



## **Regular Town Council Meeting**

**Tuesday, July 13, 2021 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 [Beaufort County Channel](#), on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

#### **PUBLIC COMMENT**

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

#### **I. Call to Order**

#### **II. Pledge of Allegiance**

#### **III. Invocation**

#### **IV. Adoption of the Agenda**

#### **V. Adoption of the Minutes**

1. Regular Meeting Minutes of June 8, 2021

#### **VI. Presentations, Celebrations and Recognitions**

1. Beaufort County School District Character Student of the Month - Mayor Sulka
2. Presentation of Beaufort County Connects 2021 Bicycle and Pedestrian Plan – Rob Merchant, Acting Director Beaufort County Community Development

#### **VII. Public Comment**

#### **VIII. Communications from Mayor and Council**

#### **IX. Workshop Agenda Items**

1. Discussion Regarding the American Rescue Plan Act Update - Chris Forster, Director of Finance and Administration

**X. Public Hearing & Final Reading**

1. Consideration of Ordinances Related to Property Commonly Referred to as Saint Gregory the Great consisting of approximately 61.093 Acres of Land Located at 323 Fording Island Road and Identified as Beaufort County Tax Map Nos. R600 022 000 0125 0000 and R600 022 000 1120 0000 – Public Hearing and Final Reading – Heather Colin, Director of Growth Management
  - a. Consideration of an Amendment to the Town of Bluffton Comprehensive Plan to Amend the Future Annexation Area and Change Said Properties Future Land Use Designation from Civic/Institutional to Medium Density Commercial;
  - b. Consideration of 100% Annexation Request;
  - c. Consideration of an Amendment to the Buckwalter Planned Unit Development for a New Land Use Tract;
  - d. Consideration of a Zoning Map Amendment;
  - e. Consideration of an Amendment to the Buckwalter Development Agreement; and
  - f. Consideration of an Amendment to the Buckwalter Development Agreement Concept Plan.

**XI. Formal Agenda Items**

1. Consideration of Approval of a Master Plan for Saint Gregory the Great Consisting of Approximately 61.093 Acres of Land Located at 323 Fording Island Road and Zoned as Buckwalter Planned Unit Development – Kevin Icard, Planning and Community Development Manager
2. Consideration of the Acceptance of the Town of Bluffton's One Hundred Percent (100%) Annexation Petition to Annex Certain Real Property Contiguous to the Town of Bluffton's Corporate Boundaries Consisting of a Total of 9.27 Acres, More or Less, and Bearing Beaufort County Tax Map No. R601 039 000 0050 0000, and referral to the Town of Bluffton Negotiating Committee if Deemed Necessary - Heather Colin, Director of Growth Management
3. Consideration of a Resolution to Approve a Three-Party Agreement Between the Town of Bluffton, Palmetto Electric Cooperative, Inc., and Dominion Energy South Carolina, Inc. to Delineate Territory on a Parcel by Parcel Basis and to Agree to Overarching Terms to be Incorporated into New Franchise Agreements - Chris Forster, Director of Finance and Administration
4. Consideration of an Ordinance Relating to the Renewal Franchise Agreements Between the Town of Bluffton and its Electric Service Providers, Palmetto Electric Cooperative, Inc. and Dominion Energy South Carolina, Inc. - First Reading - Chris Forster, Director of Finance and Administration
5. Consideration of an Ordinance Repealing and Replacing the Town of Bluffton Code of Ordinances, Chapter 6, Business and Business Regulations, Article II, Business Licenses and Regulations and Amending Chapter 6, Business and Business Regulations, Article III, Soliciting and Mobile Vending - First Reading - Natalie Majorkiewicz, Treasury Manager

6. Consideration of an Ordinance Amending the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 5 - Design Standards, Sec. 5.13 Signs and 5.15 Old Town Bluffton Historic District, 5.15.6, Architectural Standards, Q. Sign Guidelines- Heather Colin, Director of Growth Management

## **XII. Consent Agenda Items**

1. Monthly Department Reports: Police, Department of Finance and Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Consideration of a Resolution to Establish a Memorandum of Understanding with University of South Carolina Beaufort to Establish and Fund a Microbial Source Tracking Laboratory- Bryan McIlwee, Director of Engineering
4. Consideration of a Resolution of Intent to Reimburse Expenditures for Vehicles and Equipment Prior to Issuance of Installment Financing Agreement - Chris Forster, Director of Finance and Administration
5. Consideration of a Proposed Contractual Agreement Relating to the Vehicle Leasing Program for Police Replacement Vehicles - Chris Forster, Director of Finance and Administration
6. COVID-19 Pandemic Update - Lee Levesque, Emergency Manager

## **XIII. Executive Session**

1. Contractual Matters Related to Easements Necessary to Complete the Approved Bridge Street Streetscape (Pursuant to Freedom of Information Act 30-4-70 [a][1])
2. Legal Advice from Town Attorney on Pending Law Suits (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
3. Legal Advice Regarding Short Term Rentals (Pursuant to Freedom of Information Act 30-4-70 [a][2])
4. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to Freedom of Information Act 30-4-70 [a][1])

## **XIV. Action from Executive Session**

## **XV. Adjournment**

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*"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."*

*In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.*

*\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*