



Regular Town Council Meeting

Tuesday, December 14, 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. Workshop Meeting Minutes of October 19, 2021
2. Regular Meeting Minutes of November 9, 2021

VI. Presentations, Celebrations and Recognitions

1. Beaufort County School District Character of the Month - Mayor Sulka
2. Acknowledgement and Recognition of Area Schools and Teams- Mayor Sulka
3. Proclamation Recognizing National Impaired Driving Prevention Month - Mayor Sulka
4. Presentation of Awards for Christmas Parade Winners - Mayor Sulka

VII. Public Comment

VIII. Communications from Mayor and Council

IX. Workshop Agenda Items

1. Presentation of the Proposed Beaufort County Access Management Plan Update - Jared Fralix, PE, Assistant Beaufort County Administrator - Engineering

X. Public Hearing 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 – Public Hearing and Final 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 – Public Hearing and Final Reading – Kevin Icard, Director of Growth Management
3. 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 – Public Hearing and Final Reading – Kevin Icard, Director of Growth Management

XI. Formal Agenda Items

1. 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 – Second and Final Reading – Kevin Icard, Director of Growth Management
2. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending September 30, 2021 - Natalie Majorkiewicz, Treasury Manager
3. 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
4. Consideration of an Ordinance to Approve the Annexation of Certain Real Property Owned by the Town of Bluffton Consisting of Approximately 9.27 acres, More or Less, Located at 115 Bluffton Road and Identified as Beaufort County Tax Map No. R600 039 000 0050 0000 - First Reading, Kevin Icard - Director of Growth Management
5. Consideration of an Ordinance to Approve an Amendment to the Town of Bluffton Zoning Map to Incorporate and Designate Certain Real Property Owned by the Town of Bluffton Consisting of Approximately 9.27 Acres, More or Less, Located at 115 Bluffton Road and Identified as Beaufort County Tax Map No. R600 039 000 0050 0000 as General Mixed Use Zoning - First Reading - Kevin Icard, Director of Growth Management
6. Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, (Sec. 5.13 Signs); Sec. 5.15.6.Q. (Old Town Bluffton Historic District, Signs); and, Article 9, (Sec. 9.2 – Defined Terms for Certain Related Definitions) Related to Signage - First Reading - Kevin Icard, Director of Growth Management
7. Consideration of an Ordinance to Approve an Amendment to the Town of Bluffton Zoning Map to Rezone Certain Real Property Owned by J.C. Fraser, Jr. Consisting of Approximately 1.24 Acres, More or Less, Located at 190,192,194, and 196 Goethe Road and Identified as

Beaufort County Tax Map No. R610 039 000 0159 0000 and R610 039 000 0744 0000 from Residential General Zoning to Neighborhood Core Zoning - First Reading - Kevin Icard, Director of Growth Management

8. Consideration of an Ordinance to Place a Deed Restriction on Town Owned Property, referenced as "New Riverside Park", located at 30 Red Barn Drive, Parcel R610 036 000 1319 0000 in New Riverside – First Reading - Heather Colin, Assistant Town Manager

XII. Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Municipal Court, Engineering, Public Services, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Adoption of 2022 Town Council Regular and Workshop Meeting Schedules – Kimberly Gammon, Town Clerk
4. Consideration of a Resolution to Accept the *2019 Historic Resources Survey for the Town of Bluffton* – Kevin Icard, Director of Growth Management
5. Consideration of a Resolution to Accept a Contributing Resources Map for the Old Town Bluffton District to Support the Historic Preservation Program for the Town of Bluffton – Kevin Icard, Director of Growth Management
6. Consideration of a Resolution to Accept a Historic Preservation Incentive and Grant Program for Contributing Structures for the Town of Bluffton - Kevin Icard, Director of Growth Management
7. COVID-19 Pandemic Update - Lt. Mike Danyov, Bluffton Police Department, Special Operations Division

XIII. Executive Session Items

1. Discussions Relating to Negotiations and Contractual Arrangements for the Acquisition of Real Property (Pursuant to SC Freedom of information Act 30-4-70 [a][2])
2. Personnel Matters Relating to Town Manager Review (Pursuant to SC Freedom of Information Act 30-4-70[a][2])

XIV. Action from Executive Session Items

XV. 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.*