



SOUTHERN LOWCOUNTRY REGIONAL BOARD MEETING AGENDA

Town of Bluffton, Rotary Community Center at Oscar Frazier Park

11 Recreation Court, Bluffton, SC 29910

Tuesday, January 23, 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

1. Projection of Population Growth for the next 10 years

Speaker to include: Michael Czymbor and Neil Parsons, City of Hardeeville

1. City facts - In the year 2000, Hardeeville was 5 square miles, in 2017 was 55 square miles. Population as of 2000 was 2,116, in 2017 the population was 5,721. In the years 2013-14 Hardeeville was the fastest growing city. It was the second fastest growing city in 2015-16. (OF WHAT)
2. Building permits over the last 5 years have averaged 200 homes per year, with 2.5 persons per household, for a total of 500-600 residents.
3. Morgan Tract (no specific plans) - Consists of 21,624 acres, 6,700 residential units, and 969 commercial acres.
4. Twelve Development Agreements-
 - A. Hardeeville Tract – Approved 2006, consists of 1,290 acres and 2,262 residential units.
Commercial/Industrial acreage TBA – Antunes Tract developed in 2007 with 100,000 square feet granite sales.
 - B. Hilton Head Lakes North (West Argent) – Approved 2005, consists of 5,150 acres, 9,500 residential units, and 175 commercial acres.
Master Planned as Tradition Hilton Head – 2010 enters into receivership, 2011 Phase I – Golf Community, Phase II currently bank owned.

- C. Okatie (Main Commercial Project) – Approved 2008, consists of 282 acres, 1,000 residential units, and 189 commercial acres.
- D. Sherwood – Approved 2007, consists of 1,500 acres, 3,688 residential units, and 189 commercial acres. Southern Carolina Alliance is in the process of attaining certification as a Commerce Park.
- E. Sun City North (Argent II) – Approved 2007, consists of 1,020 acres, 2,084 residential units, and 189 commercial acres.
- F. Riverport – Approved 2009, consists of 5,137 acres, 7,522 residential units, and 2,327 commercial acres covering 10 miles north to south. Phase I (Southern portion)- An investment of \$23 Million form Waste Management on a 25,000 square foot facility, located on 22 acres, creating 53 jobs. On February 16, 2018 there was a private showing of Sales Center.
Phase II - Developed first with 1,800 linear feet and site pads ready. Working to develop a new I-95, Exit 3.
- G. East Argent – Approved 2005, consists of 7,351 acres, 12,380 residential units- 9,500 houses and apartments, 1,320 commercial areas, and 1.5 million square feet retail space.
Two planned communities – Hampton Pointe and Hearthstone Lakes
One Master Planned Community Tract – Argent Lake Village
- H. Development fees for roads, police, fire, schools, library and parks were discussed. Developers currently pay fees for East Argent, West Argent, Anderson Tract and Argent II in the amount of \$110,650,000.
- I. Ten Year projections for the following developments:
- Latitude - 300 units per year - with a combined total of 3,000 units
 - Admore – 248 units in 2018
 - Sun City – 150 units per year - with a combined total of 750 units
 - East Argent – 350 units per year through 2022 - total of 1,750 units, projected 500 units per year 2023 to 2028- total of 3,000 units, with a combined total of 4,750 units
 - University Park – 35 units per year through 2020, with a combined total of 105 units
 - Hilton Head Lakes – 35 units in 2018, 85 units per year 2019 to 2022 - total of 340 units, 50 units per year 2023 to 2024 - total of 100 units, with a combined total of 475 units
- J. Population and Growth – The total population projection for 2028 is 28,000. Automobile Growth, Regional and City Challenges, Affordable Housing, Infrastructure, Adequate Healthcare, Regional Cohesion, quality education, entertainment were also topics discussed.

V. DISCUSSION

Michael Czymbor is noted as answering questions and comments unless otherwise noted.

1. **Paul Sommerville, Beaufort County:**

Q - Are the development fees being negotiated and not using the state statute and if the developer is not in an agreement, are they not paying development fees?

A - Yes, that is correct

2. Q - Are fees set for 20 years, do they include inflation?

A - Most of the fees were set in 2005, 2006, and 2007 and haven't been evaluated to see if they include inflation, true cost, and developing infrastructure. There is a 3% CPI increase every year in July. Hardeeville council has discussed hiring a consultant to re-calibrate the fees and to see what they should be now compared to 2005.

3. Q - With the development comes the anticipation of service people that have families. Most of the developments that were talked about have age restrictions. Has it been taken in to consideration that may look to live in some of these developments?

A - Yes, East Argent will have a portion that is non-gated, non-age restricted, workforce, and affordable housing?

4. **Mayor David Bennet, Hilton Head Island:**

Q - How are you encouraging/enforcing non-age restricted development?

A - As of now there is not a contractual agreement. This is something we may need to investigate

5. How does the number of cars and trips correlate to the number of people?

A - I had anticipated the numbers to be much higher. The Planning Department has provided an estimated number. Developers were asked to provide a traffic analysis when submitting PPD and Master Plans. This was to include the estimated level of service surrounding the intersections and roadways.

6. Q - As new sections are opened this will increase SC HWY 278 traffic. I am concerned about maintain an appropriate level of service through that district. How do we make sure that the improvements are being implemented along with the growth that is occurring?

Mayor Williams and I met with Mr. Fulghum, Jasper county Administrator, they have the same concerns since the growth is within the corporate limits of the City of Hardeeville. How would we have any discretion over the needed improvements?

A - We assure you that Jasper and Beaufort Counties will have a seat at our table. That is why we are suggesting forming a task force to suggest things such as signals and turn lanes to the SC Department of Transportation.

A - **Ginne Kozac, Lowcountry Council of Government:** When major developments are proposed, it is recommended that the Lowcountry traffic demand be re-run showing the impact locally and regionally. I would like to suggest that we run

this by our consultants to be able to share this model to be used by the whole region. This will cost \$2,500 to run.

A - **Mayor Williams, City of Hardeeville:** At the local level we are already looking at ways to make Argent Boulevard safer while LATS is looking at the bigger picture. We have already applied for a traffic light at Margaritaville and will be looking to see where caution lights and turning lanes may need to be added.

7. Fred Hamilton, Town of Bluffton Council:

The conservative model doesn't show a true picture as a region, it needs to show the worst case scenario. This would give Southern Lowcountry Regional Board the ability to look at the quality of life. When using conservative numbers, it allows developers to paint a pretty picture, but taxpayers will bear the burden.

8. Mayor Lisa Sulka, Town of Bluffton:

LATS was formed 4 years ago; it could have easily been Hilton Head Island and Bluffton, but we have included Bluffton and Hardeeville. We have money that can't be used for 20 years, but the money can be plugged in when you do receive it. SC Department of Transportation does come to the meeting once a month and listens. The more we funnel things into committees that already work, the better. Ginnie is working on the regional map and I would like for it to look good when we receive it. I would like to see the percentage East of I-95 that is under development, a percentage of the buildout, and dates of development agreement expiration. I suggest forcing zoning and road improvements upfront.

Q - What is the status of the regional map drawing?

A - **Michael Covert, Beaufort County Council:** LCOG should have it complete within 30 days.

You are in a great position, you can learn from the things we did wrong.

9. Michael Covert, Beaufort County Council: You stated Affordable homes were going to be located in East Argent; with prices starting at \$250,000. How is that affordable? After this discussion we may find the need to go back to the developer to formalize a portion of the development for workforce.

10. Q - Do you have a housing coalition?

A - Jasper County Neighbors United. We are responsible for finding people to build homes, work on heat/air conditioner units, paint and other home projects. Being a county council liaison to USC-Beaufort and TCL there is a lack of funding from the State. Beaufort County raised the mills. This generated approximately 1.2 million dollars to each institution. It would be nice if we could all come together to properly fund them.

11. Q - How many roads does the city own?

A - Presently not any. At a certain point we will become responsible for East Argent Loop. Even though we don't currently have an obligation to, we do the mowing, right-of-way maintenance, and ditch cleaning.

12. Thomas Johnson, Jasper County Council:

It looks like projected numbers are 1:1 service or greater which means that you could take the numbers and double them if not you proportionally raise some other numbers. It means one new family moved to Hardeeville, if they don't move to Hardeeville it means they spend more time on the road. I'm the

eccentric in the room that always thinks if you have a new source of money, you think of a new idea as opposed to just doing a little better job. I-95, HWY 17 and to some extent HWY 321 all bottle neck in Hardeeville, we need to come up with some alternative routes in the long-range planning for North-South routes. We could make Purrysburg Road a major artery that could bypass Hardeeville, like Jasper Station Road opposed to just widening or signaling. I urge you to diversify traffic flow so there is more than one East-West, North-South route.

VI. ADJOURNMENT

Meeting adjourned at 12:15 p.m.

APPROVED

**NEXT MEETING DATE: Tuesday, February 27, 2018 at 10:00 a.m.
Location: Town of Bluffton, Rotary Community Center at Oscar Fazier Park,
11 Recreation Court, Bluffton, SC 29910**