



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

Tuesday, October 13, 2020 | 6 PM

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

**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 August 26, 2020](#)
 2. [Town Council Regular Meeting Minutes of September 8, 2020](#)
- VI. Presentations, Celebrations and Recognitions
 1. [Proclamation Recognizing National Planning Month – Mayor Sulka](#)
 2. [Destination Marketing Organization Annual Marketing Plan, Report of Progress and Actions – Ariana Pernice, Vice-President Visitor & Convention Bureau, Hilton Head Island-Bluffton Chamber of Commerce](#)

“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. Communications from Mayor and Council

VIII. Public Comment

IX. Workshop Agenda Items:

1. Discussion and Direction on Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, Article 5 – Design Standards, Section 5.10 Stormwater Management, and Article 9 – Definitions and Interpretations Related to Adopting the Southern Lowcountry Post Construction Stormwater Ordinance and Stormwater Design Manual – Bryan McIlwee, Director of Engineering
2. Discussion and Review of Town of Bluffton Municipal Bonds and Potential Future Municipal Bonding Options – Chris Forster, Director of Finance and Administration

X. Formal Agenda Items:

1. Consideration of an Emergency Ordinance of the Town of Bluffton Continuing the Suspension of the Normal Operating Procedures of the Town of Bluffton Town Council Meetings and Other Town of Bluffton Public Meetings; and Modifying the Authority of 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; and Severability – Scott Marshall, Deputy Town Manager
2. Consideration of an Ordinance Amending the Town of Bluffton FY 2020 Budget to Provide for the Expenditures of Certain Funds; and to Allocate Sources of Revenue of Said Funds; and to Carry Forward Unspent Expenditures and Encumbrances from the FY 2020 Budget to the FY 2021 Budget – Second and Final Reading – Chris Forster, Director of Finance and Administration
3. Consideration of an Ordinance Authorizing the Issuance and Sale of a Not to Exceed \$5,250,000 General Obligation Bond, 2020 or Such Other Appropriate Series Designation, for the Purpose of Funding the Town of Bluffton Stormwater Utility Fund Capital Improvements Program Projects – First Reading, Chris Forster, Director of Finance and Administration
4. Consideration of a Resolution to Adopt Standard Operating Procedures to Support Periodic Rights of Way Maintenance and Tree Trimming by Public Utility Companies Including but not Limited to Dominion Energy – Scott Marshall, Deputy Town Manager

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5. Consideration of an Ordinance to Approve the Enmark Stations, Inc. 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- First Reading – Kevin Icard, Planning and Community Development Manager
6. Consideration of an Ordinance Approving the Grande Oakes II, LLC 100% Annexation Petition for Certain Property Consisting of Approximately 13.933 Acres Located at the Southwest Corner of the Buckwalter Parkway and Lake Point Drive Intersection and Identified as Beaufort County Tax Map Nos. R600 029 000 2409 0000 and R600 029 000 2410 0000 into the Town of Bluffton Municipal Boundary – First Reading – Kevin Icard, Planning and Community Development Manager
7. Consideration of Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 – Zoning Districts, Article 9 – Definitions and Interpretations to Add Short-Term Rental Units and Homestay Rentals and to Establish a Permitting Process for Short-Term Rental Units – First Reading – Heather Colin, Director of Growth Management
8. Consideration of Amendments to the Town of Bluffton Code of Ordinances, Chapter 6 – Businesses and Business Regulations, Article V. Short Term Rental Units to Establish a Permitting Process for Short Term Rental Units – First Reading – Heather Colin, Director of Growth Management
9. Consideration of an Ordinance Amending the Town of Bluffton FY 2021 Budget to Reflect the Addition of Short-Term Rental Revenue per the Master Fee Schedule – First Reading- Chris Forster, Director of Finance and Administration

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 Authorizing the Acceptance of a Donation and Conveyance of Approximately 1.47 Acres of Real Property in Bluffton, South Carolina, Commonly Known as a Portion of New Riverside Road Located at 200 New Riverside Road, a Portion of TMS No. R610 036 000 1319 0000 from New

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Riverside, LLC to the Town of Bluffton, South Carolina; and Authorizing the Execution and Recordation of Certain Documents in Connection Therewith – Heather Colin, Director of Growth Management

XII. Executive Session

1. Receipt of Legal Advice Relating to the Development Approvals in the Bluffton Historic District (Pursuant to SC Freedom of Information Act 30-4-70[a][2])
2. Receipt of Legal Advice Pertaining to the Acquisition of Real Property and Other Terms Associated with the Development Agreement for the Village at Verdier (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XIII. 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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