



Wall of Honor Ceremony

Honoring Jacob Martin

Tuesday, November 8, 2022 at 4:00 PM

Regular Town Council Meeting

Tuesday, November 8, 2022 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 11, 2022
2. Quarterly Workshop Minutes of October 18, 2022

VI. Presentations, Celebrations and Recognitions

1. Beaufort County School District Character Student of the Month - Mayor Sulka
2. Presentation of Municipal Association of South Carolina Local Achievement Award - Ashley Kellahan, Field Services Manager, MASC

VII. Public Comment

VIII. Communications from Mayor and Council

IX. Workshop Agenda Items

1. Discussion on Proposed Annual Amendments to the Unified Development Ordinance - Kevin Icard, Director of Growth Management

X. Public Hearing & Final Reading

1. Consideration of an Ordinance to Approve an Updated Comprehensive Plan for the Town of Bluffton Known as "Blueprint Bluffton" – Public Hearing and Final Reading – Kevin Icard, Director of Growth Management

XI. Formal Agenda Items

1. Consideration of a Request by Palmetto Bluff Development, LLC for 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
2. Consideration of a Request by Palmetto Bluff Development, LLC for 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
3. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2023 Budget to Provide to Carry Forward Unspent Expenditures and Encumbrances for the FY2022 Budget to the FY2023 Budget- Second and Final Reading - Chris Forster, Assistant Town Manager
4. Consideration of Approval of an Amendment to the Master Plan for New Riverside Parcel 9 Consisting of +/- 293.1 Acres of Land Located North of New Riverside Road at Mainland Lakes Drive and Zoned New Riverside Planned Unit Development – Kevin Icard, Director of Growth Management
5. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.8.3, Lot and Building Standards, Table 5.8.3.A (Lot Types by District) and Table 5.8.3.B (Lot Standards) - First Reading - Kevin Icard, Director of Growth Management
6. Approval to Authorize a Construction Contract to JS Construction Services, Inc. for Buck Island Road Drainage Improvements (Fiscal Impact: \$116,992.38) - Patrick Rooney, Manager of Capital Improvements Program
7. Approval to Authorize a Construction Contract to The Greenery Inc. for the Law Enforcement Center Challenge Course (Fiscal Impact: \$98,605.02) - Patrick Rooney, Manager of Capital Improvements Program
8. Consideration of Approval of an Amendment to the Master Plan for Cypress Ridge within the Jones Estate Planned Unit Development for Additional Roads and Service Lanes to the Commercial Village area of Mill Creek for Future Development of 29 Attached Residential Units on Approximately 1,412 Acres Located on SC Highway 170 - Kevin Icard, Director of Growth Management

XII. Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects and Water Resilience, Public Services, 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
4. Consideration of a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete a Portion of the ADA Pathway Pedestrian Safety Improvements Project – Patrick Rooney, Manager of Capital Improvements Program
5. Consideration of a Resolution Authorizing Just Compensation for Certain Easements Necessary to Complete a Portion of the Buck Island – Simmonsville Lighting Project - Patrick Rooney, Manager of Capital Improvements Program
6. Resolution to Update the Application Manual to Include Missions, Goals and Strategic Plan to the Review Criteria for All Appropriate Applications – Kevin Icard, Director of Growth Management
7. Consideration of a Resolution Authorizing Approval of a Contract to CBHBC Corp, LLC for Business License Revenue Enhancement Services – Chris Forster, Assistant Town Manager

XIII. Executive Session

1. Contractual Matters Relating to the Municipal Judge Contract (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
2. Legal Advice Regarding the Intergovernmental Agreement with Beaufort County for the Collection of Development Impact Fees (Pursuant to SC Freedom of Information Act 30-4- 70 [a][2])
3. 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

“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.*