

# SOUTHERN LOWCOUNTRY REGIONAL BOARD MEETING Minutes

City of Hardeeville, Council Chambers 205 E. Main St., Hardeeville, S. C. 29927

Tuesday, June 26, 2018, 10:00 a.m.

## I. Call to Order

Mayor Lisa Sulka called the meeting to order at 10:00 A. M.

## II. Public Comment

There were no public comments.

## III. Old Business

There was no old business.

## IV. New Business

- A. Bryan McIlwee, Town of Bluffton Director of Engineering presented the Regional Stormwater standards. Including background, consultant selection, cost sharing options, subcommittee recommendations, SOLOCO guidance request, and next steps.
- B. The unincorporated Beaufort county will absorb the brunt of the cost.
- C. Ridgeland and Hilton Head Island has said they will not participate.

### D. Question, Comments and Answers

(Answered by Bryan McIlwee)

1. **C. Mayor Sulka, Town of Bluffton-** Asked that Mr. Lennox, Hilton Head Council Member go back and discuss this with his council to see how they feel about it. Bring answers back to the next SOLOCO meeting.
2. **C. Mr. Paul Sommerville, Beaufort County Council Member-** I think there is some confusion about that there will be different issues for each area. Each Municipality doesn't have to do the same thing, you would only work on the problem for your specific area.
3. **Q. Carolyn Kassel City of Hardeeville Council Member-** Since Hilton Head and Ridgeland aren't participating, can you have the split population for each municipality and how would it affect the numbers by the next meeting?
  - A. Yes**
4. **C. Mayor Sulka, Town of Bluffton-** We want all municipalities to participate, if we are working together, then it will help the next projects down the line. This is very important at the end of the day.
  - Q. Do you have staff from each municipality working together on this project?**
  - A. Yes, there is someone from each town.**

- B. C. Mayor Sulka, Town of Bluffton-** Next meeting we will have each talked to our town managers and councils to see what their vote is, and Bryan will have the population and numbers for each area.
5. **C. Mr. Paul Sommerville, Beaufort County Council Member-** This is a good way to look at the overlap of the water systems. This is an area that needs to be protected and all counties are connected.
  6. **C. Mayor Sulka, Town of Bluffton-** It ultimately falls on each municipality/county to enforce it. Councils and staffs will need to decide what to do. We as a regional board can't enforce it.
  7. **C. Mr. Paul Sommerville, Beaufort County Council Member-** We can advise that it needs to be protected at this level, but it will be up to them to decide at what level they will protect it.
- D.** Kevin Icard, Planning and community Development Manager, Town of Bluffton  
(Comments or questions were made/asked after each individual map. Answered by Kevin Icard)
1. Regional maps incorporate the entire area south of Broad River
  2. Maps are for informational purposes only
  3. The maps were created by the Lowcountry Council of Government along with all GIS administrators from each municipality/county collaborating. Each one is mainly using their different zoning maps to compile information.
  4. The total area covered on the maps is 650sq. miles
    - a. The first map is the base map. It shows jurisdictional boundaries, planned developments, hospitals, schools, and parks
    - b. The second map shows future land/growth use. HHI doesn't have a future land use map. This map shows the commercial, civic, industrial, rural, and preservation areas.
    - c. The third map is a road map. It corresponds with the future growth map. The areas line up. It gives the citizens, developers, and region an idea where the focus is.
 

**C. Mayor Sulka-** Did counties in other towns do something similar or did you look at zoning maps to see map to see where the growth is? Did you use the industrial map? **A.** Yes, most other towns have the zoning maps and we did use the industrial map.
    - d. The fourth map is the regional zoning map. Sixty-Seven zoning maps were consolidated and to make one map with eight different classifications.
    - e. The fifth map is the 2010 population map. Sun City at that time had the largest population with 5,000 residents with Hilton Head next.

- f. The sixth map is the projected 2040 map. You can see that Sun City is still about the same, Hilton Head not much growth, but a lot of other areas have significant growth. In Bluffton, if you look at Buckwalter and Riverside you can see a drastic change in population. **Q. Mayor Sulka-** Does this map show the actual projected population change from 2010 to 2040? **A.** Yes, the southern portions of Jasper and Beaufort Counties, and the City of Hardeeville has a lot of growth. If you look at specific areas, you can see that the population goes from zero to 3,000. Some other areas to look at are the Jasper Port Terminal, New River Site, Cypress Ridge, and Argent Blvd.
5. Please let the group know if any discrepancies are seen or additions to add so changes can be made.
- a. **Mayor Sulka- C.** Just a couple of edits that I would like to see: 1. It would be nice to see more green on the map showing the conservational easements and the preserve acreage. 2. On the 2010 map it says Ridgeland is growing, but on the 2010-2040 map it looks like it is the same. **Q.** Any ideas how we can incorporate these maps into our individual comp plans?
- b. **Council Member Sommerville-C.** I think it is a good idea to add but, it will be five years before we update comp plans. We can take it to our councils now to discuss.
- c. **Council Member Kassel- C.** Hardeeville is in the process of updating theirs now. I think it is a great idea and will take it to my council.
- d. **Mayor Sulka-Q.** Kevin does your group of planners want to discuss where this fits into the comp plan? **A.** Yes, we can do that. **C.** I didn't see the Bluffton Parkway on here. It was designated to go through Hardeeville. **A.** There's a dotted line that shows the parkway and its path.
- e. **Josh Gruber, Beaufort County Administrator-** I don't think the population will add much or affect the base map, but I think it needs to be on it.
- f. **Council Member Sommerville- C.** Regionalism is why we are here. It is so important to think of the whole region and not just as individual towns. It is one of the most crucial points going forward for at least the next ten years. That is why Beaufort County put all our grant money toward the expansion of Hwy 17 into Savannah and why Mayor Williams is working so hard to get money for our bridges. Most of Beaufort and Jasper County roads are state roads. We are going to have to work together to clean them up. We get complaints about the litter all the time. The municipalities are going to have to take on some of the responsibility to clean up the road sides. Beaufort County hired a supervisor and a crew to help with this problem.
- g. **Mayor Sulka- C.** Hwy 46 and 70 both near Walmart are the worst for Bluffton. We are meeting with managers from both stores to see if they can somehow help with the effort by keeping their parking lots cleaner. I agree we have to work together regionally to control the problem. I would like to see fines increase. Maybe we could adopt a program similar to Orangeburg's. If you don't won't a heavy fine, you sign up, put on a green vest and pick up trash on Saturday mornings.

I think we all can do better. Municipalities can adopt a mile. We love where we live, and we are going to have to take care of it.

- h. **Council Member Sommerville- C.** Hopefully the plastic bag ordinance will remind people why we are doing this. Any ideas appreciated.
- i. **Council Member Kassel- C.** The City of Hardeeville has been having the public works department to pick trash up every Monday morning between I-95 and Walmart. Our fines have been increased but the police chief says to charge them they must be caught in the act. The plastic bag ordinance will definitely bring awareness.
- j. **Mayor Sulka- C.** Palmetto Pride has a website that you can submit a photo if you see someone littering. Beaufort does River clean ups, too, and are going to start focusing on other areas.

**V. Public comment**

- A. **Bill Hudgens, Pritchardville-Q.** During Hurricane Irma evacuation noticed that no one had looked at or expected inundation of the area. I think it is important to add this to the 2040 map using blue lines showing the ocean moving up. Can this be added? **A.** Yes, we can work with the watersheds to add this.

**VI. Adjournment**

Meeting adjourned at 10:52 a.m.

**NEXT MEETING DATE: Tuesday, July 24, 2018 at 10:00 a.m. Location: City of Hardeeville, 205 E. Main St., Hardeeville, S. C. 29927**