

BLUFFTON TOWN COUNCIL MEETING MINUTES
February 11, 2020

Mayor Sulka called the meeting to order at 6:00 p.m. Council members present were Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Town Manager Marc Orlando, Deputy Town Manager Scott Marshall, Town Clerk Kimberly Chapman, Director of Finance and Administration Chris Forster, Director of Growth Management Heather Colin, Director of Engineering Bryan McIlwee, Police Chief Chris Chapmond, and Town Attorney Terry Finger were also in attendance.

Pledge of Allegiance and Invocation were given by Councilman Toomer.

Adoption of Agenda:

Hamilton made a motion to adopt the agenda as presented. Wood seconded. The motion carried unanimously.

Adoption of Minutes:

Town Council Regular Meeting Minutes of January 14, 2020.

Frazier made a motion to adopt the minutes of January 14th as presented. Toomer seconded. The motion carried with four votes and one abstained (due to Mayor Sulka not being present at the January 14, 2020 meeting).

Town Council Workshop Meeting Minutes of January 21, 2020.

Toomer made a motion to adopt the minutes of January 21st as presented. Hamilton seconded. The motion carried unanimously.

Public Hearing:

Public Hearing opened at 6:02 p.m.

There were no public comments.

Public Hearing closed at 6:03 p.m.

Consideration of Town of Bluffton Needs Assessment for Housing, Public Facilities, and Economic Development- Michelle Knight, Community and Economic Development Director, Lowcountry Council of Governments

Michelle Knight, Community and Economic Development Director for Lowcountry Council of Government stated that elected officials and staff receive input periodically from citizens regarding community needs. Community Development Block Grant rules require the Town to hold a public hearing on Community Needs Assessment. The public hearing will serve three

purposes:

1. Provide a forum at which citizens can voice their suggestions for community needs;
2. Hear about the CDBG program and the types of projects eligible for grant funding; and
3. Identify formally at least three top priorities for community needs.

Town Staff may receive recommendations from citizens regarding community needs through phone calls, face to face discussions, and comments at public meetings. The following community needs continue to be identified as key citizen suggestions:

1. Infrastructure improvements including sewer, water, and drainage
2. Transportation and pedestrian safety
3. Affordable Housing for low to moderate income (LMI) individuals, families and seniors
4. Residential Rehabilitation of Housing for safe and dry housing
5. Restoration of Properties or facilities of special value to the community

Town Council prioritized community needs in prior years as follows:

| 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|
| Infrastructure Improvements including sewer, water and drainage |
| Transportation & Pedestrian Safety |
| Affordable House for Low to Moderate Income (LMI) individuals, families and seniors | Affordable House for Low to Moderate Income (LMI) individuals, families and seniors | Residential Rehabilitation of Housing for safe and dry housing | Residential Rehabilitation of Housing for safe and dry housing |
| Residential Rehabilitation of Housing for safe and dry housing | Residential Rehabilitation of Housing for safe and dry housing | Restoration of properties or facilities of special value to the community | Restoration of properties or facilities of special value to the community |
| Restoration of properties or facilities of special value to the community | Restoration of properties or facilities of special value to the community | Affordable House for Low to Moderate Income (LMI) individuals, families and seniors | Affordable House for Low to Moderate Income (LMI) individuals, families and seniors |

Wood made a motion to establish the following ranking of community needs priorities: Affordable Housing; Transportation and Pedestrian Safety; Infrastructure Improvements including Sewer, Water, and Drainage; Residential Rehabilitation of Housing for Safe and Dry Housing; Restoration of Properties or Facilities of Special Value to the Community. Hamilton

seconded. The motion carried unanimously.

Presentations, Celebrations and Recognitions:

Mayor Sulka and Town Council acknowledged two students of the month the Beaufort County School District Character of the Month: Allyson Jones, from Michael C. Riley Elementary School for the character trait of “Compassion” and Sophie Wisnefski from Bluffton Elementary School for the character trait of “Respect and Gratitude.”

Public Comment Related to Formal Agenda Items:

There were none.

Communications from Mayor and Council:

Mayor Sulka stated that she spoke to residents at The Haven community this month. She announced that Council and /or Staff are happy to come and speak to any community that requests it.

She also stated that the Buck Island Simmonsville Neighborhood Community Meeting will take place on February 18th at 6 p.m. and the Town of Bluffton Strategic Planning Workshop will take place on February 26th at 10 a.m.

Formal Items:

Consideration of an Approval for the Initial Master Plan for the Property Referred to as New Riverside Village within the New Riverside Planned Unit Development for a Residential, Office, and Commercial Village-type Development Consisting of Approximately 35.508 Acres Located at the Southeast Corner of the Intersection of New Riverside Road and Sc Hwy. 46 – Kevin Icard, Planning and Community Development Manager

Icard stated that the Applicant, Tex Small of AVTEX Commercial Properties, with authorization of the property owner, J. Scott Mattei of MFH Land, LLC, is requesting approval of the IMP for New Riverside Village consisting of 35.508 acres located in the New Riverside Planned Unit Development (PUD). The application for IMP approval of Parcel 4B-2 and 4B-3, located within the New Riverside Planning Area located on the southeast side of the HWY 170/46 roundabout, is submitted per Section 5.8.8 of the Town of Bluffton Planned Unit Development Ordinance, and the New Riverside Concept Plan adopted by the Town in June 2004. The Town of Bluffton approved the Concept Plan and a Development Agreement for the New Riverside tract in June 2004. In Section 2.B.1, the Concept Plan defines the allowed land uses in the various areas of the New Riverside Planning Area. The documents also define the development standards, which govern all development activity within the Concept Plan, including Parcels 4B-2 and 4B-3. These negotiated land uses, and development standards are binding upon the Town and this

Applicant. The Concept Plan and Development Agreement set the framework for this PUD IMP application.

The project includes Parcel 4B-2 (R610 036 000 1258 0000) and 4B-3 (R610 036 000 3214 0000) at New Riverside as shown on the Subdivision Plat Parcel 4B-2 & 4B-3, prepared by Robert K. Morgan, III and recorded in the Beaufort County Register of Deeds. Parcel 4B-2, owned by MFH Land, LLC, is an irregular shaped parcel consisting of approximately 28.397 acres and Parcel 4B-3, owned by the Town of Bluffton, consists of approximately 7.111 acres. Parcel 4B-3 is a triangular shaped property bounded by Parcel 4B-2 to the south and east, New Riverside Road to the west, and SC HWY 46 to the north.

Parcel 4B-2, owned by MFH Land, LLC, is bound on the west by New Riverside Road, the north by Parcel 4B-3 and SC HWY 46, to the east by South Carolina Commission of Forestry (R600 036 000 0013 0000) and the south by The Landings at New Riverside.

The New Riverside Village IMP proposes to create a village center characterized by mix of streets, buildings constructed close to the street, and public and civic amenities/entertainment. The IMP reconfigures the existing Town of Bluffton owned property into a public park, including a water feature, to be owned and maintained by the Town of Bluffton. The gas station/carwash uses are agglomerated on the SC HWY 46 frontage with an emphasis on maintaining the pedestrian scale of the buildings across the internal road frontages. A library is proposed adjacent the Town park and water feature to provide a focal point. In the southeast quarter of the property, townhomes are proposed with the fronts of the homes facing the park. Some of the townhomes will be rear loaded in order to maintain this aesthetic through an alley access. Smaller scale retail, restaurant, and office uses are located closer to the New Riverside Road frontage with multi-family residential included as a future phase just to the south.

Phasing Plan

The proposed IMP is for a mixed-use development consisting of residential, commercial, civic, and open space components which aligns with Section 2 B.1 that lists the permitted land uses identified within the Jones Estate Development Agreement and New Riverside Concept Plan as Business Center, Community Center, Community Recreation, General Commercial, Hotel/Inn, Institutional/Civic, Maintenance Areas, Model Home/Sales Center, Multi-Family/Residential, Neighborhood Commercial, Open Space, Silviculture, Single-Family Residential, and Traditional Neighborhood Development District.

The IMP proposes two phases:

Phase 1 includes the following uses and all related infrastructure:
Three commercial outparcels – total 24,800 sf on 5.1 acres

Mix of office, retail, daycare and civic use – total of 79,000sf on 12 acres
Town Park and Pocket Parks – total of 5.5 acres
Single family Town Homes – total of 5.3 acres

Phase Two proposes a residential development
Multi-family – total 7.6 acres

Assignment of Rights

The Applicant's development rights holdings include 25 acres of commercial, 107 residential dwelling units, and the right to convert 7.29 of their commercial acres to 29 residential dwelling units based on a ratio of 1 acre to 4 residential dwelling units as allowed in the New Riverside Development Agreement & Concept Plan. The applicant has the development rights to complete phase one but will need to obtain additional rights in order to complete phase two. A development permit for any proposed phase will not be issued without the required development rights.

Allowed Land Uses

According to Section 2 of the New Riverside Concept Master Plan Designation and Definitions, subsection B may allow the following land uses; Business Center, Community Center, Community Recreation, General Commercial, Hotel/Inn, Institution/Civic, Maintenance Areas, Model Home/Sales Center, Multi-Family/Residential, Neighborhood Commercial, Open Space, Silviculture, Single-Family Residential and Traditional Neighborhood Development. The definitions of these uses are listed in Section 2.D of the Concept Plan and in the Beaufort County Zoning and Development Standards Ordinance (ZDSO) 90/3.

The Town of Bluffton's Planning Commission voted at their January 22, 2020 meeting to recommend to Town Council to approve the Initial Master Plan request with the following conditions.

1. The master plan must incorporate innovative storm water designs such as, but not limited to:
 - Recirculation of water for irrigation.
 - The use of pervious paving and/or porous materials for lanes, alleys, and parking where appropriate to provide a low-impact design alternative to traditional hard and non-porous surfaces.
2. Indicate the setbacks against all external property lines.
3. Update the stub-out plan to the SC Forestry Commission property to indicate the unimproved right-of-way extending to the property line and document how the future improvement of the roadway will be completed upon development of the SC Forestry Commission property.

4. Item IV.-J. Streetscape in the application narrative should be updated to include sidewalks on both sides of the road in all residential areas.
5. Include an extension of the path around the Town Park Space to create a full loop by showing it traversing through the water's edge where the restaurant on the waterfront is located.

Existing Conditions on Undeveloped Parcels

New Riverside Village is situated on a predominantly sandy site with elevations ranging from elevation 41 feet in the northeastern quadrant of the property to elevation 31 feet towards the western project boundary adjacent to the Landings at New Riverside. The site is covered with a mix of hardwoods and pines including live oaks, laurel oaks, gum and pine trees.

Site Design

The developer of the New Riverside Village has proposed a collaboration with a public/private partnership to create a village-type plan for development that reconfigures the Town's property by incorporating it into the overall design. The goal of the plan is to successfully incorporate Town property, out parcels, village-scale retail/office/restaurants, and residential units into a pedestrian scaled community with a sense of place. Several urban design elements of the plan help promote this goal including on-street parking with street trees throughout, buildings that address each internal street, a centrally located park that aims to create a sense of place, a trail system that connects to adjacent properties, completely integrated sidewalk system, a grid-type layout to promote connectivity, buildings that address the public park, a civic building that fronts the park, preservation of the largest and most significant trees, and a mix of uses including commercial and residential to promote a walkable environment.

According to the applicant's proposal, the Architectural guidelines and restrictive covenants, developed by MFH Land, LLC, will set standards for design and construction materials and will be required to meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (ZDSO) approved with the New Riverside Concept Plan. The property is also within the HWY Corridor Overlay District (HCOD) which was established for the additional review of landscaping, lighting and architecture and shall also comply to these standards. A Certificate of Appropriateness – HCOD will be required for each parcel at the time of development plan review. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Concept Plan and Development Agreement. Development Plan Approval applications must meet the application standards of the Beaufort County Development Standards Ordinance 90/3, as modified and approved of the New Riverside Conceptual Land Use Plan.

Furthermore, applications must meet standards set forth in this IMP approval and applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be reviewed by the Development Review Committee and Planning Commission prior to approval.

Connectivity

Section 5.2.1.6 (B) of the ZDSO 90/3 states that the layout, arrangement, width, grade, and location of proposed streets should be coordinated with the adjoining street systems. The proposed IMP connects the street network to The Landings at New Riverside (adjacent residential development) road network and provides a stub-out for future consideration to connect to the SC Commission of Forestry (R600 036 000 0013 0000) parcel when development occurs.

The street layout provides enough internal vehicular and pedestrian connectivity with street and pedestrian trail stub outs to the SC Commission of Forestry property to the west. A pedestrian trail connection will be provided on the eastern side of the plan to connect to the northern end of The Landings at New Riverside. Vehicular and pedestrian connections to The Landings at New Riverside are provided to the south with a traffic circle proposed immediately adjacent to the existing property. A pedestrian connection is also proposed across New Riverside Road to the New Riverside Trail and future Town Park at the location of the red barn.

The property will be accessed from four locations. The primary access is a full movement entry on New Riverside Road situated across from the New Riverside Barn, a right-in-right-out just southwest of the HWY 46 and HWY 170 roundabout, an access off HWY 46, toward the eastern side of the site and the planned connection to The Landings at New Riverside, a single-family neighborhood. The design of the access from HWY 46 will need an approved encroachment permit from SCDOT.

In addition to the internal streets, a system of sidewalks is planned alongside all streets. The sidewalks are designed to connect to the New Riverside Road pedestrian trail on the west side of New Riverside Road via a pedestrian crossing at the proposed intersection. Sidewalks will connect to the two-sidewalk stub-outs on Ahoy Drive at The Landings at New Riverside.

Streetscape

The network of streets and connecting roadways will be similar in section to those seen on Dr. Mellichamp Drive in the Old Town Historic District. Sections will include a 20-foot travel way

with a mixture of parallel parking and 45-degree angled parking. Sidewalks will be located on both sides of the streets.

Open Space

Per Section 5.2.9(E) Open Space Standards Table A of the ZDSO 90/3 referenced in the New Riverside Concept Plan, 15% open space is required for commercial uses. The IMP proposes 10.5 acres (29.5%) of public & private open space through Town owned land and private open space including trails, the pond system and park space with approximately 2.5 acres as active open space.

Town Park

The park area situated at the core of the development will be owned and maintained by the Town of Bluffton and will be constructed by the developer. There will be approximately 5.5 acres of dedicated open space that will include a pond with fishing, dock, trails and paths, a playground, open play areas, a shelter, drinking fountains, benches, and shade trees. Parking spaces will be provided for easy access.

Pocket Parks

The IMP includes four private pocket parks (approximately 1.4 acres). The first pocket park is located north of the civic building where a live oak cluster is located. The second pocket park is situated between the commercial village area and the town park space. The third and fourth pocket parks are in the middle of the residential areas for the residents' use.

Trails

An approximately .5-mile recreational trail which is approximately 4 acres and will be constructed through the 60-ft buffer along HWY 46 and New Riverside Road. The trail will connect with the SC Commission of Forestry property to the east and extend east through the adjacent property buffer and connect with the internal pedestrian network and connection from The Landings at New Riverside.

Ownership of Common Areas

Common infrastructure, pocket parks, and stormwater shall be privately maintained. Development in New Riverside Village will be maintained in accordance with maintenance agreements with property owners.

Tree Preservation

There are approximately 2,965 trees onsite and immediately within the right of way that were surveyed. Approximately 434 (13.7% of all trees) trees that are located in the buffer, and

throughout the development will be saved. Trees that are located in the interior of the development that are being saved are significant species of trees including live oaks, red oaks, and magnolias. There will be approximately 2,534 trees located within the proposed IMP that will be removed for development.

At the time of Development Plan review staff, working with the developer, will determine if additional trees can be saved. There are roughly 4,300 linear feet of streets proposed, which will provide a canopy street tree (Live Oak) approximately every 50 feet, resulting in the addition of 172 live oaks will be replanted as street trees at time of development throughout the site. These trees will provide sufficient shade for visitors walking along the street. There will be an additional 300 over-story trees planted throughout the development within landscape islands and within the public and private parks. At time of Development Plan review, a landscaping plan for the overall development and each outparcel will be review by the Development Review Committee and Planning Commission for compliance. It is estimated that at time of final buildout there will be approximate 906 over-story, or large maturing, trees in the development, that is approximately 25.5 trees per acre.

The following is a breakdown of the existing trees located within the IMP:

| Type | Total # | Percentage |
|------------|---------|------------|
| Ash | 1 | 0.04% |
| Bay | 1 | 0.04% |
| Black Gum | 3 | 0.12% |
| Cedar | 9 | 0.35% |
| Cherry | 9 | 0.35% |
| Gum | 13 | 0.51% |
| Hickory | 17 | 0.67% |
| Holly | 20 | 0.78% |
| Laurel Oak | 1,136 | 44.44% |
| Live Oak | 135 | 5.28% |
| Magnolia | 17 | 0.67% |
| Maple | 1 | 0.04% |
| Palm | 4 | 0.16% |
| Pine | 937 | 36.66% |
| Red Oak | 90 | 3.52% |
| White Oak | 138 | 5.40% |

| Total Trees | # Saved | # Removed | # Replaced | Total Post Development |
|-------------|---------|-----------|------------|------------------------|
|-------------|---------|-----------|------------|------------------------|

| | | | | |
|-------|-----|--------|-----|-----|
| 2,965 | 434 | -2,531 | 472 | 906 |
|-------|-----|--------|-----|-----|

Section 5.2.7.4 of Ordinance ZDSO 90/3 incorporated into the New Riverside Development Agreement, PUD and Concept Plan identifies live oaks with a trunk diameter-at-breast-height (DBH) of 24" or greater as the highest priority for preservation. Fourteen (14) such trees exist on the project site. The IMP is designed to maximize the preservation of these trees. The IMP was designed with the intent to preserve 13 of the 14 priority trees. One (1) significant tree is projected to be removed. It is a live oak located toward New Riverside Road and is proposed to be removed due the site's geometry and the grid-based form of the plan.

The ordinance also identifies other types of trees as significant including: American Holly, Cedars, Hickory, Palmetto, Red Maple, Southern Red Oak, or any other tree 24" DBH and above. It also classifies Southern Magnolias 4" and greater as significant.

Preservation of these trees will be required through the Development Plan and HCOD – Certificate of Appropriateness review processes unless mutually agreed by Town Growth Management staff and a certified arborist that the tree is unhealthy, in decline or unsafe and would need to be removed.

Stormwater Management

The proposed water feature at the center of the property shall intercept and treat development runoff prior to discharging to the New Riverside Road right-of-way and The Landings at New Riverside site, leading to wetland tributaries of the New River.

Stormwater runoff will be routed through the site through an underground storm piping system, connecting to the Landings at New Riverside stormwater system and the roadside swale within The New Riverside Road right-of-way.

Stormwater runoff will be attenuated to pre-development levels for the twenty-five (25) year, twenty-four (24) hour storm. The project site is relatively high with some site soils classified as somewhat poorly drained, whereas other areas are classified as excessively well-draining by United States Geological Survey. Best management practices (BMPs) will be utilized to reduce post development runoff volumes and promote filtration, infiltration and nutrient uptake. These BMP's include but are not limited to permeable pavement, filter strips, bioretention areas and stormwater reuse through irrigation. As a secondary use, the stormwater ponds will also be utilized as a water feature for recreational use.

Wood made a motion to approve the Initial Master Plan for the New Riverside Village with the following conditions:

- **A traffic study update is performed;**

- **Staff and the applicant will work to save more trees and have more new trees are planted;**
- **The owner commits to 5 units of affordable housing at 60% AMI and 5 units of affordable housing at 80 % AMI; and**
- **The Town open space increased by .5 acres from 2.5 acres to 3.0 acres**

Toomer seconded. The motion carried with four votes. One recused.

(Mayor Sulka’s recusal form is on file in the Town Clerk’s office.)

Consideration of an Ordinance Amending Chapter 26 of the Town Code, Traffic and Motor Vehicles for the Purpose of Adding Rules for Parking Lots- Second and Final Reading – Bryan McIlwee, Director of Engineering

McIlwee stated that the ordinance, if adopted will accomplish the following objective:

- Amend Chapter 26 of the Town of Bluffton Code of Ordinances. The amendment directed by the Ordinance will result in a consolidated, codified source of rules for all Town of Bluffton owned and/or operated public parking facilities.

Consolidating and codifying rules for all Town of Bluffton owned and/or operated public parking facilities.

- a. Parking is regulated to some extent through various provisions in the Town of Bluffton Code of Ordinances, primarily Chapter 26 – Traffic and Motor Vehicles.
- b. The form of approval used by Town Council in the establishment of rules specific to public use of Town owned/operated public parking lots has not been established. The existing rules pertain to parking on streets, public ways, or other public property.

The following rules are reflected in the amendments being proposed in the Ordinance:

Purpose. In order to further community preservation and to protect the health, safety and welfare of the citizens and visitors of the Town of Bluffton, these parking regulations are intended to provide a just and equitable method for regulating and enforcing off-street parking in publicly owned and operated parking facilities.

Definitions. The following terms shall have the meanings respectively ascribed to them for the purposed of this Section. Whenever any terms used herein are not defined but are defined by Title 56 of the South Carolina Code, such definitions shall be deemed incorporated herein and shall apply unless context clearly indicated otherwise.

1. "Public Parking Facility" shall mean any off-street facility owned, leased, or maintained by the Town and held open for use by the public for the parking of vehicles whether a fee is charged for the privilege to park.
2. "Town" shall mean the Town of Bluffton, South Carolina.

Parking Restrictions.

1. It shall be unlawful for any person to park any vehicle on any Public Parking Facility except within those areas of the Public Parking Facility designated and marked for the parking of vehicles. Any vehicle parked within a Public Parking Facility shall be parked entirely within the markings designating one parking space; shall be parked facing the direction of such markings and/or signs within the Public Parking Facility; and, in the case of diagonal parking, shall be parked so that the rear of the vehicle is nearest the drive aisles or entry to such parking area.
2. It shall be unlawful for any person to park or leave on any Public Parking Facility any detached trailer or semitrailer, recreational vehicles, campers, motor homes or mobile billboards without authorization from the Town of Bluffton Police Department.
3. No person who owns or has possession, custody or control of any vehicle, shall park or allow to be parked such vehicle upon any Public Parking Facility for a period of twenty-four or more consecutive hours without express permission from the Town Manager or designee. For purposes of this section, the vehicle shall be considered to have remained parked unless, during any twenty-four-hour period, said vehicle has been moved, at least one hundred feet from the position it previously occupied, or the odometer on said vehicle exhibits a change of at least one-tenth of one mile.

Owner Responsibility. For the purposes of this Section, ownership of an illegally parked vehicle shall constitute prima facie evidence that the registered owner parked the vehicle and/or that the illegally parked vehicle was so parked with the knowledge and consent of the registered owner.

Removal of the Vehicle. In addition to any penalties of the Section or the Town Code, the Town of Bluffton Police Department, after making reasonable effort to notify the owner of a vehicle or object which is in violation of this Section, may remove or cause to be removed the vehicle or the object at the owner of the vehicle or object's sole expense.

McIlwee stated that there have been no changes since First Reading in January.

Wood made a motion to adopt the second and final reading of the proposed Ordinance

Amending Chapters 26, Article III, of the Town of Bluffton Code of Ordinances by adding Section 26-96 to Establish a Consolidated, Codified Source of Rules for all Town of Bluffton Owned and/or Operated Public Parking Facilities with the addition of language that prohibits advertising “For Sale” signage on boats/vehicles and the ability for the boats/vehicles to be removed if displaying said signage. Hamilton seconded. The motion carried unanimously.

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 Proposed Contractual Agreement Relating to Buck Island Simmonsville Neighborhood Sidewalks, Phase 5 – Bryan McIlwee, Director of Engineering
4. Consideration of a Resolution to Authorize the Installation of “No Parking” Signs on a Portion of Lawrence Street and Restricted Parking for Limited Times at Calhoun Street Adjacent to the May River Montessori School – Bryan McIlwee, Director of Engineering
5. Consideration of an Amendment for a Revision to the Intergovernmental Agreement for a School Resource Officer – Chris Forster, Director of Finance and Administration

Toomer made a motion to accept the consent agenda as presented. Hamilton seconded. The motion carried unanimously.

Public Comment Related to Non-Agenda Items:

Skip Hoagland, Windmill Harbor, Hilton Head Island – stated that Sulka participated in membership drive for the Chamber of Commerce; stated that the Town did not properly use taxpayer’s money. *(Town Attorney Terry Finger asked that the record reflect that Mr. Hoagland did not abide by the Town of Bluffton’s Public Comment Guidelines.)*

Kathy Cramer, Special Olympics – Cramer stated that she represents Special Olympics and brought her friend, William Dennington. William stated that he is 23 years old and is a graduate of Bluffton High School. Dennington works at Publix and is a Special Olympian who enjoys tennis, bowling, basketball and track and field. He stated that this year Special Olympics will be held at May River High School on April 2nd at 10 a.m. with a rain date of April 3rd. He invited everyone to attend.

Executive Session:

1. Personnel Matters Regarding Town Council Appointments of Boards, Committees, and Commissions (Pursuant to South Carolina Freedom of Information Act 30-4-70 [a][1])

Toomer made a motion to go into Executive Session to discuss the aforementioned items. Hamilton seconded. The motion carried unanimously. Town Council entered Executive Session at 8:09 p.m.

Town Council exited Executive Session and resumed their regular public meeting at approximately 8:29 p.m. No motions were made, and no votes were taken during Executive Session.

Hamilton made a motion to appoint Courtney McNeil and Michael Lovecchio to the Historic Preservation Commission. Toomer seconded. The motion carried unanimously.

Hamilton made a motion to appoint Nate Pringle to the Accommodations Tax Advisory Committee. Toomer seconded. The motion carried unanimously.

Adjournment:

Hamilton made a motion to adjourn. Wood seconded. The meeting adjourned at 8:30 p.m.

Lisa Sulka, Mayor

Kimberly Chapman, Town Clerk