

Town Council Special Meeting

Theodore D. Washington Municipal Building, Henry “Emmett” McCracken Jr. Council Chambers, 20
Bridge Street, Bluffton, SC

July 15, 2025

I. CALL TO ORDER

Mayor Pro-Tempore Wood called the meeting to order at 5:00 PM.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro-Tempore Wood.

II. PUBLIC COMMENT

No Public Comments

III. FORMAL AGENDA ITEMS

A Request by Livewell Terrace L.P. (Woda Cooper Group), with Authorization from the Property Owner Beaufort Memorial Hospital, for the 100% Affordable/Workforce Housing Project to be known as Livewell Terrace Located at 335 Buckwalter Parkway and Identified as Beaufort County Tax Map No. R610 030 000 0712 0000. First Reading – Kevin Icard, Director of Growth Management

For the Following:

- A. Ordinance Approving the Acquisition of Residential Development Rights in the Amount of Sixty (60) Residential Dwelling Units (“RDUs”) Owned by the Town of Bluffton and Held in the Town’s Development Rights Bank Pursuant to the Transfer of Development Rights Ordinance; and

Motion 1- A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve the First Reading of the Ordinance Authorizing The Conveyance Of Sixty (60) Residential Development Rights Within The Buckwalter Planned Unit Development Owned By The Town Of Bluffton And Held In The Town’s Development Rights Bank To Beaufort Memorial Hospital For The Affordable Housing Project To Be Developed On That Certain Property Located At 335 Buckwalter Parkway And Consisting Of 10.09 Acres, More Or Less, And Identified As Beaufort County Tax Map No. R610 030 000 0712 0000; And, Authorizing The Execution And Recording Of Associated Documents.

Town Council approved the first reading of this ordinance.

- B. Ordinance Approving an Amendment to the Buckwalter Planned Unit Development (“PUD”) Development Agreement to Increase the Number of Residential Dwelling Units (“RDUs”) by Sixty (60) Residential Dwelling Units (“RDUs”) Associated with the 100% Density Bonus; and

Motion 2 - A motion made by Councilmember Frazier; Seconded by Councilmember Burden to approve the First Reading of the Ordinance Providing For An Amendment Of The Buckwalter Development Agreement To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total

Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Development Agreement.

Town Council approved the first reading of this ordinance.

- C. Ordinance to Approve an Amendment to the Buckwalter Planned Unit Development ("PUD") Concept Plan to Increase the Number of Residential Development Rights by Sixty (60) Residential Dwelling Units ("RDUs") Associated with the 100% Density Bonus.

Motion 3 - A motion made by Councilmember Burden; Seconded by Councilmember Frazier to approve the First Reading of the Ordinance Providing For An Amendment Of The Buckwalter Concept Plan To Incorporate Certain Properties Owned By Beaufort Memorial Hospital, Consisting Of 10.9 Acres, More Or Less, Located At 333 And 335 Buckwalter Parkway, And Bearing Beaufort County Tax Map No. R610 030 000 0712 0000, To Provide For An Affordable Housing Density Bonus Increasing The Total Permitted Development Rights By 60 Residential Dwelling Units And Incorporate Certain Terms To The Buckwalter Concept Plan.

Town Council approved the first reading of this ordinance.

IV. ADJOURNMENT

A motion made by Councilmember Frazier; Seconded by Councilmember Burden to adjourn the meeting at 5:15 PM.

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

Larry C. Toomer, Mayor
Town of Bluffton, South Carolina