



Regular Town Council Meeting

Tuesday, July 11, 2023 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. Civility Pledge

We pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the Town of Bluffton.

VI. Adoption of the Minutes

1. Regular Meeting Minutes of June 13, 2023

VII. Presentations, Celebrations and Recognitions

1. 2023 Legislation Session Update - Senator Tom Davis
2. Beaufort County School District Character Student of the Month
3. Don Ryan Center Update - David Nelems, CEO

VIII. Public Comment

IX. Communications from Mayor and Council

X. Formal Agenda Items

1. Consideration of a Resolution to Approve a Proposed Contractual Agreement With First Citizens Wealth Management Relating to Financial Advisory Investment Services – Chris Forster, Assistant Town Manager

2. Consideration of an Ordinance for Certain Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Including Amendments to Article 3 – Application Process, Sec. 3.2 (General Application Approval Process), Sec. 3.14 (Certificate of Construction Compliance), Sec. 3.17 (Certificate of Appropriateness-Highway Corridor Overlay), Sec. 3.18 (Certificate of Appropriateness-Historic District), Sec. 3.19 (Site Feature-Historic District Permit) and Sec. 3.25 (Designation of Contributing Resources); Article 4 – Zoning Districts, Sec. 4.4.(Conditional Use Standards); Article 5 – Design Standards, Sec. 5.8 (Lot and Building Standards), Sec. 5.11 (Parking), Sec. 5.13 (Signs) and Sec. 5.15 (Old Town Bluffton Historic District); Article 7 - Nonconformities; Article 9 – Definitions and Interpretations, Sec. 9.2 (Defined Terms); Sec. 9.3 (Interpretation of Dimensional Standards); Sec. 9.4.1 (Description of Land Use and Buildings) – First Reading – Kevin Icard, Director of Growth Management
3. Consideration of an Ordinance Amending the Town of Bluffton Municipal Code of Ordinances, Chapter 21 – Emergency Permitting Procedures to Consolidate all Regulations Pertaining to Emergency Management and Civil Emergencies within one Chapter - First Reading – Heather Colin, Assistant Town Manager
4. Approval to Authorize a Contract to the South Carolina Department of Natural Resources to Update the 2004 May River Watershed Baseline Assessment (Fiscal Impact: \$155,000.00) - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
5. Consideration of a Proposed Lighting Agreement with Dominion Energy for the Oyster Factory Park Parking Lot Project (Fiscal Impact: \$105,445.20) - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
6. Consideration of a Proposed Purchase Agreement with Green Flush Technologies LLC for the New River Linear Trail Project (Fiscal Impact: \$200,730.00) - Kimberly Washok-Jones, Director of Projects and Watershed Resilience

XI. Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects and Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report

XII. Executive Session

1. Discussions Relating to Negotiations and Contractual Arrangements for Proposed Land Acquisition in Old Town, May River Road, Buck Island Road, and Simmonsville Road (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
2. Legal Advice from Town Attorney Regarding Contractual Matters Regarding Economic Development Public Private Partnerships (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. 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.

**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 is limited to 3 minutes per speaker.*