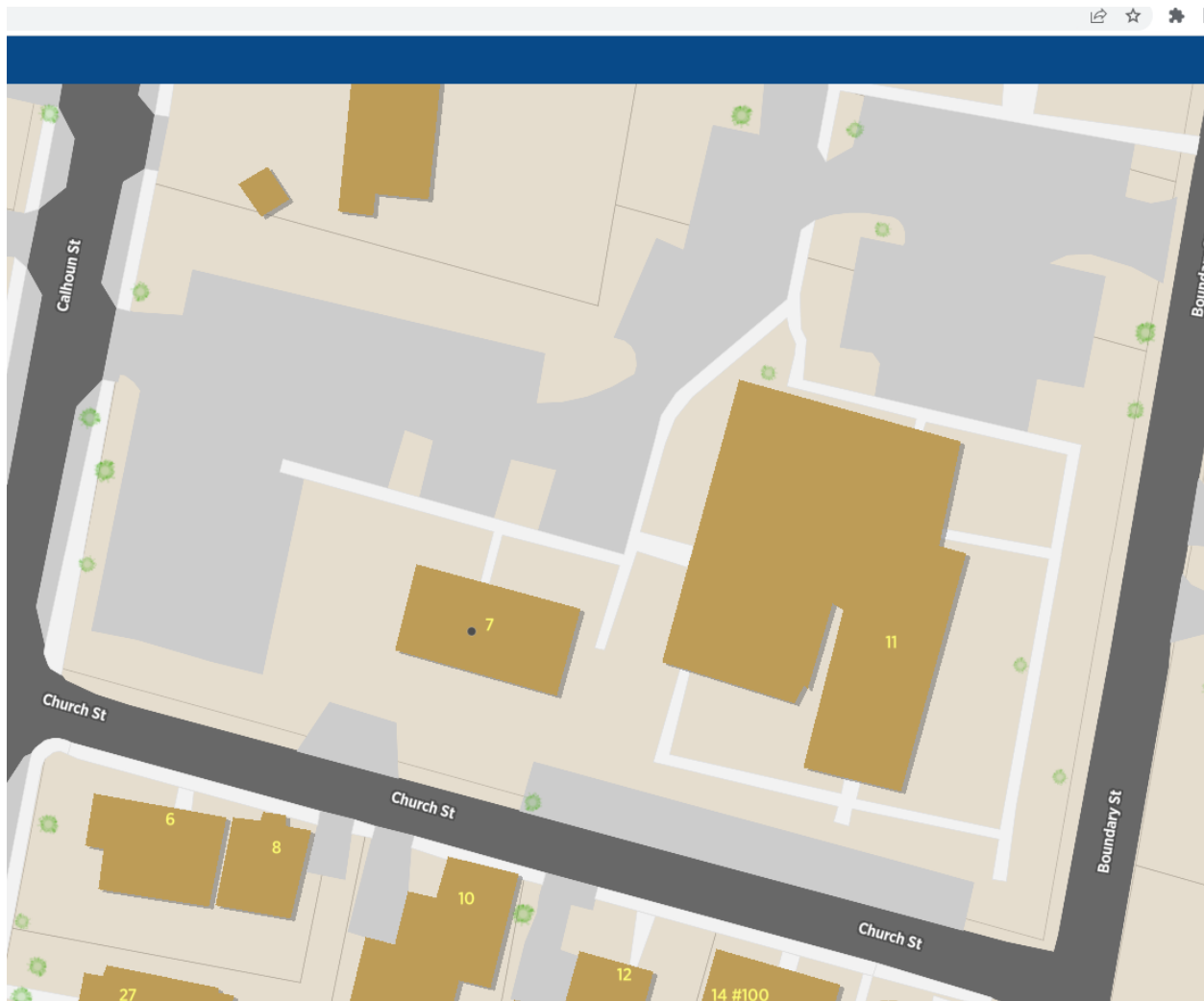


EXHIBIT B
LEASE PAYMENT SCHEDULE

Effective commencing July 1 of each year, lease payments shall be made in four equal quarterly installments at the end of each quarter, approximately March 31, June 30, September 30 and December 31, and which shall increase on July 1 of each year as outlined below:

Term	Monthly Lease Payment	Annual Total
July 1, 2026 – June 30, 2027	\$1,300	\$15,600
July 1, 2027 – June 30, 2028	\$1,350	\$16,200
July 1, 2028 – June 30, 2029	\$1,400	\$16,800

As noted in Paragraph 3.B., the additional insurance premium costs incurred are reimbursed upon presentation of an itemized invoice as detailed.

EXHIBIT C
TOWN COUNCIL RESOLUTION

Attachment 2

Recommended Motion

Consideration to approve a resolution for execution of a contract renewal between the Town of Bluffton and Holding Seven Community Development Corporation for public parking - Chris Forster, Assistant Town Manager

“I make a motion to approve a resolution for execution of a contract renewal between the Town of Bluffton and Holding Seven Community Development Corporation for public parking.”

Attachment 3

A RESOLUTION

RELATING TO THE TOWN OF BLUFFTON, SOUTH CAROLINA, SUPPORT OF A CONTRACT RENEWAL WITH
HOLDING SEVEN COMMUNITY DEVELOPMENT CORPORATION

NOW, THEREFORE, BE IT RESOLVED, by the Town Council (the "Council"), as the governing body of
the Town of Bluffton, as follows:

1. The Council hereby declares that this Resolution shall constitute its consent to renew the contract
with Holding Seven Community Development Corporation for public parking.

Approved this 11th day of August 2026.

Larry C. Toomer, Mayor

Town of Bluffton, South Carolina

ATTEST:

Marcia Hunter, Town Clerk

SEAL

TOWN COUNCIL

STAFF REPORT



MEETING DATE:	August 11, 2026
PROJECT:	Consideration of an Ordinance to Amend the Town of Bluffton's Municipal Code of Ordinances, Chapter 13 – Public Property, Article II. Public Park, Dock and Boat Landing Rules to include Dock Rules for the New Riverside Trail
PROJECT MANAGER:	Heather Colin, AICP, Assistant Town Manager

REQUEST: Request Town Council's approval of first reading of an Ordinance amending the Town's Code of Ordinances to include the dock at the New Riverside Trail and to amend general dock and park rules.

BACKGROUND: Improvements to the New Riverside Trail have been supported in the Town's Comprehensive Plan in 2014 and later in Blueprint Bluffton 2020. The trail is a multipurpose 3 mile pathway that originates on the banks of the New River, extends northward along an abandoned railway and powerlines to Sun City.

The project was initially included as a new action agenda item in FY2022 which included improvements to the parking lot, the addition of a restroom and paving the trail to improve accessibility to all citizens.

With changes in technology and trends, the Town has experienced damage to public property with the use of E-bikes and other motorized mobility vehicles both in bathrooms and on grounds. The proposed ordinance changes are intended to both educate users and allow clear enforcement.

Other damage and potential injury is being addressed with general amendments from people using the dock and structures not as intended, which can either damage public property or endanger the users. The amendments are intended to educate users and allow for clear enforcement.

SUMMARY: The proposed amendments are intended to educate the users and the public for structures located in our parks as well as docks and dock structures. It will also allow law enforcement to enforcement the rules to protect the community.

CONSIDERATIONS:

- Approve First Reading of the Proposed Ordinance
- Approve First Reading with Modifications of the Proposed Ordinance
- Deny First Reading of the Proposed Ordinance

NEXT STEPS: If Town Council approves first reading of this Ordinance, the following actions will occur:

- Second and Final Reading – October 14, 2025
- Staff will meet with South Carolina Department of Natural Resources (SCDNR) and Beaufort County to establish the associated procedures.

ATTACHMENTS:

1. Proposed Ordinance
2. Proposed Motion

ORDINANCE No. 2026-_____

**AN ORDINANCE AMENDING CHAPTER 13 OF THE CODE OF ORDINANCES FOR
THE TOWN OF BLUFFTON, CHAPTER 13 – PUBLIC PROPERTY, ARTICLE II. PUBLIC
PARK, DOCK AND BOAT LANDING RULES, SEC. 13-37. GENERAL PROHIBITIONS
AND A NEW SECTION TO INCLUDE DOCK RULES FOR THE
NEW RIVERSIDE TRAIL**

WHEREAS, the Town of Bluffton (“*Town*”) desires to improve the general safety, welfare, health and properties of the citizens; and,

WHEREAS, the Town of Bluffton Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest amendments as they deem appropriate; and

WHEREAS, changes in technology, trends and public use shall require review of Town’s rules and regulations, particularly as they relate to public property; and

WHEREAS, the Town invests in parks, docks, and public spaces through improvements and capital projects and the addition of a dock at the New Riverside Linear Trail necessitates the establishment of rules for its safe and orderly use; and

WHEREAS, the safety of the public requires that persons be prohibited from jumping from, climbing on, or attaching unauthorized items to docks and public structures; and,

WHEREAS, for the reasons stated above, the Town Council desires to amend Chapter 13 of the Town Code to establish regulations for the dock at the New Riverside Linear Trail and to expand on general prohibitions related to all public property, and other matters related thereto, and as shown in “Exhibit A” attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

1. ***Amendment.*** That Chapter 13 of the Town Code is amended to establish a new section as shown in “Exhibit A” and amend Sec. 13-37, attached hereto and incorporated herein by reference.
2. ***Severability.*** If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.
3. ***Repeal.*** All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.
4. ***Effective Date.*** This Ordinance shall be effective immediately upon its adoption by the Town Council of the Town of Bluffton, South Carolina.

DONE, RATIFIED and ENACTED this ____ day of _____, 2026.

This Ordinance was read and passed at first reading on _____, _____, 2026.

Larry C. Toomer, *Mayor*
Town of Bluffton, South Carolina

Marcia Hunter, *Town Clerk*
Town of Bluffton, South Carolina

This Ordinance was read and passed at Second reading on _____, _____, 2026.

Larry C. Toomer, *Mayor*
Town of Bluffton, South Carolina

Marcia Hunter, *Town Clerk*
Town of Bluffton, South Carolina

EXHIBIT A

Chapter 13 – Public Property**Article II – Public Park, Dock and Boat Landing Rules****Sec. 13-37. - General prohibitions.**

The following prohibited activities apply to all public parks, docks and boat landings. Further restriction of these activities may vary by property as noted in subsequent paragraphs of this article.

- (1) *Camping*. No overnight camping of any type shall be permitted.
- (2) *Litter*. Littering is prohibited per [Section 22-43](#). All garbage, other solid waste, trash or offensive matter must be disposed of in receptacles designated for such use. When such receptacles are full, patrons must remove items from the premises upon exiting.
- (3) *Alcohol*. The possession of an open container and/or the consumption of alcohol is prohibited except as permitted in [Chapter 22](#), Article IV.
- (4) *Solicitation*. It is prohibited that any person or group of persons sells, solicits sales or offers distribution of any merchandise, handbill or pamphlet unless otherwise approved in writing by the Town Manager.
- (5) *Fireworks*. The discharge of fireworks is prohibited except as provided for in [Chapter 14](#), Article IV.
- (6) *Fires*. Fires are not permitted. Exceptions to this prohibition are only allowed in accordance with [Section 13-10](#) and [Chapter 14](#).
- (7) *Weapons*. Possession, discharging or brandishing a firearm or other weapon is prohibited, with the exception of law enforcement personnel in the normal course of duty.
- (8) *Hunting*. Hunting is strictly prohibited.
- (9) *Pets*. Pets must be under restraint at all times and in full compliance with [Chapter 4](#). Pet waste must be picked up and disposed of in pet waste containers.
- (10) *Parking*. Motorized vehicles and parking are allowed only in designated areas.
- (11) *Structural alterations*. No person or agency shall build, maintain, extend or make structural alterations to any Town park, dock or boat landing without first obtaining a written permit to do so from the Town Manager.
- (12) *Dock safety*. The following activities are prohibited at all Town docks, piers, floating docks, gangways, walkways, and associated dock structures:

(a) Jumping or diving. No person shall jump, dive, or otherwise launch themselves from any Town dock, pier, floating dock, gangway, walkway, railing, piling, or any other dock structure into the water or onto any surface below.

(b) Climbing. No person shall climb on, over, or upon any railing, piling, support structure, roof, canopy, or any other structural component of a Town dock, pier, floating dock, gangway, or walkway, except for the normal and intended use of stairs, ramps and gangways provided for pedestrian access.

(c) Unauthorized attachment. No person shall tie, fasten, attach, hang, or affix any rope, line, chain, cable, sign, banner, lock, or any other object or material to any Town dock, pier, floating dock, gangway, walkway, railing, piling, or any other structure, except for the purpose of securing a vessel to the dock in accordance to all other provisions and unless approved by the Town Manager. This prohibition includes, but is not limited to, the attachment of hammocks, swings, fishing rod holders, crab traps, signage, decorations or personal property of any kind.

- (13) *Bicycles, electronic bicycles (e-bikes) and other motorized mobility devices.*

(a) Operation on grass, turf, and unpermitted areas. No person shall ride, operate, or propel any bicycle, electronic bicycle (e-bike), or similar wheeled personal conveyance on any grass, lawn, landscaped area, or any other area within a Town park, dock, or boat landing that is not specifically designated for such use by paved pathway, trail, or posted signage. This prohibition applies to all bicycles, whether manually powered or electrically assisted, including but not limited to pedal-assist e-bikes and throttle-operated e-bikes.

(b) Prohibition in buildings. No person shall bring, wheel, carry, or store any bicycle, electronic bicycle (e-bike), or similar wheeled personal conveyance into or within any Town-owned or Town-

operated building, facility, or enclosed structure, including but not limited to community centers, restrooms, pavilions, and other enclosed public facilities. This prohibition does not apply to mobility devices used by persons with disabilities in compliance with the Americans with Disabilities Act.

(c) Designated parking. Where bicycle racks or designated bicycle parking areas are provided, bicycles and e-bikes shall be parked or stored only in such designated areas.

Sec. 13-XXX . New River Linear Trail Dock.

- (1) Hours. Open for public use from sunrise to sunset. Occupying the dock after sunset and prior to sunrise is prohibited.
- (2) Docking. No docking of boats, barges, kayaks, jet skis, wave runners, paddleboards or other recreational or commercial vessel is allowed at the New River Linear Trail dock.
- (3) Smoking. Smoking, as defined in [Section 18-159](#) is prohibited. All provisions of [Chapter 18, Article VII](#) shall apply, to include penalties as set forth in [Section 18-165](#) which shall prevail over [Section 13-49](#).
- (4) Prohibited uses. The dock shall not be used as a point of commerce, rental or sale of kayaks, paddleboards, wave runners or any other recreational water vehicle or apparatus.
- (5) Alcohol. The possession of an open container and/or the consumption of alcohol is strictly prohibited.
- (6) Fishing. Fishing is allowed from the dock, as long as it does not interfere with the docking of watercraft, or the loading and unloading of passengers. Boaters shall have priority of use of the dock.
- (7) Obstruction of the dock. It is unlawful to obstruct the dock. Any vessel, vehicle, or other object which obstructs any of the facilities or the access to them may be removed entirely at the risk and expense of the owner.
- (8) Emergency vehicles. Emergency vehicles shall have priority over all other vehicles at all Town docks, landings and piers.
- (9) Motor vehicles on dock. Motorized vehicles are prohibited on the New River Linear Trail dock and walkways with the exception of American Disabilities Act-compliant motorized wheel chairs or Town or Utility Company vehicles as approved by the Town Manager
- (10) Skateboards and bicycles. Skateboarding, rollerblading, roller skating, use of manually or electronic powered scooters and bicycles shall not be permitted on docks, landings, piers and walkways.
- (11) Fireworks. The discharge of fireworks is strictly prohibited.
- (12) Litter. Littering is prohibited per [Section 22-43](#). All garbage, other solid waste, trash or offensive matter must be disposed of in receptacles designated for such use. When such receptacles are full, patrons must remove items from the premises upon exiting.
- (13) Damages. Any damage to the floating or main dock by a vessel or person shall be paid for by the owner or the responsible person. Such payment shall be the actual amount of the damage and paid to the Town.
- (14) Pets. Pets must be under restraint at all times and in full compliance with [Chapter 4](#). Pet waste must be picked up and disposed of in pet waste containers.