



SOUTHERN LOWCOUNTRY REGIONAL BOARD MEETING MINUTES

September 26, 2017

Call to Order

Election of Secretary: Joshua Gruber nominated and adopted as Secretary.

New Business:

The Board received a presentation from staff from Jasper County and the Town of Bluffton regarding the status of Development Agreements.

Andrew Fulghum, Jasper County Administrator-

- Has seen significant growth in the last 10 years. There was a significant amount of jurisdiction shopping that would occur between Jasper County and the Town of Ridgeland and City of Hardeeville. So the three entities came together to develop smart growth concepts that would steer growth towards existing locations within the municipalities that were served with adequate infrastructure.
- The municipalities grew from 2 square miles each to over 50 square miles each because of this surge in targeted growth.
- Hardeeville has 13 PDD with just under 50,000 residential homes planned within these 13 areas.
- Ridgeland has 3 PDD with 22,000 acres of land which allows for 22,100 residential homes.
- Jasper County has approximately 5,000 residential homes allowed for in the PDD that it has approved.
- They will be looking to refresh the study that was done a number of years ago to determine the true cost of growth to both the County and the municipalities.

Heather Colin, Director of Growth Management for the Town of Bluffton-

- 90% of Bluffton's land mass is covered by a Development Agreement.
- The Town has looked at renegotiating some of their development agreements and could look to do future renegotiations as conditions may allow to take into consideration existing conditions and public sentiments.
- The Town has a total of 32,000 under a development agreement which allows for a total of 28,000 residential units, 2,100 acres of commercial development, 340,000 square feet of commercial/civic/multi-family
- Portions of the agreements that are bound by the Palmetto Bluff expire November 22, 2043 and the Jones Estate expire in June 20, 2030.

The next meeting is set for Tuesday, October 24, 2017 at 11:00 a.m. at the Hardeeville City Hall.