



Regular Town Council Meeting

Tuesday, November 09, 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.

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 October 12, 2021

VI. Presentations, Celebrations and Recognitions

1. Beaufort County School District Character Student of the Month – Mayor Sulka
2. Proclamation Recognizing Small Business Saturday - Mayor Sulka
3. Regional Housing Trust Fund, Update - Eric Greenway, Beaufort County Administrator

VII. Public Comment

VIII. Workshop Agenda Items

1. Consideration of a Spending Plan for the use of American Rescue (ARP) Plan funding - Chris Forster, Assistant Town Manager Administration and Finance

IX. Communications from Mayor and Council

X. Formal Agenda Items

1. Consideration of an Ordinance Amending the Town of Bluffton's Code of Ordinances, Chapter 23 – Unified Development Ordinance, Table of Contents, Article 2 - Administration, Sec. 2.2, Establishment; Article 3 – Application Process, Sec. 3.18 Certificate of Appropriateness – Historic District and Sec. 3.25 Designation of Contributing Structure; Article 4 – Zoning Districts, Sec. 4.2 Zoning District Provisions and Sec. 4.4 Conditional Use Standards; Article 6 – Sustainable Development Incentives, Sec. 6.3 Sustainable Neighborhood Design and, Article 9

- Definitions and Interpretation, Sec. 9.2, Defined Terms Related to Certain Historic Preservation Terms and Definitions – First Reading – Kevin Icard, Director of Growth Management
- 2. Consideration of an Ordinance Amending the Town of Bluffton's Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, to Establish Sec. 3.26 Proactive Preservation and Maintenance of Contributing Structures – First Reading – Kevin Icard, Director of Growth Management
- 3. Consideration of an Ordinance Amending the Town of Bluffton's General Code of Ordinances, Chapter 24 – Taxation to Establish Article V – Special Property Tax Assessment for Rehabilitated Contributing Structures in Old Town Bluffton Historic District – First Reading – Kevin Icard, Director of Growth Management
- 4. Consideration of an Ordinance Amending the Town of Bluffton's Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, to Amend Section 3.25, Designation of Contributing Structures – First Reading – Kevin Icard, Director of Growth Management
- 5. Consideration of an Ordinance Amending the Town of Bluffton's Code of Ordinances, Chapter 22 – Streets, Sidewalks, and Other Public Property to include Provisions to Address Locations and Requirements for Special Events – First Reading – Heather Colin, Assistant Town Manager, Planning and Projects
- 6. Consideration of an Ordinance for an Approval of a Fifth Amendment to the Palmetto Bluff Development Agreement to Provide for Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina – (DAA-03-21-015139) - First Reading, Kevin Icard, Director of Growth Management
- 7. Consideration of an Ordinance for an Approval of a Second Amendment to the Palmetto Bluff Concept Plan to Provide for Dockside Fueling and a Second Dry Stack Boat Storage at the Big House Tract's Anson Marina (CPA-03-21-015140) - First Reading - Kevin Icard, Director of Growth Management

XI. Consent Agenda Items

- 1. Monthly Department Reports: Police, Finance and Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
- 2. Town Manager Monthly Report
- 3. Consideration of Memorandums of Understanding between the Town and the Calhoun Street Promenade HPR and the Palmetto Bluff Preservation Trust, Inc. for Compensation of Garbage Services - Chris Forster, Assistant Town Manager of Administration and Finance
- 4. Consideration of a Resolution to Authorize a Request to the South Carolina Department of Transportation for Removal of a Portion of Bridge Street (S-13) from the State Highway System and the Town of Bluffton's Acceptance of Ownership and Maintenance Responsibility of Said Road, Kim Jones, Interim Director of Engineering
- 5. COVID-19 Pandemic Update - Lt. Mike Danyov, Bluffton Police Department, Special Operations Division

XII. Executive Session

1. Discussions Relating to Negotiations and Contractual Arrangements of Real Property in Bluffton Park and Buckwalter Place (Pursuant to SC Freedom of information Act 30-4-70 [a][2])
2. Discussions Relating to Negotiations and Contractual Arrangements for the Acquisition of Ghost Roads in and Around Old Town (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XIII. Action from Executive Session**XIV. Adjournment**

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

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

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