



**TOWN OF BLUFFTON
BLUFFTON TOWN COUNCIL MEETING
ELECTRONIC MEETING**

Tuesday, August 11, 2020 | 6 PM

This meeting can be viewed on the [Town of Bluffton's Facebook page](#)

NOTE: THERE ARE TWO COMMENT SESSIONS DURING THIS MEETING

PUBLIC HEARING - CONTACT THE TOWN CLERK AT 843.706.4505 OR VIA EMAIL AT KCHAPMAN@TOWNOFBLUFFTON.COM TO RECEIVE DIAL IN INSTRUCTIONS.

**PUBLIC COMMENT - [SUBMIT FORM ELECTRONICALLY](#)
PUBLIC COMMENTS WILL BE READ ALOUD BY THE CLERK FOR THE RECORD.**

ALL REQUESTS FOR PUBLIC HEARING OR PUBLIC COMMENT WILL BE ACCEPTED UP TO TWO (2) HOURS PRIOR TO THE SCHEDULED MEETING START TIME.

- I. Call to Order – Mayor Sulka
- II. Pledge of Allegiance
- III. Invocation
- IV. Adoption of the Agenda
- V. Adoption of the Minutes

- 1. [Town Council Emergency Meeting Minutes of June 30, 2020](#)
- 2. [Town Council Regular Meeting Minutes of July 14, 2020](#)

“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.

- VI. Presentations, Celebrations and Recognitions:
 - 1. Recognition of Mayor's Youth Community Service Award Recipients
- VII. Communications from Mayor and Council
- VIII. Public Comment*
- IX. Public Hearing and Final Reading:
 - 1. [Consideration on Amendments to the Town of Bluffton Code of Ordinances, Chapter 5 – Official Construction Code, Article 1. Administration, Division 18 \(new\) Construction Site Property Maintenance and Site Preparation for Severe Weather Events – Second and Final Reading – Heather Colin, Director of Growth Management](#)
 - 2. [Consideration of Approval of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to add the Use "Animal Hospital or Clinic" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development Concept Plan, Article 4 Development Plan Section A – Land Use, Subsection 6 – Neighborhood Commercial – Second and Final Reading – Kevin Icard, Planning and Community Development Manager](#)
 - 3. [Consideration of an Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 Design Standards, General Standards Related to Historic District Architectural Design and Lot Sizes – Second and Final Reading - Heather Colin, Director of Growth Management](#)
- X. Workshop Agenda Items:
 - 1. [Discussion of Town of Bluffton Action Plan to Support Dominion Energy Periodic Tree Trimming – Scott Marshall, Deputy Town Manager](#)
 - 2. Discussion and Presentation of Beaufort County Impact Fee Study and Proposal – Eric Greenway, Community Development Director, Beaufort County Q
- XI. Formal Agenda Items:
 - 1. [Consideration of Approval of an Ordinance to Approve a 100% Annexation Petition for Certain Property Consisting of Approximately 1.076 Acres of Land Located at 464 Buckwalter Parkway and Identified as a Portion of Beaufort](#)

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County Tax Map No. R600 029 000 0014 0000 into the Town of Bluffton Municipal Boundary as Part of the Buckwalter Planned Unit Development to Supplement the Development of the 9.18 Acre Robertson Site – First Reading – Kevin Icard, Planning and Community Development Manager

2. Consideration of an Ordinance Authorizing the Town Manager to Execute and Deliver an Amendment to the Easement Agreement Providing a Non-Exclusive Permanent Access and Utility Easement to the Bluffton Township Fire District, Over Certain Real Property Owned by the Town of Bluffton Identified as R610 036 000 1319 0000 – First Reading – Heather Colin, Director of Growth Management
3. Consideration of an Ordinance Authorizing a Parcel Exchange between the Town of Bluffton and MFH Land, LLC for Certain Real Property Owned by the Town of Bluffton within New Riverside Identified as R610 036 000 3214 0000; and, Authorizing the Execution and Recording of Certain Documents Therewith – Second and Final Reading – Heather Colin, Director of Growth Management

XII. Consent Agenda Items:

1. Monthly Department Reports: Police, Finance & Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
2. Town Manager's Monthly Report
3. Consideration of a Proposed Construction Contractual Agreement Related to the Law Enforcement Center Parking and Service Yard Expansion – Bryan McIlwee, Director of Engineering
4. Consideration of a Resolution to Adopt an Amendment to the Bylaws for the Don Ryan Center for Innovation – Mike Levine, CEO, Don Ryan Center for Innovation
5. Consideration of a Resolution to Adopt the Town of Bluffton Strategic Plan for Fiscal Years 2021-2022 – Scott Marshall, Deputy Town Manager
6. Consideration of a Resolution to Support the Town of Bluffton's Consent to the State-Issued Certificate of Franchise Authority Filed with the South Carolina Office of the Secretary of State by Comcast Communications Management, LLC – Chris Forster, Director of Finance

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XIII. 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 Pertaining to the Acquisition of Real Property in the Town of Bluffton Historic District, May River Road and Buck Island Road (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XIV. Action from Executive Session

XV. Adjournment

*Public Comments will be accepted up to 2 hours prior to the scheduled meeting start time. Please **[SUBMIT FORM ELECTRONICALLY](#)**. All comments will be read aloud for the record and will be provided to Town Council.

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