



BLUFFTON TOWN COUNCIL MEETING

Tuesday, March 12, 2019 – 6:00 p.m.
Theodore D. Washington Municipal Building
Henry "Emmett" McCracken, Jr. Town Council Chambers
20 Bridge Street, Bluffton South Carolina, 29910

Agenda

- I. Call to Order — Mayor Sulka
- II. Pledge of Allegiance
- III. Invocation
- IV. Adoption of Agenda
- V. Adoption of Minutes:
 1. [Town Council Regular Meeting Minutes of February 12, 2019](#)
- VI. Presentations, Celebrations and Recognitions:
 1. Presentation to the Town of Bluffton by SC House Representative Bill Herbkersman (District 118) and Weston Newton (District 120) – Mayor Sulka
 2. Presentation of POW/MIA Flag to the Town of Bluffton – Debi Bacon, Regent – Emily Geiger Chapter, National Daughters of the American Revolution
 3. Beaufort County School District Character Student of the Month – Mayor Sulka
 4. Bluffton Youth Council Update – John Acker, Chairman, Bluffton Youth Council
- VII. Communications from Mayor and Council
- VIII. Public Comment Related to Formal Agenda Items
- IX. Workshop Items:
 1. [Discussion and Direction on Text Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 4 – Land Use and Article 5 – Design Standards; Pertaining to the Calibration of Land Uses, Provisions for Short Term Rentals, Commercial Uses on Side Streets within the Neighborhood General – Historic District \(NG-HD\) Zoning District, and Revisions to Minimum Lot Sizes – Kevin Icard, Planning and Community Development Manager](#)
- X. Formal Items:
 1. [Consideration of Approval of an Initial Master Plan for Buckwalter Parcel 12-B2 for South of Broad Healthcare within the Buckwalter Planned Unit Development](#)

[and Concept Plan for an Approximately 65,000 Square Foot Micro-Hospital on Approximately 12.5 Acres Located South of Buckwalter Place at the North-West Intersection of Buckwalter Parkway and Bluffton Parkway – Kevin Icard, Planning and Community Development Manager](#)

2. [Consideration of Approval of a Resolution to Approve the Removal of the Structure Located at 75 Bridge Street, Beaufort County Tax Map No. R610 039 00A 161D 0000, from the List of Contributing Structures Identified in the Town of Bluffton 2008 Historic Resources Survey – Kevin Icard, Planning and Community Development Manager](#)
3. [Consideration of Approval of an Ordinance for Text Amendments to the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 3 – Application Process, and Article 5 – Design Standards – First Reading – Kevin Icard, Planning and Community Development Manager](#)

XI. Consent Agenda:

1. Monthly Department Reports: [Police, Finance/Administration, Engineering, Don Ryan Center for Innovation, and Growth Management](#)
2. [Town Manager's Monthly Report](#)
3. [Consideration of a Resolution Amending the Time Restricted Parking Zone in Portions of the Bluffton Historic District to Include May River Road, from the Intersection of May River Road, Calhoun Street and Promenade Street Eastward to the Intersection of May River Road, Bluffton Road and Boundary Street – Heather Colin, Director of Growth Management](#)
4. [Consideration of Proposed Contractual Arrangements Related to 184 Bluffton Road Site Improvements – Bryan McIlwee, Director of Engineering](#)
5. [Consideration of Proposed Contractual Arrangements Related to Boundary Street Park Site Improvements – Bryan McIlwee, Director of Engineering](#)
6. [Consideration of Proposed Contractual Arrangements Relating to Design-Build Services for Wright Family Park Bulkhead Improvements – Bryan McIlwee, Director of Engineering](#)
7. [Consideration of a Resolution to Authorize the Acquisition of Easements Associated with the Boundary Street Lighting Improvement Project and Authorizing the Execution and Recordation of the Temporary Construction Easements and Associated Documents – Bryan McIlwee, Director of Engineering](#)
8. [Consideration of Proposed Contractual Arrangements Relating to the Purchase of Furniture for Town Hall – Trisha Greathouse, Director of Finance](#)

XII. Public Comment Not Related to Agenda Items

XIII. Executive Session

1. Legal Advice from Town Attorney Regarding Town of Bluffton Code of Ordinances, Chapter 5 Official Construction Code, Article 5 Unsafe/Uninhabited Structures (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])
2. Legal Advice from Town Attorney Regarding Contractual Matters Pertaining to the Bluffton Designated Marketing Organization (Pursuant to SC Freedom of Information Act 30-4-70 [a][2])

XIV. Action from Executive Session

XV. Adjournment