

**TECHNICAL COLLEGE OF THE LOWCOUNTRY  
AREA COMMISSION MEETING  
January 18, 2021 at 9:00  
President's Boardroom on the Beaufort Mather campus  
via Zoom  
Public Comment: [areacommission@tcl.edu](mailto:areacommission@tcl.edu)**

**MINUTES**

**COMMISSIONERS PRESENT**

Randy Dolyniuk, Chairman  
Sheree Darien, Vice Chair via Zoom  
James Boozer  
David Smalls  
William Small  
Heath Duncan  
Rick Toomey

**STAFF PRESENT**

Richard Gough, President  
Leslie Worthington, VP Academic Affairs  
Nancy Weber, VP Student Services  
Janis Hoffman, VP Administrative Services  
Mary Lee Carns, VP Institutional  
Advancement and Executive Director, TCL  
Foundation  
Angel Kern, Cybersecurity Program Director

**GUESTS: Harry Williams, Mayor of Hardeeville, and Michael Czymbor, Hardeeville City Manager**

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The January meeting of the Area Commission for the Technical College of the Lowcountry was held on Tuesday, January 18, 2021 at 9:00 in the President's Boardroom on the Beaufort Mather Campus and via Zoom. Prior to the meeting media were notified and provided with the agenda. An email address for public comment as well as the Zoom information is published on the agenda.

**CALL TO ORDER and CONSENT AGENDA**

Chairman Dolyniuk called the meeting to order at 9:05 and noted that a quorum was present. He asked for a motion to accept the meeting agenda which was made by Dr. Toomey and seconded by Mr. Smalls. Motion carried. Chairman Dolyniuk then asked for a motion to approve the Consent Agenda as submitted. Mr. Smalls made the motion which was seconded by Dr. Toomey. Motion carried.

**GUEST SPEAKERS**

Hardeeville Mayor Harry Williams and Hardeeville City Manager Michael Czymbor gave a presentation illustrating the current and future growth with the city limits of Hardeeville. The presentation in its entirety follows these Minutes. The City of Hardeeville covers 56+ square miles and is located in Jasper and Beaufort counties with an estimated population of 8,500. The growth includes expansion of Sun City on both sides of Argent Road, the development of Latitude Margarettville which will add 3,000 single family homes at full build-out, and a 7,300 acre area of East Argent. The East Argent parcel will result in 9,500 homes and

apartments and 1.5 million square feet of retail space. The West Argent/Hilton Head Lakes development is approved for up to 6,400 residential units. The impact of these projects on current infrastructure is being addressed with priority on Argent Road. The City funded a comprehensive transportation study to fully understand the multiple concerns. Additional upcoming projects include the new I-95 exit 3 interchange, revitalization of Hwy 17 between exit 3 and exit 5, the revitalization of the downtown area of Hardeeville and improvement projects at Exit 8 and Highway 278. Hardeeville will continue to partner with TCL and Palmetto Training for welding, OSHA certification, and CDL training. One big challenge is having a population that is qualified for the jobs being created. Approximately one third of the 18-34 population in Jasper County do not have High School diplomas. Mayor Williams stated that the goal of the workforce training is to give new jobs to people who live in the community. He is committed to the local population benefitting from the growth opportunities. Chairman Dolyniuk asked what they see has the biggest hurdles to clear. Mr. Czymbor and Mayor Williams both responded – Traffic! The increase in traffic is stressing existing infrastructure. An estimated 13,000 cars travel Argent Boulevard each day. Minimizing the environmental impact of the growth is a top priority.

The Commission thanked Mayor Williams and Mr. Czymbor for taking the time to speak to them and share exciting news of opportunities on the horizon.

## INTRODUCTIONS

Dr. Gough introduced Angel Kern, Cybersecurity Program Director and Dr. Leslie Worthington, Vice President for Academic Affairs.

Dr. Worthington joins us from Gadsden from Gadsden State Community College in Gadsden, Alabama. She holds an Ed.S in Higher Education Administration from Troy University as well as a Ph.D. in English from Auburn University with a concentration in Southern Literature. She has worked in higher education for more than 37 years.

Ms.Kern joins us from Penn State. She is a Certified Information System Auditor (CISA) and Certified Information System Security Professional (CISA) with more than twenty years at both the high school and college level. She holds Cisco and CompTIA certifications. She earned an MBA from York College of Pennsylvania, an MEd. from Penn State, and a B.S. in Business and Computer Science from Millersville University.

## STUDENT AFFAIRS

Vice President Weber reported that there were 30 confirmed cases of COVID the week prior which affected three classes.

Dual Enrollment is very strong, with 438 Dual Enrollment students currently registered. There is an increase in growth and engagement with Jasper County School District.

## INSTITUTIONAL ADVANCEMENT

**Continuing Education:** VP Carns reported that for the first time, CE has published a 12 month calendar of classes. On offer are approximately 120 courses and about 20 workforce development certificate opportunities. On the Hampton campus, beginning in March, there will be after school opportunities in CDL training and manufacturing technician certifications. There are plans in the works to offer Cyber Security programs after school in Hampton as well. She expects Welding to be a stand alone program in a separate building at the Hampton campus. Emphasis is placed on welding, CNA, CDL, and HVAC tech certifications that allow student so move quickly into the workforce. CE staff, in addition to Dr. Greg Cook, is Tiffany Harrison, CE Administrative Coordinator and Rhonda Anderson, Allied Health Program Administrator. Ms. Harrison is a Beaufort native and holds a B.S. in Business Administration from USC. She is also a certified Career Development Facilitator and Contract trainer. Ms. Anderson comes to TCL from Greenville Technical College. She holds a masters degree in Allied Health Education and a BS in Organization Management with a concentration in healthcare. Additionally, Amy Matthews fills the role of CE program director for the Culinary Institute of the South. Ms. Carns also noted that an economic development director from the system office will office at TCL on the Beaufort Mather campus.

Data Insights 2022 is published and hard copies were distributed to the Commission. Data Insights is also available on the college website at <https://www.tcl.edu/strategic-plan/> , scroll to resources, Data Insights.

**Government Relations:** Ms. Carns told the Commission that conversations regarding the creation of a Regional Workforce Training Center at New River are gaining traction on both the state and county level. Additionally, the City of Beaufort has expressed an interest in supporting the college; in particular the Health Science programs. The College has replied that an urgent unmet need is for infant simulators in the nursing program. An infant simulator carries a cost of approximately \$100k . On the state level, the Health Science expansion needed to address community workforce needs will be funded through DHEC at a level expected to approach \$1M.

**TCL Foundation:** Ms. Carns noted that the recent Chef's Table event netted \$127,000 for the Culinary Institute of the South. For the calendar year 2021, the Foundation received donations totaling \$679,000 in actual donations and \$1.2 million in pledges. Ms. Carns noted that the increase in donations is a strong indication of the strength of our community's belief in the College's mission.

## ADMINISTRATIVE SERVICES

Vice President Hoffman presented the College's 2021 Financial Statement and mid year budget update. She began her presentation with a review of the College's Net position as of June 30, 2021 with comparative totals for 2020. Net position may serve over time as a useful indicator of an entity's financial position. The College's net assets and deferred outflows was surpassed by its liabilities and deferred inflows by \$1.9 million at the close of the most recent fiscal year and reflects a significant positive reduction. This is due mainly to

the HEERF funding that assisted the college with student aid and reduction in expenditures due to the COVID-19 pandemic. VP Hoffman shared a slide itemizing the expenditure of the HEERF funds:

FOR THE PERIOD APRIL 1, 2020 THROUGH DECEMBER 31, 2021						
CATEGORY	BUDGETED AMOUNT	EXPENSES - FY 2020	EXPENSES - FY 2021	EXPENSES - FY 2022	CUMULATIVE EXPENSES	BUDGET REMAINING
Student Aid	3,923,315.26	643,625.00	663,316.28	1,042.00	1,307,983.28	2,615,331.98
Personnel*	102,589.78	1,382.56	8,401.85	-	9,784.41	92,805.37
Technology	766,429.17	92,999.28	265,081.20	91,183.66	449,264.14	317,165.03
PPE	18,042.70	6,177.10	6,865.60	27,231.50	40,274.20	(22,231.50)
Utilities	-	-	-	-	-	-
Supplies and Other Services	121,395.55	26,407.76	108,600.45	101,152.22	236,160.43	(114,764.88)
Lost Revenue	2,306,470.49		295,231.26	-	295,231.26	2,011,239.23
Indirect Costs	2,124,581.05		285,646.58		285,646.58	1,838,934.47
<b>TOTAL:</b>	<b>9,362,824.00</b>	<b>770,591.70</b>	<b>1,633,143.22</b>	<b>220,609.38</b>	<b>2,624,344.30</b>	<b>6,738,479.70</b>

Vice President Hoffman said that thanks to a conservative revenue forecast and a college-wide effort to curb spending, the College is currently running under budget. She said that 2021 was a tough year that was fraught with uncertainty and, while things are improving, we're not out of the woods with COVID or the repercussions of the prolonged pandemic.

**Capital Projects:** VP Hoffman provided the following up date on current projects:

**Culinary Institute of the South**

- Obtained Partial Certificate of Occupancy
- Currently working on clearing discrepancy items from our third-party inspector
- Also working on punch list items submitted to CPPI
- All of which is working toward a final Certificate of Occupancy

**Building 4 Rad Tech Lab**

- X-ray machine has been installed and is being calibrated
- Ceiling tiles, painting, and floor cleaning and waxing completed Jan. 14
- Deep cleaning of space Jan. 17
- Staff training on X-ray equipment scheduled for January 18 and 19
- Architect will do final inspection on Jan. 20

**Mungin Center CDL Pad**

- Permitting was submitted the DHEC (stormwater) and SCDOT (encroachment permit) in late November
- Preliminary review was submitted to OSE
- Upon receipt of permits from DHEC and SCDOT, final submission will be made to OSE

**Roof Replacement on Buildings 2, 14, and 15**

- Received design development documents for review
- After review will be sent back to engineer to complete and send up to OSE for review
- Will need to secure approval for phase 1 and 2 before proceeding to bid
- Engineer will share plans with HVAC project engineer to insure everything is covered

**HVAC Replacement Bldgs. 14, 15, and 16**

- Received design development documents for review
- After review they will be sent back to the engineer to complete and send up to OSE for review
- Will need to secure approval for phase 1 and 2 before proceeding to bid
- Engineer will share plans with roofing project engineer to insure everything is covered

**College owned Real Estate (sale of)**

- Working with Beaufort County to see if they are interested before listing with Realtor.

**SCATCC**

Commissioner Smalls reminded the group of the upcoming Commissioners Academy and Legislative reception in Columbia on February 2. This year the Academy will kick off in the morning with an orientation for new (less than 5 years) Commissioners.

**EXECUTIVE SESSION**

For the purpose of receiving information regarding a legal and contractual issue pursuant to  
Section 30-4-70 of the South Carolina Freedom of Information Acts

At this time, Chairman Dolynuik called for a motion to go into Executive Session for the purpose of receiving information pertaining to a legal and contractual matter. Mr. Boozer made the motion which was seconded by Mr. Smalls. Motion carried. The Commission remained in Executive Session for thirty minutes. Chairman Dolynuik called for a motion to return to General Session. Dr. Small made the motion which was seconded by Ms. Darien. Motion carried. Chairman Dolynuik stated that no decisions were made nor called for while in Executive Session.

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**ADJOURNMENT**

Having no further business, Mr. Dolyniuk adjourned the January 2022 meeting of the Technical College of the Lowcountry Area Commission at 12:00.

Respectfully Submitted,

Ann Cullen

APPROVED:



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Randy K. Dolyniuk  
Chairman



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James Boozer  
Secretary

**City of Hardeeville**

*Changing Before Our Eyes*

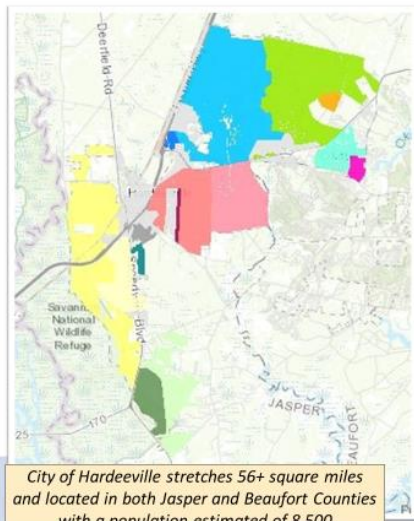




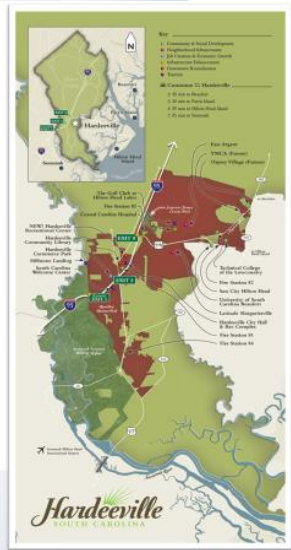
"Comments from  
Mayor Harry Williams"



"Comments from City Manager  
Michael J. Czymbor"



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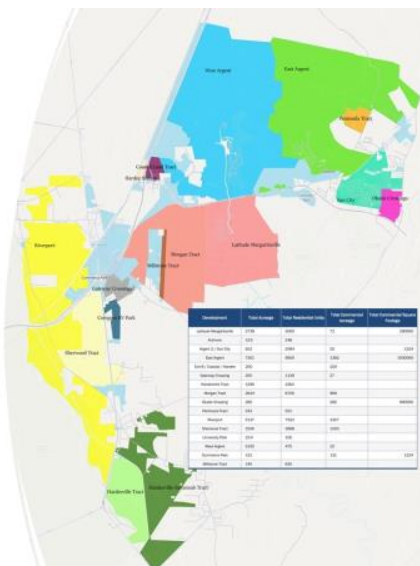
## Development & Project Updates

### Mayor Williams

- Sun City
  - Latitude Margaritaville
  - East Argent
  - West Argent/Hilton Head Lakes
- 
- Whyte Hardee Boulevard/US 17
  - Traffic Improvements – including Argent Boulevard and new signalization at Hilton Head Lakes and Latitude Margaritaville
  - City Facilities
  - Workforce Training

### City Manager Michael J. Czymbor

- Exit 3
- Exit 8 – Brooks Willis Drive
- RiverPort
- Sherwood Tract
- Key Growth Performance Measures



### Sun City

191 new single-family permits issued in the 2021 calendar year and 164 certificates of occupancy.



INITIAL MASTER PLAN | LAND USE  
ARGENT 2 PARCELS C, D, E & F  
HARRISVILLE, MISSISSIPPI  
DECEMBER 1, 2017



### Latitude Margaritaville

55+ community  
Sales Center Opened – February 17, 2018

446 new single-family permits issued in the 2021 calendar year and 308 certificates of occupancy.

3,000 single family homes with full built-out





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**East Argent**

7,300-acre plot west of Argent Boulevard and SC 170 and north of U.S. 278

9,500 homes and apartments, 1.5 million square feet of retail and commercial space

60 new single-family permits issued in the 2021 calendar year at Hearthstone Lakes and 36 certificates of occupancy.

Riverton Pointe 37 new single-family permits

80 + acres parks and city services  
1330 conservation easement acres  
passive recreation major tourism  
and recreation destination for region

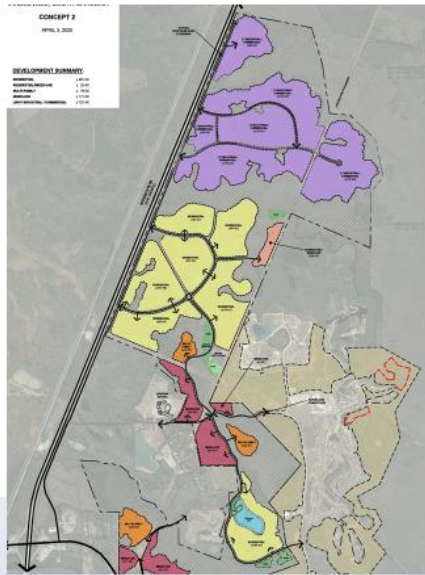


**West Argent Tract/Hilton Head**

53 new single-family permits issued in the 2021 calendar year at Hilton Head Lakes and 21 certificates of occupancy.

Approved for up to 6,400 residential units

727 acres light industrial/commercial



Whyte Hardee Boulevard - Revitalization



**Improve road and traffic safety, particularly at problem intersections along Argent Blvd.**

- *The City funded a comprehensive transportation study of the entire Argent Boulevard Corridor to fully understand the multiple issues and concerns and develop a baseline from which to plan improvements. This study determined that traffic signals are currently warranted at both the Short Cut/Jasper Station/ Argent intersection and the US278/Argent intersection.*
- *The actual signal equipment and installation will be paid for by the SCDOT and the various physical improvements necessary to the roadway will be funded by developers of projects in the area. The hope is this signal will be operational within a year.*



### Reminder to Utilize City Facilities



Hardeeville City Library



Hardeeville Recreational Center



Hardeeville Off-Leash Dog Park and  
Outdoor Covered Basketball Courts



### Other Highlights: Workforce Training

The Workforce Development program housed at the City's Public Works facility in partnership with the **Technical College of the Lowcountry and Palmetto Training** continues to pay dividend for workforce growth and development with more than **70 students** acquiring national certification in welding, forklift and OSHA.



Graduates are filling positions with area's top industries including JCB, Tico, Metal Trades, W International and many more.



The City continues to partner with Palmetto Training and various funding agencies to provide a CDL Class A training program and have more than **50 graduates**.

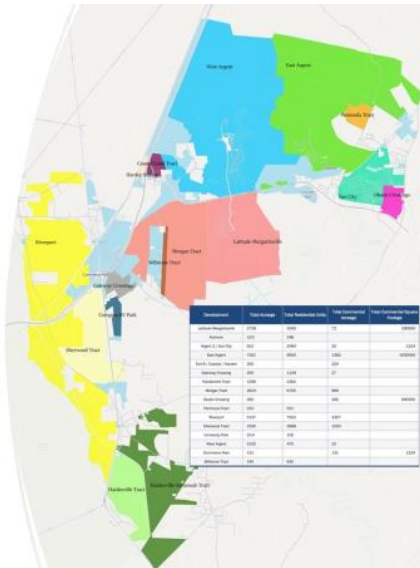
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### City Manager Michael J. Czymbor

- Exit 3
- Exit 8 – Brooks Willis Drive
- RiverPort
- Sherwood Tract
- Key Growth Performance Measures



### New Exit 3 Interchange

- Estimated project cost of \$86.3 million.
- South Carolina Transportation Infrastructure Bank awarded \$28 million grant and \$28 million loan.
- 5-year completion timeline.



#### NEXT STEPS

- Working on the NEPA Process/Environmental components
- Working on Traffic Analysis and IJR (Interchange Justification Report)



### Exit 8 and US 278 Improvement Project Phase 1



Improvements to the Intersection of US 278 and Medical Center Drive including new mast arm signalization, crosswalks, a turning lane onto Medical Center Drive coming from Hilton Head, widening of Medical Center Drive and Brickyard Road and sidewalks.



Estimated completion in 2022.





### RiverPort

510-acre multi-phased industrial complex  
Four million square feet of industrial space  
\$250 million investment



### Sherwood Tract



1,388-Acre Industrial Site



**TCL Area Commission  
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**Key Growth Performance Measures**

	Square Miles	Population	Taxable Value	Market Value	Total City Budget	Millage Rate
2015	54	4353	\$25,652,869	\$462,169,769	\$10,475,277	136
2021	57	8,500	\$65,389,298	\$1,441,427,774	\$51,011,626	112
Percent Change		95.2	154.9	211.88	386.97	(-17.65)



**Key Growth Performance Measures**

	Total Development Agreements	Active Development Agreements	Available Acreage in HCP	Sold Acreage in HCP	# Building Permits	Building Permit Revenue
2015	15	5	133	0	352	\$527,559
2021	20	15	6.4	170	1,334	\$3,003,754
Percent Change	33.3	200	(95.18)		278.98	469.37



**Key Growth Performance Measures**

	# of New Single-Family Homes Permits	Development Fees	New Industrial Square Footage approved in US 17 corridor	New Industrial Square Footage constructed in US 17 corridor	Square footage of City facilities	PD Calls for service
2015	204	\$640,649.00	0	0	43,238	12,634
2021	800	\$2,901,137	15,080,130	1,874,657	96,338	15,396
Notes			Sq. ft	Sq. ft	Sq. ft	
Percent Change	292.15	352.84			257.38	21.86



**Key Growth Performance Measures**

	FD Calls for Service	City Website Visits	City Bond Rating	Business Licenses	Business License Revenues
2015	1,764	50,000	A2	694	\$815,108
2021	1,551	99,860	A1	1,171	\$1,520,164
Notes	Loss of Cherry Point and Hardeeville Rural District		One Upgrade		
Percent Change	(-12.07)	99.72		68.73	86.49



### Key Growth Performance Measures

	Building Inspections	Total Grant Dollars	City Employees
2015	4882	\$98,280.76	70
2021	18,430	\$33,000,000	110
Notes		Since 2015 more than \$33 million dollars secured.	
Percent Change	277.50	33,477.27	57.14

