



SOUTHERN LOWCOUNTRY REGIONAL BOARD MEETING AGENDA

Town of Bluffton, Rotary Community Center at Oscar Frazier Park

11 Recreation Court, Bluffton, SC 29910

Tuesday, February 27, 2018, 10:00 a.m.

I. CALL TO ORDER

Mayor Harry Williams called the meeting to order at 10:00 a.m.

II. PUBLIC COMMENTS

There were no public comments.

III. OLD BUSINESS

There was no old business.

IV. NEW BUSINESS

Town of Bluffton's Growth and Development: Past, Present, and Future

Speaker to include: Town of Bluffton – Marc Orlando, ICMA-CM, Town Manager

1. Town facts – The 1 square mile Town of Bluffton was incorporated the year 1852, primarily as a summer, coastal retreat. During the Civil War, on June 4, 1863, the "Burning of Bluffton" occurred. Statistics of Prewar: 60 Structures and Postwar: 2 Churches and 15 Residences. The Old Town was granted National Historic Designation in 1996 with 54 Contributing Structures. Present day – Bluffton is the 5th largest municipality in SC in land mass at 54 square miles. The population has increased more than 1,000% since 2000 and today has an estimated population of 20,000 +/-.

2. Capital Improvement Projects:

- May River Road Streetscape
- Historic District Lighting, Signage, and Parking
- Goethe Area Sidewalks and Lighting - Phase 1
- Calhoun Street Area Improvements- Bollards, Lighting and Signage
- Dr. Mellichamp Drive Streetscape
- Buck Island Simmonsville Sidewalk Design/Construction
- Buck Island Simmonsville Public Sewer, Sidewalks, Lighting – Phase 3
- Buck Island Simmonsville Public Sewer, Sidewalks, Lighting - Phase 4
- Buck Island Simmonsville Public Sewer, Sidewalks, Lighting - Phase 5
- Town Hall Renovation
- Jason Street / Able Street Public Sewer
- 68 Boundary Street Demo, Lighting and Parking
- Hampton Parkway Road Striping

- Oyster Factory Park – Garvin-Garvey House
- Dog Park
- Don Ryan Center for Innovation Up fit
- Calhoun Street Dock Improvements
- 184 Bluffton Road Renovations
- Wright Family Park

3. Development Agreements:

- A. Bluffton Village – Approved November 2000, consists of 29.31 acres and 38 residential dwelling units, 212,750 square feet of commercial/retail/civic/multi-family. Current build-out total of 73%.
- B. Buckwalter – Approved April 2000, consists 6,201.41 acres, 8,642 residential dwelling units, and 812.991 acres commercial/neighborhood commercial, 300 units hotel. Current build-out total of 24%.
- C. Jones Estate – Approved June 2000, consists of 1,885 acres, 2,438 residential units, and 150 commercial/neighborhood commercial. Current build out total of 20%.
- D. Palmetto Bluff – Approved November 1998, consists of 19,217 acres, 4,000 residential units, and 180 acres commercial. Current build-out total 10%.
- E. Schultz Tract – Approved November 1998, consists of 620 acres, 1,263 residential units, and 30 acres commercial, 200 acres business park. Current build-out total of 55%.
- F. Village at Verdier – Approved December 2002, consists of 125.521 acres, 404 residential units, and 404,000 Square Feet non-residential, 30,000 square feet civic. Current build-out total of 17%.

Approximately 92% of Bluffton is planned and governed by Planned Unit Development Agreements.

4. Approved Master Plans: Dwelling Units (Year 2015)

- Alston Park – 270
- Baynard Park – 310
- Bluffton Park – 826
- Bluffton Village – 38
- Brandan Woods – 61
- Brightwater at Hampton Lake – 600
- Buckwalter Place - 80
- Calhoun Street Promenade – 64
- Crowne at Old Carolina – 199
- Cypress Ridge – 1844
- Hallmark Vista View Apartments – 88
- Hampton Hall – 1024
- Hampton Lake – 1815
- Heritage at New Riverside – 905
- Hidden Lakes – 190
- Kirk’s Bluff Townhomes – 36
- Lawton Station – 500

- Midpoint at New Riverside – 567
- Old Carolina Golf Course – 254
- Palmetto Bluff – 4000
- Palmetto Pointe Townes - 119
- Parkside – 108
- Pine Ridge – 311
- Pine Crest – 489
- Rose Dhu Creek Plantation -118
- Shell Hall – 264
- Southern Oaks at New Riverside – 343
- Stock Farm – 51
- Tabby Roads – 52
- The Farm at Buckwalter – 555
- The Haven at New Riverside – 500
- Townes at Buckwalter – 209
- Village at Verdier – 404
- Villages at Palmetto Point - 279
- Wellstone – 206

New construction building permits issued for the year of 2017 total 870. The total of new commercial construction permits issued is 34. The Town of Bluffton has adopted Master Plans 35 times thus far.

5. Schools: Beaufort County Schools and Private schools located both in and out of town limits. Construction date as noted.

- May River High School – 2016
- Pritchardville Elementary School – 2010
- River Ridge Academy - 2015
- Okatie Elementary School – 2006
- St. Gregory the Great Catholic School - 2010
- Cross Schools – 2005
- HE McCracken Middle School – 2000
- Bluffton Elementary School – 1999
- Bluffton High School – 2004
- Bluffton Early Childhood Center -2010
- Red Cedar Elementary School – 2010
- May River Montessori – 2010
- McRiley Early Childhood – 2009
- McRiley Elementary School – 1991

The Bluffton Township Fire District maintains 8 fire stations and provides 24-hour fire and emergency services to the residents within the 246 square miles that make up the Fire District.

Beaufort County and the Town of Bluffton maintain and manage 14 parks throughout the region.

V. DISCUSSION

1. Mayor Williams, City of Hardeeville addresses Marc Orlando, Town Manager:

Q. - Marc, I would like you go over the current population numbers again. You have spoken of the population within the city limits and the other population that is within the service area.

A. - Population numbers in Bluffton are projected somewhat scientifically. There are many ways to figure out the population configuration as we go. For example, we utilize our Waste Management Services contract, then base the number of accounts per average per family to estimate the population. To figure out what is going on in the unincorporated areas really comes from two different sources, they are estimates. Staff has spoken with Beaufort County Planning staff and Beaufort County School District to assist with the estimates. The three entities work together to form the population calculations.

2. Mayor Williams, City of Hardeeville:

Q. - I would like to request a copy of the presentation for the City of Hardeeville. The City of Hardeeville presentation is currently available on the website.

A. - Mayor Sulka, Town of Bluffton: I would like to make the recommendation for all presentations to be made available on all County and Town websites represented at the board meeting. Mayor Williams, City of Hardeeville, and other members are also in favor of creating a Southern Lowcountry Regional Board meeting tab on the various sites.

3. Josh Gruber, Beaufort County -Deputy County Administrator:

Q. - I understand from the Town's retreat a couple of months ago that staff has been tasked with going back and reviewing the Planned Unit Development Agreements. Do you anticipate any changes coming about from that exercise, is it too early to tell or is there an intended goal or product as a result of that pending exercise?

A. - Marc Orlando, Town Manager: Amending Development Agreements has remained on the Town Council's Strategic Plan Initiative list for years. It's to make sure we are conscientious of opportunities as they present themselves. So, do I know right now if there are opportunities to amend one of or all of the 7? I do not know right now. But as developers come to us to ask about density, land use, affordable housing there will be opportunities that present themselves. Thinking back we did not have Kent Estates or Village of Verdier on our radar for amendments. The Bank of Kansas City approached the Town about the Village of Verdier, a bank owned asset, taken back by the bank with a \$24M back debt, we saw an opportunity to make sense of the project. We wanted units removed from Okatie, we removed about 80 units for open space. We negotiated the right-of-way for road projects and we switched some residential density and allotments for commercial. We retired a lot of residential and we together retired all Kent Estates. A large storm water project was built there to retro fit the water quality impairment.

4. Blanch Miller, Planning Commission:

Q. - Is the Bluffton Village a disappointment?

A. - Mayor Sulka, Town of Bluffton: No, it is really not a disappointment. A lot of development in Beaufort County, Bluffton, Ridgeland, Hardeeville and Jasper County halted in the recession of 2009. If we had not had the recession, it would have been built out. The area is moving along and there are two new corner buildings built, Kinghorn Insurance and Andes Rotisserie. There is a developer who has purchased the middle strip and is selling individual parcels for development. We are playing catch up and we are very happy.

5. Member of the Audience (name was not provided):

Q. - How much of what we are talking about in this room is getting out to the legislature?

A. - Mayor Williams, City of Hardeeville: These preliminary meetings have been occurring since August. The goal is to accumulate information and then any recommendations from that we would send it back to each of the legislative bodies. At this point we do not have anything that has gone back to legislature.

6. Member of the Audience (name was not provided):

Q. - Does the Town work along with the schools to see how many schools are built? How does this process work?

A. - Marc Orlando, Town Manager: We share our information with the School District. The District is very aware of the residential building growth, the incorporated county permit growth, and the trends of people moving here. We share our GIS information with them. They are very active in the respective processes. They provide input as to the impact this will have on the District. When we master plan the site, we notify the district and they may then provide comments or questions.

Fred Hamilton, Town Council: The formula that the School District has been using for the last 50 years is not working. The growth of Bluffton and Beaufort County has shown us that it is not accurate. It is important that we look closer at the number and try measure how many schools will be needed based upon the growth through experience. The Town of Bluffton cannot keep up with the growth, therefore we cannot tell them how many children, we can only tell them the number of roof tops.

7. Mayor Williams, City of Hardeeville:

Recap and discussion for next meeting. The next meeting is in the City of Hardeeville. We will be holding presentation of Jasper County and Ridgeland. In May, the meeting will be in the Town of Bluffton, Beaufort County and Hilton Head will be presented.

The Stormwater Subcommittee will hold a 10 minute presentation on the next agenda.

VI. ADJOURNMENT

Meeting adjourned at 12:15 p.m.

**NEXT MEETING DATE: Tuesday, March 27, 2018 at 10:00 a.m.
Location: Hardeeville City Hall, 205 Main Street, Hardeeville, SC 29927**