

**TOWN OF BLUFFTON MAY RIVER WATERSHED ACTION PLAN ADVISORY
COMMITTEE**
Orlando Conference Room, Town Hall
Thursday, May 25, 2023

Present: Stan Rogers, Chair; Larry Toomer, Vice-Chair; Carmen Manning; Amber Kuehen

Absent: Al Stokes; Jessie White; Chris Shoemaker; Emmett McCracken, Emeritus

Staff: Beth Lewis, Bill Baugher, Christina Hurd

Guest: Jim Lawton

Media: None

I. CALL TO ORDER

1. Mr. Rogers, Chair, called the meeting to order at 3:05PM.

II. NOTICE REGARDING POSTING OF MEETING PER SOUTH CAROLINA FREEDOM OF INFORMATION (FOIA) REQUIREMENTS

III. ROLL CALL AND CONFIRMATION OF QUORUM

1. Members introduced themselves.

IV. ADOPTION OF AGENDA

1. Ms. Keuhn moved to adopt the Agenda as presented. Ms. Manning seconded the motion. Unanimous ayes.

V. APPROVAL OF MINUTES

1. Adoption of February 23, 2023 Minutes

Ms. Lewis opened the discussion and reminded the committee of the following:

- The March 23, 2023 WAPAC meeting was canceled and
- At the April 27, 2023 WAPAC meeting, Ms. Manning requested edits to the Draft February 23, 2023 Minutes prior to adoption. Due to concerns on where and how the edits would be made prior to adoption, the committee tabled the adoption of the February 23, 2023 Minutes. Staff stated that they would ensure Ms. Manning's edits were incorporated into the February 23, 2023 Minutes and be presented in full at the May 25, 2023 meeting.

The committee reviewed the revised February 23, 2023 Minutes. Ms. Manning made a motion to approve the February 23, 2023 Minutes as presented. Ms. Keuhn seconded the motion. Unanimous ayes.

2. Adoption of April 27, 2023 Minutes

Mr. Toomer moved to adopt the April 27, 2023 Minutes. Mr. Rogers seconded the motion. Unanimous ayes.

VI. PUBLIC COMMENTS

1. None

VII. OLD BUSINESS

1. No Old Business

VIII. NEW BUSINESS

1. No New Business

IX. DISCUSSION

1. **WAPAC Strategic Plan Priority Three (3) Evaluate the regulatory framework to codify that each development permit does not surpass the 10% impervious surface "rule" in the Unified Development Ordinance stormwater regulations.**

Mr. Rogers opened the floor for discussion amongst the committee. The committee and staff had a lengthy discussion regarding WAPAC Strategic Plan Priority Three (3). The following is a summary of items discussed.

- The Town and its attorney:
 - Should evaluate what can be done within the Planned Units of Development (PUD) with regards to development rights.
 - Should explore Change of Home Ownership Ordinances and Realty Transfer Taxes that can be used to make stormwater improvements to the property.
- The committee would like to see:
 - A picture from Growth Management of what the Town will look like when built out.
 - A map with impervious surface estimates for the entire May River Watershed.
- If the Town continues to be impacted by the constraints of development rights within PUD's, it should ensure its Stormwater Ordinance and Design Manual have more stringent stormwater requirements.
 - The committee felt it was important to ensure completion of WAPAC Strategic Plan Priority 11, which is a third-party assessment in FY24 of the stormwater regulations and Design Manual in the Unified Development Ordinance, particularly the Better Site Design element, to ensure intended outcomes are being met and modify the regulations if necessary.

The committee agreed to move forward with a WAPAC recommendation for Town Council's consideration on a Policy Statement for the 10% Rule. Ms. Manning stated she would develop draft language before the next committee meeting. The committee decided it would review this draft language at the June 22, 2023 meeting.

2. **WAPAC Strategic Plan Priority One (1) Request Town Council expand the purview of the May River WAPAC to not only protect and restore shellfish harvesting in the May River, but also protect the overall environmental health of the Town's watersheds including the ability to comment on proposed activities that may impact them.**

Mr. Baugher stated that Town Council had a long list of items to address, and that the committee's purview could possibly be discussed in the November Town Council Workshop. Mr. Baugher stated that if the committee wished to develop stronger language, the committee had ample time to do so.

Ms. Manning stated she had some concerns about how the committee's expanded purview would be implemented in practice. Ms. Manning stated she thought the committee needed to take some additional time to revisit their recommendation and to address some unanswered questions.

Following discussion, Mr. Rogers stated that the committee could discuss WAPAC Strategic Plan Priority One (1) in further detail at the next workshop style meeting, scheduled for July 27, 2023.

Prior to adjournment, the committee and staff reviewed items for the June, 22, 2023 meeting agenda. This included:

- WAPAC recommendation for Town Council's consideration on a Policy Statement for the 10% Rule,
- The committee's Year in Review Summary Outlining the Status of WAPAC Strategic Plan Priorities, and
- Evaluation of the New 3:00pm Meeting Time.

X. ADJOURNMENT

1. Unanimous decision to adjourn at 4:59 P.M. Next meeting: June 22, 2023 @ 3:00 PM in the Town of Bluffton Council Chambers.

Attachments:

None