

Town Council Quarterly Workshop

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

April 29, 2025

I. CALL TO ORDER

Mayor Toomer called the workshop to order at 5:00 PM.

II. WORKSHOP AGENDA ITEMS

1. Presentation of the Town of Bluffton Community Survey Results – Adam Probolsky, President of Probolsky Research

Adam Probolsky, President of Probolsky Research conducted the presentation of the Town of Bluffton Community Survey Results.

The Community Survey interview details were conducted via telephone and online via text, computer, tablet or smart phone in both English and Spanish. The target respondents consisted of 485 Town of Bluffton residents from February 15 - March 3, 2025.

2. Presentation of the Facilities and Space Needs Study Results and Recommendations – Brent Green, LEED AP, Creech & Associates

Brent Green, LEED AP, Creech & Associates conducted the presentation of the Facilities and Space Needs Study results and recommendations.

In the winter of 2023, Creech & Associates began a comprehensive facilities study for staff and programs for various departments/divisions within the Town of Bluffton services. The purpose of this analysis will be to create a Facilities Master Plan to best allocate capital funds and plan for the 20-year horizon.

The study has three main components consisting of Space Needs Assessment, Facility Condition Assessment and Facility Master Planning. Comprehensive facilities study for staff and programs for various departments/divisions within the Town of Bluffton government across (6) buildings. The study represents over 54,172 gross square feet of conditioned space that houses a large portion of the town's services.

3. Discussion of a Proposed Ordinance to Amend the Town of Bluffton Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms) – Kevin Icard, Director of Growth Management

Kevin Icard, Director of Growth Management requested that Town Council provide further direction on the amendments to the Town of Bluffton’s Municipal Code of Ordinances, Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Sec. 5.3 (Tree Conservation, Planting & Landscaping), Sec. 5.4 (Wetlands) and Sec. 5.10 (Stormwater); and Article 9 – Definitions and Interpretation, Sec. 9.2 (Defined Terms).

Extensive discussions occurred between Town Council, staff, business owners, developers and residents. Attendees expressed concerns and opinions regarding the recommended approval of the proposed text amendments as presented during the March 11, 2025, Town Council first reading and adopted unanimously via pending doctrine. The determination was made to remove the item from the Town Council agenda for the May 13, 2025, meeting. It was the request of Town Council to continue discussions prior to proposed amendments being added to a future agenda.

III. PUBLIC COMMENTS - Pertaining only to agenda items

Jacob Reed 20 Ivory Elm Stroll - Mr. Reed spoke of concerns regarding the proposed amendments of the Code of Ordinance, Chapter 23.

John Reed 38 Minuteman Drive - Mr. Reed spoke of concerns regarding the proposed amendments of the Code of Ordinance, Chapter 23.

Stephen Kiser 1256 May River Road - Cross Outreach Ministries, Inc. - Mr. Kiser spoke of concerns regarding the proposed amendments of the Code of Ordinance, Chapter 23. He addressed the addition of recreational fields for Cross schools and the amendment may hamper further development.

Micheal Hughes 50 Park of Commerce Way, Savannah GA - Mr. Hughes spoke of concerns regarding the proposed amendments of the Code of Ordinance, Chapter 23.

Mayor and Council opened the floor to members of the audience that did not sign up for public comment. All members that addressed council and staff were in relation to the proposed amendments of the Code of Ordinance, Chapter 23.

Members of the audience who spoke were as follows: Sharon Brown, Adrian Cain, Grant McClure, Adrian Uldrich, Will Howard, Walter Nester, Catherine Donaldson, Drew Lurger, Renty Kitty

IV. ADJOURNMENT

Mayor Toomer adjourned the meeting at 7:08 PM.

Marcia Hunter, Town Clerk
Town of Bluffton, South Carolina

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