



**TOWN OF BLUFFTON
BLUFFTON TOWN COUNCIL MEETING**

ELECTRONIC MEETING

Tuesday, July 14, 2020 | 6 PM

AGENDA

This meeting can be viewed on the Town of Bluffton's Facebook page
(<https://www.facebook.com/TownBlufftonSC/>)

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 AT
<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>
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 Regular Meeting Minutes of June 9, 2020
 2. Town Council Workshop Meeting Minutes of June 11, 2020
- VI. Communications from Mayor and Council

“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.

VII. Public Comment

VIII. Public Hearing and Final Reading:

1. Consideration of Approval of an Ordinance to the Town of Bluffton Code of Ordinances, Chapter 23 - Unified Development Ordinance, Article 4 Zoning Districts, Including Uses by District (Shopfront Manufacturing and Storefront Manufacturing), Conditional Use Standards (Junk and Salvage Yard Operations, Manufacturing Shopfront Manufacturing, Storefront Manufacturing, Solid Waste Transfer Facility/Recycling Center) and Article 9 Definitions and Interpretations (Shopfront Manufacturing and Storefront Manufacturing) – Second and Final Reading – Heather, Colin, Director of Growth Management
2. Consideration of Approval of an Ordinance to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 Zoning Districts, Planned Unit Development, Affordable/Workforce Housing, Article 6 – Sustainable Development Incentives, Workforce/Affordable Housing and Article 9 Definitions and Interpretations – Second and Final Reading – Heather Colin, Director of Growth Management

IX. Workshop Agenda Items:

1. Review of Proposed Text Amendments to the Town of Bluffton Code of Ordinances Relating to the Regulation and Certification of Short-Term Rental Units, Specifically Changes to Chapter 23 – Unified Development Ordinance, Article 4 – Zoning Districts and Article 9 – Definitions and Interpretations as well as an Addition to Chapter 6 of the Code of Ordinances – Businesses and Business Regulations - Article V. Short-Term Rental Units – Heather Colin, Director of Growth Management
2. Review of Proposed Text Amendments to the Town of Bluffton Code of Ordinances Relating to the Definition of Contributing Structures and the Incorporation of the Inventory of Contributing Structures, Specifically Changes to Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Article 4 – Zoning Districts, and Article 9 – Definitions and Interpretations – Heather Colin, Director of Growth Management
3. Review of Proposed Text Amendments to the Town of Bluffton Code of Ordinances Relating to Unsafe and Uninhabited Structures and Pro-Active Preservation of Contributing Structures, Specifically Changes to Chapter 23 – Unified Development Ordinance, Article 3 – Application Process and Article 9 Definitions and Interpretations - Heather Colin, Director of Growth Management

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X. Formal Agenda Items:

1. Consideration of Approval of an Ordinance to Amend 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 – First Reading – Heather Colin, Director of Growth Management
2. Consideration of Approval 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 – First Reading - Heather Colin, Director of Growth Management
3. 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 – First Reading -Kevin Icard, Planning and Community Development Manager
4. 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 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
5. Consideration of Approval of an Amendment to the Initial Master Plan for Property Referred to as Cypress Ridge within the Jones Estate Planned Unit Development to Amend the Transportation Network by Adding Roads and Service Lanes to the Commercial Village Area Located at the Intersection of Highway 170 and Mill Creek Boulevard – Kevin Icard, Planning and Community Development Manager
6. Consideration of Approval of an Emergency Ordinance of the Town of Bluffton Extending the Temporary Suspension of the Normal Operating Procedures of the Town of Bluffton Town Council Meetings and Other Public Meetings and to Authorize the Town Manager to Develop and Enact Such Plans and Policies Needed to Ensure Continuity in the Delivery of Government Services in Light of the COVID-19 Outbreak– Scott Marshall, Deputy Town Manager

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7. Consideration of Approval 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 – First Reading – Heather Colin, Director of Growth Management

XI. 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 Resolution Amending the Town of Bluffton Employee Handbook to add New Policies and Revisions in Response to COVID-19 and Other Potential Emergencies – Katherine Robinson, Director of Human Resources

XII. Executive Session

1. Contractual Matters Pertaining to the Town of Bluffton's Request for Proposal 2020-24 to Develop Affordable and Workforce Housing on Town-Owned Properties (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
2. Contractual Matters Pertaining to Marshall L. Horton, Esq. for Services as a Town of Bluffton Municipal Judge (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XIII. Action from Executive Session

XIV. Adjournment

Public Comments may be submitted electronically via the Town's website at (<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>). Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to Town Council.

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