



## **Regular Town Council Meeting**

**Tuesday, September 12, 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. Adoption of the Minutes**

1. Regular Meeting Minutes of August 8, 2023

**VI. Presentations, Celebrations and Recognitions**

1. Ovarian Cancer Month Proclamation - Mayor Sulka

**VII. Public Comment**

**VIII. Communications from Mayor and Council**

**IX. Public Hearing & Final Reading**

1. Consideration of an Ordinance to Amend Chapter 6 of the Code of Ordinances by Authorizing, Establishing, and Adding Section VI, The Economic Development Incentives Program – Second and Final Reading – Chris Forster, Assistant Town Manager
2. Consideration of an Ordinance to Amend Certain Sections of 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) and Sec. 3.25: (Designation of a Contributing Resource); 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) and Sec. 9.4.1 (Description of Land Use and Buildings). – Public Hearing and Final Reading – Kevin Icard, Director of Growth Management

#### **X. Formal Agenda Items**

1. Consideration of Approval of an Initial Master Plan for Parcel B-1 within the Buckwalter Planned Unit Development Consisting of 21.92 Acres that Includes 16.02 Acres of Residential Development and 5.9 Acres of Commercial Development Located at the Northeast Corner of the Intersection of SC Highway 170 and Gibbet Road – Kevin Icard, Director of Growth Management
2. Consideration of an Ordinance Approving a Public Private Partnership to Develop and Transfer Ownership of Town Owned Parcels within the Buckwalter Multi County Industrial Park – First Reading – Chris Forster, Assistant Town Manager
3. Approval to Authorize a Design and Construction Administration Contract with Infrastructure Consulting & Engineering for Phase 2 of the Pedestrian Pathway Safety Improvements Project (Fiscal Impact: \$174,285.95) - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
4. Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, to Add a New Section 18-137 Providing that a Person Who Violates Another with the Intent to Intimidate Another Person or Persons in Whole or In Part because of the Actual or Perceived Race, Color, Creed, Religion, Ancestry - Gender, Sexual Orientation, Gender Identity, Physical or Mental Disability or National Origin of the Other Person or Persons is Guilty of the Separate Offense of Hate Intimidation - First Reading - Stephen Steese, Town Manager
5. Consideration of Accommodations Tax Advisory Committee Funding Recommendations for Quarter Ending June 30, 2023 - Natalie Majorkiewicz, Director of Finance
6. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2024 Budget to Provide for the Expenditures of Certain Funds; and to Allocate Sources of Revenue for the Said Funds to Carryover Unspent Expenditures and Encumbrances from the FY2023 Budget to the FY2024 Budget – First Reading – Natalie Majorkiewicz, Director of Finance

#### **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
3. Presentation of the Hilton Head Island Bluffton Chamber of Commerce FY23 Quarterly Report - Ariana Pernice, Hilton Head Island Bluffton Chamber of Commerce
4. Consideration of an Ordinance and Ratification of a Non-Exclusive Easement Over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610 028 000 1006 0000 in favor of Dominion Energy of South Carolina Inc. for Dominion Energy's System Improvement Project – First Reading – Kimberly Washok-Jones, Director of Projects and Watershed Resilience
5. Consideration of an Ordinance and Ratification of a Non-Exclusive Easement Over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610 035 000 0016 0000 in favor

of Dominion Energy of South Carolina Inc. for the New River Linear Trail – First Reading – Kimberly Washok-Jones, Director of Projects and Watershed Resilience

6. Consideration of a Resolution Authorizing Acceptance of the 160 Sq. Ft. Easement Donation from Cunningham LLC Consisting of Parcels R610-039-00A-0410-0000 and R610-039-00A-0411-0000 to Install Power Pedestals for the Bridge Street Streetscape Project - Kimberly Washok-Jones, Director of Projects and Watershed Resilience
7. Consideration of Annual Renewal of a Memorandum of Agreement with the South Carolina Department of Juvenile Justice for Secure Detention of Minors – Chief Joe Babkiewicz
8. Consideration of Statewide Mutual Aid Agreement for Emergency and Disaster Response with South Carolina Emergency Management Division – Chief Joe Babkiewicz
9. *Consideration of a Contract Amendment to Contract 2020-44 with Waste Management - Derrick Coaxum, Director of Public Services*

## **XII. Executive Session**

1. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to Freedom of Information Act 30-4-70 [a][1])
2. Contractual Matters Regarding an Intergovernmental Agreement with Beaufort-Jasper Water and Sewer Authority and Beaufort County to Equally Share in the Costs to Transition Connections from Septic to Sewer in the Stoney Creek. (Pursuant to Freedom of Information Act 30-4-70[a][2])

## **XIII. Action from Executive Session**

## **XIV. 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. 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](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 is limited to 3 minutes per speaker.*