



Date: February 6, 2023

Purpose: Community Project Review Committee CPRC 2.0 – Meeting 6

Welcome: Carol Crutchfield

Beaufort County School District Attendees:

Committee Members Attendees:

Christina Washington, Edmond Burnes, Janie Ephland, Joe Lee, Linda M. Moyd-Hills, Margaret Simmons, William Pierro, Jennifer Fielding, Joan Heyward, Kira Swiger, Laura Jacobi, Ed Schotland, Kathy Garino, Michael Quigley,

Online (Zoom): Christina Dzendzel, Herbert Ford, Michael Swiecicki, Kay Keeler, Ramon Karney, Dr. Herbert Berg, Jan Davis-Vater, Michelle Morgan

Meeting Notes: _____

The following documents were on a PowerPoint for the Committee to review:

Agenda – Meeting 6

1. Introductions of Members
2. CPRC 2.0 Scope of Work
3. Town of Bluffton – Growth Management – Kevin Icard, Director
4. Additional Seat Capacity – need for new schools
 - Elementary
 - Middle
 - High
5. Other needs at May River High School
 - Cafeteria & Kitchen
 - Parking lot
6. Weight Room at Bluffton High School
7. Land for Future School
8. Review Calendar

Ms. Carol: Started off with welcoming all Committee Members. She introduced Kevin Icard who is with Town of Bluffton. Mr. Kevin is the Director of Growth Management. This is our sixth meeting which means we have 4 more meetings to go before we present to the Superintendent on April 4, 2023.

3. Town of Bluffton – Growth Management – Kevin Icard, Director

Kevin: “Ms. Carol asked me to come in and talk to you guys Maybe give you some information on the Town of Bluffton. I’m also here to answer any questions that must deal with growth”.

Town of Bluffton Growth Management

Duties

The Growth Management Department is comprised of three divisions including the Planning and Community Development Office, Building Safety Office, and the Customer Service Center. Through these divisions, the Growth Management Department provides the following services:

- Administering the following types of policies, programs, and regulations to ensure the sound management of Bluffton’s growth while protecting the quality of life and economic vitality:
 - Community Develop
 - Development
 - Historic Preservation
 - Transportation
 - Zoning
- Enforcing adopted building codes and technical standards to protect the health and safety of the community
- Providing professional, friendly, and efficient customer service to meet the needs and expectations of the Bluffton community

History of Bluffton – Present Day

- **54 SQUARE MILES**
- **92% WITHIN PUD’S/DEVELOPMENT AGREEMENTS**
- **54% OVERALL BUILD OUT BASED UPON NEW RESIDENTIAL UNITS (76%) AND COMMERCIAL ACREAGE (36%) IN PUD’S**
- **5TH LARGEST MUNICIPALITY IN SC IN LAND MASS**
- **POPULATION: 39, 191**
 - **MORE THAN 69% POPULATION INCREASE SINCE 2015**
- **MEDIAN AGE OF MORE THAN 37.5**
 - **MORE THAN 11%INCREASE SINCE 2015**
- **MEDIAN PER CAPITA INCOME: \$44,326**
- **MEDIAN HOUSEHOLD INCOME: \$95,600 (FAMILY OF 4 AT 100%)**
- **MEDIAN RENT: \$1869 (3-BEDROOM APT.)**
- **MEDIAN HOME VALUE: \$336,100**

Kevin: A development agreement is a legal binding contract between the property owner and the town.

CM Questions: Can you tell us, the people that are moving here. What type of jobs are they working? Are they working in Savannah? Are they working in restaurants?

Kevin Responded: “Well, Covid turned everything upside down for demographers. Thanks to Covid a lot of people are moving to the area and are still working jobs in other locations. They’re just doing it remote. So that’s one big factor. There’s a lot more that work especially on Hilton Head Island. The median age on Hilton Head Island is in the 50’s. So, the majority of people are retired and they’re moving here and getting part time jobs”.

CM Question: Yes, I have one other question. What are some people that are working in Savannah, but living in Bluffton? Have you heard that also?

Kevin Responded: Oh yeah, absolutely.

Kevin and CM Responded: I know a lot of military personnel, in Lawton as well as the Sea grass station.

4. Land for a future school in Bluffton

They don’t make more land!

- We have available land at the May River Campus for an elementary and middle school with total capacity being 1800 additional students
- We currently have a land consultant working on identifying available parcels for purchase that are suitable for building schools beyond our immediate need
- We have been unable to move forward with any purchase of identified property

6. Other needs at May River High – Cafeteria

- Cafeteria was for about 350- 375 students at a time – 4 serving lines = 5 lunch periods
- Students spill out into the hallways for lunch – where extra convertible bench tables were added
- Students also take advantage of outdoor table opportunities (weather dependent)

CM Statement: For those who went on the tour, and they’re talked about the limited number, but also because the kitchen is a smaller size as well. Their lunch periods are extremely short, and, on several occasions, students were unable to eat their lunch. There are students who utilize school lunches because it’s their only meal for the day. The last lunch period is at 1:30pm. I know initially the idea for the kitchen was to have a different model, with food courts around throughout the building. That’s why the cafeteria was built smaller. The cafeteria and kitchen doesn’t satisfy the number of students that are currently using them.

Operations Responded: It was designed to have kids eat in their classroom. There was a concept back then with ILT (Independent Learning Time). So, the whole concept was not a lot of students was going to be in the cafeteria. Which happened for 2 years and then it faded away due to supervision, staffing for Food Service. With that combination we had to set a standard lunch style, which the school wasn’t built for.

6. Other needs at May River High – Parking lot

- Town of Bluffton local ordinance for parking required additional parking upon the design of the 22 – classroom addition because student capacity would be increased to close to 1800 students
- Funds were not included as part of the classroom addition to complete additional parking

Operations: When we originally built May River High. We negotiated with the Town of Bluffton and 3 phases for the parking lot. We have completed the first 2 phases, but we have not built the 3 phases yet. The 3 phases would be large enough to accommodate 1800 according to the town ordinance. Right now, the student's population is at 1600 students.

CM Responded: Part of that has to do with the size of the grade levels. I think Senior class is only 300 and something and you have the Freshman class at 475. Right now, you may not need the parking lot because only 300 seniors, but freshman class will only grow and the need for a parking lot will become greater.

CM Question: Why wasn't the parking lot not completely?

Operations: When May River opened in 2016, it only had 800 students. Seniors had a choice to graduate from Bluffton High School that year. A lot of people didn't think May River High School would grow as much as it has. So, to accommodate the school we told them we would build the parking lot as the schools grows.

7. Weight room at Bluffton High School

- Original weight room designed for Bluffton High is 1355 sq. ft.
- Current weight room at Bluffton High uses 2 rooms that were originally designed as PE/Health classrooms for an additional 1888 sq. ft.
- School secured donated funds to add the additional equipment to create this bigger space
- New standard for Beaufort County Athletics for a school of this size is 3000 sq. ft. based on latest renovations at Battery Creek and Beaufort High Schools
- Building a new weight room would allow these other spaces to be reverted to 3 classrooms

Operations: The new standard for athletics that we sort of set with Beaufort High expansion and with Battery Creeks expansion is around 3,000 square feet. Trying to supervise students in 3 different spaces as their lifting weights, probably not a very safe environment. So, if we could build them a weighting room, that would free up 3 spaces.

CM Statement: "The one thing I have learned from being on this committee, our first meeting we the priority list. On that list was weight room and I thought of it as a waste. I listened to the Football Coach at Beaufort High School that won the State Championship. When he spoke to the group, one of the things he said was. When he took the boys out of town for games, they didn't have the same quality of clothes. They didn't have the same equipment as some of the teams they played. They came home and the boys were defeated. The Coach started building a relationship with the community and parents. One of the things they got was a weight room and that made a huge difference in the moral of the school

and the moral of the team. They also won the State Championship. I didn't understand the importance of something as simple as a weight room to children in a school.

Operations: Part of the passing of the Referendum was schools got a weight room, Bluffton High School did not, because at the time they had the nicest weight room. They had a nice weight room compared to everyone else. Now it is reverse, and Bluffton High does not have the same quality weight room as the other schools. On top of that it will give us additional classroom space.

8. CPRC 2.0 Calendar

Next meeting will be held on Thursday February 23, 2023.