

RESOLUTION

Whereas, Beaufort County, Jasper County, the City of Hardeeville, and the Towns of Bluffton and Hilton Head Island are jurisdictions in one of the fastest growing areas in the Southeast; and;

Whereas, the recently enacted South Carolina Priority Investment Act encourages jurisdictions to coordinate and seek comment from other agencies and jurisdictions when the actions and decisions of one impacts the other(s), and;

Whereas, implementation of the adopted Southern Beaufort County Regional Plan requires action be taken by area jurisdictions to address joint review of regionally significant annexation and rezoning, and;

Whereas, the Comprehensive Plans of Jasper County and the City of Hardeeville presently anticipate growth within their boundaries which includes projects of regional significance as identified herein, and;

Whereas, the quality of life expected and experienced by the constituents of these governments is a direct function of the cumulative impact of the separate policies of each, and;

Whereas, central to this quality of life are concerns surrounding land use, environmental protection, transportation and public facilities, and;

Whereas, while no single governmental entity holds all the answers to these concerns, a sharing of information, ideas, policies and strategies may be of mutual benefit to the several entities and the region's constituents;

Now, Therefore, the Town of Bluffton does hereby agree to communicate and coordinate with Jasper County, Beaufort County, the City of Hardeeville and the Town of Hilton Head Island in the several areas and under the conditions set forth in the attached policy statement.

Dated this 15th day of July, 2008


Henry E. Johnston, Mayor
Town of Bluffton, South Carolina

ATTEST:


Sandra Lunceford, Town Clerk
Town of Bluffton, South Carolina

Policy Statement

Joint Review of Regionally Significant Projects

The Planning Departments of the participating jurisdictions will distribute project information and provide the opportunity for review and comment on projects of regional significance. The following are considered regionally significant:

1. Uses-
 - Public infrastructure projects including: schools, roads, water and sewer (opportunity for joint review required by the Priority Investment Act)
 - Transit
 - Convenience centers
 - Major utilities
 - Uses that have major watershed impacts.
2. Development located on a Principle or Minor Arterial.
 - Access management review resulting from adding or modifying existing access points.
3. Projects considered overly sensitive or critical to the region by the Planning Director but do not meet the listed trigger points below.

Projects of regional significance shall also include annexations and zoning map amendments that match or exceed any one of the following trigger points (4-7).

4. Acreage- 100 acres.
5. Dwelling Units- 200.
6. Trip Count- generation of 2,000 average daily trips.
7. Commercial, Heavy and Light Industrial Space- 200,000 square feet.

Process

- The Implementation Committee recommends that projects must be of regional significance in order for participating jurisdictions to focus on communication and review of important projects with potential regional implications. Therefore, the Committee established thresholds based upon the level of impacts projects have upon water, sewer, roads, schools and other public services. Planning staff from the participating jurisdictions agreed the proposed trigger points would be appropriate to accommodate coordination of review for regionally significant projects.

- Project information will be distributed to area Planning Directors and the designated Beaufort County School District official when a completed application is received. Communication will occur throughout the review process to assure distribution of up to date information and for awareness of the direction of the responsible Planning Department. Planning Directors and the Beaufort County School District official will submit comments to the responsible Planning Department to include as an attachment to the Planning Commission's Staff Report. Comments received should be considered as staff advisement used in determining appropriateness of the proposed project. A participating jurisdiction's Administrator/Manager/Council may elect to submit an official stance on the proposed project. Individual planning staffs should coordinate with their respective councils to determine reporting processes specific to their jurisdictions.

- When a project meets the previously mentioned criteria for distribution, a memo or email containing the following information will be sent to all Planning Directors or designated contacts:
 1. Project name.
 2. Brief summary (type, proposed use, location, acreage, square footage, trip generation, access, watershed location).
 3. Request for jurisdiction's intent to comment. Response should be made within two working days to receive project files and information.
 4. Comment due date.