



County Council Meeting Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, February 27, 2023
5:00 PM

AGENDA

COUNCIL MEMBERS:

JOSEPH F. PASSIMENT, CHAIRMAN
DAVID P. BARTHOLOMEW
LOGAN CUNNINGHAM
YORK GLOVER
MARK LAWSON
ANNA MARIA TABERNIK

LAWRENCE MCELYNN, VICE CHAIR
PAULA BROWN
GERALD DAWSON
ALICE HOWARD
THOMAS REITZ

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND INVOCATION- Vice Chairman Larry McElynn
3. PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - February 13, 2023
6. ADMINISTRATOR'S REPORT

CITIZEN COMMENTS

7. **CITIZEN COMMENTS - (ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes (a total of 15 minutes) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)**

COMMITTEE REPORTS

8. LIASION AND COMMITTEE REPORTS

PUBLIC HEARINGS AND ACTION ITEMS

9. APPROVAL OF CONSENT AGENDA
- [10.](#) FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1230 N OKATIE HIGHWAY, COMMONLY KNOWN AS THE COOLER TRACT, FOR THE PURPOSE OF CONSOLIDATING COUNTY SHERIFF FACILITIES AND OPERATIONS TO THIS PROPERTY AND FOR OTHER FIRST RESPONDER FACILITIES AS DESIRED
- [11.](#) FIRST READING OF AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2022/33 FOR THE FISCAL YEAR 2022-23 BEAUFORT COUNTY BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS TO PAY FOR THE PORT ROYAL LIBRARY, TRANSFER FUNDING FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND FOR THE BATHROOMS AT BRUCE EDGERLY FIELD AND BURTON WELLS, THE USE OF FUNDS TO COMPLETE THE EMS/ FIRE HOUSE IN BLUFFTON, FUNDING OF THE PLANNING AND DESIGN WORK FOR THE USCB CONVOCATION CENTER FACILITY, FUNDING OF A PATHWAY AT THE DISABILITY AND SPECIAL NEEDS BUILDING, FUNDING OF REPAIRS AND REPLACEMENTS OF CIP, ADDITIONAL FUNDING TO THE ISLAND RECREATION CENTER, FUNDING OF A COST OF LIVING ADJUSTMENT, SUSPEND THE CURRENT YEAR TRANSFER FROM THE HOSPITALITY TAX FUND TO THE GENERAL FUND, FUNDING OF DIRT ROAD CONTRACT 54, AND OTHER MATTERS RELATED THERETO.
- [12.](#) FIRST READING OF AN ORDINANCE APPROPRIATING FUNDS FROM THE STATE 2% ACCOMMODATIONS TAX FUND AND OTHER MATTERS RELATED THERETO.
- [13.](#) FIRST READING OF AN ORDINANCE APPROPRIATING FUNDS FROM THE LOCAL ACCOMMODATIONS TAX AND LOCAL HOSPITALITY TAX FUND AND OTHER MATTERS RELATED THERETO.
- [14.](#) FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY
- [15.](#) FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED AT 1505 SALEM ROAD

CITIZEN COMMENTS

- [16.](#) **CITIZEN COMMENTS - (ANYONE who wishes to speak during the Citizen Comment portion of the meeting will limit their comments to no longer than three (3) minutes (a total of 15 minutes) and will address Council in a respectful manner appropriate to the decorum of the meeting, refraining from the use of profane, abusive, or obscene language)**
17. ADJOURNMENT

CONSENT AGENDA

Items Originating from the Community Services and Land Use Committee

1. THIRD READING OF AN ORDINANCE TO AMEND THE SOUTHERN LOWCOUNTRY DESIGN MANUAL TO MEET THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS

Vote at First Reading on January 23, 2023- 11:0

Vote at Second Reading and Public Hearing on February 13, 2023 - 10:0
2. THIRD READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.

Vote at First Reading on January 23, 2023- 11:0

Vote at Second Reading and Public Hearing on February 13, 2023 - 10:0
3. THIRD READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS MANAGEMENT STANDARDS.

Vote at First Reading on January 23, 2023- 11:0

Vote at Second Reading and Public Hearing on February 13, 2023- 10:0
4. APPROVAL TO LIST GARVIN-GARVEY HOUSE IN RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK
5. APPROVAL OF THE APPOINTMENT OF LAURA LEE ROSE TO THE CULTURAL PROTECTION OVERLAY DISTRICT COMMITTEE TO REPLACE BOB SEMMLER.
6. SECOND READING OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION

Vote at First Reading on February 13, 2023- 10:0

Public Hearing to take place at third reading on March 13, 2023

Items Originating from the Finance, Administration and Economic Development Committee

7. THIRD READING OF AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO.

Vote at First Reading on January 23, 2023- 11:0

Vote at Second Reading and Public Hearing on February 13, 2023 - 10:0
8. APPROVAL OF THE APPOINTMENT OF ASHLEY FEASTER (EDC CHAIR) AND PAULA BROWN (COUNTY COUNCIL REPRESENTATIVE) TO THE SOUTHERNCAROLINA ALLIANCE BOARD

9. APPROVAL OF THE APPOINTMENT OF DENNIS ROSS TO THE CITY OF BEAUFORT'S METROPOLITAN PLANNING COMMISSION AS ONE OF THE TWO COUNTY COUNCIL SEATS AVAILABLE.
10. APPROVAL OF THE APPOINTMENT OF COUNCIL MEMBER LARRY MCELYNN TO THE ECONOMIC DEVELOPMENT BOARD TO FILL THE COUNTY COUNCIL SEAT
11. APPROVAL OF THE APPOINTMENTS AND REAPPOINTMENTS TO BEAUFORT COUNTY'S AGENCIES, BOARDS, AND COMMISSIONS (see backup material for a full list of entities and appointees)
12. SECOND READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 82: IMPACT FEES, ARTICLE I, IN GENERAL; ARTICLE II, DEVELOPMENT IMPACT FEE PROCEDURES; ARTICLE III, PARKS AND RECREATION FACILITIES; ARTICLE IV, ROAD FACILITIES – SOUTHERN BEAUFORT COUNTY SERVICE AREA; ARTICLE V, LIBRARY FACILITIES; ARTICLE VI, FIRE FACILITIES; ARTICLE VII, ROAD FACILITIES – NORTHERN BEAUFORT COUNTY (*FISCAL IMPACT: PLEASE SEE AIS*)

Vote at First Reading on February 13, 2023- 10:0

Public Hearing to take place at third reading on March 13, 2023

13. SECOND READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT A GRANT OF PERPETUAL EASEMENT FOR PUBLIC USE AND ACCESS AT THE SANDS BOAT LANDING FROM THE TOWN OF PORT ROYAL

Vote at First Reading on February 13, 2023- 10:0

Public Hearing to take place at third reading on March 13, 2023

END OF CONSENT AGENDA

TO WATCH COMMITTEE OR COUNTY COUNCIL MEETINGS OR FOR A COMPLETE LIST OF AGENDAS AND BACKUP PACKAGES, PLEASE VISIT:

<https://beaufortcountysc.gov/council/council-committee-meetings/index.html>



County Council Meeting Beaufort County, SC

Council Chambers, Administration Building Beaufort County Government Robert Smalls
Complex 100 Ribaut Road, Beaufort

Monday, February 13, 2023
5:00 PM

MINUTES

Watch the video stream available on the County's website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/208167>

1. CALL TO ORDER

Chairman Passiment called the meeting to order at 5:00 PM.

PRESENT

Chairman Joseph F. Passiment
Vice-Chairman Lawrence McElynn
Council Member David P. Bartholomew
Council Member Paula Brown
Council Member Gerald Dawson
Council Member York Glover
Council Member Alice Howard
Council Member Mark Lawson
Council Member Thomas Reitz
Council Member Anna Maria Tabernik

ABSENT

Council Member Logan Cunningham

2. PLEDGE OF ALLEGIANCE AND INVOCATION

Chairman Passiment led the Pledge of Allegiance, and Council Member Tabernik led the Invocation.

3. FOIA

Chairman Passiment noted that public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

4. APPROVAL OF AGENDA

Motion: It was moved by Council Member McElynn, seconded by Council Member Dawson, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member McElynn, seconded by Council Member Tabernik, to approve the minutes of January 9, 2023, and January 23, 2023.

The Vote - The minutes were approved without objection.

6. ADMINISTRATOR'S REPORT

Please watch the video stream available on the County's website to view the entire report.

<https://beaufortcountysc.new.swagit.com/videos/208167?ts=261>

County Administrator Eric Greenway introduced two employees: Assistant County Administrator for Public Safety John Robinson and Deputy County Attorney Brian Hulbert. County Administrator Greenway also highlighted the accomplishments of Janice Beach, who serves in the Disabilities and Special Needs Department.

7. PROCLAMATION RECOGNIZING FEBRUARY 19TH - 25TH AS CHILDHOOD CANCER AWARENESS WEEK

Please watch the video stream available on the County's website to view the entire presentation.

<https://beaufortcountysc.new.swagit.com/videos/208167?ts=663>

Council Member Tabernik presented a proclamation recognizing February 19th - 25th as Childhood Cancer Awareness Week to the Amy Firestein of the Kids Cancer Connection.

Amy Firestein thanked Council for supporting Childhood Cancer Awareness Week.

8. CITIZEN COMMENTS

No citizen comments.

9. LIASION AND COMMITTEE REPORTS

Council Member Howard updated Council on the Town of Port Royal's workshop for a new tree ordinance.

Council Member Tabernik briefed Council on the Beaufort County School Board Meeting, including the presentation by the Citizen-Led Oversight Committee, textbook adoption, and review of nine library books.

Chairman Passiment commented on the synopsis for the Council's budget workshop and the finalizing of appointments for liaison and board positions.

10. APPROVAL OF CONSENT AGENDA

Motion: It was moved by Council Member Howard, seconded by Council Member Bartholomew, to approve the consent agenda.

The Vote - The motion was approved without objection.

11. TIME-SENSITIVE ITEM ORIGINATING FROM THE FEBRUARY 13TH COMMUNITY SERVICES AND LAND USE COMMITTEE - RECOMMEND APPROVAL TO AWARD RFQ#112322 FOR WILLIAM HILTON PARKWAY/US 278 CORRIDOR INDEPENDENT REVIEW TO CBB (*Fiscal Impact: Final contract amount \$197,813*)

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to approve the award RFQ#112322 for William Hilton Parkway/US 278 Corridor independent review to CBB.

Discussion: County Administrator stated that the item is less than \$200,000, so it does not technically require Council approval. It was brought to Council because of the request's significance and the existing memorandum of agreement with the Town of Hilton Head Island.

Council Member Glover commented that he would support the item with reservations.

The Vote - The motion was approved without objection.

- 12. TIME-SENSITIVE ITEM ORIGINATING FROM THE FEBRUARY 13TH COMMUNITY SERVICES AND LAND USE COMMITTEE - FIRST READING OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION**

Motion: It was moved by Council Member Howard, seconded by Council Member Glover, to approve the first reading of an ordinance amending Beaufort County Code of Ordinances Chapter 38, Article VII, Section 38-194, Green Space Advisory Committee Membership, Terms, Organization to further define the Beaufort County Green Space Program Advisory Committee membership, terms, term limits, minimum requirements, procedures, and geographical representation.

Discussion: Council Member Bartholomew asked for clarification on the option chosen, and Chairman Passiment replied that it was option B.

The Vote - The motion was approved without objection.

- 13. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE TO AMEND THE SOUTHERN LOWCOUNTRY DESIGN MANUAL TO MEET THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS**

Motion: It was moved by Council Member Howard, seconded by Council Member McElynn, to approve the public hearing and second reading of an ordinance to amend the Southern Lowcountry Design Manual to meet the Municipal Separate Storm Sewer System (MS4) permit requirements.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

- 14. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.**

Motion: It was moved by Council Member Howard, seconded by Council Member Reitz, to approve the public hearing and second reading of an ordinance for a text amendment to the Community Development Code (CDC): Section 5.11.90.D (Penalty for Clear Cutting Prior to Development) to increase the penalties for clear cutting property and provide guidance on acceptable forestry practices.

Chairmen Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

- 15. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS MANAGEMENT STANDARDS.**

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to approve the public hearing and second reading of an ordinance for a text amendment to the Community Development Code (CDC): Appendix C.2 (Robert Smalls Parkway (SC 170)) to update access management standards.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

- 16. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO.**

Motion: It was moved by Council Member McElynn, seconded by Council Member Brown, to approve the public hearing and second reading of an ordinance authorizing and providing for the issuance and sale of limited general obligation bonds (Bluffton Township Fire District), Series 2023A or such other appropriate series designation of Beaufort County, South Carolina in the principal amount of not to exceed \$4,250,000; fixing the form and details of the bonds; authorizing the County Administrator of his lawfully-authorized designee to determine certain matters relating to the bonds; providing for the payment of the bonds and disposition of the proceeds thereof and other matters relating thereto.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

- 17. PUBLIC HEARING AND THIRD READING OF AN ORDINANCE AUTHORIZING THE CONVEYANCE OF COUNTY-OWNED REAL PROPERTY LOCATED AT 108 CLEAR WATER WAY TO SCDOT FOR A DEDICATED RIGHT TURN LANE ON GROBER HILL ROAD**

Motion: It was moved by Council Member Howard, seconded by Council Member Glover, to approve the public hearing and third reading of an ordinance authorizing the conveyance of county-owned real property located at 108 Clear Water Way to SCDOT for a designated right turn lane on Grober Hill Road.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

- 18. PUBLIC HEARING AND THIRD READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS, TO PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY IDENTIFIED AS 2 MULLET STREET, AND ENTER INTO A SIX MONTH LEASE AGREEMENT FOR A PORTION OF THE REAL PROPERTY (FISCAL IMPACT: *Purchase Price in the amount of \$1,930,000 and a six (6) month lease with the seller for a nominal amount.*)**

Motion: It was moved by Council Member McElynn, seconded by Council Member Bartholomew, to approve the public hearing and third reading of an ordinance authorizing the County Administrator to execute the necessary documents, to provide funding for the purchase of real property identified as 2 Mullet Street, and enter into a six-month lease agreement for a portion of the real property.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

19. PUBLIC HEARING OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT THE CONVENYANCE OF REAL PROPERTY IDENTIFIED AS A PORTION OF TMS NO. R600 020 000 0714 0000 AND R600 028 000 3945 0000 FROM SUN CITY HILTON HEAD COMMUNITY ASSOCIATION, INC.

Motion: It was moved by Council Member Tabernik, seconded by Council Member Reitz, to approve the public hearing of a resolution authorizing the County Administrator to execute the necessary documents to accept the conveyance of real property identified as a portion of TMS No. R600 020 000 0714 0000 and R600 028 000 3945 0000 from Sun City Hilton Head Community Association, Inc.

Chairman Passiment opened the floor for public comment.

No one came forward.

Chairman Passiment closed the public comment.

The Vote - The motion was approved without objection.

20. FIRST READING OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 82: IMPACT FEES, ARTICLE I, IN GENERAL; ARTICLE II, DEVELOPMENT IMPACT FEE PROCEDURES; ARTICLE III, PARKS AND RECREATION FACILITIES; ARTICLE IV, ROAD FACILITIES – SOUTHERN BEAUFORT COUNTY SERVICE AREA; ARTICLE V, LIBRARY FACILITIES; ARTICLE VI, FIRE FACILITIES; ARTICLE VII, ROAD FACILITIES – NORTHERN BEAUFORT COUNTY (FISCAL IMPACT: PLEASE SEE AIS)

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to approve the first reading of an ordinance for a text amendment to the Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article I, In General; Article II, Development Impact Fee Procedures; Article III, Parks and Recreation Facilities; Article IV, Road Facilities - Southern Beaufort County Service Area; Article V, Library Facilities; Article VI, Fire Facilities; Article VII, Road Facilities - Northern Beaufort County.

Discussion: Council Member Tabernik commented on her excitement that the impact fees are progressing and that the intergovernmental agreements are in place.

The Vote - The motion was approved without objection.

21. FIRST READING OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT A GRANT OF PERPETUAL EASEMENT FOR PUBLIC USE AND ACCESS AT THE SANDS BOAT LANDING FROM THE TOWN OF PORT ROYAL

Motion: It was moved by Council Member Howard, seconded by Council Member McElynn, to approve the first reading of an ordinance authorizing the County Administrator to execute the necessary documents to accept a grant of perpetual easement for public use and access at The Sands boat landing from the Town of Port Royal.

Discussion: Council Member Howard highlighted that this item is a wonderful example of cooperation between two governments.

The Vote - The motion was approved without objection.

22. APPROVAL OF A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE ANIMAL ORDINANCES - DAVID DUFFY

Motion: It was moved by Council Member McElynn, seconded by Council Member Glover, to approve a resolution to commission Animal Service Officer to enforce animal ordinances - David Duffy.

The Vote - The motion was approved without objection.

23. CITIZEN COMMENTS

Robert New

24. ADJOURNMENT

Adjourned: 5:36 PM

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph F. Passiment, Jr., Chairman

ATTEST:

Sarah W. Brock, Clerk to Council
Ratified:



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1230 N OKATIE HIGHWAY, COMMONLY KNOWN AS THE COOLER TRACT, FOR THE PURPOSE OF CONSOLIDATING COUNTY SHERIFF FACILITIES AND OPERATIONS TO THIS PROPERTY AND FOR OTHER FIRST RESPONDER FACILITIES AS DESIRED
MEETING NAME AND DATE:
County Council; February 27, 2023
PRESENTER INFORMATION:
Brittany Ward, County Attorney Jared Fralix, Assistant County Administrator 10 Minutes
ITEM BACKGROUND:
Community Services and Land Use Committee (6-0)
PROJECT / ITEM NARRATIVE:
The County has determined that it would best serve the citizens to consolidate the County Sheriff facilities and operations, as well as other first responder services, to a geographically central location within the County. The County has identified the real property made up of two (2) parcels with TMS No. R600 008 000 0016 0000 and TMS No. R600 008 000 0001 0000 collectively consisting of approximately ninety-three (93) acres and identified as 1230 N Okatie Highway, commonly known as the Cooler Tract, as a prime location for the consolidated County Sheriff facilities and operations, as well as other first responder services as desired. In addition to the monetary purchase price, the County would agree to acknowledge a charitable contribution, and ask Administration to take the appropriate steps to obtain the approvals naming the facility after the Cooler family who have a long history of law enforcement and other public service in Beaufort County.
FISCAL IMPACT:
Purchase Price is \$5,000,000. There will be additional cost for construction of the facilities. Funding Source is General Fund – Fund Balance.
STAFF RECOMMENDATIONS TO COUNCIL:
Approve the purchase.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny

ORDINANCE 2023/_____

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS AND PROVIDE FUNDING FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1230 N OKATIE HIGHWAY, COMMONLY KNOWN AS THE COOLER TRACT, FOR THE PURPOSE OF CONSOLIDATING COUNTY SHERIFF FACILITIES AND OPERATIONS TO THIS PROPERTY AND FOR OTHER FIRST RESPONDER FACILITIES AS DESIRED

WHEREAS, Beaufort County Council and Beaufort County (“County”) is a body politic and political subdivision of the State of South Carolina; and

WHEREAS, under SC Code Ann. Section 4-9-25 and 4-9-30, the County is empowered to act in the interests of public safety and in matters involving the health and welfare of its citizens, and may acquire real property; and

WHEREAS, law enforcement and first responder services are critical to the health and welfare of the citizens of the County; and

WHEREAS, the County has determined that it would best serve the citizens of the County to consolidate the County Sheriff facilities and operations, as well as other first responder services, to a geographically central location within the County; and

WHEREAS, the County has identified the real property owned by Cooler’s Corner, LLC (“Cooler”) which is made up of two (2) parcels with TMS No. R600 008 000 0016 0000 and TMS No. R600 008 000 0001 0000 collectively consisting of approximately ninety-three (93) acres and identified as 1230 N Okatie Highway, commonly known as the Cooler Tract, hereinafter collectively referred to as the “Property”, as a prime location for the consolidated County Sheriff facilities and operations, as well as other first responder services as desired; and

WHEREAS, the County has negotiated with Cooler the terms for the sale and purchase of the Property and the County agrees to purchase the Property below the fair market value in the amount of five million (\$5,000,000) Dollars plus closing costs with funds from the General Fund-Fund Balance; and

WHEREAS, the County has agreed to other non-monetary compensation including the following:

1. Under 26 U.S. Code Section 170(c)(1), a “charitable contribution means a contribution or gift to or for the use of a State, a possession of the United States, or any political subdivision of any of the foregoing, . . . but only if the contribution or gift is made for exclusively public purposes”. The County agrees to execute any applicable Internal Revenue Service form to acknowledge that it is a qualified organization under Section 170(c) and that it received the donated property.
2. The Cooler family has a long history of law enforcement and other public service. County Council wishes to honor the Cooler family for their service. The County Council asks Administration to proceed at the appropriate time with the required steps to obtain the necessary approvals, including but not limited to the requirements of Beaufort County Policy 10, to name the Property after the Cooler family.

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to purchase the Property and provide the other non-monetary compensation as described above.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizing the County Administrator to execute the necessary documents and provide funding in the amount of \$5,000,000 plus closing costs from the General Fund-Fund Balance and other non-monetary compensation for the purchase of real property with an address of 1230 N Okatie Highway for the purpose of consolidating the County Sheriff facilities and operations, and other first responder facilities as desired.

DONE this ____ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMENDATION OF APPROVAL OF AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2022/33 FOR THE FISCAL YEAR 2022-23 BEAUFORT COUNTY BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS TO PAY FOR THE PORT ROYAL LIBRARY, TRANSFER FUNDING FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND FOR THE BATHROOMS AT BRUCE EDGERLY FIELD AND BURTON WELLS, THE USE OF FUNDS TO COMPLETE THE EMS/ FIRE HOUSE IN BLUFFTON, FUNDING OF THE PLANNING AND DESIGN WORK FOR THE USCB CONVOCATION CENTER FACILITY, FUNDING OF A PATHWAY AT THE DISABILITY AND SPECIAL NEEDS BUILDING, FUNDING OF REPAIRS AND REPLACEMENTS OF CIP, ADDITIONAL FUNDING TO THE ISLAND RECREATION CENTER, FUNDING OF A COST OF LIVING ADJUSTMENT, SUSPEND THE CURRENT YEAR TRANSFER FROM THE HOSPITALITY TAX FUND TO THE GENERAL FUND, FUNDING OF DIRT ROAD CONTRACT 54, AND OTHER MATTERS RELATED THERETO.
MEETING NAME AND DATE:
Finance Committee 02/21/2023
PRESENTER INFORMATION:
Hayes Williams, Chief Financial Officer 15 minutes
ITEM BACKGROUND:
Based on current financial needs of Beaufort County, Administration recommends a budget amendment.
PROJECT / ITEM NARRATIVE:
During Fiscal Year 2023, it has become apparent that a budget amendment needed to be proposed to Council. It consists of the following categories. First, the use of \$660,000 in Library Impact Fees for the Port Royal Library. Second the transfer of \$435,000 from the General Fund to the Capital Improvements Fund to complete the bathrooms at the Bruce Edgerly Field and Burton Wells. Third use of \$200,000 in the Contingency in the Capital Project Fund to complete the EMS/ Fire House in Bluffton. Fourth use of \$300,000 in projected current year surplus for the planning and design of the USCB Convocation Center Facility, Fifth use of \$250,000 in surplus and fund balance to fund the Pathway at the Disability and Special Needs Building, and Sixth the use of \$2,000,000 fund balance to fund repairs and maintenance of facilities, seventh \$10,000 of additional funding to the Island Recreation from the General Fund surplus/ fund balance, the use of an estimated \$1,000,000 to fund a 3% COLA effective February 4, 2023, and suspend the transfer from the Hospitality Tax Fund to the General Fund totaling \$1,708,000, eight fund Dirt Road Project 54 (rock roads on Daufuskie Island) from the fund balance in the Local Admissions Fund.
FISCAL IMPACT:
See above.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of the motion to carry to County Council.

OPTIONS FOR COUNCIL MOTION:

Motion to approve/deny "the Budget Amendment"

Move forward to Council for First Reading/Approval/Adoption on February 26, 2023.

ORDINANCE 2022/ ____

AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE 2022/33 FOR THE FISCAL YEAR 2022-23 BEAUFORT COUNTY BUDGET TO PROVIDE FOR ADDITIONAL APPROPRIATIONS TO PAY FOR THE PORT ROYAL LIBRARY, TRANSFER FUNDING FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND FOR THE BATHROOMS AT BRUCE EDGERLY FIELD AND BURTON WELLS, THE USE OF FUNDS TO COMPLETE THE EMS/ FIRE HOUSE IN BLUFFTON, FUNDING OF THE PLANNING AND DESIGN WORK FOR THE USCB CONVOCATION CENTER FACILITY, FUNDING OF A PATHWAY AT THE DISABILITY AND SPECIAL NEEDS BUILDING, FUNDING OF REPAIRS AND REPLACEMENTS OF CIP, ADDITIONAL FUNDING TO THE ISLAND RECREATION CENTER, FUNDING OF A COST OF LIVING ADJUSTMENT, SUSPEND THE CURRENT YEAR TRANSFER FROM THE HOSPITALITY TAX FUND TO THE GENERAL FUND, FUNDING OF DIRT ROAD CONTRACT 54, AND OTHER MATTERS RELATED THERETO.

WHEREAS, on June 27, 2022, Beaufort County Council adopted Ordinance No. 2022/33 which set the County's FY 2022-2023 budget and associated expenditures; and

WHEREAS, it has been determined to be necessary and proper to appropriate certain funds for expenses which are immediate in need; and

WHEREAS, Council wishes to appropriate these additional funds from the Library Impact Fees Fund (Fund 2603), transfer funds from the General Fund to the Capital Improvement Fund, use the Contingency in Fund 4010 to finish the EMS/ Fire Station in Bluffton; and

WHEREAS, in the interest of good accounting practices and transparency in the budget process it is beneficial and necessary to amend the budget to reflect this additional appropriation of funds;

NOW, THEREFORE, BE IT ORDAINED, by Beaufort County Council that the FY 2022-2023 Beaufort County Budget Ordinance 2022/33 is hereby amended as follows:

1. The sum of \$660,000 is hereby appropriated from Library Impact Fund (Fund 2603) for completing improvements to the Port Royal Library.
2. Transfer \$435,000 from the General Fund (Fund 1000) to the Capital Improvement Fund (Fund 1040) to complete the restrooms at Bruce Edgerly Field and the bathrooms at Burton Wells.
3. The sum of \$200,000 from the contingency account in the Capital Project (Fund 4010 account 40100011-56000) to complete the EMS/ Fire Station in Bluffton.
4. The sum of \$300,000 from the current year surplus in the General Fund (Fund 1000) to fund half of the planning and design of the USCB Convocation Center Facility.
5. The sum of \$250,000 from the current year surplus and fund balance in the General Fund (1000) to complete the walking trail at the Disability and Special Needs Building.

- 6. The sum of \$2,000,000 from the fund balance of the General Fund (Fund 1000) to be transferred to the Capital Improvements Fund (Fund 1040) to complete necessary repairs and replacements of Beaufort County property.
- 7. The sum of \$10,000 from the General Fund surplus/ fund balance to fund additional operations at the Island Recreation Center.
- 8. The estimated sum of \$1,000,000 to fund a 3% Cost of Living Adjustment effective February 4, 2023 to be funded out of current year surpluses.
- 9. To suspend the current year transfer from the Hospitality Fund to the General Fund totaling \$1,708,000.
- 10. The sum of \$2,300,000 to fund Dirt Road Contract 54 (rock roads on Daufuskie Island) to be funded from fund balance from the Local Admission Fund.

The funds are to be appropriated for fiscal year 2023.

DONE this _____ day of February, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah Brock, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third Reading

Beaufort County
Budget Amendment

Port Royal Library	\$ 660,000	Use of impact fees and fund balance
Bruce Edgerly/ Burton Well Bathroom	435,000	Transfer from Fund 1000 to 1040
Construction EMS/ Fire Station	200,000	Transfer from Contingency to Finish EMS Station
Planning and design Convocation Center USCB	300,000	Use of current year surplus
Pathway at Disability and Special Needs Building	250,000	Use of current year surplus and fund balance
CIP needed for repairs of Facilities	2,000,000	Use of current year surplus and fund balance
Additional funding for Island Recreation Center Operations	10,000	Use of current year surplus and fund balance
3% COLA effective February 4, 2023	1,000,000	Use of current year surplus
Suspend transfer from Hospitality Tax Fund to General Fund	1,708,000	
Dirt Road Contract 54 - rock roads on Daufuskie Island	2,300,000	Use of fund balance from Local Admissions Tax
	<u>\$ 8,863,000</u>	



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 12.

ITEM TITLE:
RECOMMENDATION OF APPROVAL OF AN ORDINANCE APPROPRIATING FUNDS FROM THE STATE 2% ACCOMMODATIONS TAX FUND AND OTHER MATTERS RELATED THERETO.
MEETING NAME AND DATE:
Finance Committee 2/21/2023
PRESENTER INFORMATION:
Dick Farmer Chairman of the State Accommodations Tax Committee 20 minutes
ITEM BACKGROUND:
The State Accommodations Tax Committee meet on November 9, 2022 and reviewed 23 applications requesting over \$1.6 million in awards.
PROJECT / ITEM NARRATIVE:
The Committee selected the organizations listed in Attachment A for a total of \$865,045.
FISCAL IMPACT:
The award will be from the fund balance and current year revenues in Fund 2000.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends County Council to approve the recommendation.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny "Recommendation of approval of an Ordinance to appropriate funds from the State 2% Accommodations Tax Fund and other matters related thereto."

AGENDA
 STATE (2%) ACCOMMODATIONS TAX BOARD
 Wednesday, November 9th 2022
 9:00 a.m.
 County Council Chambers
 Administration Building
 Beaufort County Government Robert Small Complex
 100 Ribaut Road
 Beaufort, South Carolina 29901

Board Members:
 Dick Farmer, Chairman
 Olivia Young, Vice Chair
 Vimal Desai
 Anita Singleton-Prather
 Jonathan Sullivan
 Richard Stewart
 Steven Green

APPLICANTS ARE ASKED TO ARRIVE 20 MINUTES EARLY

Schedule	Asgmt	Schedule	Organization	Event/Project	Amount Requested	Received Last Year	Amount Rec'd	% of Ask	Name	Email Address
1	Farmer	9:00 AM	1 Greater Beaufort-Port Royal CVB	Tourism Marketing FY 2022-2023	\$ 180,000	\$ 175,000	\$ 180,000	100%	Robb Wells	robw@beaufortsc.org
2	Stewart	9:10 AM	2 Gullah Geechee Cultural Heritage Corridor	Gullah Geechee Heritage Corridor Celebration, Exhibit and	\$ 30,000	\$	\$ 30,000	100%	Victoria Smalls	vsballs@gullahgeecheecorridor.org
3	Stewart	9:20 AM	3 Friends of the Spanish Moss Trail	Digital/Social Media Campaign Featuring the Spanish Moss	\$ 15,000	\$ 3,950	\$ 15,000	100%	Sissy Perryman	info@spanishmosstrail.com
4	Stewart	9:30 AM	4 The Gullah Museum of Hilton Head	The Gullah Museum of Hilton Head	\$ 25,000	\$ -	\$ 25,000	100%	Louise Cohen	hhistoryteller@aol.com
5	Sullivan	9:40 AM	5 HHI Concours d'Elegance	HHI Concours d'Elegance & Motoring Festival	\$ 40,000	\$ 24,755	\$ 40,000	100%	Lindsey Harrell	lharrell@hhiconcours.com
7	Sullivan	10:00 AM	7 Beaufort County	Okatie River Park Construction	\$ 710,585	\$ 140,000	\$ -	0%	Stefanie Nagid	snagid@bcgov.net
8	Sullivan	10:10 AM	8 TCL Foundation/ Mather School Museum & Interpretive Center	Mather School Museum & Interpretive Center Summer Program	\$ 40,000	\$ -	\$ 40,000	100%	Mary Carns	rpink@yahoo.com
9	Farmer	10:20 AM	9 Beaufort Area Sports Council	Beaufort Area Sports Marketing & Sales	\$ 25,000	\$ 40,000	\$ 25,000	100%	Christian Kata	christian.kata@southstatebank.com Sports@beaufortsc.org
10:40 AM						BREAK				
10	Farmer	10:50 AM	10 Hilton Head Symphony Orchestra	HHSO Marketing Programs	\$ 25,000	\$ 5,250	\$ 25,000	100%	Alan Jordan	ajordan@hhsso.org
11	Farmer	11:00 AM	11 Hilton Head Hospitality Association	Hilton Head Wine and Food Festival	\$ 10,000	\$ 10,000	\$ 10,000	100%	Jeff Gerber	circlemstr@gmail.com
12	Farmer	11:10 AM	12 Gullah Festival, Shrimp Festival, Taste of Beaufort, etc	Beaufort Festivals & Events Advertising FY 2022-2023	\$ 50,000	\$ 48,500	\$ 50,000	100%	Thomas Hicks	trhicksii@gmail.com lroper@cityofweaufort.org
13	Dersai	11:20 AM	13 Arts Center of Coastal Carolina	Tourism Marketing of Unincorporated Areas of Beaufort County	\$ 6,000	\$ 3,050	\$ 6,000	100%	Andrea Gannon	agannon@artshhi.com
14	Dersai	11:30 AM	14 Beaufort County Black Chamber of Commerce	Cultural Tourism Marketing	\$ 80,989	\$ 32,000	\$ 32,000	40%	Kevin Holman	president@bcc.org
6	Dersai	11:40 AM	15 Beaufort Film Society	Beaufort International Film Festival (16th)	\$ 30,000	\$ 30,000	\$ 30,000	100%	Ron Tucker	beaufortfilm@gmail.com
15	Dersai	11:50 AM	16 Hilton Head Choral Society	Marketing Expenses	\$ 4,000	\$ -	\$ 4,000	100%	Margie Lechowicz	grantwriter@hiltonheadchoralsociety.org
12:00 PM						BREAK				
16	Prather	1:00 PM	17 SC Lowcountry & Resort Islands Tourism Commission	Promotion of Beaufort County & the Lowcountry	\$ 72,545	\$ 49,400	\$ 72,545	100%	Peach Morrison	Peach@SouthCarolinaLowcountry.com
17	Prather	1:10 PM	18 Port Royal Sound Foundation (PRSF)	Dolphin, Research, and Aquarium Exhibits	\$ 91,000	\$ 52,380	\$ 91,000	100%	Kat Armstrong	karmstrong@portroyalsoundfoundation.org
18	Prather	1:20 PM	19 NIBCAA	Hilton Head Island Gullah Celebration	\$ 50,000	\$ 41,800	\$ 50,000	100%	Courtney Young	cyoung@thinkfsc.com
19	Prather	1:30 PM	20 Historic Mitchelville Freedom Park	Holiday Tree Lighting, Marketing & Site Preparation/Design for Juneteenth Celebration	\$ 35,000	\$ 35,000	\$ 35,000	100%	Ahmed Ward	award@exploremitchelville.org
20	Green	1:40 PM	21 Gullah Traveling Theater	Gullah Geechee Cultural Connections Symposium and Harriet Tubman Dinner Theater	\$ 49,950	\$ 30,990	\$ 30,000	60%	Alana Jenkins	auntpearliesue@yahoo.com
21	Green	1:50 PM	22 Lowcountry Golf Course Owners Association	Golf Tourism Connected TV Advertising Campaign	\$ 20,000	\$ 10,000	\$ 20,000	100%	Barry Fleming	b_fleming@hargray.com
22	Green	2:00 PM	23 Coastal Discovery Museum	Cultural & Eco Tourism Projects	\$ 34,500	\$ 22,200	\$ 34,500	100%	Natalie Harvey	nharvey@coastaldiscovery.org
23		2:10 AM	24 Beaufort Hospitality Assoc	Oyster Roast	\$ 20,000	\$	\$ 20,000	100%	Ashley Houck	
TOTAL REQUESTED:					\$ 1,644,569	\$ 754,275	\$ 865,045	53%		
AMOUNT AVAILABLE:					\$ 1,000,000					
Amount Remaining					\$ 134,955					

ORDINANCE 2022/??

AN ORDINANCE APPROPRIATING FUNDS FROM THE STATE 2% ACCOMMODATIONS TAX FUND AND OTHER MATTERS RELATED THERETO

WHEREAS, County Council is authorized to utilize State 2% Accommodations Tax ("A-Tax') Funds to promote tourism and enlarge the economic benefits of tourism through advertising, promotion, construction and maintenance of access and access to nearby roads for civic, cultural recreational or historic facilities; and

WHEREAS, S.C. Code Ann. §6-4-10(4)(b) expressly authorizes a county which has a high concentration of tourism activity to use state accommodations tax funds "to provide additional county and municipal services including, but not limited to, law enforcement [and] traffic control" as may be necessary for tourism related activities; and

WHEREAS, Beaufort County ("County") initiated a formal grant application process, and accepted applications from local entities to receive grant funds from the state A-Tax; and

WHEREAS, applications were received, reviewed and scored by the state accommodations tax advisory board, which has made award recommendations to County Council for approval and appropriation of funds; and

WHEREAS, County Council finds that it is in the best interest of its citizens, residents, visitors and tourists to provide the recommended funds to local entities and projects as set forth in the attached "Exhibit A" which is incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL, that appropriations shall be made in the form of grant awards to local entities from Beaufort County's state A-Tax Funds as set forth in the attached Exhibit A.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Jr.

ATTEST:
Sarah Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMENDATION OF APPROVAL OF AN ORDINANCE APPROPRIATING FUNDS FROM THE LOCAL ACCOMMODATIONS TAX AND LOCAL HOSPITALITY TAX FUND AND OTHER MATTERS RELATED THERETO.
MEETING NAME AND DATE:
Finance Committee 2/21/2023
PRESENTER INFORMATION:
Ryan Muth, Grants Administrator 20 minutes
ITEM BACKGROUND:
A Local Accommodations Tax and Local Hospitality Tax Commission composed of County staff met on February 2nd, 2023 and reviewed 19 applications requesting over \$2.6 million in awards.
PROJECT / ITEM NARRATIVE:
The Committee selected the organizations listed in Attachment A for a total of \$2,564,230.
FISCAL IMPACT:
The award will be from the fund balance and current year revenues in Funds 2001 and 2002.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends County Council to approve the recommendation.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny "Recommendation of approval of an Ordinance to appropriate funds from the Local Accommodations Tax and Local Hospitality Tax Fund and other matters related thereto."

ORDINANCE NO. 2022/ ??

AN ORDINANCE TO APPROPRIATE GRANT AWARDS TO LOCAL ENTITIES FROM THE COUNTY'S LOCAL ACCOMMODATIONS TAX AND LOCAL HOSPITALITY TAX COLLECTIONS FOR THE YEAR ENDING JUNE 30, 2023.

WHEREAS, Beaufort County Council ("County Council") is authorized to utilize Local Accommodations Tax ("Local A-Tax") Funds for limited tourism-based purposes described in Beaufort County Code Ordinance Sec. 66-44; and

WHEREAS, Beaufort County Ordinance Sec. 66-534 describes permitted uses of the Local Hospitality Tax fund

WHEREAS, Beaufort County Code Ordinance Sec. 66-44(b) states "authorization to utilize any funds from the 'County of Beaufort, South Carolina, Local Accommodations Tax Account' shall be by ordinance duly adopted by the County Council; and

WHEREAS, Section 66-534(b) states "authorization to utilize any funds from the "County of Beaufort, South Carolina Hospitality Tax Account," shall be by ordinance duly adopted by the county council; and

WHEREAS, Beaufort County started the Local Accommodation Tax and Local Hospitality Tax application process in October of 2022, with the closing of applications on December 31, 2022. The nineteen (19) applications were reviewed by County staff on February 2nd, 2023 for compliance with the Local Statutes and their individual need and merit; and

WHEREAS, County Council finds that it is in the best interest of its citizens, residents, visitors and tourists to provide the recommended funds in the amount of \$2,564,230 to local entities and projects as set forth in the attached "Exhibit A" which is incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL, that appropriations shall be made in the form of grant awards to local entities from Beaufort County's Local Accommodations Tax Funds and Hospitality Tax Funds as set forth in the attached Exhibit A.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

Joseph Passiment, Jr.

ATTEST:

Sarah Brock, Clerk to Council

Beaufort County Local Accommodations and Hospitality Tax 2022-2023

	Organization	Event/Project	Amount Requested	Recommended Amount	Award % of Ask	Name
1	Beaufort Area Hospitality Association	2024 Beaufort Marathon Recreation Facilities, Rentals, Fees	\$150,000	\$150,000	100%	Jonathan Sullivan
2	Beaufort Area Hospitality Association	2024 Beaufort Marathon - Marketing	\$80,000	\$80,000	100%	Jonathan Sullivan
3	Beaufort Area Hospitality Association	Activate Beaufort Port Royal	\$29,000	\$20,800	72%	Jonathan Sullivan
4	Pat Conroy Literary Center	Pat Conroy Literary Center	\$87,100	\$87,100	100%	Jonathan Haupt
5	Beaufort Area Hospitality Association	Beaufort Oyster Festival 2024	\$20,000	\$20,000	100%	Ashley Houck
6	Beaufort County Black Chamber of Commerce	Multicultural Tourism Advertisement	\$20,000	\$0	0%	Kevin Holman
7	Beaufort Area Hospitality Association	Public Art Waterman Trail	\$27,015	\$27,015	100%	Jonathan Sullivan
8	The Gullah Museum of Hilton Head Island	Gullah Museum Site Renovation / Improvement Project - Phase I	\$52,000	\$52,000	100%	Natashia Aiken
9	Beaufort Area Sports Council	Economic Impact of Sports Tourism Marketing	\$22,500	\$0	100%	Christian Kata
10	Haig Point Foundation	Daufuskie Island Emergency Beach Sign Project	\$23,491	\$23,491	100%	Catherine Bos
11	Beaufort County Capital Projects	Spanish Moss Trail - Battery Creek Bridge Repair Add#1	\$470,000	\$470,000	100%	Eric Larson
12	Beaufort County	Okatie River Park Construction	\$1,052,824	\$1,052,824	100%	Stefanie Nagid
13	Sea Turtle Patrol Hilton Head Island	Sea Turtle Patrol Hilton Head Island 2023	\$18,000	\$18,000	100%	Amber Kuehn
14	Beaufort County	Hilton Head Island Airport Cooperative Marketing	\$30,000	\$30,000	100%	Jon Rembold
15	Beaufort County Airports	Beaufort Executive Airport Grounds Phase	\$80,000	\$80,000	100%	Steve Parry
16	Friends of the Spanish Moss Trail	Spanish Moss Trail Connection to Beaufort Plaza Shopping Center	\$100,000	\$100,000	100%	Dean Moss
17	Beaufort County Parks and Recreation	Burton Wells Pickleball Courts	\$120,000	\$120,000	100%	Shannon Loper
18	Port Royal Sound Foundation	Port Royal Sound Foundation Facility Enhancement and Marketin	\$223,000	\$223,000	100%	Kat Armstrong
19	Operation Patriots FOB	Multiple Fundraising Events in 2023	\$50,000	\$10,000	20%	Vicki Day
TOTALS:			\$2,654,930	\$2,564,230		



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY
MEETING NAME AND DATE:
County Council Meeting 2-27-2023
PRESENTER INFORMATION:
Hank Amundson – Special Assistant to the County Administrator Brittany Ward – County Attorney <i>5 minutes</i>
ITEM BACKGROUND:
Unanimously Approved by Finance, Administration, and Economic Development Committee on February 21, 2023
PROJECT / ITEM NARRATIVE:
Purchase of real property in order to facilitate the development of affordable/workforce housing. The County was contacted by the current owner in order to offer, for sale, real property in the southern portion of Beaufort County located conveniently near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County’s goal of providing citizens with much needed work force and affordable housing.
FISCAL IMPACT:
\$3,600,000 Dollars plus closing costs with funds from the General Fund-Fund Balance
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of this ordinance
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny first reading of AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY

ORDINANCE 2023/_____

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF REAL PROPERTY LOCATED AT 333 & 335 BUCKWALTER PARKWAY

WHEREAS, Beaufort County (“County”) recognizes that work force and affordable housing is a serious public health and safety concern throughout the County, which places stress on individual families and communities at large from a lack of diversity in neighborhoods, a separation of the workforce from workplaces, imbalances in educational opportunities and community amenities, adverse impacts on child development, and a higher incidence of violent crime that affect low-income neighborhoods; and

WHEREAS, the County has identified real property in the southern portion of Beaufort County located conveniently near grocery options, retail shopping, medical services, and multiple employment options, as well as public transit, which will further promote the County’s goal of providing citizens with much needed work force and affordable housing; and

WHEREAS, the real property identified by the County includes a parcel consisting of approximately 10.09 acres with TMS No. R610 030 000 0712 0000 and an address of 333 and 335 Buckwalter Parkway; collectively hereinafter referred to as the “Property”; and

WHEREAS, the County has negotiated terms for the sale and purchase of the Property and the County agrees to purchase the Property below the fair market value in the amount of Three million Six Hundred Thousand (\$3,600,000) Dollars plus closing costs with funds from the General Fund-Fund Balance; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to purchase the Property in order to provide citizens of Beaufort County with work force and affordable housing.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizing the County Administrator to execute the necessary documents and provide funding in the amount of \$3,600,000 plus closing costs as described above for the purchase of real property located at 333 & 335 Buckwalter Parkway.

DONE this ____ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED AT 1505 SALEM ROAD
MEETING NAME AND DATE:
County Council Meeting 2-27-2023
PRESENTER INFORMATION:
Hank Amundson – Special Assistant to the County Administrator Brittany Ward – County Attorney <i>5 minutes</i>
ITEM BACKGROUND:
Unanimously Approved by Finance, Administration, and Economic Development Committee on February 21, 2023
PROJECT / ITEM NARRATIVE:
Due to the pending sale of the properties located on King & Wilmington Streets in Beaufort in order to promote affordable housing, the local Health Department and Administrative offices for South Carolina Department of Health and Environmental Control must be relocated. Staff has identified a well situated and attainable location for this action. Seller has agreed to provide a build to suit option for the County that will allow for a shorter timeline and more affordable price than the County otherwise achieve.
FISCAL IMPACT:
Purchase of the Property is proposed in an amount not to exceed four million, five hundred thousand (\$4,500,000) Dollars. The purchase price is comprised of the following: \$635,000 for the unfinished shell building and site, \$3,614,569 for the build-to-suit up-fit with a contingency of \$250,000 in order to cover final finish requirements if needed as a part of the “build-to-suit” purchase process, plus closing costs. The funding for the purchase of the Property will comprise of \$1,125,000 from the General Fund-Fund Balance and \$3,375,000 from the American Rescue Plan Act funds .
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of this ordinance
OPTIONS FOR COUNCIL MOTION:
Move forward to Second Reading

ORDINANCE 2023/_____

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE AND TO FUND THE PURCHASE OF A PORTION OF REAL PROPERTY LOCATED AT 1505 SALEM ROAD

WHEREAS, Beaufort County Council and Beaufort County (“County”) is a body politic and political subdivision of the State of South Carolina; and

WHEREAS, under SC Code Ann. Section 4-9-25 and 4-9-30, the County is empowered to act in the interests of public safety and in matters involving the health and welfare of its citizens, and may acquire real property; and

WHEREAS, under SC Code Ann. Section 44-1-20, South Carolina Department of Health and Environmental Control (SCDHEC) is overseen by the S.C. Board of Health and Environmental Control who is empowered to make, adopt, and enforce reasonable rules and regulations for the promotion of public health; and

WHEREAS, in support of SCDHEC’s promotion of public health, the County provides SCDHEC with the operational facilities to serve the citizens of Beaufort County and in the near future the current facility will no longer be available for occupancy; and

WHEREAS, the County has identified the real property located at 1505 Salem Road and generally referred to as Unit E, along with an interest in the parking lot, and further identified with TMS No. R122 029 000 0171 0000, collectively hereinafter referred to as the “Property”, as the best available option for a new facility for SCDHEC to occupy; and

WHEREAS, the Property will serve as the Beaufort County SCDHEC facility until such time it is ever determined as no longer adequate or needed, as well as, serve other County departments or non-profit organizations that further the goal of promoting the health and welfare of Beaufort County citizens; and

WHEREAS, the County has negotiated with the terms for the sale and purchase of the Property and the County agrees to purchase the Property in an amount not to exceed four million, five hundred thousand (\$4,500,000) Dollars. The purchase price is comprised of the following: \$635,000 for the unfinished shell building and site; \$3,614,569 for the build-to-suit up-fit with a contingency of \$250,000 in order to cover final finish requirements if needed as a part of the “build-to-suit” purchase process, plus closing costs.

WHEREAS, the funding for the purchase of the Property will comprise of \$1,125,000 from the General Fund-Fund Balance and \$3,375,000 from the American Rescue Plan Act funds; and

WHEREAS, Beaufort County Council finds that it is in the best interest of the citizens and residents of Beaufort County to purchase the Property for the reasons stated above.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council, duly assembled, authorizes the County Administrator to execute the necessary documents to purchase and to fund the purchase of a portion of real property located at 1505 Salem Road as described above.

DONE this ____ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Frequently Asked Questions

Q. Who is providing legal guidance and representation?

A. Up to now, guidance has been provided pro bono by the Beaufort County Attorney. If the referendum is successful, the dredging committee would establish a formal arrangement with a law firm specializing in providing counsel to local government entities in South Carolina.

Q. How would funds raised through the creation of a Special Tax District be used?

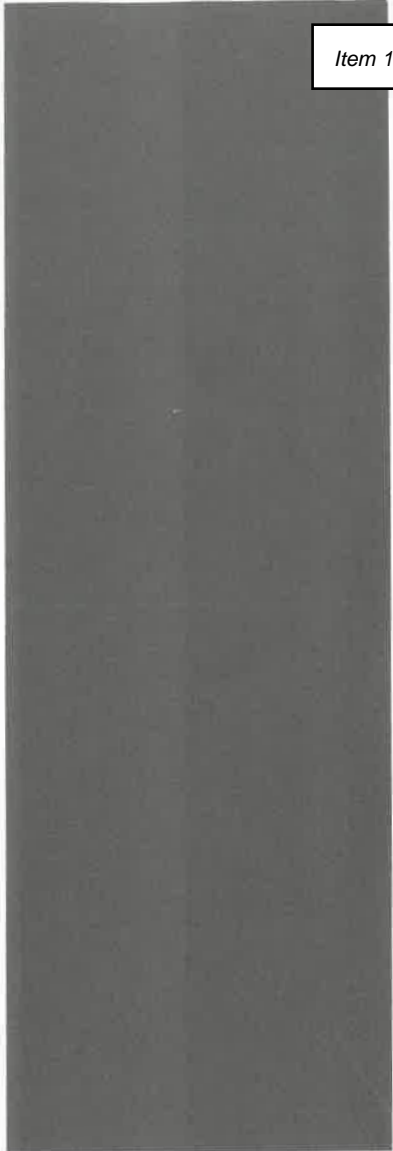
A. Funds raised would belong to the Special Tax District and use will be restricted to the purposes listed in the petition. As a result, any monies received would be strictly earmarked for Baynard Creek dredging and infrastructure. It is anticipated that the Special Tax District would utilize the taxing authorization in the statutes to raise the proposed revenues. As a result, the taxes levied by the Special Tax District would be levied on the annual Beaufort County tax bill alongside other tax levies in the County (i.e. Beaufort County, Beaufort County Schools and the Town of Hilton Head).

Q. If the Special Tax District is created, will it be imposed indefinitely, or will there be a sunset clause?

A. This is still being determined, but the current plan is for an eleven-year term, with the potential for renewal.

Date : 8/29/2018 3:16:57 AM
From : "PSOMMERVILLE"
To : tkeaveny@bcgov.net
Cc : psommerville@bcgov.net
Subject : Draft Letter to Council
Attachment : Council.docx;

Please edit as you see fit and feel free to seek input from any of your staff members. Thanks. Paul



At our Council meeting on Monday I fully intended to remind all of us about a critical issue, but due to our heavy agenda, I was overtaken by other matters and failed to do so. Because of the type of government we have, our only employee, aside from our clerk, is the county administrator. This means that we are prohibited from directing staff. I understand that as a practical matter, there may be times where, in the interest of time, it is appropriate/acceptable to ask a staff member a simple question that can be answered immediately and that does not require research. Unfortunately, some of us are tasking staff with projects and questions that require research and considerable staff time. As a result, we have staff members who are overwhelmed with requests from individual council members and are unable to perform their normal responsibilities. Obviously, we cannot expect staff members to have 12 bosses. All of us need to be considerate of staff and follow our protocols which require that any task or question that is complex or requires research be initiated at a committee meeting. The committee can then charge the county administrator with bringing all of the appropriate information back to the committee where it can be shared and discussed with all committee members. This is consistent with FOIA laws.

Date: Tue, 16 Nov 2021 4:00:18 PM (UTC)
Sent: Tue, 16 Nov 2021 4:00:13 PM (UTC)
Subject: Creation of a Special Tax District-Beaufort County
From: Glenn Crews 30-4-40(A)(2) >
To: Taylor, Kurt <kurt.taylor@bcgov.net>;

Hi Kurt,

My name is Glenn Crews and I am the President of a POA on Hilton Head. I am interested in understanding the requirements on creating a Special Tax District in Beaufort County.

Do you have specific information or can you point me to or a resource that has that info.

I have researched the Beaufort County website and can't seem to find specific information on the creation, requirements and management of Special Tax District.

How are boundaries determined? What are the specific voting requirements...and are they modifiable? Can someone participate outside of the POA boundaries? Etc., Etc.

I would appreciate any information you can provide and/or references to the information I may access.

Thanks,

Glenn

Glenn Crews

30-4-40(A)(2)
30-4-40(A)(2)

Please delete it after notifying the sender of the error. Thank you for your courtesy and understanding. Item 16.

From: Glenn Crews <30-4-40(A)(2)>
Sent: Tuesday, November 16, 2021 11:00 AM
To: Taylor, Kurt <kurt.taylor@bcgov.net>
Subject: 30-4-40(A)(7)

Hi Kurt,

30-4-40(A)(7)

Thanks,

Glenn

Glenn Crews

30-4-40(A)(2)

30-4-40(A)(7)

Marie Underhill
KNOLL

Item 16.

ADD-ONS

January 2, 2023,

ADD-ONS

Grant McClure, Project Manager, South Coast Office
Coastal Conservative League
1212 King Street
Beaufort, SC 29902

Dear Mr. McClure,

Thank you for alerting me to the situation regarding efforts to erase the origins of Gullah history and culture. I am more than happy to lend my voice in support of your organization's efforts to continue preserving and protecting Gullah heritage, one of our nation's most priceless historical treasures. I was saddened and deeply concerned to hear of recent efforts to change the zoning policy that forbids golf courses, gated communities, and resorts on St. Helena. Your email took me back many years.

I first traveled to the South Carolina Sea Island region in 1976 as a University of California graduate student writing a dissertation on Gullah people during their enslavement. My South Carolina research took me to Charleston, Beaufort, St. Helena, and to the archives at the University of South Carolina in Columbia. The highlight of that fascinating intellectual and cultural discovery was St. Helena Island, although I was disappointed at first that nearly all the Penn School information, I came to research had been transferred to the University of North Carolina, Chapel Hill. This included documentary material collected from 1862 to the 1950's by journalists; diarists; ministers; teachers; musicologists; anthropologists, foreign travelers; U.S. Treasury agents; Union officers; Freedmen Bureau agents; Penn School reports; correspondence about land issues; industrial education including the DuBois-Washington controversy; and other information about Black residents over generations. Prays house meetings, folk tales, school events and stories about the most notable residents are also part of the Penn School Papers.

My initial disappointment about the Penn School Papers' removal was soon assuaged. Indeed, I believe it was God's plan. I went to St. Helena Island with secondary knowledge about the people. After three weeks I had a first-hand sense of Gullah culture, something no library could provide. I interacted with residents and visited a school. I attended services at Brick Baptist Church built just before the War by planters who never returned afterward. I listened, straining to understand Gullah, especially the senior women sitting in the back of the church softly speaking in Gullah after Sunday School and before morning worship. I roamed the Brick Baptist Cemetery that included plantation owners' headstones, a monument to Penn School founder Laura Towne, the grave of her devoted co-founder Ellen Murray, along with the humble graves of Island folk. Nothing was more moving than seeing Gullah graves decorated with time pieces, seashells, other ornaments treasured and used by departed loved ones, some representing the flash of spirits ascending to heaven. Visiting sites of the Oaks Plantation where Penn School was founded, Coffin's Point, and the marsh at low tide rendered these places much more real when I read documents or saw photographs at Chapel Hill. Thus, the living, material Gullah culture on St. Helena Island brought to life my Chapel Hill research and grounded my book entitled, *'A Peculiar People': Slave Religion and Community Culture among the Gullahs.*

Mr. Emory Campbell was director of the Penn Center when I first went to St. Helena, and he remains a champion of protecting Gullah cultural heritage. I can only reinforce what Mr. Campbell, a native of the region has emphasized: "it is of the utmost importance to maintain the integrity of the cultural heritage of St. Helena Island." Moreover, in addition to colonial, antebellum, post-bellum, and early 20th century American historical significance, we must not forget that during the Civil Rights Movement, Penn Center

was a significant meeting place for the Reverend Dr. Martin Luther King Jr.'s Southern Christian Leadership Conference. At Penn Center, speeches were written, protest marches planned, and citizenship orientations held. For Dr. King, St. Helena was a place of peace and refuge where he felt surrounded by a loving community. I cannot even imagine a resort and golf course, largely unaffordable to residents, on this historic site with its almost spiritual ambiance. Frankly, can there be a more direct slap in the face than placing a golf course, a resort, and gated living quarters on St. Helena Island. What a fitting way to tell St. Helena citizens: "You do not matter."

I have returned to the Island for Heritage Days and sometimes stopped there while enroute elsewhere, simply to look around and marvel at its beauty, history, and culture. On one occasion I took a group of students to Charleston for a three-week summer session, and we spent a day on St. Helena. Besides my book, I have given presentations, written articles, and encyclopedia entries on Gullah-Geechee culture. The centerpiece of that cultural heritage is St. Helena Island.

Finally, the unpopular truth is that St. Helena is the only island in the Gullah-Geechee region where Black people have maintained an ownership foothold that goes back in time. During the Civil War, former slaves purchased land on Edisto, Hilton Head, and elsewhere, but unfortunately did not have clear title. Except for St. Helena, most Gullah-Geechee people were dispossessed through government and private interest collusion. And the proposed amendment for St. Helena is dispossession by another name. The island would become a playland for the privileged, like Hilton Head. The cultural heritage and the homes of Gullah people run the risk of being lost.

Andrew Kahr's revealing, powerful, and disturbing book, *The Land was Ours: How Black Beaches Became White Wealth in the Coastal South* (2012) documents how since Reconstruction developers and speculators have manipulated laws and people to dispossess Black Americans. I sincerely urge the Beaufort County Planning Commission to honor the rights of St. Helena Island citizens by preserving and protecting the island's cultural heritage and integrity. In doing so, you preserve and protect the cultural heritage and integrity of America and South Carolina.

Sincerely,

Margaret Washington
Marie Underhill Noll Professor of American History, Emerita
405 McGraw Hall
Cornell University
Ithaca, NY 14853

CITIZEN COMMENTS

AGENDA ITEMS ONLY

County Council Meeting
February 27, 2023

FULL NAME (print only)

Agenda Item Number

FULL NAME (print only)	Agenda Item Number
X Fred Hamilton Jr.	Non Agenda Item
X Meg James	Consent Agenda #2 + #12
X Allen Patterson	Consent Agenda #2
X WALTER OLIVER	Consent Agenda #2
X Grant McClune	Non-Agenda
X Arnold L BROWN (CPO)	Non-Agenda
7. Skip HOGGLAND	NON-AGENDA
8.	
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FOIA Request

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Lynn Greeley

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BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

Item 1.

ITEM TITLE:
AN ORDINANCE TO AMEND THE SOUTHERN LOWCOUNTRY DESIGN MANUAL TO MEET THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS
MEETING NAME AND DATE:
Community Services and Land Use – January 9, 2023
PRESENTER INFORMATION
Jared Fralix, P.E. – ACA Engineering (alternate) Neil Desai, P.E. – Public Works Director (10 min)
ITEM BACKGROUND:
January 11th, 2021 – County Council Approved adoption of Southern Lowcountry Design Manual December 14th, 2022 – Stormwater Utility Board approved proposed updates to the Southern Lowcountry Design Manual.
PROJECT / ITEM NARRATIVE:
As Beaufort County has implemented the Southern Lowcountry Design Manual, staff has recognized the need for updates to be made to stay current as knowledge in our field improves. Updates to this manual also include process improvements for the development community in Beaufort County. The manual updates are consistent with the regional standards for those who have adopted the Southern Lowcountry Design Manual.
FISCAL IMPACT:
There are no fiscal impacts associated with the adoption of the Southern Lowcountry Design Manual updates.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval of the proposed Southern Lowcountry Design Manual updates.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny the adoption of the proposed Southern Lowcountry Design Manual updates. (Next Step – Upon approval, send to County Council for First Reading)

AN ORDINANCE TO AMEND THE SOUTHERN LOWCOUNTRY DESIGN MANUAL TO MEET THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT REQUIREMENTS

WHEREAS, Act 283 of 1975, The Home Rule Act, vested Beaufort County Council with the independent authority to control all acts and powers of local governmental authority that are not expressly prohibited by South Carolina law; and

WHEREAS, Chapter 99, Article II, “Stormwater Management Utility” was adopted on August 27, 2001 and was modified by ordinance on August 22, 2005, September 28, 2015 and September 26, 2016; and

WHEREAS, Stormwater Management Utility was established for the purpose of managing, acquiring, constructing, protecting, operating, maintaining, enhancing, controlling, and regulating the use of stormwater drainage systems in the county; and

WHEREAS, pursuant to the requirements mandated by the Municipal Separate Storm Sewer System (MS4) permit issued by the South Carolina Department of Health and Environmental Control (DHEC) on December 1, 2015, Beaufort County is required to adopt standards related to Stormwater management and create a regulatory framework to enforce the same; and

WHEREAS, County Council adopted the Southern Lowcountry Design Manual on January 11th, 2021 (2021/01) as the source of the technical stormwater standards used in the development of Stormwater Plans; and

WHEREAS, County Council desires to adopt the updates to the Southern Lowcountry Design Manual as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED, THAT BEAUFORT COUNTY COUNCIL, in a meeting duly assembled, does hereby adopt and implement Southern Lowcountry Design Manual text amendments as set forth In Exhibit A.

ADOPTED, this ___ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
Joseph Passiment, Chairman

ATTEST:

Sarah Brock, Clerk to Council



Southern Lowcountry Design Manual Technical Subcommittee

Manual Edits – Third Draft – October 25, 2022

Clarify as-builts must be submitted prior to final inspection under Chapter 2.3.2.

In 2.3.2 Final Inspection:

Final Inspection. The applicant is required to contact Beaufort County and the professional engineer responsible for certifying the as-built SWMP to schedule a final inspection one week prior to the completion of a BMP construction to schedule a final inspection of the BMP. The professional engineer responsible for certifying the as-built SWMP shall provide an inspection report and punch-list items to be performed by applicant to Beaufort County. Upon owner/applicant request and Town of Bluffton receipt of Final Inspection report and punch list from the professional engineer responsible for certifying the as-built SWMP Beaufort County will conduct a final inspection to review project work, punch list and determine if any additional punch list items are required to be performed. **As-builts, all requisite paperwork, and close out materials must be submitted to and approved by Beaufort County for final approval. Final approval of the BMP will not be issued until As-builts are submitted and approved by Beaufort County and all requisite paperwork and close-out materials have been submitted to and approved by Beaufort County.**

Revise to change Final Construction to Notice of Termination for inspection reports.

2.3.3 Final Construction Notice of Termination (NOT) Inspection Reports (change to NOT vs. Final to not confuse with final BMP inspections)

Upon notification of the applicant, Beaufort County will conduct an **final NOT** inspection to determine if the complete work is constructed in accordance with approved plans and the intent of this Manual and the Unified Development Ordinance. Within 21 days of **the final inspection construction site completion**, the applicant must submit an as-built package, as required by the Design Manual and/or As-built submittal checklist, as may be provided by Beaufort County. The As-Built submittal must be certified by a registered professional engineer licensed in the State of South Carolina. For a project consisting entirely of work in the PROW, the submission of a Record Drawing certified by an officer of the project contracting company is acceptable if it details the as-built construction of the BMPs, related stormwater infrastructure, and land covers.

A registered professional engineer licensed in South Carolina is required to certify as-built SWMPs and state that “all activities including clearing, grading, site stabilization, the preservation or creation of pervious land cover, the construction of drainage conveyance systems, the construction of BMPs, and all other stormwater-related components of the project were accomplished in strict accordance with the approved SWMP and specifications. Furthermore, to the best of my knowledge and belief this As-Built truly represents existing field conditions including but not limited to sizes, diameters, dimensions, horizontal location, line and

grade, and elevation". As stated in Section 2.2.2 Resubmission of Stormwater Management Plans, all plan changes are subject to Beaufort County approval. The as-built certification must be on the original SWMP.

Upon completion, these plans will be submitted to Beaufort County for processing. The estimated time for processing will be two weeks (10 working days), after which the plans will be returned to the engineer. Beaufort County will provide the applicant with written notification of the **final NOT** inspection results.

2.4.33.4 Post-Construction BMP Inspection for Preventative Maintenance

Add statement on certification section of checklist that makes submitters acknowledge that incomplete submittals may be returned without a full review

- Certification Statement will now read "The engineering features of all stormwater best management practices (BMPs), stormwater infrastructure, and land covers (collectively the "Facility") have been designed/examined by me and found to be in conformity with the standard of care applicable to the treatment and disposal of stormwater pollutants. The Facility has been designed in accordance with the specification required under Chapter 99 of the Beaufort County Ordinance. **Further, I acknowledge that incomplete submittals may be returned without a full review and that new material supplied in response to comments may result in new comments.**"

Add Compliance Calculator Sheets/water quality requirements as an item for final review on Appendix D Design Checklist

- Updated Appendix D attached

10% rule

- Add language as a stand-alone paragraph at the end of Section 3.8 Extreme Flood Requirement: 10% Rule –

Flooding problem areas exist in many locations in the Southern Lowcountry to the point that stormwater controls have become overwhelmed where controls were never adequately designed or installed to control runoff. The ability to maintain a system is also suspected to contribute to some of the frequent flooding. In an effort to relieve existing flooding problems, <insert jurisdiction> requires this additional design criteria during the site permitting process. Acceptable means of determining the hydrology of the study area may include StreamStats (if the drainage area meets the minimum acceptable area required by StreamStats), NRCS (TR-55, TR-20), or any approved hydrology methodology used while in stormwater or drainage design. Drainage areas (utilizing County obtained LIDAR) can be delineated using automated tools found in software packages, GIS,

or by hand. Automated delineated drainage areas must still be reviewed by the plan reviewer for accuracy.

Typically, County obtained LIDAR may be utilized for development of channel contours to be used in the hydraulic model. Using this information, a simplistic HEC-RAS model (or suitable alternative including PCSWMM, XPSWMM, ICPR) can be established to determine the hydraulic performance of the channel. In the event the channel is not reflected in the LIDAR data, near survey grade GPS units can be utilized to collect the general channel alignment, with hand measurements taken periodically to determine channel dimensions. Culverts and bridges dimensions and elevations within the study limits may be obtained using near survey grade GPS locating and measuring the depth from the roadway surface. These measurements can then be converted to an elevation based off the LIDAR elevation of the roadway. Generally speaking, a PLS sealed survey is not needed for this application. If the area includes a FEMA regulated floodway, the FEMA effective model may be utilized where appropriate. However, depending on the magnitude of the impact and the specific conditions of the analysis, additional information and data may be necessary such as collecting PLS field run topography, establishing building elevations and culvert sizes, or investigating specific drainage concerns or complaints may be required. Land use can be determined through recent aerial imagery obtained from the County or by using National Land Cover Database, Zoning Maps, or other data sets if approved by the County.

Additional resources for this exercise may include Coastal Stormwater Supplement to the Georgia Stormwater Management Manual, Spreadsheet for the South Carolina Synthetic Unit Hydrograph Method. Attenuation patterns of other stormwater ponds in the contributing drainage area of the watershed should not be assumed without valid documentation.

Infiltration rates- The black is existing text from the manual and the red represents edits.

4.2.3 - Site Conditions & Physical Feasibility While some BMPs can be applied almost anywhere, others require specific conditions to be most effective. Physical feasibility refers to the physical site conditions necessary to effectively design and install a BMP. Table 4.2 includes the feasibility factors listed below.

- **Contributing Drainage Area (CDA):** Volume of water received by a practice can affect BMP performance. This column indicates the contributing drainage areas that typically apply for each BMP.
- **Slope:** This column describes the influence that site slope can have on the performance of the BMP. It indicates the maximum slope on which the BMP should be installed.
- **Minimum Head:** This column provides an estimate of the minimum amount of elevation difference needed within the BMP, from the inflow to the outflow, to allow for gravity operation.
- **Minimum Depth to Seasonal High Water Table:** This column indicates the minimum distance that should be provided between the bottom of the stormwater management practice and the top of the water table.
- **Soils:** This column describes the influence that the underlying soils (i.e., hydrologic soil groups) can have on the performance of the stormwater management practice.

Infiltration rates modeled in hydrologic and hydraulic computations must be verified by a licensed professional (geotechnical engineer or soil scientist). Maximum infiltration rate modeled in these calculations should be less than or equal to 7 inches per hour for any of the BMPs listed in this chapter.

In 4.3.1 - Soils and Underdrains Soil conditions do not typically constrain the use of bioretention, although they do determine whether an underdrain is needed. Underdrains ~~may be~~ **are** required if the measured permeability of the underlying soils is ~~less than~~ **between** 0.3 inches per hour **and 1 inch per hour**. When designing a bioretention practice, designers must verify soil permeability by using the on-site soil investigation methods provided in Appendix B for Geotechnical Information Requirements for Underground BMPs. Impermeable soils will require an underdrain **and may not be suitable for bioretention**. ~~For fill soil locations,~~ Geotechnical investigations are required to **support modeled infiltration rates and** determine if it is necessary to use an impermeable liner and/or underdrain. **Modeled permeability must be supported by a geotechnical report.**

4.3.4 - Ponding Depth The recommended surface ponding depth is 6 to 12 inches. Minimum surface ponding depth is 3 inches (averaged over the surface area of the BMP). Ponding depths can be increased to a maximum of 18 inches. However, when higher ponding depths are utilized, the design must consider carefully issues such as safety, fencing requirements, aesthetics, the viability and survival of plants, and erosion and scour of side slopes. This is especially true where bioretention areas are built next to sidewalks or other areas where pedestrians or bicyclists travel. Shallower ponding depths (typically 6 to 12 inches) are recommended for streetscape bioretention (B-2), engineered tree boxes (B-3), and stormwater planters (B-4).

The discharge rate of the bioretention area when evaluating the 10- and 25- year, 24-hour storm events should not exceed that of the contributing drainage area with predevelopment slope and CN of 39. Note that utilizing bioretention for peak attenuation for storm events with return periods of greater than 25 years is beyond the scope of this BMP and that bioretention areas should be in sequence with other BMPs as not to be surcharged by flows that disrupt the integrity of the landscaping.

Irrigation Ponds - All mention of irrigation ponds receiving Stormwater Retention Volume (SWRV) credits have been removed and replaced opportunity for cost-savings.

original text in black, **edits in red**

1. Site Conditions & Physical Feasibility

While some BMPs can be applied almost anywhere, others require specific conditions to be most effective. Physical feasibility refers to the physical site conditions necessary to effectively design and install a BMP. Table 4.2 includes the feasibility factors listed below.

- Contributing Drainage Area (CDA): Volume of water received by a practice can affect BMP performance. This column indicates the contributing drainage areas that typically apply for each BMP.

- **Slope:** This column describes the influence that site slope can have on the performance of the BMP. It indicates the maximum slope on which the BMP should be installed.
- **Minimum Head:** This column provides an estimate of the minimum amount of elevation difference needed within the BMP, from the inflow to the outflow, to allow for gravity operation.
- **Minimum Depth to Seasonal High Water Table:** This column indicates the minimum distance that should be provided between the bottom of the stormwater management practice and the top of the water table.
- **Soils:** This column describes the influence that the underlying soils (i.e., hydrologic soil groups) can have on the performance of the stormwater management practice.

~~Irrigation from ponds is not included as a specific best management practice in this Manual but is included as Rainwater Harvesting (§4.5).~~ Requirements and guidance for irrigation use of retained stormwater have been included in Hydrologic and Hydraulic Analysis (ARC requirements in §3.7.2); ~~Ponds (§4.10);~~ and Rainwater Harvesting Treatment and Management Requirements (Appendix J). ~~The Rainwater Harvesting Calculator in Appendix K will be used to determine the SWRV credit for ponds used for irrigation, and then these ponds are entered in the Compliance Calculator in Appendix H as rainwater harvesting.~~ Instructions for these entries in the Compliance Calculator are included in Appendix G Compliance Calculator Instructions.

In 4.7 under Definition:

~~Rainwater stored in a settling pond may only be used for landscape irrigation. Pond design criteria in Section 4.10 and landscaping criteria of Section 4.7.5 shall be followed.~~

In 4.7.4 under Rainwater Harvesting Storage Volume Calculator:

The design specification provided in this section follows the Rainwater Harvesting Storage Volume Calculator Appendix J1. The spreadsheet uses daily rainfall data from January 1, 2007 to December 31, 2019 to model performance parameters of the cistern under varying CDAs, demands on the system and cistern size.

~~The size of ponds used for irrigation, their irrigation area and characteristics of soil and land use can be entered in the calculator to determine stormwater volume retained.~~ The runoff that reaches the cistern each day is added to the water level that existed in the cistern the previous day, with all of the total demands subtracted on a daily basis. If any overflow is realized, the volume is quantified and recorded. If the cistern runs dry (reaches the cut-off volume level), then the volume in the cistern is fixed at the low level. A summary of the water balance for the system is provided below.

In 4.7.4 under Storage Volume Results:

The Rainwater Harvesting Storage Volume Calculator determines the average daily volume of water in the cistern for a range of cistern sizes. From this value, the available storage volume for the 85th and 95th percentile storm can be calculated; it is simply the difference between the cistern size and the average daily volume. The available storage volume for the selected cistern size should be used as an input to the General Retention Compliance Calculator. ~~If a pond is used for irrigation, stormwater volume is entered in the General Retention Compliance Calculator in the rainwater harvesting Ponds row rather than the stormwater pond row to~~

produce runoff reduction and pollutant removal credit with the other BMPs for the stormwater plan.

1. Ponds

Ponds				
<p>Definition: Stormwater storage practices that consist of a combination of a permanent pool, micropool, or shallow marsh that promote a good environment for gravitational settling, biological uptake, and microbial activity.</p>				
Site Applicability		BMP Performance Summary		
Land Uses	Required Footprint	WQ Improvement: Moderate to High		
<ul style="list-style-type: none"> Urban Suburban Rural 	Medium	TSS ^a	Total N ^a	Bacteria ^a
		80%	30%	60%
		Runoff Reductions		
Construction Costs	Maintenance Burden	Volume		
Moderate	Moderate	Low		
Maintenance Frequency:		SWR _v		
Routine	Non-Routine	0%		
At least annually	Every 5–7 years			
Advantages/Benefits		Disadvantages/Limitation		
<ul style="list-style-type: none"> Moderate to high pollutant removal Can be designed as a multi-functional BMP Cost effective Good for sites with high water table and/or poorly drained soils Wildlife habitat potential High community acceptance when integrated into a development 		<ul style="list-style-type: none"> Requires large amount of flat land (1-3% of CDA) Must be properly designed, installed, and maintained to avoid nuisance problems Routine sediment cleanout may be needed Potential for thermal impacts downstream 		
Components		Design considerations		
<ul style="list-style-type: none"> Conveyance Forebay Ponding area with available storage Micropool Spillway system(s) Liners, as needed 		<ul style="list-style-type: none"> CDA of at least 10 acres and slopes <15% Use CN adjustment factor ARC III for CDA that are irrigated with harvested rainwater Minimum length to width ratio = 3:1 Maximum depth of permanent pool = 8' 3:1 side slopes or flatter around pond perimeter 		

Maintenance Activities	
<ul style="list-style-type: none"> Remove debris from inlet and outlet structures Maintain side slopes/remove invasive vegetation 	<ul style="list-style-type: none"> Monitor sediment accumulation and remove periodically

Credited pollutant load removal

4.12.3 Pond Pretreatment Criteria

Sediment forebays are considered to be an integral design feature to maintain the longevity of all ponds. A forebay must be located at each major inlet to trap sediment and preserve the capacity of the main treatment cell. The following criteria apply to forebay design:

- A major inlet is defined as an individual storm drain inlet pipe or open channel serving at least 10% of the pond's CDA.
- The forebay consists of a separate cell, formed by an acceptable barrier (e.g., an earthen berm, concrete weir, gabion baskets, etc.).
- The forebay should be between 4 and 6 feet deep and must be equipped with a variable width aquatic bench for safety purposes. The aquatic bench should be 4 to 6 feet wide at a depth of 1 to 2 feet below the water surface. Small forebays may require alternate geometry to achieve the goals of pretreatment and safety within a small area.
- The forebay shall be sized to contain 0.1 inches of runoff from the contributing drainage impervious area. The relative size of individual forebays should be proportional to the percentage of the total inflow to the pond.
- The bottom of the forebay may be hardened (e.g., with concrete, asphalt, or grouted riprap) to make sediment removal easier.
- The forebay must be equipped with a metered rod in the center of the pool (as measured lengthwise along the low-flow water travel path) for long-term monitoring of sediment accumulation.
- Exit velocities from the forebay shall be non-erosive or an armored overflow shall be provided. Non-erosive velocities are 4 feet per second for the 2-year event, and 6 feet per second for the 25-year event.
- Direct maintenance access for appropriate equipment shall be provided to each forebay.
- Designers of ponds that are used for irrigation should be mindful of pretreatment provisions that help prevent irrigation system pluggages and operational issues.

MEP Submittals

original text in black, **edits in red**

In Section 3.9 - Maximum Extent Practicable

This evaluation is intended to be evaluated, considered, and presented during the concept review stage of the Stormwater Management Plan for the proposed development.

1. Present a SWMP for the proposed development that meets stormwater retention volume (SWRv), and peak flow requirements for channel and extreme flood protection for the proposed development and identify the reasons that this plan cannot be implemented.
2. Demonstrate why SWRv cannot be achieved by a reduction of impervious and disturbed area and/or increase in green space area on site.
3. Demonstrate how Better Site Design (BSD) has been implemented to the maximum extent practicable or document site restrictions that prevent BSD application.
 1. What efforts have been made to reduce impervious cover in the project limits of disturbance?
 2. **Are What natural assets, such as forests, wetlands, and areas of environmental or archaeological significance, are protected or conserved within the Development? Provide the accumulated acreage of land cover within the development that is protected.**
 3. Is stream restoration considered?
 4. **Are structural and non-structural BMPs used in this project? Provide a list, subject to change, of structural and non-structural BMPs used, the Contributing Drainage Area, the BMP surface area, and the storage volume provided by the individual BMP.**
4. List site restrictions that prevent or otherwise limit effective use of stormwater BMPs.
5. Provide SWRv and Pollutant Load reductions for alternatives analyzed as compared to pollutant load reductions for full SWRv.
6. What site limitations prevent retention of the SWRv or meeting the required peak discharge limits?
7. Is there off-site opportunity and capacity in the same drainage catchment to meet the volume/peak flow and/or SWRv requirements for the site's contributing drainage area(s)?
8. Does the publicly maintained stormwater drainage system have sufficient capacity for the development site's extreme flood peak flow?
9. Develop a cost versus aggregated stormwater retention volume achieved curve for the site's contributing drainage area (e.g. cost vs. % SWRv met). **A minimum of five cost points with various BMP iterations/%SWRv met are necessary for the curve. One of the cost points shall be for 100% of the SWRv.** Provide a minimum of five various BMP iterations with their associated costs and %SWRv met by each BMP iteration. One of the cost points shall be for 100% of the SWRv. If it's available, off-site capacity cost may be included in your evaluation. Identify the inflection point of the cost curve to select the optimal solution where increased cost does not result in increased effectiveness. What is the projected cost to meet the SWRv with filtering BMPs with underdrains and green roofs? What alternatives have been considered to reduce impervious and disturbed area and/or increase green space area on site.
10. The optimum aggregated retention value and BMP selection and size analysis must be submitted as a part of the stormwater management plan for the project.
11. Offsite stormwater volume retention credit or fee-in-lieu documents will be required for project completion.

The MEP submittal must provide documentable evidence of the process the applicant has performed that demonstrates the restrictions to the use and implementation of BMPs to meet the requirements of this Manual in whole or in part.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, January 9, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>Staff have been reviewing the Community Development Code (CDC) for necessary amendments as a result of the adoption of the 2040 Comprehensive Plan. During our review and at the request of the Planning Commission, staff has drafted amendments related to the clear cutting of property prior to development. At their December 5, 2022 meeting, the Beaufort County Planning Commission voted unanimously to recommend approval of the amendments.</i>
PROJECT / ITEM NARRATIVE:
<i>To achieve the desired results of the Planning Commission while taking into consideration the existing South Carolina State laws regarding the industry of Silviculture, staff has entirely removed the language of Section 5.11.90.D. Staff has replaced this section with a structure separating out the penalties depending on the manner in which the property is clear cut. To meet the requirements of the one-year deferral, the land will require a Forestry Management Plan prepared/approved by a registered South Carolina Forester. If a landowner and/or operator does not have a Forestry Management Plan and proceeds to clear cut the property, a five-year deferral will be imposed. In addition to the five-year deferral the landowner and/or operator will be responsible for planting the site back.</i>
FISCAL IMPACT:
<i>Not applicable.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the proposed amendment to the Community Development Code (CDC): Section 5.11.90.D (Penalty for Clear Cutting Prior to Development)</i>

ORDINANCE 2023 /

TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): SECTION 5.11.90.D (PENALTY FOR CLEAR CUTTING PRIOR TO DEVELOPMENT) TO INCREASE THE PENALTIES FOR CLEAR CUTTING PROPERTY AND PROVIDE GUIDANCE ON ACCEPTABLE FORESTRY PRACTICES.

WHEREAS, forestry is an important industry in Beaufort County that allows property owners to responsibly manage their property in a natural state while profiting from its natural resources; and

WHEREAS, Beaufort County supports the forestry industry and has also invested heavily in protecting trees during the development of property; and

WHEREAS, the Community Development Code addresses penalties for clear cutting property with the intention to encourage forestry lands remain in forestry, and

WHEREAS, Section 5.11.90.D currently has a two-year deferral penalty which does not adequately protect forestry and forested lands in Beaufort County from clear cutting with the intention to develop property; and

WHEREAS, the 2040 Comprehensive Plan recommends Beaufort County assess the amount of time a property owner must wait to apply for a development permit after clear cutting a property for development; and

WHEREAS, during the September 8th, 2022 meeting of the Beaufort County Planning Commission, the Commissioners requested staff strengthen the penalties for clear cutting by considering a five-year deferral on development permits.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled that Section 5.11.90.D is hereby amended as set forth in Exhibit A hereto. Deletions in the existing code are stricken through. Additions are highlighted and underlined.

Adopted this ____ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

Division 5.11 Resource Protection Standards

5.11.90 Forests

- A. **Existing Forest Preservation.** Existing forest types listed below shall be protected in accordance with Table 5.11.90.A:

Zone	Maritime Forest	Upland Forest (Mature)	Upland Forest (Young)
T1, T2	70% minimum	55% minimum	25% minimum
T3, C3, C4, CP	65% minimum	45% minimum	20% minimum
T4, C5, SI	60% minimum	20% minimum	10% minimum

- B. **Mitigation.** Existing forests may be cut over a greater area than permitted in Table 5.11.90.A only if mitigation is provided and the following standards are met:
1. The mitigation is determined by the Director to be necessary due to unique conditions on the site that make it impossible to meet the protection standards due to site size, shape, utilities, or other elements that are unique to the property.
 2. The best forests, in terms of percentage of tree size, tree health, and habitat value, shall be preserved.
 3. The protection level given forests shall not be less than 80 percent of that required in Table 5.11.90.A. Thus, a forest with a protection level of 45 percent could be reduced to 36 percent ($45\% \times .80 = 36\%$).
 4. The land on which the mitigation is to occur shall be on the project site, except that within the T4 district only, where existing lots may be too small to permit on site mitigation, the land on which mitigation is to occur may be off-site, if within an approved mitigation bank area. All land used for mitigation shall be preserved as permanent open space.
 5. Mitigation shall consist of planting 1.25 acres of new woodland of comparable species for every one acre of disturbed forest for which mitigation is required. Planting requirements are shown in Table 5.11.90.B.

Plant Type	Quantity Per Acre	Size
Maritime Forest		
Canopy Tree	25	2 ½-in. caliper
Understory Tree	50	1 ½-in. caliper
Shrubs	325	3-gallon pot
Upland Forest		
Canopy Tree	15	2 ½-in. caliper
Pine	25	8-foot height
Understory Tree	50	1 ½-in. caliper
Shrubs	325	3-gallon pot

- C. **Penalty for Disturbing Protected Forest Areas.** If a protected forest area is damaged or cut down during or after construction, the mitigation shall involve the creation of protected open

space that is 1.25 times the area destroyed. This may result in a loss of buildable area and/or lots. The area shall be replanted at the rate specified in Table 5.11.90.B for the type of forest damaged or cut down.

D. Penalty for Clear Cutting Prior to Development. ~~If a property owner clear cuts all or any portion of his or her property under the claim of good faith forestry practice, and then seeks a development permit for any portion of the property within two years of the clear cut, a rebuttable presumption shall arise that the clear cut was done in anticipation of future development and the permit denied. Any person seeking to rebut the presumption shall have the burden of proving their claim by clear and convincing evidence to the Zoning Board of Appeals.~~ Nothing in this section shall be construed as to prevent the practice of Silviculture for forestry as defined in Section 3.1.70 (Land Use Definitions). Forestry practiced in the County shall be accompanied by a Forestry Management Plan that has been approved by a registered South Carolina Forester. If the landowner and/or operator does not have a Forestry Management Plan, it shall be considered a willful violation of county ordinances. This section will apply to parcels greater than 5 acres. For tree removal on parcels less than 5 acres, see section (Section 5.11.100.D) for penalties.

1. **One Year Deferral.** If a property owner and/or operator clear cuts their property under the claim of forestry practice as described in Section 5.11.90.D, the submittal of an application for a development permit on any portion of the property will be deferred for one year. If the clear cutting operation violates the Forest Management Plan in place, a five year deferral may be applied.
2. **Five Year Deferral.** If a property owner and/or operator clear cuts their property and cannot meet the standards as defined in Section 5.11.90.D (does not have a Forestry Management Plan), an application for a development permit on any portion of the property will be deferred for five years. In addition, mitigation plantings for clear cutting activities will be required as outlined in Table 5.11.90.B (Forest Mitigation Planting Requirements). For the purposes of this section, clear cutting is defined as more than twenty-five (25) percent of the area of a parcel(s) acreage being cleared. If less than twenty-five (25) percent is cleared, staff may consider enforcement using Tree Removal standards (Section 5.11.100.D).



MEMORANDUM

TO: Beaufort County Community Services and Land Use Committee

FROM: Beaufort County Planning and Zoning Department

DATE: January 9, 2023

SUBJECT: Proposed Text Amendment to Section 5.11.90.D (Penalty for Clear Cutting Prior to Development)

STAFF REPORT:

A. BACKGROUND:

The recently adopted 2040 Comprehensive Plan recommends Beaufort County assess the amount of time a property owner must wait to apply for a development permit after clear cutting property for development. During the September 8th, 2022 meeting of the Beaufort County Planning Commission, the Commissioners requested staff strengthen the penalties for clear cutting by considering a five-year deferral on development permits. Currently, the existing language in Section 5.11.90.D (Penalty for Clear Cutting Prior to Development) imposes a two-year deferral on property for a development permit. This amendment seeks to implement a recommendation of the Comprehensive Plan by increasing the penalties for clear cutting in Beaufort County while encouraging professional foresters to practice best management practices in Beaufort County.

B. SUMMARY OF PROPOSED REVISIONS:

To achieve the desired results of the Planning Commission while taking into consideration the existing South Carolina State laws regarding the industry of Silviculture, staff has entirely removed the language of Section 5.11.90.D. Staff has replaced this section with a structure separating out the penalties depending on the manner in which the property is clear cut. To meet the requirements of the one-year deferral, the land will require a Forestry Management Plan prepared/approved by a registered South Carolina Forester. If a landowner and/or operator does not have a Forestry Management Plan and proceeds to clear cut the property, a five-year deferral will be imposed. In addition to the five-year deferral the landowner and/or operator will be responsible for planting the site back.

C. STAFF RECOMMENDATION: Staff recommends approval.

D. BEAUFORT COUNTY PLANNING COMMISSION: At the December 5, 2022 meeting of the Beaufort County Planning Commission, the Commission voted unanimously to recommend approval of the proposed text amendments.

E. ATTACHMENTS:

1. Revised Community Development Code Section 5.11.90.D (Penalty for Clear Cutting Prior to Development)
2. South Carolina Code of Laws Title 48 – Environmental Protection and Conservation (Section 48-23-205 Local regulation of development affecting forest land)

Portion of South Carolina Code of Laws Title 48 – Environmental Protection and Conservation

Chapter 23 – Forestry Generally

SECTION 48-23-205. Local regulation of development affecting forest land.

(A) For purposes of this section:

(1) "Development" means any activity, including timber harvesting, that is associated with the conversion of forestland to nonforest or nonagricultural use.

(2) "Forestland" means land supporting a stand or potential stand of trees valuable for timber products, watershed or wildlife protection, recreational uses, or for other purposes.

(3) "Forest management plan" means a document or documents prepared or approved by a forester registered in this State that defines a landowner's forest management objectives and describes specific measures to be taken to achieve those objectives. A management plan shall include silvicultural practices, objectives, and measures to achieve them, that relate to a stand or potential stand of trees that may be utilized for timber products, watershed or wildlife protection, recreational uses, or for other purposes.

(4) "Forestry activity" includes, but is not limited to, timber harvest, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, and any other generally accepted forestry practices.

(B) A county or municipality must not adopt or enforce any ordinance, rule, regulation, resolution, or permit related to forestry activities on forestland that is:

(1) taxed on the basis of its present use value as forestland under Section 12-43-220(d);

(2) managed in accordance with a forest management plan;

(3) certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system;

(4) subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or

(5) managed and harvested in accordance with the best management practices established by the State Commission of Forestry pursuant to Section 48-36-30.

(C) This section does not limit, expand, or otherwise alter the authority of a county or municipality to:

(1) regulate activities associated with development, provided that a county or municipality requires a deferral of consideration of an application for a building permit, a site disturbance or subdivision plan, or any other approval for development that if implemented would result in a change from forest land to nonforest or nonagricultural use, the deferral may not exceed a period of up to:

(a) one year after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees from the specific area included in a building permit, site disturbance or subdivision plan in item (1), and the removal qualified for an exemption contained in subsection (B); or

(b) five years after the completion of a timber harvest if the harvest results in the removal of all or substantially all of the trees from the specific area included in a building permit, site disturbance or subdivision plan in item (1), and the removal qualified for an exemption contained in subsection (B) for which the permit or approval is sought and the harvest was a wilful violation of the county regulations;

(2) regulate trees pursuant to any act of the General Assembly;

(3) adopt ordinances that are necessary to comply with any federal or state law, regulation, or rule; or

(4) exercise its development permitting, planning, or zoning authority as provided by law.

(D) A person whose application for a building permit, a site disturbance or subdivision plan, or any other approval for development is deferred pursuant to the provisions contained in this section may appeal the decision to the appropriate governmental authority.

HISTORY: 2009 Act No. 48, Section 1, eff June 2, 2009.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC): APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS MANAGEMENT STANDARDS.
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, January 9, 2023</i>
PRESENTER INFORMATION:
<i>Eric Claussen, PE, Engineering Director (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>The Transportation Engineering Department has contracted Andrews Engineering to analyze Robert Smalls Parkway (SC 170) & Broad River Boulevard from Castle Rock Road to W.K. Alston Drive to update the County's access management standards for these roadways. Andrews Engineering's analysis revealed necessary updates to the access management plan for this corridor based upon review of existing and planned developments, existing and future traffic patterns, and crash history along with the 2040 traffic projects from the Lowcountry Council of Governments (LCOG) Regional Travel Demand Model prepared by CDM Smith.</i>
<i>At their December 5, 2022 meeting, the Beaufort County Planning Commission voted unanimously to recommend approval of the amendments.</i>
PROJECT / ITEM NARRATIVE:
<i>The review of Robert Smalls Parkway and Broad River Boulevard revealed a need to update the future signal location recommendations to include 2 new intersection locations:</i> <ul style="list-style-type: none"><i>• SC 170 at Goethe Hill Road</i><i>• Broad River Boulevard at Joe Frazier Road</i> <i>Additionally, the amendments will update the distances in feet between each planned or existing signalized intersection from 1,900 feet to 2,640 feet.</i>
FISCAL IMPACT:
<i>Not applicable.</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends approval.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the proposed amendment to the Community Development Code (CDC): Appendix C.2 Robert Smalls Parkway (SC 170) Access Management Plan</i>

ORDINANCE 2023 /

**TEXT AMENDMENT TO THE COMMUNITY DEVELOPMENT CODE (CDC):
APPENDIX C.2 (ROBERT SMALLS PARKWAY (SC 170)) TO UPDATE ACCESS
MANAGEMENT STANDARDS.**

WHEREAS, Beaufort County’s Community Development Code currently recommends spacing for traffic signals and access breaks along the SC 170 corridor; and

WHEREAS, Beaufort County’s Engineering Department contracted with Andrews Engineering to provide a corridor and access management plan for segments of SC 170 between Castle Rock Road and W. K. Alston Drive as well as Broad River Boulevard between Joe Frazier Road and W. K. Alston Drive; and

WHEREAS, the corridor study assessed existing and proposed developments, traffic patterns at the intersections and segments, crash history, and projected 2040 traffic volumes from LCOG’s regional travel demand model; and

WHEREAS, the corridor study recommended mobility and safety improvements to manage the projected increase in traffic between SC170 and Broad River Boulevard.

NOW, THEREFORE be it ordained by County Council in a meeting duly assembled that Appendix C.2 Robert Smalls Parkway (SC 170) Access Management Plan is hereby amended as set forth in Exhibit A hereto. Deletions in the existing code are stricken through. Additions are highlighted and underlined.

Adopted this ____ day of _____ 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, JD, Clerk to Council

Division C.2: - Robert Smalls Parkway (SC 170) & Broad River Boulevard

C.2.10 - Application

The following access management standards apply to all properties within Beaufort County's jurisdiction on Robert Smalls Parkway (SC 170) between the intersection of SC 280 (Parris Island Gateway) and the Broad River Bridge to include **Broad River Boulevard**.

C.2.20 - Signal Spacing

The minimum spacing between full signalized access is 3,200 feet. The minimum spacing between directional signalized access is **approximately 4,900 feet 2,640 feet**.

C.2.30 - Future Signal Locations

The specific signalized access locations shall correspond to the Future Signal Locations provided in **the Figure 1 in Appendix 10-B: Robert Smalls Parkway Joint Corridor Plan of the Beaufort County Comprehensive Plan Corridor Review of SC 170 & Broad River Boulevard (2022)**. If a modification of the defined signal locations is desired to meet the demands of a specific development, the following conditions shall be satisfied:

- A. The modified location must meet the warrants for signalization with the proposed development as defined in the Manual on Uniform Traffic Control Devices (MUTCD) by the Federal Highway Administration (FHWA) with the analysis and specific application of traffic signal warrants to be approved by the Beaufort County Traffic Engineer.
- B. The modified location must provide adequate spacing (as defined in the spacing standards indicated above) from existing traffic signals, programmed traffic signals, and future signalization of primary roadway intersections, including:
 1. SC 170 at SC 280. **(Existing)**
 2. SC 170 at W.K. Alston. **(Existing)**
 3. **SC 170 at Goethe Hill Road. (Future)**
 - ~~3.~~ **4. SC 170 at Castle Rock Road. (Existing)**
 - ~~4.~~ **5. SC 170 at Broad River Road. (Existing)**
 - ~~5.~~ **6. SC 170 at SC 802. (Existing)**
 - 7. Broad River Boulevard at Joe Frazier Road. (Existing)**
 - 8. Broad River Boulevard at W.K. Alston. (Future)**
- C. The modified location shall not have an adverse impact on existing or future LOS based on comparative analysis of conditions with the recommended signal locations indicated in **the Appendix I: Robert Smalls Parkway Joint Corridor Plan of the Beaufort County Comprehensive Plan above Corridor Review of SC 170 & Broad River Boulevard (2022)**. The developer shall be required to conduct LOS and signal system progression analysis to demonstrate compatibility of the proposed signal location with operation of the remainder of the signal system.

C.2.40 - Driveways

- A. **Spacing:** A minimum of one point of access to a property will be allowed. Additional access points above the one permitted may be granted provided the continuous roadway frontage of the property exceeds 500 feet. Single parcel access is strongly discouraged. Joint access driveways are encouraged for small parcels to adhere to the 500-foot spacing. Driveways should be limited to the number needed to provide adequate access to a property. Factors such as alignment with opposing driveways and minimum spacing requirements will have a bearing on the location and number of driveways approved. Refer to Table B.2.40.A.

Table C.2.40.A: Maximum Number of Driveways Per Frontage	
Length of Frontage	Maximum Number of Driveways
500 feet or less	1
500+ to 1,000 feet	2
1,000+ to 1,500 feet	3
1,500+ to 2,000 feet	4
More than 2,000 feet	4 plus 1 per each additional 500 feet of frontage

For parcels with frontage both on Robert Smalls Parkway and a secondary road, a minimum spacing of 500 feet shall be maintained along Robert Smalls Parkway between a driveway and a signalized intersection. Within 500 feet of signalized intersections, access shall be off a secondary road. Driveway spacing shall be measured from the closest edge of pavement to the next closest edge of pavement.

- B. **Driveway design:** Driveway width and turning radii shall conform to SCDOT's Access and Roadside Management Standards.
- C. **Driveway linkages:** See Article VI, Section 6.3.10.D for driveway linkage requirements for non-residential development.
- D. **Retrofitting existing driveways:** As changes are made to previously developed property or to the roadway, driveways will be evaluated for the need to be relocated, consolidated, or eliminated if they do not meet the access management standards.

C.2.50 - Deceleration Lanes

Deceleration lanes shall be required when the volume of traffic turning at a site is high enough in relation to the through traffic to constitute the potential for disruption as indicated in the traffic impact analysis.

C.2.60 - Traffic Impact Analysis

A traffic impact analysis study shall be provided for proposed developments along the Robert Smalls Parkway corridor anticipated to generate at least 50 peak-hour trips. The procedures and guidelines for a traffic impact analysis as set forth in Article 6, Division 6.3 shall be followed.



MEMORANDUM

To: Beaufort County Community Services and Land Use Committee
From: Eric Claussen, PE, Engineering Director
Subject: Text Amendments to the Community Development Code (CDC): Appendix C.2 Robert Smalls Parkway (SC 170) Access Management Plan
Date: January 9, 2023

A. BACKGROUND: The Transportation Engineering Department has contracted Andrews Engineering to analyze Robert Smalls Parkway (SC 170) & Broad River Boulevard from Castle Rock Road to W.K. Alston Drive to update the County's access management standards for these roadways. Andrews Engineering's analysis revealed necessary updates to the access management plan for this corridor based upon review of existing and planned developments, existing and future traffic patterns, and crash history along with the 2040 traffic projects from the Lowcountry Council of Governments (LCOG) *Regional Travel Demand Model* prepared by CDM Smith.

B. SUMMARY OF PROPOSED AMENDMENTS: The review of Robert Smalls Parkway and Broad River Boulevard revealed a need to update the future signal location recommendations to include 2 new intersection locations:

- SC 170 at Goethe Hill Road
- Broad River Boulevard at Joe Frazier Road

Additionally, the amendments will update the distances in feet between each planned or existing signalized intersection from 1,900 feet to 2,640 feet.

C. ATTACHMENTS:

- Revised Section C.2 (Robert Smalls Parkway (SC 170) & Broad River Boulevard)
- Corridor Review of SC 170 & Broad River Boulevard Study

CORRIDOR REVIEW OF SC 170 & BROAD RIVER BOULEVARD

**BURTON HILL AREA
CITY & COUNTY OF BEAUFORT, SOUTH CAROLNIA**

Prepared for:

City & County of Beaufort

**Submitted
October 2021
Rev #1-November 2021
Rev #2-February 2022
Rev #3-November 2022**

Prepared by:



EPC, LLC
1144 Woodtrail Drive
Gaston, SC 29053

**Andrews
Engineering**
& Surveying

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- Figures in 11” x17” Format to scale

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Note: The Figures in the body of the report are not to scale. To scale versions of the Figures are provided in the Appendix, each in a 11” x 17” format.

INTRODUCTION

This study has been conducted to assess the transportation system located/serving the Burton area of the City of Beaufort/Beaufort County concentrating on the major arterial of SC 170 between WK Alston Drive and Castle Rock Road and the major collector of Broad River Boulevard between WK Alston Drive and Joe Frazier Road/Colonial Avenue.

The study's main purpose is to define current traffic conditions, review available data for planned development projects and review future 2040 traffic projections from the Lowcountry Council of Governments (LCOG) *Regional Travel Demand Model* prepared by CDM Smith. This compiled information will be used to develop an access management strategy for both SC 170 and to lesser of a degree Broad River Boulevard to plan properly spaced future intersections, traffic signals and a secondary system of roadways/connectivity which will provide for alternative access of future developments.

The preparation of this report has been completed in individual sections outlining the main corridor of SC 170 and secondly the Broad River Boulevard corridor. Within each section, separate intersections which make up the defined study area are also provided. This method will allow individual sections or chapters of the report to be separately utilized for specific interests.

Each section of the report will present free-standing information on the subject intersection/corridor, however the general methodologies utilized in the preparation of the analyses, growth trends, modeling, etc. will be described in this section of the report to avoid redundancy in individual corridor report sections.

STUDY AREA

The study area has been defined as a total of seven intersections within the Planning Area. These intersections are:

SC 170:

1. WK Alston Drive
2. Goethe Hill Road (west)
3. Bridges Prep School Access
4. Castle Rock Road

Broad River Boulevard:

5. WK Alston Drive
6. Jennings Road
7. Joe Frazier Road/Colonial Avenue

Figure 1 (Figures located at end of each respective section) presents the entire study area along SC 170, Broad River Boulevard, Goethe Hill Road, Joe Frazier Road etc. Also shown by this exhibit are the locations of known development projects (to be discussed later in this section) which are either approved or currently in the approval process. **Figure 1** also provides a graphic overview of the known pending developments and the recommendations presented in this study.

EXISTING CONDITIONS

Traffic Volume Data

To determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed for the above referenced intersections in late August and early September 2021 when schools were in session. This data was collected for a weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak periods and are turning movement specific. **Figures 2a** and **2b** depict the summarized traffic volume data for the respective AM and PM peak hours for the entire study area. It should be noted that this report concentrates on the peak commute time periods and did not include the Midday School peak-hour. These additional time periods maybe considered in the future as planning continues along these corridors.

In addition to the intersection peak-hour volumes, existing daily two-way traffic volumes in vehicles-per-day (vpd) have been obtained using the SCDOT permanent count program for the 2019 condition which are presented below:

- SC 170 west of WK Alston Drive east of Goethe Hill Road: 17,200 vpd;
- Broad River Boulevard west of WK Alston Drive: 7,200 vpd;
- Joe Frazier Road north of Broad River Boulevard: 8,700 vpd; and
- Colonial Avenue south of Broad River Boulevard: 5,700 vpd.

FUTURE CONDITIONS

Development trends in the study area have been the basis for this analysis/report. Currently, the following four projects are in the preliminary stages of permitting which are located within or in close proximity of the study area:

- Watercrest Apartments: Located along Broad Rover Boulevard east of WK Alston Drive this project plans 528 apartment style units;
- SC 170/WK Alston Commercial Center (Beaufort Station): Located on the south side of SC 170, west of US 21 the commercial center plans general retail, gas/c-store, drive-up coffee shop, and both fast-food and high turnover restaurants totaling 195,300 sf;
- Old Jericho Apartments: Located along the northern segment of Old Jericho Road between SC 170 and US 21 this project plans 96 apartment units; and
- SC 170 Apartments and Medical Office: Located on the north side of SC 170 west of WK Alston Drive this project plans 340 apartment units and 80,000 sf of medical office.

Information of the site-generated traffic for each of these developments has been taken from the respective traffic studies and is presented in the Appendix of this report. **Figures 3a** and **3b** depict the respective AM and PM peak-hour volumes illustrating Existing traffic volumes plus the above respective developments.

Another source to define future traffic conditions has utilized the roadway traffic volumes. LCOG's *Regional Travel Demand Model Scenario Analyses Report* prepared in June 2016 by CDM Smith has been referenced for the roadway segments of SC 170, Joe Frazier Road, and Broad River Boulevard. Utilizing the projection for the *Future Year of 2040, 80-Percent Build-out* (scenario 2) the following information has been gathered for roadways within the study area:

1. SC 170-Broad River Bridge: 38,481 vpd;
2. Joe Frazier Road- North of Broad River Road: 11,141 vpd; and
3. Broad River Boulevard West of Joe Frazier Road: 10,825 vpd.

LEGEND

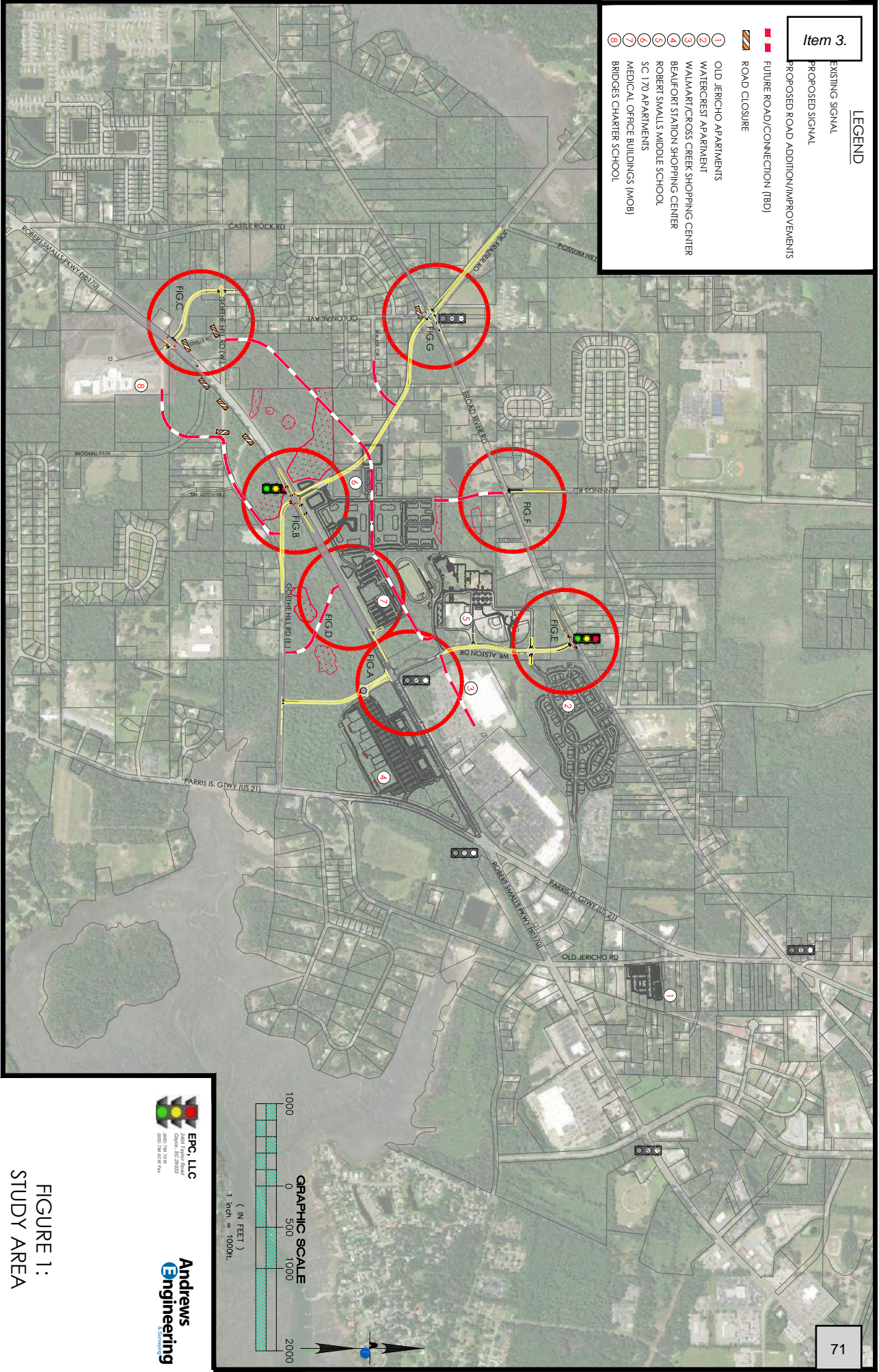
Item 3.
 EXISTING SIGNAL
 PROPOSED SIGNAL

PROPOSED ROAD ADDITION/IMPROVEMENTS

■ FUTURE ROAD/CONNECTION (TRD)

▨ ROAD CLOSURE

- ① OLD JERICO APARTMENTS
- ② WATERCREST APARTMENT
- ③ WALMART/CROSS CREEK SHOPPING CENTER
- ④ BEAUFORT STATION SHOPPING CENTER
- ⑤ ROBERT SMALLS MIDDLE SCHOOL
- ⑥ SC 170 APARTMENTS
- ⑦ MEDICAL OFFICE BUILDINGS (MOB)
- ⑧ BRIDGES CHARTER SCHOOL

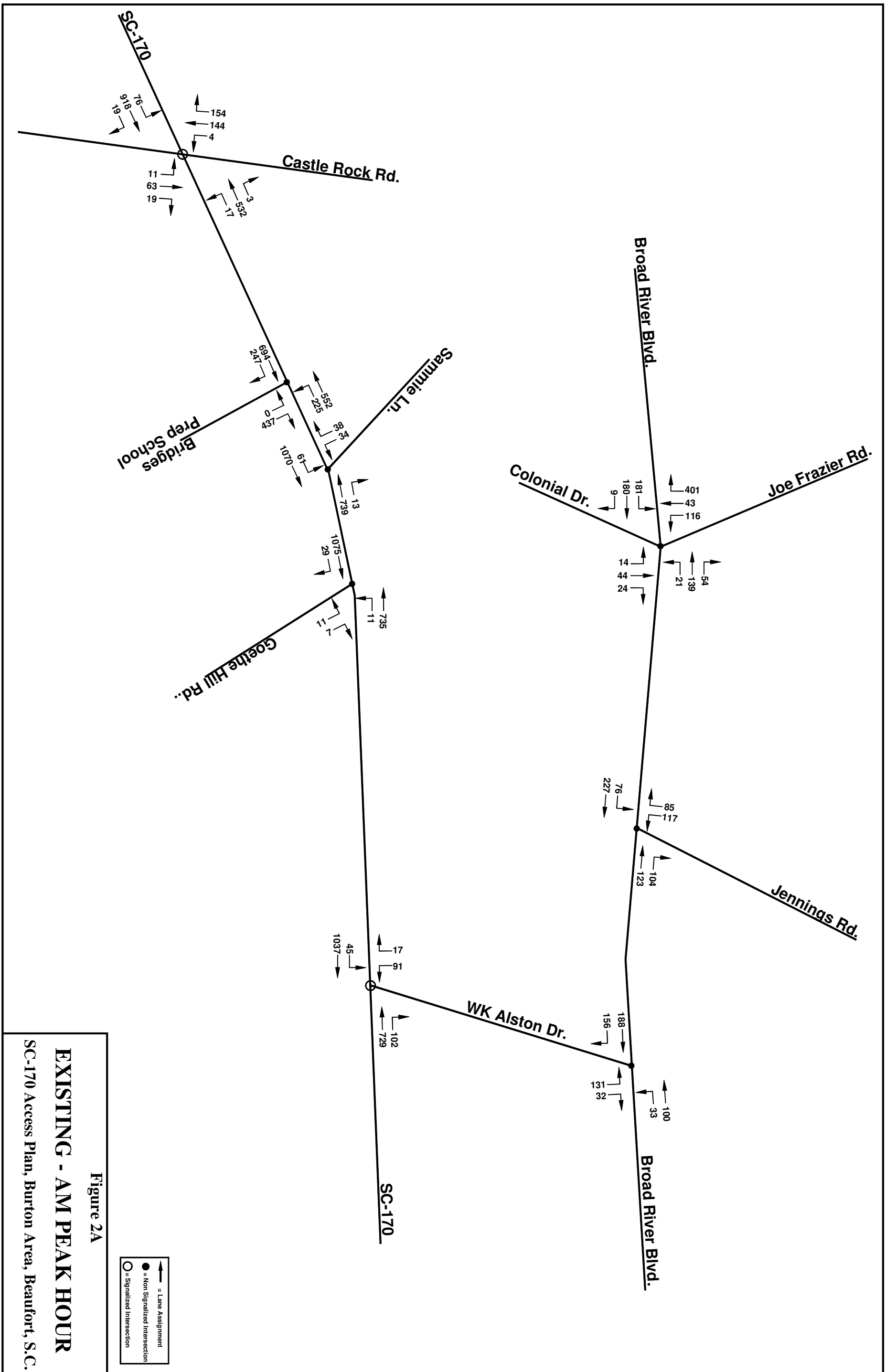


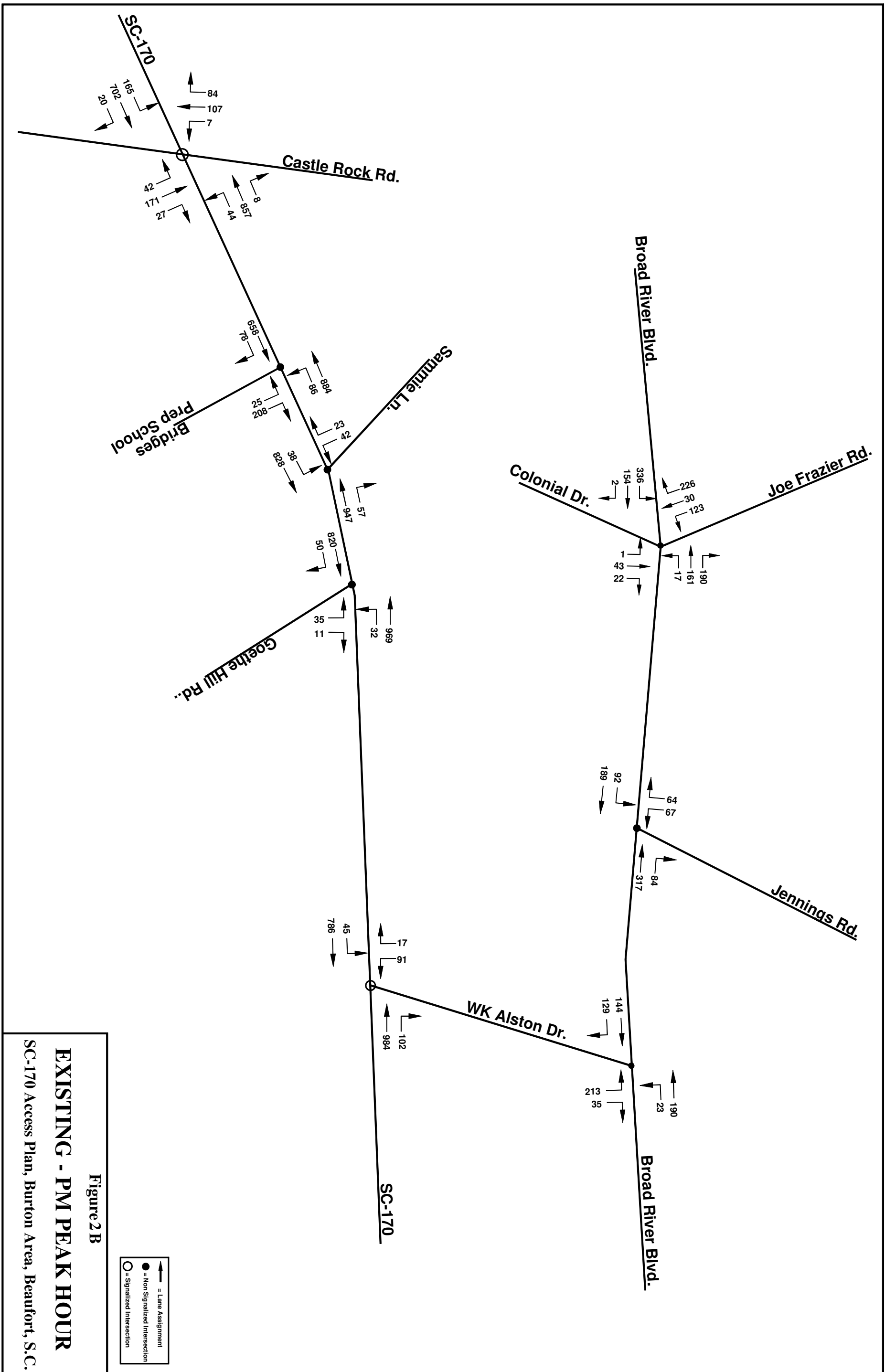
**FIGURE 1:
 STUDY AREA**

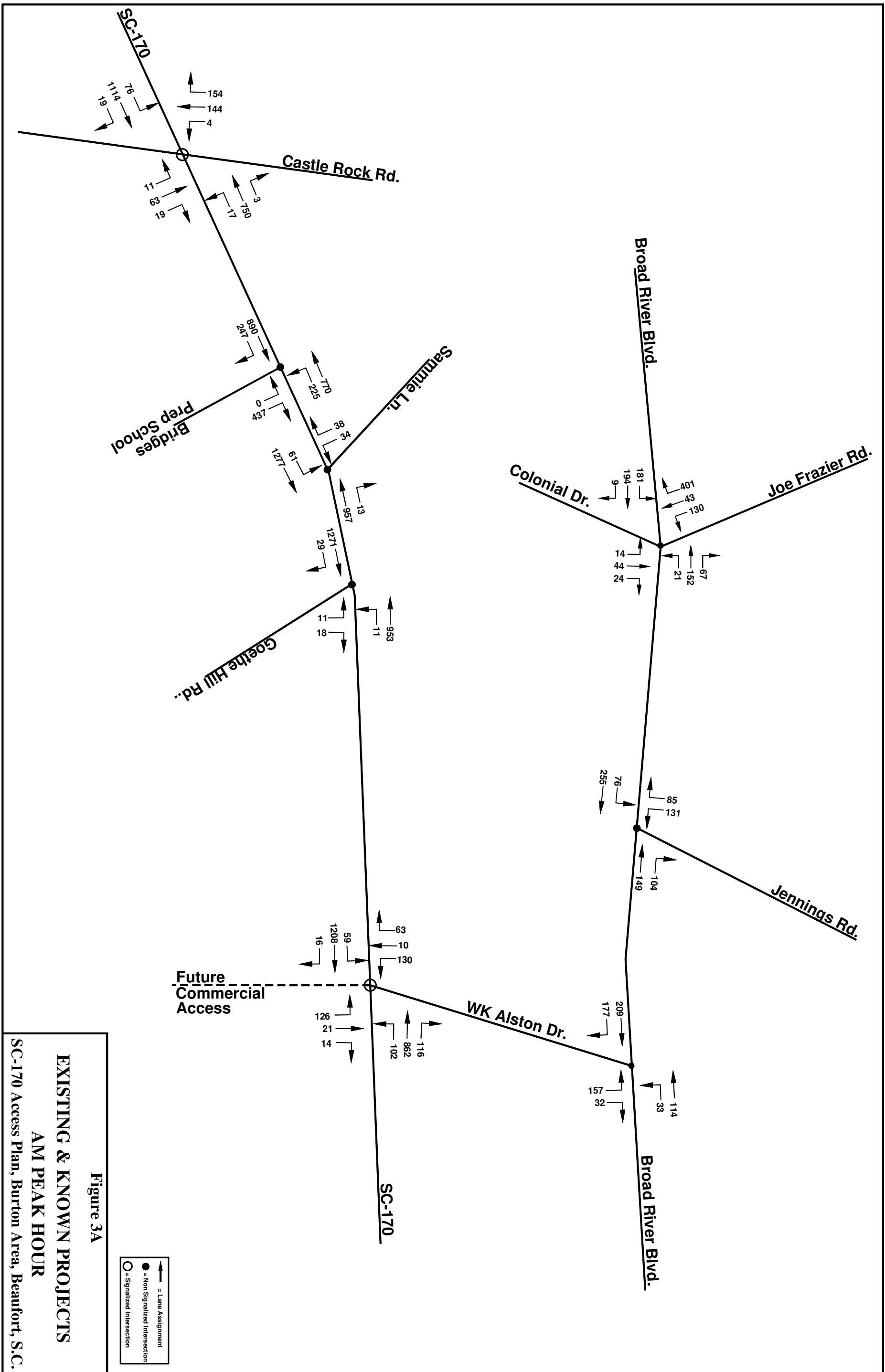
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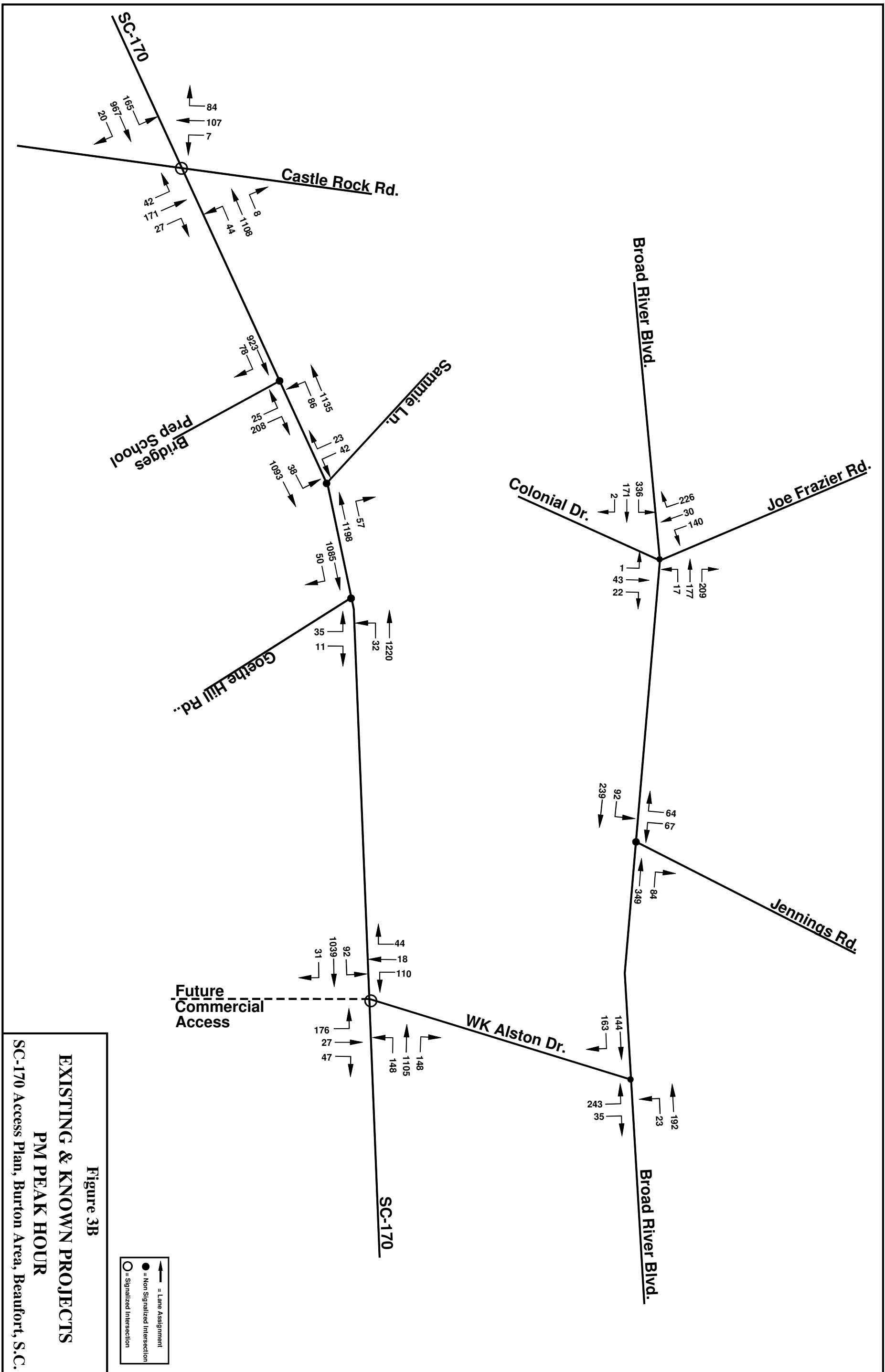


Figure 3B

**EXISTING & KNOWN PROJECTS
PM PEAK HOUR**
SC-170 Access Plan, Beaufort Area, Beaufort, S.C.

ROBERT SMALLS PARKWAY (SC 170)

This section of Robert Smalls Parkway (SC 170) studied as part of this review is an approximately 1.4-mile section containing the four studied intersections of WK Alston Drive, Goethe Hill Road (east and west legs), Bridges Prep School access and Castle Rock Road.

EXISTING CONDITIONS

SC 170

In general, SC 170 is a Principal Arterial which provides a five-lane cross-section where directional traffic flow is separated by a two-way left-turn lane (TWLTL). Sidewalks, immediately adjacent to the curb, exist on both sides of SC 170 in the vicinity of the WK Alston Drive intersection and to the east. West of WK Alston Drive (5-lane section), sidewalks are not provided however 8-foot striped shoulders are provided on each side. Posted speed limits are 45 mph from the area of WK Alston Drive towards the east and 55 mph west of WK Alston Drive to Castle Rock Road.

Recently, the SCDOT completed a safety improvement project upgrading the ½-mile section of SC 170 between Parris Island Gateway (US 21) and WK Alston Drive to install a raised median and install signalization at the WK Alston Drive intersection. This improvement has resulted in the removal of minor street approach left turns from both Cross Creek shopping center access drives as well as future access drives that are planned to be developed on the south side of SC 170.

In general, access points along the defined section of SC 170 are mainly oriented towards intersecting roadways with a limited number of drives serving commercial uses, a church, and school. Only two single-family residential unit driveways are located along this roadway.

Intersections

WK Alston Drive- Is currently a three-legged intersection recently signalized via the SCDOT safety improvement project. Geometrics are as follows:

- Eastbound SC 170- Separate 200-foot left-turn lane and two through lanes;
- Westbound SC 170- Separate 200-foot U-turn-lane, two through lanes and a separate 225-foot right-turn lane; and
- Southbound WK Alston Drive- Separate left-turn lane and a separate 280-foot right-turn lane.

It should be noted that this intersection is expected to add a new fourth approach leg from the south to intersect SC 170 opposite WK Alston Drive. This new approach would serve a proposed mixed-use retail center and is expected to make mitigation improvements to this intersection including separate turning lanes and signal modifications.

Goethe Hill Road (east)- Is currently a three-legged STOP sign controlled intersection with the following geometrics:

- Eastbound SC 170- Two through lanes and a separate 300-foot right-turn lane;
- Westbound SC 170- Separate 230-foot left-turn lane and two through lanes; and
- Northbound Goethe Hill Road- Separate 185-foot left-turn lane and a separate right-turn lane.

Goethe Hill Road (west)- Is currently a three-legged STOP sign controlled intersection with the following geometrics:

- Eastbound SC 170- Separate 160-foot left-turn lane and two through lanes;
- Westbound SC 170- Two through lanes and a separate 300-foot right-turn lane; and
- Southbound Goethe Hill Road- Separate 200-foot left-turn lane and a separate right-turn lane

Bridges Prep School Access- Is currently a three-legged STOP sign controlled intersection with the following geometrics:

- Eastbound SC 170- Two through lanes and a separate 300-foot right-turn lane;
- Westbound SC 170- Separate 230-foot left-turn lane and two through lanes; and
- Northbound Bridges Prep Access- Separate left-turn lane and a separate right-turn lane.

Castle Rock Road- Is currently a four-legged signalized intersection with the following geometrics:

- Eastbound SC 170- Separate 250-foot left-turn lane, two through lanes and a separate 300-foot right-turn lane;
- Westbound SC 170- Separate 220-foot left-turn lane, two through lanes and a separate 180-foot right-turn lane;
- Northbound Castle Rock Road - Separate 350-foot left-turn lane and a shared thru-right-turn lane and;
- Southbound Castle Rock Road- Separate 275-foot left-turn lane and a shared thru-right-turn lane.

TRAFFIC VOLUMES

Daily traffic volumes within this section of SC 170 indicate an Existing two-way average annual daily traffic volume (AADT) of 17,200 vehicles per day (vpd). Future daily traffic volumes in accordance with the LCOG model indicate a greater than 100-percent increase to approximately 38,500 vpd. These future 2040 volumes indicate a level-of-service D (LOS D) and are nearly a LOS E (max. threshold of a LOS D is 38,640 vpd) based on SCDOT guidelines (*Level-of-Service for Urban Facilities: Divided Principal Arterial*).

INTERSECTION ANALAYSES

Analyses have been conducted for the AM and PM peak hour for the five intersections located along the SC 170 corridor. **Table 1** presents the results of these analyses for both Existing conditions as well as the Existing plus Development conditions.

Table 1
LEVEL-OF-SERVICE SUMMARY¹
SC 170 Corridor Segment

<u>Signalized Intersections</u>	Time Period	2021 EXISTING		EXISTING + PROJECTS	
		<u>Delay²</u>	<u>LOS³</u>	<u>Delay</u>	<u>LOS</u>
SC 170 at WK Alston Drive	AM	13.4	B	19.9	B
	PM	12.5	B	21.2	C
SC 170 at Castlerock Road	AM	14.9	B	17.8	B
	PM	13.9	B	14.4	B
<u>Unsignalized Intersections</u>					
SC 170 at Goethe Hill Road (East)	AM	49.4	E	80.7	F
	PM	46.0	E	111.9	F
SC 170 at Goethe Hill Road (West) Sammie Lane	AM	62.8	F	137.7	F
	PM	81.8	F	178.3	F
SC 170 at Bridges Prep	AM	38.3	E⁴	38.6	E⁴
	PM	51.1	F	82.2	F

1. Calculations completed using the HCM 6th Ed methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.
4. Due to extreme delays opening day, only right-turn exiting school is allowed, PM peak allows left and right turns.

GENERAL NOTES:

1. For unsignalized intersections, delay is representative of the worst approach.
2. For signalized intersections, delay is weighted average of all approaches.
3. LOS A thru LOS C defined as short delays, LOS D & E defined as moderate delays and LOS F defined as long delays.

As shown by the above, operations at the study area intersections along SC 170 are generally acceptable if under traffic signal control and poor if under STOP sign control. These operations are indicative of major arterials which serve high volumes of through traffic where unsignalized intersections operate poorly due to the minor street left-turn movement. One point should be noted that during the recent counts, the unsignalized intersection of SC 170 at the Bridges Prep school DID NOT allow minor street left-turn movements during the AM peak-hour however the PM peak-hour (between 4-6 PM) did allow the minor left-turn. This movement restriction was added during the AM peak-hour due to significant operational issues during the first days the school was open.

According to the LCOG 2040 Transportation model, projections along SC 170 are expected to be very near the capacity of a 4-lane divided/5-lane facility maintaining an acceptable service level (LOS D).

RECOMMENDATIONS

This section of SC 170 currently operates at good conditions and is expected to marginally maintain acceptable conditions based on growth projections. Future growth combined with access drives will be a major consideration to maintaining the capacity integrity along this corridor. Expectations of access by abutting private properties play the biggest part of maintaining capacity for a principal arterial such as SC 170. The importance of proper spacing between signalized intersections, spacing of limited movement drives and connectivity between abutting land-uses is each important to the ability of SC 170 to serve traffic loads.

After review of the existing and future traffic loadings (daily and peak-hour) as well as development proposals currently under consideration within the study area, the following concept plan, **Figure 4** has been developed which provides an over-view of the SC 170 corridor.

As shown by this figure, two new signalized intersections are planned where the first is the result of an extension of Joe Frazier Road from Broad River Boulevard to SC 170 with a re-alignment of the eastern leg of Goethe Hill Road. The second is signalization of the Bridges Prep School access with a new extension road from SC 170 north to Goethe Hill Road/Sammie Lane which follows the current alignment of an unimproved roadway (Estelle Road). Also indicated are two development access drives planned as part of the apartment/MOB project located between WK Alston Drive and the new Joe Frazier Extension.

Key notes of this proposed SC 170 access plan are as follows:

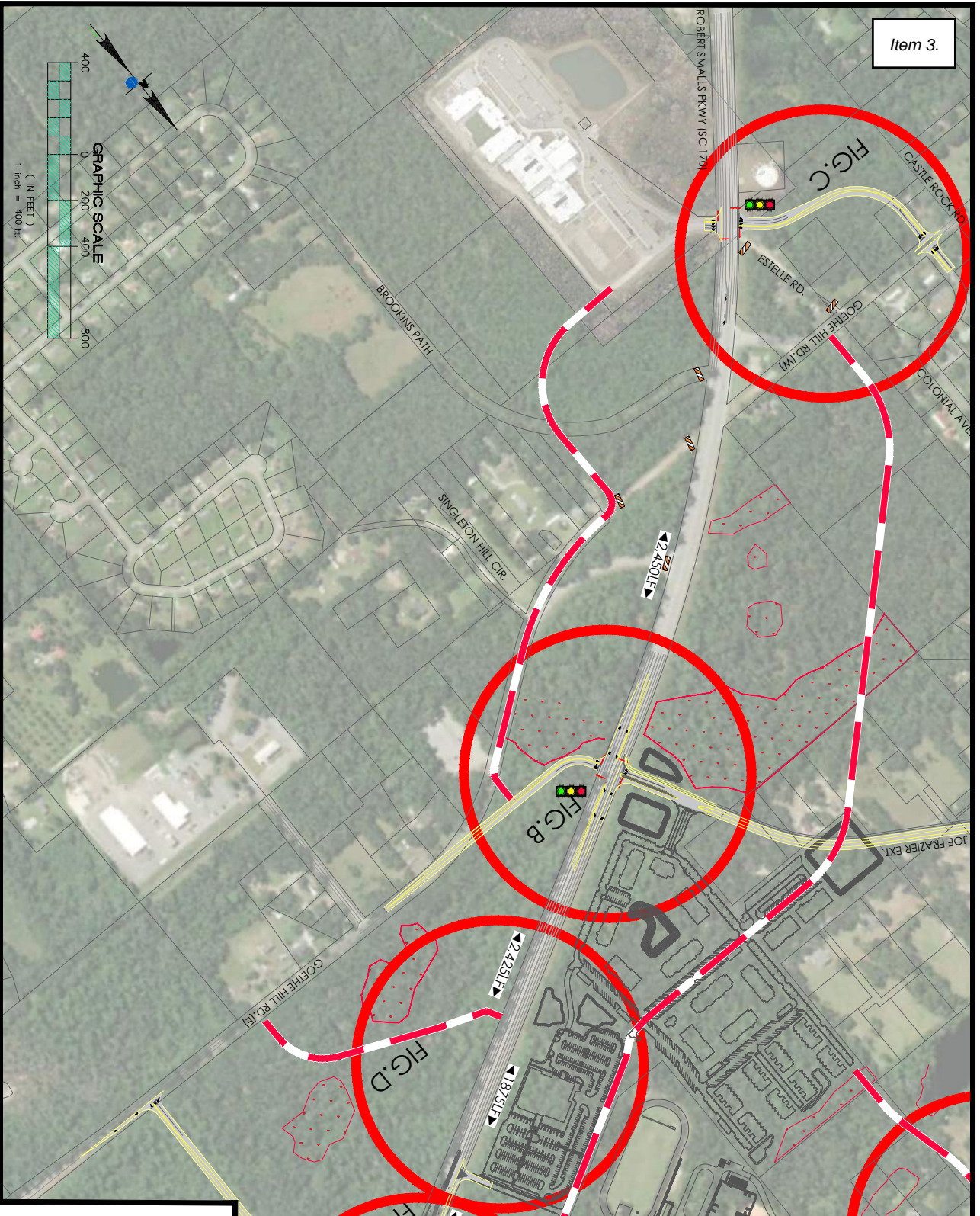
1. Extension of Joe Frazier Road: Joe Frazier accesses dense residential areas/neighborhoods to the north and east such as Habersham, Cherokee Farms, Laurel Bay, Iron Gate & Pinewood in addition to Beaufort County School(s). This extension will allow an alternative route to SC 170 as opposed to Broad River Boulevard to the west, WK Alston to the east and Colonial Avenue or Castle Rock Road to south.
2. Separation of signalized intersections:
 - WK Alston Drive to Joe Frazier Extension/Re-aligned Goethe Hill Road: 2,230-feet.
 - Joe Frazier Extension/Re-aligned Goethe Hill Road to Bridges Prep Access: 2,635-feet.
 - Bridges Prep Access to Castle Rock Road: 2,310-feet.

These separations are each approximately ½-mile which will provide for the ability to implement a signal system along this corridor.

3. Re-alignment of Goethe Hill Road: Straightens the current curved approach to SC 170 and aligns opposite the proposed extension of Joe Frazier Road operating under traffic signal control. Allows closure of the current intersection of Goethe Hill Road (east) with SC 170.
4. Extension of Colonial Avenue: Provision of connectivity to the proposed signalized intersection along SC 170 (opposite Bridges Prep) maintaining access for the Colonial Avenue neighborhood and residences along Goethe Hill Road (west) in immediate vicinity of SC 170.
5. Potential closure of approaches to SC 170:
 - Brookins Path.
 - Sammie Lane/Goethe Hill Road (west).
6. Apartment/MOB Access Drives: Two access points are currently being planned as part of this development, location of the main access should be half-way between WK Alston Drive and Joe Frazier (approx. 1,100-feet) and will provide full access for both projects. This will allow future planning of a fourth approach leg from the undeveloped parcel to the south of SC 170. The RIRO which serves the MOB should be located approximately 400-600 feet west of WK Alston Drive.

The following exhibits (**Figures A-D**) present each of the study area intersections along SC 170 in a blow-up view of the suggested geometrics and traffic control improvements.

Item 3.



LEGEND

- EXISTING SIGNAL
- PROPOSED SIGNAL
- PROPOSED ROAD ADDITION/IMPROVEMENTS
- FUTURE ROAD/CONNECTION (FRD)
- ROAD CLOSURE
- 1 OLD JERICHO APARTMENTS
- 2 WATERCREST APARTMENT
- 3 WALMART/CROSS CREEK SHOPPING CENTER
- 4 BEAUFORT STATION SHOPPING CENTER
- 5 ROBERT SMALLS MIDDLE SCHOOL
- 6 SC 170 APARTMENTS
- 7 MEDICAL OFFICE BUILDINGS (MOB)
- 8 BRIDGES CHARTER SCHOOL

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**FIGURE 4:
 ROBERT SMALLS PKWY
 (SC 170)
 STUDY LIMITS**

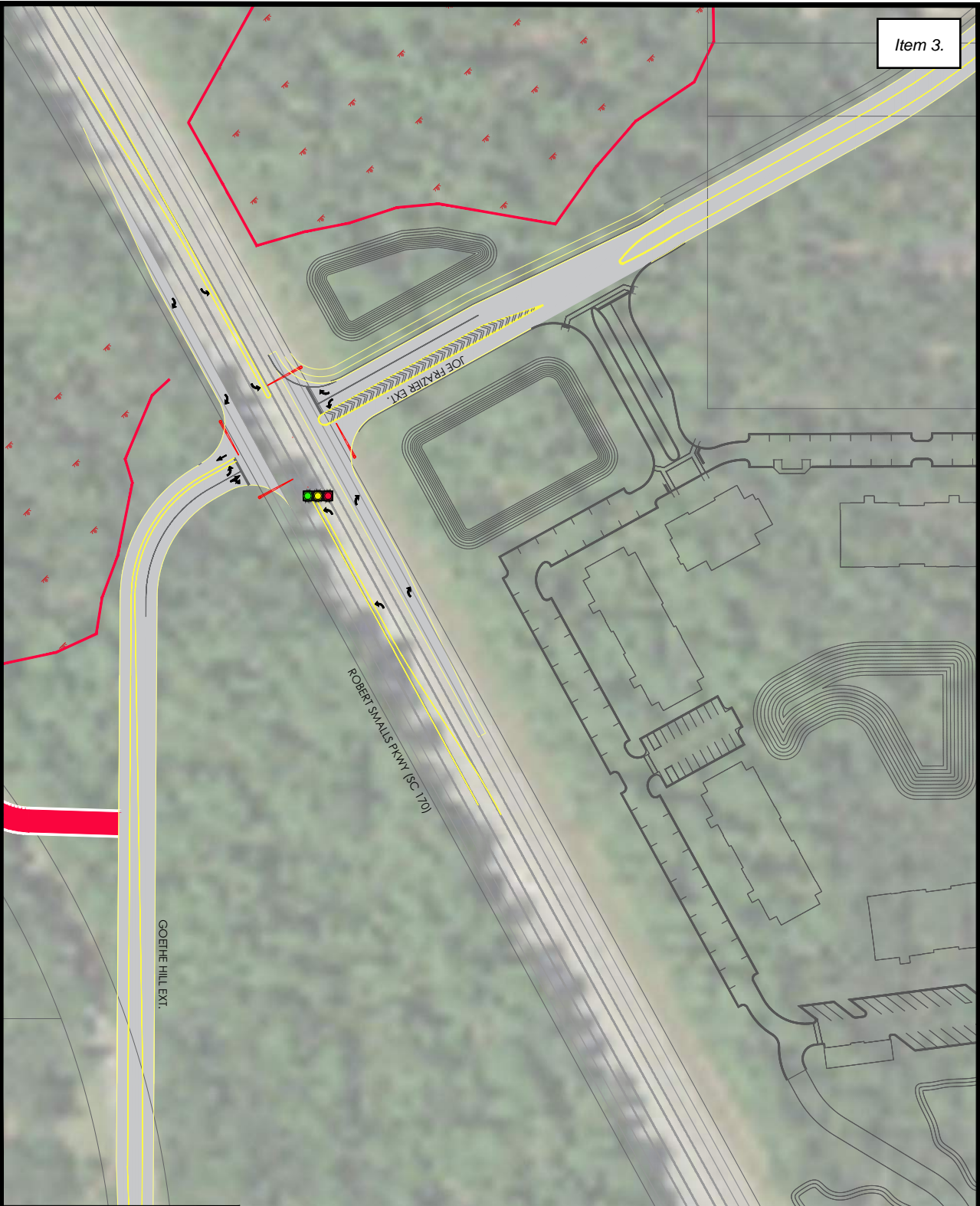
Item 3.



FIGURE A:
 SC 170 INTERSECTIONS
 WK ALSTON/SC 170



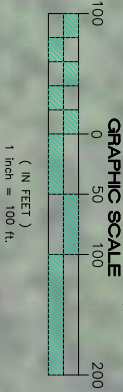
Item 3.



GOETHE HILL EXT.

ROBERT SMALLS PKWY (SC 170)

JOE FRAZIER EX.



82



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FIGURE B:
 SC170 INTERSECTIONS
 JOE FRAZIER/ SC 170



FIGURE C:
SC 170 INTERSECTIONS
BRIDGES CHARTER / SC 170

Item 3.

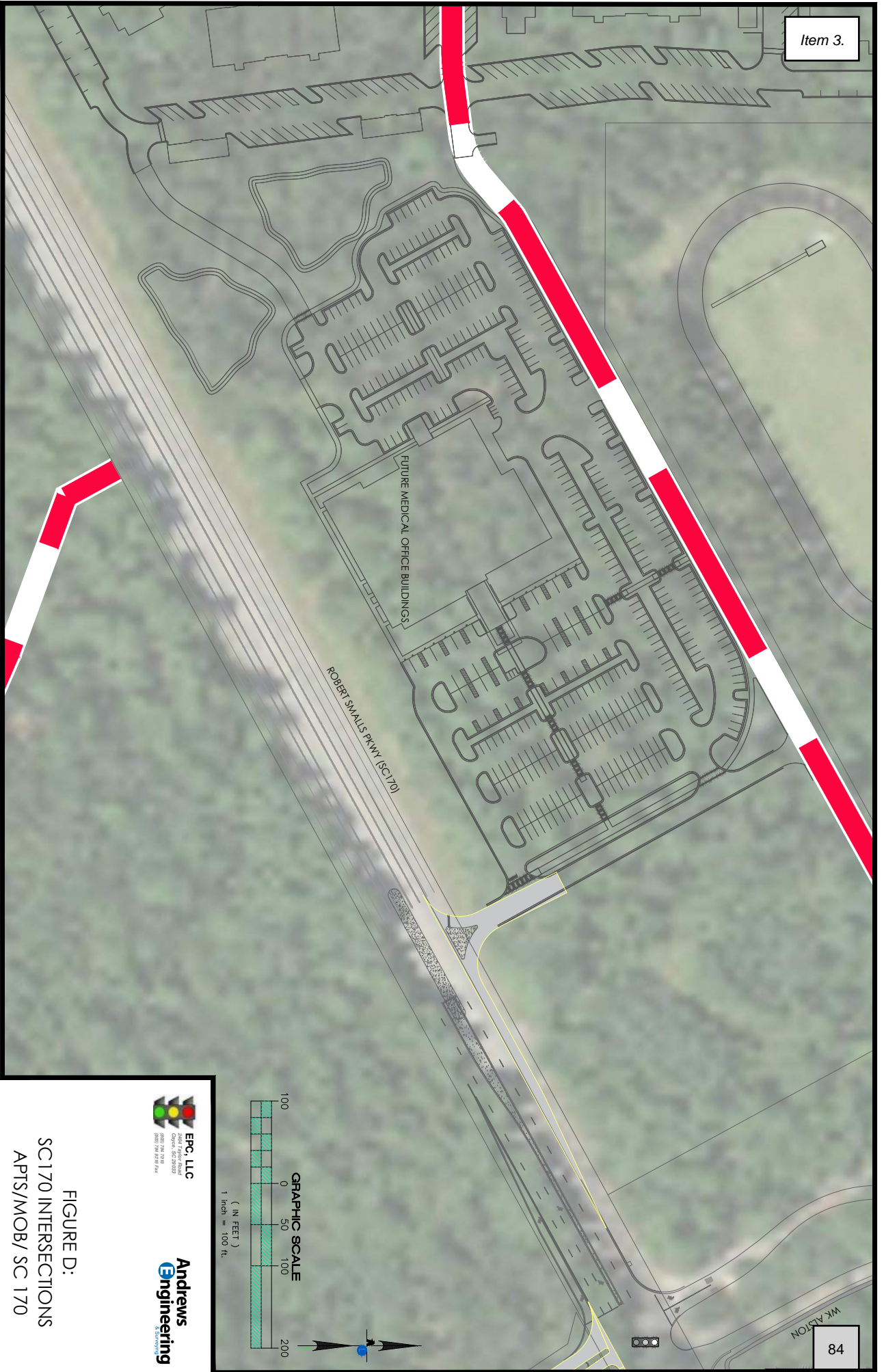


FIGURE D:
 SC 170 INTERSECTIONS
 APTS/MOB/ SC 170



BROAD RIVER BOULEVARD

The section of Broad River Boulevard studied as part of this review is a slightly less than 1-mile section containing the three studied intersections of WK Alston Drive, Jennings Road, and Joe Frazier Road.

EXISTING CONDITIONS

Broad River Boulevard

In general, this roadway is a collector providing a two-lane cross-section where directional traffic flow is separated by a double-yellow centerline. Sidewalks, immediately adjacent to the curb, exist on the north side throughout the study area (WK Alston Drive to Joe Frazier Road). Minimal shoulders are provided ranging in width of 1-2-feet. The posted speed limit is 45 mph throughout the study area.

Being a collector, there are frequent access points along the defined section of Broad River Boulevard serving mainly residential units with an occasional industrial/commercial drive (Talisman Drive).

Intersections

WK Alston Drive- Is currently a three-legged signalized intersection. Geometrics are as follows:

- Eastbound Broad River Boulevard - Single-lane approach serving both through and right-turn movements;
- Westbound Broad River Boulevard - Single-lane approach serving both left and through movements; and
- Northbound WK Alston Drive- Separate 230-foot left-turn lane and a separate right-turn lane.

Jennings Road- Is currently a three-legged STOP sign controlled intersection. Geometrics are as follows:

- Eastbound Broad River Boulevard - Separate 200-foot left-turn lane and a single through lane;
- Westbound Broad River Boulevard - Single through lane and a separate 210-foot right-turn lane separated by a painted median; and
- Southbound Jennings Road- Separate 175-foot left-turn lane and a separate right-turn lane.

Joe Frazier Road/Colonial Avenue- Is currently a four-legged signalized intersection. Geometrics are as follows:

- Eastbound Broad River Boulevard - Separate 280-foot left-turn lane and a shared thru/right-turn lane;
- Westbound Broad River Boulevard - Separate 200-foot left-turn lane and a shared thru/right-turn lane;
- Northbound Colonial Ave – Single-lane for left/thru/right-turn movements; and
- Southbound Joe Frazier Road- Separate 260-foot left-turn lane and a shared thru-right-turn lane.

TRAFFIC VOLUMES

Daily traffic volumes within this section of Broad River Boulevard (just west of Joe Frazier Road) indicate an Existing two-way average annual daily traffic volume (AADT) of 7,200 vpd. Future daily traffic volumes in accordance with the LCOG’s model indicate an over 20-percent increase to approximately 10,825 vpd. This future 2040 volume results in a LOS E (LOS D max is 9,890 vpd for an undivided Collector) by *Level-of-Service for Urban Facilities (ref. Appendix SCDOT References)*.

INTERSECTION ANALYSES

Analyses have been conducted for the AM and PM peak hour for the three intersections located along the Broad River Boulevard corridor. **Table 2** presents the results of these analyses for both Existing conditions as well as the Existing plus Development conditions.

**Table 2
LEVEL-OF-SERVICE SUMMARY¹
Broad River Boulevard Corridor Segment**

<u>Signalized Intersection</u>	<u>Time Period</u>	<u>2021 EXISTING</u>		<u>EXISTING + PROJECTS</u>	
		<u>Delay²</u>	<u>LOS³</u>	<u>Delay</u>	<u>LOS</u>
Broad River Boulevard at Joe Frazier Road/Colonial Ave	AM	23.3	C	25.1	C
	PM	20.5	C	22.5	C
<u>Unsignalized Intersections</u>					
Broad River Boulevard at WK Alston Drive	AM	15.8	C	17.8	C
	PM	16.3	C	19.7	C
Broad River Boulevard at Jennings Road	AM	16.0	C	17.1	C
	PM	17.6	C	19.1	C

1. Calculations completed using the HCM 6th Ed methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.

GENERAL NOTES:

1. For unsignalized intersections, delay is representative of the worst approach.
2. For signalized intersections, delay is weighted average of all approaches.
3. LOS A thru LOS C defined as short delays, LOS D & E defined as moderate delays and LOS F defined as long delays.

As shown by the above, operations at the study area intersections along Broad River Boulevard are currently at a LOS C and are expected to maintain a LOS C under the near-term Existing plus projects scenario. Further review of the signalized intersection of Broad River Boulevard at Joe Frazier Road indicated a travel pattern to/from the west on Broad River Boulevard (towards the Broad River Bridge) as indicated by the following high-volume movements which are currently capacity concerns:

- Southbound right-turn movement from Joe Frazier Road to westbound Broad River Boulevard (AM=401, PM=226 veh.); and
- Eastbound left-turn movement from Broad River Boulevard to northbound Joe Frazier Road (AM=181, PM=336 veh.).

While in the near term, operations at individual intersections are expected to remain as a LOS C, the LCOG 2040 Transportation model defines two roadway sections which are expected to experience capability issues operating at or above capacity limits. Joe Frazier Road north of Broad River Boulevard is expected to operate poorly as a two-lane cross-section and Broad River Boulevard west of Joe Frazier Road is expected to operate at capacity.

RECOMMENDATIONS

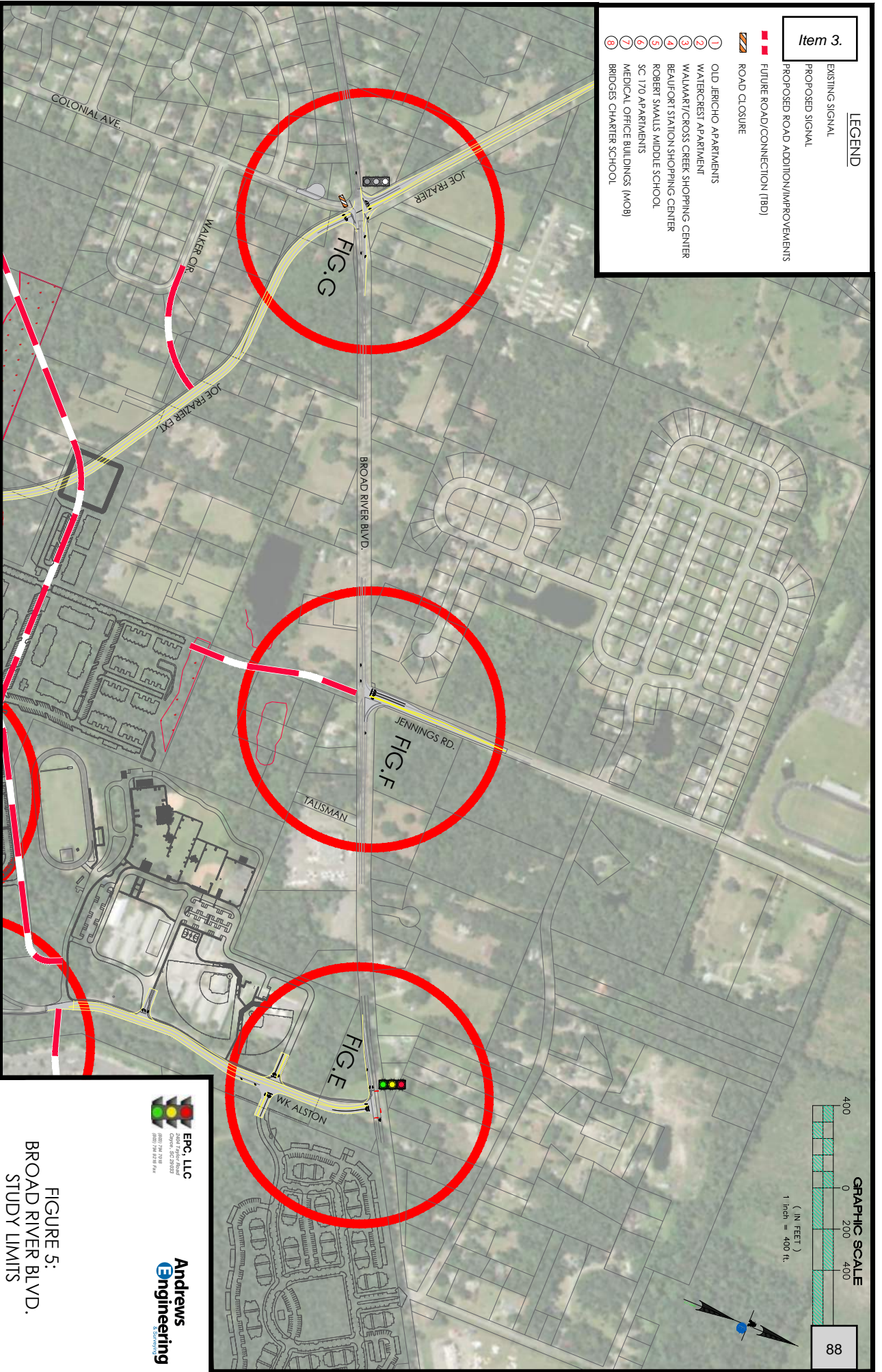
This section of Broad River Boulevard currently operates in good condition and is expected to maintain acceptable conditions based on immediate growth projections. Future growth to the area north of Broad River Boulevard (Habersham area, etc.) will be a major consideration to maintaining the capacity integrity along this corridor. This growth has been expressed as an issue under the LCOG Regional Model Version #2 (LRMv2) which expects the approach of Joe Frazier Road to Broad River Boulevard to require widening to a multi-lane cross-section.

After review of the existing and future traffic loadings (daily and peak-hour) as well as development proposals currently under consideration within the study area, the following concept plan, **Figure 5** has been developed which provides an over-view of the Broad River Boulevard corridor.

Key notes of this proposed Broad River Boulevard access plan are as follows:

1. Widening of Joe Frazier Road: Widen section between Broad River Boulevard and Possum Hill Road to provide a 3-lane section where center-lane will operate as a two-way left-turn lane (TWLTL);
2. Extension of Joe Frazier Road: As indicated earlier, this extension will allow an alternative route to SC 170 as opposed to Broad River Boulevard to the west towards SC 170 (Broad River Bridge).
3. Enhancement of intersection geometrics and traffic control:
 - WK Alston Drive to be provided separate turning lanes and likely signalization when MUTCD warrants are met.
 - Jennings Road to be provided with separate turning lanes and the possibility of a fourth approach leg. Operations to remain as an unsignalized intersection however a single-lane round-a-bout could be considered (would remove the need for separate turning lanes).
 - Joe Frazier Road/Extension to be provided separate turning lanes and maintain signal control. Can be expected to reduce traffic volumes along Broad River Boulevard to the west.
4. Extension of Jennings Road: Provision of creating a four-legged intersection opposite Jennings Road for future development. Consideration of continuing connectivity to the south via expected development located along the north side of SC 170 (possible connection to SC 170).
5. Close the Colonial Avenue direct access to Broad River Road (Fig G). Provide a connection between Colonial Avenue and Joe Frazier Road Extension by realigning Walker Circle (Fig 7).

The following exhibits (**Figures E-G**) present each of the study area intersections along Broad River Boulevard in a blow-up view of the suggested geometrics and traffic control improvements.



Item 3.

LEGEND

- EXISTING SIGNAL
- PROPOSED SIGNAL
- PROPOSED ROAD ADDITION/IMPROVEMENTS
- ROAD CLOSURE
- FUTURE ROAD/CONNECTION (TBD)
- ROAD CLOSURE
- 1 OLD JERICHO APARTMENTS
- 2 WATERCREST APARTMENT
- 3 WALMART/CROSS CREEK SHOPPING CENTER
- 4 BEAUFORT STATION SHOPPING CENTER
- 5 ROBERT SMALLS MIDDLE SCHOOL
- 6 SC 170 APARTMENTS
- 7 MEDICAL OFFICE BUILDINGS (MOB)
- 8 BRIDGES CHARTER SCHOOL

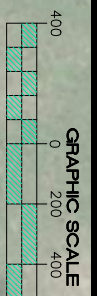


FIGURE 5:
BROAD RIVER BLVD.
STUDY LIMITS

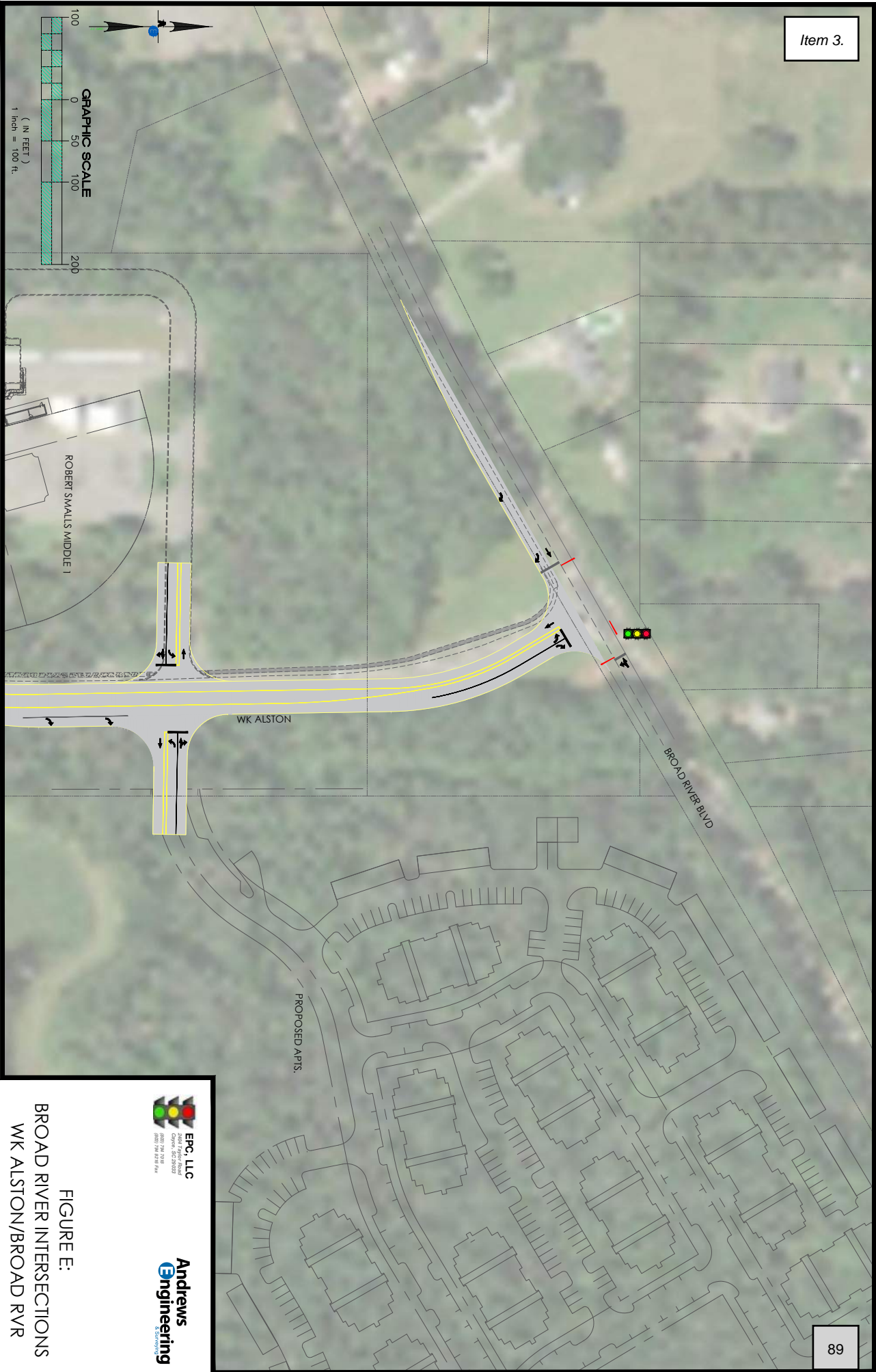
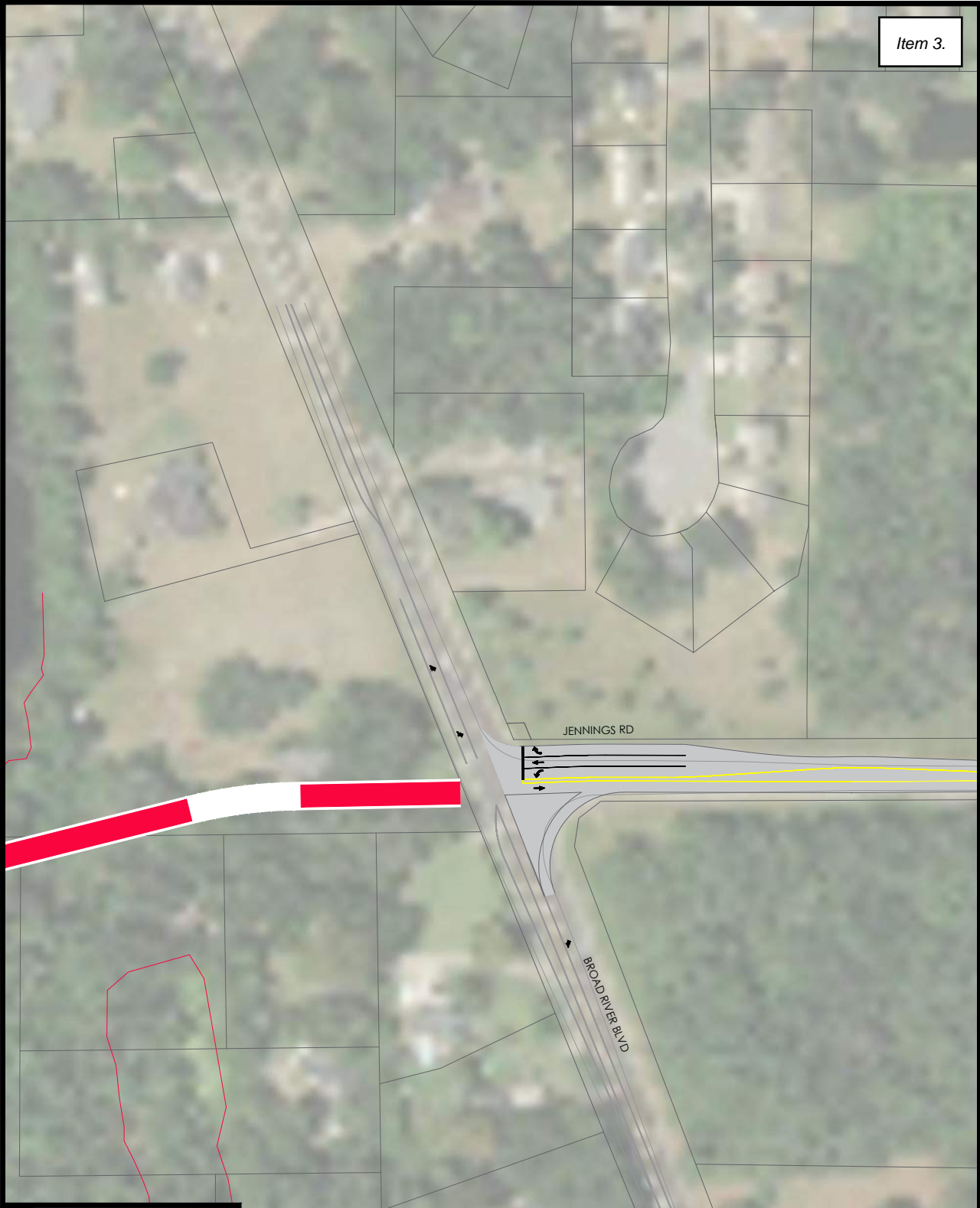


FIGURE E:
BROAD RIVER INTERSECTIONS
WK ALSTON/BROAD RVR



JENNINGS RD

BROAD RIVER BLVD

TALISMAN

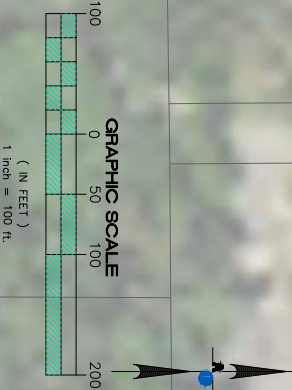


FIGURE F:
BROAD RIVER INTERSECTIONS
JENNINGS/BROAD RVR

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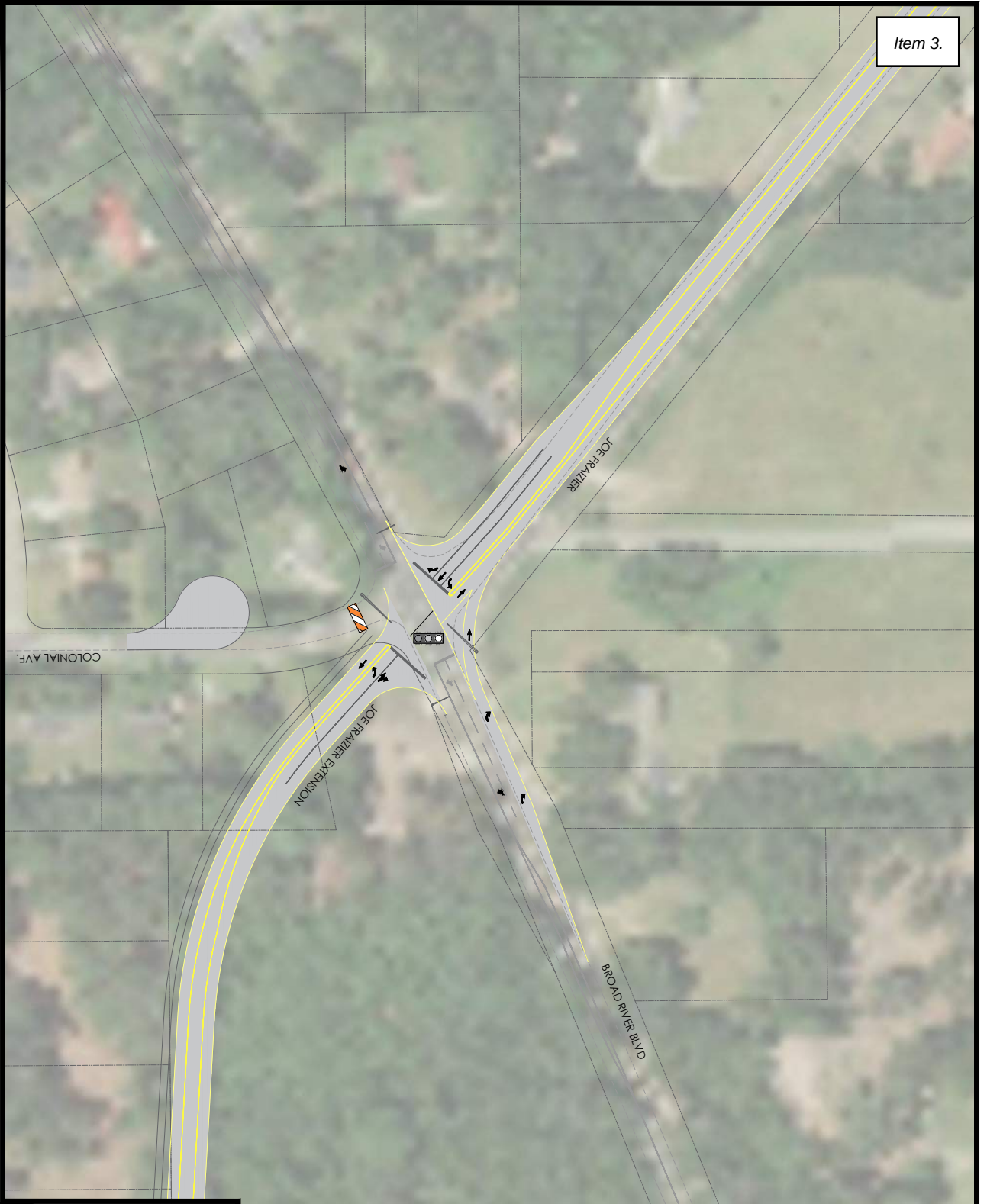
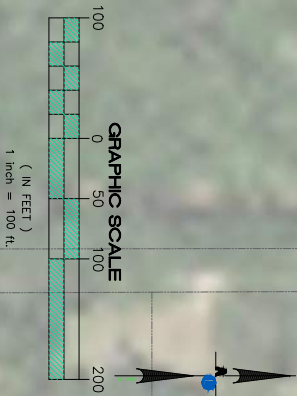


FIGURE G:
BROAD RIVER INTERSECTIONS
JOE FRAZIER/BROAD RVR



ADDITIONAL SUGGESTIONS

Details of connectivity intersections have also been completed which are related to potential development projects and/or additional connectivity suggested for the over-all study area. These suggested connectivity points will aid in traffic flow by providing outlets for traffic potentially to not depend on SC 170, limiting full-movement intersections or allowing consolidation to signalized intersections along the corridor of SC 170.

RECOMMENDATIONS

WK Alston Drive Connectivity: With the recent completion of the SCDOT project on SC 170 along the frontage of Walmart and the signalization of SC 170 at WK Alston Drive, connectivity access to/from WK Alston Drive is recommended (and is in accordance with the Beaufort Code, Section C.2.3, “Street Network Diagram – Section 4”) for the existing Walmart development and future development proposals located east and west of WK Alston Drive.

As shown by **Figure 6**, connections suggested including:

- Apartment complex aligning opposite the school’s most northern access;
- Walmart potentially accessing along WK Alston Drive; and
- Medical Office/Apartments potential of connecting to the school’s southern access.

It should be noted that WK Alston Drive is an SCDOT maintained roadway (S-761) and currently provides access to Robert Smalls Middle school.

Joe Frazier Extension Connectivity: As part of the extension of Joe Frazier Road to SC 170, connectivity access to/from abutting land uses (existing and proposed) should be considered.

As shown by **Figure 7**, connections suggested including:

- Colonial Avenue is suggested to be closed at Broad River Boulevard as part of the Joe Frazier Extension. A connector between the new three-lane alignment of Joe Frazier Road and Walker Circle would re-establish this access; and
- Apartment complex planned to the east of Joe Frazier Road Extension would provide potential of allowing access to both SC 170 and Joe Frazier Extension.

Goethe Hill Connections: New points of access/connectivity are suggested along the section of Goethe Hill Road between SC 170 and Parris Island Gateway (includes the portion re-aligned as part of the Joe Frazier Extension).

As shown by **Figure 8**, connections suggested including:

- Vacant triangular shaped parcel bordered by SC 170, Goethe Hill Road, and US 21. Currently a

portion of this parcel (northeast section) is being planned as a major retail center. Extending the main access drive, located opposite WK Alston Drive at SC 170 to Goethe Hill Road will reduce/minimize future access along US 21 while providing access for current unplanned development areas of this over-all parcel.

- Re-establish access for Singleton Hill Circle and UPS facility by maintaining a portion of Goethe Hill Road and intersecting with the new alignment of Goethe Hill. This connector is recommended to extend to Bridges Prep school, providing a second access alternative for the school.

LEGEND

Item 3.
 EXISTING SIGNAL
 PROPOSED SIGNAL
 PROPOSED ROAD ADDITION/IMPROVEMENTS

- 1 OLD JERICHO APARTMENTS
- 2 WATERCREST APARTMENT
- 3 WALMART/CROSS CREEK SHOPPING CENTER
- 4 BEAUFORT STATION SHOPPING CENTER
- 5 ROBERT SMALLS MIDDLE SCHOOL
- 6 SC 170 APARTMENTS
- 7 MEDICAL OFFICE BUILDINGS (MOB)
- 8 BRIDGES CHARTER SCHOOL

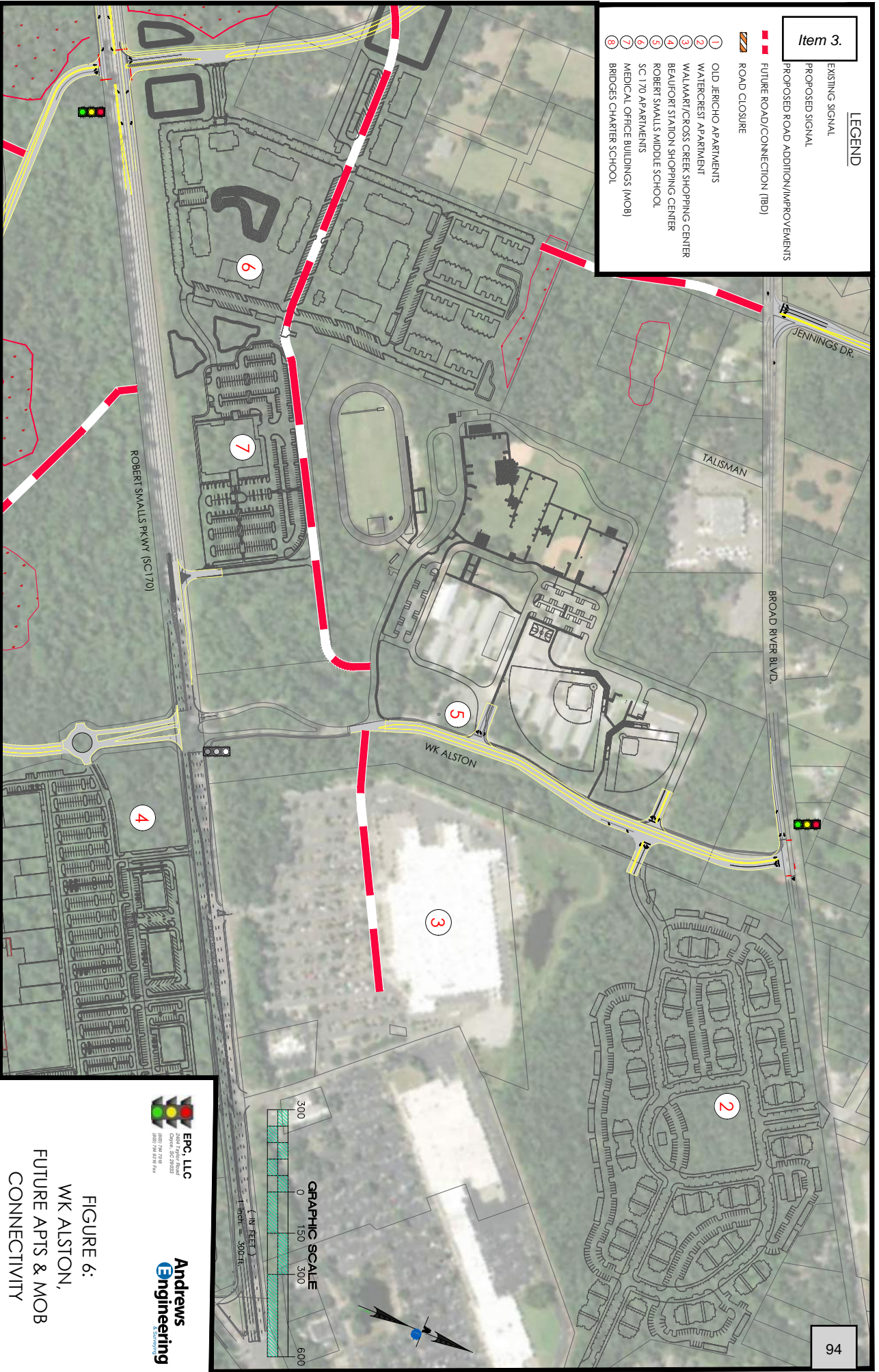
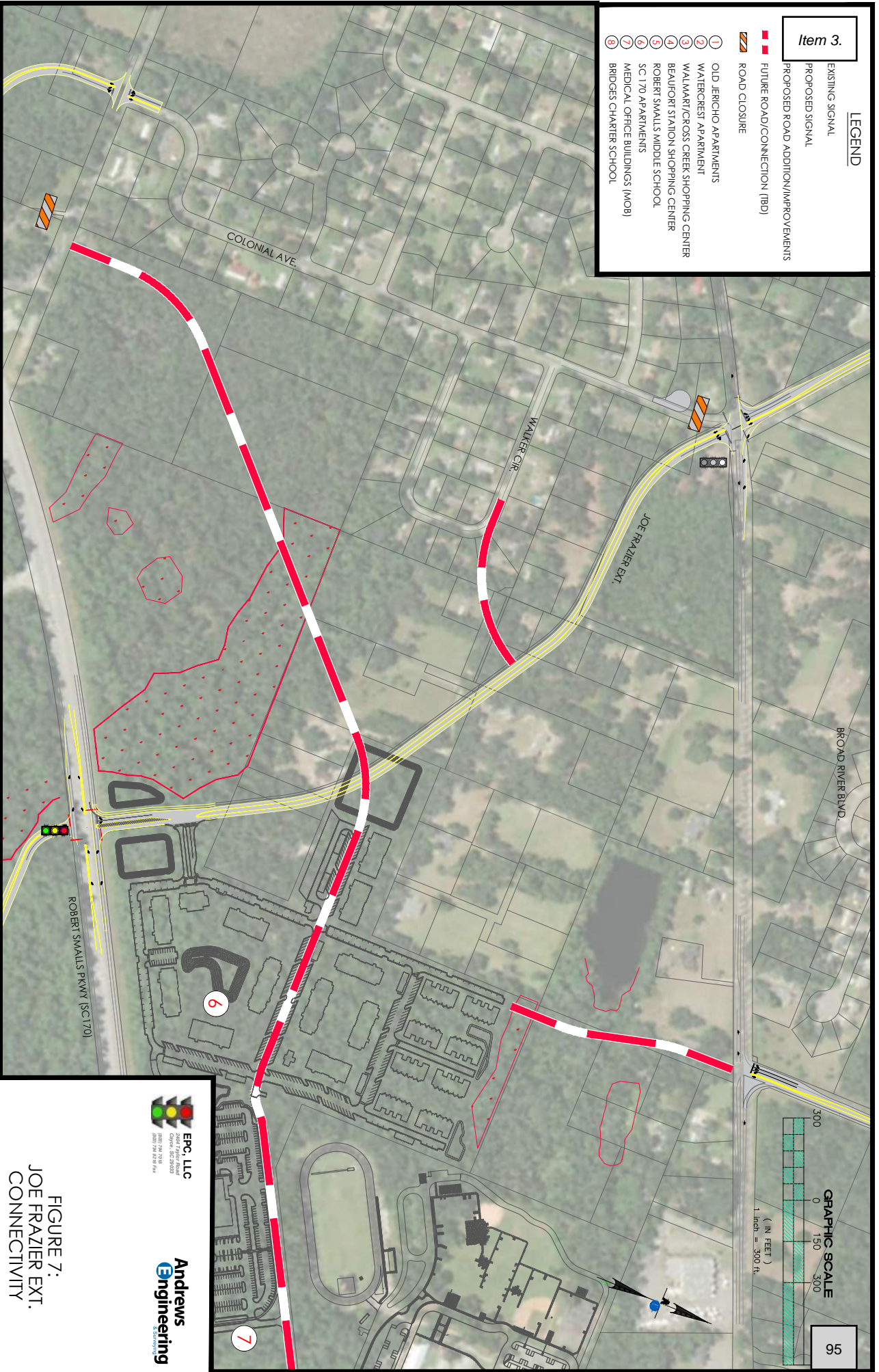


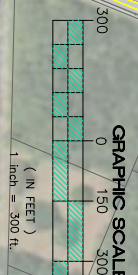
FIGURE 6:
 WK ALSTON,
 FUTURE APTS & MOB
 CONNECTIVITY



Item 3.

LEGEND

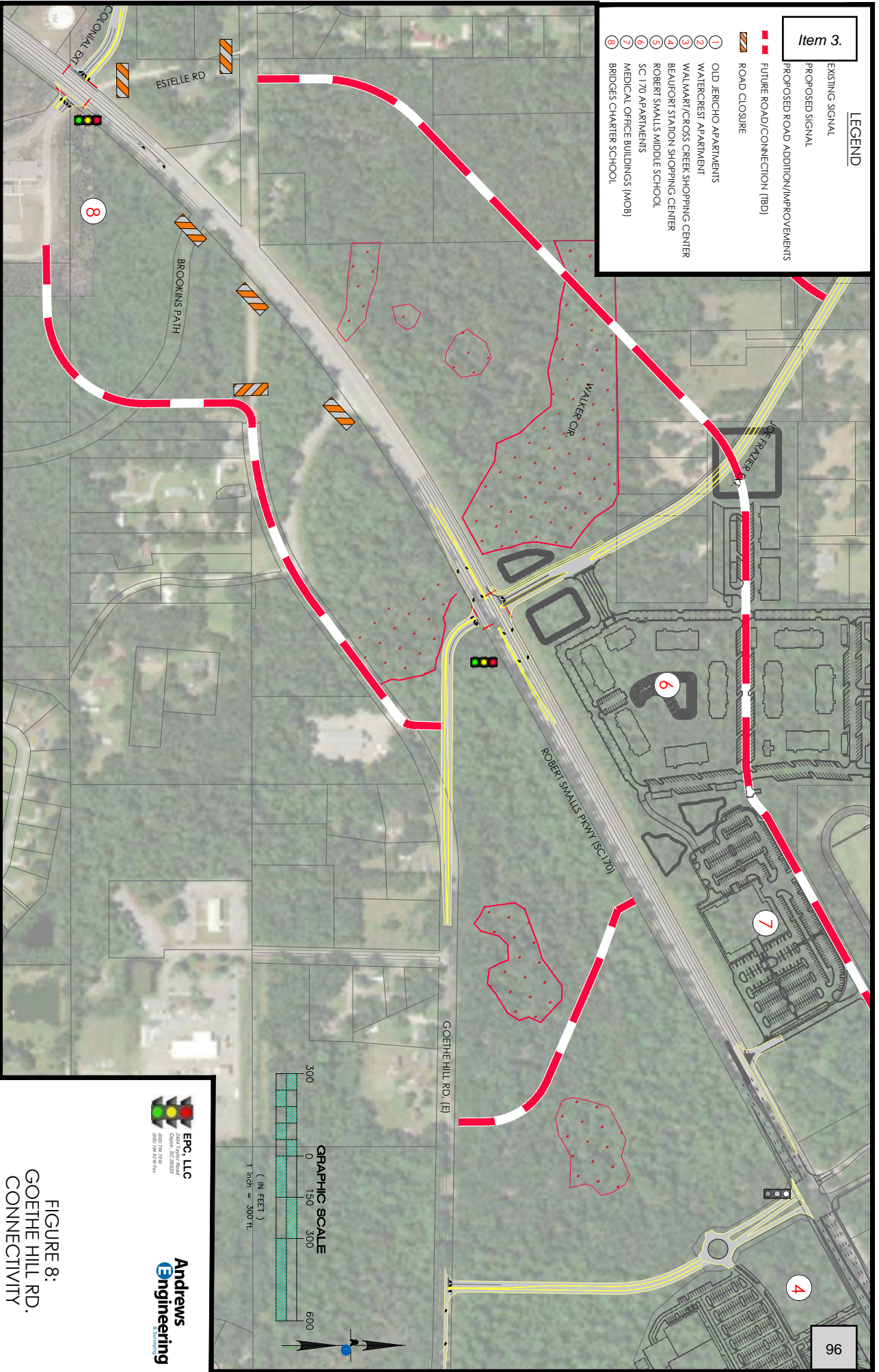
- EXISTING SIGNAL
- PROPOSED SIGNAL
- PROPOSED ROAD ADDITION/IMPROVEMENTS
- FUTURE ROAD/CONNECTION (TBD)
- ROAD CLOSURE
- 1 OLD JERICHO APARTMENTS
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FIGURE 7:
 JOE FRAZIER EXT.
 CONNECTIVITY



Item 3.

EXISTING SIGNAL
 PROPOSED SIGNAL
 PROPOSED ROAD ADDITION/IMPROVEMENTS

LEGEND

- 1 OLD JERICHO APARTMENTS
 - 2 WATERCREST APARTMENT
 - 3 WALMART/CROSS CREEK SHOPPING CENTER
 - 4 BEAUFORT STATION SHOPPING CENTER
 - 5 ROBERT SMALLS MIDDLE SCHOOL
 - 6 SC 170 APARTMENTS
 - 7 MEDICAL OFFICE BUILDINGS (MOB)
 - 8 BRIDGES CHARTER SCHOOL
- FUTURE ROAD/CONNECTION (TBD)
 - ROAD CLOSURE

EPIC LLC
 10001 Park Forest Road
 Cary, NC 27513
 919.279.7118
 919.279.7118 Fax

Andrews Engineering
 10001 Park Forest Road
 Cary, NC 27513
 919.279.7118
 919.279.7118 Fax

GRAPHIC SCALE
 (IN FEET)
 1 inch = 300 ft.

300
 0
 150
 300
 600

North Arrow

FIGURE 8:
 GOETHE HILL RD.
 CONNECTIVITY

SUMMARY of IMPROVEMENTS

The following presents a summary of the over-all recommendations for this study area in both bullet form as well as the attached comprehensive graphic (**Figure 9**).

ROBERT SMALLS PARKWAY (SC 170)

- Provision of a new connection to SC 170 via the extension of Joe Frazier Road from its current termini with Broad River Boulevard.
- Signalization and connectivity for the Bridges Prep School.
- Re-alignment of both approaches of Goethe Hill Road. The Eastern section aligns opposite the suggested Joe Frazier Road Extension and the western section aligns opposite Bridges Prep School.
- Planning of existing and future intersections to provide adequate spacing for efficient traffic signal control/operations with a progression system.
- Connectivity between signalized intersections with internal connectivity between development projects.
- Planning of development access between WK Alston Drive and Joe Frazier Extension.

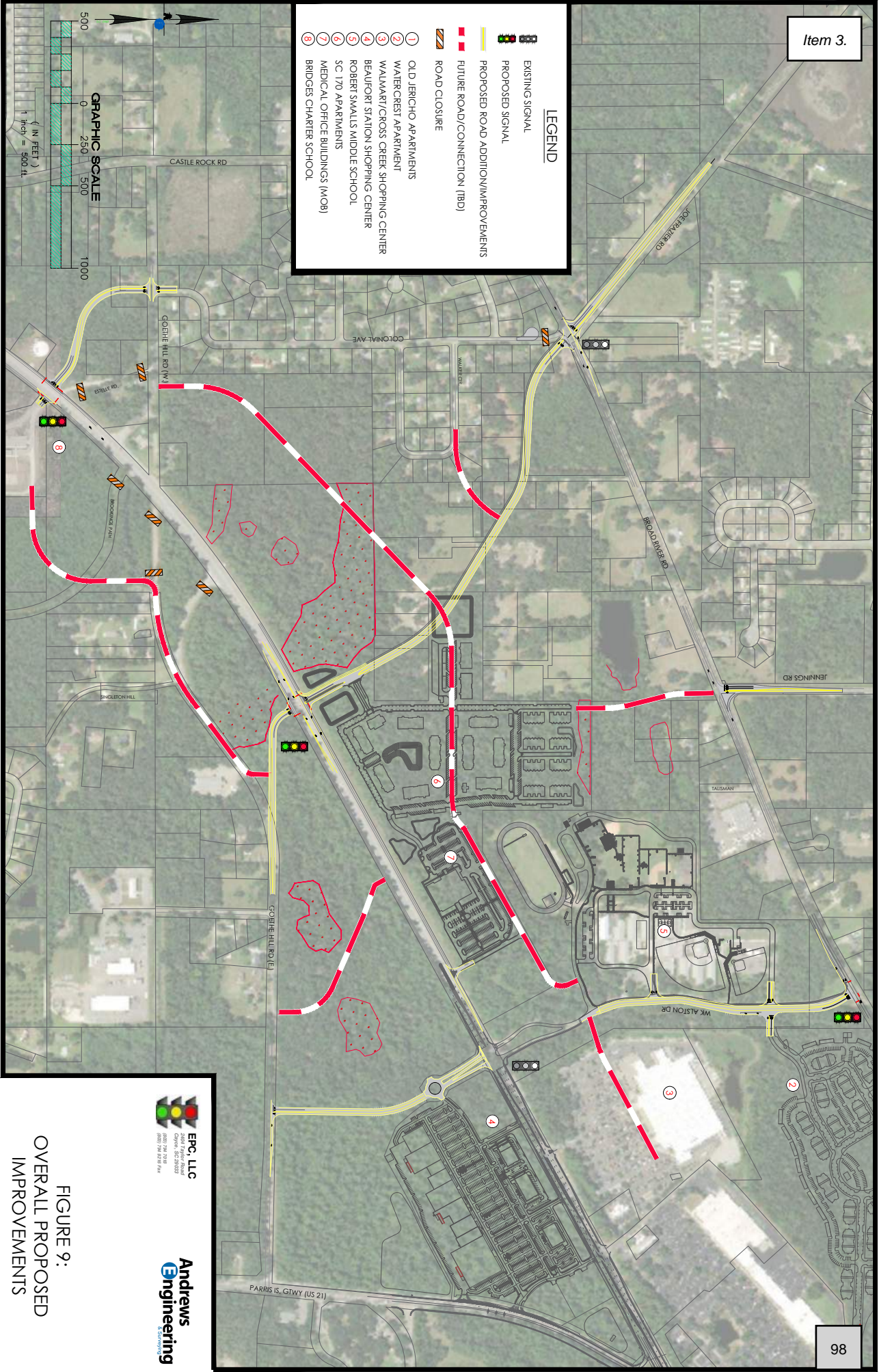
BROAD RIVER BOULEVARD

- The extension of Joe Frazier Road to SC 170 will improve the roadway between Broad River Road and SC 170 as a multi-lane facility. The traffic signal control at this intersection will be upgraded to accommodate the new geometrics of the intersection improvements. The Joe Frazier Extension provides a direct access to SC 170 opposed to traveling west along Broad River Road to SC 170, toward the Broad River bridge, which will reduce the traffic demand on Broad River Road. Widen Joe Frazier to 3-lane cross-section to Possum Hill Road north of Broad River per the Lowcountry Council of Government *Regional Travel Demand Model*.
- Possible signalization of WK Alston Drive when warranted.
- Possible new approach leg opposite Jennings Road serving as access to future development and/or connectivity to developed properties to the south. Traffic control for the Broad River Boulevard at Jennings Road intersection is planned as STOP sign control or maybe a practical location for a roundabout.

LEGEND

- EXISTING SIGNAL
- PROPOSED SIGNAL
- PROPOSED ROAD ADDITION/IMPROVEMENTS
- FUTURE ROAD/CONNECTION (TRD)
- ROAD CLOSURE

- 1 OLD JERICHO APARTMENTS
- 2 WATERCREST APARTMENT
- 3 WALKMART/CROSS CREEK SHOPPING CENTER
- 4 BEAUFORT STATION SHOPPING CENTER
- 5 ROBERT SMALLS MIDDLE SCHOOL
- 6 SC 170 APARTMENTS
- 7 MEDICAL OFFICE BUILDINGS (MOB)
- 8 BRIDGES CHARTERS SCHOOL



ERC, LLC
 10001 Park Forest Road
 Cary, NC 27513
 919.279.7118
 919.279.7119 Fax

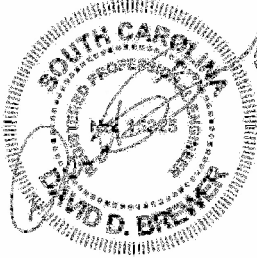
Andrews Engineering
 10001 Park Forest Road
 Cary, NC 27513
 919.279.7118
 919.279.7119 Fax

FIGURE 9:
OVERALL PROPOSED
IMPROVEMENTS

CONNECTIVITY/ACCESS ENHANCEMENTS

- New connectivity for the Colonial Avenue area to the new Joe Frazier Road Extension, which results in the closure of the current direct access to Broad River Boulevard. Additionally, a new connection to SC 170 via an extension across/re-alignment of Goethe Hill Road.
- Possible connections to adjacent properties east or west of WK Alston Drive.
- The connectivity of the retail center/future development along Goethe Hill Road between US 21 and SC 170.
- The connectivity of Bridges Prep school and Singleton Hill Circle to the relocated segment of Goethe Hill Road (east) provides a second outlet for school traffic and access for a number of residential homes.
- Vehicular connectivity will include multimodal bike and pedestrian paths in accordance with the City of Beaufort’s and Beaufort County’s respective Comprehensive Plans, including Beaufort County Connects; Bicycle and Pedestrian Plan 2021, where feasible.

Prepared by
EPC, LLC



Andrews Engineering



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
<i>Request to List Garvin-Garvey House in Reconstruction Era National Historic Network</i>
MEETING NAME AND DATE:
<i>Community Services and Land Use Committee Meeting, February 13, 2023</i>
PRESENTER INFORMATION:
<i>Robert Merchant, AICP, Director, Beaufort County Planning and Zoning (10 minutes needed for item discussion)</i>
ITEM BACKGROUND:
<i>Beaufort County owns the Garvin-Garvey House in Oyster Factory Park in the Town of Bluffton. The structure, which dates to 1870, is listed as a Contributing Structure to the Bluffton Historic District. The Garvin-Garvey House is believed to be one of the earliest known freedmen-owned houses still extant on the May River.</i>
PROJECT / ITEM NARRATIVE:
<i>The Town of Bluffton desires to include the Garvin-Garvey House in the Reconstruction Era National Historic Network. The property owner's consent is required to be considered for a listing. Listing on the Network is honorific. No regulatory or financial requirements come with the listing. The Network helps properties gain visibility on the national scale. There are currently eight sites in the Network in Beaufort County—seven in Northern Beaufort County and one in the Town of Hilton Head.</i>
FISCAL IMPACT:
<i>Not applicable</i>
STAFF RECOMMENDATIONS TO COUNCIL:
<i>Staff recommends that County Council approve the request to list the Garvin-Garvey House in the Reconstruction Era National Historic Network.</i>
OPTIONS FOR COUNCIL MOTION:
<i>To approve or deny the request to list the Garvin-Garvey House in the Reconstruction Era National Historic Network.</i>

Reconstruction Era National Historic Network

DRAFT

Application

The John D. Dingell, Jr. Conservation, Management, and Recreation Act was signed into law on March 12, 2019, and outlined the creation of the Reconstruction Era National Historic Network. This network, managed by Reconstruction Era National Historical Park, includes sites and programs that are affiliated with the Reconstruction Era, but not necessarily managed by the National Park Service. The network facilitates and reviews Reconstruction Era related research and collaboration with affiliated sites and programs through agreements and partnerships. This network is nationwide and works to provide opportunities for visitors to connect to the stories of Reconstruction.

Determining Eligibility

John D. Dingell, Jr. Conservation, Management, and Recreation Act stipulates that the following elements are required for inclusion in the Reconstruction Era National Historic Network:

- All units and programs of the National Park Service that are determined by the Secretary of the Interior to relate to the Reconstruction Era. The National Park Service defines the Reconstruction Era as taking place between 1861 to 1900 as Americans struggled, although not always successfully, to build a nation of free and equal citizens in the aftermath of Civil War.
- Other Federal, State, local, and privately owned properties that the Secretary determines: relate to the Reconstruction Era and are included in, or determined by the Secretary to be eligible for inclusion in, the National Register of Historic Places.
- Other governmental sites, facilities and programs, of an educational, research, or interpretive nature that are directly related to the Reconstruction Era.

Application review will consider (1) Does the site or program fall within the NPS defined period of the Reconstruction Era of 1861-1900? (2) Is the site or program related to the Reconstruction Era and eligible for inclusion in the National register of Historic Places? (3) Is the site, facility, or program directly related to the Reconstruction Era and educational, research, or interpretive in nature?

If your site, facility, or program meets these criteria, please answer the following questions and submit this form to reer_information@nps.gov

DRAFT**Application**

Fill out the following as completely as possible and use as much space as you feel is necessary.

1. Date of Application	January 13, 2023
2. What name will be used for your site, facility, or program in the official network materials?	Garvin-Garvey House
3. Describe your site, facility, or program. For example, is it a historic site or building, an archive, or what type of educational or interpretive program currently exists?	<p>The Garvin-Garvey House is located at the intersection of Bridge and Wharf streets in the Old Town Bluffton Historic District and is a Contributing Structure to the Bluffton Historic District, listed in the National Register of Historic Places in June 1996. The structure dates to 1870 and is an excellent example of Carolina lowcountry vernacular architecture of the late-19th century.</p> <p>The house utilizes a combination framing techniques using indigenous materials to create an original hall-parlor plan with shed extensions. Traditional building techniques in the structure include hand-hewn timbers and notching and Anglo methods introduced through Union occupation of Hilton Head Island (milled lumber and fabricated materials).</p> <p>The floor plan constitutes a 19th century, Georgian modernization of the common hall-parlor folk house, modifying it into a more refined I-house plan. The Garvin-Garvey House is believed to be one of the earliest known freedmen owned houses still extant on the May River. It was built by Cyrus Garvin (Garvey) and remained in the possession of the Garvin family for three generations until 1961.</p> <p>In 2004, the Town of Bluffton entered into a partnership with Beaufort County to maintain the Oyster Factory Park, which includes the Garvin-Garvey House. The Town commissioned a conditions assessment and based upon those findings, began an extensive documentation and restoration project, completed in 2017. Today, the house is open for docent-led and self-guided tours. New exterior and interior signage is currently being installed to educate the public on the life of Cyrus Garvin and his family and their contributions to the Town of Bluffton and Beaufort County.</p>
4. Is the site or property listed, or eligible to be listed, on the National Register of Historic Places as defined by the United States Department of the Interior? For more information visit the NRHP website.	Property is contributing to the Bluffton Historic District, listed in the National Register of Historic Places (June 21, 1996).
5. Street address, if applicable, for your site, facility, or program	101 Bridge Street, Bluffton, SC 29910
Do you want this address to be listed publicly? Yes/No	Yes.
6. Website for your site, if applicable	

<https://www.townofbluffton.sc.gov/324/Garvin-Garvey-House>

7. Is this site currently open to the public? If so, list the hours of operation.

Yes. Docent-led/self-guided tours are available on Friday mornings through the Historic Bluffton Foundation, Heyward House, 70 Boundary Street, Bluffton, SC 29910

<https://historicblufftonsc.com/tours> Day(s)/hour(s) subject to change based on docent availability. Interested parties may contact Historic Bluffton Foundation to arrange for an interior tour. Garvin-Garvey House is located in Oyster Factory Park, which is open to the public daily from sunrise to sunset.

8. Phone number for your site, facility, or program, if applicable.

843-757-6293 (Historic Bluffton Foundation)

9. Describe how your site, facility, or program relates to the Reconstruction Era, as defined by the National Park Service, and meets the criteria for inclusion in the Reconstruction Era National Historic Network. Provide supplemental materials or sources that would help to verify or support this connection.

The building was constructed c. 1870 by Cyrus Garvin (Garvey) during the Reconstruction Era; a historic period rarely represented architecturally due to the impermanence of the construction methods and materials. It is believed to be the oldest extant dwelling built by a freedman in Bluffton. Garvin was likely born into slavery but following emancipation, he became notable for having amassed considerable status and property. In 1868, he was the agent on nearby Montpelier Plantation (owned by Ephraim Baynard) and by 1870 he was farming 75 acres. In 1878, he acted as the agent for St. Matthew's Baptist Church, helping the congregation acquire land in Bluffton to build a church.

(See S.C. State Historical Marker, no. 7-57, "Cyrus Garvin")

SUPPLEMENTAL MATERIALS:

<https://www.townofbluffton.sc.gov/324/Garvin-Garvey-House>

<https://www.townofbluffton.sc.gov/344/History>

<https://www.townofbluffton.sc.gov/351/Resources>

<https://youtu.be/m7dJYB0V5PU>

<https://www.blufftontoday.com/story/news/2020/12/27/garvin-garvey-house-renovation-receives-fourth-state-award/3997505001/>

10. Name and contact information for someone who could answer any questions that may come up during the application review process.

Glen Umberger, Historic Preservations, Town of Bluffton, SC

Office | 843-706-4504

Mobile | 843-384-7248

gumberger@townofbluffton.com

Town of Bluffton, 20 Bridge Street, P.O. Box 386, Bluffton, SC 29910

{Letterhead}

{DATE}

Superintendent Scott Teodorski
Reconstruction Era National Historical Park
Reconstruction Era National Historic Network
706 Craven St.
Beaufort, SC 29902

Dear Superintendent Teodorski:

[Organization] is the owner of [Insert address and name of property]. [Name of person signing letter] is authorized to give consent on behalf of [Organization]. I hereby give consent to list the property in the Reconstruction Era National Historic Network.

I understand that information about the property's relation to Reconstruction will appear on a public website and I may be asked to consent to receive communication from others for purposes such as receiving newsletters or informational mailings, announcements of events, or research queries. If we do not wish to receive these notifications, [Applicant] is authorized to receive these notifications on our behalf.

If you have any questions, please contact me at [number], or [email address].

Best regards,

{Typed Name, Title}
{Organization}



MEMORANDUM

TO: Community Services and Land Use Committee

FROM: Robert Merchant, Director, Beaufort County Planning and Zoning Department

DATE: February 13, 2023

SUBJECT: Request to List the Garvin-Garvey House in the Reconstruction Era National Historic Network

BACKGROUND

Beaufort County owns the Garvin-Garvey House in Oyster Factory Park in the Town of Bluffton. The structure, which dates to 1870, is listed as a Contributing Structure to the Bluffton Historic District. The Garvin-Garvey House is believed to be one of the earliest known freedmen-owned houses still extant on the May River. The Town of Bluffton desires to include the Garvin-Garvey House in the Reconstruction Era National Historic Network. The property owner's consent is required to be considered for a listing.

RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK

The Reconstruction Era National Historic Network was created in 2019 by the Dingell Act. The Network is dedicated to bringing a greater awareness and understanding of the Reconstruction Era. The Network encompasses a variety of sites—parks, churches, museums, Historically Black Colleges and Universities, and private properties. The Network is nationwide and works to provide opportunities for visitors to connect to the stories of Reconstruction. There are currently 89 sites that are included as part of the Network in 27 states plus the District of Columbia. There are eight sites in the Network in Beaufort County—seven in Northern Beaufort County and one in the Town of Hilton Head. The Network is managed by the Reconstruction Era National Historical Park, located in downtown Beaufort.

The Network is not a bureaucracy with reporting requirements. Sites are not asked to change any procedures. Listing on the Network provides national recognition of the site and allows the property owner to use the program logo and other marketing materials. Sites on the Network may collaborate with the Park Service on interpretive programming and/or research. Opportunities for technical assistance and help with educational resources development are available. While the listing is important with regard to educational opportunities and cultural tourism, listing on the Network is primarily honorific.

ATTACHMENTS

Attached is a draft of the Network application prepared by Glen UMBERGER, Historic Preservationist for the Town of Bluffton. Also attached is a template for the letter of consent from the property owner.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION
MEETING NAME AND DATE:
Community Services and Land Use Committee Meeting, February 13, 2023
PRESENTER INFORMATION:
Robert Merchant, Planning and Zoning Department Director 10 minutes
ITEM BACKGROUND:
On November 8, 2022, Beaufort County voters approved a referendum which authorized the establishment of the Beaufort County Green Space Program. Prior to the referendum, County Council approved an ordinance on October 3, 2022 that provided general guidelines for the Green Space Program. The Ordinance also established the Green Space Advisory Committee and established its duties and responsibilities. The ordinance being considered for this meeting provides more specific details of Committee membership, how Committee members are appointed, how terms are staggered, term limits, procedures, and geographic representation. Once Council adopts this ordinance, the Green Space Advisory Committee can be appointed by County Council and begin their work establishing the Green Space Program Criteria.
PROJECT / ITEM NARRATIVE:
This ordinance further defines and/or establishes the following: <ul style="list-style-type: none">• Green Space Advisory Committee Membership• Terms of Committee Members• Term Limits• Minimum Requirements of Committee Members• Committee Procedures• Geographical Representation
FISCAL IMPACT:
Not for this particular action
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends approval
OPTIONS FOR COUNCIL MOTION:
<i>To recommend approval/disapproval of an amendment to the Beaufort County Code of Ordinances</i>

ORDINANCE 2023/ _____

**AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES
CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY
COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE
THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE
MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS,
PROCEDURES, AND GEOGRAPHICAL REPRESENTATION**

WHEREAS, the Beaufort County Council recognizes the need to preserve land that has scenic, natural, recreational, rural, and open space character which is deemed essential to the County's quality of life; and

WHEREAS, the Beaufort County Council on October 3, 2022, adopted an ordinance providing the general guidelines for the Green Space Program and the Green Space Advisory Committee duties and responsibilities; and

WHEREAS, the Beaufort County voters approved a referendum on November 8, 2022, establishing Beaufort County Green Space Program; and

WHEREAS, there is a need to establish specific details regarding the operation of the Green Space Advisory Committee to ensure the duties and responsibilities of the committee are carried out as intended by County Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY THAT CHAPTER 38, ARTICLE VII, SECTION 38-194 IS AMENDED AS FOLLOWS (REMOVED LANGUAGE IS STRICKEN THROUGH, ADDED LANGUAGE IS HIGHLIGHTED AND UNDERLINED):

Sec. 38-194. Green space advisory committee membership, terms, organization, term limits, minimum requirements, procedures and geographical representation.

To facilitate preservation procurement purchases council establishes the following committee, sets forth the terms of membership and its organization:

- (a) County council shall appoint a seven-member green space advisory committee as follows:
- (1) One member who is a member of the county council;
 - (2) One member who is a member of the Beaufort County Legislative Delegation;
 - (3) One member who is knowledgeable about the geography and condition of Beaufort County's land; and
 - (4) Four citizen members, each representing the northern, southern, eastern, and western portions of the county.

- (b) ~~Terms of committee members are for four years and until their successors are appointed and qualify, except that the initial terms of the members must be staggered with the initial term noted on the appointment.~~ Terms of Committee Members: Terms of committee members are for four years and until their successors are appointed and qualify, except that the initial terms of the members must be staggered as follows:
- (1) The initial term of the four citizen members, each representing the northern, southern, eastern, and western portions of the county shall be four years; and
 - (2) The initial term of the member who is a member of county council, the member who is a member of the Beaufort County Legislative Delegation, and the member who is knowledgeable about the geography and condition of Beaufort County's land shall be two years.
- (c) Term Limits: No member shall serve two consecutive four-year terms. Members with an initial two-year appointment may seek reappointment, however, limited to only one four-year term. Regardless of the date of appointment, all terms expire on July first of the applicable year. Vacancies must be filled in the manner of original appointments for the unexpired portion of the term.
- (d) Minimum Requirements: Each member must possess experience in the areas of natural resources, land development, forestry, finance, land conservation, real estate, or law. Members shall possess considerable experience with, and a comprehensive knowledge of, the geography and condition of Beaufort County's land, the natural environment, land development dynamics, and land preservation and development. Residency is not required of the Beaufort County Legislative Delegation member or of the member who is knowledgeable of the geography and condition of Beaufort County's land.
- (e) Procedures: The Green Space Advisory Committee shall meet at minimum quarterly in regularly scheduled meetings and in special meetings as the chair may call. The committee shall elect a chair and vice chair each year at their July meeting or the first meeting thereafter if there is no meeting held in July. Members shall serve without compensation but may receive mileage reimbursements for meetings attended.
- (f) Conflicts of Interest: Committee members must recuse themselves from any vote in which they have a conflict of interest including, but not limited to, any vote affecting or providing funding for the acquisition of interests in land:
- (1) On land owned or controlled by the committee member, the committee member's immediate family, or an entity the committee member represents, works for, or in which the member has a voting or ownership interest; and
 - (2) On land contiguous to land described in item (1) of this subsection; and
 - (3) By an eligible trust fund recipient that the committee member represents, works for, or in which the member has a voting or ownership interest.
- The provisions of this subsection are cumulative to and not in lieu of provisions of law or applicable rule relating to the ethics of public officers.
- (g) Geographical Representation. For the purposes of geographic representation for the four citizen members, Beaufort County shall be divided into north, south, east and west regional as delineated in Map Exhibit 38-194 (g). Citizen members representing the northern, southern, eastern, and western portions of the county shall live in their respective regions at the time of their appointment and the entirety of their term. Any member who moves out of their geographic region shall have their appointment terminated. A successor shall be appointed for the unexpired portion of their term. Residency is not required of the Beaufort County Legislative Delegation member or of the member who is knowledgeable of the geography and condition of Beaufort County's land.

- (e) (h) The committee is a public body, and its members are subject to the South Carolina Ethics Act, as amended, and must perform their duties in accordance with its provisions.
- (e) (i) The committee must conduct its business in accordance with the South Carolina Freedom of Information Act.

Done this ____ day of _____, 2023

COUNTY COUNCIL OF BEAUFORT COUNTY

Joseph Passiment, Chairman

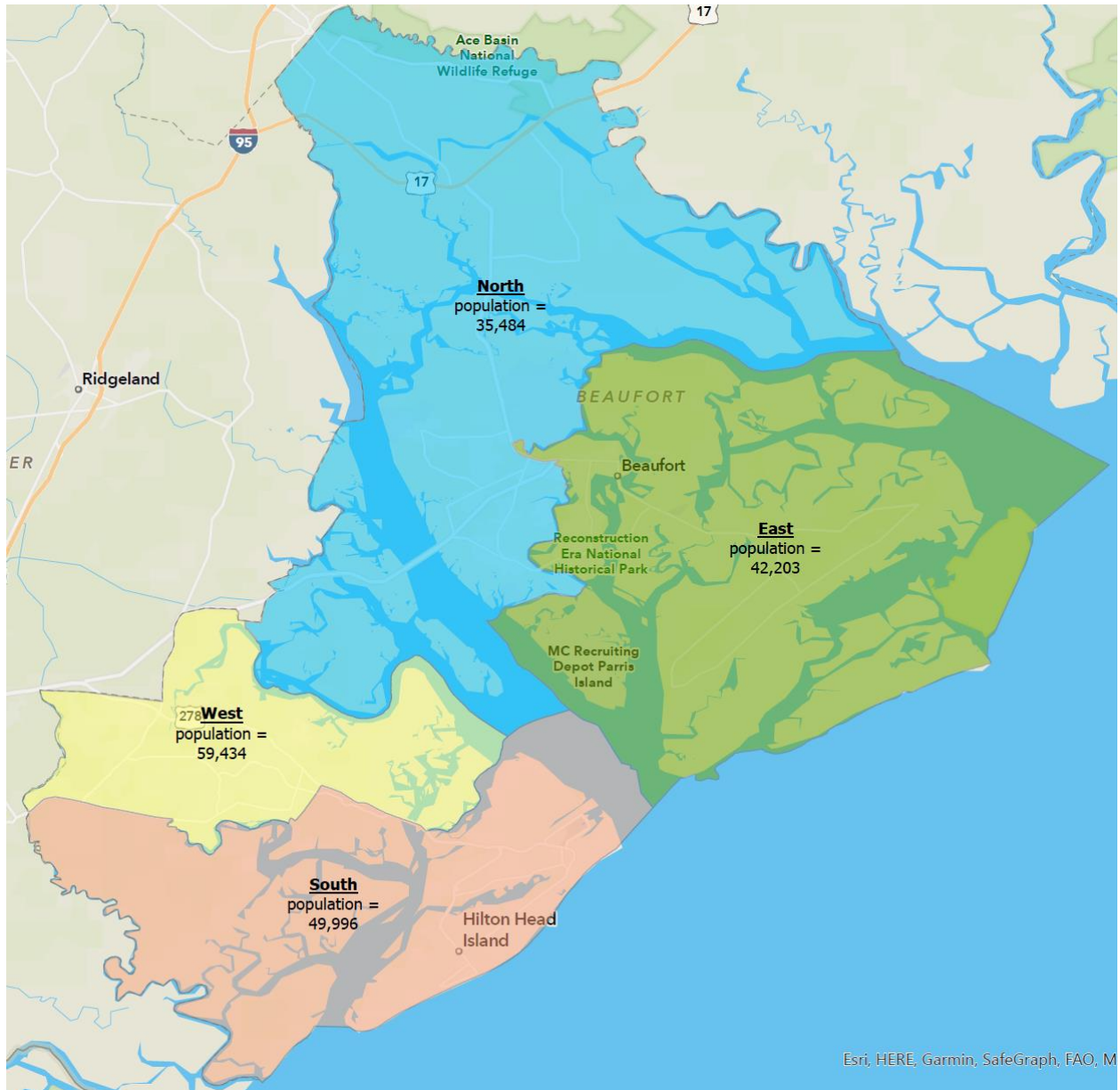
ATTEST:

Sarah Brock, Clerk to Council

Map Exhibit 38-194(g) Option B



Map Exhibit 38-194(g) Option C





BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
RECOMMENDATION OF APPROVAL OF AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO.
MEETING NAME AND DATE:
Finance Committee 1/17/2023
PRESENTER INFORMATION:
David Cheatwood Managing Director First Tryon Advisors 20 minutes
ITEM BACKGROUND:
The Bluffton Township Fire District (BTFD) is seeking to issue a bond to purchase equipment that has a replacement cycle of 7 to 10 years.
PROJECT / ITEM NARRATIVE:
The BTFD has received approval from their Board to seek funding to purchase equipment. The debt will be serviced through the District’s Debt Service Fund.
FISCAL IMPACT:
The debt will be serviced through the Bluffton Township Fire Districts debt service which would lead to an increased millage.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends County Council to approve the recommendation.
OPTIONS FOR COUNCIL MOTION:
Motion to approve/deny “RECOMMENDATION OF APPROVAL OF AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO.”



Simplifying PUBLIC FINANCE

DAVID CHEATWOOD, Managing Director

6101 Carnegie Blvd., Suite 210

Charlotte, NC 28209

Office: (704) 926-2447

Email: dcheatwood@firsttryon.com

Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A

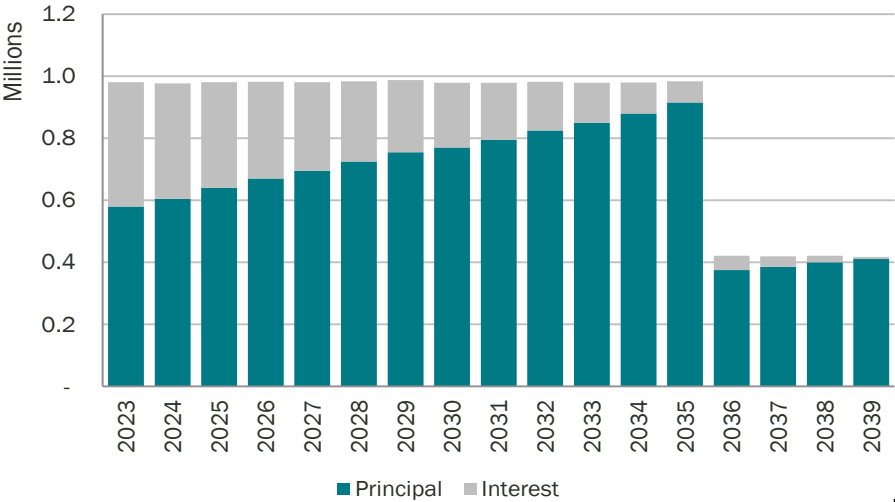
Beaufort County, South Carolina

Overview

- Bluffton Township Fire District (the “Fire District”) is a special taxing district of Beaufort County (the “County”).
- The County has the power to issue General Obligation Bonds to defray the cost of any authorized purpose within the Fire District without a referendum so long as the total amount of General Obligation Bonds outstanding does not exceed 8% of the Fire District’s Assessed Value (the “8% Debt Limit”).
- Based on the Fire District’s FY2021 Assessed Value of \$715,515,350, the Fire District’s 8% Debt Limit is \$57,241,228.
- As highlighted in the table below, the County currently has two series of Limited General Obligation Bonds outstanding for the Fire District (Series 2015A and Series 2018) totaling \$11,275,000, all of which count towards the 8% Debt Limit, leaving \$45,966,228 of capacity.

Limited General Obligation Bonds						
Series	Description	Par Outstanding	Final Maturity	Call Provision	Avg. Coupon	Use of Proceeds
Series 2015A	Limited General Obligation Bonds (Bluffton Township Fire District)	5,850,000	3/1/2035	3/1/2025	3.671%	New Fire Engine
Series 2018	Limited General Obligation Bonds (Bluffton Township Fire District)	5,425,000	3/1/2039	3/1/2028	3.699%	Two Fire Stations
Total		11,275,000			3.685%	

- For the payment of the principal and interest on these General Obligation Bonds, the full faith, credit and taxing power of the County are irrevocably pledged and there is levied and collected annually a tax, without limit, on all taxable property in the Fire District sufficient to pay the principal and interest on these bonds.
- The County currently levies 1.5 debt service mills in the Fire District to pay the existing debt service (principal + interest) on the Fire District’s two series of General Obligation Bonds.



Proposed Financing

- The Fire District is requesting that the County issue a series of Limited General Obligation Bonds in an amount not-to-exceed \$4,250,000 for the purpose of purchasing necessary equipment required to provide fire and rescue services to the community as well as paying costs of issuance (the “Series 2023 Bonds”).

- To help pay for the increase in debt service, the Fire District is also requesting a 0.5 mill increase (for a total levy of 2 debt service mills) to the Fall 2023 tax bill (FY2024).

- First Tryon Advisors has prepared an analysis to forecast the revenues available for debt service, which include both the 2 debt service mills and the one-time use of excess funds in the Fire District’s debt service fund, vs. the debt service on the existing and proposed Limited General Obligation Bonds.

- Within this analysis, First Tryon has made the following assumptions:
 - Current value of a mill of \$735,000 with an annual growth rate of 3.50% for the next three years, 2.00% for the subsequent two years and 1.00% thereafter.
 - Approximately \$575,000 of funds available in the Fire District’s debt service fund as of December 31, 2022 with approximately \$700,000 available by December 31, 2023.
 - New debt repaid annually each March 1, beginning March 1, 2024 with a final maturity on March 1, 2030 (7-year term) at an estimated interest rate of 4.25%.

Debt Service			
<u>Period Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
<u>12/31</u>			
2024	769,000	223,990	992,990
2025	456,000	138,253	594,253
2026	531,000	117,279	648,279
2027	584,000	93,585	677,585
2028	610,000	68,213	678,213
2029	636,000	41,735	677,735
2030	664,000	14,110	678,110
Total	4,250,000	697,164	4,947,164

Analysis

Millage Impact									
Tax Year	CY of DS Payment	Millage Rate	Total Revenues	Existing Debt Service	Proposed Debt Service	Total Debt Service	Surplus / (Deficit)	Use of Fund Balance	Fund Balance
Total	Total								
2021	2022								576,927
2022	2023	1.50	1,102,500	980,944	-	980,944	121,556	-	698,484
2023	2024	2.00	1,521,450	976,319	992,990	1,969,309	(447,859)	(447,859)	250,624
2024	2025	2.00	1,574,700	980,194	594,253	1,574,446	254	-	250,878
2025	2026	2.00	1,629,814	981,544	648,279	1,629,823	(9)	(9)	250,870
2026	2027	2.00	1,662,410	980,719	677,585	1,658,304	4,106	-	254,976
2027	2028	2.00	1,695,658	983,497	678,213	1,661,709	33,949	-	288,925
2028	2029	2.00	1,712,616	987,563	677,735	1,665,298	47,319	-	336,243
2029	2030	2.00	1,729,742	978,550	678,110	1,656,660	73,082	-	409,325
2030	2031	2.00	1,747,040	978,313	-	978,313	768,728	-	1,178,053
2031	2032	2.00	1,764,510	981,588	-	981,588	782,923	-	1,960,975
2032	2033	2.00	1,782,154	978,738	-	978,738	803,417	-	2,764,392
2033	2034	2.00	1,799,976	979,425	-	979,425	820,551	-	3,584,943
2034	2035	2.00	1,817,976	983,450	-	983,450	834,526	-	4,419,469
2035	2036	2.00	1,836,156	421,456	-	421,456	1,414,700	-	5,834,168
2036	2037	2.00	1,854,518	419,106	-	419,106	1,435,412	-	7,269,580
2037	2038	2.00	1,873,062	421,100	-	421,100	1,451,962	-	8,721,542
2038	2039	2.00	1,891,792	417,175	-	417,175	1,474,617	-	10,196,159
2039	2040	2.00	1,910,710	-	-	-	1,910,710	-	12,106,869

Timeline

- To issue the Series 2023 Bonds, County Council must have three readings of a bond ordinance and hold a public hearing.
- The schedule below assumes the three readings at the upcoming Council meeting dates of January 23rd, February 13th and February 27th and holding the public hearing at the time of 2nd reading on February 13th.
- S.C. law requires that the Series 2023 Bonds are sold on a competitive basis and First Tryon recommends doing so in the “bank market” as opposed to the “public market” given comparable interest rates, lower cost of issuance and the ability to lock in interest rates earlier to avoid interest rate risk.
- Under this schedule, bank bids would be due on April 4th (interest rates locked in) with closing to follow on May 2nd.

DATE	TASK	RESPONSIBILITY
January 17	County Finance Committee Meeting – Review Fire District Request	C
January 23	County Council Meeting – First Reading of Bond Ordinance	BC / C
February 13	County Council Meeting – Second Reading of Bond Ordinance; Hold Public Hearing	BC / C
February 27	County Council Meeting – Third Reading of Bond Ordinance	BC / C
March 14	Distribute Bank RFP / Notice of Sale to Bidders	FA
April 4	Bank Bids Due Call to Review Bank Bids	Working Group
April 28	Expiration of 60-day Challenge Period	Working Group
May 2	Closing	Working Group

NOTE: COUNTY COUNCIL TYPICALLY MEETS 2ND AND 4TH MONDAY OF EACH MONTH.

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ORDINANCE NO. _____

AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED GENERAL OBLIGATION BONDS (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION OF BEAUFORT COUNTY, SOUTH CAROLINA IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,250,000; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. Findings and Determinations. The County Council (the “County Council”) of Beaufort County, South Carolina (the “County”), hereby finds and determines:

(a) Pursuant to Section 4-9-10, Code of Laws of South Carolina 1976, as amended (the “Code”), and the results of a referendum held in accordance therewith, the County Council-Administrator form of government was adopted and the County Council constitutes the governing body of the County.

(b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the “Constitution”), provides that each county shall have the power to incur bonded indebtedness in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law within the limitations set forth in Section 14 and Section 12 of Article X.

(c) Article X, Section 12 of the Constitution provides that no law shall be enacted permitting the incurring of bonded indebtedness by any county for fire protection service benefiting only a particular geographical section of the county unless a special assessment, tax or service charge in an amount designed to provide debt service on bonded indebtedness incurred for such purpose shall be imposed upon the area or persons receiving the benefit therefrom.

(d) Article X, Section 14 of the Constitution further provides that general obligation debt may be incurred only for a purpose which is a public purpose and which is a corporate purpose of the County. The power to incur general obligation debt shall include general obligation debt incurred by the County within the limitations prescribed by Article X, Section 12 of the Constitution.

(e) In determining the debt limitations imposed by the provisions of Article X, Section 14 of the Constitution, bonded indebtedness incurred pursuant to Article X, Section 12 shall not be considered.

(f) Pursuant to the provisions of Title 4, Chapter 19 of the Code (the “Act”), the County Council has, among other powers, the power: (1) To designate the areas of the County where fire protection service may be furnished by the County under the Act; and (2) To levy and collect ad valorem taxes without limit as to rate or amount upon all taxable property in the service area where fire protection services are furnished to effect the payment of principal and interest on all bonds issued pursuant to the Act or required for the maintenance and operation of the fire protection system.

(g) Pursuant to the provisions of Ordinance No. 2013/6 enacted by the County Council, the County created the Bluffton Township Fire District (the “Fire District”). As such, the Fire District is a special taxing district.

(h) Pursuant to this Ordinance, the County Council is providing for the levy and collection of an annual ad valorem tax within the Fire District which will be sufficient to provide for the payment of the principal and interest on the Bonds (hereinafter defined).

(i) In order to continue to provide fire and rescue services in the Fire District, there is a need for the purchase of necessary equipment (the “Project”).

(j) It is necessary and in the best interest of the County and the residents of the Fire District for the County Council to provide for the issuance and sale of not to exceed \$4,250,000 limited general obligation bonds of the County pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina (the “State”), the proceeds of which will be used: (i) to defray the cost of the Project; (ii) to pay costs of issuance of the Bonds; and (iii) for such other lawful corporate and public purposes as the County Council shall determine.

SECTION 2. Authorizations and Details of Bonds. Pursuant to the aforesaid provisions of the Constitution and laws of the State, there is hereby authorized to be issued limited general obligation bonds of the County in the amount of not to exceed \$4,250,000 to obtain funds for the purposes mentioned in Section 1(j) above which shall be designated “\$4,250,000 (or such lesser amount issued) Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A (or such other appropriate series designation), of Beaufort County, South Carolina” (the “Bond”).

The Bonds shall be issued as fully-registered bonds; shall be dated as of their date of delivery; shall be in denominations of \$5,000 or any integral multiple thereof not to exceed the principal amount of the Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest at such times as hereafter designated by the County Administrator or his lawfully-authorized designee (the “Administrator”) at such rate or rates as may be determined at the time of the sale thereof; and shall mature or be payable in successive annual installments as determined by the Administrator.

Both the principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

Regions Bank, Atlanta, Georgia shall serve as registrar and paying agent (the “Registrar/Paying Agent”) for the Bonds.

SECTION 3. Delegation of Authority to Determine Certain Matters Relating to the Bonds. The County Council hereby delegates to the Administrator the authority to: (a) determine the par amount of the Bonds; (b) determine the maturity date of the Bonds and the respective principal amounts maturing or payable on such dates; (c) determine the interest payment dates of the Bonds; (d) determine the redemption provisions, if any, for the Bond; (e) determine the date and time of sale of the Bonds; (f) determine, with the advice of the County’s Financial Advisor and Bond Counsel, whether the Bonds should be publicly traded or placed with a bank; (g) receive bids on behalf of the County Council; and (h) award the sale of the Bonds to the lowest bidder therefor in accordance with the terms of the Official Notice of Sale for the Bonds.

After the sale of the Bonds, the Administrator shall submit a written report to County Council setting forth the details of the Bonds as set forth in this paragraph.

The Administrator may delegate some or all of the duties and responsibilities assigned to him in this Ordinance to a member of County staff or the Fire Chief of the Fire District.

SECTION 4. Registration, Transfer and Exchange of Bonds. The County shall cause books (herein referred to as the “registry books”) to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of the Bonds. Upon presentation at its office for such purpose the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, the Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

Each Bond shall be transferable only upon the registry books of the County, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent duly executed by the registered owner or his or her duly authorized attorney. Upon the transfer of any such Bond, the Registrar/Paying Agent on behalf of the County shall issue in the name of the transferee a new fully-registered Bond or Bonds of the same aggregate principal amount, interest rate and maturity as the surrendered Bond. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The County and the Registrar/Paying Agent may deem or treat the person in whose name any fully-registered Bond shall be registered upon the registry books as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bond and for all other purposes and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the County nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring the Bonds is exercised, the County shall execute and the Registrar/Paying Agent shall authenticate and deliver the Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar/Paying Agent shall be obliged to make any such transfer of Bonds during the fifteen (15) days preceding an interest payment date on such Bonds.

SECTION 5. Record Date. The County hereby establishes a record date for the payment of interest or for the giving of notice of any proposed redemption of Bonds, and such record date shall be the fifteenth (15th) day (whether or not a business day) preceding an interest payment date on such Bond or, in the case of any proposed redemption of Bonds, such record date shall be the fifteenth (15th) day (whether or not a business day) prior to the mailing of notice of redemption of the Bonds.

SECTION 6. Mutilation, Loss, Theft or Destruction of Bonds. In case any Bond shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar shall authenticate and deliver at the principal office of the Registrar, or send by registered mail to the owner thereof at his request, risk and expense a new Bond of the same series, interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar evidence or proof satisfactory to the County and the Registrar of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity as may be required by the laws of the State or such greater amount as may be required by the County and the Registrar. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen or wholly-destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such duplicate Bond is issued, and shall be entitled to equal and proportionate benefits with all the other Bonds of the same series issued hereunder.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

SECTION 7. Execution of Bonds. The Bonds shall be executed in the name of the County with the manual or facsimile signature of the Chair of the County Council attested by the manual or facsimile signature of the Clerk to the County Council under a facsimile of the seal of the County impressed, imprinted or reproduced thereon; provided, however, the facsimile signatures appearing on the Bonds may be those of the officers who are in office on the date of enactment of this Ordinance. The execution of the Bonds in such fashion shall be valid and effectual, notwithstanding any subsequent change in such offices. The Bonds shall not be valid or become obligatory for any purpose unless there shall have been endorsed thereon a certificate of authentication. Each Bond shall bear a certificate of authentication manually executed by the Registrar in substantially the form set forth herein.

SECTION 8. Form of Bonds. The Bonds including the certificate of authentication shall be in substantially the form set forth in Exhibit A attached hereto and incorporated herein by reference.

SECTION 9. Security for the Bonds. For the payment of the principal of and interest on the Bonds, as they respectively mature, pursuant to Section 12 of Article X of the Constitution, the Act and this Ordinance, there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Fire District, sufficient to pay the principal of and interest on such Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

The County Council shall give the Auditor and Treasurer of the County written notice of the delivery of and payment for the Bonds and they are hereby directed to levy and collect annually, on all taxable property in the Fire District, an ad valorem tax sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

SECTION 10. Notice of Public Hearing. The County Council hereby ratifies and approves the publication of a notice of public hearing regarding the Bonds and this Ordinance, such notice in substantially the form attached hereto as Exhibit B, having been published in *The Island Packet* and *The Beaufort Gazette*, newspapers of general circulation in the County, not less than 15 days prior to the date of such public hearing.

SECTION 11. Initiative and Referendum Provisions. The County Council hereby delegates to the Administrator the authority to determine whether the Notice prescribed under the provisions of Title 11, Chapter 27 of the Code relating to the initiative and referendum provisions contained in Title 4, Chapter 9, Article 13 of the Code shall be given with respect to this Ordinance. If said Notice is given, the Administrator is authorized to have published in a newspaper of general circulation in the County the notice in substantially the same form as attached hereto as Exhibit C.

SECTION 12. Exemption from State Taxes. Both the principal of and interest on the Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code from all State, County, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

SECTION 13. Tax Covenants. The County hereby covenants and agrees with the holders of the Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on the Bonds to become includable in the gross income of the holders of the Bonds for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the "IRC") and regulations promulgated thereunder in effect on the date of original issuance of the Bonds. The County further covenants and agrees with the holders of the Bonds that no use of the proceeds of the Bonds shall be made which, if such use had been reasonably expected on the date of issue of the Bonds would have caused the Bonds to be "arbitrage bonds," as defined in Section 148 of the IRC, and to that end the County hereby shall:

- (a) comply with the applicable provisions of Sections 141 through 150 of the IRC and any regulations promulgated thereunder so long as the Bonds are outstanding;
- (b) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the IRC relating to required rebates of certain amounts to the United States; and
- (c) make such reports of such information at the time and places required by the IRC.

SECTION 14. Eligible Securities. The Bonds initially issued (the “Initial Bonds”) will be eligible securities for the purposes of the book-entry system of transfer maintained by The Depository Trust Company, New York, New York (“DTC”), and transfers of beneficial ownership of the Initial Bonds shall be made only through DTC and its participants in accordance with rules specified by DTC. Such beneficial ownership must be of \$5,000 principal amount of Bonds of the same maturity or any integral multiple of \$5,000.

The Initial Bonds shall be issued in fully-registered form, one Bond for each of the maturities of the Bonds, in the name of Cede & Co., as the nominee of DTC. When any principal of or interest on the Initial Bonds becomes due, the County shall transmit to DTC an amount equal to such installment of principal and interest. DTC shall remit such payments to the beneficial owners of the Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to DTC in accordance with the provisions of this Ordinance.

If (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the County has advised DTC of its determination that DTC is incapable of discharging its duties, the County shall attempt to retain another qualified securities depository to replace DTC. Upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute and deliver to the successor securities depository Bonds of the same principal amount, interest rate and maturity registered in the name of such successor.

If the County is unable to retain a qualified successor to DTC or the County has determined that it is in its best interest not to continue the book-entry system of transfer or that interests of the beneficial owners of the Bonds might be adversely affected if the book-entry system of transfer is continued (the County undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify beneficial owners of the Bonds by mailing an appropriate notice to DTC, upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute, authenticate and deliver to the DTC participants Bonds in fully-registered form, in substantially the form set forth in Exhibit A to this Ordinance in the denomination of \$5,000 or any integral multiple thereof.

SECTION 15. Sale of Bonds; Form of Notice of Sale. The Bonds shall be sold at public sale. A Notice of Sale in substantially the form attached hereto as Exhibit D and incorporated herein by reference shall be distributed to prospective bidders and a summary of such Notice of Sale shall be published in a newspaper having general circulation in the State or in a financial publication published in the City of New York, State of New York, or both, not less than seven (7) days prior to the date set for such sale.

SECTION 16. Preliminary and Official Statement. The County Council hereby authorizes and directs the Administrator to prepare, or cause to be prepared, a Preliminary Official Statement to be distributed to prospective purchasers of the Bonds together with the Notice of Sale. The County Council authorizes the Administrator to designate the Preliminary Official Statement as “near final” for purposes of Rule 15c2-12 of the U.S. Securities and Exchange Commission (the “Rule”). The Administrator is further authorized to see

to the completion of the final form of the Official Statement upon the sale of the Bonds so that it may be provided to the purchaser of the Bonds.

SECTION 17. Filings with Central Repository. In compliance with Section 11-1-85 of the Code, the County covenants that it will file or cause to be filed with a central repository for availability in the secondary bond market when requested: (a) a copy of the annual audit of the County within thirty (30) days for the County's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which adversely affects more than five (5%) percent of the revenues of the County or the County's tax base.

SECTION 18. Continuing Disclosure. In compliance with the Rule, the County covenants and agrees for the benefit of the holders from time to time of the Bonds to execute and deliver prior to closing, and to thereafter comply with the terms of, a Continuing Disclosure Certificate in substantially the form appearing as Exhibit E to this Ordinance. In the event of a failure of the County to comply with any of the provisions of the Continuing Disclosure Certificate, an event of default under this Ordinance shall not be deemed to have occurred. In such event, the sole remedy of any bondholder or beneficial owner shall be an action to compel performance by the County.

SECTION 19. Bank Placement. In the event the Bonds are sold to a bank, the requirements of Sections 14, 16 and 18 hereof shall not be applicable, and the County may serve as Registrar/Paying Agent as described in Section 4 hereof. Also, forms of the attachments to this Ordinance will be revised as necessary and appropriate.

SECTION 20. Deposit and Use of Proceeds. The proceeds derived from the sale of the Bonds shall be deposited with the County Treasurer and used to pay costs of the Project and costs of issuance of the Bonds, except that the premium, if any, shall be deposited into the sinking fund for the Bonds.

SECTION 21. Defeasance. The obligations of the County under this Ordinance and the pledges, covenants and agreements of the County herein made or provided for, shall be fully discharged and satisfied as to any portion of the Bonds, and such Bond or Bonds shall no longer be deemed to be outstanding hereunder when:

(a) such Bonds shall have been purchased by the County and surrendered to the County for cancellation or otherwise surrendered to the County or the Paying Agent and is canceled or subject to cancellation by the County or the Paying Agent; or

(b) payment of the principal of and interest on such Bonds either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with the Paying Agent in trust and irrevocably set aside exclusively for such payment (1) moneys sufficient to make such payment or (2) Government Obligations (hereinafter defined) maturing as to principal and interest in such amounts and at such times as will ensure the availability of sufficient moneys to make such payment and all necessary and proper fees, compensation and expenses of the Paying Agent. At such time as the Bonds shall no longer be deemed to be outstanding hereunder, such Bonds shall cease to draw interest from the due date thereof and, except for the purposes of any such payment from such moneys or Government Obligations as set forth in (ii) above, shall no longer be secured by or entitled to the benefits of this Ordinance.

“Government Obligations” shall mean any of the following:

- (i) direct obligations of the United States of America or agencies thereof or obligations, the payment of principal or interest on which, in the opinion of the Attorney General of the United States, is fully and unconditionally guaranteed by the United States of America; and

- (ii) non-callable, U. S. Treasury Securities - State and Local Government Series (“SLGS”).

SECTION 22. Miscellaneous. The County Council hereby authorizes the Administrator and the Clerk to County Council to execute such documents and instruments as may be necessary to effect the issuance of the Bonds. The County Council hereby retains Burr & Forman LLP, as Bond Counsel and First Tryon Advisors, as Financial Advisor, in connection with the issuance of the Bonds. The Administrator is authorized to execute such contracts, documents or engagement letters as may be necessary and appropriate to effectuate these engagements.

All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its adoption.

Enacted this ____ day of _____, 2023.

BEAUFORT COUNTY, SOUTH CAROLINA

Chair, County Council

ATTEST:

Clerk, County Council

Date of First Reading: January 23, 2023 (tentative)
 Date of Second Reading: February 13, 2023 (tentative)
 Date of Public Hearing: February 13, 2023 (tentative)
 Date of Third Reading: February 27, 2023 (tentative)

EXHIBIT A

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
BEAUFORT COUNTY
LIMITED GENERAL OBLIGATION BONDS
(BLUFFTON TOWNSHIP FIRE DISTRICT)
SERIES 2023A

No. R-

<u>INTEREST</u> <u>RATE</u>	<u>MATURITY</u> <u>DATE</u>	<u>ORIGINAL</u> <u>ISSUE DATE</u>	<u>CUSIP</u>
%			

REGISTERED HOLDER:

PRINCIPAL AMOUNT: DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that Beaufort County, South Carolina (the "County"), is justly indebted and, for value received, hereby promises to pay to the registered holder named above, or registered assigns, the principal amount shown above on the maturity date shown above, upon presentation and surrender of this Bonds at the principal office of _____, in _____, _____ (the "Paying Agent"), and to pay interest on such principal sum from the date hereof at the interest rate per annum shown above until this Bond matures. Interest on this Bond is payable _____ 1, _____ and semiannually thereafter on _____ 1 and _____ 1 of each year, until this Bond matures, and shall be payable by check or draft mailed to the person in whose name this Bond is registered on the registration books of the County maintained by the registrar, presently _____, in _____, _____ (the "Registrar"), at the close of business on the fifteenth (15th) day of the calendar month preceding each semiannual interest payment date. The principal and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully-registered Bond shall be paid by check or draft as set forth above.

This Bond shall not be entitled to any benefit under the Ordinance of the County authorizing the Bonds, nor become valid or obligatory for any purpose, until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

For the payment hereof, both principal and interest, as they respectively mature and for the creation of such sinking fund as may be necessary therefor, there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District (the "Fire District).

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One bond certificate with respect to each date on which the Bonds are stated to mature, registered in the name of the securities depository nominee, is being issued and required to be deposited with the securities depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the securities depository's participants, beneficial ownership of the Bonds in the principal amount of \$5,000 or any multiple thereof being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the securities depository and its participants pursuant to rules and procedures established by the securities depository and its participants. The County and the Registrar/Paying Agent will recognize the securities depository nominee, while the registered owner of this bond, as the owner of this bond for all purposes, including payments of principal of and redemption premium, if any, and interest on this bond, notices and voting. Transfer of principal and interest payments to participants of the securities depository will be the responsibility of the securities depository, and transfer of principal, redemption premium, if any, and interest payments to beneficial owners of the Bonds by participants of the securities depository will be the responsibility of such participants and other nominees of such beneficial owners. The County will not be responsible or liable for such transfers of payments or for maintaining, supervision or reviewing the records maintained by the securities depository, the securities depository nominee, its participants or persons acting through such participants. While the securities depository nominee is the owner of this bond, notwithstanding, the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this bond shall be made in accordance with existing arrangements between the Registrar/Paying Agent or its successors under the Ordinance and the securities depository.

This Bond is one of a series of Bonds of like date of original issue, tenor and effect, except as to number, date of maturity, denomination and rate of interest, aggregating _____ and no/100 Dollars (\$ _____), issued pursuant to and in accordance with Article X, Sections 12 and 14 of the Constitution of the State of South Carolina, 1895, as amended (the "Constitution"); Title 4, Chapter 19 of the Code of Laws of South Carolina 1976, as amended; and Ordinance No. _____ enacted by the County Council on _____, 2023 (the "Ordinance").

[Redemption Provisions]

This Bond is transferable as provided in the Ordinance, only upon the books of the County kept for that purpose at the principal office of the Registrar by the registered holder in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered holder or his duly authorized attorney. Thereupon a new fully-registered Bond of the same aggregate principal amount, interest rate, and maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance. The County, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal hereof and interest due hereon and for all other purposes.

Under the laws of the State of South Carolina (the "State"), this Bond and the interest hereon are exempt from all State, County, municipal, school district and other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of the State to exist, to happen and to be performed precedent to or in the issuance of this Bond exist, have happened and have been performed in regular and due time, form and manner as required by law and that provision has been made for the levy and collection of a tax, without limit, on all taxable property in the Fire District sufficient to pay the principal and interest on this Bond as it respectively matures and to create such sinking fund as may be necessary therefor.

IN WITNESS WHEREOF, BEAUFORT COUNTY, SOUTH CAROLINA, has caused this Bond to be signed with the facsimile signature of the Chair of County Council and attested by the facsimile signature of the Clerk to County Council and the seal of the County impressed, imprinted or reproduced hereon.

BEAUFORT COUNTY, SOUTH CAROLINA

Chair, County Council

ATTEST:

Clerk, County Council

[FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION]

Date of Authentication:

This Bond is one of the bonds described in the within-mentioned Ordinance of Beaufort County, South Carolina.

as Registrar

By: _____
Authorized Officer

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

UNIF GIFT MIN ACT -

TEN ENT - as tenants by the
entireties

_____ Custodian _____
(Cust) (Minor)

JT TEN - as joint tenants with
right of survivorship
and not as tenants in
common

under Uniform Gifts to
Minors Act _____
(state)

Additional abbreviations may also be used though not in above list.

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto
(Name and Address of Transferee)

_____ the within Bond and does hereby irrevocably constitute and appoint
attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution
in the premises.

Dated: _____

Signature Guaranteed

(Authorized Officer)

Notice: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program (“STAMP”) or similar program.

Notice: The signature to this assignment must correspond with the name of the registered holder as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

A copy of the final approving legal opinion to be rendered shall accompany each Bond and preceding the same a certificate shall appear, which shall be signed on behalf of the County with a facsimile signature of the Clerk of the County Council of the County. Said certificate shall be in substantially the following form:

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the final legal opinion (except for date and letterhead) of Burr & Forman, LLP, Columbia, South Carolina, approving the issue of the Bonds of which the within bond is one, the original of which opinion was manually executed, dated and issued as of the date of delivery of and payment for the Bonds, and a copy of which is on file with Beaufort County, South Carolina.

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
Clerk, County Council

EXHIBIT B

FORM OF NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the County Council of Beaufort County, South Carolina (the “County”), County Administration Building, 100 Ribaut Road, Beaufort, South Carolina, at 6:30 p.m. on _____, 2023.

The purpose of the public hearing is to consider an Ordinance providing for the issuance and sale of Limited General Obligation Bonds (Bluffton Township Fire District) Series 2023A of Beaufort County, South Carolina, in the principal amount of not to exceed \$4,250,000 (the “Bonds”). The proceeds of the Bonds will be used for the following purposes: (i) to fund the purchase of necessary equipment to provide fire and rescue services in the Bluffton Township Fire District (the “Fire District”); (ii) paying costs of issuance of the Bonds; and (iii) such other lawful purposes as the County Council shall determine.

The full faith, credit, and taxing power of the County will be pledged for the payment of the principal of and interest on the Bonds and a tax, without limit, will be levied on and collected annually, in the same manner other County taxes are levied and collected, on all taxable property in the Fire District sufficient to pay to principal of and interest on the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

At the public hearing all taxpayers and residents of the County and any other interested persons who appear will be given an opportunity to express their views for or against the Ordinance and the issuance of the Bonds.

COUNTY COUNCIL OF BEAUFORT COUNTY,
SOUTH CAROLINA

EXHIBIT C

FORM OF NOTICE

NOTICE OF ADOPTION OF ORDINANCE

NOTICE IS HEREBY GIVEN that the County Council (the "County Council") of Beaufort County, South Carolina (the "County"), on _____, 2023, enacted an ordinance entitled "ORDINANCE NO. _____ AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$4,250,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO, (the "Ordinance"). The Ordinance authorizes the issuance and sale of not to exceed \$4,250,000 Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A (the "Bonds") of the County.

The proceeds of the Bonds will be used: (a) to fund the purchase of necessary equipment to provide fire and rescue services in the Bluffton Township Fire District; (b) to pay costs of issuance of the Bonds; and (c) for such other lawful corporate and public purposes as the County Council shall determine.

Pursuant to Section 11-27-40(8) of the South Carolina Code of Laws 1976, as amended, unless a notice, signed by not less than five (5) qualified electors of the County, of the intention to seek a referendum is filed both in the office of the Clerk of Court of the County and with the Clerk of the County Council, the initiative and referendum provisions of South Carolina law, Sections 4-9-1210 to 4-9-1230, South Carolina Code of Laws 1976, as amended, shall not be applicable to the Ordinance. The intention to seek a referendum must be filed within twenty (20) days following the publication of the adoption of the aforesaid Ordinance in a newspaper of general circulation in the County.

COUNTY COUNCIL OF BEAUFORT COUNTY,
SOUTH CAROLINA

EXHIBIT D

FORM OF NOTICE OF SALE

OFFICIAL NOTICE OF SALE

\$ _____ LIMITED GENERAL OBLIGATION BONDS
(BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2023A
BEAUFORT COUNTY, SOUTH CAROLINA

Time of Sale: NOTICE IS HEREBY GIVEN that bids will be received on behalf of Beaufort County, South Carolina (the “County”), until _____, South Carolina time, on _____, _____, 2023, at which time said proposals will be publicly opened for the purchase of \$ _____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A, of the County (the “Bonds”).

Electronic Bids: Electronic proposals must be submitted through IHS Markit’s Parity/BidComp Competitive Bidding System (“Parity”). No electronic bids from any other providers of electronic bidding services will be accepted. Information about the electronic bidding services of Parity may be obtained from Parity, 450 West 33rd Street, 5th Floor, New York, New York 10001, Customer Support, telephone (212) 849-5021.

Book-Entry-Only Bonds: The Bonds will be issued in fully-registered form. One Bond representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), as registered owner of the Bonds and each such Bond will be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry-only form in the principal amount of \$5,000 or any integral multiple thereof not to exceed the principal amount of Bonds maturing each year; Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The winning bidder, as a condition to delivery of the Bonds, will be required to deposit the Bond certificates representing each maturity with DTC.

The Bonds will be issued in fully-registered form registered as to principal and interest; will be dated _____, 2023; will be in denominations of \$5,000 or any integral multiple thereof not to exceed the principal amount of Bonds maturing in each year; and will mature serially in successive annual installments on _____ in each of the years and in the principal amounts as follows:

<u>Year</u>	<u>Principal Amount*</u>	<u>Year</u>	<u>Principal Amount*</u>
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*Preliminary, subject to adjustment.

Adjustment of Maturity Schedule. The County reserves the right, in its sole discretion, either to decrease or increase the principal amount of the Bonds maturing in any year (all calculations to be rounded to the near \$5,000), provided that any such decrease or increase shall not exceed 20% of the Bonds. Such adjustment(s), if any, shall be made within twenty-four (24) hours of the award of the Bonds. In order to calculate the yield on the Bonds for federal tax law purposes and as a condition precedent to the award of the Bonds, bidders must disclose to the County in connection with their respective bids the price (or yield to maturity) at which each maturity of the Bonds will be reoffered to the public.

In the event of any adjustment of the maturity schedule for the Bonds as described herein, no rebidding or recalculation of the proposals submitted will be required or permitted. Nevertheless, the award of the Bonds will be made to the bidder whose proposal produces the lowest true interest cost solely on the basis of the Bonds offered, without taking into account any adjustment in the amount of the Bonds pursuant to this paragraph.

Redemption Provisions: [TO BE PROVIDED]

Registrar/Paying Agent: Regions Bank, Atlanta, Georgia, shall serve as Registrar/Paying Agent for the bonds.

Bid Requirements: Bidders shall specify the rate or rates of interest per annum which the Bonds are to bear, to be expressed in multiples of 1/20 or 1/8 of 1%, with no greater difference than two percent (2%) between the highest and lowest rates of interest named by a bidder. Bidders are not limited as to the number of rates of interest named, but the rate of interest on each separate maturity must be the same single rate for all Bonds of that maturity from their date to such maturity date. A bid for less than all the Bonds or a bid at a price less than par will not be considered. In addition to the bid price, the successful bidder must pay accrued interest from the date of the Bonds to the date of full payment of the purchase price.

Award of Bid. The Bonds will be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost (TIC) to the County. The TIC will be the nominal interest rate which, when compounded semiannually and used to discount all debt service payments on the Bonds (computed at the interest rates specified in the bid and on the basis of a 360-day year of twelve 30-day months) to the dated date of the Bonds, results in an amount equal to the price bid for the Bonds. In the case of a tie bid, the Bonds will be awarded to the bidder whose bid was received first. The County reserves the right to reject any and all bids or to waive irregularities in any bid. Bids will be accepted or rejected no later than 3:00 p.m., South Carolina time, on the date of the sale.

Security: The full faith, credit, and taxing power of the County are hereby irrevocably pledged for the payment of the principal of and interest on the Bonds as they respectively mature, and for the creation of such sinking fund as may be necessary therefor. There shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

Good Faith Deposit: No good faith deposit is required.

Official Statement: Upon the award of the Bonds, the County will prepare an official statement (the "Official Statement") in substantially the same form as the preliminary official statement subject to minor additions, deletions and revisions as required to complete the Official Statement. Within seven (7) business days after the award of the Bonds, the County will deliver the Official Statement to the successful bidder in sufficient quantity to comply with Rule G-32 of the Municipal Securities Rulemaking Board. The successful bidder agrees to supply to the County all necessary pricing information and any Underwriter identification necessary to complete the Official Statement within 24 hours after the award of the Bonds.

Continuing Disclosure: In order to assist the bidders in complying with Rule 15c2-12(b)(5) promulgated by the U.S. Securities and Exchange Commission, the County will undertake, pursuant to an ordinance and a Continuing Disclosure Certificate to provide certain annual financial information and notices of the occurrence of certain events, if material. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the final Official Statement.

Legal Opinion: The County Council shall furnish upon delivery of the Bonds the final approving opinion of Burr & Forman, LLP, Columbia, South Carolina, which opinion shall accompany each Bond, together with the usual closing documents, including a certificate that no litigation is pending affecting the Bonds.

Issue Price Certificate: [TO BE PROVIDED]

Delivery: The Bonds will be delivered on or about _____, 2023 in New York, New York, at the expense of the County or at such other place as may be agreed upon with the purchasers at the expense of the purchaser. The balance of the purchase price then due (including the amount of accrued interest) must be paid in federal funds or other immediately available funds.

CUSIP Numbers: It is anticipated that CUSIP identification numbers will be set forth on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for failure or refusal by the purchaser thereof to accept delivery of and pay for the Bonds in accordance with the terms of its proposal. The CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the successful bidder.

Additional Information: The Preliminary Official Statement of the County with respect to the Bonds will be furnished to any person interested in bidding for the Bonds upon request to Burr & Forman LLP, Attention: Francenia B. Heizer, telephone (803) 799-9800, e-mail: fheizer@burr.com. The Preliminary Official Statement shall be reviewed by bidders prior to submitting a bid. Bidders may not rely on this Notice of Sale as to the complete information concerning the Bonds. Persons seeking information should communicate with the County's Financial Advisor, David Cheatwood, Managing Director, First Tryon Advisors, telephone (704) 926-2447, e-mail: dcheatwood@firsttryon.com

BEAUFORT COUNTY, SOUTH CAROLINA

EXHIBIT E

FORM OF CONTINUING DISCLOSURE CERTIFICATE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by Beaufort County, South Carolina (the “County”) in connection with the issuance of \$_____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A, Beaufort County, South Carolina (the “Bonds”). The Bonds are being issued pursuant to an ordinance enacted by the County Council of the County (the “Ordinance”). The County covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the County for the benefit of the holders and in order to assist the Participating Underwriter (defined below) in complying with the Rule (defined below).

SECTION 2. Definitions. The following capitalized terms shall have the following meanings:

“**Annual Report**” shall mean any Annual Report provided by the County pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“**Dissemination Agent**” shall mean the County or any successor Dissemination Agent designated in writing by the County and which has filed with the County a written acceptance of such designation.

“**Financial Obligation**” is defined by the Rule as and for purposes of this Disclosure Certificate shall mean (1) a debt obligation, (2) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (3) a guarantee of either of the foregoing; provided, however, that a “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

“**Listed Events**” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“**National Repository**” shall mean for purposes of the Rule the Electronic Municipal Market Access (EMMA) system created by the Municipal Securities Rulemaking Board.

“**Participating Underwriter**” shall mean _____ and any other original underwriter of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“**Repository**” shall mean the National Repository and each State Depository, if any.

“**Rule**” shall mean Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“**State Depository**” shall mean any public or private repository or entity designated by the State of South Carolina as a state depository for the purpose of the Rule. As of the date of this Disclosure Certificate, there is no State Depository.

SECTION 3. Provision of Annual Reports.

(a) The County shall, or shall cause the Dissemination Agent to provide, not later than February 1 of each year, commencing in 2024, to each Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than fifteen (15) business days prior to such date, the County shall provide the Annual Report to the Dissemination Agent, if other than the County; provided, that if the audited financial statements required pursuant to Section 4 hereof to be included in the Annual Report are not available for inclusion in the Annual Report as of such date, unaudited financial statements of the County may be included in such Annual Report in lieu thereof, and the County shall replace such unaudited financial statements with audited financial statements within fifteen (15) days after such audited financial statements become available for distribution. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the County may be submitted separately from the balance of the Annual Report.

(b) If the County is unable to provide to the Repository an Annual Report by the date required in subsection (a), the County shall send a notice to the Repository in substantially the form attached hereto as *Exhibit A*.

(c) The Dissemination Agent shall:

(1) determine each year prior to the date for providing the Annual Report the name and address of the Repository; and

(2) if the Dissemination Agent is other than the County, file a report with the County and (if the Dissemination Agent is not the Registrar) the Registrar certifying whether the Annual Report has been provided pursuant to this Disclosure Certificate, and, if provided, stating the date it was provided to the Repository.

SECTION 4. Content of Annual Reports. The County's Annual Report shall contain or incorporate by reference the most recent audited financial statements of the Bluffton Township Fire District (the "Fire District"), which shall be prepared in conformity with generally accepted accounting principles (or, if not in such conformity, to be accompanied by a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information) applicable to governmental entities such as the Fire District, and shall, in addition, contain or incorporate by reference the following information for the most recently completed fiscal year:

- (a) County population;
- (b) County total state appropriations subject to withholding under Article X, Sec. 15, South Carolina Constitution;
- (c) Outstanding Indebtedness of the County and the Fire District;
- (d) Assessed and Estimated Market Value of taxable property in the Fire District;
- (e) Tax rates for the Fire District;
- (f) Tax collections for the Fire District; and
- (g) Ten largest taxpayers (including fee-in-lieu-of-tax) for the Fire District.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues with respect to which the County is an "obligated person" (as defined by the Rule), which have been filed with the Repository. If the document incorporated by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The County shall clearly identify each such other document so incorporated by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the County shall give, or cause to be given, notice of the occurrence of any of the following events (the “Listed Events”) with respect to the Bond:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (7) Modifications to rights of security holders;
- (8) Bond calls;
- (9) Tender offers;
- (10) Defeasances;
- (11) Release, substitution, or sale of property securing repayment of the securities;
- (12) Rating changes;
- (13) Bankruptcy, insolvency, receivership or similar event of the County;
- (14) The consummation of a merger, consolidation, or acquisition involving the County or the sale of all or substantially all of the assets of the County other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
- (15) Appointment of a successor or additional trustee or the change of name of a trustee;
- (16) Incurrence of a Financial Obligation of the County; or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the County, any of which affect security holders; and
- (17) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the County, any of which reflect financial difficulties.

(b) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(2), (7), (8), (11), (14), (15) or (16) above, the County shall as soon as possible determine if such event would be material under applicable federal securities laws. If the County determines that knowledge of the occurrence of such event would be material under applicable federal securities laws, the County shall promptly, and no later than 10 business days after the occurrence of the event, file a notice of such occurrence with the Repository.

(c) Whenever the County obtains knowledge of the occurrence of a Listed Event described in subsections (a)(1), (3), (4), (5), (6), (9), (10), (12), (13) or (17) above, the County shall promptly, and no later than 10 business days after the occurrence of the event, file a notice of such occurrence with the Repository.

(d) Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8), (9), and (10) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to owners of affected Bonds. For the purposes of the event identified in (a)(13) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the County in a proceeding under the U.S. Bankruptcy Code or in any other proceeding

under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the County, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the County.

SECTION 6. Termination of Reporting Obligation. The County's obligations under this Disclosure Certificate shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

SECTION 7. Dissemination Agent. The County may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the County.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the County may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to the County, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the County from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the County chooses to include any information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is specifically required by this Disclosure Certificate, the County shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the County, or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any beneficial owner may take such actions as may be necessary and appropriate, including seeking injunctive relief or specific performance by court order, to cause the County, or the Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default under the Ordinance, and the sole remedy under this Disclosure Certificate in the event of any failure of the County, or the Dissemination Agent to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties of Dissemination Agent. The provisions of this Section 11 shall apply if the County is not the Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the County, the Dissemination Agent, the Participating Underwriter, and holders from time to time of the Bonds, and shall create no rights in any other person or entity.

BEAUFORT COUNTY, SOUTH CAROLINA

By: _____
County Administrator

Dated: _____, 2023

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of County: Beaufort County, South Carolina

Name of Bond Issue: \$_____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2023A, Beaufort County, South Carolina

Date of Issuance: _____, 2023

NOTICE IS HEREBY GIVEN that Beaufort County, South Carolina (the "County") has not provided an Annual Report with respect to the above-named Bonds as required by Sections 3 and 4 of the Continuing Disclosure Certificate executed and delivered by the County as Dissemination Agent. The County has notified us in writing that the Annual Report will be filed by _____.

Dated: _____

BEAUFORT COUNTY, SOUTH CAROLINA



January 27th, 2023

Chairman Joseph Passiment
Beaufort County Council
100 Ribaut Road
Beaufort, SC

Dear Chairman Passiment

At the Beaufort County Economic Development Corporation's (BCEDC) strategic planning session on January 19th, it was requested that we provide a recommendation on two SCA board seats requiring reappointment. The BCEDC would like to recommend that Chair Ashley Feaster is reappointed to the SCA board. The BCEDC would also like to recommend that the County Council's chosen BCEDC board designee is appointed to the SCA board.

At the inception of the BCEDC is September of 2017, and review by council in June of 2019, it had been confirmed that representation on the SCA board for Beaufort County would include the BCEDC chair, one member of County Council, and a representative of the private sector. The BCEDC board had the following motion and vote to support this recommendation:

"BCEDC recommends to County Council that the BCEDC Chair Ashley Feaster is reappointed to the SCA board of directors as well as the appointed to the SCA executive committee. The BCEDC also recommends that the County Council's chosen BCEDC board designee is also appointed to SCA board. The third representative is not up for reappointment. Murray moved; Fobes seconded; passed unanimously."

As always, we are ready to appear before you to answer any questions regarding the necessary appointments. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John O'Toole", written over a large, stylized, circular flourish.

John O'Toole
Executive Director
e: jotoole@beaufortscedc.org
c: (860) 685-0689

DENNIS ROSS

13 Ridge Rd
Beaufort, SC. 29907
dmross757@gmail.com
901-826-9085

Job Title

B757/767 Pilot/Instructor/Evaluator/Manager - FedEx Express (Retired)

Experience

B757/767 Instructor/Evaluator/FAA APD — January 2013-December 2020

Conduct aircraft specific worldwide evaluations, Maneuvers Validations, recurrent training on existing crewmembers, administer line checks to current crewmembers, FAA observations for new Captains, training and evaluation of Check Airman, Initial Operating Experience for new crewmembers, acted as liaison between LCA's (Line Check Airmen) and IOE schedulers. Flight Standards liaison to Line Check Airmen

B757/767 Line Check Airman/Proficiency Check Airman Aug 2011 — Jan 2013

Conducted IOE for Captains and First Officer's, up to and including activation rides, conduct simulator recurrent training.

Assistant Chief Pilot. May 2009 - May 2011

Managed 1000 pilots in daily operations. Familiar with all aspects of the Union Contract, Flight Operations Manual, and Human Factors as it related to the crew force and well being of the corporation.

A300/310 Proficiency Check Airman May 2002 — May 2009

Conducted all aspects of training from instructing systems classes all the way through to conducting recurrent simulator check rides. Developed and built various training models as a Subject Matter Expert.

Wachovia Bank & Trust Branch Manager April 1993 - December 1996

Involved with all aspects of personal and business finances, loans and personnel management of tellers, bankers. Involved with local community activities and fundraisers sponsored by the bank in our community.

Education

Embry Riddle Aeronautical University — BS Aeronautics 1984

Military

USMC - 1978-1982 Combat Air Traffic Controller

USAF - 1985-2001 Pilot/Instructor T-37/T-38/C-130 (Retired)

DENNIS ROSS

Civilian

Sea Pines-Forrest Beach Fire Department - 1982 Firefighter/EMT

Wachovia Bank - 1993-1996 Bank Officer

FedEx Express - 1996 -2020 Pilot/Instructor/Evaluator/ Asst. Chief Pilot

Volunteer/Local Activities

Toys for Tots - 1980-1982, 2000-2003

Burton Volunteer Fire Department - 1980-1984

United Way Campaign - 1993-1996

Leadership Beaufort - 2021-2022

BCSO Citizens Police Academy - 2022

Beaufort County Stormwater Utility Board 2022-Present

Subject: Metropolitan Planning Commission terms expiring February 2023
Date: Tuesday, January 17, 2023 at 4:48:25 PM Eastern Standard Time
From: Traci Guldner
To: Brock, Sarah

[EXTERNAL EMAIL] Please report any suspicious attachments, links, or requests for sensitive information to the Beaufort County IT Division at helpdesk@bcgov.net or to 843-255-7000.

Good afternoon Sarah,

Hope this finds you doing well. You might already be aware, but wanted you to know that Jason Hincer and Carolina Fermin terms expired February 2023. As this was Caroline's second term, she is not eligible for another without a one year break. I am not sure about Jason Hincer. Unfortunately, I do not know if this was his first or second term that started in January 2020.

If this needs to be sent to another, can you please forward or let me know.

Thanks Bunches and enjoy the rest of your week,

Traci

Traci Guldner
City Clerk
City of Beaufort
843-525-7024 Phone
843-525-7013 Fax
tguldner@cityofbeaufort.org

1. PLANNING COMMISSION

- RECOMMEND APPROVAL OF THE APPOINTMENT OF DENNIS ROSS TO THE PLANNING COMMISSION FOR A THREE-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2026.

2. SOLID WASTE AND RECYCLING BOARD

- RECOMMEND APPROVAL OF THE REAPPOINTMENT OF WILLIAM GRANER TO THE SOLID WASTE AND RECYCLING BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.

3. PARKS AND RECREATION BOARD

- RECOMMEND APPROVAL OF THE REAPPOINTMENT OF CARLOS CAVE TO THE PARKS AND RECREATION BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.
- RECOMMEND APPROVAL OF THE APPOINTMENT OF MARK RENNIX TO THE PARKS AND RECREATION BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.

4. LIBRARY BOARD

- RECOMMEND APPROVAL OF THE APPOINTMENT OF SHAWNA KULPA TO THE LIBRARY BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.

5. BEAUFORT MEMORIAL HOSPITAL BOARD OF TRUSTEES

- RECOMMEND APPROVAL OF THE REAPPOINTMENTS OF ERIC BILLIG AND CAROLYN BANNER TO THE BEAUFORT MEMORIAL HOSPITAL BOARD OF TRUSTEES FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.

6. BEAUFORT COUNTY TRANSPORTATION COMMITTEE

- RECOMMEND APPROVAL OF THE APPOINTMENT OF CLARENCE DANIELS SR. TO THE BEAUFORT COUNTY TRANSPORTATION COMMITTEE FOR A PARTIAL-TERM WITH THE EXPIRATION DATE OF FEBRUARY 2025.

7. AIRPORTS BOARD

- RECOMMEND APPROVAL OF THE REAPPOINTMENTS OF HOWARD ACKERMAN, JAMES BUCKLEY, CHRISTOPHER BUTLER, ANNE ESPOSITO, LESLIE ADLAM FLORY, NICHOLAS MESENBURG, AND THOMAS SHEAHAN TO THE AIRPORTS BOARD FOR A TWO-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2025.

8. ACCOMMODATIONS TAX BOARD

- RECOMMEND APPROVAL OF THE REAPPOINTMENTS OF VIMAL DESI AND RICHARD FARMER TO THE ACCOMMODATIONS TAX BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.

9. RURAL AND CRITICAL LANDS PRESERVATION BOARD

- RECOMMEND APPROVAL OF THE REAPPOINTMENTS OF LUCIA O'FARRELL, ARTHUR BAER, WALTER MACK, STODD EWAN, AND BEEKMAN WEBB TO THE RURAL AND CRITICAL LANDS PRESERVATION BOARD FOR A FOUR-YEAR TERM WITH THE EXPIRATION DATE OF FEBRUARY 2027.



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
Text Amendment to the Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article I, In General; Article II, Development Impact Fee Procedures; Article III, Parks and Recreation Facilities; Article IV, Road Facilities – Southern Beaufort County Service Area; Article V, Library Facilities; Article VI, Fire Facilities; Article VII, Road Facilities – Northern Beaufort County.
MEETING NAME AND DATE:
Public Facilities and Safety Committee; Monday, January 23, 2023 @ 3:00pm
PRESENTER INFORMATION:
Tom Keavney, County Attorney and Chuck Atkinson, ACA Development and Recreation 20 Minutes needed for presentation
ITEM BACKGROUND:
Beaufort County contracted with the firm Tischler Bise to assist them in updating their impact fee ordinance, which was originally adopted in 1999. A revised impact fee ordinance is attached that addresses road facilities, parks and recreation facilities, library facilities and fire facilities.
PROJECT / ITEM NARRATIVE:
The attached impact fee ordinance revisions address updates to road facility, parks and recreation facility, library facility, and fire facility impact fees. Impact fees for Emergency Medical Services are covered under a separate ordinance on this meeting’s agenda. County Engineering staff are currently refining the road facilities impact fee ordinance for both north and south of the Broad River and will present these revisions to the Finance Committee at a future meeting.
FISCAL IMPACT:
Over the next 10 years the impact fee revisions will result in the following revenue projections: - Road Facilities (North of the Broad): \$29,860,891 - Road Facilities (South of the Broad): \$37,742,618 - Parks and Recreation (North of the Broad): \$4,243,418 - Parks and Recreation (South of the Broad): \$3,638,828 - Libraries (North of the Broad): \$3,580,784 - Libraries (South of the Broad): \$3,360,712 - Fire (North of the Broad): 6,316,028 - Fire (Bluffton): \$10,195,965
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends Approval.

OPTIONS FOR COUNCIL MOTION:

To approve or deny proposed amendments the Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article I, In General; Article II, Development Impact Fee Procedures; Article III, Parks and Recreation Facilities; Article IV, Road Facilities – Southern Beaufort County Service Area; Article V, Library Facilities; Article VI, Fire Facilities; Article VII, Road Facilities – Northern Beaufort County.

ORDINANCE 2023/ ____

TEXT AMENDMENTS TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 82: IMPACT FEES, ARTICLE I, IN GENERAL; ARTICLE II, DEVELOPMENT IMPACT FEE PROCEDURES; ARTICLE III, PARKS AND RECREATION FACILITIES; ARTICLE IV, ROAD FACILITIES—SOUTHERN BEAUFORT COUNTY SERVICE AREA; ARTICLE V, LIBRARY FACILITIES; ARTICLE VI, FIRE FACILITIES; ARTICLE VII, ROAD FACILITIES—NORTHERN BEAUFORT COUNTY SERVICE AREA, AND EFFECTIVE DATES.

NOW, THEREFORE, BE IT ORDAINED by the County Council of Beaufort County, South Carolina that:

SECTION 1. TEXT AMENDMENTS TO ARTICLE I, IN GENERAL

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article I, In General, is amended as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 2. TEXT AMENDMENTS TO ARTICLE II, DEVELOPMENT IMPACT FEE PROCEDURES

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article II, Development Impact Fee Procedures, is amended as set forth in Exhibit B, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 3. TEXT AMENDMENTS TO ARTICLE III, PARKS AND RECREATION FACILITIES

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article III, Parks and Recreation Facilities, is amended as set forth in Exhibit C, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 4. TEXT AMENDMENTS TO ARTICLE IV, ROAD FACILITIES—SOUTHERN BEAUFORT COUNTY SERVICE AREA

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article IV, Road Facilities—Southern Beaufort County Service Area, is amended as set forth in Exhibit D, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 5. TEXT AMENDMENTS TO ARTICLE V, LIBRARY FACILITIES

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article V, Library Facilities, is amended as set forth in Exhibit E, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 6. TEXT AMENDMENTS TO ARTICLE VI, FIRE FACILITIES

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article VI, Fire Facilities, is amended as set forth in Exhibit F, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 7. TEXT AMENDMENTS ARTICLE VII, ROAD FACILITIES—NORTHERN BEAUFORT COUNTY SERVICE AREA

The Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article VII, Road Facilities—Northern Beaufort County Service Area, is amended as set forth in Exhibit G, which is attached hereto and incorporated herein by reference. Added text is underscored and deleted text is ~~struck through~~.

SECTION 8. EFFECTIVE DATES

- (a) This Ordinance shall become effective on , 2023,
- (b) Applications for new development filed after the effective date as set forth in this section shall be subject to the parks and recreation development impact fee as amended by Section 3 of this Ordinance, the road facilities development impact fee as amended by Section 4 and 7 of this Ordinance, the fire development impact fee as amended by Section 6 of this Ordinance, and the library development impact fee as amended by Section 5 of this Ordinance.
- (c) Applications for new development filed between the date of adoption of this Ordinance and the effective date as set forth in this section shall be subject to the parks and recreation development impact fee, the road development impact fee, the fire development impact fee, and the library development impact fee in effect prior to the effective date.

ADOPTED this ___ day of _____ 2023

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph F. Passiment, Chairman

ATTEST:

Sarah Brock, Clerk to Council

EXHIBIT A

ARTICLE I. – IN GENERAL

Sec. 82-1. Adoption of Development Impact Fees

For the reasons set forth in this Chapter 82, the Beaufort County Council finds it appropriate to adopt certain development impact fees as permitted by and in accordance with the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010.

Secs. 82-2—82-20. - Reserved.

EXHIBIT B**ARTICLE II. - DEVELOPMENT IMPACT FEE PROCEDURES****Sec. 82-21. - Adoption.**

The imposition, calculation, collection, expenditure and administration of all County development impact fees shall be consistent with, and administered pursuant to, the County Development Impact Fee Procedures Ordinance as set forth in this article.

Sec. 82-22. - Title.

This article shall be known and may be referred to as the County Development Impact Fee Procedures Ordinance.

Sec. 82-23. - Purpose and Intent.

The purpose and intent of this article are as follows:

- (a) To establish uniform and consistent procedures for the development, implementation, imposition, calculation, collection, deposit, expenditure and administration of all development impact fees adopted by the County, pursuant to the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010.
- (b) To be consistent with, and to facilitate the implementation of, the goals, objectives and policies of the adopted County Comprehensive Plan, and all elements thereof relating to the provision of public facilities needed to meet the demands created by new growth and development, and relating to appropriate, fair and equitable cost sharing of such public facilities.
- (c) To ensure that new development pays, at the time of development approval or issuance of a building permit or development permit, as appropriate, a proportionate share of the cost of system improvements needed to serve the projected new development.
- (d) To ensure that all applicable legal standards and criteria are properly incorporated and will be met by the County, with specific reference to the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010.

Sec. 82-24. - Definitions.

- (a) The words, terms and phrases used in this article shall have the meanings prescribed in the State Development Impact Fee Act, S.C. Code 1976, § 6-1-920.
- (b) To the extent that the definitions of such words, terms or phrases as prescribed in S.C. Code 1976, § 6-1-920, conflict with the definition of such words, terms or phrases as may be defined in this Code, the County land development regulations or other adopted County ordinances, plans or documents, the former shall control.
- (c) The following are applicable definitions pursuant to S.C. Code 1976, § 6-1-920:

Affordable Housing means housing affordable to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the county.

Capital Improvements mean improvements with a useful life of five years or more, by new construction or other action, which increases or increased the service capacity of a public facility.

Capital Improvements Plan means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

Connection Charges and *Hookup Charges* mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

Developer means an individual or corporation, partnership, or other entity undertaking development.

Development means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. The term "development" does not include alterations made to existing single-family homes.

Development Approval means a document from a governmental entity which authorizes the commencement of a development.

Development Impact Fee or *Impact Fee* means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

- (1) A charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development.
- (2) Connection or hookup charges.
- (3) Amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements.
- (4) Fees authorized by S.C. Code 1976, § 6-1-300 et seq.

Development Permit means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to S.C. Code 1976, title 6, ch. 9, is required.

Fee Payor means the individual or legal entity that pays or is required to pay a development impact fee.

Governmental Entity means a county, as provided in S.C. Code 1976, title 4, ch. 9, and a municipality, as defined in S.C. Code 1976, § 5-1-20.

Incidental Benefits are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

Land Use Assumptions mean a description of the service area and projections of land uses, densities, intensities and population in the service area over at least a ten-year period.

Level of Service means a measure of the relationship between service capacity and service demand for public facilities.

Local Planning Commission means the entity created pursuant to S.C. Code 1976, title 6, ch. 29, art. 1.

Project means a particular development on an identified parcel of land.

Proportionate Share means that portion of the cost of system improvements determined pursuant to S.C. Code 1976, § 6-1-990, which reasonably relates to the service demands and needs of the project.

Public Facilities means:

- (1) Water supply production, treatment, laboratory, engineering, administration, storage and transmission facilities;
- (2) Wastewater collection, treatment, laboratory, engineering, administration and disposal facilities;
- (3) Solid waste and recycling collection, treatment and disposal facilities;
- (4) Roads, streets and bridges, including, but not limited to, rights-of-way and traffic signals;
- (5) Stormwater transmission, retention, detention, treatment, and disposal facilities and flood control facilities;
- (6) Public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

- (7) Capital equipment and vehicles, with an individual unit purchase price of not less than \$100,000.00 including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and stormwater management and control;
- (8) Parks, libraries and recreational facilities;
- (9) Public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

Service Area means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a county or other political subdivision which is authorized or set by law.

Service Unit means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

System Improvements mean capital improvements to public facilities which are designed to provide service to a service area.

System Improvement Costs means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvements do not include:

- (1) Construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;
- (2) Repair, operation, or maintenance of existing or new capital improvements;
- (3) Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;
- (4) Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) Administrative and operating costs of a county or a municipality participating in an impact fee program; and
- (6) Principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of a county or a non-county service provider pursuant to an intergovernmental agreement to finance capital improvements identified in the capital improvements plan.

Sec. 82-25. - Exclusive Method to Impose Fees; Other Methods of Requiring Capital Improvements;

Preexisting Fees.

- (a) Requirements for developers to pay, as a condition of development approval or issuance of a development permit or building permit, as appropriate, in whole or in part, for system improvements may be imposed by the County or a participating municipality only by way of development impact fees imposed pursuant to the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, this article, and individual public facility development impact fee ordinances adopted by the County and participating municipalities.
- (b) Notwithstanding the provisions of the State Development Impact Fee Act or this article, the County retains its power, to the extent authorized, to impose fees, to require contributions and to require dedication of land for capital improvements.

- (c) A development impact fee adopted by the County pursuant to the law existing prior to enactment of the State Development Impact Fee Act and existing on the effective date of the Act shall not be affected by the Act until its termination. Provided, however, that any proposed change, revision to, or reenactment of such development impact fee subsequent to the effective date of the Act shall comply with the provisions of this article, any applicable individual public facility development impact fee ordinances, and the Act.

Sec. 82-26. - Conflict.

To the extent of any conflict between other County ordinances and this article, this article shall be deemed to be controlling; provided, however, that this article is not intended to amend or repeal any existing County ordinance, resolution or regulation, except as expressly set forth in the ordinance from which this article is derived.

Sec. 82-27. - Severability.

- (a) If any section, subsection, sentence, clause, phrase or portion of this article is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase or portion of this article shall be deemed to be a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions of this article nor impair or nullify the remainder of this article, which shall continue in full force and effect.
- (b) If the application of any provision of this article to any new development is declared to be invalid by a decision of any court of competent jurisdiction, the intent of County Council is that such decision shall be limited only to the specific new development expressly involved in the controversy, action or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair or nullify this article as a whole or the application of any provision of this article to any other new development.

Sec. 82-28. - Term.

The development impact fee procedures set forth in this article shall remain in effect unless and until repealed, amended or modified by County Council in accordance with applicable state law and County ordinances and resolutions.

Sec. 82-29. - Amendment of Development Impact Fee Act.

Upon the amendment of any provision of the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, by the State Legislature, County Council shall initiate a review of this article to determine whether it remains in full compliance with the Act; and, upon the completion of such review, County Council shall introduce any changes deemed necessary and appropriate to ensure the continued compliance of this article with the Act.

Sec. 82-30. - Annual Review and Report.

The County shall prepare and publish an annual report describing the amount of all development impact fee funds collected, appropriated and spent, by public facility and by service area, during the preceding fiscal year.

Sec. 82-31. - Affordable Housing Report.

Before adopting a development impact fee for a public facility which imposes the fee on residential units, the County shall prepare a report which estimates the effect of recovering capital costs for the public facility through development impact fees on the availability of affordable housing within the County.

Sec. 82-32. - Applicability.

- (a) *Development Subject to Development Impact Fees.* All development, both residential and nonresidential, as defined in the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, and in Section 82-24, may be subject to the imposition of one or more development impact

fees for particular public facilities; provided, however, that the type and nature of the development project must create an additional demand and need for system improvements for the public facility in order to maintain the adopted level of service (LOS) standard, and is not otherwise exempt.

- (b) *Development not Subject to Development Impact Fees.* The following structures and activities, which might otherwise be construed as development as defined by the Act, are exempt from the imposition of development impact fees:
- (1) Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;
 - (2) Remodeling or repairing a structure that does not result in an increase in the number of service units;
 - (3) Replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;
 - (4) Placing a construction trailer or office on a lot during the period of construction on the lot;
 - (5) Constructing an addition on a residential structure which does not increase the number of service units;
 - (6) Adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;
 - (7) All or part of a particular development project if:
 - a. The project is determined to create affordable housing; and
 - b. That portion of the project's proportionate share of system improvements is funded through a revenue source other than development impact fees;
 - (8) Any development project for which the developer has paid for the needed public facility in its entirety. However, this exemption applies only to a County development impact fees for the same category of public facility that has been provided;
 - (9) Any development project for which a valid building permit or certificate of occupancy has been issued or in which construction has commenced, before the effective date of the ordinance imposing the development impact fee, except as otherwise provided in Section 82-33(a).
- (c) *Effect of imposition and payment of development impact fees on County land development regulations.*
- (1) The payment of development impact fees shall not entitle the fee payor to development approval nor a development permit unless all other applicable requirements, standards, and conditions of the County land development regulations and all other applicable County codes, ordinances, and/or procedures have been met. Such other requirements, standards, and conditions are independent of the requirement for payment of a development impact fee.
 - (2) Neither this article nor a specific development impact fee ordinance shall affect, in any manner, the permissible use of property, the permitted density/intensity of development, the applicable design and improvement standards, or any other applicable standards or requirements of this Code or land development regulations, which shall be operative and which shall remain in full force and effect without limitation.

Sec. 82-33. - Imposition, Calculation and Collection.

- (a) *Imposition.* A development impact fee may be imposed by the County or a participating municipality only upon development approval or issuance of a development permit or building permit, as applicable. Unless otherwise provided in a development impact fee ordinance for a particular public facility, imposition, calculation and collection of a development impact fee shall occur at building permit issuance; provided, however, that if a building permit is not required for the proposed development project, or for other valid reasons, County Council or the elected body of the participating municipality

may, at its discretion, impose, calculate and collect a development impact fee either at the time construction is authorized or at the time of issuance of a certificate of occupancy.

(b) *Calculation.*

- (1) Upon receipt of a request for development approval or issuance of a development permit which triggers imposition of a development impact fee, as set forth in subsection (a) of this section, the County or the participating municipality, as applicable, shall determine the following:
 - a. The applicable public facilities development impact fee or fees.
 - b. The appropriate service area.
 - c. The types of land use in the proposed development project.
 - d. The amount of development (i.e., for residential, the number of and if appropriate the type dwelling units; for nonresidential, the square footage of nonresidential development) in the proposed development project.
 - e. The number and type of affordable housing units in the proposed development project.
 - f. The total number of new or additional service units created by the proposed development project.
- (2) After making the determinations set forth in subsection (b)(1) of this section in a timely manner, the County or participating municipality, as applicable, shall multiply the number of new or additional service units by the cost per service unit as set forth in the specific public facility development impact fee ordinance, to derive a total development impact fee amount due.
- (3) The County or participating municipality, as applicable, in appropriate circumstances, shall deduct from the total development impact fee amount due:
 - a. Appropriate credits or offsets for developer contributions of money, dedication of land, construction of system improvements, or oversizing of system improvements used for, or having excess capacity to serve, other development projects;
 - b. A pro rata share of other (non-County) funding sources committed to financing system improvements for the applicable public facility, which are not required to be repaid by the County, and which were not previously considered in calculating the cost per service unit for the public facility;
 - c. A discount for affordable housing units based on the table below, , for "single-family units" and for "all other types of housing units":

Area Medium Income (AMI)	Impact Fee Discount
Under 60%	100%
60% to 80%	60%
Over 80%	0%

- (4) Development impact fees shall be calculated in accordance with generally accepted accounting principles.
- (5) Development impact fees may be subsidized, as long as funds are available in the Beaufort County Affordable Housing Fund, up to 100 percent for housing that a person or family earning that a person or family earning 80 percent or less of the County's median family income based on household size can afford by

spending not more than 35 percent of their gross income on a case-by-case basis. Criteria approved by County Council will be used to provide guidance.

- (6) If rehabilitated property for which the impact fees have been subsidized is sold within ten years, or owner acquired/occupied property for which the impact fees have been subsidized is sold within ten years, the development impact fees that would have been collected will be paid out of the proceeds of the sale and reimbursed into the Beaufort County Affordable Housing Fund. If rental property for which the development impact fees have been subsidized is sold, resulting in units being rented at rates above that which falls in the affordable range based upon household income and size, a fee will be paid out of the proceeds of the sale at a rate equal to the amount of subsidy increased at a rate equal to two times the Consumer Price Index (CPI) for the years between the time of subsidy and the time of sale for each applicable year up to 30 years. The fee will be reimbursed into the Beaufort County Affordable Housing Fund.
 - (7) For purposes of this section, the Consumer Price Index (CPI) is the U.S. Department of Labor, Bureau of Labor Statistics' index for "owners' equivalent rent of primary residence" for the South Urban Area, base period December, 1982 equal to 100 (Exhibit A, on file with the County Clerk).
 - (8) All impact fees shall be adjusted annually to reflect the effects of inflation on the costs for projects set forth in the impact fee study and CIP. Impact fee amounts shall be adjusted to account for inflationary increases in the costs of providing facilities using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator.
- (c) *Collection.*
- (1) The County or a participating municipality, as applicable, shall collect all development impact fees imposed and due prior to, and as a condition of, issuance of the applicable development approval or development permit, as set forth in this section, unless:
 - a. The fee payor pays the development impact fee under protest; or
 - b. The fee payor files an administrative appeal and, at the fee payor's option, elects to post a bond or submit an irrevocable letter of credit, approved by the County, for the full amount of the development impact fees calculated to be due; or
 - c. The County and the fee payor agree to mediation by a qualified independent party.
 - (2) The County may, in its sole discretion, add to the development impact fee an additional amount for reasonable interest and penalties for nonpayment or late payment.
- (d) *Enforcement.*
- (1) The County or a participating municipality, as applicable, may withhold the requested development approval or development permit, including but not limited to a certificate of occupancy, or a building permit if no certificate of occupancy is required, until the development impact fee is paid in full.
 - (2) The County may impose a lien for failure of the developer to make timely payment of a development impact fee.

Sec. 82-34. - Accounts and Expenditures.

- (a) *Accounts.*
- (1) Revenues collected by the County or a participating municipality, as applicable, from all development impact fees, shall be deposited into, and maintained until transferred or expended in, a segregated, interest-bearing account.

- (2) Separate accounts, and appropriate accounting records, shall be maintained for each public facility development impact fee (i.e., for each category of system improvements), and for each service area in which the fees are collected.
 - (3) Interest earned on development impact fees shall be considered funds of the account on which it is earned, and must be subject to all restrictions otherwise placed on the use and expenditure of development impact fee revenues pursuant to the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, and this article.
- (b) *Expenditures.*
- (1) Expenditure of development impact fees shall be made only for the category of system improvements, and within or for the benefit of the service area, for which the development impact fee was imposed as shown by the relevant capital improvements plan and as authorized in the State Development Impact Fee Act.
 - (2) Development impact fees may not be used for:
 - a. A purpose other than system improvement costs to create additional improvements to serve new growth;
 - b. A category of system improvements other than that for which they were collected; or
 - c. The benefit of service areas other than the area for which they were imposed.
 - (3) In accordance with all other applicable requirements as set forth in this article, development impact fees may be expended for the payment of principal, interest, and other financing costs on contracts, bonds, notes or other obligations issued by or on behalf of the County or other applicable service provider, to finance system improvements.
 - (4) Development impact fees may be expended only for system improvements and system improvement costs as defined in the State Development Impact Fee Act or in Section 82-24. Development impact fees may not be expended for personnel costs.
- (c) *Timing of Expenditures.*
- (1) Through the use of the annual review and report, the County shall monitor the collection and expenditure of development impact fee revenues in relation to the system improvements as specified in the public facility capital improvements plans.
 - (2) The County shall ensure that development impact fees will be expended within three years of the date they were scheduled in the capital improvements plan to be expended on a first-in, first-out basis.
 - (3) The County shall ensure that sufficient impact fee funds are, or will be available before proceeding with a system improvement project.

Sec. 82-35. - Refunds.

- (a) *Eligibility.* A development impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:
- (1) The impact fee revenues collected from that property have not been expended within three years of the date they were scheduled to be expended, pursuant to the capital improvements plan, on a first-in, first-out accounting basis; or
 - (2) A building permit or permit for installation of a manufactured home on the property is subsequently denied.
- (b) *Payment.* When the right to a refund exists, as set forth in subsection (a) of this section, the County shall send the refund amount only to the owners of record of the subject property at the time the refund payment must be made.
- (c) *Timing.* The County shall send the refund amount to the owner of record of the subject property within 90 days after it is determined by the County that a refund is due.

- (d) *Amount.* All refund payments determined to be due shall include the pro rata portion of interest earned while on deposit in the interest-bearing development impact fee account.
- (e) *Standing.* A person entitled to a refund shall have standing to sue for payment of the refund by the County if there has not been a timely payment of the refund pursuant to this section and the State Development Impact Fee Act.

Sec. 82-36. - Remedies.

If the developer or fee payor disagrees with the County with respect to any aspect of a development impact fee, including, but not limited to, the amount of the fee due, the developer or fee payor shall have the following remedies:

- (a) *Administrative Appeal.* The developer or fee payor may file an administrative appeal with the County Administrator. Such appeal shall be filed with the County Clerk within 30 days of fee payment on a form made available by the County. The County Administrator shall render a decision on the appeal within 90 days after the filing of the appeal.
- (b) *Payment under Protest.*
 - (1) The developer or fee payor may pay a development impact fee under protest. Payment under protest does not preclude the developer or fee payor from filing an administrative appeal nor does it preclude receipt of a refund pursuant to Section 82-35, if applicable.
 - (2) In-lieu of paying the development impact fee under protest, the developer or fee payor may, at the developer's option, post a bond or submit an irrevocable letter of credit for the amount of the development impact fee due, pending the outcome of an appeal.
- (c) *Mediation.*
 - (1) In order to address any disagreement between the fee payor and the County relative to the imposition of a development impact fee, the County and the fee payor may, upon voluntary agreement, enter into mediation conducted by a qualified independent party.
 - (2) Participation in mediation does not preclude the fee payor from pursuing any other available remedies provided in this article, in the State Development Impact Fee Act, or otherwise available by law.
- (d) *Incidental Benefit.* The receipt of incidental benefit by a third party property owner or developer within the service area resulting from the payment of a development impact fee by a fee payor or developer shall not be considered grounds for exercising the remedies set forth in this article.

Sec. 82-37. - Development Agreements.

- (a) In-lieu of making development impact fee payments, the fee payor/developer and the County, by mutual agreement, may enter into an agreement for the provision, construction, and installation of system improvements pursuant to, and in accordance with, the requirements of the State Local Government Development Agreement Act.
- (b) The agreement may additionally provide for credits or reimbursement for costs incurred by a fee payor or developer, including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project.
- (c) A development impact fee for system improvements for a specific public facility category may not be imposed on a fee payor or developer who has entered into a development agreement providing for the provision of system improvements for that same public facility category. Provided, however, that development impact fees may still be imposed on the fee payor or developer for system improvements for another public facility category.
- (d) The development agreement shall include a provision addressing increases in development impact fees over the life of the development agreement as well as the applicability of subsequently adopted development impact fees for other public facilities over the life of the development agreement and the development project.

Sec. 82-38. - System Improvements Provided by Another Service Provider.

- (a) *Non-County Service Provider.* If the proposed system improvements include a public facility or facilities under the jurisdiction of, and provided by, another unit of government as described in the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, the County and the other unit of government shall enter into an intergovernmental agreement providing for:
- (1) Determination of the development impact fee amount in the same manner and pursuant to the same procedures and limitations as provided in this article and the State Development Impact Fee Act for all other development impact fees.
 - (2) Collection of the development impact fee by the County or a participating municipality, as applicable.
 - (3) Transfer of the development impact fee funds collected within the service area of the service provider to the service provider for expenditure at reasonable times.
 - (4) Expenditure of the development impact fee revenues by the service provider in accordance with the capital improvements plan.
- (b) *Cost Sharing of Joint Improvements.* The intergovernmental agreement between the County and the service provider or the County and the participating municipality, shall specify the reasonable share of funding by each governmental unit for jointly funded improvements. The County shall not assume more than its reasonable share of funding of joint improvements; nor may the service provider, which is not authorized to impose development impact fees, assume more than its share of funding of joint improvements, unless the expenditure is being made pursuant to a development agreement.

Sec. 82-39. - Effects of Annexation.

A County Development Impact Fee Ordinance imposed in an unincorporated area which is subsequently annexed by a municipality shall remain in full force and effect pursuant to this article and the State Development Impact Fee Act, S.C. Code 1976, §§ 6-1-910—6-1-2010, until the development impact fee terminates, unless the annexing municipality:

- (1) Assumes responsibility for the provision of system improvements included in the capital improvements plan that are to be provided, in whole or in part, via payment of development impact fees from developers in the annexed area; and
- (2) Assumes any liability which is to be paid with the impact fee revenue.

If the annexing municipality agrees to assume responsibility and liability as set forth in this section, it shall enter into an intergovernmental agreement to such effect with the County.

Secs. 82-40—82-50. - Reserved.

EXHIBIT C**ARTICLE III. – PARKS AND RECREATION FACILITIES—NORTHERN AND SOUTHERN BEAUFORT COUNTY SERVICE AREAS****Sec. 82-51. - Adoption.**

Pursuant to the impact fee procedures in Section 82-21 *et seq.*, this parks and recreation development impact fee is adopted and imposed on all new residential development in the County, in accordance with the procedures and requirements of this article and the intergovernmental agreement(s) the County has entered into with the participating municipalities of _____.¹

Sec. 82-52. - Establishment of Service Area

There are two service areas for parks and recreation development impact fees. They are the South Beaufort County Parks and Recreation Service Area and the North Beaufort County Parks and Recreation Service Area. The South Beaufort County Parks and Recreation Service Area includes those parts of the County south of the Broad River. The North Beaufort County Parks and Recreation Service Area includes those parts of the County north of the Broad River. The boundaries of these services areas are identified in Figure 82-52: Beaufort County Parks and Recreation Service Areas.

¹ This amendment is drafted so that when it is determined which municipalities will participate in the parks and recreation development impact fee, they can be identified here and in other relevant places in the draft (potentially the cities of Beaufort and Hardeeville, and the towns of Hilton Head Island, Bluffton, Port Royal, and Yemassee).

FIGURE 82-52: BEAUFORT COUNTY PARKS AND RECREATION SERVICE AREAS



Sec. 82-53. - Incorporation of Support Study.

The County and the participating municipalities hereby rely on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for parks and recreation development impact fees for parks and recreation facility system improvements set out in *Capital Improvement Plan and Development Impact Fee Study* prepared by TischlerBise, dated July 27, 2020 (hereinafter “parks and recreation development impact fee study and CIP”). The parks and recreation development impact fee study and CIP are incorporated herein by reference. The parks and recreation development impact fee study and CIP sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new residential development on the recreation facility system improvement needs for the South Beaufort County Parks and Recreation Service Area and the North Beaufort County Parks and Recreation Service Area. .

Sec. 82-54. - Imposition of Parks and Recreation Development Impact Fees.

(a) Pursuant to this article and the appropriate intergovernmental agreement(s) between the County and municipalities, and in accordance with the County impact fee procedures set forth in Section 82-21 et seq. et seq., the State Development Impact Fee Act, and the support studies and the County adopted parks and recreation facilities capital improvements plan (CIP), incorporated in this article by reference, parks and recreation facilities development impact fees shall be imposed in the following service areas in the amounts identified in Table 82-55: Parks and Recreation Facilities Development

Impact Fee Schedule, by Service Area, unless an Individual Assessment of Development Impact is accepted pursuant to Section 82-56, Individual Assessment of Development Impact.

(b) The parks and recreation development impact fee shall be imposed on all new residential development (dwelling units) in the unincorporated County and within the participating municipalities, unless the residential development is exempted, or an exception or waiver is granted pursuant to Sec. 82-32(b), Development Not Subject to Development Impact Fees, or Sec. 82-33(b)(3)c. A parks and recreation development impact fee shall only be imposed if a new dwelling unit is developed.

(c) The parks and recreation development impact fee in the unincorporated County and within a participating municipality shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

Sec. 82-55. - Parks and Recreation Development Impact Fee Schedule and Facility Project List.

(a) The following general procedure shall be followed upon receipt of an application for a building permit for new development:

(1) Identify the applicable service area (South Beaufort County Parks and Recreation Service Area or North Beaufort County Parks and Recreation Service Area) based on the development's location.

(2) Determine if any of the dwelling units qualify for a discount as "affordable housing" in accordance with Sec. 82-33(b)(3)c, and if so the number of those dwelling units and the amount of the discount.

(3) Determine whether the applicant has applied for an Individual Assessment of Development Impact in accordance with Sec. 82-56,

(4) If an Individual Assessment of Development Impact is not approved, or not applied for, identify the number of dwelling units, and the square feet in size of each dwelling unit, and then apply the fee schedule in Table 82-55: Parks and Recreation Development Impact Fee Schedule, by Service Area, to each dwelling unit; or

(5) If an Individual Assessment of Development Impact is accepted, pay the fee based on the approved Individual Assessment of Development Impact.

TABLE 82-55: PARKS AND RECREATION DEVELOPMENT IMPACT FEE SCHEDULE, BY SERVICE AREA		
Housing Unit Size	North Beaufort County Parks and Recreation Service Area Impact Fee	South Beaufort County Parks and Recreation Service Area Impact Fee
1,000 sf or less	\$486	\$282
1,001 to 1,250 sf	\$590	\$353
1,251 to 1,500 sf	\$694	\$423
1,501 to 1,750 sf	\$798	\$470
1,751 to 2,000 sf	\$868	\$517
2,001 to 2,500 sf	\$1,006	\$588
2,501 to 3,000 sf	\$1,076	\$658
3,001 to 3,500 sf	\$1,180	\$705
3,501 to 4,000 sf	\$1,249	\$752
4,001 or more sf	\$1,319	\$776

TABLE 82-55a: PARKS AND RECREATION NORTHERN AND SOUTHERN FACILITY PROJECTS	
Northern Service Area Projects	Southern Service Area Projects
Burton Wells Park Expansion	Buckwalter Park Expansion
County Splash Pads and Aquatics Center/Park	M.C. Riley Complex Expansion
Passive Park Development and Construction	Daufuskie Island Park Improvements
Basal Green Complex Expansion	Outdoor Aquatics and Splash Pads Installation
Coursen-Tate Complex Expansion	Bluffton Center Expansion
Saint Helena Park Expansions	Passive Park Development and Construction
Community Center Expansions	Community Center Expansion
Small Park Expansion and Development	Recreation Field Development and Construction
Municipal Owned Park Facility Development and Expansions: Henry C Chamber's Park Spanish Moss Trail Port Royal Skate Park Washington Street Park Pigeon Point Park	

Sec. 82-56. - Individual Assessment of Development Impact.

(a) In-lieu of calculating the parks and recreation development impact fees by reference to the fee schedule in Table 82-55: Parks and Recreation Development Impact Fee Schedule, by Service Area, a fee payor may request that the amount of the required parks and recreation development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

(b) If a fee payor requests the use of an Individual Assessment of Development Impact, the fee payor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the fee payor's expense.

(c) Each Individual Assessment of Development Impact shall be based on the same level of service standard and system improvement costs for park and recreation facilities for the service areas used in the parks and recreation development impact fee study and CIP, shall use the formula for calculating the development impact fees used in the parks and recreation development impact fee study and CIP (no adjustments in the assumption of credits shall be made), and shall document the relevant methodologies and assumptions used. The burden shall be on the fee payor requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the parks and recreation development impact fee study and CIP and reflected in Table 82-56: Parks and Recreation Development Impact Fee Schedule, by Service Area, is less accurate than the results of the Individual Assessment of Development Impact.

(d) Each Individual Assessment of Development Impact shall be submitted to the Planning Director or a designee, and may be accepted, rejected, or accepted with modifications by the Planning Director or a designee as the basis for calculating park and recreation development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a

designee as a more accurate measure of the demand for park and recreation facility system improvements created by the proposed development than the applicable fee in Table 82-56: Parks and Recreation Development Impact Fee Schedule, by Service Area, then the park and recreation development impact fees due under this Ordinance shall be calculated according to such assessment.

Sec. 82-57. - Credits.

(a) Any developer/fee payor which is obligated to pay a parks and recreation development impact fee under this section may apply for credit against parks and recreation development impact fees otherwise due, up to but not exceeding the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any land dedication, construction, or contribution for parks and recreation facility system improvements that are accepted by the County Council for parks and recreation facility systems improvements identified in the CIP.

(b) *Valuation of Credits*

(1) Credit for land dedication for park and recreation facility system improvements, at the fee payor's option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the fee payor.

(2) Credit for construction of parks and recreation facility system improvements shall be valued by the County Council based on construction costs estimates submitted by the fee payor. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.

(3) Credit for a contribution for parks and recreation facility system improvements shall be based on the value of the contribution at the time it is made by the fee payor. (c) *When Credits Become Effective*

(1) Credits for land dedication for parks and recreation facilities shall become effective after the credit is approved by County Council or applicable municipal legislative body pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County or applicable municipality in a form established by the County or applicable municipality at no cost to the County or applicable municipality, and (b) the dedication of land has been accepted by the County or applicable municipality.

(2) Credits for construction of parks and recreation facility system improvements shall become effective after the credit is approved by County Council or applicable municipal legislative body² pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council or applicable municipal legislative body, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements (or municipal requirements, as applicable).

(3) Credits for contributions shall become effective after the contribution is approved by the County Council or applicable municipal legislative body pursuant to this section, and the contribution is provided to and accepted by the County Council or applicable municipal legislative body.

(4) Credits for land dedication, construction of parks and recreation facility system improvements, or contributions, shall be transferable within the same development for parks and recreation development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The

² NOTE TO STAFF: Please provide direction on whether land dedications, construction of buildings, or contributions for park and recreation facilities within a participating municipality will be dedicated or accepted by the municipality. We have drafted the provision as if that would be the case; if that is not the case, we can make a change.

instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council or applicable municipal legislative body for registration.

(5) The total amount of the credit shall not exceed the amount of the parks and recreation development impact fees due and payable for the project.

(6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council or applicable municipal legislative body. The Credit Agreement/Development Agreement shall specifically outline the land dedication, construction, or contribution for parks and recreation facility system improvements, the time by which they shall be completed or dedicated and any extensions thereof, and the value (in dollars) of the credit against the parks and recreation development impact fees the fee payor shall receive.

(7) The County Council or applicable legislative body may enter into a Capital Contribution Front-Ending Agreement with any developer/fee payor who proposes to dedicate land or construct parks and recreation facility system improvements in the CIP, to the extent the fair market value of the land or the construction of those parks and recreation facility system improvements exceed the obligation to pay parks and recreation development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the parks and recreation facility system improvements constructed.

Sec. 82-58. - Trust Account for Parks and Recreation Development Impact Fees.

The County and the participating municipalities hereby establish segregated Parks and Recreation Development Impact Fee Trust Accounts. All parks and recreation development impact fees collected by the County and the participating municipalities shall be placed in their respective Trust Account. By November 1 of each year, the participating municipalities shall transfer the parks and recreation development impact fees they collect to the County. Upon receipt, the County shall then place the funds into its Parks and Recreation Development Impact Fee Trust Account. Each Trust Account shall be interest-bearing and all interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to parks and recreation development impact fee funds.

Sec. 82-59. - Expenditure of Fees for Parks and Recreation Facility System Improvements.

Parks and recreation development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Section 82-21 *et seq.*, solely and exclusively for parks and recreation facility system improvements as set forth in the parks and recreation development impact fee study and CIP. System improvements generally include the following: acquisition of land for development of new parks, expansions to existing parks, and park and recreation equipment.

Sec. 82-60. - Development Agreement Option.

(a) The developer may pay the parks and recreation development impact fee, as calculated pursuant to Section 82-56, as the proposed development project's proportionate share of system improvement costs and as full and complete payment of such obligations. In the alternative, a developer may enter into an agreement with the County or a participating municipality pursuant to the State Local Government Development Agreement Act, and provide for dedication of land, park equipment, development of parks and recreation facilities, and/or for payments in-lieu of development impact fees for parks and recreation facilities, through a development agreement

(b) A parks and recreation development impact fee may not be imposed on a developer who has entered into a development agreement with the County that provides for the parks and recreation facility system improvement needs of the development project that is subject to the development agreement.

(c) A development agreement for parks and recreation facilities may only be entered into with the authorization and approval of both the County and the developer, or the participating municipality and developer, as appropriate.

Sec. 82-61. - Developer Rights.

The developer, pursuant to the State Development Impact Fee Act and the County impact fee procedures in Section 82-21 *et seq.*, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 82-21 *et seq.*

(a) *Administrative Appeal.* The developer/applicant may file an administrative appeal with the County Administrator with respect to a County or municipal decision related to the imposition, calculation, collection, processing, or expenditure of a parks and recreation development impact fee, at any time; provided, however, that such appeal must comply with the provisions and requirements of the County impact fee procedures set forth in Section 82-21 *et seq.* If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the development approval process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of the impact fees as calculated by the County or a participating municipality to be due.

(b) *Payment under Protest.* The developer/applicant may pay the County-calculated or municipality-calculated development impact fee under protest, pursuant to the County impact fee procedures set forth in Section 82-21 *et seq.* Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the full amount of the development impact fee due, all as set forth in the impact fee procedures in Section 82-21 *et seq.*

(c) *Mediation.* The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (fee payor) as well as the County (and, if applicable, participating municipality) and only to address a disagreement related to the parks and recreation development impact fee, as calculated by the County or municipality, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (fee payor) from pursuing other developer rights and/or remedies, as set forth in this article, the County impact fee procedures in Section 82-21 *et seq.* or other remedies available by law.

Sec. 82-62. - County Remedies.

(a) The County and a participating municipality (to the extent authorized in the intergovernmental agreement(s) with the County), pursuant to the State Development Impact Fee Act and the County impact fee procedures in Section 82-21 *et seq.*, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the impact fee procedures in Section 82-21 *et seq.*

(1) *Interest and Penalties.* The County or participating municipality may, in its sole discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated parks and recreation development impact fee due, pursuant to the impact fee procedures in Section 82-21 *et seq.*

(2) *Withholding Building or Development Permit or Development Approval or Certificate of Occupancy.* The County or participating municipality may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the parks and recreation development impact fee due.

(3) *Lien.* The County may impose a lien on the developer's property, pursuant to the impact fee procedures set forth in Section 82-21 *et seq.*, for failure of the developer/applicant to timely pay the required parks and recreation development impact fee in full.

(b) The County or participating municipality may pursue any one or all of the remedies described in subsection (a) of this section, at its discretion. The failure to pursue any remedy, at any time, shall not be deemed to be a waiver of County or municipal rights to pursue any remedy at such other time as may be deemed appropriate.

Sec. 82-63. – Refund of Fees.

(a) A collected parks and recreation development impact fee shall be refunded to the owner of record of property on which a parks and recreation development impact fee has been paid if:

(1) The parks and recreation development impact fee revenues collected on the property have not been expended within three years of the date they were scheduled to be expended, pursuant to the parks and recreation development impact fee study and CIP; or

(2) A building permit or permit for installation of a manufactured home on the property is subsequently denied.

(b) The amount, timing, and recipient of any refund required by this article of collected parks and recreation development impact fees shall comply with the standards of Sec. 82-35.

Sec. 82-64. - Intergovernmental Agreements.

Prior to collection of a parks and recreation development impact fee in a participating municipality, the County shall enter into an intergovernmental agreement with the participating municipality. Intergovernmental agreement shall:

(a) Specify the reasonable share of funding joint system improvements for parks and recreation facility system improvements by each governmental unit; and

(b) Provide for the collection of the parks and recreation development impact fee by the municipality within its corporate limits and by the County within the unincorporated area; and

(c) Provide for the timely transfer of parks and recreation development impact fee funds from the municipality to the County; and

(d) Provide for the timely expenditure of the parks and recreation development impact fee funds by the County, in accordance with the CIP.

Sec. 82-65. - Termination of the Parks and Recreation Development Impact Fee.

The parks and recreation development impact fee shall be terminated upon the completion/conclusion of all of the parks and recreation development impact fee-funded capital improvements, as set forth in the CIP, unless:

(a) The County adopts a CIP for a subsequent time period; or

(b) The County adopts an updated parks and recreation development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

Secs. 82-66—82-80. - Reserved

EXHIBIT D

ARTICLE IV. – ROAD FACILITIES—NORTHERN AND SOUTHERN BEAUFORT COUNTY SERVICE AREAS

Sec. 82-81. - Adoption.

Pursuant to the impact fee procedures in Section 82-21 *et seq.*, this road facilities development impact fee is adopted and imposed on all new development in the County, in accordance with the procedures and requirements of this article and the intergovernmental agreement(s) the County has entered into with the participating municipalities of _____.³

Sec. 82-82. – Establishment of Service Areas.

There are two service areas for the road facilities development impact fee: the South Beaufort County Road Facilities Service Area and the North Beaufort County Road Facilities Service Area. The South Beaufort County Road Facilities Service Area includes those parts of the County south of the Broad River. The North Beaufort County Road Facilities Service Area includes those parts of the County north of the Broad River. The boundaries of these services areas are identified in Figure 82-82: Beaufort County Road Facilities Service Areas.

³ This amendment is drafted so that when it is determined which municipalities will participate in the road facilities development impact fee, they can be identified here and in other relevant places in the draft (potentially the cities of Beaufort and Hardeeville, and the towns of Hilton Head Island, Bluffton, Port Royal, and Yemassee).

FIGURE 82-82: BEAUFORT COUNTY ROAD FACILITIES SERVICE AREAS



Sec. 82-83. - Incorporation of Support Study.

The County and the participating municipalities hereby rely on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for the road facilities development impact fee set out in *Capital Improvement Plan and Development Impact Fee Study (Transportation Update)* prepared by TischlerBise, dated November 15, 2022 (hereinafter “road facilities development impact fee study and CIP”). The road facilities development impact fee study and CIP (the Beaufort County 2030 transportation improvement plan) are incorporated herein by reference. The road facilities development impact fee study and CIP sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on the South Beaufort County Road Facilities Service Area and the North Beaufort County Road Facilities Service Area.

Sec. 82-84. - Imposition of Road Facilities Development Impact Fees.

- (a) The road facilities development impact fee shall be imposed on all new development in the unincorporated County and within the participating municipalities, unless the development is exempted, or an exception or waiver is granted pursuant to Sec. 82-32(b), Development Not Subject to Development Impact Fees, or Sec. 82-33(b)(3)c, of the County Code.

- (b) The road facilities development impact fee in the unincorporated County and within a participating municipality shall be paid prior to issuance of a building permit, or if a building permit is not required prior to construction, prior to issuance of a development permit.

Sec. 82-85. – Road Facilities Development Impact Fee Schedule.

- (a) Pursuant to this article and the appropriate intergovernmental agreement(s) between the County and the participating municipalities, and in accordance with the County impact fee procedures set forth in Section 82-21 *et seq.*, the State Development Impact Fee Act, and the road facilities development impact fee study and CIP, road facilities development impact fees shall be imposed in the South Beaufort County Road Facilities Service Area and the North Beaufort County Road Facilities Service Area.
- (b) The following general procedure shall be followed upon receipt of an application for a building permit or development permit, whichever is applicable, for new development:
 - (1) Identify the applicable service area (South Beaufort County Road Facility Service Area or North Beaufort County Road Facility Service Area) based on the development’s location;
 - (2) Determine if any of the dwelling units qualify for a discount as “affordable housing” in accordance with Sec. 82-33(b)(3)c, and if so the number of those dwelling units and the amount of the discount;
 - (3) Determine whether the applicant has applied for an Individual Assessment of Development Impact in accordance with Sec. 82-86.
 - (4) If an Individual Assessment of Development Impact is not approved, or not applied for, identify the number of dwelling units, and the square feet in size of each dwelling unit, and the type of nonresidential development and the square feet of the nonresidential development, then apply the fee schedule in Table 82-85: Road Facilities Development Impact Fee Schedule, by Service Area, to each dwelling unit or nonresidential development, as appropriate; or
 - (5) If an Individual Assessment of Development Impact is accepted, pay the fee based on the approved Individual Assessment of Development Impact.

TABLE 82-85: ROAD FACILITIES DEVELOPMENT IMPACT FEE SCHEDULE, BY SERVICE AREA		
Residential Development		
Housing Unit Size	North Beaufort County Road Facility Service Area Impact Fee	South Beaufort County Road Facility Service Area Impact Fee
1,000 sf or less	\$1,509	\$1,551
1,001 to 1,250 sf	\$1,896	\$1,939
1,251 to 1,500 sf	\$2,245	\$2,284
1,501 to 1,750 sf	\$2,516	\$2,585
1,751 to 2,000 sf	\$2,748	\$2,844
2,001 to 2,500 sf	\$3,135	\$3,231
2,501 to 3,000 sf	\$3,483	\$3,576
3,001 to 3,500 sf	\$3,754	\$3,835
3,501 to 4,000 sf	\$3,986	\$4,093
4,001 or more sf	\$4,180	\$4,309

Nonresidential Development		
Development Type	North Beaufort County Road Facility Service Area Impact Fee per 1,000 square feet	South Beaufort County Road Facility Service Area Impact Fee per 1,000 square feet
Retail	\$4,513	\$5,024
Office/Service	\$2,243	\$2,497
Industrial	\$905	\$1,007
Institutional	\$2,089	\$2,326

- (c) The road facilities development impact fee shall be adjusted annually to reflect the effects of inflation on the costs for road facilities set forth in the road facilities development impact fee study and CIP. Prior to December 1 of each year, beginning in 2021, the development impact fee amount set forth in Table 82-85: Road Facilities Development Impact Fee Schedule, by Service Area, shall be adjusted to account for inflationary increases in the costs of providing road facilities using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the road facilities development impact fees shown in Table 82-55 shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator.

Sec. 82-86. - Individual Assessment of Development Impact.

- (a) In-lieu of calculating the road facilities development impact fees by reference to the fee schedule in Table 82-85: Road Facilities Development Impact Fee Schedule, by Service Area, a fee payor may request that the amount of the required road facilities development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.
- (b) If a fee payor requests the use of an Individual Assessment of Development Impact, the fee payor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the fee payor's expense.
- (c) Each Individual Assessment of Development Impact shall be based on the same level of service standard and system improvement costs for road facilities used in the road facilities development impact fee study and CIP, shall use the formula for calculating the impact fee used in the road facilities development impact fee study and CIP (no adjustments in the assumption of credits shall be made), and shall document the relevant methodologies and assumptions used. The burden shall be on the fee payor requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the road facilities development impact fee study and CIP and reflected in Table 82-85: Road Facilities Development Impact Fee Schedule, by Service Area, is less accurate than the results of the Individual Assessment of Development Impact.
- (d) Each Individual Assessment of Development Impact shall be submitted to the Planning Director or a designee, and may be accepted, rejected, or accepted with modifications by the Planning Director or a designee based on the standards in Section 82-86(c), as the basis for calculating road facilities development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for road facility system improvements created by the proposed development than the applicable fee in Table 82-56: Road Facilities Development Impact Fee Schedule, by Service Area, then the road facilities development impact fees due shall be calculated according to the assessment.

Sec. 82-87. - Credits.

- (a) Any developer/fee payor which is obligated to pay a road facilities development impact fee under this section may apply for credit against road facilities development impact fees otherwise due, up to but not exceeding the full obligation for the fees proposed to be paid pursuant to the provisions of this article for any land dedication for right-of-way (ROW), construction, or contribution for road facilities system improvements that are identified in the Table 82-87a: Road Facility Projects, North of the Broad River, for development north of the Broad River, and Table 82-87b: Road Facility Projects, South of the Broad River, for development south of the Broad River. that are accepted by County Council.

TABLE 82-87a: ROAD FACILITY PROJECT NORTH OF THE BROAD RIVER	
Transportation Projects	Type of Improvement
US 21/SC 802 Connector SE (Hazel Farms Road)	New Road
US 21/SC 802 Connector NW (Sunset/Miller Road)	New Road
US 21/SC 802 Intersection Improvement (Sea Island Parkway/Sams Pt. Road)	Intersection Improvements
US 21/SC 128 Intersection Improvement (Ribault Road/Lady's Island Drive)	Intersection Improvements
Boundary Street Connectivity (Polk Street Parallel Road)	New Road
Joe Frazier Road Improvements	Access Management
US 21 Business (Woods Memorial Bridge ITS)	Intelligent Transportation Systems
Sea Island Parkway Improvements	Access Management/ Complete Streets
Spine Road – Port Royal Port	New Road
US 21 and Parker Drive Mast Arm Signal	Traffic Signal
9 Traffic Signals	Traffic Signal
Port Royal Road Interconnectivity	New Road

TABLE 82-87b: ROAD FACILITY PROJECT SOUTH OF THE BROAD RIVER	
Transportation Projects	Type of Improvement
US 278 at Jenkins Island Alternate 2A Super Street Plan	Superstreet Plan
US 278 Bridge Widening 6-lane widening from Bluffton 5A to Jenkins Island	Bridge Widening
US 278 Access Management	Access Management
US 278/SC 170 Interchange – ramp reconfiguration for added capacity	Interchange Improvements
SC 170 – US 278 to Tide Watch – widen to 6 lanes	Road Widening
SC 46/170 Widen to 6-lane divided from Argent Blvd. to SC 462	Road Widening

TABLE 82-87b: ROAD FACILITY PROJECT SOUTH OF THE BROAD RIVER	
Transportation Projects	Type of Improvement
Buckwalter Parkway access management – roadway connectivity	Access Management
May River Road access management (including bike/ped)	Access Management
Burnt Church Road from Bluffton Parkway to All Joy Turn access management (including bike/ped)	Access Management
Buck Island Rd. widening to 3 lanes from US 278 to Bluffton Parkway (including bike/ped)	Road Widening
Lake Point Drive/Old Miller Road Connection with (including bike/ped)	New Road
SC 170/SC 46 Widening to 4-lane from roundabout to Jasper County	Road Widening
Innovation Drive	New Road
Buckwalter Frontage Connector Road from Buckwalter Parkway through Willow Run	New Road
16 Traffic Signal	Traffic Signal

(b) Valuation of Credits.

- (1) Credit for land dedication for ROW, at the fee payor's option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the fee payor.
- (2) Credit for construction of road facilities system improvements shall be valued by the County Council based on construction costs estimates submitted by the fee payor . The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.
- (3) Credit for a contribution for road facilities system improvements shall be based on the value of the contribution at the time it is made by the fee payor.

(c) When Credits Become Effective.

- (1) Credits for land dedication for ROW shall become effective after the credit is approved by County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) the land has been conveyed to the County in a form established by the County at no cost to the County, and (c) the dedication of land for ROW has been accepted by the County.
- (2) Credits for construction of road facility system improvements shall become effective after the credit is approved by the County Council pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable requirements.

- (3) Credits for contributions shall become effective after the contribution is approved by the County Council, (a) a credit Agreement/Development Agreement has been entered into, and (b) the contribution is provided to and accepted by the County Council.
- (4) Credits for land dedication for ROW, construction of road facility system improvements, or contributions shall be transferable within the same development for road facilities development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this article are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County for registration.
- (5) The total amount of the credit shall not exceed the amount of the road facilities development impact fees due and payable for the project.
- (6) The Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the land dedication, construction, or contribution for road facility system improvements, the time by which they shall be completed or dedicated, and any extensions thereof, and the value (in dollars) of the credit against the road facilities development impact fees the fee payor shall receive.
- (7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/fee payor who proposes to dedicate land for ROW, construct road facility system improvements, and/or make contributions, to the extent the fair market value of the land for ROW, the construction of road facility system improvements, and/or the contributions exceed the obligation to pay road facilities development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement.

Sec. 82-88. – Trust Account for Road Facilities Development Impact Fees.

The County and the participating municipalities hereby establish segregated Road Facilities Development Impact Fee Trust Accounts. All road facilities development impact fees collected by the County and the participating municipalities shall be placed in their respective Trust Account. By November 1 of each year, the participating municipality shall transfer the road facilities development impact fees they collect to the County. Upon receipt, the County shall place the funds in its Road Facilities Development Impact Fee Trust Account. Each Trust Account shall be interest-bearing and all interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to road facilities development impact fee funds.

Sec. 82-89. - Expenditure of Fees for Road Facilities System Improvements.

Road facilities development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Section 82-21 *et seq.*, solely and exclusively for road facilities system improvements in the CIP.

Sec. 82-90. - Development Agreement Option.

- (a) The developer may pay the road facilities development impact fee, as calculated pursuant to Section 82-85, as the proposed development project's proportionate share of road facilities system improvement costs and as full and complete payment of such obligations. In the alternative, the developer may enter into an agreement with the County pursuant to the State Local Government Development Agreement Act, providing for dedication of land for ROW, the construction of roads, and/or for payments in-lieu of development impact fees for road facilities, through a development agreement.

- (b) A road facilities development impact fee may not be imposed on a developer who has entered into a development agreement with the County that provides for the road facility system improvement needs of the developer's development project that is subject to the development agreement.
- (c) A development agreement for road facility system improvements may only be entered into with the authorization and approval of both the County and the developer, and after consultation with an affected municipality, if applicable.

Sec. 82-91. - Developer Rights.

The developer, pursuant to the State Development Impact Fee Act and the county impact fee procedures in Section 82-21 *et. seq.*, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 82-21 *et. seq.*

- (a) *Administrative Appeal.* The developer/applicant may file an administrative appeal with the County Administrator with respect to a County or municipal decision related to the imposition, calculation, collection, processing, or expenditure of a road facilities development impact fee, at any time; provided, however, that such appeal must comply with the provisions and requirements of the County impact fee procedures set forth in Section 82-21 *et. seq.* If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the development approval process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of the impact fees as calculated by the County or participating municipality to be due.
- (b) *Payment under Protest.* The developer/applicant may pay the County-calculated or municipality-calculated development impact fees under protest, pursuant to the County impact fee procedures in Section 82-21 *et. seq.* Payment under protest does not preclude the developer/applicant from filing an administrative appeal, nor from requesting a refund, nor from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fees as calculated by the County or municipality to be due,
- (c) *Mediation.* The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (fee payor) as well as the County (and, if applicable, municipality) and only to address a disagreement related to the road facilities development impact fees, as calculated by the County or municipality, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (fee payor) from pursuing other developer rights and/or remedies, as set forth in this article, the County impact fee procedures in Section 82-21 *et seq.*, or other remedies available by law.

Sec. 82-92. - County Remedies.

- (a) The County and the participating municipalities (to the extent authorized in the intergovernmental agreements with the County), and pursuant to the State Development Impact Fee Act and the County impact fee procedures in Section 82-21 *et seq.*, shall have all of the following remedies, which may be exercised individually or collectively.
 - (1) *Interest and Penalties.* The County or participating municipality may, in its sole discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated road facilities development impact fees due, pursuant to the impact fee procedures in Section 82-21 *et seq.*
 - (2) *Withholding Building or Development Permit or Development Approval or Certificate of Occupancy.* The County or participating municipality may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the County-calculated or municipality-calculated road facilities development impact fees due.
 - (3) *Lien.* The County may impose a lien on the developer's property, pursuant to the impact fee procedures set forth in Section 82-21 *et seq.*, for failure of the developer/applicant to timely pay

the required County-calculated or municipality-calculated road facilities development impact fees in full.

- (b) The County or participating municipality may pursue any one or all of the remedies described in subsection (a) of this section at its discretion. The failure to pursue any remedy, at any time, shall not be deemed to be a waiver of County or municipal rights to pursue any remedy at such other time as may be deemed appropriate.

Sec. 82-93. – Refund of Fees.

(a) A collected road facilities development impact fee shall be refunded to the owner of record of property on which a road facilities development impact fee has been paid if:

(1) The road facilities development impact fee revenues collected on the property have not been expended within three years of the date they were scheduled to be expended, pursuant to the road facilities development impact fee study and CIP; or

(2) A building permit or permit for installation of a manufactured home on the property is subsequently denied.

(b) The amount, timing, and recipient of any refund required by this article of collected road facilities development impact fees shall comply with the standards of Sec. 82-35.

Sec. 82-94. - Intergovernmental Agreement.

Prior to collection of a road facilities development impact fee pursuant to this article within a participating municipality, the County shall enter into an intergovernmental agreement with the participating municipality. Each intergovernmental agreement shall:

- (a) Specify the reasonable share of funding joint system improvements for road facility system improvements by each governmental unit or entity; and
- (b) Provide for the collection of the road facilities development impact fee by the municipality within its corporate limits, and by the County within the unincorporated County; and
- (c) Provide for the timely transfer of road facilities development impact fee funds from the municipality to the County; and
- (d) Provide for the timely expenditure of the road facilities development impact fee funds by the County, in accordance with the CIP.

Sec. 82-95. - Termination of the Road Facilities Development Fee.

The road facilities development impact fees shall be terminated upon the completion/conclusion of all of the road facilities development impact fee-funded capital improvements, as set forth in the CIP, unless:

- (a) The County adopts a CIP for a subsequent time period; or
- (b) The County adopts an updated road facilities development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

Secs. 82-96—82-110. - Reserved.

EXHIBIT E

ARTICLE V. – LIBRARY FACILITIES—NORTHERN AND SOUTHERN BEAUFORT COUNTY SERVICE AREAS

Sec. 82-111. - Adoption.

Pursuant to the impact fee procedures in Section 82-21 *et seq.*, the library development impact fee is adopted and imposed in accordance with the procedure and requirements of this article and the intergovernmental agreement(s) the County has entered into with the participating municipalities of _____.⁴

Sec. 82-112. – Establishment of Service Area.

There are two service areas for library development impact fees. They are the South Beaufort County Library Service Area and the North Beaufort County Library Service Area. The South Beaufort County Library Service Area includes those parts of the County south of the Broad River. The North Beaufort County Library Service Area includes those parts of the County north of the Broad River. The boundaries of these services areas are identified in Figure 82-112: Beaufort County Library Service Areas.

⁴ This amendment is drafted so that when it is determined which municipalities will participate in the library development impact fee, they can be identified here and in other relevant places in the draft (potentially the cities of Beaufort and Hardeeville, and the towns of Hilton Head Island, Bluffton, Port Royal, and Yemassee).

FIGURE 82-112: BEAUFORT COUNTY LIBRARY SERVICE AREAS



Sec. 82-113. - Incorporation of Support Study.

The County and the participating municipalities hereby rely on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for the library development impact fees for library facility system improvements set out in *Capital Improvement Plan and Development Impact Fee Study* prepared by TischlerBise, dated July 27, 2020 (hereinafter “library development impact fee study and CIP”). The library development impact fee study and CIP are incorporated herein by reference. The library development impact fee study and CIP sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new residential development on the South Beaufort County Library Service Area and the North Beaufort County Library Service Area.

Sec. 82-114. – Imposition of Library Development Impact Fees

- (a) Pursuant to this article and the appropriate intergovernmental agreement(s) between the County and the participating municipalities, and in accordance with the impact fee procedures in Section 82-21 *et seq.*, the State Development Impact Fee Act, and the library development impact fee study and CIP, library development impact fees shall be imposed in the South Beaufort County Library Service Area and the North Beaufort County Library Service Area.
- (b) The library development impact fee shall be imposed on all new residential development (dwelling units) in the County, unless the residential development is exempted, or an exception or waiver is

granted pursuant to Sec. 82-32(b), Development Not Subject to Development Impact Fees, or Sec. 82-33(b)(3)c. A library development impact fee shall only be imposed if a new dwelling unit is developed.

- (c) The library development impact fee in the unincorporated County and within a participating municipality shall be paid prior to issuance of a building permit, or if a building permit is not required, prior to construction of the dwelling unit, or prior to issuance of a development permit for the dwelling unit, as appropriate.

Sec. 82-115. – Library Impact Fee Schedule.

- (b) The following general procedure shall be followed upon receipt of an application for a building permit for new development:
- (1) Identify the applicable service area (South Beaufort County Library Service Area or North Beaufort County Library Service Area) based on the development's location;
 - (2) Determine if any of the dwelling units qualify for a discount as "affordable housing" in accordance with Sec. 82-33(b)(3)c, and if so the number of those dwelling units and the amount of the discount;
 - (3) Determine whether the applicant has applied for an Individual Assessment of Development Impact in accordance with Sec. 82-116,
 - (4) If an Individual Assessment of Development Impact is not approved, or not applied for, identify the number of dwelling units, and the square feet in size of each dwelling unit, and then apply the fee schedule in Table 82-115: Library Development Impact Fee Schedule, by Service Area, to each dwelling unit; or
 - (5) If an Individual Assessment of Development Impact is accepted, pay the fee based on the approved Individual Assessment of Development Impact.

TABLE 82-115: LIBRARY DEVELOPMENT IMPACT FEE SCHEDULE, BY SERVICE AREA		
Housing Unit Size	North Beaufort County Library Service Area Impact Fee	South Beaufort County Library Service Area Impact Fee
1,000 sf or less	\$225	\$151
1,001 to 1,250 sf	\$273	\$189
1,251 to 1,500 sf	\$321	\$227
1,501 to 1,750 sf	\$369	\$252
1,751 to 2,000 sf	\$401	\$278
2,001 to 2,500 sf	\$466	\$316
2,501 to 3,000 sf	\$498	\$353
3,001 to 3,500 sf	\$546	\$379
3,501 to 4,000 sf	\$578	\$404
4,001 or more sf	\$610	\$417

Sec. 82-116. - Individual Assessment of Development Impact.

- (a) In-lieu of calculating the library facilities development impact fees by reference to the fee schedule in Table 82-115, Library Development Impact Fee Schedule, by Service Area, a fee payor may request that the amount of the required library development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.
- (b) If a fee payor requests the use of an Individual Assessment of Development Impact, the fee payor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the fee payor's expense.
- (c) Each Individual Assessment of Development Impact shall be based on the same level of service standard and system improvement costs for library facilities used in the library development impact fee study and CIP, shall use the formula for calculating the development impact fees used in the library development impact fee study and CIP, and shall document the relevant methodologies and assumptions used. The burden shall be on the fee payor requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the appropriate support study and reflected in Table 82-115: Library Development Impact Fee Schedule, by Service Area, is less accurate than the results of the Individual Assessment of Development Impact.
- (d) Each Individual Assessment of Development Impact shall be submitted to the Planning Director or a designee, and may be accepted, rejected, or accepted with modifications by the Planning Director or a designee as the basis for calculating library development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for library facility system improvements created by the proposed development than the applicable fee in Table 82-115: Library Development Impact Fee Schedule, by Service Area, then library development impact fees due under this Ordinance shall be calculated according to such assessment.

Sec. 82-117. – Credits.

- (a) Any developer/fee payor which is obligated to pay a library development impact fee under this section may apply for credit against library development impact fees otherwise due, up to but not exceeding the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any land dedication, construction, or contribution for library facility system improvements that are accepted by the County Council for library facility system improvements identified in the CIP.
- (b) *Valuation of Credits*
 - (1) Credit for land dedication for library facility system improvements, at the fee payor's option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the fee payor.
 - (2) Credit for construction of library facility system improvements shall be valued by the County Council based on construction costs estimates submitted by the fee payor. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.
 - (3) Credit for a contribution for library facility system improvements shall be based on the value of the contribution at the time it is made by the fee payor.
- (c) *When Credits Become Effective*
 - (1) Credits for land dedication for library facility system improvements shall become effective after the credit is approved by the County Council pursuant to this section, a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County in a form established by the County at no cost to the County, and (b) the dedication of land has been accepted by the County.

- (2) Credits for construction of library facility system improvements shall become effective after the credit is approved by County Council pursuant to this section, a Credit Agreement/Development Agreement is entered into, a suitable maintenance and warranty bond has been received and approved by the County Council, and all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements.
- (3) Credits for contributions shall become effective after the contribution is approved by the County Council or applicable municipal legislative body pursuant to this section, and the contribution is provided to and accepted by the County Council or applicable municipal legislative body.
- (4) Credits for land dedication, construction of library facility system improvements, or contributions, shall be transferable within the same development for library development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.
- (5) The total amount of the credit shall not exceed the amount of the library development impact fees due and payable for the project.
- (6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council. The Credit Agreement/Development Agreement shall specifically outline the land dedication, construction, or contribution for library facility system improvements, the time by which they shall be completed or dedicated and any extensions thereof, and the value (in dollars) of the credit against the library development impact fees the fee payor shall receive.
- (7) The County Council may enter into a Capital Contribution Front-Ending Agreement with any developer/fee payor who proposes to dedicate land or construct library facility system improvements in the CIP, to the extent the fair market value of the land or the construction of those library facility system improvements exceed the obligation to pay library development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the library facility system improvements constructed.

Sec. 82-118. -Trust Account for Library Development Impact Fees.

The County and the participating municipalities hereby establish segregated Library Development Impact Fee Trust Accounts. All library development impact fees collected by the County and the participating municipalities shall be placed in their respective Trust Account. By November 1 of each year, the participating municipalities shall transfer the library development impact fees they collect to the County. Upon receipt, the County shall place these impact fee funds in its Library Development Impact Fee Trust Account. Each Trust Account shall be interest-bearing and all interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to library development impact fee funds.

Sec. 82-119. - Expenditure of Fees for Library Facility System Improvements.

Library development impact fee funds shall be used by the County in accordance with the development impact fee procedures in Section 82-21 *et seq.*, solely and exclusively for library facility system improvements as set forth in the library development impact fee study and CIP. System improvements generally include the following: acquisition of land for libraries, expansion to existing library buildings and related facilities, and bookmobiles.

Sec. 82-120. - Development Agreement Option.

- (a) The developer may pay the library development impact fee, as calculated pursuant to Section 82-115, as the proposed development project's proportionate share of system improvement costs and as full and complete payment of such obligations. In the alternative, a developer may enter into a development agreement with the County pursuant to the State Local Government Development Agreement Act and provide for dedication of land, construction of buildings and related facilities, bookmobiles, and/or for payments in-lieu of development impact fees for library facilities through a development agreement.
- (c) A library development impact fee may not be imposed on a developer who has entered into a development agreement with the County that provides for the library facility system improvement needs of the developer's development project that is subject to the development agreement.
- (d) A development agreement for library facility system improvements may only be entered into with the authorization and approval of both the County and the developer.

Sec. 82-121. - Developer Rights.

The developer, pursuant to the State Development Impact Fee Act and the County impact fee procedures in Section 82-21 *et seq.*, shall have the following rights.

- (a) *Administrative Appeal.* The developer/applicant may file an administrative appeal with the County Administrator with respect to a municipal or County decision related to the imposition, calculation, collection, processing, or expenditure of library development impact fees, at any time; provided, however, that such appeal must comply with the provisions and requirements of the County impact fee procedures set forth in Section 82-21 *et seq.* If the appeal follows payment of the development impact fee, it must be made within 30 days of the date of fee payment. The filing of an appeal will immediately halt the development approval process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of the impact fees as calculated by the County or participating municipality to be due.
- (b) *Payment under Protest.* The developer/applicant may pay the County-calculated or municipality-calculated development impact fees under protest, pursuant to the County impact fee procedures in Section 82-21 *et seq.* Payment under protest does not preclude the developer/applicant from filing an administrative appeal nor from requesting a refund, nor from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the impact fee procedures in Section 82-21 *et seq.*
- (c) *Mediation.* The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (fee payor) as well as the County (and, if applicable, municipality) and only to address a disagreement related to the library development impact fee, as calculated by the County or municipality, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (fee payor) from pursuing other developer rights and/or remedies, as set forth in this article, the County impact fee procedures in Section 82-21 *et seq.*, or other remedies available by law

Sec. 82-122. - County Remedies.

- (a) The County and a participating municipality (to the extent authorized in the intergovernmental agreements with the County), pursuant to the State Development Impact Fee Act, and the County impact fee procedures as set forth in Section 82-21 *et seq.*, shall have all of the following remedies, which may be exercised individually or collectively:
 - (1) *Interest and Penalties.* The County or participating municipality may, in its sole discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated library development impact fees due, pursuant to the impact fee procedures in Section 82-21 *et seq.*
 - (2) *Withholding Building or Development Permit or Development Approval or Certificate of Occupancy.* The County or participating municipality may withhold a certificate of occupancy, a

building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the library development impact fee due.

- (3) *Lien.* The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 82-21 *et seq.* for failure of the developer/applicant to timely pay the required library development impact fee in full.
- (b) The County or participating municipality may pursue any one or all of the remedies described in subsection (a) of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County or municipal rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

Sec. 82-123. – Refund of Fees.

(a) A collected library development impact fee shall be refunded to the owner of record of property on which a library development impact fee has been paid if:

(1) The library impact fee revenues collected on the property have not been expended within three years of the date they were scheduled to be expended, pursuant to the library development impact fee study and CIP; or

(2) A building permit or permit for installation of a manufactured home on the property is subsequently denied.

(b) The amount, timing, and recipient of any refund required by this article of collected library development impact fees shall comply with the standards of Sec. 82-35.

Sec. 82-124. - Intergovernmental Agreements.

Prior to collection of the library development impact fee in a participating municipality, the County shall enter into an intergovernmental agreement with the participating municipality. Each intergovernmental agreement shall:

- (a) Specify the reasonable share of funding joint system improvements for library facility system improvements by each governmental unit; and
- (b) Provide for the collection of the library development impact fee by the municipality within its corporate limits and by the County within the unincorporated area; and
- (c) Provide for the timely transfer of library development impact fee funds from the municipality to the County; and
- (d) Provide for the timely expenditure of the library development impact fee funds by the County, in accordance with the CIP.

Sec. 82-125. - Termination of the Library Development Fee.

The library development impact fee shall be terminated upon the completion/conclusion of all of the library development impact fee-funded capital improvements as set forth in the CIP, unless:

- (a) The County adopts a CIP for a subsequent time period; or
- (b) The County adopts an updated library development impact fee pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

Secs. 82-126—82-130. – Reserved

EXHIBIT F**ARTICLE VI. – FIRE FACILITIES—NORTHERN AND SOUTHERN BEAUFORT COUNTY SERVICE AREAS****Sec. 82-131. - Adoption.**

Pursuant to the impact fee procedures in Section 82-21 et seq., the fire facilities development impact fee is adopted and imposed on all new development in the County in accordance with the procedures and requirements of this article and the intergovernmental agreement(s) the County has entered into with the participating fire districts (_____) ⁶ and the participating municipalities of _____.⁷

Sec. 82-132. - Establishment of Service Area.

There are two service areas for fire facilities development impact fees. They are the Bluffton Fire District Service Area and the North Beaufort County Fire District Service Area. The Bluffton Fire District Service Area includes the [redacted] fire districts. The North Beaufort County Fire Service Area includes the Burton, Lady's Island St. Helena, and Sheldon fire districts. The boundaries of these services areas are identified in Figure 82-132: Beaufort County Fire Facilities Service Areas.

[map needed]

Sec. 82-133. – Incorporation of Support Study.

The County and the participating municipalities hereby rely on the level of service standard, land use assumptions, methodologies, service units, system improvement costs, formula, and analyses for fire facilities development impact fees for fire facility system improvements set out in *Capital Improvement Plan and Development Impact Fee Study* prepared by TischlerBise, dated July 27, 2020 (hereinafter “fire facilities development impact fee study and CIP”). The fire facilities development impact fee study and CIP are incorporated herein by reference. The fire facilities development impact fee study and CIP sets forth a reasonable level of service standard, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new development on the Bluffton Fire District Service Area and the North Beaufort County Fire Service Area.

Sec. 82-134. - Imposition of Fire Facilities Development Impact Fees.

- (a) The fire facilities development impact fees shall be imposed on all new development in the service areas, unless the development is exempted, or an exception or waiver is granted pursuant to Sec. 82-32(b), Development Not Subject to Development Impact Fees, or Sec. 82-33(b)(3)c.
- (b) The fire facilities development impact fee in the unincorporated County and within a participating municipality shall be paid prior to issuance of a building permit, or if a building permit is not required prior to construction, or prior to issuance of a development permit.

Sec. 82-135 – Fire Facilities Development Impact Fee Schedule.

- (a) Pursuant to this article and the appropriate intergovernmental agreement(s) between the County and the participating municipalities), and in accordance with the County impact fee procedures set forth in Section 82-21 et seq., the South Carolina Development Impact Fee Act, and the fire facilities

⁶ NOTE TO STAFF: The fire districts that are participating in the development impact fee program and which the County has entered into intergovernmental agreements will be identified here and be known as the “participating fire districts). In the North Beaufort County Fire District Service Area they include the Burton, Lady's Island St. Helena, and Sheldon fire districts. In the Bluffton Fire District Service Area they include the [redacted] fire districts.

⁷ This amendment is drafted so that when it is determined which municipalities will participate in the parks and recreation development impact fee, they can be identified here and in other relevant places in the draft (potentially the cities of Beaufort and Hardeeville, and the towns of Hilton Head Island, Bluffton, Port Royal, and Yemassee).

development impact fee study and CIP, fire facilities development impact fees shall be imposed in the Bluffton Fire District Service Area and the North Beaufort County Fire Service Area.

- (b) The following general procedure shall be followed upon receipt of an application for a building permit or development permit, whichever is applicable, for new development:
 - (1) Identify the applicable service area (Bluffton Fire District Service Area or North Beaufort County Fire Service Area) based on the development’s location;
 - (2) Determine if any of the dwelling units qualify for a discount as “affordable housing” in accordance with Sec. 82-33(b)(3)c and if so the number of those dwelling units and the amount of the discount;
 - (3) Determine if any of the nonresidential development qualifies for a waiver of the fire facilities development impact fee due to the inclusion of automatic sprinklers, where otherwise not required by the applicable County fire code or fire district codes and regulations.
 - (3) Determine whether the applicant has applied for an Individual Assessment of Development Impact in accordance with Sec. 82-136.
 - (4) If an Individual Assessment of Development Impact is not approved, or not applied for, calculate the fee as follows:
 - a. For residential development, identify the number of dwelling units, and the square feet in size of each dwelling unit, then apply the fee schedule in Table 82-135a: Fire Facilities Development Impact Fee Schedule for Residential Development, by Service Area, to each dwelling unit; and

TABLE 82-135a: FIRE FACILITIES DEVELOPMENT IMPACT FEE SCHEDULE FOR RESIDENTIAL DEVELOPMENT, BY SERVICE AREA		
Housing Unit Size	Bluffton Fire District Service Area	North Beaufort County Fire Service Area
1,000 sf or less	\$477	\$601
1,001 to 1,250 sf	\$600	\$742
1,251 to 1,500 sf	\$715	\$872
1,501 to 1,750 sf	\$791	\$1,001
1,751 to 2,000 sf	\$877	\$1,084
2,001 to 2,500 sf	\$991	\$1,260
2,501 to 3,000 sf	\$1,115	\$1,343
3,001 to 3,500 sf	\$1,191	\$1,473
3,501 to 4,000 sf	\$1,267	\$1,555
4,001 or more sf	\$1,315	\$1,649

- b. For nonresidential development, determine the fire hazard level of the development, and apply the fee schedule per 1,000 square foot of development in Table 82-135b: Fire Facilities Development Impact Fee Schedule for Nonresidential Development, assigning a fee of \$953 for each Equivalent Dwelling Unit (EDU) (or fraction thereof) in the Bluffton Fire District Service Area, and \$1,178 for each EDU (or fraction thereof) in the North Beaufort County Fire Service Area.. (For purposes of this article, fire hazard level means and refers to the extent to which a building or structure contributes to the demand for fire stations, facilities and apparatus, as set forth in the applicable capital improvements plan for the fire district,

based on a variety of factors as set forth in Table 10-4A of the Fire Protection Handbook (National Fire Protection Association, 1992).⁸ Fire hazard levels are defined as low hazard occupancies, medium hazard occupancies, or high hazard occupancies.

TABLE 82-135b: FIRE FACILITIES DEVELOPMENT IMPACT FEE SCHEDULE FOR NONRESIDENTIAL DEVELOPMENT				
Fire Hazard Level	Up to 1,000 sq ft	1,001 to 5,000 sq ft	5,001 to 10,001 sq ft	10,000 sq ft and larger
	Base Minimum	Additional per 1,000 sq ft		
Low Hazard	1.0 EDU	0.8 EDU	0.5 EDU	0.1 EDU
Medium Hazard	1.5 EDU	1.2 EDU	0.75 EDU	0.15 EDU
High Hazard	2.0 EDU	1.6 EDU	1.0 EDU	0.2 EDU

- (5) If an Individual Assessment of Development Impact is accepted, pay the fee based on the approved Individual Assessment of Development Impact.

Sec. 82-136. - Individual Assessment of Development Impact.

- (a) In-lieu of calculating the fire facilities development impact fee by reference to the fee schedule in Table 82-135a: Fire Facilities Development Impact Fee Schedule for Residential Development, by Service Area, or Table 82-135b: Fire Facilities Development Impact Fee Schedule for Nonresidential Development, by Service Area, a fee payor may request that the amount of the required fire facilities development impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.
- (b) If a fee payor requests the use of an Individual Assessment of Development Impact, the fee payor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this section, at the fee payor's expense.
- (c) Each Individual Assessment of Development Impact shall be based on the same level of service standard and system improvement costs for fire facilities for the service areas used in the fire facilities development impact fee study and CIP, shall use the formula for calculating the development impact fees used in the fire facilities development impact fee study and CIP (no adjustments in the assumption of credits shall be made), and shall document the relevant methodologies and assumptions used. The burden shall be on the fee payor requesting the Individual Assessment of Development Impact to demonstrate by competent evidence that the data and assumptions used in the fire facilities development impact fee study and CIP and reflected in Table 82-135a: Fire Facilities Development Impact Fee Schedule for Residential Development, by Service Area, and/or Table 82-135b: Fire Facilities Development Impact Fee Schedule for Nonresidential Development, by Service Area, is less accurate than the results of the Individual Assessment of Development Impact.
- (d) Each Individual Assessment of Development Impact shall be submitted to the Planning Director or a designee, and may be accepted, rejected, or accepted with modifications by the Planning Director or a designee as the basis for calculating fire facilities development impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for fire facility system improvements created by the proposed development than the applicable fee in Table 82-135a: Fire Facilities Development Impact Fee Schedule for Residential Development, by Service Area, and/or Table 82-135b: Fire Facilities Development Impact Fee Schedule for Nonresidential Development, by Service Area, then

⁸ This is the reference in the current ordinance. Is there an updated reference we should include?

the fire facilities development impact fees due under this article shall be calculated according to such assessment.

Sec. 82-137. - Credits.

- (a) Any developer/fee payor which is obligated to pay a fire facilities development impact fee under this section may apply for credit against fire facilities development impact fees otherwise due, up to but not exceeding the full obligation for the fees proposed to be paid pursuant to the provisions of this Ordinance for any land dedication, construction, or contribution for fire facility system improvements that are accepted by the County Council for fire facility systems improvements identified in the CIP.
- (b) *Valuation of Credits*
 - (1) Credit for land dedication for fire facility system improvements, at the fee payor's option, shall be valued at either (a) 100 percent of the most recent assessed value for such land as shown in the records of the County Assessor, or (b) the fair market value of the land established by a private appraiser acceptable to the County Council in an appraisal paid for by the fee payor.
 - (2) Credit for construction of fire facility system improvements shall be valued by the County Council based on construction costs estimates submitted by the fee payor. The County Council shall determine the amount of credit due based on the information submitted, or, if it determines the information is inaccurate or unreliable, then on alternative engineering or construction costs acceptable to the County Council.
 - (3) Credit for a contribution for fire facility system improvements shall be based on the value of the contribution at the time it is made by the fee payor.
- (c) *When Credits Become Effective*
 - (1) Credits for land dedication for fire facilities shall become effective after the credit is approved by County Council pursuant to this section, and a Credit Agreement/Development Agreement is entered into, and (a) the land has been conveyed to the County or applicable Fire District in a form established by the County or applicable Fire District at no cost to the County or applicable Fire District, and (b) the dedication of land has been accepted by the County or applicable Fire District.
 - (2) Credits for construction of fire facility system improvements shall become effective after the credit is approved by County Council or applicable Fire District pursuant to this section, (a) a Credit Agreement/Development Agreement is entered into, (b) a suitable maintenance and warranty bond has been received and approved by the County Council or applicable municipal legislative body, and (c) all design, construction, inspection, testing, bonding, and acceptance procedures have been completed in compliance with all applicable County requirements (or Fire District requirements, as applicable).
 - (3) Credits for contributions shall become effective after the contribution is approved by the County Council or applicable Fire District pursuant to this section, and the contribution is provided to and accepted by the County Council or applicable Fire District.
 - (4) Credits for land dedication, construction of fire facility system improvements, or contributions, shall be transferable within the same development for fire facilities development impact fee purposes, but shall not be transferable outside the development or used as credit against fees for other public facilities. Credit may be transferred pursuant to these terms and conditions by any written instrument that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the County Council for registration.
 - (5) The total amount of the credit shall not exceed the amount of the fire facilities development impact fees due and payable for the project.
 - (6) If the offer for credit is approved, a Credit Agreement/Development Agreement shall be prepared and signed by the applicant and the County Council or applicable Fire District. The Credit Agreement/Development Agreement shall specifically outline the land dedication, construction,

or contribution for fire facility system improvements, the time by which they shall be completed or dedicated and any extensions thereof, and the value (in dollars) of the credit against the fire facilities development impact fees the fee payor shall receive.

- (7) The County Council or applicable municipal legislative body may enter into a Capital Contribution Front-Ending Agreement with any developer/fee payor who proposes to dedicate land or construct fire facility system improvements in the CIP, to the extent the fair market value of the land or the construction of those fire facility system improvements exceed the obligation to pay fire facilities development impact fees for which a credit is provided pursuant to this section. The Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the fire facility system improvements constructed.

Sec. 82-138. - Trust Account for Fire Facilities Development Impact Fees.

The County and the participating municipalities hereby establish segregated Fire Facilities Development Impact Fee Trust Accounts. All fire facilities development impact fees collected by the County and the participating municipalities shall be placed in their respective Trust Accounts. By November 1 of each year, the participating municipalities shall transfer the fire facilities development impact fees they collect to the County. Upon receipt, the County shall place these impact fee funds in its Fire Facilities Development Impact Fee Trust Account. Each Trust Fund shall be an interest-bearing account and all interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to fire facilities development impact fee funds.

Sec. 82-139. - Expenditure of Fees for Fire Facility System Improvements.

Fire facilities development impact fees shall be used by the County in accordance with the development impact fee procedures in Section 82-21 *et seq.*, solely and exclusively for fire facility system improvements as set forth in the parks and recreation development impact fee study and CIP. System improvements generally include the following: new fire stations; fire station renovations that constitute fire station expansions; and major fire apparatus and equipment, such as pumper trucks, tanker trucks, telesquirt trucks, ladder trucks, and the like.

Sec. 82- 140. - Development Agreement Option.

- (a) The developer may pay the fire facilities development impact fee, as calculated pursuant to Section 82-134, as the proposed development project's proportionate share of system improvement costs and as full and complete payment of such obligations. In the alternative, the developer may enter into an agreement with the County or a participating municipality pursuant to the South Carolina Local Government Development Agreement Act, and provide for dedication of land, construction of fire facility improvements (new or renovated fire stations that constitute expansions), contributions of major fire apparatus and equipment, or contributions for fire facility system improvements, through a development agreement.
- (b) A fire facilities development impact fee may not be imposed on a developer who has entered into a development agreement with the county who provides for the fire facility system improvement needs of the developer's development project that is subject to the development agreement.
- (c) A development agreement for fire facilities may only be entered into with the authorization and approval of both the county and the developer, or the participating municipality and developer, after consultation with the applicable Fire District and with the formal approval of its governing body.

Sec. 82-141. - Developer Rights.

The developer, pursuant to the State Development Impact Fee Act and the County impact fee procedures in Section 82-21 *et seq.*, shall have the following rights, any or all of which may be exercised only in accordance with the impact fee procedures in Section 82-21 *et seq.*

- (a) *Administrative appeal.* The developer/applicant may file an administrative appeal with the County Administrator with respect to a County or municipal decision related to the imposition, calculation, collection, processing, or expenditure of a fire facilities development impact fee, at any time; provided, however, that such appeal must comply with the provisions and requirements of the County impact fee procedures set forth in Section 82-21 *et seq.* The filing of an appeal will immediately halt the development approval process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of the impact fees as calculated by the County or participating municipality to be due.
- (b) *Payment under protest.* The developer/applicant may pay the County-calculated or municipal-calculated development impact fee under protest, pursuant to the County impact fee procedures in Section 82-21 *et seq.* Payment under protest does not preclude the developer/applicant from filing an administrative appeal, from requesting a refund, or from posting a bond or submitting an irrevocable letter of credit for the full amount of the development impact fees as calculated by the County or municipality to be due.
- (c) *Mediation.* The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (feepayer) as well as the County (and, if applicable, municipality) and the applicable fire district, and only to address a disagreement related to the fire facilities development impact fee, as calculated by the County or municipality, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (feepayer) from pursuing other developer rights and/or remedies, as set forth in this article, the County impact fee procedures in Section 82-21 *et seq.*, or other remedies available by law.

Sec. 82-142. - County remedies.

- (a) The County and the participating municipalities (to the extent authorized in the intergovernmental agreements with the County), pursuant to the State Development Impact Fee Act and the County Impact Fee procedures in Section 82-21 *et seq.*, shall have all of the following remedies, which may be exercised individually or collectively.
 - (1) *Interest and Penalties.* The County or participating municipality may, in its sole discretion, add reasonable interest and penalties for nonpayment or late payment to the amount of the calculated fire facilities development impact fee due, pursuant to the impact fee procedures in Section 82-21 *et seq.*
 - (2) *Withholding Building or Development Permit or Development Approval or Certificate of Occupancy.* The County or participating municipality may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the fire facilities development impact fee due.
 - (3) *Withholding of Utility Service.* The County or participating municipality may withhold the provision of utility services to a proposed development project until the required fire facilities development impact fee has been paid in full, in accordance with the procedures set forth in the impact fee procedures in Section 82-21 *et seq.*
 - (4) *Lien.* The County may impose a lien on the developer's property, pursuant to the impact fee procedures in Section 82-21 *et seq.*, for failure of the developer/applicant to timely pay the required fire facilities development impact fee in full.
- (b) The County or participating municipality may pursue any one or all of the remedies described in subsection (a) of this section, at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of County or municipal rights to pursue any remedy or remedies at such other time as may be deemed appropriate.

Sec. 82-143. – Refund of Fees.

- (a) A collected fire facilities development impact fee shall be refunded to the owner of record of property on which a fire facilities development impact fee has been paid if:

(1) The fire facilities development impact fee revenues collected on the property have not been expended within three years of the date they were scheduled to be expended, pursuant to the fire facilities development impact fee study and CIP; or

(2) A building permit or permit for installation of a manufactured home on the property is subsequently denied.

(b) The amount, timing, and recipient of any refund required by this article of fire facilities development impact fees shall comply with the standards of Sec. 82-35.

Sec. 82-144. - Intergovernmental Agreements.

Prior to collection of a fire facilities development impact fee in a fire district pursuant to this article, the County and the fire district shall enter into an intergovernmental agreement, and the County and the participating municipalities in the relevant fire district service area shall enter into intergovernmental agreements. Each intergovernmental agreement between the County and participating municipality shall:

- (a) Specify the reasonable share of funding of joint system improvements for fire facility system improvements by each governmental unit or entity; and
- (b) Provide for the collection of the fire facilities development impact fee by the municipality within its corporate limits and by the County within the unincorporated County; and
- (c) Provide for the timely transfer of fire facilities development impact fee revenues from the municipality to the County, and then the transfer of the fees collected by the participating municipalities and the County to the fire district; and
- (d) Provide for the timely expenditure of the fire facilities development impact fee revenues by the applicable fire district, in accordance with the CIP.

Sec. 82-145. - Termination of the Fire Facilities Development Impact Fee.

The fire facilities development impact fee shall terminate upon the completion of all of the fire facilities development impact fee-funded capital improvements, as set forth in the CIP, unless:

- (a) The County, in conjunction with the fire districts, adopts a CIP for a subsequent time period; and
- (b) The County adopts an updated fire facilities development impact fee for the fire district service areas, pursuant to the substantive and procedural requirements of the State Development Impact Fee Act.

Secs. 82-146—82-170. - Reserved.

EXHIBIT G (NOW COMBINED W EXHIBIT D)

ARTICLE VII. ROAD FACILITIES—NORTHERN BEAUFORT COUNTY

Sec. 82-151. Geographic application of road facility development impact fees.

The road facility development impact fees shall be applicable county-wide throughout the service area, including within all unincorporated areas of the county and, via intergovernmental agreements, within all incorporated municipalities in northern Beaufort County, those being the City of Beaufort and Town of Port Royal.

Sec. 82-152. Road facilities costs.

(a) Pursuant to this article, and in accordance with the Beaufort County impact fee procedures, the South Carolina Development Impact Fee Act and the Beaufort County adopted capital improvements plan for roads in northern Beaufort County, incorporated herein by reference, road facilities development impact fees shall be imposed and collected in northern Beaufort County, pursuant to appropriate intergovernmental agreements between the county and municipalities therein, as necessary, in accordance with the cost per vehicle trip/day (VT/D) as set forth below, and in accordance with the vehicle trips/day, by land use type, as published in the ITE trip generation manual and in accordance with the road facilities development impact fee calculation formula, incorporated herein.

Table 4

Road Facilities Cost Per VT/D by Service Area

Service Area	Cost Per Vehicle Trip End Per Day*
Northern Beaufort County	\$81.00**

*See Exhibit "A", on file with the City Clerk, which sets forth the formula for calculating the road facilities impact fee for northern Beaufort County.

**After application of a 50 percent discount rate.

(b) The developer of any proposed development project including nonresidential development, in whole or in part, may apply to the county for permission to perform an individual traffic impact assessment to determine the trip generation characteristics and rates specifically applicable to the nonresidential land uses included in the proposed development project. If the developer elects to perform an individual traffic impact assessment, it shall be performed by a qualified traffic engineering firm with experience in the performance of such analyses. The developer shall be responsible at his sole expense for preparing the analysis and submitting it to the county for review in a timely manner. The independent traffic impact analysis shall explain in detail the methodology used. It shall be supported by professionally acceptable data and assumptions and shall describe in detail why the VT/D schedule and calculation formula as described herein are not appropriate for the particular proposed development project. The independent traffic impact analysis shall be subject to review and approval by the county, acting through the county engineer who may, at his discretion, seek the advice of other county staff and officials, or outside consultants, if deemed necessary.

Sec. 82-153. Imposition and calculation of road facilities development impact fees.

(a) Upon the effective date of this article, the road facilities development impact fee for northern Beaufort County shall be imposed on and collected from all developers (fee payors) for which authorization of

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commencement of a development (building permit or, if no subsequent building permit is required, a development permit), is sought from the county, or from a municipality in northern Beaufort County pursuant to an intergovernmental agreement, in accordance with this article and the procedures set forth in the Beaufort County Impact Fee Procedures Ordinance.

- ~~(b) When an application for such building permit is received by the appropriate county or municipal staff/official, the staff/official shall determine:

 - ~~(1) The number and type of residential dwelling units proposed;~~
 - ~~(2) Whether any of the proposed residential dwelling units qualify for a discount as "affordable housing" and, if so, the number and type of such units;~~
 - ~~(3) The type and square footage of nonresidential development proposed;~~
 - ~~(4) The number of vehicle trips/day generated by the proposed residential or nonresidential development pursuant to the ITE Trip Generation Manual; and~~
 - ~~(5) Whether the applicant has applied for the preparation of an independent traffic impact analysis pursuant to section 82-152(b), above, to be submitted to the county for review.~~~~
- ~~(c) The appropriate county or municipal staff/officials shall then multiply the vehicle trips/day generated by the proposed amount and type of residential or nonresidential land use pursuant to ITE trip generation rates by the applicable cost per vehicle trip/day in northern Beaufort County service area to derive a total road facility development impact fee cost due for the proposed development pursuant to the calculation formula set forth in exhibit "A", on file with the city clerk.~~
- ~~(d) The procedure for timely processing of building permit subject to the road facilities development impact fee is set forth below. This procedure is intended to occur concurrently with the county's (or municipality's) required plans review process and to cause no additional delay, unless developer rights (see section 82-156) and/or county remedies (see section 82-157) are triggered, or unless a development agreement is sought by the applicant (see section 82-155), or unless an independent traffic impact analysis is performed by the developer (see section 82-152(b) and subsection (b), above).~~

Step Order	Major Steps	Responsible Party	Time
1.	Filing of application for development permit or development approval	Developer/applicant	Initiates process
2.	Determination of applicable service area	Building official	Concurrent with plans review
3.	Determination of amount and type of residential development (number of DU's) and nonresidential development (square feet of GFA by type of development); see classification in ITE Trip Generation Manual for conversion to VT/D	Building official	Concurrent with plans review

4.	Determination of the number and type of affordable housing units, if any	Referral to planning department	Concurrent with plans review
5.	Multiply number of DU'S/EDU's by applicable VT/D conversion rate ITE rates to derive total number of VT/D generated by the proposed development project	Building official	Concurrent with plan review
5A.	Alternative: Independent traffic generation impact analysis	Applicant; review by county engineer and other county departments as needed	Extension of time, as may be necessary
5B.	Alternative: Development agreement, if sought by applicant	Planning department	Extension of time, as may be necessary
6.	Multiply total number of VT/D by applicable cost per VTID, by appropriate service area, per Table 1 in section 82-152(a) to derive total road facilities development impact fee due	Building official	Concurrent with plan review
7.	Payment of total road facilities development impact fee for development project	Developer/applicant	Upon issuance of building/development permit
8.	Issue receipt for road facilities development	Building official	Upon issuance of impact fee paid building/development permit
9.	Transfer of road facilities development impact fee revenues collected to county finance department for placement in appropriate account	Building official	Following issuance of building/development permit

~~(e) If the proposed residential development includes affordable housing, the road facilities development impact fee shall be reduced in accordance with the discount schedule set forth in section 6.B.(3)(c) of the Impact Fee Procedures Ordinance; provided, however, that "time share" dwelling units do not qualify as affordable housing and are not eligible for discounts in any circumstances.~~

PUBLIC FACILITIES/SAFETY COMMITTEE CONSIDERATION 01.23.2023

- (f) ~~Proposed change of use of building or structure; or renovation or rehabilitation which adds residential dwelling units and/or nonresidential square footage: determine only the additional road facilities demand resulting from the change of use or the additional residential DU's and/or nonresidential EDU's and calculate the road facilities development impact fee due as above, but only for such additional demand, not for existing demand.~~
- (g) ~~Increase in service units or change in type of development: the county (or municipalities) may not charge a road facilities development impact fee at a higher rate, nor may it charge additional road facilities development impact fees for a proposed development project, as determined above, unless the number of service units increases or the change in the type or characteristics of the proposed development project changes, thereby increasing the road facilities demand. In that event, the additional road facilities development impact fees calculated and imposed shall be limited only to the demand attributable to the additional service units or to the change in the type of development or scope of the proposed development project.~~
- (h) ~~The provisions herein shall be applicable to all development, residential, and nonresidential, as of the effective date herein, except for residential projects that have submitted complete applications for building permits along with complete plans and specifications as of January 1, 2005, and except for nonresidential projects that have received all final approvals from the Beaufort County Development Review Team as of January 1, 2005, and for which complete plans have been submitted and are under review by the Building Inspection Department as of January 1, 2005.~~

Sec. 82 154. Expenditure of fees for system improvements.

All road facilities development impact fees collected pursuant to this article shall be used for system improvements as set forth in the county's adopted capital improvements plan for roads in northern Beaufort County. System improvements generally include, but are not limited to, the following: acquisition of land for, and construction of, new roads, road improvements, new intersection and intersection improvements, traffic signals and related facilities designed to expand the road system capacity, longevity and durability.

Sec. 82 155. Development agreement option.

- (a) ~~The developer may pay the road facilities development impact fee, as calculated pursuant to section 82-153, as the proposed development project's proportionate share of system improvement costs and as full and complete payment of such obligations.~~
- (b) ~~In the alternative, the developer may pursue an agreement with the county pursuant to the South Carolina Local Government Development Agreement Act, providing for dedication of land, construction of facilities and improvements and/or for payments in lieu of development impact fees for road facilities.~~
- (c) ~~The agreement may provide for the construction or installation of system improvements by the developer and for credits or reimbursements for costs incurred by the developer, including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one proposed development project.~~
- (d) ~~A development impact fee may not be imposed on a developer who has entered into a development agreement with the county and/or municipality if the land dedications, system improvements or the like undertaken by the developer per the agreement equates to the impact fees that would have been payable by the developer.~~
- (e) ~~A development agreement for road facilities may only be entered into with the authorization and approval of both the county and the developer, and after consultation with an affected municipality, if applicable.~~

Sec. 82 156. Developer rights.

The developer, pursuant to the act and the Beaufort County Impact Fee Procedures Ordinance, shall have the following rights any or all of which may be exercised only in accordance with the Impact Fee Procedures Ordinance:

PUBLIC FACILITIES/SAFETY COMMITTEE CONSIDERATION 01.23.2023

- (a) ~~Administrative appeal.~~ The developer/applicant may file an administrative appeal with the county administrator or city manager or town administrator as may be applicable with respect to a municipal or county decision related to the imposition, calculation, collection, processing or expenditure of a road facilities development impact fee, at any time; provided, however, that such appeal must comply with the provisions and requirements of the Beaufort County Impact Fee Procedures Ordinance. If the appeal follows payment of the development impact fee, it must be made within thirty (30) days of the date of fee payment. The filing of an appeal will immediately halt the application process, unless the developer/applicant posts a bond or submits an irrevocable letter of credit for the full amount of the impact fees as calculated by the County or municipality to be due.
- (b) ~~Payment under protest.~~ The developer/applicant may pay the county or municipality-calculated development impact fee under protest, pursuant to the Beaufort County Impact Fee Procedures Ordinance. Payment under protest does not preclude the developer/applicant from filing an administrative appeal nor from requesting a refund, nor from posting a bond or submitting an irrevocable letter of credit for the amount of the development impact fee due, all as set forth in the Impact Fee Procedures Ordinance.
- (c) ~~Mediation.~~ The developer/applicant may request mediation by a qualified independent party, but only upon voluntary agreement by both the developer/applicant (fee payer) as well as the county and only to address a disagreement related to the road facilities development impact fee, as calculated by the county or municipality, for the proposed development. Neither request for, nor participation in, mediation shall preclude the developer/applicant (fee payer) from pursuing other developer rights and/or remedies, as set forth herein, or other remedies available by law.

Sec. 82-157. County remedies.

The county, pursuant to the Act and the Beaufort County Impact Fee Procedures Ordinance, and municipalities, to the extent authorized pursuant to intergovernmental agreements with the county, shall have all of the following remedies, which may be exercised individually or collectively, but only in accordance with the Impact Fee Procedures Ordinance.

- (a) ~~Interest and penalties.~~ The county may, at its discretion, add to the amount of the calculated road facilities development impact fee due, reasonable interest and penalties for non-payment or late payment pursuant to the Impact Fee Procedures Ordinance.
- (b) ~~Withholding building or development permit or development approval or certificate of occupancy.~~ The county (or municipality) may withhold a certificate of occupancy, a building or development permit, or development approval, as may be applicable, until full and complete payment has been made by the developer/applicant of the road facilities development impact fee due.
- (c) ~~Withholding of utility service.~~ The county (or municipality) may withhold the provision of utility services to a proposed development project until the required road facilities development impact fee has been paid in full, in accordance with the procedures set forth in the Impact Fee Procedures Ordinance.
- (d) ~~Lien.~~ The county may impose a lien on the developer's property, pursuant to the Impact Fee Procedures Ordinance, for failure of the developer/applicant to timely pay the required road facilities development impact fee in full.
- (e) ~~The county (or municipality) may pursue anyone or all of the remedies described above at its discretion. The failure to pursue any remedy or remedies, at any time, shall not be deemed to be a waiver of county (or municipality) rights to pursue any remedy or remedies at such other time as may be deemed appropriate.~~

Sec. 82-158. Intergovernmental agreement.

Prior to imposition of this road facilities development impact fee within a municipality, the municipality shall have entered into an intergovernmental agreement with the county, as specified herein, which intergovernmental agreement shall, inter alia:

PUBLIC FACILITIES/SAFETY COMMITTEE CONSIDERATION 01.23.2023

- (a) ~~Specify the system improvement to be made in the municipality, the municipality's consent thereto and acknowledgement of its not currently providing the service or function, or having budgeted for the same, that is to be provided by the county with the road impact fee;~~
- (b) ~~Provide for the collection of the road facilities development impact fee by the municipality within its corporate limits and by the county within the unincorporated area;~~
- (c) ~~Provide for the timely transfer of road development impact fee revenues from the municipality to the county; and~~
- (d) ~~Provide for the timely expenditure of the road facilities development impact fee revenues by the county, in accordance with the adopted capital improvements plan for roads in northern Beaufort County.~~

~~Sec. 82-159. Termination of the fee.~~

~~The road development impact fees shall be terminated at the earlier of twenty (20) years after the effective date of this ordinance, or when sufficient fees have been collected to fund the identified projects, unless:~~

- (a) ~~The county adopts a capital improvements plan for a subsequent time period; or~~
- (b) ~~The county adopts an updated road facilities development impact fee pursuant to the substantive and procedural requirements of the act.~~

~~Sec. 82-160. Liberal construction.~~

~~The provisions of this article shall be liberally construed to effectively carry out its purposes in the interest of further promoting and protecting the public health, safety and welfare.~~



Capital Improvement Plan and Development Impact Fee Study

Prepared for:

Beaufort County, South Carolina

July 18, 2020

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DEVELOPMENT IMPACT FEE STUDY

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EXECUTIVE SUMMARY

Beaufort County, South Carolina retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee study. Development impact fees are collected from new construction at the time a building permit is issued. The fees are one-time payments for new development's proportionate share of the capital cost of infrastructure. The following study addresses Beaufort County's Parks & Recreation, Library, Public Safety: Emergency Medical Services, Public Safety: Fire, Solid Waste, and Transportation facilities. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. Under South Carolina Development Impact Fee enabling legislation (Section 6-1-910), fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

South Carolina Development Impact Fee Act¹

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be

¹ See Appendix F for a copy of the South Carolina Development Impact Fee Act.

maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Beaufort County is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years. Pursuant to State Law, Beaufort County will not be empowered to recommend additional projects eligible for impact fee funding or charge higher maximum allowable development impact fees until the Development Impact Fee study and capital improvement plan have been updated.

Conceptual Development Impact Fee Calculation

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for park facilities is population growth, and the increase in population can be estimated from the average number of residents per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the parks example, a common LOS standard is park acreage per resident. The third step in the development impact fee formula is the cost of various infrastructure units. To complete the parks example, this part of the formula would establish the cost per acreage for acquiring new parkland.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which

new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

Proposed Fee Methods and Cost Components

Figure 1 summarizes the methods and cost allocation components used for each infrastructure category in Beaufort County’s development impact fee study. The development impact fees are based on the actual level of service. The Parks & Recreation, Library, and Solid Waste components are attributed to only residential development based on population. The EMS component is attributed to residential and nonresidential development based on population and vehicle trips. The Fire component is attributed to

residential and nonresidential development based on equivalent dwelling units (EDU). Lastly, the Transportation component is allocated to residential and nonresidential development based on vehicle miles traveled (VMT).

Furthermore, in most cases, the analysis has been divided into two service areas, North and South of the Broad River. Some County services are being provided not at a countywide level, but based on a north and south service area. In this case, the analysis is more accurate at determining the current level of service and future demands. A map of the service areas can be found in Appendix E.

Figure 1. Proposed Fee Methods and Cost Components

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
Parks & Recreation	North and South of the Broad River	Regional, Community, Neighborhood Parks, and Rec Facilities			Population
Library	North and South of the Broad River	Library Branches, Book Mobiles			Population
Emergency Medical Services	Countywide	EMS Facilities, Vehicles			Population & Vehicle Trips
Fire	North of the Broad River and Bluffton Fire District	Fire Stations, Admin Facilities, Fire Apparatuses			Equivalent Dwelling Unit (EDU)
Solid Waste	North and South of the Broad River	Convenience Centers, Heavy-Duty Vehicles			Population
Transportation	North and South of the Broad River		Roadway, Intersection Improvements		Vehicle Miles Traveled (VMT)

Proposed Development Impact Fee Schedule

As documented in this report, Beaufort County has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the development impact fees. The development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

For residential development, proposed fees are assessed per household by the size of the housing unit. The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad property classes – retail, office/services, industrial, and institutional.

Figure 2 summarizes proposed development impact fees for new development in Beaufort County. The amounts shown are “maximum supportable” amounts based on the methodologies, levels of service,

and costs for the capital improvements identified herein. The fees represent the highest amount feasible for

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each type of applicable development, which represent new growth’s fair share of the system improvement costs detailed in this report. The County can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the County’s level of service.

Figure 2. Maximum Supportable Development Impact Fee – North of the Broad

North of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential Fee by Housing Size (square feet)									
1,000 or less	\$486	\$225	\$95	\$24	\$123	\$601	\$1,554	\$1,850	(\$296)
1,001 to 1,250	\$590	\$273	\$118	\$29	\$155	\$742	\$1,907	\$1,850	\$57
1,251 to 1,500	\$694	\$321	\$138	\$34	\$184	\$872	\$2,243	\$1,850	\$393
1,501 to 1,750	\$798	\$369	\$155	\$39	\$206	\$1,001	\$2,568	\$2,080	\$488
1,751 to 2,000	\$868	\$401	\$169	\$43	\$225	\$1,084	\$2,790	\$2,080	\$710
2,001 to 2,500	\$1,006	\$466	\$193	\$49	\$256	\$1,260	\$3,230	\$2,080	\$1,150
2,501 to 3,000	\$1,076	\$498	\$213	\$53	\$285	\$1,343	\$3,468	\$2,080	\$1,388
3,001 to 3,500	\$1,180	\$546	\$230	\$58	\$307	\$1,473	\$3,794	\$2,080	\$1,714
3,501 or 4,000	\$1,249	\$578	\$245	\$61	\$326	\$1,555	\$4,014	\$2,080	\$1,934
4,001 or more	\$1,319	\$610	\$258	\$65	\$342	\$1,649	\$4,243	\$2,080	\$2,163
Nonresidential (per 1,000 square feet)									
Retail	\$0	\$0	\$373	\$0	\$369	\$1,260	\$2,002	\$2,379	(\$376)
Office/Services	\$0	\$0	\$127	\$0	\$183	\$789	\$1,099	\$1,234	(\$134)
Industrial	\$0	\$0	\$51	\$0	\$74	\$401	\$526	\$553	(\$27)
Institutional	\$0	\$0	\$139	\$0	\$171	\$860	\$1,170	\$1,854	(\$684)

Note: the current fee listed is the average of the fees for the current service areas north of the Broad River. Some existing fees are based on housing type, so for comparison, a multifamily unit is assumed to be 1,500 square feet and less.

[1] The nonresidential Fire Development Impact Fee is based on fire hazard level. The complexity of fire safety is determined case by case, so for illustrative purposes the nonresidential fee listed is based on EDUs per 1,000 square feet.

Figure 3. Maximum Supportable Development Impact Fee – South of the Broad

South of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
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Projected Demand

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

“the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.”

Based on the land use assumptions discussed in Appendix B, both residential and nonresidential development is expected to continue in Beaufort County over the next ten years. Figure 4 on the following page shows projected population, housing units, nonresidential floor area, and vehicle miles traveled over the next ten years.

The Beaufort County Traffic Analysis Zone Transportation Model provides permanent population, permanent housing unit, and seasonal housing unit estimates for 2010, 2020, and 2030. A straight-line approach was applied to the estimates to calculate year-to-year totals. The seasonal population was calculated by multiplying the seasonal housing unit total by the single family and multifamily persons per housing unit factors. The peak daily visitor population was estimated with Beaufort County Convention and Visitor Bureau 2017 data. The peak population total is the sum of the permanent, seasonal, and visitor populations. By 2029, there is projected to be 224,969 permanent residents, 42,656 seasonal residents, and 59,543 peak daily visitors in Beaufort County. That is an increase of 49,722 residents, an 18 percent increase from the base year. Furthermore, there are 18,962 new housing units projected, a 20 percent increase from the base year.

The Beaufort County Traffic Analysis Zone Transportation Model provides nonresidential estimates as well. By summing several job types, Retail, Office/Service, Industrial, and Institutional job totals were calculated. Over the next ten years, there are 16,253 jobs projected in the County. The Office/Service sector has the most growth, while Industrial and Retail have a significant increase as well.

The nonresidential floor area projections are calculated by applying square feet per employee factors from Institute of Transportation Engineers’ (ITE) data to the job totals. In the next ten years, the nonresidential floor area is projected to increase by 7 million square feet. The Industrial sector is projected to have the largest growth, 2.5 million square feet.

Vehicle miles traveled (VMT) are necessary for the Transportation Development Impact Fee. The Countywide VMT is calculated by combining the vehicle trip end factors, trip adjustment factors, trip length factors, and the residential and nonresidential assumptions for housing stock and floor area. Through 2029, a total increase of 441,458 VMT is projected with the majority of the growth being generated by single family (65 percent), multifamily (12 percent), and retail (10 percent) development.

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Figure 4. Beaufort County Residential and Nonresidential Projections

	Base Year	5-year increment						Total
	2019	1	2	3	4	5	10	Increase
		2020	2021	2022	2023	2024	2029	
Population								
Permanent Residents	183,712	187,838	191,964	196,090	200,216	204,342	224,969	41,257
Seasonal Residents	39,122	39,746	40,070	40,394	40,718	41,042	42,656	3,534
Peak Daily Visitors	54,612	55,483	55,935	56,387	56,839	57,291	59,543	4,931
Total Peak Population	277,446	283,067	287,969	292,871	297,773	302,675	327,168	49,722
Housing Type								
Single Family	72,441	73,848	75,254	76,661	78,067	79,473	86,506	14,065
Multifamily	23,601	24,090	24,580	25,069	25,559	26,049	28,498	4,897
Total Housing Units	96,042	97,938	99,834	101,730	103,626	105,522	115,004	18,962
Jobs								
Retail	15,943	16,311	16,678	17,046	17,414	17,782	19,620	3,677
Office/Service	27,466	28,117	28,769	29,420	30,072	30,723	33,980	6,514
Industrial	14,825	15,223	15,620	16,018	16,415	16,813	18,801	3,976
Institutional	8,246	8,455	8,663	8,872	9,080	9,289	10,332	2,086
Total Jobs	66,480	68,105	69,731	71,356	72,981	74,606	82,733	16,253
Nonresidential Floor Area (1,000 sq. ft.)								
Retail	6,808	6,965	7,122	7,279	7,436	7,593	8,378	1,570
Office/Service	9,256	9,476	9,695	9,915	10,134	10,354	11,451	2,195
Industrial	9,310	9,560	9,809	10,059	10,309	10,558	11,807	2,497
Institutional	2,919	2,993	3,067	3,141	3,214	3,288	3,658	738
Total Floor Area	28,293	28,993	29,693	30,393	31,093	31,793	35,293	7,000
Vehicle Miles Traveled (VMT)								
Single Family	1,478,623	1,507,342	1,536,041	1,564,760	1,593,458	1,622,157	1,765,710	287,087
Multifamily	264,434	269,913	275,403	280,882	286,372	291,862	319,302	54,868
<i>Residential Subtotal</i>	<i>1,743,058</i>	<i>1,777,255</i>	<i>1,811,444</i>	<i>1,845,642</i>	<i>1,879,830</i>	<i>1,914,019</i>	<i>2,085,012</i>	341,954
Retail	193,359	197,818	202,278	206,737	211,197	215,656	237,954	44,595
Office	130,637	133,736	136,834	139,932	143,031	146,129	161,620	30,983
Industrial	53,019	54,441	55,862	57,284	58,706	60,128	67,236	14,218
Institutional	38,377	39,348	40,319	41,290	42,261	43,231	48,086	9,708
<i>Nonresidential Subtotal</i>	<i>415,392</i>	<i>425,343</i>	<i>435,293</i>	<i>445,243</i>	<i>455,194</i>	<i>465,144</i>	<i>514,896</i>	99,504
Total VMT	2,158,450	2,202,598	2,246,737	2,290,885	2,335,024	2,379,163	2,599,908	441,458

Source: Beaufort County TAZ Transportation Model; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; Beaufort County Convention and Visitor Bureau, 2017; [Trip Generation](#), Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

PARKS & RECREATION CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...parks, libraries, and recreational facilities."

The Parks and Recreation Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Regional parks (countywide service area)
- Community parks (north and south of the Broad River service areas)
- Neighborhood parks (north and south of the Broad River service areas)
- Recreational facilities (north and south of the Broad River service areas)

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by housing unit size. Based on services and facilities provided by Beaufort County, current levels of service are calculated based on the incorporated and unincorporated permanent and seasonal population.

However, only the Town of Bluffton has an intergovernmental agreement with Beaufort County to collect the Parks and Recreation Development Impact Fee.

Parks & Recreation Service Area

Furthermore, most of the facilities are being provided based on a service area level (north and south of the Broad River). Thus, the service areas have been included in the analysis for community parks, neighborhood parks, and recreational facilities. However, it was determined that regional parks are serving countywide.

Park & Recreation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per household (PPHH). This is a measure of, on average, the number of persons residing in each occupied housing unit. As shown in Figure 5, persons per household factors are calculated based on the housing unit size and for each service area. Calculations are based off local U.S. Census data and further discussion can be found in Appendix C.

Figure 5. Residential Service Units

Housing Size Square Feet	Persons per Household	
	North	South
1,000 or less	1.40	1.20
1,001 to 1,250	1.70	1.50
1,251 to 1,500	2.00	1.80
1,501 to 1,750	2.30	2.00
1,751 to 2,000	2.50	2.20
2,001 to 2,500	2.90	2.50
2,501 to 3,000	3.10	2.80
3,001 to 3,500	3.40	3.00
3,501 or 4,000	3.60	3.20
4,001 or more	3.80	3.30

See Appendix C for details about calculations

Parks & Recreation Facilities Level of Service & Cost Analysis

The Parks and Recreation Development Impact Fee includes the County’s regional, community, neighborhood, and recreational facilities. Additional expansion will be necessary to serve future growth to maintain current levels of service. The level of service is calculated based on an incremental methodology with population as the base year demand factor. To best address how future parks will be constructed, the 2019 permanent and seasonal population is included.

Countywide Parks & Recreation Facilities

As shown in Figure 6, there are two regional parks with a total area of 510.72 acres. The land costs have been calculated based on the location of the parks and the improvement costs are based on the cost to replace the existing improvements. The regional parks total \$27.7 million in land costs and \$15.9 million in improvement costs.

To calculate the current level of service, the total acreage is divided by the current countywide population. As a result, there are 2.29 acres per 1,000 persons (510.72 acres / 222,834 residents = 2.29 acres per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person totaling \$195 (2.29 acres per 1,000 persons x \$54,241 per acre of parkland = \$124 per person; 2.29 acres per 1,000 persons x \$31,168 per acre of park improvements = \$71 per person; \$124 + \$71 = \$195).

Figure 6. Regional Park Level of Service and Cost Factors

Facility	Acres	Land Cost	Improvement Cost
Buckwalter Park	142.72	\$22,549,760	\$11,230,000
Burton Wells Park	368.00	\$5,152,000	\$4,687,900
Total	510.72	\$27,701,760	\$15,917,900

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres	510.72	510.72
2019 Countywide Population	222,834	222,834
Acres per 1,000 Persons	2.29	2.29

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres per 1,000 Persons	2.29	2.29
Average Cost per Acre	\$54,241	\$31,168
Capital Cost Per Person	\$124	\$71

North of the Broad Parks & Recreation Facilities

There are four community parks with a total area of 89.80 acres in the North of the Broad Service Area. The cost to purchase new parkland in the north has been determined to cost \$14,000 per acre² while improvement costs are based on the cost to replace the existing improvements. The community parks total \$1.3 million in land costs and \$5 million in improvement costs.

To calculate the current level of service, the total acreage is divided by the current population north of the Broad River. As a result, there are 1.01 acres per 1,000 persons (89.80 acres / 88,819 residents = 1.01 acres per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person totaling \$70 (1.01 acres per 1,000 persons x \$14,000 per acre of parkland = \$14 per person; 1.01 acres per 1,000 persons x \$55,122 per acre of park improvements = \$56 per person; \$14 + \$56 = \$70).

Figure 7. Community Park Level of Service and Cost Factors – North of the Broad

Facility	Acres	Land Cost	Improvement Cost
Basil Green	4.74	\$66,360	\$4,000,000
Coursen-Tate Park	17.63	\$246,820	\$800,000
Hamptons Lake Property - Future Park	53.43	\$748,020	-
St. Helena/Wesley Felix	14.00	\$196,000	\$150,000
Total	89.80	\$1,257,200	\$4,950,000

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres	89.80	89.80
2019 North of Broad Population	88,819	88,819
Acres per 1,000 Persons	1.01	1.01

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres per 1,000 Persons	1.01	1.01
Average Cost per Acre	\$14,000	\$55,122
Capital Cost Per Person	\$14	\$56

Listed in Figure 8, there are ten neighborhood parks with a total area of 39.13 acres in the North Service Area. The cost to purchase new parkland in the north has been determined to cost \$14,000 per acre

² The cost to purchase an acre of parkland in the North Service Area was determined by examining current listings of undeveloped land in the area. Information was provided by a local realty group. Along with the property listings, Beaufort County staff was consulted. From this process, it was established that an acre of parkland would cost Beaufort County \$14,000 in the North of the Broad Service Area.

while improvement costs are based on the cost to replace the existing improvements. The neighborhood parks total \$550,000 in land costs and \$2.5 million in improvement costs.

To calculate the current level of service, the total acreage is divided by the current population north of the Broad River. As a result, there are 0.44 acres per 1,000 persons (39.13 acres / 88,819 residents = 0.44 acres per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person totaling \$34 (0.44 acres per 1,000 persons x \$14,000 per acre of parkland = \$6 per person; 0.44 acres per 1,000 persons x \$62,612 per acre of park improvements = \$28 per person; \$6 + \$28 = \$34).

Figure 8. Neighborhood Park Level of Service and Cost Factors – North of the Broad

Facility	Acres	Land Cost	Improvement Cost
Agnes A Major	4.16	\$58,240	\$550,000
Bob Jones Field	3.90	\$54,600	\$50,000
Booker T Washington [1]	-	\$0	\$220,000
Broomfield Ballfield	2.00	\$28,000	\$220,000
Bruce Edgerly (Baseball field)	2.98	\$41,720	\$400,000
Dale Center [1]	-	\$0	\$340,000
Gloria Potts/Seaside	4.20	\$58,800	\$170,000
Metz Field (Baseball field)	3.00	\$42,000	\$220,000
Shell Point Park	14.84	\$207,760	\$180,000
Southside Tennis Court	4.05	\$56,700	\$100,000
Total	39.13	\$547,820	\$2,450,000

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres	39.13	39.13
2019 North of Broad Population	88,819	88,819
Acres per 1,000 Persons	0.44	0.44

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres per 1,000 Persons	0.44	0.44
Average Cost per Acre	\$14,000	\$62,612
Capital Cost Per Person	\$6	\$28

[1] Note: the land for the facility is not owned by Beaufort County

The recreational facilities in the North Service Area are listed in Figure 9. There are five facilities which total 5.71 acres. The cost to purchase new parkland in the north has been determined to cost \$14,000 per acre while improvement costs are based on the cost to replace the existing improvements. The recreational facilities total \$80,000 in land costs and \$4.5 million in improvement costs.

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To calculate the current level of service, the total acreage and square feet are divided by the current population north of the Broad River. As a result, there are 0.06 acres per 1,000 persons (5.71 acres / 88,819 residents = 0.06 acres per 1,000 persons, rounded). There are 289.76 square feet per 1,000 persons.

The level of service is combined separately with the average land cost per acre and the average improvement cost per square foot to calculate the capital cost per person. This results in the capital cost per person totaling \$52 (0.06 acres per 1,000 persons x \$14,000 per acre of parkland = \$1 per person; 289.76 square feet per 1,000 persons x \$176 per square foot = \$51 per person; \$1 + \$51 = \$52).

Figure 9. Recreational Facility Level of Service and Cost Factors – North of the Broad

Facility	Acres	Land Cost	Square Feet	Improvement Cost
Battery Creek Pool [1]	-	-	3,432	\$750,000
Beaufort Pool [1]	-	-	3,432	\$750,000
Beaufort Tennis	3.00	\$42,000	-	\$140,000
Charles Lind Brown	1.63	\$22,820	16,600	\$2,860,000
Port Royal Center	1.08	\$15,120	2,272	\$25,000
Total	5.71	\$79,940	25,736	\$4,525,000

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres/Square Feet	5.71	25,736
2019 North of Broad Population	88,819	88,819
Acres/Square Feet per 1,000 Persons	0.06	289.76

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres/Square Feet per 1,000 Persons	0.06	289.76
Average Cost per Acre/Square Foot	\$14,000	\$176
Capital Cost Per Person	\$1	\$51

[1] Note: the land for the facility is owned by Beaufort County School District

South of the Broad Parks & Recreation Facilities

There is one community park with a total area of 7.8 acres in the South of the Broad Service Area. The cost to purchase new parkland in the south has been determined to cost \$158,000 per acre³ while improvement costs are based on the cost to replace the existing improvements. The community park totals \$1.2 million in land costs and \$600,000 in improvement costs.

To calculate the current level of service, the total acreage is divided by the current population south of the Broad River. As a result, there are 0.06 acres per 1,000 persons (7.8 acres / 134,015 residents = 0.06 acres per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person totaling \$14 (0.06 acres per 1,000 persons x \$158,000 per acre of parkland = \$9 per person; 0.06 acres per 1,000 persons x \$76,923 per acre of park improvements = \$5 per person; \$9 + \$5 = \$14).

Figure 10. Community Park Level of Service and Cost Factors – South of the Broad

Facility	Acres	Land Cost	Improvement Cost
Barker Field	7.80	\$1,232,400	\$600,000
Total	7.80	\$1,232,400	\$600,000

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres	7.80	7.80
2019 South of Broad Population	134,015	134,015
Acres per 1,000 Persons	0.06	0.06

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres per 1,000 Persons	0.06	0.06
Average Cost per Acre	\$158,000	\$76,923
Capital Cost Per Person	\$9	\$5

Listed in Figure 11, there are two neighborhood parks with a total area of 5.21 acres in the South Service Area. The cost to purchase new parkland in the south has been determined to cost \$158,000 per acre while improvement costs are based on the cost to replace the existing improvements. The neighborhood parks total \$820,000 in land costs and \$1.4 million in improvement costs.

³ The cost to purchase an acre of parkland in the South Service Area was determined by examining current listings of undeveloped land in the area. Information was provided by a local realty group. Along with the property listings, Beaufort County staff was consulted. From this process, it was established that an acre of parkland would cost Beaufort County \$158,000 in the South of the Broad Service Area.

To calculate the current level of service, the total acreage is divided by the current population south of the Broad River. As a result, there are 0.04 acres per 1,000 persons (5.21 acres / 134,015 residents = 0.04 acres per 1,000 persons, rounded).

The level of service is combined separately with the average land cost per acre and the average improvement cost per acre to calculate the capital cost per person. This results in the capital cost per person totaling \$17 (0.04 acres per 1,000 persons x \$158,000 per acre of parkland = \$6 per person; 0.04 acres per 1,000 persons x \$271,440 per acre of park improvements = \$11 per person; \$6 + \$11 = \$17).

Figure 11. Neighborhood Park Level of Service and Cost Factors – South of the Broad

Facility	Acres	Land Cost	Improvement Cost
Hilton Head Annex Park	4.21	\$665,180	\$114,200
M.C. Riley	1.00	\$158,000	\$1,300,000
Total	5.21	\$823,180	\$1,414,200

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres	5.21	5.21
2019 South of Broad Population	134,015	134,015
Acres per 1,000 Persons	0.04	0.04

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres per 1,000 Persons	0.04	0.04
Average Cost per Acre	\$158,000	\$271,440
Capital Cost Per Person	\$6	\$11

The recreational facilities in the South Service Area are listed in Figure 12. There are two facilities which total 25 acres. The cost to purchase new parkland in the south has been determined to cost \$158,000 per acre while improvement costs are based on the cost to replace the existing improvements. The recreational facilities total \$4 million in land costs and \$1.3 million in improvement costs.

To calculate the current level of service, the total acreage and square feet are divided by the current population south of the Broad River. As a result, there are 0.19 acres per 1,000 persons (25 acres / 134,015 residents = 0.19 acres per 1,000 persons, rounded). There are 258.94 square feet per 1,000 persons.

The level of service is combined separately with the average land cost per acre and the average improvement cost per square foot to calculate the capital cost per person. This results in the capital cost per person totaling \$40 (0.19 acres per 1,000 persons x \$158,000 per acre of parkland = \$30 per person; 258.94 square feet per 1,000 persons x \$37 per square foot = \$10 per person; \$30 + \$10 = \$40).

Figure 12. Recreational Facility Level of Service and Cost Factors – South of the Broad

Facility	Acres	Land Cost	Square Feet	Improvement Cost
Bluffton Center	25.00	\$3,950,000	31,270	\$530,000
Bluffton Pool [1]	0.00	\$0	3,432	\$750,000
Total	25.00	\$3,950,000	34,702	\$1,280,000

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres/Square Feet	25.00	34,702.00
2019 South of Broad Population	134,015	134,015
Acres/Square Feet per 1,000 Persons	0.19	258.94

<i>Cost Analysis</i>	Land Cost	Improvement Cost
Acres/Square Feet per 1,000 Persons	0.19	258.94
Average Cost per Acre/Square Foot	\$158,000	\$37
Capital Cost Per Person	\$30	\$10

[1] Note: the land for the facility is owned by Beaufort County School District

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations. The current debt is for five previous capital projects, two in the North and three in the South. Based on the dollar amount, 8 percent of the existing debt is for the North of the Broad level of service and 92 percent is for the South of the Broad level of service.

Following the same methodology as the level of service analysis, annual debt service is applied to only residential development and then divided by annual demand unit (population) to yield payments per person. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$4 per person in the North and \$31 per person in the South.

Figure 13. Credit for Future Debt Payments

			Residential - North of the Broad				Residential - South of the Broad			
Fiscal Year	Payment	Residential 100%	Fiscal Year	Payment 8%	Projected Population	Payment/ Capita	Fiscal Year	Payment 92%	Projected Population	Payment/ Capita
Base Year	\$628,272	\$628,272	Base Year	\$50,262	88,819	\$0.57	Base Year	\$578,010	134,015	\$4.31
2020	\$630,222	\$630,222	2020	\$50,418	90,719	\$0.56	2020	\$579,804	136,865	\$4.24
2021	\$426,016	\$426,016	2021	\$34,081	92,620	\$0.37	2021	\$391,935	139,414	\$2.81
2022	\$426,584	\$426,584	2022	\$34,127	94,521	\$0.36	2022	\$392,457	141,963	\$2.76
2023	\$426,700	\$426,700	2023	\$34,136	96,421	\$0.35	2023	\$392,564	144,513	\$2.72
2024	\$426,652	\$426,652	2024	\$34,132	98,322	\$0.35	2024	\$392,520	147,062	\$2.67
2025	\$426,145	\$426,145	2025	\$34,092	100,222	\$0.34	2025	\$392,053	149,612	\$2.62
2026-2030	\$2,133,709	\$2,133,709	2026-2030	\$170,697	109,003	\$1.61	2026-2030	\$1,963,012	161,331	\$12.50
2031-2035	\$1,745,037	\$1,745,037	2031-2035	\$139,603	114,924	\$1.25	2031-2035	\$1,605,434	168,955	\$9.72
2036-2039	\$151,655	\$151,655	2036-2039	\$12,132	119,660	\$0.12	2036-2039	\$139,523	175,055	\$0.80
Total	\$7,420,992	\$7,420,993	Total	\$593,679		\$5.88	Total	\$6,827,313		\$45.15
					Discount Rate	5.00%			Discount Rate	5.00%
				Total Credit per Person		\$4		Total Credit per Person		\$31

Note: In the out-years of the payment schedule, payments have been summed, but payments are annualized in analysis

Projection of Parks & Recreation Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

Countywide Parks & Recreation Facilities

To estimate the 10-year growth needs for regional parks in Beaufort County, the current level of service (2.29 acres per 1,000 persons) is applied to the residential growth projected. Including municipalities, Beaufort County is projected to increase by 44,791 residents over the next ten years (see Appendix B). Listed in Figure 14, there will need to be a total of 612.8 acres of regional parks to accommodate the growth, with future development accounting for 102.6 new acres. By applying the average cost of a park (\$85,408 per acre), the total expenditure for the growth is calculated (102.6 acres x \$84,408 = \$8,762,878).

Figure 14. 10-Year Regional Park Needs to Accommodate Growth – Countywide

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Regional Parks	Residential	2.29	per 1,000 persons	\$85,408
	Nonresidential	0.00	per 1,000 jobs	

Growth-Related Need for Regional Parks						
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres	
Base	2019	222,834	66,479	510.2	0.0	510.2
Year 1	2020	227,584	68,104	521.1	0.0	521.1
Year 2	2021	232,034	69,730	531.3	0.0	531.3
Year 3	2022	236,484	71,355	541.5	0.0	541.5
Year 4	2023	240,934	72,980	551.7	0.0	551.7
Year 5	2024	245,384	74,606	561.9	0.0	561.9
Year 6	2025	249,834	76,231	572.1	0.0	572.1
Year 7	2026	254,283	77,856	582.3	0.0	582.3
Year 8	2027	258,733	79,482	592.4	0.0	592.4
Year 9	2028	263,183	81,107	602.6	0.0	602.6
Year 10	2029	267,625	82,733	612.8	0.0	612.8
Ten-Year Increase		44,791	16,254	102.6	0.0	102.6
		Projected Expenditure		\$8,762,878	\$0	\$8,762,878

Growth-Related Expenditures for Regional Parks | \$8,762,878

North of the Broad Parks & Recreation Facilities

To estimate the 10-year growth needs for community parks in northern Beaufort County, the current level of service (1.01 acres per 1,000 persons) is applied to the residential growth projected. The North Service Area is projected to increase by 19,000 residents over the next ten years. There will need to be a total of 108.8 acres of community parks to accommodate the growth, with future development accounting for 19.1 new acres. By applying the average cost of a park (\$69,122 per acre), the total expenditure for the growth is calculated (19.1 acres x \$69,122 = \$1,320,240).

Figure 15. 10-Year Community Park Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Community Parks	Residential	1.01	Acres	\$69,122
	Nonresidential	0.00		

Growth-Related Need for Community Parks						
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres	
Base	2019	88,819	26,435	89.7	0.0	89.7
Year 1	2020	90,719	27,311	91.6	0.0	91.6
Year 2	2021	92,620	28,187	93.5	0.0	93.5
Year 3	2022	94,521	29,063	95.4	0.0	95.4
Year 4	2023	96,421	29,939	97.3	0.0	97.3
Year 5	2024	98,322	30,816	99.3	0.0	99.3
Year 6	2025	100,222	31,692	101.2	0.0	101.2
Year 7	2026	102,123	32,568	103.1	0.0	103.1
Year 8	2027	104,024	33,444	105.0	0.0	105.0
Year 9	2028	105,924	34,320	106.9	0.0	106.9
Year 10	2029	107,819	35,196	108.8	0.0	108.8
Ten-Year Increase		19,000	8,761	19.1	0.0	19.1
			Projected Expenditure	\$1,320,240	\$0	\$1,320,240

Growth-Related Expenditures for Community Parks | \$1,320,240

Found in Figure 16, the 10-year growth needs for neighborhood parks in northern Beaufort County is estimated by applying the current level of service (0.44 acres per 1,000 persons) to the projected residential growth. The North Service Area is projected to increase by 19,000 residents over the next ten years. There will need to be a total of 47.4 acres of neighborhood parks to accommodate the growth, with future development accounting for 8.4 new acres. By applying the average cost of a park (\$76,612 per acre), the total expenditure for the growth is calculated (8.4 acres x \$76,612 = \$643,539).

Figure 16. 10-Year Neighborhood Park Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Neighborhood Parks	Residential	0.44	Acres	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$76,612

Growth-Related Need for Neighborhood Parks						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	88,819	26,435	39.0	0.0	39.0
Year 1	2020	90,719	27,311	39.9	0.0	39.9
Year 2	2021	92,620	28,187	40.7	0.0	40.7
Year 3	2022	94,521	29,063	41.5	0.0	41.5
Year 4	2023	96,421	29,939	42.4	0.0	42.4
Year 5	2024	98,322	30,816	43.2	0.0	43.2
Year 6	2025	100,222	31,692	44.0	0.0	44.0
Year 7	2026	102,123	32,568	44.9	0.0	44.9
Year 8	2027	104,024	33,444	45.7	0.0	45.7
Year 9	2028	105,924	34,320	46.6	0.0	46.6
Year 10	2029	107,819	35,196	47.4	0.0	47.4
Ten-Year Increase		19,000	8,761	8.4	0.0	8.4
Projected Expenditure				\$643,539	\$0	\$643,539

Growth-Related Expenditures for Neighborhood Parks | \$643,539

The 10-year growth needs for recreational facility land in northern Beaufort County is estimated by applying the current level of service (0.06 acres per 1,000 persons) to the projected residential growth, 19,000 new residents over the next ten years. There will need to be a total of 6.4 acres of recreational facility land to accommodate the growth, with future development accounting for 1.1 new acres. By applying the average cost of a recreational facility (\$14,000 per acre), the total expenditure for the growth is calculated (1.1 acres x \$14,000 = \$15,400).

Figure 17. 10-Year Recreational Facility Land Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Recreational Facilities	Residential	0.06	Acres	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$14,000

Growth-Related Need for Recreational Facilities							
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres	
Base	2019	88,819	26,435	5.3	0.0	5.3	
Year 1	2020	90,719	27,311	5.4	0.0	5.4	
Year 2	2021	92,620	28,187	5.5	0.0	5.5	
Year 3	2022	94,521	29,063	5.6	0.0	5.6	
Year 4	2023	96,421	29,939	5.7	0.0	5.7	
Year 5	2024	98,322	30,816	5.8	0.0	5.8	
Year 6	2025	100,222	31,692	6.0	0.0	6.0	
Year 7	2026	102,123	32,568	6.1	0.0	6.1	
Year 8	2027	104,024	33,444	6.2	0.0	6.2	
Year 9	2028	105,924	34,320	6.3	0.0	6.3	
Year 10	2029	107,819	35,196	6.4	0.0	6.4	
Ten-Year Increase		19,000	8,761	1.1	0.0	1.1	
Projected Expenditure				\$15,400	\$0	\$15,400	

Growth-Related Expenditures for Recreational Facilities | \$15,400

The 10-year growth needs for recreational facility buildings in northern Beaufort County is estimated by applying the current level of service (289.76 square feet per 1,000 persons) to the projected residential growth, 19,000 new residents over the next ten years. There will need to be a total of 31,241 square feet of recreational facilities to accommodate the growth, with future development accounting for 5,505 new square feet. By applying the average cost of a recreational facility (\$176 per square foot), the total expenditure for the growth is calculated (5,505 square feet x \$176 = \$967,910).

Figure 18. 10-Year Recreational Facility Building Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
Recreational Facilities	Residential	289.76	Square Feet	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$176

Growth-Related Need for Recreational Facilities						
Year	Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base	2019	88,819	26,435	25,736	0.0	25,736
Year 1	2020	90,719	27,311	26,286	0.0	26,286
Year 2	2021	92,620	28,187	26,837	0.0	26,837
Year 3	2022	94,521	29,063	27,388	0.0	27,388
Year 4	2023	96,421	29,939	27,938	0.0	27,938
Year 5	2024	98,322	30,816	28,489	0.0	28,489
Year 6	2025	100,222	31,692	29,040	0.0	29,040
Year 7	2026	102,123	32,568	29,591	0.0	29,591
Year 8	2027	104,024	33,444	30,141	0.0	30,141
Year 9	2028	105,924	34,320	30,692	0.0	30,692
Year 10	2029	107,819	35,196	31,241	0.0	31,241
Ten-Year Increase		19,000	8,761	5,505	0	5,505
		Projected Expenditure		\$967,910	\$0	\$967,910

Growth-Related Expenditures for Recreational Facilities | \$967,910

South of the Broad Parks & Recreation Facilities

To estimate the 10-year growth needs for community parks in southern Beaufort County, the current level of service (0.06 acres per 1,000 persons) is applied to the residential growth projected. The South Service Area is projected to increase by 25,791 residents over the next ten years. As a result, there will need to be a total of 9.5 acres of community parks to accommodate the growth, with future development accounting for 1.5 new acres. By applying the average cost of a park (\$234,923 per acre), the total expenditure for the growth is calculated (1.5 acres x \$234,923 = \$352,385).

Figure 19. 10-Year Community Park Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Community Parks	Residential	0.06	Acres	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$234,923

Growth-Related Need for Community Parks						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	134,015	40,044	8.0	0.0	8.0
Year 1	2020	136,865	40,793	8.2	0.0	8.2
Year 2	2021	139,414	41,543	8.3	0.0	8.3
Year 3	2022	141,963	42,292	8.5	0.0	8.5
Year 4	2023	144,513	43,041	8.6	0.0	8.6
Year 5	2024	147,062	43,790	8.8	0.0	8.8
Year 6	2025	149,612	44,540	8.9	0.0	8.9
Year 7	2026	152,160	45,289	9.1	0.0	9.1
Year 8	2027	154,709	46,038	9.2	0.0	9.2
Year 9	2028	157,259	46,787	9.4	0.0	9.4
Year 10	2029	159,806	47,537	9.5	0.0	9.5
Ten-Year Increase		25,791	7,493	1.5	0.0	1.5
Projected Expenditure				\$352,385	\$0	\$352,385

Growth-Related Expenditures for Community Parks | \$352,385

Found in Figure 20, the 10-year growth needs for neighborhood parks in southern Beaufort County is estimated by applying the current level of service (0.04 acres per 1,000 persons) to the projected residential growth. The South Service Area is projected to increase by 25,791 residents over the next ten years. There will need to be a total of 6.3 acres of neighborhood parks to accommodate the growth, with future development accounting for 1.0 new acres. By applying the average cost of a park (\$429,440 per acre), the total expenditure for the growth is calculated (1.0 acres x \$429,440 = \$429,440).

Figure 20. 10-Year Neighborhood Park Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Neighborhood Parks	Residential	0.04	Acres	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$429,440

Growth-Related Need for Neighborhood Parks						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	134,015	40,044	5.3	0.0	5.3
Year 1	2020	136,865	40,793	5.4	0.0	5.4
Year 2	2021	139,414	41,543	5.5	0.0	5.5
Year 3	2022	141,963	42,292	5.6	0.0	5.6
Year 4	2023	144,513	43,041	5.7	0.0	5.7
Year 5	2024	147,062	43,790	5.8	0.0	5.8
Year 6	2025	149,612	44,540	5.9	0.0	5.9
Year 7	2026	152,160	45,289	6.0	0.0	6.0
Year 8	2027	154,709	46,038	6.1	0.0	6.1
Year 9	2028	157,259	46,787	6.2	0.0	6.2
Year 10	2029	159,806	47,537	6.3	0.0	6.3
Ten-Year Increase		25,791	7,493	1.0	0.0	1.0
Projected Expenditure				\$429,440	\$0	\$429,440

Growth-Related Expenditures for Neighborhood Parks | \$429,440

The 10-year growth needs for recreational facility lands in southern Beaufort County is estimated by applying the current level of service (0.19 acres per 1,000 persons) to the projected residential growth, 25,791 new residents over the next ten years. There will need to be a total of 30.3 acres of recreational facility land to accommodate the growth, with future development accounting for 4.9 new acres. By applying the average cost of a recreational facility (\$158,000 per acre), the total expenditure for the growth is calculated (4.9 acres x \$158,000 = \$774,200).

Figure 21. 10-Year Recreational Facility Land Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Recreational Facilities	Residential	0.19	Acres	per 1,000 persons
	Nonresidential	0.00		per 1,000 jobs
				\$158,000

Growth-Related Need for Recreational Facilities						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	134,015	40,044	25.4	0.0	25.4
Year 1	2020	136,865	40,793	26.0	0.0	26.0
Year 2	2021	139,414	41,543	26.4	0.0	26.4
Year 3	2022	141,963	42,292	26.9	0.0	26.9
Year 4	2023	144,513	43,041	27.4	0.0	27.4
Year 5	2024	147,062	43,790	27.9	0.0	27.9
Year 6	2025	149,612	44,540	28.4	0.0	28.4
Year 7	2026	152,160	45,289	28.9	0.0	28.9
Year 8	2027	154,709	46,038	29.3	0.0	29.3
Year 9	2028	157,259	46,787	29.8	0.0	29.8
Year 10	2029	159,806	47,537	30.3	0.0	30.3
Ten-Year Increase		25,791	7,493	4.9	0.0	4.9
Projected Expenditure				\$774,200	\$0	\$774,200

Growth-Related Expenditures for Recreational Facilities \$774,200

The 10-year growth needs for recreational facility buildings in southern Beaufort County is estimated by applying the current level of service (258.94 square feet per 1,000 persons) to the projected residential growth, 25,791 new residents over the next ten years. There will need to be a total of 41,380 square feet of recreational facilities to accommodate the growth, with future development accounting for 6,679 new square feet. By applying the average cost of a recreational facility (\$37 per square foot), the total expenditure for the growth is calculated (6,679 square feet x \$37 = \$247,123).

Figure 22. 10-Year Recreational Facility Building Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Sq. Ft.
Recreational Facilities	Residential	258.94	per 1,000 persons	\$37
	Nonresidential	0.00	per 1,000 jobs	

Growth-Related Need for Recreational Facilities						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	134,015	40,044	34,701	0.0	34,701
Year 1	2020	136,865	40,793	35,439	0.0	35,439
Year 2	2021	139,414	41,543	36,099	0.0	36,099
Year 3	2022	141,963	42,292	36,759	0.0	36,759
Year 4	2023	144,513	43,041	37,420	0.0	37,420
Year 5	2024	147,062	43,790	38,080	0.0	38,080
Year 6	2025	149,612	44,540	38,740	0.0	38,740
Year 7	2026	152,160	45,289	39,400	0.0	39,400
Year 8	2027	154,709	46,038	40,060	0.0	40,060
Year 9	2028	157,259	46,787	40,720	0.0	40,720
Year 10	2029	159,806	47,537	41,380	0.0	41,380
Ten-Year Increase		25,791	7,493	6,679	0	6,679
Projected Expenditure				\$247,123	\$0	\$247,123

Growth-Related Expenditures for Recreational Facilities \$247,123

Maximum Supportable Parks and Recreation Development Impact Fee

The following figures list the maximum supportable Parks and Recreation Development Impact Fee for the North and South of the Broad Service Areas. Development impact fees for Parks & Recreation facilities are only assessed on residential development and based on household size (i.e., persons per household). Differentiating the fee by housing size allows the results to be more exact about the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee.

The average current fee is included in the figure to highlight the change.

The fees represent the highest amount supportable for each type of development, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 23. Maximum Supportable Parks and Recreation Development Impact Fee – North of the Broad

North of the Broad Service Area

Fee Component	Land Cost per Person	Improvement Cost per Person
Regional Parks	\$124	\$71
Community Parks	\$14	\$56
Neighborhood Parks	\$6	\$28
Recreational Facilities	\$1	\$51
Gross Total	\$145	\$206
Gross Total per Person		\$351
Credit for Debt Payments		(\$4)
Net Total		\$347

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit	Current Fee [1]	Increase/ (Decrease)
1,000 or less	1.40	\$486	\$321	\$165
1,001 to 1,250	1.70	\$590	\$321	\$269
1,251 to 1,500	2.00	\$694	\$321	\$373
1,501 to 1,750	2.30	\$798	\$321	\$477
1,751 to 2,000	2.50	\$868	\$321	\$547
2,001 to 2,500	2.90	\$1,006	\$321	\$685
2,501 to 3,000	3.10	\$1,076	\$321	\$755
3,001 to 3,500	3.40	\$1,180	\$321	\$859
3,501 to 4,000	3.60	\$1,249	\$321	\$928
4,001 or more	3.80	\$1,319	\$321	\$998

[1] fee listed is the average of the fees for the current service areas north of the Broad River

Figure 24. Maximum Supportable Parks and Recreation Development Impact Fee – South of the Broad
 South of the Broad Service Area

Fee Component	Land Cost per Person	Improvement Cost per Person
Regional Parks	\$124	\$71
Community Parks	\$9	\$5
Neighborhood Parks	\$6	\$11
Recreational Facilities	\$30	\$10
Gross Total	\$169	\$97
Gross Total per Person		\$266
Credit for Debt Payments		(\$31)
Net Total		\$235

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit	Current Fee [1]	Increase/ (Decrease)
1,000 or less	1.20	\$282	\$671	(\$389)
1,001 to 1,250	1.50	\$353	\$671	(\$318)
1,251 to 1,500	1.80	\$423	\$671	(\$248)
1,501 to 1,750	2.00	\$470	\$671	(\$201)
1,751 to 2,000	2.20	\$517	\$671	(\$154)
2,001 to 2,500	2.50	\$588	\$671	(\$83)
2,501 to 3,000	2.80	\$658	\$671	(\$13)
3,001 to 3,500	3.00	\$705	\$671	\$34
3,501 to 4,000	3.20	\$752	\$671	\$81
4,001 or more	3.30	\$776	\$671	\$105

[1] fee listed is the average of the fees for the current service areas south of the Broad River

Revenue from Parks and Recreation Development Impact Fee

Revenue from the Parks and Recreation Development Impact Fee is estimated in Figure 25 and Figure 26. The following revenue estimations include only the areas of the County where the Parks and Recreation Development Impact Fee is being collected. Those areas are the unincorporated parts of Beaufort County and the Town of Bluffton. No other municipalities have entered into an intergovernmental agreement with Beaufort County to collect on their behalf.

There is projected to be 4,406 new housing units in northern unincorporated Beaufort County by 2029. To find the revenue, the fee is multiplied by the growth. However, it is impossible to anticipate the size of new housing units, so the fees for the current average sized single family unit (2,815 square feet) and multifamily unit (1,154 square feet) are applied. For example, single family development is estimated to generate \$3,639,533 in revenue (\$1,076 x 3,382 units = \$3,639,533). The revenue from the development impact fee covers 64 percent of the anticipated costs from the projected growth. This is a result of no municipalities collecting the County’s development impact fee, but residents being included in the level of service.

Figure 25. Estimated Revenue from the Parks & Rec Development Impact Fee – North of the Broad Infrastructure Costs for Parks & Recreation Facilities

	Total Cost	Growth Cost
Regional Parks	\$3,717,146	\$3,717,146
Community Parks	\$1,320,240	\$1,320,240
Neighborhood Parks	\$643,539	\$643,539
Recreational Facilities	\$983,310	\$983,310
Total Expenditures	\$6,664,235	\$6,664,235

Projected Development Impact Fee Revenue

		Single Family \$1,076 per unit	Multifamily \$590 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	15,141	4,582	459	674	703	107
Year 1	2020	15,479	4,684	475	698	728	110
Year 2	2021	15,817	4,786	491	722	753	114
Year 3	2022	16,155	4,888	507	745	778	118
Year 4	2023	16,492	4,991	523	769	803	122
Year 5	2024	16,830	5,093	539	793	827	125
Year 6	2025	17,168	5,195	555	816	852	129
Year 7	2026	17,506	5,297	571	840	877	133
Year 8	2027	17,844	5,399	587	864	902	137
Year 9	2028	18,181	5,502	603	888	927	141
Year 10	2029	18,524	5,605	619	911	951	144
Ten-Year Increase		3,382	1,024	159	237	248	38
Projected Revenue		\$3,639,533	\$603,885	\$0	\$0	\$0	\$0
						Projected Revenue =>	\$4,243,418
						Total Expenditures =>	\$6,664,235
						Non-Impact Fee Funding =>	\$2,420,816

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Beaufort County, South Carolina

Listed in Figure 26, there is projected to be 6,447 new housing units in southern unincorporated Beaufort County and the Town of Bluffton by 2029. The revenue from the development impact fee covers 53 percent of the anticipated costs from the projected growth. This is a result of only the Town of Bluffton collecting the County’s development impact fee, while other incorporated residents included in the level of service. Additionally, the credit included to ensure no double payment issues creates a funding gap from the development impact fee.

Figure 26. Estimated Revenue from the Parks & Rec Development Impact Fee – South of the Broad Infrastructure Costs for Parks & Recreation Facilities

	Total Cost	Growth Cost
Regional Parks	\$5,045,732	\$5,045,732
Community Parks	\$352,385	\$352,385
Neighborhood Parks	\$429,440	\$429,440
Recreational Facilities	\$1,021,323	\$1,021,323
Total Expenditures	\$6,848,880	\$6,848,880

Projected Development Impact Fee Revenue

		Single Family \$658 per unit	Multifamily \$353 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	31,421	13,757	2,662	3,394	4,816	1,692
Year 1	2020	31,824	13,930	2,720	3,467	4,923	1,730
Year 2	2021	32,276	14,131	2,788	3,549	5,046	1,773
Year 3	2022	32,728	14,331	2,857	3,632	5,170	1,817
Year 4	2023	33,180	14,532	2,925	3,714	5,293	1,860
Year 5	2024	33,632	14,732	2,994	3,796	5,417	1,904
Year 6	2025	34,084	14,933	3,062	3,879	5,540	1,947
Year 7	2026	34,536	15,133	3,131	3,961	5,664	1,991
Year 8	2027	34,988	15,334	3,199	4,044	5,787	2,034
Year 9	2028	35,440	15,534	3,268	4,126	5,911	2,078
Year 10	2029	35,890	15,735	3,336	4,209	6,034	2,121
Ten-Year Increase		4,469	1,978	674	814	1,219	429
Projected Revenue		\$2,940,661	\$698,167	\$0	\$0	\$0	\$0
						Projected Revenue =>	\$3,638,828
						Total Expenditures =>	\$6,848,880
						General Fund's Share =>	\$3,210,052

LIBRARY CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...parks, libraries, and recreational facilities.”

The Library Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Library branches and land (north and south of the Broad River service areas)
- Bookmobiles (countywide service area)

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by housing size. Based on services and facilities provided by Beaufort County, it has been determined that the current level of service will be calculated based on the unincorporated and incorporated populations of Beaufort County. Municipalities in the County are not currently providing library services. The population total is the sum of permanent and seasonal residents.

There are current or proposed intergovernmental agreements between Beaufort County and the area’s municipalities stating that the municipalities will collect the Library Development Impact Fee on behalf of the County.

Library Service Area

Furthermore, the library facilities are being provided based on a service area level (north and south of the Broad). Thus, the service areas have been included in the analysis. However, it was determined that bookmobiles are serving countywide.

Library Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per household (PPH). This is a measure of, on average, the number of persons residing in each occupied housing unit. As shown in Figure 27, persons per household factors are calculated based on the housing unit size and for each service area. Calculations are based off local U.S. Census data and further discussion can be found in Appendix C.

Figure 27. Residential Service Units

Housing Size Square Feet	Persons per Household	
	North	South
1,000 or less	1.40	1.20
1,001 to 1,250	1.70	1.50
1,251 to 1,500	2.00	1.80
1,501 to 1,750	2.30	2.00
1,751 to 2,000	2.50	2.20
2,001 to 2,500	2.90	2.50
2,501 to 3,000	3.10	2.80
3,001 to 3,500	3.40	3.00
3,501 or 4,000	3.60	3.20
4,001 or more	3.80	3.30

See Appendix C for details about calculations

Library Facilities Level of Service & Cost Analysis

The Library Development Impact Fee includes the County’s library branches and bookmobiles. Identified by County staff, additional expansion will be necessary to serve future growth. The incremental methodology is applied and the 2019 permanent and seasonal population for each service area is used in the calculations.

As shown in Figure 28, there are three library branches in the northern service area which total 59,747 square feet and 9.92 acres of land. It was determined that an engineered cost to build a new library would average \$285 per square foot. The total replacement cost of the facilities is \$17,027,895. The average cost for land is \$14,000 per acre.

To calculate the current level of service for library branches in the North of the Broad Service Area, the total floor area and acreage is divided by the current population in the north. As a result, there is 0.67 square feet per person (59,747 square feet / 88,819 residents = 0.67 square feet per person, rounded). There are 0.11 acres of land per 1,000 persons.

The level of service is combined with the average cost per library square foot and acre to calculate the capital cost per person. This results in the capital cost per person for branch construction totaling \$191 (0.67 square feet per person x \$285 per square foot = \$191 per person, rounded). There is a capital cost of \$2 per person for library land.

Figure 28. Library Branch Level of Service and Cost Factors – North of the Broad

Facility	Square Feet	Cost per Square Foot	Replacement Cost	Acres
Beaufort Branch	32,747	\$285	\$9,332,895	0.92
Lobeco Branch	4,000	\$285	\$1,140,000	4.00
St. Helena Branch	23,000	\$285	\$6,555,000	5.00
TOTAL	59,747		\$17,027,895	9.92

<i>Level-of-Service Standards</i>	Branch (sq. ft.)	Land (acres)
Proportionate Share	100%	100%
Share of Facility	59,747	10
2019 North of Broad Population	88,819	88,819
Square Feet per Person/Acres per 1,000 Persons	0.67	0.11

<i>Cost Analysis</i>	Branch (sq. ft.)	Land (acres)
Square Feet per Person/Acres per 1,000 Persons	0.67	0.11
Average Cost per Square Foot/Acre	\$285	\$14,000
Capital Cost Per Person	\$191	\$2

Listed in Figure 29, there are three library branches in the southern service area which total 51,900 square feet and 11.53 acres. It was determined that the cost to build a new library would average \$285 per square foot. The total replacement cost of the facilities is \$14,791,500. The average cost for land is \$158,000 per acre.

Capital Improvement Plan and Development Impact Fee Study DRAFT
Beaufort County, South Carolina

To calculate the current level of service for library branches in the South of the Broad Service Area, the total floor area and acreage is divided by the current population in the south. As a result, there is 0.39 square feet per person (51,900 square feet / 134,015 residents = 0.39 square feet per person, rounded). There are 0.09 acres of land per 1,000 persons.

The level of service is combined with the average cost per library square foot and acre to calculate the capital cost per person. This results in the capital cost per person totaling \$111 (0.39 square feet per person x \$285 per square foot = \$111 per person, rounded). There is a capital cost of \$14 per person for library land.

Figure 29. Library Branch Level of Service and Cost Factors – South of the Broad

Facility	Square Feet	Cost per Square Foot	Replacement Cost	Acres
Bluffton Branch	26,900	\$285	\$7,666,500	2.93
Hilton Head Branch	25,000	\$285	\$7,125,000	8.60
TOTAL	51,900		\$14,791,500	11.53

<i>Level-of-Service Standards</i>	Branch (sq. ft.)	Land (acres)
Residential Share	100%	100%
Share of Facility Square Feet	51,900	12
2019 South of Broad Population	134,015	134,015
Square Feet per Person/Acres per 1,000 Persons	0.39	0.09

<i>Cost Analysis</i>	Branch (sq. ft.)	Land (acres)
Square Feet per Person/Acres per 1,000 Persons	0.39	0.09
Average Cost per Square Foot/Acre	\$285	\$158,000
Capital Cost Per Person	\$111	\$14

To better address local demands, the County has been providing bookmobile services countywide. The County currently has two bookmobiles and the replacement cost for one vehicle is \$153,000. To calculate the current level of service for bookmobiles, the total fleet is divided by the countywide population. As a result, there are 0.009 bookmobiles per 1,000 persons (2 bookmobiles / 222,834 residents = 0.009 bookmobiles per 1,000 persons, rounded). The level of service is combined with the average cost per bookmobile to calculate the capital cost per person. This results in the capital cost per person totaling \$1 (0.009 bookmobiles per 1,000 persons x \$153,000 per bookmobile = \$1 per person, rounded).

Figure 30. Bookmobile Level of Service and Cost Factors

Facility	Vehicles	Cost per Vehicle	Replacement Cost
Bookmobiles	2	\$153,000	\$306,000
TOTAL	2		\$306,000

Level-of-Service Standards	Bookmobiles
Residential Share	100%
Share of Vehicles	2
2019 Countywide Population	222,834
Vehicles per 1,000 persons	0.009

Cost Analysis	Residential
Vehicles per 1,000 persons	0.009
Average Cost per Vehicle	\$153,000
Capital Cost Per Person	\$1

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations. The current debt is for the St. Helena Library Branch which is serving the population north of the Broad River, so the credit is only applied to the North of the Broad Service Area.

Following the same methodology as the level of service analysis, annual debt service is applied to only residential development and then divided by annual demand unit (population) to yield payments per person. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$33 per person.

Figure 31. Credit for Future Debt Payments – North of the Broad

Fiscal Year	Payment	Residential 100%	Fiscal Year	Payment	Projected Population	Payment/ Capita
Base Year	\$439,658	\$439,658	Base Year	\$439,658	88,819	\$4.95
2020	\$415,989	\$415,989	2020	\$415,989	90,719	\$4.59
2021	\$280,980	\$280,980	2021	\$280,980	92,620	\$3.03
2022	\$280,980	\$280,980	2022	\$280,980	94,521	\$2.97
2023	\$280,980	\$280,980	2023	\$280,980	96,421	\$2.91
2024	\$280,980	\$280,980	2024	\$280,980	98,322	\$2.86
2025	\$280,980	\$280,980	2025	\$280,980	100,222	\$2.80
2026-2030	\$1,404,900	\$1,404,900	2026-2030	\$1,404,900	109,003	\$18.45
2031-2034	\$1,123,920	\$1,123,920	2031-2034	\$1,123,920	113,740	\$13.76
Total	\$4,789,367	\$4,789,367	Total	\$4,789,367		\$47.44
					Discount Rate	5.00%
					Total Credit per Person	\$33

Note: In the out-years of the payment schedule, payments have been summed, but payments are annualized in analysis

Projection of Library Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

Library Branches

To estimate the 10-year growth needs for library branches in the North of the Broad Service Area, the current level of service (0.67 square feet per person) is applied to the residential growth projected for the entire service area. Including municipalities, northern Beaufort County is projected to increase by 19,000 residents over the next ten years (see Appendix B). Listed in Figure 32, there will need to be a total of 72,238 square feet of library branches to accommodate the growth, with future development accounting for 12,730 new square feet. By applying the average cost of a building (\$285 per square feet), the total expenditure for the growth is calculated (12,730 square feet x \$285 = \$3,628,050).

Figure 32. 10-Year Library Branches Facility Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Library Branches	Residential	0.67	Square Feet	\$285
	Nonresidential	0.00		

Growth-Related Need for Library Branches						
Year	Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base	2019	88,819	26,435	59,508	0	59,508
Year 1	2020	90,719	27,311	60,781	0	60,781
Year 2	2021	92,620	28,187	62,055	0	62,055
Year 3	2022	94,521	29,063	63,329	0	63,329
Year 4	2023	96,421	29,939	64,602	0	64,602
Year 5	2024	98,322	30,816	65,875	0	65,875
Year 6	2025	100,222	31,692	67,148	0	67,148
Year 7	2026	102,123	32,568	68,422	0	68,422
Year 8	2027	104,024	33,444	69,696	0	69,696
Year 9	2028	105,924	34,320	70,969	0	70,969
Year 10	2029	107,819	35,196	72,238	0	72,238
Ten-Year Increase		19,000	8,761	12,730	0	12,730
		Projected Expenditure		\$3,628,050	\$0	\$3,628,050

Growth-Related Expenditures for Library Branches \$3,628,050

To estimate the 10-year growth needs for library branches in the South of the Broad Service Area, the current level of service (0.39 square feet per person) is applied to the residential growth projected for the entire service area. Including municipalities, southern Beaufort County is projected to increase by 25,791 residents over the next ten years (see Appendix B). Listed in Figure 33, there will need to be a total of 62,324 square feet of library branches to accommodate the growth, with future development accounting for 10,058 new square feet. By applying the average cost of a building (\$285 per square feet), the total expenditure for the growth is calculated (10,058 square feet x \$285 = \$2,866,530).

Figure 33. 10-Year Library Branches Facility Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Library Branches	Residential	0.39	Square Feet	\$285
	Nonresidential	0.00		

Growth-Related Need for Library Branches						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	134,015	40,044	52,266	0	52,266
Year 1	2020	136,865	40,793	53,377	0	53,377
Year 2	2021	139,414	41,543	54,371	0	54,371
Year 3	2022	141,963	42,292	55,365	0	55,365
Year 4	2023	144,513	43,041	56,360	0	56,360
Year 5	2024	147,062	43,790	57,354	0	57,354
Year 6	2025	149,612	44,540	58,348	0	58,348
Year 7	2026	152,160	45,289	59,342	0	59,342
Year 8	2027	154,709	46,038	60,336	0	60,336
Year 9	2028	157,259	46,787	61,331	0	61,331
Year 10	2029	159,806	47,537	62,324	0	62,324
Ten-Year Increase		25,791	7,493	10,058	0	10,058
Projected Expenditure				\$2,866,530	\$0	\$2,866,530

Growth-Related Expenditures for Library Branches | \$2,866,530

Library Land

To estimate the 10-year growth needs for library land in the North of the Broad Service Area, the current level of service (0.11 acres per 1,000 persons) is applied to the residential growth projected for the entire service area. Including municipalities, northern Beaufort County is projected to increase by 19,000 residents over the next ten years (see Appendix B). Listed in Figure 34, there will need to be a total of 11.86 acres of library land to accommodate the growth, with future development accounting for 2.09 new acres. By applying the average cost of land in the north (\$14,000 per acre), the total expenditure for the growth is calculated (2.09 acres x \$14,000 = \$29,260).

Figure 34. 10-Year Library Land Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Library Land	Residential	0.11	Acres	\$14,000
	Nonresidential	0.00		

Growth-Related Need for Library Land						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	88,819	26,435	9.77	0.00	9.77
Year 1	2020	90,719	27,311	9.97	0.00	9.97
Year 2	2021	92,620	28,187	10.18	0.00	10.18
Year 3	2022	94,521	29,063	10.39	0.00	10.39
Year 4	2023	96,421	29,939	10.60	0.00	10.60
Year 5	2024	98,322	30,816	10.81	0.00	10.81
Year 6	2025	100,222	31,692	11.02	0.00	11.02
Year 7	2026	102,123	32,568	11.23	0.00	11.23
Year 8	2027	104,024	33,444	11.44	0.00	11.44
Year 9	2028	105,924	34,320	11.65	0.00	11.65
Year 10	2029	107,819	35,196	11.86	0.00	11.86
Ten-Year Increase		19,000	8,761	2.09	0.00	2.09
Projected Expenditure				\$29,260	\$0	\$29,260

Growth-Related Expenditures for Library Land	\$29,260
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To estimate the 10-year growth needs for library land in the South of the Broad Service Area, the current level of service (0.09 acres per 1,000 persons) is applied to the residential growth projected for the entire service area. Including municipalities, southern Beaufort County is projected to increase by 25,791 residents over the next ten years (see Appendix B). Listed in Figure 35, there will need to be a total of 14.38 acres of library land to accommodate the growth, with future development accounting for 2.32 new acres. By applying the average cost of land in the south (\$158,000 per acre), the total expenditure for the growth is calculated (2.32 acres x \$158,000 = \$366,560).

Figure 35. 10-Year Library Land Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Cost / Acre
Library Land	Residential	0.09	Acres	per 1,000 persons per job
	Nonresidential	0.00		
				\$158,000

Growth-Related Need for Library Land						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	134,015	40,044	12.06	0.00	12.06
Year 1	2020	136,865	40,793	12.31	0.00	12.31
Year 2	2021	139,414	41,543	12.54	0.00	12.54
Year 3	2022	141,963	42,292	12.77	0.00	12.77
Year 4	2023	144,513	43,041	13.00	0.00	13.00
Year 5	2024	147,062	43,790	13.23	0.00	13.23
Year 6	2025	149,612	44,540	13.46	0.00	13.46
Year 7	2026	152,160	45,289	13.69	0.00	13.69
Year 8	2027	154,709	46,038	13.92	0.00	13.92
Year 9	2028	157,259	46,787	14.15	0.00	14.15
Year 10	2029	159,806	47,537	14.38	0.00	14.38
Ten-Year Increase		25,791	7,493	2.32	0.00	2.32
Projected Expenditure				\$366,560	\$0	\$366,560
Growth-Related Expenditures for Library Land						\$366,560

Bookmobiles

To estimate the 10-year growth needs for bookmobiles countywide, the current level of service (0.009 vehicles per 1,000 persons) is applied to the residential growth projected countywide. Including municipalities, Beaufort County is projected to increase by 44,791 residents over the next ten years (see Appendix B). Listed in Figure 36, there will need to be a total of 2.4 bookmobiles to accommodate the growth, with future development accounting for 0.4 new bookmobiles. By applying the average cost of a bookmobile (\$153,000), the total expenditure for the growth is calculated (0.4 bookmobiles x \$153,000 = \$61,200).

Figure 36. 10-Year Bookmobile Needs to Accommodate Growth - Countywide

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Bookmobiles	Residential	0.009	Vehicles	per 1,000 persons
	Nonresidential	0.00		per jobs

Growth-Related Need for Bookmobiles						
Year	Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base	2019	222,834	66,479	2.0	0.0	2.0
Year 1	2020	227,584	68,104	2.0	0.0	2.0
Year 2	2021	232,034	69,730	2.1	0.0	2.1
Year 3	2022	236,484	71,355	2.1	0.0	2.1
Year 4	2023	240,934	72,980	2.2	0.0	2.2
Year 5	2024	245,384	74,606	2.2	0.0	2.2
Year 6	2025	249,834	76,231	2.2	0.0	2.2
Year 7	2026	254,283	77,856	2.3	0.0	2.3
Year 8	2027	258,733	79,482	2.3	0.0	2.3
Year 9	2028	263,183	81,107	2.4	0.0	2.4
Year 10	2029	267,625	82,733	2.4	0.0	2.4
Ten-Year Increase		44,791	16,254	0.4	0.0	0.4
Projected Expenditure			\$61,200	\$0	\$61,200	

Growth-Related Expenditures for Bookmobiles \$61,200

Maximum Supportable Library Development Impact Fee

Figure 37 shows the maximum supportable Library Development Impact Fee for the North and South of the Broad Service Areas. Development impact fees for library facilities are based on household size (i.e., persons per household) for residential development. The fee is only assessed on residential development. Differentiating the fee by housing size allows the results to be more exact about the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. The current fee is included in the figure to highlight the change.

The fees represent the highest amount supportable for each type of development, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 37. Maximum Supportable Library Development Impact Fee– North of the Broad

North of the Broad Service Area

Fee Component	Cost per Person
Library Branches	\$191
Library Land	\$2
Book Mobiles	\$1
Gross Total	\$194
Credit for Debt Payments	(\$33)
Net Total	\$161

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
1,000 or less	1.40	\$225	\$553	(\$328)
1,001 to 1,250	1.70	\$273	\$553	(\$280)
1,251 to 1,500	2.00	\$321	\$553	(\$232)
1,501 to 1,750	2.30	\$369	\$553	(\$184)
1,751 to 2,000	2.50	\$401	\$553	(\$152)
2,001 to 2,500	2.90	\$466	\$553	(\$87)
2,501 to 3,000	3.10	\$498	\$553	(\$55)
3,001 to 3,500	3.40	\$546	\$553	(\$7)
3,501 to 4,000	3.60	\$578	\$553	\$25
4,001 or more	3.80	\$610	\$553	\$57

Figure 38. Maximum Supportable Library Development Impact Fee – South of the Broad
 South of the Broad Service Area

Fee Component	Cost per Person
Library Branches	\$111
Library Land	\$14
Book Mobiles	\$1
Gross Total	\$126
Credit for Debt Payments	\$0
Net Total	\$126

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
1,000 or less	1.20	\$151	\$553	(\$402)
1,001 to 1,250	1.50	\$189	\$553	(\$364)
1,251 to 1,500	1.80	\$227	\$553	(\$326)
1,501 to 1,750	2.00	\$252	\$553	(\$301)
1,751 to 2,000	2.20	\$278	\$553	(\$275)
2,001 to 2,500	2.50	\$316	\$553	(\$237)
2,501 to 3,000	2.80	\$353	\$553	(\$200)
3,001 to 3,500	3.00	\$379	\$553	(\$174)
3,501 to 4,000	3.20	\$404	\$553	(\$149)
4,001 or more	3.30	\$417	\$553	(\$136)

Revenue from Library Development Impact Fee

Revenue from the Library Development Impact Fee is estimated in Figure 39 and Figure 40. Since all municipalities have intergovernmental agreements with Beaufort County or are considering joining the program, the revenue estimations include countywide growth.

There is projected to be 8,034 new housing units in northern Beaufort County by 2029. However, it is impossible to anticipate the size of new housing units, so the fees for the current average sized single family unit (2,815 square feet) and multifamily unit (1,154 square feet) are applied. For example, single family development generates \$3,071,306 in revenue (\$498 x 6,167 units = \$3,071,306). The revenue from the development impact fee covers nearly all the capital costs generated by projected growth. The small remaining balance of the projected expenditures is expected because of the credit applied to prevent double payment.

Figure 39. Estimated Revenue from the Library Development Impact Fee – North of the Broad

Infrastructure Costs for Library Facilities

	Total Cost	Growth Cost
Library Branches	\$3,628,050	\$3,628,050
Library Land	\$29,260	\$29,260
Bookmobiles	\$25,928	\$25,928
Total Expenditures	\$3,683,238	\$3,683,238

Projected Development Impact Fee Revenue

		Single Family \$498 per unit	Multifamily \$273 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year	Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF
Base 2018	27,589	8,348	2,321	3,970	3,885	1,074	
Year 1 2019	28,206	8,535	2,401	4,100	4,015	1,109	
Year 2 2020	28,823	8,722	2,480	4,230	4,144	1,143	
Year 3 2021	29,440	8,909	2,559	4,360	4,273	1,178	
Year 4 2022	30,058	9,095	2,639	4,490	4,403	1,213	
Year 5 2023	30,675	9,282	2,718	4,620	4,532	1,248	
Year 6 2024	31,292	9,469	2,797	4,750	4,661	1,283	
Year 7 2025	31,909	9,656	2,877	4,880	4,791	1,318	
Year 8 2026	32,526	9,843	2,956	5,010	4,920	1,353	
Year 9 2027	33,144	10,029	3,035	5,140	5,049	1,388	
Year 10 2028	33,756	10,215	3,115	5,270	5,179	1,423	
Ten-Year Increase	6,167	1,866	793	1,300	1,293	349	
Projected Revenue	\$3,071,306	\$509,478	\$0	\$0	\$0	\$0	
						Projected Revenue =>	\$3,580,784
						Total Expenditures =>	\$3,683,238
						Non-Impact Fee Funding =>	\$102,454

Listed in Figure 40, there is projected to be 10,929 new housing units in southern Beaufort County by 2029. To find the revenue, the fee is multiplied by the growth. For example, single family development generates \$2,787,895 in revenue (\$353 x 7,898 units = \$2,787,895). The revenue from the development

impact fee covers all the capital costs generated by projected growth (rounding in the calculations result in the revenue slightly exceeding the expenditures).

Figure 40. Estimated Revenue from the Library Development Impact Fee – South of the Broad Infrastructure Costs for Library Facilities

	Total Cost	Growth Cost
Library Branches	\$2,866,530	\$2,866,530
Library Land	\$366,560	\$366,560
Bookmobiles	\$35,272	\$35,272
Total Expenditures	\$3,268,362	\$3,268,362

Projected Development Impact Fee Revenue

		Single Family \$353 per unit	Multifamily \$189 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2018	44,852	15,253	4,486	5,287	5,424	1,845
Year 1	2019	45,642	15,555	4,564	5,376	5,544	1,884
Year 2	2020	46,431	15,858	4,642	5,466	5,665	1,923
Year 3	2021	47,221	16,160	4,720	5,555	5,785	1,962
Year 4	2022	48,009	16,464	4,797	5,645	5,906	2,001
Year 5	2023	48,798	16,767	4,875	5,734	6,026	2,040
Year 6	2024	49,588	17,069	4,953	5,824	6,146	2,079
Year 7	2025	50,377	17,372	5,030	5,913	6,267	2,118
Year 8	2026	51,166	17,675	5,108	6,003	6,387	2,157
Year 9	2027	51,955	17,978	5,186	6,092	6,508	2,196
Year 10	2028	52,750	18,283	5,263	6,182	6,628	2,235
Ten-Year Increase		7,898	3,031	777	895	1,204	389
Projected Revenue		\$2,787,895	\$572,818	\$0	\$0	\$0	\$0
				Projected Revenue =>		\$3,360,712	
				Total Expenditures =>		\$3,268,362	
				Non-Impact Fee Funding =>		\$0	

PUBLIC SAFETY CIP AND DEVELOPMENT IMPACT FEE: EMS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities.”

The EMS Development Impact Fee includes components:

- EMS stations (countywide service area, excluding Hilton Head Island)
- EMS vehicles (countywide service area, excluding Hilton Head Island)

An incremental expansion methodology is applied to each component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by housing size. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office & institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for EMS services from nonresidential development.

EMS Service Area

Furthermore, it has been determined that EMS services are being provided at a countywide basis except for Hilton Head Island. The Town of Hilton Head Island provides EMS services within its jurisdiction. As a result, the current level of service for the EMS components are calculated using countywide totals less Hilton Head Island.

EMS Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per household (PPHH). This is a measure of, on average, the number of persons residing in each occupied housing unit. As shown in Figure 41, persons per household factors are calculated based on the countywide housing unit size averages. Calculations are based off local U.S. Census data and further discussion can be found in Appendix C.

Figure 41. Residential Service Units

Housing Size Square Feet	Persons per Household Countywide
1,000 or less	1.30
1,001 to 1,250	1.62
1,251 to 1,500	1.89
1,501 to 1,750	2.12
1,751 to 2,000	2.32
2,001 to 2,500	2.65
2,501 to 3,000	2.92
3,001 to 3,500	3.15
3,501 or 4,000	3.35
4,001 or more	3.53

See Appendix C for details about calculations

TischlerBise recommends using nonresidential vehicle trips as the nonresidential “service unit” for EMS infrastructure. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2017 by the Institute of Transportation Engineers. A “trip end” represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, EMS development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, EMS development fees would be disproportionately high for industrial development.

For nonresidential land uses, the standard 50 percent adjustment is applied to Office/Service, Industrial, and Institutional. A lower vehicle trip adjustment factor is used for Retail because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure 42. Nonresidential Service Units

Land Use Type	Adj. Veh. Trips per 1,000 Sq. Ft.
Retail	14.35
Office/Service	4.87
Institutional	1.97
Industrial	9.76

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

EMS Proportionate Share

Both residential and nonresidential developments increase the demand on EMS facilities. To calculate the proportional share between residential and nonresidential demand on EMS facilities and vehicles, 2018 EMS calls for service are used. Shown in Figure 43, 64 percent of the calls were from residential locations, 18 percent were from nonresidential locations, and 19 percent were from vehicle traffic. The vehicle miles traveled (VMT) in the County were used to attribute the traffic calls to residential and nonresidential locations. After attributing the traffic calls, 79 percent of EMS service calls were estimated to come from residential locations and 21 percent of EMS service calls were estimated to come from nonresidential locations.

Figure 43. Beaufort County EMS Service Calls

Location	2018 Calls	%
Residential	10,032	64%
Nonresidential	2,767	18%
Traffic	2,952	19%
Total	15,751	100%

Traffic Calls	Vehicle Miles Traveled (VMT)	%
Residential	1,629,620	80%
Nonresidential	410,308	20%
Total	2,039,928	100%

Location	2018 Calls	%
Residential	12,390	79%
Nonresidential	3,361	21%
Total	15,751	100%

Source: Beaufort County EMS Department

EMS Facilities Level of Service & Cost Analysis

The EMS Development Impact Fee includes the facilities that house the County’s EMS services. Identified by County staff, additional expansion will be necessary to serve future growth. Two stations (EMS 10 and 11) are currently under construction and are anticipated to be operational by 2021. These stations are considered in the current level of service, which requires the 2021 population and nonresidential vehicle trips to be included in the analysis.

As shown in Figure 44, the EMS Department occupies 14 buildings, totaling 35,530 square feet. To determine the level of service factors for the development impact fee, the EMS calls for service percentages are used to allocate the facility floor area in the figure. Of the total square feet, 28,069 is allocated to residential growth and 7,461 is allocated to nonresidential growth.

The allocated floor area of the Beaufort County EMS facilities is divided by the 2021 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for EMS stations in the County. Specifically, 0.17 square feet of facility per person and 0.06 square feet per nonresidential vehicle trip.

From County staff, the new station construction costs an average of \$413 per square foot. That cost factor is used to determine the replacement cost of the other stations. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is \$70 (0.17 square feet per person x \$413 per square foot = \$70 per person, rounded).

Figure 44. EMS Station Level of Service and Cost Factors - Countywide

Facility	Square Feet	Cost per Square Foot	Replacement Cost
EMS Base	10,551	\$413	\$4,357,563
EMS 2	1,840	\$413	\$759,920
EMS 3	1,679	\$413	\$693,427
EMS 4	1,226	\$413	\$506,338
EMS 5	1,158	\$413	\$478,254
EMS 6	2,037	\$413	\$841,281
EMS 7	1,564	\$413	\$645,932
EMS 8	1,568	\$413	\$647,584
EMS 9	2,044	\$413	\$844,172
EMS 10	3,712	\$413	\$1,533,056
EMS 11	4,044	\$413	\$1,670,172
EMS 25	1,284	\$413	\$530,292
EMS 26	1,155	\$413	\$477,015
EMS 27	1,668	\$413	\$688,884
TOTAL	35,530		\$14,673,890

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	79%	21%
Share of Facility Square Feet	28,069	7,461
2021 Population or Nonres. Trips [1]	167,928	119,945
Square Feet per Person or Nonres. Trip	0.17	0.06

<i>Cost Analysis</i>	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.17	0.06
Average Cost per Square Foot	\$413	\$413
Capital Cost Per Person or Nonres. Trip	\$70	\$25

[1] Note: The Town of Hilton Head Island provides EMS services within its jurisdiction, so in the level-of-service calculation, Hilton Head population and nonresidential vehicle trips have been excluded.

The EMS Department has 18 ambulances in its fleet to conduct operations. To determine the level of service factors for the development impact fee, the EMS calls for service percentages are used to allocate the vehicles. Of the total, 14.22 vehicles are allocated to residential growth and 3.78 vehicles are allocated to nonresidential growth.

The allocated vehicles are divided by the 2021 residential and nonresidential demand units (population and nonresidential vehicle trips). The result is the current level of service for EMS vehicles in the County. Specifically, 0.08 vehicles per 1,000 persons and 0.03 vehicles per 1,000 nonresidential vehicle trips.

The replacement cost of an ambulance is \$300,000. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per vehicle. For example, the residential cost per person is \$24 (0.08 vehicles per 1,000 persons x \$300,000 = \$24 per person, rounded).

Figure 45. EMS Vehicle Level of Service and Cost Factors - Countywide

Vehicle Type	Units	Cost per Vehicle	Replacement Cost
Ambulance	18	\$300,000	\$5,400,000
TOTAL	18		\$5,400,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	79%	21%
Share of Vehicles	14.22	3.78
2021 Population or Nonres. Trips [1]	167,928	119,945
Units per 1,000 Persons or Nonres. Trips	0.08	0.03

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons or Nonres. Trips	0.08	0.03
Average Cost per Vehicle	\$300,000	\$300,000
Capital Cost Per Person or Nonres. Trip	\$24	\$9

[1] Note: The Town of Hilton Head Island provides EMS services within its jurisdiction, so in the level-of-service calculation, Hilton Head population and nonresidential vehicle trips have been excluded.

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations for the bonds issued to the construct the EMS Stations 10 and 11. Following the same methodology as the level of service analysis, annual debt service was split between residential and nonresidential development and then divided by annual demand units (population and nonresidential vehicle trips) to yield payments per person or vehicle trip. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$21 per person and \$8 per nonresidential vehicle trip rounded.

Figure 46. Credit for Future Debt Payments

				Residential				Nonresidential			
Fiscal Year	Payment	Residential 79%	Nonresidential 21%	Fiscal Year	Payment	Projected Population	Payment/ Capita	Fiscal Year	Payment	Projected Nonres. Vehicle Trips	Payment/ Trip
Base Year	\$227,917	\$180,055	\$47,863	Base Year	\$180,055	158,581	\$1.14	Base Year	\$47,863	112,143	\$0.43
2020	\$227,917	\$180,055	\$47,863	2020	\$180,055	163,613	\$1.10	2020	\$47,863	115,883	\$0.41
2021	\$227,917	\$180,055	\$47,863	2021	\$180,055	167,928	\$1.07	2021	\$47,863	119,944	\$0.40
2022	\$299,129	\$236,312	\$62,817	2022	\$236,312	172,243	\$1.37	2022	\$62,817	124,005	\$0.51
2023	\$295,569	\$233,499	\$62,069	2023	\$233,499	176,558	\$1.32	2023	\$62,069	128,066	\$0.48
2024	\$292,008	\$230,686	\$61,322	2024	\$230,686	180,874	\$1.28	2024	\$61,322	132,127	\$0.46
2025	\$288,447	\$227,873	\$60,574	2025	\$227,873	185,189	\$1.23	2025	\$60,574	136,188	\$0.44
2026	\$284,887	\$225,061	\$59,826	2026	\$225,061	189,502	\$1.19	2026	\$59,826	140,249	\$0.43
2027	\$690,200	\$545,258	\$144,942	2027	\$545,258	193,817	\$2.81	2027	\$144,942	144,310	\$1.00
2028	\$624,062	\$493,009	\$131,053	2028	\$493,009	198,132	\$2.49	2028	\$131,053	148,371	\$0.88
2029	\$614,627	\$485,555	\$129,072	2029	\$485,555	202,432	\$2.40	2029	\$129,072	152,432	\$0.85
2030	\$613,469	\$484,641	\$128,829	2030	\$484,641	204,845	\$2.37	2030	\$128,829	155,351	\$0.83
2031	\$612,995	\$484,266	\$128,729	2031	\$484,266	207,264	\$2.34	2031	\$128,729	158,001	\$0.81
2032	\$612,971	\$484,247	\$128,724	2032	\$484,247	209,683	\$2.31	2032	\$128,724	160,651	\$0.80
2033	\$618,448	\$488,574	\$129,874	2033	\$488,574	212,102	\$2.30	2033	\$129,874	163,301	\$0.80
2034	\$623,896	\$492,878	\$131,018	2034	\$492,878	214,521	\$2.30	2034	\$131,018	165,951	\$0.79
2035	\$629,296	\$497,144	\$132,152	2035	\$497,144	216,940	\$2.29	2035	\$132,152	168,601	\$0.78
2036	\$628,573	\$496,573	\$132,000	2036	\$496,573	219,358	\$2.26	2036	\$132,000	171,252	\$0.77
2037	\$628,499	\$496,514	\$131,985	2037	\$496,514	221,777	\$2.24	2037	\$131,985	173,902	\$0.76
Total	\$9,040,827	\$7,142,255	\$1,898,575	Total	\$7,142,255		\$35.81	Total	\$1,898,575		\$12.63
						Discount Rate	5.00%			Discount Rate	5.00%
						Total Credit	\$21			Total Credit	\$8

Projection of EMS Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for EMS stations, the current level of service (0.17 square feet per person and 0.06 square feet per nonresidential vehicle trip) is applied to the residential and nonresidential growth projected for Beaufort County. The County (less Hilton Head Island) is projected to increase by 43,851 residents and 40,289 nonresidential vehicle trips over the next ten years (see Appendix B). Listed in Figure 47, there will need to be a total of 43,559 square feet of EMS stations in the County to accommodate the growth, with future developments accounting for 9,872 new square feet. By applying the average cost of a station (\$413 per square feet), the total expenditure for the growth is calculated (9,872 square feet x \$413 = \$4,077,136).

Figure 47. 10-Year EMS Station Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost / Sq. Ft.
EMS Stations	Residential	0.17	Square Feet	per persons	\$413
	Nonresidential	0.06		per vehicle trip	

Growth-Related Need for EMS Stations						
Year	Population	Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base	2019	158,581	112,143	26,958	6,729	33,687
Year 1	2020	163,613	115,884	27,814	6,953	34,767
Year 2	2021	167,928	119,945	28,547	7,197	35,744
Year 3	2022	172,243	124,006	29,281	7,440	36,721
Year 4	2023	176,558	128,067	30,014	7,684	37,698
Year 5	2024	180,874	132,127	30,748	7,928	38,676
Year 6	2025	185,189	136,189	31,482	8,171	39,653
Year 7	2026	189,502	140,249	32,215	8,415	40,630
Year 8	2027	193,817	144,310	32,948	8,659	41,607
Year 9	2028	198,132	148,372	33,682	8,902	42,584
Year 10	2029	202,432	152,433	34,413	9,146	43,559
Ten-Year Increase		43,851	40,289	7,455	2,417	9,872
Projected Expenditure			\$3,078,915	\$998,221	\$4,077,136	

Growth-Related Expenditures for EMS Stations	\$4,077,136
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To estimate the 10-year growth needs for EMS vehicles, the current level of service (0.08 vehicles per 1,000 persons and 0.03 units per 1,000 nonresidential vehicle trips) is applied to the residential and nonresidential growth projected for Beaufort County. The County (less Hilton Head Island) is projected to increase by 43,851 residents and 40,289 nonresidential vehicle trips over the next ten years (see Appendix B). Listed Figure 48, there will need to be a total of 21.94 vehicles in the County to accommodate the growth, with future developments accounting for 4.99 new vehicles. By applying the average cost of a vehicle (\$300,000), the total expenditure for the growth is calculated (4.99 vehicles x \$300,000 = \$1,497,000).

Figure 48. 10-Year EMS Vehicle Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost
EMS Vehicles	Residential	0.08	Vehicles	\$300,000
	Nonresidential	0.03		
			per 1,000 persons	
			per 1,000 vehicle trips	

Growth-Related Need for EMS Vehicles						
Year	Population	Nonres. Trips	Residential Vehicles	Nonresidential Vehicles	Total Vehicles	
Base	2019	158,581	112,143	13.42	3.53	16.95
Year 1	2020	163,613	115,884	13.85	3.65	17.50
Year 2	2021	167,928	119,945	14.22	3.78	18.00
Year 3	2022	172,243	124,006	14.58	3.91	18.49
Year 4	2023	176,558	128,067	14.95	4.04	18.99
Year 5	2024	180,874	132,127	15.31	4.16	19.47
Year 6	2025	185,189	136,189	15.68	4.29	19.97
Year 7	2026	189,502	140,249	16.04	4.42	20.46
Year 8	2027	193,817	144,310	16.41	4.55	20.96
Year 9	2028	198,132	148,372	16.77	4.68	21.45
Year 10	2029	202,432	152,433	17.14	4.80	21.94
Ten-Year Increase		43,851	40,289	3.72	1.27	4.99
		Projected Expenditure		\$1,116,000	\$381,000	\$1,497,000

Growth-Related Expenditures for EMS Vehicles	\$1,497,000
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Maximum Supportable EMS Development Impact Fee

Figure 49 shows the maximum supportable EMS Development Impact Fee. Development impact fees for EMS are based on housing unit size for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing unit size allows the results to be more exact about the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 49. Maximum Supportable EMS Development Impact Fee

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
EMS Facilities	\$70	\$25
EMS Vehicles	\$24	\$9
Gross Total	\$94	\$34
Credit for Debt Payments	(\$21)	(\$8)
Net Total	\$73	\$26

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit
1,000 or less	1.30	\$95
1,001 to 1,250	1.62	\$118
1,251 to 1,500	1.89	\$138
1,501 to 1,750	2.12	\$155
1,751 to 2,000	2.32	\$169
2,001 to 2,500	2.65	\$193
2,501 to 3,000	2.92	\$213
3,001 to 3,500	3.15	\$230
3,501 or 4,000	3.35	\$245
4,001 or more	3.53	\$258

Nonresidential

Development Type	Trips per 1,000 Sq. Ft.	Maximum Supportable Fee per 1,000 Sq. Ft.
Retail	14.35	\$373
Office/Service	4.87	\$127
Industrial	1.97	\$51
Institutional	5.36	\$139

Revenue from EMS Development Impact Fee

Revenue from the EMS Development Impact Fee is estimated in Figure 50. There is projected to be 16,558 new housing units and 6,748,000 new nonresidential square feet in Beaufort County (less Hilton Head Island) by 2029. To find the revenue from each development type, the fee is multiplied by the growth. However, it is impossible to anticipate the size of new housing units, so the fees for the current average sized single family unit (2,815 square feet) and multifamily unit (1,154 square feet) are applied. For example, the development fee for an average size single family housing unit is multiplied by the number of new units (\$213 x 12,511 units = \$2,662,864). The revenue from the development impact fee covers three-quarters of the capital costs generated by projected growth in Beaufort County. It is expected that the County’s will need to supplement a portion of the growth-related cost because of the credit being included to prevent development from double paying.

Capital Improvement Plan and Development Impact Fee Study DRAFT
Beaufort County, South Carolina

Figure 50. Estimated Revenue from EMS Development Impact Fee
Infrastructure Costs for Public Safety Facilities

	Total Cost	Growth Cost
EMS Facilities	\$4,077,136	\$4,077,136
EMS Vehicles	\$1,497,000	\$1,497,000
Total Expenditures	\$5,574,136	\$5,574,136

Projected Development Impact Fee Revenue

		Single Family \$213 per unit	Multifamily \$118 per unit	Retail \$373 per KSF	Office/Service \$127 per KSF	Industrial \$51 per KSF	Institutional \$139 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	53,764	13,384	4,109	5,930	6,807	2,043
Year 1	2020	55,015	13,788	4,241	6,136	7,045	2,113
Year 2	2021	56,266	14,193	4,392	6,347	7,288	2,185
Year 3	2022	57,517	14,597	4,543	6,559	7,531	2,258
Year 4	2023	58,768	15,002	4,693	6,771	7,774	2,330
Year 5	2024	60,019	15,407	4,844	6,983	8,017	2,402
Year 6	2025	61,270	15,811	4,995	7,195	8,260	2,475
Year 7	2026	62,521	16,216	5,146	7,407	8,503	2,547
Year 8	2027	63,772	16,621	5,297	7,618	8,746	2,619
Year 9	2028	65,023	17,025	5,448	7,830	8,989	2,692
Year 10	2029	66,275	17,431	5,599	8,042	9,232	2,764
Ten-Year Increase		12,511	4,047	1,490	2,112	2,425	721
Projected Revenue		\$2,664,864	\$477,546	\$555,776	\$268,179	\$123,676	\$100,242
						Projected Revenue =>	\$4,190,284
						Total Expenditures =>	\$5,574,136
						General Fund's Share =>	\$1,383,852

PUBLIC SAFETY CIP AND DEVELOPMENT IMPACT FEE: FIRE

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities.”

The Fire Development Impact Fee includes components:

- Fire stations (Bluffton Fire District and North of the Broad River Service Area)
- Fire administrative and maintenance facilities (Bluffton Fire District and North of the Broad River Service Area)
- Fire apparatuses (Bluffton Fire District and North of the Broad River Service Area)

An incremental expansion methodology is applied to each component. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Fire Service Area

The Fire Development Impact Fee analysis includes four fire districts: Bluffton, Burton, Lady’s Island St. Helena, and Sheldon. Furthermore, it has been determined that fire services are best calculated by splitting the fire districts by the Broad River. By doing this it creates two service areas: Bluffton Fire District and North of the Broad Service Area. The analysis calculates the level of service and cost factors for the North of the Broad Service Area by combining the three districts: Burton, Lady’s Island St. Helena, and Sheldon.

Fire Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The service unit for the Fire Development Impact Fee is an equivalent dwelling unit, or EDU. The functional population based factors by residential and nonresidential land use type for fire services are converted into EDUs. The description of the functional population methodology, the calculation of the EDU factors, and the determination of existing and projected EDUs in each service area are presented below.

Residential Functional Population

For residential land uses, the impact of a dwelling unit on the need for capital facilities is generally proportional to the number of persons residing in the dwelling unit. This can be measured for different housing types and in this analysis, average household size is used to develop the functional population factors.

Determining residential functional population factors is done for the Bluffton Fire District and the North of the Broad Service Area. Each service area has its own persons per household factor and additionally it is estimated that residents, on average, spend 14 hours, or 58 percent, of each 24-hour weekday at their place of residence. Shown in Figure 51 and Figure 52, single family units have a higher functional population in the North Service Area than in the Bluffton Fire District.

Figure 51. Residential Functional Population per Housing Unit – North of the Broad

Development Type	Unit	Persons per Household [1]	Percent of Day at Home	Functional Population/Unit
Single Family	dwelling	2.82	58%	1.65
Multifamily	dwelling	2.06	58%	1.20

[1] Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Figure 52. Residential Functional Population per Housing Unit – Bluffton Fire District

Development Type	Unit	Persons per Household [1]	Percent of Day at Home	Functional Population/Unit
Single Family	dwelling	2.44	58%	1.42
Multifamily	dwelling	2.20	58%	1.28

[1] Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Nonresidential Functional Population

The functional population methodology for nonresidential land uses is based on trip generation and employee density data. Functional population per 1,000 square feet is derived by dividing the total number of hours spent by employees and visitors during a weekday by 24 hours. Employees are estimated to spend eight hours per day at their place of employment and visitors are estimated to spend one hour per visit.

Using this formula and information on trip generation rates, vehicle occupancy rates, and employee density, nonresidential functional population estimates per 1,000 square feet of floor area is calculated in Figure 53.

Figure 53. Nonresidential Functional Population per 1,000 Square Feet

Development Type	Unit	Vehicle Trips/ Unit [1]	Persons/ Trip [2]	Employee/ Unit [1]	Visitors/ Unit [3]	Functional Population/Unit [4]
Retail	1,000 sq. ft.	14.35	1.82	2.34	23.78	1.77
Office/Service	1,000 sq. ft.	4.87	1.18	2.97	2.78	1.11
Industrial	1,000 sq. ft.	1.97	1.18	1.59	0.73	0.56
Institutional	1,000 sq. ft.	5.36	1.67	2.83	6.12	1.20

[1] Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

[2] Source: Summary of Travel Trends 2017 National Household Travel Survey, US Department of Transportation Federal Highway Administration, 2017

[3] The visitors per unit factor is found by multiplying vehicles trips and persons per trip then subtracting employees per unit.

[4] Functional population is found by multiplying the employee per unit by 8 hours and visitors for unit by 1 hour and then dividing the total by 24 hours.

Equivalent Dwelling Unit Factors

In each service area an equivalent dwelling unit (EDU) is set to the functional population of a single family unit. For example, in the North Service Area an EDU is set to a functional population of 1.65. This is compared to the functional population factors for the other development types to calculate its equivalent EDU. For example, a multifamily unit in the North Service Area has a functional population of 1.20, which results in 0.73 EDUs (1.20 functional population / 1.65 functional population per EDU = 0.73 EDUs).

Figure 54. North of the Broad EDU Factors

Development Type	Unit	Functional Population/Unit	EDUs/Unit
Single Family	dwelling	1.65	1.00
Multifamily	dwelling	1.20	0.73
Retail	1,000 sq. ft.	1.77	1.07
Office/Service	1,000 sq. ft.	1.11	0.67
Industrial	1,000 sq. ft.	0.56	0.34
Institutional	1,000 sq. ft.	1.20	0.73

Figure 55. Bluffton Fire District EDU Factors

Development Type	Unit	Functional Population/Unit	EDUs/Unit
Single Family	dwelling	1.42	1.00
Multifamily	dwelling	1.28	0.90
Retail	1,000 sq. ft.	1.77	1.25
Office/Service	1,000 sq. ft.	1.11	0.78
Industrial	1,000 sq. ft.	0.56	0.39
Institutional	1,000 sq. ft.	1.20	0.85

Service Area Base Year EDUs

To calculate the current level of service of fire facilities, it is necessary to determine the base year EDUs in each service area. This is done by applying the EDU factors to the base year housing and nonresidential floor area estimates. Shown at the bottom of Figure 56, there are a total of 20,314 EDUs in the North Service Area and shown at the bottom of Figure 57 there are a total of 36,276 EDUs in the Bluffton District.

Figure 56. North of the Broad Service Area Base Year EDUs

Development Type	Base Year Housing	EDUs/Unit	Base Year EDUs
Single Family	17,237	1.00	17,237
Multifamily	2,486	0.73	1,815
Residential Subtotal	19,723		19,052

Development Type	Base Year 1,000 Sq. Ft.	EDUs/Unit	Base Year EDUs
Retail	461	1.07	493
Office/Service	674	0.67	452
Industrial	703	0.34	239
Institutional	107	0.73	78
Nonresidential Subtotal	1,945		1,262

Development Type	Base Year EDUs	Percent of Total EDUs
Residential EDUs	19,052	94%
Nonresidential EDUs	1,262	6%
Total	20,314	100%

Figure 57. Bluffton Fire District Base Year EDUs

Development Type	Base Year Housing	EDUs/Unit	Base Year EDUs
Single Family	26,175	1.00	26,175
Multifamily	5,036	0.90	4,532
Residential Subtotal	31,211		30,707

Development Type	Base Year 1,000 Sq. Ft.	EDUs/Unit	Base Year EDUs
Retail	1,657	1.25	2,071
Office/Service	1,968	0.78	1,535
Industrial	2,921	0.39	1,139
Institutional	969	0.85	824
Nonresidential Subtotal	7,516		5,569

Development Type	Base Year EDUs	Percent of Total EDUs
Residential EDUs	30,707	85%
Nonresidential EDUs	5,569	15%
Total	36,276	100%

Bluffton Fire District Facilities Level of Service & Cost Analysis

As shown in Figure 58, the Bluffton Fire District has nine fire stations, totaling 58,657 square feet. To determine the level of service, the floor area is divided by the base year demand factor (EDUs). As a result, there are 1.62 square feet per EDU.

Based on the District’s insurance valuation report, the average cost per square foot is \$385. To find the capital cost per EDU, the level of service standard is applied to the average cost per square foot. This results in a capital cost of \$624 per EDU (1.62 square feet per EDU x \$385 per square foot = \$624 per EDU, rounded).

Figure 58. Fire Station Level of Service and Cost Factors – Bluffton Fire District

Facility	Square Feet [1]	Replacement Cost [2]
Station 30	7,500	\$2,862,500
Station 31	4,280	\$1,655,000
Station 32	4,150	\$1,606,250
Station 33	7,500	\$2,862,500
Station 34	4,150	\$1,606,250
Station 35	13,577	\$5,211,375
Station 36	4,000	\$1,550,000
Station 37	3,500	\$1,362,500
Station 38	10,000	\$3,850,000
Total	58,657	\$22,566,375

Level-of-Service Standards

Total Facility Square Feet	58,657
2019 Equivalent Dwelling Units (EDU)	36,276
Square Feet per EDU	1.62

Cost Analysis

Square Feet per EDU	1.62
Average Cost per Square Foot	\$385
Capital Cost Per EDU	\$624

[1] Source: Bluffton Fire Department

[2] Source: Insurance valuation report

As shown in Figure 59, the Bluffton Fire District has two other operating facilities for administrative and training purposes, totaling 15,000 square feet. To determine the level of service, the floor area is divided by the base year demand factor (EDUs). As a result, there are 0.41 square feet per EDU.

Based on the District’s insurance valuation report, the average cost per square foot is \$383. To find the capital cost per EDU, the level of service standard is applied to the average cost per square foot. This results in a capital cost of \$157 per EDU (0.41 square feet per EDU x \$383 per square foot = \$157 per EDU, rounded).

Figure 59. Fire Admin and Maintenance Facilities Level of Service and Cost Factors – Bluffton Fire District

Facility	Square Feet [1]	Replacement Cost [2]
Maintenance Building	12,500	\$4,787,500
Burn Building	2,500	\$962,500
Total	15,000	\$5,750,000

Level-of-Service Standards

Total Facility Square Feet	15,000
2019 Equivalent Dwelling Units (EDU)	36,276
Square Feet per EDU	0.41

Cost Analysis

Square Feet per EDU	0.41
Average Cost per Square Foot	\$383
Capital Cost Per EDU	\$157

[1] Source: Bluffton Fire Department

[2] Source: Insurance valuation report

The Bluffton Fire District has 20 vehicles to provided fire services. To determine the level of service, the fleet is divided by the base year demand factor (EDUs). As a result, there are 0.55 vehicles per 1,000 EDUs.

Based on the District’s expectation to replace the fleet, the average cost per vehicle is \$571,250. To find the capital cost per EDU, the level of service standard is applied to the average cost. This results in a capital cost of \$314 per EDU (0.55 vehicles per 1,000 EDUs x \$571,250 per vehicle = \$314 per EDU, rounded).

Figure 60. Fire Apparatuses Level of Service and Cost Factors – Bluffton Fire District

Vehicle Type	Units [1]	Cost per Vehicle [2]	Replacement Cost
Ladder	3	\$1,200,000	\$3,600,000
Engine	10	\$650,000	\$6,500,000
Tanker	3	\$250,000	\$750,000
Squad/Rescue	3	\$150,000	\$450,000
Battalion	1	\$125,000	\$125,000
Total	20		\$11,425,000

Level-of-Service Standards

Total Vehicles	20
2019 Equivalent Dwelling Units (EDU)	36,276
Vehicles per 1,000 EDUs	0.55

Cost Analysis

Vehicles per 1,000 EDUs	0.55
Average Cost per Vehicle	\$571,250
Capital Cost Per EDU	\$314

[1] Source: Bluffton Fire Department

[2] Fire District's expectation to pay for a new vehicle

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations for the bonds issued to purchase and construct facilities. Following the same methodology as the level of service analysis, annual debt service is divided by projected EDU to yield payments per EDU. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$142 per EDU.

Figure 61. Credit for Future Debt Payments – Bluffton Fire District

Fiscal Year	Payment	EDUs	Payment/ EDU
2020	\$329,000	37,296	\$8.82
2021	\$371,000	38,317	\$9.68
2022	\$385,000	39,337	\$9.79
2023	\$406,000	40,357	\$10.06
2024	\$423,500	41,378	\$10.24
2025	\$487,900	42,398	\$11.51
2026	\$487,900	43,418	\$11.24
2027	\$487,900	44,438	\$10.98
2028	\$487,900	45,459	\$10.73
2029	\$487,900	46,487	\$10.50
2030	\$576,800	47,103	\$12.25
2031	\$576,800	47,718	\$12.09
2032	\$576,800	48,334	\$11.93
2033	\$576,800	48,949	\$11.78
2034	\$576,800	49,564	\$11.64
2035	\$347,900	50,180	\$6.93
2036	\$347,900	50,795	\$6.85
2037	\$347,900	51,411	\$6.77
2038	\$347,900	52,026	\$6.69
2039	\$347,900	52,642	\$6.61
Total	\$8,977,500		\$197
		Discount Rate	3.50%
		Total Credit	\$142

North of the Broad Service Area Facilities Level of Service & Cost Analysis

There are three fire districts included in the North of the Broad Service Area: Burton, Lady’s Island St. Helena, and Sheldon. As shown in Figure 62, between the three districts there are 12 fire stations, totaling 77,857 square feet. To determine the level of service, the floor area is divided by the base year demand factor (EDUs). As a result, there are 3.83 square feet per EDU.

Based on the insurance valuation reports, the average cost per square foot is \$184. To find the capital cost per EDU, the level of service standard is applied to the average cost per square foot. This results in a capital cost of \$705 per EDU (3.83 square feet per EDU x \$184 per square foot = \$705 per EDU, rounded).

Figure 62. Fire Station Level of Service and Cost Factors – North of the Broad Service Area

Facility	Square Feet [1]	Replacement Cost [2]
Burton FD Station 81	8,144	\$1,335,539
Burton FD Station 82	5,600	\$1,343,683
Burton FD Station 83	4,000	\$532,651
Burton FD Station 84	8,860	\$1,245,045
Burton FD Station 85	6,902	\$1,288,456
Sheldon FD Station 40	8,000	\$1,400,000
Sheldon FD Station 41	4,048	\$551,123
Lady's Island St. Helena FD Station 21	9,000	\$1,688,540
Lady's Island St. Helena FD Station 22	4,403	\$565,802
Lady's Island St. Helena FD Station 23	4,200	\$582,832
Lady's Island St. Helena FD Station 24	5,400	\$728,352
Lady's Island St. Helena FD HQ Station	9,300	\$3,035,697
Total	77,857	\$14,297,720

Level-of-Service Standards

Total Facility Square Feet	77,857
2019 Equivalent Dwelling Units (EDU)	20,314
Square Feet per EDU	3.83

Cost Analysis

Square Feet per EDU	3.83
Average Cost per Square Foot	\$184
Capital Cost Per EDU	\$705

[1] Source: Burton, Lady’s Island St. Helena, and Sheldon Fire Districts

[2] Source: Districts' insurance valuation reports

Listed in Figure 63, in the North Service Area there are four operating facilities for administrative and training purposes, totaling 9,660 square feet. To determine the level of service, the floor area is divided by the base year demand factor (EDUs). As a result, there are 0.48 square feet per EDU.

Based on the insurance valuation reports, the average cost per square foot is \$199. To find the capital cost per EDU, the level of service standard is applied to the average cost per square foot. This results in a capital cost of \$96 per EDU (0.48 square feet per EDU x \$199 per square foot = \$96 per EDU, rounded).

Figure 63. Fire Admin and Maintenance Facilities Level of Service and Cost Factors – North Service Area

Facility	Square Feet [1]	Replacement Cost [2]
Burton FD Training Building	1,260	\$449,884
Sheldon FD Headquarters	3,000	\$307,893
Lady's Island St. Helena FD HQ Admin Area	3,000	\$979,257
Lady's Island St. Helena FD Maintenance Building	2,400	\$188,410
Total	9,660	\$1,925,444

Level-of-Service Standards

Total Facility Square Feet	9,660
2019 Equivalent Dwelling Units (EDU)	20,314
Square Feet per EDU	0.48

Cost Analysis

Square Feet per EDU	0.48
Average Cost per Square Foot	\$199
Capital Cost Per EDU	\$96

[1] Source: Burton, Lady’s Island St. Helena, and Sheldon Fire Districts
 [2] Source: Districts' insurance valuation reports

In the North Service Area there are 28 vehicles to provided fire services. To determine the level of service, the fleet is divided by the base year demand factor (EDUs). This results in 1.38 vehicles per 1,000 EDUs.

Based on the expectations to replace the fleet, the average cost per vehicle is \$507,143. To find the capital cost per EDU, the level of service standard is applied to the average cost. This results in a capital cost of \$700 per EDU (1.38 vehicles per 1,000 EDUs x \$507,143 per vehicle = \$700 per EDU, rounded).

Figure 64. Fire Apparatuses Level of Service and Cost Factors – North of the Broad Service Area

Vehicle Type	Units [1]	Cost per Vehicle [2]	Replacement Cost
Ladder	3	\$1,200,000	\$3,600,000
Engine	13	\$650,000	\$8,450,000
Tanker	4	\$250,000	\$1,000,000
Squad/Rescue	6	\$150,000	\$900,000
Battalion	2	\$125,000	\$250,000
Total	28		\$14,200,000

Level-of-Service Standards

Total Vehicles	28
2019 Equivalent Dwelling Units (EDU)	20,314
Vehicles per 1,000 EDUs	1.38

Cost Analysis

Vehicles per 1,000 EDUs	1.38
Average Cost per Vehicle	\$507,143
Capital Cost Per EDU	\$700

[1] Source: Burton, Lady’s Island St. Helena, and Sheldon Fire Districts

[2] Fire Districts' expectations to pay for a new vehicle

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To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations for the bonds issued to purchase and construct facilities. Following the same methodology as the level of service analysis, annual debt service is divided by projected EDU to yield payments per EDU. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$323 per EDU.

Figure 65. Credit for Future Debt Payments – North Service Area

Fiscal Year	Payment	EDUs	Payment/ EDU
2020	\$517,821	20,793	\$24.90
2021	\$518,768	21,271	\$24.39
2022	\$529,737	21,750	\$24.36
2023	\$535,729	22,229	\$24.10
2024	\$536,744	22,708	\$23.64
2025	\$547,783	23,187	\$23.63
2026	\$553,847	23,665	\$23.40
2027	\$559,935	24,144	\$23.19
2028	\$571,050	24,623	\$23.19
2029	\$577,190	25,107	\$22.99
2030	\$588,357	25,439	\$23.13
2031	\$594,551	25,771	\$23.07
2032	\$552,526	26,103	\$21.17
2033	\$557,526	26,435	\$21.09
2034	\$572,526	26,768	\$21.39
2035	\$497,526	27,100	\$18.36
2036	\$507,526	27,432	\$18.50
2037	\$512,526	27,764	\$18.46
2038	\$522,526	28,096	\$18.60
2039	\$532,526	28,428	\$18.73
Total	\$10,886,720		\$440
		Discount Rate	3.32%
		Total Credit	\$323

Bluffton Fire District Projection of Growth-Related Fire Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for fire stations in Bluffton Fire District, the current level of service (1.62 square feet per EDU) is applied to the projected growth of EDUs in the district. The district is projected to increase by 10,211 EDUs over the next ten years. Listed in Figure 66, there will need to be a total of 75,309 square feet of fire stations in the district to accommodate the growth, with future developments accounting for 16,542 new square feet. By applying the average cost of a station (\$385 per square feet), the total expenditure for the growth is calculated (16,542 square feet x \$385 = \$6,368,670).

Figure 66. 10-Year Fire Station Needs to Accommodate Growth – Bluffton Fire District

Type of Infrastructure	Level of Service	Demand Unit	Cost/Sq. Ft.
Fire Stations	1.62 Square Feet	per EDU	\$385

Growth-Related Need for Fire Stations			
Year		Equivalent Dwelling Units	Total Square Feet
Base	2019	36,276	58,767
Year 1	2020	37,296	60,420
Year 2	2021	38,317	62,073
Year 3	2022	39,337	63,726
Year 4	2023	40,357	65,379
Year 5	2024	41,378	67,032
Year 6	2025	42,398	68,685
Year 7	2026	43,418	70,337
Year 8	2027	44,438	71,990
Year 9	2028	45,459	73,643
Year 10	2029	46,487	75,309
Ten-Year Increase		10,211	16,542

Growth-Related Expenditures for Fire Stations	\$6,368,670
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To estimate the 10-year growth needs for admin facilities in Bluffton Fire District, the current level of service (0.41 square feet per EDU) is applied to the projected growth of EDUs in the district. The district

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is projected to increase by 10,211 EDUs over the next ten years. Listed in Figure 67, there will need to be a total of 19,060 square feet of admin facility space in the district to accommodate the growth, with future developments accounting for 4,187 new square feet. By applying the average cost (\$383 per square foot), the total expenditure for the growth is calculated (4,187 square feet x \$383 = \$1,603,621).

Figure 67. 10-Year Admin Facilities Needs to Accommodate Growth – Bluffton Fire District

Type of Infrastructure	Level of Service	Demand Unit	Cost/Sq. Ft.
Admin Facilities	0.41 Square Feet	per EDU	\$383

Growth-Related Need for Admin Facilities			
Year		Equivalent Dwelling Units	Total Square Feet
Base	2019	36,276	14,873
Year 1	2020	37,296	15,292
Year 2	2021	38,317	15,710
Year 3	2022	39,337	16,128
Year 4	2023	40,357	16,546
Year 5	2024	41,378	16,965
Year 6	2025	42,398	17,383
Year 7	2026	43,418	17,801
Year 8	2027	44,438	18,220
Year 9	2028	45,459	18,638
Year 10	2029	46,487	19,060
Ten-Year Increase		10,211	4,187

Growth-Related Expenditures for Admin Facilities	\$1,603,621
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To estimate the 10-year growth needs for fire apparatuses, the current level of service (0.55 vehicles per 1,000 EDUs) is applied to the projected growth of EDUs in the district. The district is projected to increase by 10,211 EDUs over the next ten years. Listed in Figure 68, there will need to be a total of 25.6 vehicles in the district to accommodate the growth, with future developments accounting for 5.6 new vehicles. By applying the average cost (\$571,250 per apparatus), the total expenditure for the growth is calculated (5.6 vehicles x \$571,250 = \$3,199,000).

Figure 68. 10-Year Fire Apparatus Needs to Accommodate Growth – Bluffton Fire District

Type of Infrastructure	Level of Service	Demand Unit	Unit Cost
Fire Apparatus	0.55	Units	per 1,000 EDUs
			\$571,250

Growth-Related Need for Fire Apparatus		
Year	Equivalent Dwelling Units	Total Vehicles
Base	2019	36,276
Year 1	2020	20.0
Year 2	2021	37,296
Year 3	2022	20.5
Year 4	2023	38,317
Year 5	2024	21.1
Year 6	2025	39,337
Year 7	2026	21.6
Year 8	2027	40,357
Year 9	2028	22.2
Year 10	2029	41,378
		22.8
		42,398
		23.3
		43,418
		23.9
		44,438
		24.4
		45,459
		25.0
		46,487
		25.6
Ten-Year Increase		10,211
		5.6

Growth-Related Expenditures for Fire Apparatus	\$3,199,000
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North of the Broad Service Area Projection of Growth-Related Fire Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for fire stations in the North Service Area, the current level of service (3.83 square feet per EDU) is applied to the projected growth of EDUs in the area. The service area is projected to increase by 4,793 EDUs over the next ten years. Listed in Figure 69, there will need to be a total of 96,160 square feet of fire stations in the area to accommodate the growth, with future developments accounting for 18,357 new square feet. By applying the average cost of a station (\$184 per square feet), the total expenditure for the growth is calculated (18,357 square feet x \$184 = \$3,377,688).

Figure 69. 10-Year Fire Station Needs to Accommodate Growth – North Service Area

Type of Infrastructure		Level of Service		Demand Unit	Cost/Sq. Ft.
Fire Stations		3.83	Square Feet	per EDU	\$184

Growth-Related Need for Fire Stations			
Year		Equivalent Dwelling Units	Total Square Feet
Base	2019	20,314	77,803
Year 1	2020	20,793	79,636
Year 2	2021	21,271	81,470
Year 3	2022	21,750	83,303
Year 4	2023	22,229	85,137
Year 5	2024	22,708	86,971
Year 6	2025	23,187	88,804
Year 7	2026	23,665	90,638
Year 8	2027	24,144	92,472
Year 9	2028	24,623	94,305
Year 10	2029	25,107	96,160
Ten-Year Increase		4,793	18,357

Growth-Related Expenditures for Fire Stations	\$3,377,688
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To estimate the 10-year growth needs for admin facilities in the North Service Area, the current level of service (0.48 square feet per EDU) is applied to the projected growth of EDUs in the area. The service area is projected to increase by 4,793 EDUs over the next ten years. Listed is Figure 70, there will need to be a total of 12,051 square feet of admin facility space in the area to accommodate the growth, with future developments accounting for 2,300 new square feet. By applying the average cost (\$199 per square feet), the total expenditure for the growth is calculated (2,300 square feet x \$199 = \$457,700).

Figure 70. 10-Year Admin Facilities Needs to Accommodate Growth – North Service Area

Type of Infrastructure	Level of Service	Demand Unit	Cost/Sq. Ft.
Admin Facilities	0.48 Square Feet	per EDU	\$199

Growth-Related Need for Admin Facilities			
Year		Equivalent Dwelling Units	Total Square Feet
Base	2019	20,314	9,751
Year 1	2020	20,793	9,981
Year 2	2021	21,271	10,210
Year 3	2022	21,750	10,440
Year 4	2023	22,229	10,670
Year 5	2024	22,708	10,900
Year 6	2025	23,187	11,130
Year 7	2026	23,665	11,359
Year 8	2027	24,144	11,589
Year 9	2028	24,623	11,819
Year 10	2029	25,107	12,051
Ten-Year Increase		4,793	2,300

Growth-Related Expenditures for Admin Facilities	\$457,700
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To estimate the 10-year growth needs for fire apparatuses, the current level of service (1.38 vehicles per 1,000 EDUs) is applied to the projected growth of EDUs in the service area. The area is projected to increase by 4,793 EDUs over the next ten years. Listed in Figure 71, there will need to be a total of 34.6 vehicles in the area to accommodate the growth, with future developments accounting for 6.6 new vehicles. By applying the average cost (\$507,143 per apparatus), the total expenditure for the growth is calculated (6.6 vehicles x \$507,143 = \$3,347,144).

Figure 71. 10-Year Fire Apparatus Needs to Accommodate Growth – North Service Area

Type of Infrastructure	Level of Service	Demand Unit	Unit Cost
Fire Apparatus	1.38	Units	per 1,000 EDUs
			\$507,143

Growth-Related Need for Fire Apparatus		
Year	Equivalent Dwelling Units	Total Vehicles
Base	2019	20,314
Year 1	2020	28.0
Year 2	2021	20,793
Year 3	2022	21,271
Year 4	2023	21,750
Year 5	2024	21,750
Year 6	2025	22,229
Year 7	2026	22,708
Year 8	2027	23,187
Year 9	2028	23,665
Year 10	2029	24,144
Ten-Year Increase		24,623
		25,107
		6.6

Growth-Related Expenditures for Fire Apparatus	\$3,347,144
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Maximum Supportable Fire Development Impact Fee

The following figures lists the maximum supportable Fire Development Impact Fee. Development impact fees for fire are based on EDUs per housing unit for residential development. Illustrated in the fee schedules, smaller housing units in Beaufort County have smaller household sizes thus a smaller demand on facilities and services. To accurately capture this relationship, the fee schedule scales the EDUs per housing unit based on housing sizes.

The Fire Development Impact Fee Schedule for nonresidential development is based on demand per 1,000 square feet of development. The demand from nonresidential development follows the fire districts’ current impact fee schedule and is based on fire hazard level (low, medium, high). For example, as listed in Figure 74, low hazard development has a base of 1 EDU while high hazard development has a base of 2 EDUs.

The fees represent the highest amount supportable for each type of development, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 72. Maximum Supportable Fire Development Impact Fee – Bluffton Fire District Service Area

Fee Component	Cost per EDU
Fire Stations	\$624
Admin & Maintenance Facilities	\$157
Fire Apparatuses	\$314
Gross Total	\$1,095
Credit for Debt Payments	(\$142)
Net Total	\$953

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Equivalent Dwelling Units	Maximum Supportable Fee per Unit
1,000 or less	1.20	0.50	\$477
1,001 to 1,250	1.50	0.63	\$600
1,251 to 1,500	1.80	0.75	\$715
1,501 to 1,750	2.00	0.83	\$791
1,751 to 2,000	2.20	0.92	\$877
2,001 to 2,500	2.50	1.04	\$991
2,501 to 3,000	2.80	1.17	\$1,115
3,001 to 3,500	3.00	1.25	\$1,191
3,501 or 4,000	3.20	1.33	\$1,267
4,001 or more	3.30	1.38	\$1,315

Figure 73. Maximum Supportable Fire Development Impact Fee – North Service Area

Fee Component	Cost per EDU
Fire Stations	\$705
Admin & Maintenance Facilities	\$96
Fire Apparatuses	\$700
Gross Total	\$1,501
Credit for Debt Payments	(\$323)
Net Total	\$1,178

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Equivalent Dwelling Units	Maximum Supportable Fee per Unit
1,000 or less	1.40	0.51	\$601
1,001 to 1,250	1.70	0.63	\$742
1,251 to 1,500	2.00	0.74	\$872
1,501 to 1,750	2.30	0.85	\$1,001
1,751 to 2,000	2.50	0.92	\$1,084
2,001 to 2,500	2.90	1.07	\$1,260
2,501 to 3,000	3.10	1.14	\$1,343
3,001 to 3,500	3.40	1.25	\$1,473
3,501 or 4,000	3.60	1.32	\$1,555
4,001 or more	3.80	1.40	\$1,649

Figure 74. Maximum Supportable Fire Development Impact Fee – Nonresidential Fee Schedule

FIRE HAZARD LEVEL	BUILDING AREA (SQUARE FEET)			
	Up to 1,000 sq. ft.	1,001 to 5,000 sq. ft.	5,001 to 10,000 sq. ft.	10,000 sq. ft. and larger
	Base Minimum	Add Per 1,000 sq. ft.		
Low Hazard Occupancy	1.0 EDU	0.8 EDU	0.5 EDU	0.1 EDU
Medium Hazard Occupancy	1.5 EDU	1.2 EDU	0.75 EDU	0.15 EDU
High Hazard Occupancy	2.0 EDU	1.6 EDU	1.0 EDU	0.2 EDU

Revenue from Fire Development Impact Fee

Revenue from the Fire Development Impact Fee is estimated in following figures.

In the Bluffton Fire District, there is projected increase of 8,500 housing units and 2.7 million square feet of nonresidential development over the next ten years. To find the revenue from each development type, the fee is multiplied by the growth. However, it is impossible to accurately estimate the size of housing units, so the fees for an average sized single family unit (2,815 square feet) and multifamily unit (1,154 square feet) are applied. Similarly, it is impossible to accurately estimate the size of nonresidential development, so the EDUs per 1,000 square feet factors are multiplied by the fee by EDU for each development type to estimate an average fee.

In the Bluffton Fire District, the revenue from the development impact fee covers 91 percent of the capital costs generated by projected growth in the district. The funding gap of \$975,000 is expected because of the credit being included to prevent development from double paying.

Figure 75. Estimated Revenue from Fire Development Impact Fee – Bluffton Fire District Service Area Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Stations	\$6,368,670	\$6,368,670
Admin Facilities	\$1,603,621	\$1,603,621
Fire Apparatuses	\$3,199,000	\$3,199,000
Total Expenditures	\$11,171,291	\$11,171,291

Projected Development Impact Fee Revenue

		Single Family \$1,115 per unit	Multifamily \$600 per unit	Retail \$1,191 per KSF	Office/Service \$743 per KSF	Industrial \$372 per KSF	Institutional \$810 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	26,175	5,036	1,657	1,968	2,921	969
Year 1	2020	26,809	5,253	1,715	2,033	3,022	1,002
Year 2	2021	27,442	5,471	1,774	2,097	3,122	1,034
Year 3	2022	28,077	5,689	1,833	2,161	3,223	1,067
Year 4	2023	28,710	5,907	1,891	2,225	3,323	1,100
Year 5	2024	29,344	6,125	1,950	2,290	3,424	1,132
Year 6	2025	29,978	6,342	2,009	2,354	3,524	1,165
Year 7	2026	30,612	6,561	2,067	2,418	3,625	1,198
Year 8	2027	31,245	6,779	2,126	2,482	3,725	1,231
Year 9	2028	31,880	6,996	2,185	2,546	3,825	1,263
Year 10	2029	32,519	7,217	2,243	2,611	3,926	1,296
Ten-Year Increase		6,344	2,181	586	642	1,004	327
Projected Revenue		\$7,073,358	\$1,308,468	\$698,548	\$477,288	\$373,337	\$264,964
						Projected Revenue =>	\$10,195,965
						Total Expenditures =>	\$11,171,291
						Non-Impact Fee Funding =>	\$975,326

In the North Service Area, there is projected increase of 4,400 housing units and 680,000 square feet of nonresidential development over the next ten years. By applying the average fee amount for each development type to the projected growth, there is an estimated revenue of \$6.3 million. The revenue

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from the development impact fee covers 88 percent of the capital costs generated by projected growth in the service area. The funding gap of \$866,000 is expected because of the credit being included to prevent development from double paying.

Figure 76. Estimated Revenue from Fire Development Impact Fee – North Service Area

Infrastructure Costs for Fire Facilities

	Total Cost	Growth Cost
Fire Stations	\$3,377,688	\$3,377,688
Admin Facilities	\$457,700	\$457,700
Fire Apparatuses	\$3,347,144	\$3,347,144
Total Expenditures	\$7,182,532	\$7,182,532

Projected Development Impact Fee Revenue

		Single Family \$1,343 per unit	Multifamily \$742 per unit	Retail \$1,260 per KSF	Office/Service \$789 per KSF	Industrial \$401 per KSF	Institutional \$860 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	17,237	2,486	461	674	703	107
Year 1	2020	17,657	2,506	477	698	728	110
Year 2	2021	18,077	2,526	493	722	753	114
Year 3	2022	18,497	2,546	509	745	777	118
Year 4	2023	18,917	2,566	525	769	802	122
Year 5	2024	19,337	2,586	541	793	827	125
Year 6	2025	19,757	2,606	557	816	852	129
Year 7	2026	20,177	2,626	573	840	877	133
Year 8	2027	20,597	2,646	589	864	901	137
Year 9	2028	21,017	2,666	605	888	926	140
Year 10	2029	21,441	2,688	621	911	951	144
Ten-Year Increase		4,204	202	160	237	248	38
Projected Revenue		\$5,645,972	\$149,884	\$201,562	\$186,958	\$99,353	\$32,299
Projected Revenue =>							\$6,316,028
Total Expenditures =>							\$7,182,532
Non-Impact Fee Funding =>							\$866,504

Proposed Fire Development Impact Fee Administration

Based on interviews with the fire districts, it is recommended that housing units constructed with internal sprinkler systems (to the standards of fire districts) should be exempt from the fire development impact fee. It has been determined by the fire districts that the sprinkler systems mitigate enough demand on fire services to justify the exemption. Furthermore, there is additional training and equipment necessary to serve larger housing units. As a result of the additional demand, it is recommended that the fee for housing units 5,000 square feet and bigger to be consistent to 2 EDUs.

SOLID WASTE CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...solid waste and recycling collection, treatment, and disposal facilities."

The Solid Waste Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Convenience centers (unincorporated areas north and south of the Broad River service areas)
- Heavy-duty vehicles (unincorporated countywide service area)

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by housing size. Based on the services and facilities being provided by Beaufort County, it has been determined that the current level of service will be calculated based on the unincorporated populations of Beaufort County because the municipalities provide solid waste services or contract a third-party to provide the services.

Solid Waste Service Area

Furthermore, the convenience center services are being provided at a service area level (north and south of the Broad). According the County staff, it is very unlikely residents are crossing the Broad River to use a convenience center. Thus, the service areas have been included in the analysis.

Solid Waste Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per household (PPHH). This is a measure of, on average, the number of persons residing in each occupied housing unit. As shown in Figure 77, persons per household factors are calculated based on the housing unit size and for each service area. Calculations are based off local U.S. Census data and further discussion can be found in Appendix C.

Figure 77. Residential Service Units

Housing Size Square Feet	Persons per Household	
	North	South
1,000 or less	1.40	1.20
1,001 to 1,250	1.70	1.50
1,251 to 1,500	2.00	1.80
1,501 to 1,750	2.30	2.00
1,751 to 2,000	2.50	2.20
2,001 to 2,500	2.90	2.50
2,501 to 3,000	3.10	2.80
3,001 to 3,500	3.40	3.00
3,501 or 4,000	3.60	3.20
4,001 or more	3.80	3.30

See Appendix C for details about calculations

Solid Waste Facilities Level of Service & Cost Analysis

The Solid Waste Development Impact Fee includes the County’s convenience centers and heavy-duty vehicles. Identified by County staff, additional expansion will be necessary to serve future growth. The incremental methodology is applied and the 2019 unincorporated population for each service area is used in the calculations.

As shown in Figure 78, there are eight convenience centers in the northern service area which total 19 acres. In addition, there are 10 compacter units. It was determined that to purchase a new acre of land in the north it would cost \$14,000 and a new compacter unit costs \$21,000. The total replacement cost of the facilities is \$475,300.

To calculate the current level of service for convenience centers in the North of the Broad Service Area, the total acres and compacters are divided by the current population in the unincorporated areas of the County. As a result, there is 0.40 acres per 1,000 persons (19 acres / 46,882 residents = 0.40 acres per 1,000 persons, rounded) and 0.21 compacter units per 1,000 persons.

The level of service is combined with the average cost per acre and compacter unit to calculate the capital cost per person. This results in the capital cost per person totaling \$10.

Figure 78. Convenience Center Level of Service and Cost Factors – North of the Broad

Facility	Acres	Cost per Acre	Compacter Units	Cost per Unit	Total Replacement Cost
Big Estate	1.2	\$14,000	0	\$21,000	\$16,800
Coffin Point	1.5	\$14,000	0	\$21,000	\$21,000
Cuffy	1.0	\$14,000	0	\$21,000	\$14,000
Gates	1.0	\$14,000	0	\$21,000	\$14,000
Lobeco	1.0	\$14,000	0	\$21,000	\$14,000
Shanklin	6.0	\$14,000	6	\$21,000	\$210,000
Sheldon	1.3	\$14,000	0	\$21,000	\$17,500
St. Helena	6.0	\$14,000	4	\$21,000	\$168,000
TOTAL	19.0	\$265,300	10	\$210,000	\$475,300

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres or Compacter Units	19.0	10.0
2019 Unincorporated Population	46,882	46,882
Acres or Compacter Units per 1,000 Persons	0.40	0.21

<i>Cost Analysis</i>		
Acres or Compacter Units per 1,000 Persons	0.40	0.21
Average Cost per Acre or Compact Unit	\$14,000	\$21,000
Capital Cost Per Person	\$6	\$4

Listed in Figure 79, there are three convenience centers in the southern service area which total 12.8 acres. In addition, there are 10 compacter units. It was determined that to purchase a new acre of land

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in the south it would cost \$158,000 and a new compact unit costs \$21,000. The total replacement cost of the facilities is \$2,232,400.

To calculate the current level of service for convenience centers in the South of the Broad Service Area, the total acres and compacter units are divided by the current population in the unincorporated areas of the County. As a result, there is 0.34 acres per 1,000 persons (12.8 acres / 37,774 residents = 0.34 acres per 1,000 persons, rounded) and 0.26 compacters per 1,000 persons.

The level of service is combined with the average cost per acre and compacter to calculate the capital cost per person. This results in the capital cost per person totaling \$59.

Figure 79. Convenience Center Level of Service and Cost Factors – South of the Broad

Facility	Acres	Cost per Acre	Compacter Units	Cost per Unit	Total Replacement Cost
Bluffton	6.0	\$158,000	9	\$21,000	\$1,137,000
Hilton Head	6.0	\$158,000	1	\$21,000	\$969,000
Pritchardville	0.8	\$158,000	0	\$21,000	\$126,400
TOTAL	12.8	\$2,022,400	10	\$210,000	\$2,232,400

<i>Level-of-Service Standards</i>	Land Cost	Improvement Cost
Residential Share	100.0%	100.0%
Share of Facility Acres or Compacter Units	12.8	10.0
2019 Unincorporated Population	37,774	37,774
Acres or Compacter Units per 1,000 Persons	0.34	0.26

<i>Cost Analysis</i>		
Acres or Compacter Units per 1,000 Persons	0.34	0.26
Average Cost per Acre or Compact Unit	\$158,000	\$21,000
Capital Cost Per Person	\$54	\$5

The level of service for County heavy-duty vehicles is calculated in Figure 80. Providing a countywide service, there are five vehicles in the Solid Waste Department Fleet. There is a total replacement cost of \$600,000.

To calculate the current level of service for heavy-duty vehicles, the total vehicles are divided by the current population in the unincorporated areas of the County. As a result, there is 0.06 vehicles per 1,000 persons (5 vehicles / 84,656 residents = 0.06 vehicles per 1,000 persons, rounded).

The level of service is combined with the average cost per vehicle to calculate the capital cost per person. The average cost per vehicle is \$120,000. This results in the capital cost per person totaling \$7 (0.06 acres per 1,000 persons x \$120,000 per vehicle = \$7 per person, rounded).

Figure 80. Heavy-Duty Vehicles Level of Service and Cost Factors - Countywide

Vehicle	Units	Cost per Unit	Replacement Cost
Packer Truck	2	\$150,000	\$300,000
Heavy-Duty Trucks	3	\$100,000	\$300,000
TOTAL	5		\$600,000

<i>Level-of-Service Standards</i>	Residential
Proportionate Share	100%
Share of Vehicles	5.00
2019 Unincorporated Population	84,656
Vehicles per 1,000 Persons	0.06

<i>Cost Analysis</i>	Residential
Vehicles per 1,000 Persons	0.06
Average Cost per Vehicle	\$120,000
Capital Cost Per Person	\$7

Projection of Solid Waste Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for convenience centers in the North of the Broad Service Area, the current level of service (0.40 acres per 1,000 persons) is applied to the residential growth projected for Unincorporated Beaufort County. The County is projected to increase by 10,630 residents over the next ten years in the north (see Appendix B). Listed in Figure 81, there will need to be a total of 23 acres north of the Broad River to accommodate the growth, with future developments accounting for 4.3 new acres. By applying the average cost (\$25,082 per acre), the total expenditure for the growth is calculated (4.3 acres x \$25,082 per acre = \$107,853).

Figure 81. 10-Year Convenience Center Needs to Accommodate Growth – North of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Acre
	Residential	Nonresidential		
Convenience Centers	0.40	0.00	per 1,000 persons	\$25,082
	Improved Acres		per jobs	

Growth-Related Need for Convenience Centers						
Year	Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres	
Base	2019	46,882	4,498	18.7	0	18.7
Year 1	2020	47,944	4,656	19.1	0	19.1
Year 2	2021	49,007	4,814	19.6	0	19.6
Year 3	2022	50,069	4,971	20.0	0	20.0
Year 4	2023	51,132	5,129	20.4	0	20.4
Year 5	2024	52,195	5,287	20.8	0	20.8
Year 6	2025	53,257	5,445	21.3	0	21.3
Year 7	2026	54,320	5,603	21.7	0	21.7
Year 8	2027	55,382	5,760	22.1	0	22.1
Year 9	2028	56,445	5,918	22.5	0	22.5
Year 10	2029	57,512	6,076	23.0	0	23.0
Ten-Year Increase		10,630	1,578	4.3	0	4.3
Projected Expenditure			\$107,853	\$0	\$107,853	
Growth-Related Expenditures for Convenience Centers					\$107,853	

To estimate the 10-year growth needs for convenience centers in the South of the Broad Service Area, the current level of service (0.34 acres per 1,000 persons) is applied to the residential growth projected for Unincorporated Beaufort County. The County is projected to increase by 5,492 residents over the next ten years in the south (see Appendix B). Listed in Figure 82, there will need to be a total of 14.7 acres south of the Broad River to accommodate the growth, with future developments accounting for 1.9 new acres. By applying the average cost (\$174,406 per acre), the total expenditure for the growth is calculated (1.9 acres x \$174,406 per acre = \$331,371).

Figure 82. 10-Year Convenience Center Needs to Accommodate Growth – South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Acre
Convenience Centers	Residential	0.34	Improved Acres	\$174,406
	Nonresidential	0.00		

Growth-Related Need for Convenience Centers						
Year		Population	Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	37,774	11,360	12.8	0	12.8
Year 1	2020	38,323	11,724	13.0	0	13.0
Year 2	2021	38,873	12,087	13.2	0	13.2
Year 3	2022	39,422	12,451	13.4	0	13.4
Year 4	2023	39,972	12,815	13.5	0	13.5
Year 5	2024	40,521	13,179	13.7	0	13.7
Year 6	2025	41,071	13,542	13.9	0	13.9
Year 7	2026	41,620	13,906	14.1	0	14.1
Year 8	2027	42,170	14,270	14.3	0	14.3
Year 9	2028	42,720	14,633	14.5	0	14.5
Year 10	2029	43,266	14,997	14.7	0	14.7
Ten-Year Increase		5,492	3,637	1.9	0	1.9
Projected Expenditure				\$331,371	\$0	\$331,371

Growth-Related Expenditures for Convenience Centers | \$331,371

To estimate the 10-year growth needs for heavy-duty vehicles countywide, the current level of service (0.06 vehicles per 1,000 persons) is applied to the residential growth projected for Unincorporated Beaufort County. The County is projected to increase by 16,122 residents over the next ten years (see Appendix B). Listed in Figure 83, there will need to be a total of 6 vehicles countywide to accommodate the growth, with future developments accounting for 1 new vehicle. By applying the average cost (\$120,000 per vehicle), the total expenditure for the growth is calculated (1 vehicle x \$120,000 per vehicle = \$120,000).

Figure 83. 10-Year Heavy-Duty Vehicle Needs to Accommodate Growth - Countywide

Type of Infrastructure	Level of Service		Demand Unit	Cost / Vehicle
Heavy-Duty Vehicles	Residential	0.06	Vehicles	per 1,000 persons per jobs
	Nonresidential	0.00		

Growth-Related Need for Heavy-Duty Vehicles						
Year		Population	Jobs	Residential Vehicles	Nonresidential Vehicles	Total Vehicles
Base	2019	84,656	15,858	5.0	0.0	5.0
Year 1	2020	86,267	16,380	5.1	0.0	5.1
Year 2	2021	87,880	16,901	5.2	0.0	5.2
Year 3	2022	89,491	17,423	5.3	0.0	5.3
Year 4	2023	91,104	17,944	5.4	0.0	5.4
Year 5	2024	92,716	18,466	5.5	0.0	5.5
Year 6	2025	94,328	18,987	5.6	0.0	5.6
Year 7	2026	95,940	19,509	5.7	0.0	5.7
Year 8	2027	97,552	20,030	5.8	0.0	5.8
Year 9	2028	99,165	20,552	5.9	0.0	5.9
Year 10	2029	100,778	21,073	6.0	0.0	6.0
Ten-Year Increase		16,122	5,215	1.0	0.0	1.0
Projected Expenditure				\$120,000	\$0	\$120,000

Growth-Related Expenditures for Heavy-Duty Vehicles	\$120,000
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Maximum Supportable Solid Waste Development Impact Fee

Figure 84 shows the maximum supportable Solid Waste Development Impact Fee for the North and South of the Broad Service Areas. Development impact fees for solid waste facilities are based on household size (i.e., persons per household) for residential development. The fee is only assessed on residential development. Differentiating the fee by housing size allows the results to be more exact about the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. The total cost per person is multiplied by the household size to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 84. Maximum Supportable Solid Waste Development Impact Fee – North of the Broad

North of the Broad Service Area

Fee Component	Cost per Person
Convenience Centers	\$10
Vehicles	\$7
Gross Total	\$17
Net Total	\$17

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit
1,000 or less	1.40	\$24
1,001 to 1,250	1.70	\$29
1,251 to 1,500	2.00	\$34
1,501 to 1,750	2.30	\$39
1,751 to 2,000	2.50	\$43
2,001 to 2,500	2.90	\$49
2,501 to 3,000	3.10	\$53
3,001 to 3,500	3.40	\$58
3,501 or 4,000	3.60	\$61
4,001 or more	3.80	\$65

Figure 85. Maximum Supportable Solid Waste Development Impact Fee – South of the Broad
 South of the Broad Service Area

Fee Component	Cost per Person
Convenience Centers	\$59
Vehicles	\$7
Gross Total	\$66
Net Total	\$66

Residential

Housing Unit Size (Sq. Ft.)	Persons per Household	Maximum Supportable Fee per Unit
1,000 or less	1.20	\$79
1,001 to 1,250	1.50	\$99
1,251 to 1,500	1.80	\$119
1,501 to 1,750	2.00	\$132
1,751 to 2,000	2.20	\$145
2,001 to 2,500	2.50	\$165
2,501 to 3,000	2.80	\$185
3,001 to 3,500	3.00	\$198
3,501 or 4,000	3.20	\$211
4,001 or more	3.30	\$218

Revenue from Solid Waste Development Impact Fee

Revenue from the Solid Waste Development Impact Fee is estimated in Figure 86 and Figure 87.

There is projected to be 4,406 new housing units in northern unincorporated Beaufort County by 2029. To find the revenue, the fee is multiplied by the growth. For example, single family development generates \$179,271 in revenue (\$53 x 3,382 units = \$179,271). The revenue from the development impact fee covers all the capital costs generated by projected growth (rounding in the calculations result in the revenue slightly exceeding the expenditures).

Figure 86. Estimated Revenue from Solid Waste Development Impact Fee – North of the Broad Infrastructure Costs for Solid Waste Facilities

	Total Cost	Growth Cost
Convenience Centers	\$107,853	\$107,853
Heavy-Duty Vehicles	\$79,122	\$79,122
Total Expenditures	\$186,975	\$186,975

Projected Development Impact Fee Revenue

		Single Family \$53 per unit	Multifamily \$29 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	15,141	4,582	1,076	2,001	1,120	301
Year 1	2020	15,479	4,684	1,113	2,071	1,160	312
Year 2	2021	15,817	4,786	1,151	2,142	1,199	322
Year 3	2022	16,155	4,888	1,188	2,212	1,239	333
Year 4	2023	16,492	4,991	1,225	2,282	1,278	344
Year 5	2024	16,830	5,093	1,263	2,353	1,318	355
Year 6	2025	17,168	5,195	1,300	2,423	1,357	365
Year 7	2026	17,506	5,297	1,337	2,493	1,397	376
Year 8	2027	17,844	5,399	1,374	2,563	1,436	387
Year 9	2028	18,181	5,502	1,412	2,634	1,476	397
Year 10	2029	18,524	5,605	1,449	2,704	1,515	408
Ten-Year Increase		3,382	1,024	373	703	395	107
Projected Revenue		\$179,271	\$29,682	\$0	\$0	\$0	\$0
						Projected Revenue =>	\$208,953
						Total Expenditures =>	\$186,975
						Non-Impact Fee Funding =>	\$0

Listed in Figure 87, there is projected to be 2,488 new housing units in southern unincorporated Beaufort County by 2029. To find the revenue, the fee is multiplied by the growth. For example, single family development generates \$353,355 in revenue (\$185 x 1,910 units = \$353,355). The revenue from the development impact fee covers all the capital costs generated by projected growth (rounding in the calculations result in the revenue slightly exceeding the expenditures).

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Figure 87. Estimated Revenue from Solid Waste Development Impact Fee – South of the Broad
Infrastructure Costs for Solid Waste Facilities

	Total Cost	Growth Cost
Convenience Centers	\$331,371	\$331,371
Heavy-Duty Vehicles	\$40,878	\$40,878
Total Expenditures	\$372,249	\$372,249

Projected Development Impact Fee Revenue

		Single Family \$185 per unit	Multifamily \$99 per unit	Retail \$0 per KSF	Office/Service \$0 per KSF	Industrial \$0 per KSF	Institutional \$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	14,037	4,248	2,048	4,254	3,017	2,041
Year 1	2020	14,228	4,306	2,118	4,383	3,116	2,107
Year 2	2021	14,420	4,363	2,188	4,511	3,214	2,174
Year 3	2022	14,611	4,421	2,258	4,640	3,313	2,240
Year 4	2023	14,802	4,479	2,328	4,768	3,412	2,307
Year 5	2024	14,993	4,537	2,398	4,897	3,511	2,373
Year 6	2025	15,184	4,595	2,468	5,026	3,609	2,439
Year 7	2026	15,375	4,653	2,538	5,154	3,708	2,506
Year 8	2027	15,567	4,710	2,608	5,283	3,807	2,572
Year 9	2028	15,758	4,768	2,678	5,411	3,905	2,639
Year 10	2029	15,947	4,826	2,748	5,540	4,004	2,705
Ten-Year Increase		1,910	578	700	1,286	987	664
Projected Revenue		\$353,355	\$57,219	\$0	\$0	\$0	\$0
						Projected Revenue =>	\$410,574
						Total Expenditures =>	\$372,249
						General Fund's Share =>	\$0

TRANSPORTATION CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18d) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals."

To determine the Beaufort County Transportation Development Impact Fee, a plan-based methodology is used. The fee amounts for residential and nonresidential development are calculated by multiplying the vehicle miles traveled (VMT) generation rates by the capital cost per VMT. The methodology includes trip adjustment for pass-by trips, average trip length, and trip length adjustment factors. The capital cost of transportation improvements is based on a transportation improvement plan through 2030 which includes roadways, widening of roadways, and intersection improvements.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential and nonresidential development impact fees are calculated on a per vehicle miles traveled (VMT) basis. Vehicle trip generation rates for different development types are provided by the Institute of Transportation Engineers (ITE). Residential rates are able to be customized for Beaufort County as well. Necessary factors are applied to vehicle trip rates to calculate the VMT generation for each land use.

Transportation Service Areas

Furthermore, the transportation improvement projects have been divided into two service areas: North and South of the Broad River. **This ensures an equitable analysis; future development will only be paying for those transportation projects which they will benefit from.**

Lastly, all the municipalities in the county have an intergovernmental agreement with Beaufort County to collect the Transportation Development Impact Fee.

Transportation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used in the analysis of the Transportation fee for residential and nonresidential development is average weekday vehicle miles of travel (VMT). The analysis includes adjustments for commuting patterns, pass-by trips, and average trip lengths by type of development. Trip generation rates are from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE, 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To avoid double counting a single vehicle trip at both the origin and destination points, the basic trip adjustment factor is 50%. As discussed in Appendix B, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development. Residential vehicle trip end rates are calculated based on housing unit size. Further discussion and details on calculations can be found in Appendix C.

Residential Vehicle Trips

The daily vehicle trip end, trip adjustment, and the trip length weighted factors are listed for residential land uses in Figure 88 and Figure 89. The factors are combined along with the average trip length to calculate the average daily vehicle miles of travel (VMT). As expected, as the housing unit size increases so does the VMT generated from the household.

Figure 88. Residential Service Units – North of the Broad Service Area

Land Use	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
North of the Broad - Residential (per housing unit by size)					
1,000 or less	3.90	55%	3.66	121%	9.50
1,001 to 1,250	4.90	55%	3.66	121%	11.94
1,251 to 1,500	5.80	55%	3.66	121%	14.13
1,501 to 1,750	6.50	55%	3.66	121%	15.83
1,751 to 2,000	7.10	55%	3.66	121%	17.29
2,001 to 2,500	8.10	55%	3.66	121%	19.73
2,501 to 3,000	9.00	55%	3.66	121%	21.92
3,001 to 3,500	9.70	55%	3.66	121%	23.63
3,501 or 4,000	10.30	55%	3.66	121%	25.09
4,001 or more	10.80	55%	3.66	121%	26.31

Source: U.S. Census Public Use Microdata, 2013-2017 5-Year Estimate; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Figure 89. Residential Service Units – South of the Broad Service Area

Land Use	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
South of the Broad - Residential (per housing unit by size)					
1,000 or less	3.60	55%	3.66	121%	8.77
1,001 to 1,250	4.50	55%	3.66	121%	10.96
1,251 to 1,500	5.30	55%	3.66	121%	12.91
1,501 to 1,750	6.00	55%	3.66	121%	14.61
1,751 to 2,000	6.60	55%	3.66	121%	16.08
2,001 to 2,500	7.50	55%	3.66	121%	18.27
2,501 to 3,000	8.30	55%	3.66	121%	20.22
3,001 to 3,500	8.90	55%	3.66	121%	21.68
3,501 or 4,000	9.50	55%	3.66	121%	23.14
4,001 or more	10.00	55%	3.66	121%	24.36

Source: U.S. Census Public Use Microdata, 2013-2017 5-Year Estimate; *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Nonresidential Vehicle Trips

The Institute for Transportation Engineers’ land use code, daily vehicle trip end rate, trip adjustment factor, and the trip length weighted factor are listed for nonresidential land uses in Figure 90. The factors are combined along with the average trip length to calculate the average daily vehicle miles of travel (VMT). Found in the figure, the Retail land use has the highest average VMT rate, while the Office/Service and Institutional land uses have similar VMT rates, and the Industrial land use has the lowest VMT rate.

Figure 90. Nonresidential Service Units

Land Use	ITE Codes	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
Nonresidential (per 1,000 square feet)						
Retail	820	37.75	38%	3.00	66%	28.40
Office/Service	710	9.74	50%	3.97	73%	14.11
Industrial	610	3.93	50%	3.97	73%	5.69
Institutional	140	10.72	50%	3.36	73%	13.15

Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Projected Travel Demand

As mentioned, the Transportation Development Impact Fee analyzes the North and South of the Broad Service Areas separately. Projected development through 2030 and the corresponding need for additional lane miles is shown in Figure 91 and Figure 92. Trip generation rates and trip adjustment factors convert project development into average weekday vehicle trips. A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial road and eventually to a state or interstate highway. The progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of development fees, to the following question, “What is the average vehicle trip length on development fee system improvements?”

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Staying consistent with the previous Transportation Development Impact Fee Study (Clarion Associates), the average trip length on arterial roadways varies based on the land use type. For example, the average trip length to a residential land use is 3.66 miles while the average for a retail land use is 3.00 miles. By combining the vehicle trips, the trip length factors, and trip length adjustment factors for pass-by trips the current vehicle miles traveled are calculated for the service areas. Shown in the following figures, there is an estimated 862,621 VMT in the North of the Broad Service Area and an estimated 1,331,134 VMT in the South of the Broad Service Area.

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Listed in Figure 91, through 2030 there are an estimated increase of 61,464 vehicle trips in the North. After applying the trip length and average mile per trip factors to the vehicle trip generation, the total vehicle miles traveled (VMT) is calculated. Future development is projected to increase the demand on the arterial roadways by 223,900 VMT. That is an increase of 26 percent compared to the base year.

Illustrated at the bottom of the figure, based on the national average of capacity for an arterial roadway of 7,000 VMT per lane mile, in the base year there is a demand for 123.2 lane miles. Over the next eleven years, future growth will increase the demand to 155.2 lane miles, an increase of 31.99 lane miles.

Figure 91. Average Daily Vehicle Miles Traveled – North of the Broad

	Base Year	5-year increment							Total
	2019	1	2	3	4	5	6	11	Increase
		2020	2021	2022	2023	2024	2025	2030	
Single Family Units	27,589	28,206	28,823	29,440	30,058	30,675	31,292	34,144	6,555
Multifamily Units	8,348	8,535	8,722	8,909	9,095	9,282	9,469	10,332	1,984
Retail KSF	2,321	2,401	2,480	2,559	2,639	2,718	2,797	3,170	849
Office/Service KSF	3,970	4,100	4,230	4,360	4,490	4,620	4,750	5,360	1,391
Industrial KSF	3,885	4,015	4,144	4,273	4,403	4,532	4,661	5,269	1,383
Institutional KSF	1,074	1,109	1,143	1,178	1,213	1,248	1,283	1,447	374
Single Family Units Trips	136,564	139,619	142,674	145,730	148,785	151,840	154,896	169,011	32,447
Multifamily Units Trips	22,499	23,002	23,505	24,009	24,512	25,016	25,519	27,844	5,346
<i>Residential Subtotal</i>	<i>159,063</i>	<i>162,621</i>	<i>166,180</i>	<i>169,739</i>	<i>173,297</i>	<i>176,856</i>	<i>180,414</i>	<i>196,855</i>	<i>37,792</i>
Retail Trips	33,297	34,435	35,573	36,711	37,850	38,988	40,126	45,474	12,177
Office Trips	19,332	19,965	20,598	21,231	21,864	22,497	23,130	26,105	6,774
Industrial Trips	7,635	7,889	8,143	8,397	8,651	8,906	9,160	10,353	2,718
Institutional Trips	5,755	5,942	6,129	6,316	6,503	6,690	6,877	7,758	2,003
<i>Nonresidential Subtotal</i>	<i>66,019</i>	<i>68,231</i>	<i>70,443</i>	<i>72,656</i>	<i>74,868</i>	<i>77,081</i>	<i>79,293</i>	<i>89,691</i>	<i>23,672</i>
Total Trips	225,081	230,852	236,623	242,394	248,165	253,936	259,707	286,546	61,464
Arterial Road VMT	862,621	883,664	904,707	925,751	946,794	967,837	988,881	1,086,520	223,900
Arterial Road Lane Miles	123.2	126.2	129.2	132.3	135.3	138.3	141.3	155.2	31.99
ANL Arterial Road Lane Miles	123.2	3.0	3.0	3.0	3.0	3.0	3.0	1.9	31.99
Arterial Lane Miles per 10,000 VMT	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	

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Found in Figure 92, through 2030 there are an estimated increase of 67,649 vehicle trips in the North. After applying the trip length and average mile per trip factors to the vehicle trip generation, the total vehicle miles traveled (VMT) is calculated. Future development is projected to increase the demand on the arterial roadways by 254,768 VMT. That is an increase of 19 percent compared to the base year.

Illustrated at the bottom of the figure, based on the national average of capacity for an arterial roadway of 7,000 VMT per lane mile, in the base year there is a demand for 190.2 lane miles. Over the next eleven years, future growth will increase the demand to 226.6 lane miles, an increase of 36.4 lane miles.

Figure 92. Average Daily Vehicle Miles Traveled – South of the Broad

	Base Year	5-year increment								Total
	2019	1	2	3	4	5	6	11	Increase	
		2020	2021	2022	2023	2024	2025	2030		
Single Family Units	44,852	45,642	46,431	47,221	48,009	48,798	49,588	53,229	8,377	
Multifamily Units	15,253	15,555	15,858	16,160	16,464	16,767	17,069	18,459	3,206	
Retail KSF	4,486	4,564	4,642	4,720	4,797	4,875	4,953	5,318	832	
Office/Service KSF	5,287	5,376	5,466	5,555	5,645	5,734	5,824	6,259	972	
Industrial KSF	5,424	5,544	5,665	5,785	5,906	6,026	6,146	6,721	1,297	
Institutional KSF	1,845	1,884	1,923	1,962	2,001	2,040	2,079	2,266	421	
Single Family Units Trips	204,751	208,356	211,957	215,562	219,163	222,764	226,369	242,992	38,242	
Multifamily Units Trips	37,750	38,498	39,249	39,997	40,747	41,498	42,246	45,686	7,936	
<i>Residential Subtotal</i>	<i>242,501</i>	<i>246,855</i>	<i>251,206</i>	<i>255,559</i>	<i>259,910</i>	<i>264,262</i>	<i>268,615</i>	<i>288,679</i>	<i>46,178</i>	
Retail Trips	64,359	65,473	66,587	67,701	68,815	69,930	71,044	76,293	11,935	
Office Trips	25,745	26,181	26,617	27,053	27,489	27,925	28,361	30,479	4,734	
Industrial Trips	10,658	10,895	11,131	11,368	11,604	11,841	12,078	13,206	2,548	
Institutional Trips	9,891	10,100	10,309	10,518	10,726	10,935	11,144	12,146	2,255	
<i>Nonresidential Subtotal</i>	<i>110,654</i>	<i>112,649</i>	<i>114,645</i>	<i>116,640</i>	<i>118,635</i>	<i>120,631</i>	<i>122,626</i>	<i>132,125</i>	<i>21,472</i>	
Total Trips	353,155	359,504	365,850	372,199	378,546	384,893	391,241	420,804	67,649	
Arterial Road VMT	1,331,134	1,355,080	1,379,017	1,402,964	1,426,901	1,450,838	1,474,784	1,585,901	254,768	
Arterial Road Lane Miles	190.2	193.6	197.0	200.4	203.8	207.3	210.7	226.6	36.40	
ANL Arterial Road Lane Miles	190.2	3.4	3.4	3.4	3.4	3.4	3.4	2.2	36.40	
Arterial Lane Miles per 10,000 VMT	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43		

Need for Transportation Improvements

The planned-based methodology is based on the 2030 transportation improvement plan provided by the County. This project list includes the recent Beaufort Penny Referendum, a voter-approved 1-cent sales tax in Beaufort County which provides funding for transportation projects. However, since future development will be paying the development impact fee and the sales tax to fund the same projects, a credit is necessary to ensure there is not double payment. In the following figures, the projects that are planned to be funded by the Penny Referendum have been reduced by the planned funding amount.

Below, the capital cost per vehicle miles traveled for transportation improvements by service area is calculated.

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Need for Roadway Improvements and Facilities - North of the Broad

Listed in Figure 93, there are sixteen transportation improvement projects in the North of the Broad Service Area. These projects total \$51.7 million. However, the Penny Referendum is anticipated to fund \$35.1 million of those projects. Furthermore, the County anticipates receiving about 15 percent of the remaining funding from other sources (i.e. South Carolina DOT). As a result, Beaufort County is funding 85 percent of the projects after the Penny Referendum revenue is included, this totals \$14.1 million.

Found at the bottom of Figure 93, the County’s cost is divided by the projected 2030 VMT in the North. This results in a capital cost per VMT of \$12.99 (\$14,110,000 / 1,086,520 VMT = \$12.99 per VMT, rounded).

Figure 93. Roadway Improvement Projects – North of the Broad

Project	Description	Total Cost	Penny Referendum Offset	County Contribution (85%)
US 21/SC 802 Connector SE (Hazel Farms Road)	New Road	\$5,244,000	\$5,244,000	\$0
US 21/SC 802 Connector NW (Sunset/Miller Road)	New Road	\$6,634,000	\$6,634,000	\$0
US 21/SC 802 Intersection Improvement (Sea Island Pkwy/Sams Pt. Road)	Intersection Improvements	\$2,500,000	\$2,500,000	\$0
US 21/SC 128 Intersection Improvement (Ribaut Road/Lady's Island Drive)	Intersection Improvements	\$1,000,000	\$1,000,000	\$0
Boundary Street Connectivity (Polk St. Parallel Road)	New Road	\$4,000,000	\$4,000,000	\$0
Joe Frazier Road Improvements	Access Management	\$7,000,000	\$0	\$5,950,000
US 21 Business (Woods Memorial Bridge ITS)	Intelligent Transportation Systems	\$1,000,000	\$0	\$850,000
Sea Island Parkway Improvements	Access Management/Complete Street	\$15,756,000	\$15,756,000	\$0
Spine Road - Port Royal Port	New Road	\$5,000,000	\$0	\$4,250,000
US 21 and Parker Drive Mast Arm Signal	Traffic Signal	\$125,000	\$0	\$106,250
9 Traffic Signals	Traffic Signal	\$2,525,000	\$0	\$2,146,250
Port Royal Road Interconnectivity	New Road	\$950,000	\$0	\$807,500
		\$51,734,000	\$35,134,000	\$14,110,000

Total Cost for Road Projects	\$14,110,000
2030 Vehicle Miles Traveled - North of the Broad	1,086,520
Capital Cost per Vehicle Miles Traveled	\$12.99

Need for Roadway Improvements and Facilities - South of the Broad

Listed in Figure 94, there are fifteen transportation improvement projects in the South of the Broad Service Area. These projects total \$357 million. However, the Penny Referendum is anticipated to fund \$80 million of those projects. Furthermore, the County anticipates receiving about 15 percent of the remaining funding from other sources (i.e. South Carolina DOT). As a result, Beaufort County is funding 85 percent of the projects after the Penny Referendum revenue is included, this totals \$235 million.

Found at the bottom of Figure 94, the County’s cost is divided by the projected 2030 VMT in the South. This results in a capital cost per VMT of \$148.21 ($\$235,053,500 / 1,585,901 \text{ VMT} = \$148.21 \text{ per VMT, rounded}$).

Figure 94. Roadway Improvement Projects – South of the Broad

Project	Description	Total Cost	Penny Referendum Offset	County Contribution (85%)
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Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations. The current debt is for previous road projects south of the Broad River, so the credit is only applied to the South of the Broad Service Area.

The annual debt service is applied to southern development and divided by annual demand unit (vehicle miles traveled) to yield payments per VMT. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$8.72 per VMT.

Figure 95. Credit for Future Debt Payments – South of the Broad

Fiscal Year	Payment	North 0%	South 100%	Fiscal Year	Payment	Projected VMT - South	Payment/ VMT
Base Year	\$618,718	\$0	\$618,718	Base Year	\$618,718	1,331,134	\$0.46
2020	\$618,682	\$0	\$618,682	2020	\$618,682	1,355,080	\$0.46
2021	\$618,577	\$0	\$618,577	2021	\$618,577	1,379,017	\$0.45
2022	\$789,925	\$0	\$789,925	2022	\$789,925	1,402,964	\$0.56
2023	\$781,383	\$0	\$781,383	2023	\$781,383	1,426,901	\$0.55
2024	\$772,820	\$0	\$772,820	2024	\$772,820	1,450,838	\$0.53
2025	\$764,140	\$0	\$764,140	2025	\$764,140	1,474,784	\$0.52
2026	\$755,593	\$0	\$755,593	2026	\$755,593	1,498,721	\$0.50
2027	\$1,730,543	\$0	\$1,730,543	2027	\$1,730,543	1,522,658	\$1.14
2028	\$1,571,405	\$0	\$1,571,405	2028	\$1,571,405	1,546,604	\$1.02
2029	\$1,548,580	\$0	\$1,548,580	2029	\$1,548,580	1,570,690	\$0.99
2030	\$1,545,878	\$0	\$1,545,878	2030	\$1,545,878	1,585,901	\$0.97
2031	\$1,544,763	\$0	\$1,544,763	2031	\$1,544,763	1,608,223	\$0.96
2032	\$1,544,599	\$0	\$1,544,599	2032	\$1,544,599	1,623,285	\$0.95
2033	\$1,557,790	\$0	\$1,557,790	2033	\$1,557,790	1,638,346	\$0.95
2034	\$1,571,103	\$0	\$1,571,103	2034	\$1,571,103	1,653,408	\$0.95
2035	\$1,513,366	\$0	\$1,513,366	2035	\$1,513,366	1,668,470	\$0.91
2036	\$1,511,627	\$0	\$1,511,627	2036	\$1,511,627	1,683,532	\$0.90
2037	\$1,511,449	\$0	\$1,511,449	2037	\$1,511,449	1,698,594	\$0.89
Total	\$22,870,940	\$0	\$22,870,940	Total	\$22,870,940		\$14.66
						Discount Rate	5.00%
						Total Credit per VMT	\$8.72

Furthermore, a credit has already been included for the revenue from the Penny Referendum. The credit is imbedded in the capital cost calculations by reducing the transportation projects by the anticipated funding from the sales tax.

Transportation Development Impact Fee

The cost factors for each component of Beaufort County's Transportation Development Impact Fee are listed in the following figures and are based on the service area. The development impact fees for transportation projects are based on vehicle miles traveled (VMT) per housing unit by size for residential development and VMT per 1,000 square feet for nonresidential development.

The fee components are calculated per VMT, so the maximum supportable fee is calculated by multiplying the total cost per VMT by the VMT generation factor for each land use. The VMT factor is calculated by multiplying the average daily vehicle trip end rate, trip rate adjustment factor, average miles per vehicle trip, and trip length weighting factor. For example, the maximum supportable fee for a single family housing unit that is 2,800 square feet in the North is \$285 ($\$12.99 \text{ per VMT} \times 9.00 \text{ vehicle trip ends} \times 55\% \times 3.66 \text{ miles} \times 121\% = \285 , rounded).

The fees represent the highest amount supportable for residential and nonresidential development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

The current fee is included in the figures to illustrate the change in fee level if the maximum supportable fee amount is adopted. Shown in Figure 96, the fee for all development types would decrease in the North of the Broad Service Area. While in the South Service Area, the fee for most of the development types would increase, Figure 97. This is a result of the level of transportation needs necessary to accommodate future growth in the South compared to the North.

Figure 96. Maximum Supportable Transportation Development Impact Fee – North of the Broad

North of the Broad

Fee Component	Cost per VMT
North of the Broad Projects	\$12.99
Gross Total	\$12.99
Credit for Debt Payments	\$0.00
Net Total	\$12.99

Development Type	Ave. Daily Veh. Trip Ends	Trip Rate Adjustment	Ave. Miles per Veh. Trip	Trip Length Weighting	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit)							
1,000 or less	3.90	55%	3.66	121%	\$123	\$544	(\$421)
1,001 to 1,250	4.90	55%	3.66	121%	\$155	\$544	(\$389)
1,251 to 1,500	5.80	55%	3.66	121%	\$184	\$544	(\$360)
1,501 to 1,750	6.50	55%	3.66	121%	\$206	\$775	(\$569)
1,751 to 2,000	7.10	55%	3.66	121%	\$225	\$775	(\$550)
2,001 to 2,500	8.10	55%	3.66	121%	\$256	\$775	(\$519)
2,501 to 3,000	9.00	55%	3.66	121%	\$285	\$775	(\$490)
3,001 to 3,500	9.70	55%	3.66	121%	\$307	\$775	(\$468)
3,501 or 4,000	10.30	55%	3.66	121%	\$326	\$775	(\$449)
4,001 or more	10.80	55%	3.66	121%	\$342	\$775	(\$433)
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$369	\$1,948	(\$1,579)
Office/Service	9.74	50%	3.97	73%	\$183	\$803	(\$620)
Industrial	3.93	50%	3.97	73%	\$74	\$122	(\$48)
Institutional	10.72	50%	3.36	73%	\$171	\$1,423	(\$1,252)

Figure 97. Maximum Supportable Transportation Development Impact Fee – South of the Broad
 South of the Broad

Fee Component	Cost per VMT
South of the Broad Projects	\$148.21
Gross Total	\$148.21
Credit for Debt Payments	(\$8.72)
Net Total	\$139.49

Development Type	Ave. Daily Veh. Trip Ends	Trip Rate Adjustment	Ave. Miles per Veh. Trip	Trip Length Weighting	Maximum Supportable Fee	Current Fee [1]	Increase/ (Decrease)
Residential (per housing unit)							
1,000 or less	3.60	55%	3.66	121%	\$1,223	\$1,471	(\$248)
1,001 to 1,250	4.50	55%	3.66	121%	\$1,529	\$1,471	\$58
1,251 to 1,500	5.30	55%	3.66	121%	\$1,801	\$1,471	\$330
1,501 to 1,750	6.00	55%	3.66	121%	\$2,039	\$2,095	(\$56)
1,751 to 2,000	6.60	55%	3.66	121%	\$2,242	\$2,095	\$148
2,001 to 2,500	7.50	55%	3.66	121%	\$2,548	\$2,095	\$454
2,501 to 3,000	8.30	55%	3.66	121%	\$2,820	\$2,095	\$726
3,001 to 3,500	8.90	55%	3.66	121%	\$3,024	\$2,095	\$930
3,501 or 4,000	9.50	55%	3.66	121%	\$3,228	\$2,095	\$1,134
4,001 or more	10.00	55%	3.66	121%	\$3,398	\$2,095	\$1,304
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$3,962	\$4,314	(\$352)
Office/Service	9.74	50%	3.97	73%	\$1,969	\$2,353	(\$384)
Industrial	3.93	50%	3.97	73%	\$794	\$356	\$438
Institutional	10.72	50%	3.36	73%	\$1,834	\$3,531	(\$1,697)

[1] fee listed is the average between the Bluffton/Okatie and Hilton Head/Daufuski Island Assessment Districts

Revenue from Transportation Development Impact Fee

The total transportation capital costs and estimated revenue from the northern Transportation Development Impact Fee is listed Figure 98. The capital cost of future growth is found by applying new growth’s share of the 2030 VMT (21 percent) to the total capital cost (\$14,110,000 x 21% = \$2,963,100).

To find the revenue generated by residential and nonresidential development, the growth is multiplied by the corresponding fee. The revenue generation from residential development is based off the fee for an average size single family (2,815 square feet) and multifamily (1,154 square feet) unit. For example, future single family residential development is projected to generate \$1.9 million in revenue from the average fee (6,784 new housing units x \$285 = \$1,933,435). It is estimated that the Transportation Development Impact Fee will generate a total of \$3 million in revenue through 2030. The revenue from the development impact fee covers all the capital costs generated by projected growth (rounding in the calculations result in the revenues slightly exceeding the expenditures).

Figure 98. Estimated Revenue from Transportation Impact Fee – North of the Broad Infrastructure Costs for Transportation Facilities

	County Cost	Growth Cost
Roadway Improvements	\$14,110,000	\$2,963,100
Total Expenditures	\$14,110,000	\$2,963,100

Projected Development Impact Fee Revenue

		Single Family \$285 per unit	Multifamily \$155 per unit	Retail \$369 per KSF	Office/Service \$183 per KSF	Industrial \$74 per KSF	Institutional \$171 per KSF	
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF	
Base	2019	27,589	8,348	2,321	3,970	3,885	1,074	
Year 1	2020	28,206	8,535	2,401	4,100	4,015	1,109	
Year 2	2021	28,823	8,722	2,480	4,230	4,144	1,143	
Year 3	2022	29,440	8,909	2,559	4,360	4,273	1,178	
Year 4	2023	30,058	9,095	2,639	4,490	4,403	1,213	
Year 5	2024	30,675	9,282	2,718	4,620	4,532	1,248	
Year 6	2025	31,292	9,469	2,797	4,750	4,661	1,283	
Year 7	2026	31,909	9,656	2,877	4,880	4,791	1,318	
Year 8	2027	32,526	9,843	2,956	5,010	4,920	1,353	
Year 9	2028	33,144	10,029	3,035	5,140	5,049	1,388	
Year 10	2029	33,756	10,215	3,115	5,270	5,179	1,423	
Year 11	2030	34,373	10,401	3,194	5,400	5,308	1,458	
Eleven-Year Increase		6,784	2,053	873	1,430	1,423	384	
Projected Revenue =>		\$1,933,435	\$318,187	\$322,014	\$261,686	\$105,277	\$65,654	
							Projected Revenue =>	\$3,006,253
							Total Expenditures =>	\$2,963,100
							Non-Impact Fee Funding =>	\$0

The total transportation capital costs and estimated revenue from the southern Transportation Development Impact Fee is listed Figure 99. The capital cost of future growth is found by applying new growth’s share of the 2030 VMT (16 percent) to the total capital cost (\$293,016,000 x 16% = \$46,882,560).

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To find the revenue generated by residential and nonresidential development, the growth is multiplied by the corresponding fee. The revenue generation from residential development is based off the fee for an average size single family (2,815 square feet) and multifamily (1,154 square feet) unit. For example, future single family residential development is projected to generate \$24.5 million in revenue from the average fee (8,688 new housing units x \$2,820 = \$24,498,803). It is estimated that the Transportation Development Impact Fee will generate a total of \$36.8 million in revenue through 2030. The revenue from the development impact fee covers nearly all the capital costs generated by projected growth. The small remaining balance of the projected expenditures is expected because of the credit applied to prevent double payment.

Figure 99. Estimated Revenue from Transportation Impact Fee – South of the Broad

Infrastructure Costs for Transportation Facilities

	County Cost	Growth Cost
Roadway Improvements	\$235,053,500	\$37,608,560
Total Expenditures	\$235,053,500	\$37,608,560

Projected Development Impact Fee Revenue

		Single Family \$2,820 per unit	Multifamily \$1,529 per unit	Retail \$3,962 per KSF	Office/Service \$1,969 per KSF	Industrial \$794 per KSF	Institutional \$1,834 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2019	44,852	15,253	4,486	5,287	5,424	1,845
Year 1	2020	45,642	15,555	4,564	5,376	5,544	1,884
Year 2	2021	46,431	15,858	4,642	5,466	5,665	1,923
Year 3	2022	47,221	16,160	4,720	5,555	5,785	1,962
Year 4	2023	48,009	16,464	4,797	5,645	5,906	2,001
Year 5	2024	48,798	16,767	4,875	5,734	6,026	2,040
Year 6	2025	49,588	17,069	4,953	5,824	6,146	2,079
Year 7	2026	50,377	17,372	5,030	5,913	6,267	2,118
Year 8	2027	51,166	17,675	5,108	6,003	6,387	2,157
Year 9	2028	51,955	17,978	5,186	6,092	6,508	2,196
Year 10	2029	52,750	18,283	5,263	6,182	6,628	2,235
Year 11	2030	53,540	18,587	5,341	6,271	6,748	2,274
Eleven-Year Increase		8,688	3,334	854	985	1,324	428
Projected Revenue =>		\$24,498,803	\$5,097,504	\$3,385,184	\$1,938,954	\$1,051,475	\$785,502
					Projected Revenue =>		\$36,757,423
					Total Expenditures =>		\$37,608,560
					Non-Impact Fee Funding =>		\$851,137

SUMMARY OF DEVELOPMENT IMPACT FEE

The six infrastructure categories are combined in Figure 100 for the study’s Maximum Supportable Fee. The residential fee is assessed per housing unit, while the nonresidential fee is assessed per 1,000 square feet of floor area.

Figure 100. Development Impact Fee Summary – North of the Broad

North of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential Fee by Housing Size (square feet)									
1,000 or less	\$486	\$225	\$95	\$24	\$123	\$601	\$1,554	\$1,850	(\$296)
1,001 to 1,250	\$590	\$273	\$118	\$29	\$155	\$742	\$1,907	\$1,850	\$57
1,251 to 1,500	\$694	\$321	\$138	\$34	\$184	\$872	\$2,243	\$1,850	\$393
1,501 to 1,750	\$798	\$369	\$155	\$39	\$206	\$1,001	\$2,568	\$2,080	\$488
1,751 to 2,000	\$868	\$401	\$169	\$43	\$225	\$1,084	\$2,790	\$2,080	\$710
2,001 to 2,500	\$1,006	\$466	\$193	\$49	\$256	\$1,260	\$3,230	\$2,080	\$1,150
2,501 to 3,000	\$1,076	\$498	\$213	\$53	\$285	\$1,343	\$3,468	\$2,080	\$1,388
3,001 to 3,500	\$1,180	\$546	\$230	\$58	\$307	\$1,473	\$3,794	\$2,080	\$1,714
3,501 or 4,000	\$1,249	\$578	\$245	\$61	\$326	\$1,555	\$4,014	\$2,080	\$1,934
4,001 or more	\$1,319	\$610	\$258	\$65	\$342	\$1,649	\$4,243	\$2,080	\$2,163
Nonresidential (per 1,000 square feet)									
Retail	\$0	\$0	\$373	\$0	\$369	\$1,260	\$2,002	\$2,379	(\$376)
Office/Services	\$0	\$0	\$127	\$0	\$183	\$789	\$1,099	\$1,234	(\$134)
Industrial	\$0	\$0	\$51	\$0	\$74	\$401	\$526	\$553	(\$27)
Institutional	\$0	\$0	\$139	\$0	\$171	\$860	\$1,170	\$1,854	(\$684)

Note: the current fee listed is the average of the fees for the current service areas north of the Broad River. Some existing fees are based on housing type, so for comparison, a multifamily unit is assumed to be 1,500 square feet and less.

[1] The nonresidential Fire Development Impact Fee is based on fire hazard level. The complexity of fire safety is determined case by case, so for illustrative purposes the nonresidential fee listed is based on EDUs per 1,000 square feet.

Figure 101. Development Impact Fee Summary – South of the Broad

South of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
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Capital Improvement Plan and Development Impact Fee Study DRAFT**Beaufort County, South Carolina**

To understand the annual cash flow of the Maximum Supportable Fee, Figure 102 lists the total revenues from each development type. Revenue is projected from 2019-2029. Over the ten years, it is estimated that the maximum support fee amounts will generate \$75.9 million in revenue for Beaufort County. The majority of the revenue (85 percent) is generated from residential development, while revenue from nonresidential development averages \$1.1 million annually.

Figure 102. Total Development Impact Fee Revenue

Development Type	Ten-Year Revenue	%
Single Family	\$54,788,454	72%
Multifamily	\$9,822,839	13%
Retail	\$5,163,084	7%
Office/ Service	\$3,133,065	4%
Industrial	\$1,753,119	2%
Institutional	\$1,248,662	2%
Total	\$75,909,222	100%

CAPITAL IMPROVEMENT PLAN

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

“a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.”

The capacity increasing projects from Beaufort County’s Capital Improvement Plan and the 2030 transportation capital improvement project list are listed in the following figures.

Figure 103. Capital Improvement Plan

Name of Project	Project Type	Sales Tax Funded	Total Cost
Parks and Recreation Projects			
Buckwalter Regional Park - soccer fields, baseball fields, and tennis complex	Park Expansion		\$12,000,000
Bluffton Center - Convert gym to indoor soccer arena - pave parking lot	Park Improvements		\$250,000
Okatie Recreation Complex - 1 multi-purpose field, 2 baseball fields	New Park		\$1,000,000
Camp St. Mary's - Implement Master Plan	New Park		\$2,000,000
Lady's Island Recreation Complex - gym and community rooms	New Park		\$3,000,000
Coursen-Tate Park - Field Lighting	Park Improvements		\$1,000,000
Old Burton Wells - Renovate existing fields, add new soccer field	Park Improvements		\$3,000,000
New Burton Wells - Renovate existing soccer fields	Park Improvements		\$150,000
Total			\$22,400,000
Library Projects			
Replace Self-Checkout Machines	System-wide Improvements		\$135,000
install public computer reservation and print vending solution	System-wide Improvements		\$100,000
Security Camera Installation	System-wide Improvements		\$80,000
Burton Wells Branch - 10,000 facility	New Construction		\$10,000,000
Okatie Branch - 15,000 sf new facility	New Construction		\$15,000,000
Total			\$25,315,000
EMS Projects			
Base Headquarters Renovations - Depot Road	Renovations		\$250,000
Sun City Station Renovations	Renovations		\$200,000
Two New South Facilities	New Construction		\$6,000,000
One New North Facility	New Construction		\$3,000,000
Total			\$9,450,000

Capital Improvement Plan and Development Impact Fee Study *DRAFT*
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Figure 104. Capital Improvement Plan cont.

Fire Projects - Bluffton Fire District			
Training Facilities Completion (Concrete, Bleachers, Shelter, Gate C2E)	New Construction		\$350,000
Fire Station #38 EOC (Draw to Complete Project)	New Construction		\$500,000
Fire Station #32 (Draw to Complete Project)	New Construction		\$250,000
Fire Station #34 Construction/Expansion	New Construction		\$500,000
Water Tender Upgrade Service Capability in the Pritchadville Area	Capacity Upgrade		\$150,000
Fire and Rescue Boat-System Improvement (New Capability)	Capacity Upgrade		\$200,000
Oldfield Fire Station - New Build Due to Growth	New Construction		\$3,500,000
Oldfield Fire Station - Quint Fire Apparatus	New Purchase		\$1,000,000
Buckwalter/May River Road Fire Station - New Build Due to Growth	New Construction		\$3,500,000
Buckwalter/May River Road Fire Station - Quint Fire Apparatus	New Purchase		\$1,000,000
Sun City Fire Station - New Build Due to Growth	New Construction		\$3,500,000
Sun City Fire Station - Quint Fire Apparatus	New Purchase		\$1,000,000
Total			\$15,450,000
Fire Projects - North of the Broad			
New station Bigestate /Jenkins area	New Construction		\$900,000
Tanker	New Purchase		\$350,000
Pumper	New Purchase		\$650,000
Squad Truck	New Purchase		\$140,000
Total			\$2,040,000

Capital Improvement Plan and Development Impact Fee Study DRAFT
Beaufort County, South Carolina

Figure 105. Capital Improvement Plan cont.

Transportation Projects - South of the Broad			
US 278 at Jenkins Island Alternate 2A Super Street Plan	Superstreet Plan		\$7,400,000
US 278 Bridge Widening 6-lane widening from Bluffton 5A to Jenkins Is	Bridge Widening	\$80,000,000	\$200,000,000
US 278 Access Management	Access Management		\$12,600,000
US 278/SC 170 Interchange - ramp reconfiguration for added capacity	Interchange Improvements		\$25,000,000
SC 170 - US 278 to Tide Watch - widen to 6 lanes	Road Widening		\$15,000,000
SC 46/170 Widen to 6-lane divided from Argent Blvd to SC 462	Road Widening		\$10,000,000
Buckwalter Parkway access mgmt - roadway connectivity	Access Management		\$2,000,000
May River Rd access mgmt (incl. bike/Ped)	Access Management		\$10,000,000
Burnt Church Rd from Bluffton Pkwy to All Joy Turn access mgmt (incl. bike/ped)	Access Management		\$5,000,000
Buck Island Rd widening to 3 lanes from US 278 to Bluffton Pkwy (incl. bike/ped)	Road Widening		\$8,000,000
Lake Point Dr / Old Miller Rd Connection with (incl. bike/ped)	New Road		\$1,000,000
SC 170/SC 46 Widening to 4-lane from roundabout to Jasper Co.	Road Widening		\$45,000,000
Innovation Drive	New Road		\$750,000
Buckwalter Frontage Connector Road from Buckwalter Parkway through Willow Run	New Road		\$880,000
16 Traffic Signal	Traffic Signal		\$4,480,000
Total		\$80,000,000	\$347,110,000
Transportation Projects - North of the Broad			
US 21/SC 802 Connector SE (Hazel Farms Road)	New Road	\$5,244,000	\$5,244,000
US 21/SC 802 Connector NW (Sunset/Miller Road)	New Road	\$6,634,000	\$6,634,000
US 21/SC 802 Intersection Improvement (Sea Island Pkwy/Sams Pt. Road)	Intersection Improvements	\$2,500,000	\$2,500,000
US 21/SC 128 Intersection Improvement (Ribaut Road/Lady's Island Drive)	Intersection Improvements	\$1,000,000	\$1,000,000
Boundary Street Connectivity (Polk St. Parallel Road)	New Road	\$4,000,000	\$4,000,000
Joe Frazier Road Improvements	Access Management	\$0	\$7,000,000
US 21 Business (Woods Memorial Bridge ITS)	Intelligent Transportation Systems		\$1,000,000
Sea Island Parkway Improvements	Access Management/Complete Street	\$15,756,000	\$15,756,000
Spine Road - Port Royal Port	New Road		\$5,000,000
US 21 and Parker Drive Mast Arm Signal	Traffic Signal		\$125,000
9 Traffic Signals	Traffic Signal		\$2,525,000
Port Royal Road Interconnectivity	New Road		\$950,000
Total		\$35,134,000	\$51,734,000

IMPLEMENTATION AND ADMINISTRATION

Development impact fees should be periodically evaluated and updated to reflect recent data. Beaufort County will continue to adjust for inflation. If cost estimates or demand indicators change significantly, the County should redo the fee calculations. South Carolina’s enabling legislation exempts a project from development impact fees if it is determined to create affordable housing.

Credits and Reimbursements

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development. The latter option is more difficult to administer because it creates unique fees for specific geographic areas.

Service Areas

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development of a type (single family, commercial, etc.) is assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of many small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis, the Parks & Recreation, Library, Fire, Solid Waste, and Transportation Development Impact Fees were determined to have two service areas: North and South of the Broad River. The Emergency Medical Services was determined to have one, countywide service area.

Figure 106. Beaufort County Service Area Map



APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(2) of the South Carolina Development Impact Fee Act requires:

“Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.”

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the effects of imposing the maximum supportable development impact fees on the affordability of housing in the Beaufort County. The analysis will examine the current household income and housing expenses that burden an average household in the County. Next, the maximum supportable development impact fee will be included in the cost burden analysis to identify the effect the proposed development impact fees will have on affordable housing in the County. Additionally, most of the fee categories use two service areas (North and South of the Broad River), so the housing affordability analysis was conducted for both service areas.

South Carolina Development Impact Fee Act

Affordable housing is defined in South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household’s whose income does not exceed 80 percent of the median income. Therefore, the analysis uses the US Housing and Urban Development’s (HUD) criteria that housing should be 30 percent or less of a household’s income. The cost of housing is “moderately burdensome” if its cost burden is over 30 percent and “severely burdensome” if the ratio is over 50 percent.

North of the Broad Service Area Housing Affordability Analysis

Maximum Supportable Development Impact Fee

The development impact fees found in Figure 107 represent the highest amount supportable for housing units by size, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on affordable housing in Beaufort County (i.e. the maximum supportable development impact fee amount). If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 107. Maximum Supportable Development Impact Fee – North of the Broad

North of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential Fee by Housing Size (square feet)									
1,000 or less	\$486	\$225	\$95	\$24	\$123	\$601	\$1,554	\$1,850	(\$296)
1,001 to 1,250	\$590	\$273	\$118	\$29	\$155	\$742	\$1,907	\$1,850	\$57
1,251 to 1,500	\$694	\$321	\$138	\$34	\$184	\$872	\$2,243	\$1,850	\$393
1,501 to 1,750	\$798	\$369	\$155	\$39	\$206	\$1,001	\$2,568	\$2,080	\$488
1,751 to 2,000	\$868	\$401	\$169	\$43	\$225	\$1,084	\$2,790	\$2,080	\$710
2,001 to 2,500	\$1,006	\$466	\$193	\$49	\$256	\$1,260	\$3,230	\$2,080	\$1,150
2,501 to 3,000	\$1,076	\$498	\$213	\$53	\$285	\$1,343	\$3,468	\$2,080	\$1,388
3,001 to 3,500	\$1,180	\$546	\$230	\$58	\$307	\$1,473	\$3,794	\$2,080	\$1,714
3,501 or 4,000	\$1,249	\$578	\$245	\$61	\$326	\$1,555	\$4,014	\$2,080	\$1,934
4,001 or more	\$1,319	\$610	\$258	\$65	\$342	\$1,649	\$4,243	\$2,080	\$2,163

Note: the current fee listed is the average of the fees for the current service areas north of the Broad River. Some existing fees are based on housing type, so for comparison, a multifamily unit is assumed to be 1,500 square feet and less.

[1] The nonresidential Fire Development Impact Fee is based on fire hazard level. The complexity of fire safety is determined case by case, so for illustrative purposes the nonresidential fee listed is based on EDUs per 1,000 square feet.

Housing Stock

Listed in Figure 108, there are a total of 33,812 housing units in the North of the Broad Service Area. Of the total, 81 percent are occupied by permanent residents. Additionally, there are 16,681 owner-occupied households and 10,716 renter-occupied households. The majority (87 percent) of the housing in the service area is single family units.

Figure 108. Housing Stock Characteristics – North of the Broad

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined					
	Persons	HsehlDs	Persons	HsehlDs	Persons	HsehlDs	Hsg Units	PPHH	PPHU	
Single family [1]	43,820	16,395	23,400	7,437	67,220	23,832	29,254	2.82	2.30	
2 to 4	162	101	1,682	805	1,844	906	1,238	2.04	1.49	
5 or more	334	185	5,161	2,474	5,495	2,659	3,320	2.07	1.66	
Total	44,316	16,681	30,243	10,716	74,559	27,397	33,812	2.72	2.21	
							Vacant HU	6,415		
							Occupancy Rate	81%		
Summary by Type of Housing	Totals									
	Persons	HsehlDs	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix			
Single Family [1]	67,220	23,832	29,254	2.82	2.30	87%	87%			
Multifamily [2]	7,339	3,565	4,558	2.06	1.61	13%	13%			
Total	74,559	27,397	33,812	2.72	2.21	100%	100%			

[1] Includes attached and detached single family homes and mobile homes

[2] Includes all other types

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Household Income

The purchasing power of northern residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the North Service Area was \$62,548. By using the US Bureau of Labor Statistics' CPI Calculator, the current household income is estimated at \$63,641. The annual income for a household making 80 percent of the area's median is \$50,913, or \$4,243 per month. This is done for renter-occupied households as well.

Figure 109. Median Household Income – North of the Broad

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	Hsehold Income Factor	80% of Median Annual Income	Monthly Income
Owner-occupied	\$62,548	\$63,641	80%	\$50,913	\$4,243
Renter-occupied	\$40,001	\$40,700	80%	\$32,560	\$2,713

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics CPI Calculator

Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to May, 2020 dollars.

Cost of Homeownership

The analysis uses seven categories to calculate the baseline cost of homeownership in the North Service Area: purchase price; mortgage payment; property tax; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

Furthermore, monthly household costs vary across the service area. To address this variation, when possible the analysis applies an average. The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the North Service Area in 2018 was \$186,107 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be \$189,360.

There are a few different impact fees that exist in the North of the Broad Service Area. The average impact fee for Beaufort County, municipalities, and fire districts is estimated at \$2,080. Taking a conservative approach, the full impact fee amount is added to the purchasing price, resulting in the purchasing price increasing to \$191,440.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principle and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($\$191,440 \times 20\% = \$38,288$). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($\$191,440 - \$38,288 = \$153,152$). As of July 7th, 2020, an interest rate of 3.22 percent is assumed for the home purchase based on a survey of competitive interest rates in Beaufort County (www.bankrate.com). The monthly mortgage payment is \$664.

Property Tax

To calculate annual property tax, homes in Beaufort County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 0.149. Assumed in the analysis, annual property tax for the average valued home is \$1,141 ($\$191,440 \times 4\% \times 0.149 = \$1,141$).

Solid Waste Collection Fee

Portion of the North Service Area require a resident to either transport their garbage to a refuse site or hire a private company. For this analysis, a weekly pick-up service was researched online. The service was found to cost an average of \$17 per month (May River Disposal).

Water, Sewer, and Electric Utilities

From the Beaufort – Jasper Water & Sewer Authority, an average household consumes 7,000 gallons of water a month. By combining the water usage with the Authority's water rate, a monthly charge for water of \$33.60 is estimated.

On average, a household generates 7,000 gallons of wastewater per month. Based on the sewer rates, a household that generates the average amount of wastewater will be charged the maximum amount, \$55 per month.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges \$127.13.

As a result, there is an estimated monthly bill of \$216 per month for these utilities.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Beaufort County. From their website, the three services costs \$90 per month.

Homeowner's Insurance

Homeowner's insurance provides protection for the home and is generally required when a home has a mortgage. The average cost for homeowner's insurance in Beaufort County is estimated to be \$800 per year (www.insurance.com).

Monthly Payment

By compiling the month obligations, it is estimated that the monthly cost for homeownership is \$1,149. At the end of this chapter the monthly costs are listed in Figure 112.

Cost of Renting

The cost of renting a home in the North of the Broad Service Area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated to be \$1,062. With the US Bureau of Labor Statistics' CPI Calculator, the current cost of renting is estimated to be \$1,080.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the North Service Area.

Scenario 1: Baseline Conditions

Figure 110 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the results, owner-occupied housing costs are below the affordability cost burden for households whose income is 80 percent of the area's median income. Renter-occupied housing cost are above the threshold.

Figure 110. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$4,243	\$1,149	27.1%
Renter-Occupied	\$2,713	\$1,086	40.0%

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 108, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing size, the owner-occupied housing unit will be assessed the fee for an average sized single family unit (\$3,468) and the renter-occupied housing unit will be assessed the fee for an average sized multifamily unit (\$1,907).

However, there are existing development impact fees for Beaufort County which are being replaced by the maximum supportable fee amount. For a single family unit, the fee is increased by \$1,388. For a multifamily unit, the fee is increased by \$57.

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household’s mortgage payment and property tax, see Figure 112. For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped by the landlord through an increase in monthly rent and will be recouped over 30 years.

Listed in Figure 111, the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing only increases by 0.1 percentage points while the increase in costs for renter-occupied housing is low enough that the cost burden ratio is unaffected.

Figure 111. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$4,243	\$1,154	27.2%
Renter-Occupied	\$2,713	\$1,085	40.0%

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. Currently, home ownership is below the affordability threshold, but renting is above the threshold. **This analysis has concluded that the maximum supportable development impact fee results in a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burdens are unaffected.** As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the

home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 112. Cost of Homeownership – North of the Broad

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	Scenario 2 Baseline Condition + Impact Fee
Purchase Price	\$191,440	\$192,828
Down Payment	\$38,288	\$38,566
Loan Amount	\$153,152	\$154,262
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.22%	3.22%
Monthly Interest Rate	0.27%	0.27%
Monthly Payment	\$664	\$669
Property Tax - County (per month)	\$40	\$40
Property Tax - City (per month)	\$6	\$6
Property Tax - School Debt (per month)	\$20	\$20
Property Tax - Fire (per month)	\$29	\$29
Solid Waste Collection Fee	\$17	\$17
Water, Sewer, Electric Utilities	\$216	\$216
Telephone, Cable, Internet Utilities	\$90	\$90
Homeowners Insurance	\$67	\$67
Monthly Cost	\$1,149	\$1,154

South of the Broad Service Area Housing Affordability Analysis

Maximum Supportable Development Impact Fee

The development impact fees found in Figure 113 represent the highest amount supportable for housing units by size, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on affordable housing in Beaufort County (i.e. the maximum supportable development impact fee amount). If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 113. Maximum Supportable Development Impact Fee – South of the Broad

South of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Fire [1]	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential Fee by Housing Size (square feet)									
1,000 or less	\$282	\$151	\$95	\$79	\$1,223	\$601	\$2,431	\$3,176	(\$745)
1,001 to 1,250	\$353	\$189	\$118	\$99	\$1,529	\$742	\$3,030	\$3,176	(\$146)
1,251 to 1,500	\$423	\$227	\$138	\$119	\$1,801	\$872	\$3,580	\$3,176	\$404
1,501 to 1,750	\$470	\$252	\$155	\$132	\$2,039	\$1,001	\$4,049	\$3,799	\$250
1,751 to 2,000	\$517	\$278	\$169	\$145	\$2,242	\$1,084	\$4,435	\$3,799	\$636
2,001 to 2,500	\$588	\$316	\$193	\$165	\$2,548	\$1,260	\$5,070	\$3,799	\$1,271
2,501 to 3,000	\$658	\$353	\$213	\$185	\$2,820	\$1,343	\$5,572	\$3,799	\$1,773
3,001 to 3,500	\$705	\$379	\$230	\$198	\$3,024	\$1,473	\$6,009	\$3,799	\$2,210
3,501 or 4,000	\$752	\$404	\$245	\$211	\$3,228	\$1,555	\$6,395	\$3,799	\$2,596
4,001 or more	\$776	\$417	\$258	\$218	\$3,398	\$1,649	\$6,716	\$3,799	\$2,917

Note: the current fee listed is the average of the fees for the current service areas south of the Broad River. Some existing fees are based on housing type, so for comparison, a multifamily unit is assumed to be 1,500 square feet and less.

[1] The nonresidential Fire Development Impact Fee is based on fire hazard level. The complexity of fire safety is determined case by case, so for illustrative purposes the nonresidential fee listed is based on EDUs per 1,000 square feet.

Housing Stock

Listed in Figure 114, there are a total of 62,583 housing units in the South of the Broad Service Area. Of the total, 66 percent are occupied by permanent residents. Additionally, there are 31,806 owner-occupied households and 9,581 renter-occupied households. The majority (82 percent) of the housing in the service area is single family units.

Figure 114. Housing Stock Characteristics – South of the Broad

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined					
	Persons	Hsehlds	Persons	Hsehlds	Persons	Hsehlds	Hsg Units	PPHH	PPHU	
Single family [1]	68,284	29,554	14,395	4,270	82,679	33,824	44,748	2.44	1.85	
2 to 4	917	502	2,333	905	3,250	1,407	2,539	2.31	1.28	
5 or more	2,981	1,750	10,370	4,406	13,351	6,156	15,296	2.17	0.87	
Total	72,182	31,806	27,098	9,581	99,280	41,387	62,583	2.40	1.59	
							Vacant HU	21,196		
							Occupancy Rate	66%		
Summary by Type of Housing	Totals									
	Persons	Hsehlds	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix			
Single Family [1]	82,679	33,824	44,748	2.44	1.85	82%	72%			
Multifamily [2]	16,601	7,563	17,835	2.20	0.93	18%	28%			
Total	99,280	41,387	62,583	2.40	1.59	100%	100%			

[1] Includes attached and detached single family homes and mobile homes

[2] Includes all other types

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Household Income

The purchasing power of southern residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the South Service Area was \$80,527. By using the US Bureau of Labor Statistics' CPI Calculator, the current household income is estimated at \$81,934. The annual income for a household making 80 percent of the area's median is \$65,547, or \$5,462 per month. This is done for renter-occupied households as well.

Figure 115. Median Household Income – South of the Broad

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	Household Income Factor	80% of Median Annual Income	Monthly Income
Owner-occupied	\$80,527	\$81,934	80%	\$65,547	\$5,462
Renter-occupied	\$49,220	\$50,080	80%	\$40,064	\$3,339

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics CPI Calculator

Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to March, 2020 dollars.

Cost of Homeownership

The analysis uses seven categories to calculate the baseline cost of homeownership in the South Service Area: purchase price; mortgage payment; property tax; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

Furthermore, monthly household costs vary across the service area. To address this variation, when possible the analysis applies an average. The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the South Service Area in 2018 was \$364,583 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be \$370,956.

There are several different impact fees that exist in the South of the Broad Service Area. The average impact fee for Beaufort County, municipalities, and fire districts is estimated at \$4,124. Taking a conservative approach, the full impact fee amount is added to the purchasing price, resulting in the purchasing price increasing to \$375,080.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principle and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($\$375,080 \times 20\% = \$75,016$). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($\$375,080 - \$75,016 = \$300,064$). An interest rate of 3.22 percent is assumed for the home purchase based on a survey of competitive interest rates in Beaufort County (www.bankrate.com). The monthly mortgage payment is \$1,301.

Property Tax

To calculate annual property tax, homes in Beaufort County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 0.133. Assumed in the analysis, annual property tax for the average valued home is \$1,998 ($\$375,080 \times 4\% \times 0.133 = \$1,998$).

Solid Waste Collection Fee

Portion of the South Service Area require a resident to either transport their garbage to a refuse site or hire a private company. For this analysis, a weekly pick-up service was researched online. The service was found to cost an average of \$17 per month (May River Disposal).

Water, Sewer, and Electric Utilities

From the Beaufort – Jasper Water & Sewer Authority, an average household consumes 7,000 gallons of water a month. By combining the water usage with the Authority's water rate, a monthly charge for water of \$33.60 is estimated.

On average, a household generates 7,000 gallons of wastewater per month. Based on the sewer rates, a household that generates the average amount of wastewater will be charged the maximum amount, \$55 per month.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges \$127.13.

As a result, the average monthly bill for these utilities is \$216.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Beaufort County. From their website, the three services costs \$90 per month.

Homeowner’s Insurance

Homeowner’s insurance provides protection for the home and is generally required when a home has a mortgage. The average cost for homeowner’s insurance in Beaufort County is estimated to be \$800 per year (www.insurance.com).

Monthly Payment

By compiling the month obligations, it is estimated that the monthly cost for homeownership is \$1,857. At the end of this chapter the monthly costs are listed in Figure 118.

Cost of Renting

The cost of renting a home in the South of the Broad Service Area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated to be \$1,298. With the US Bureau of Labor Statistics’ CPI Calculator, the current cost of renting is estimated to be \$1,320.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the South Service Area.

Scenario 1: Baseline Conditions

Figure 116 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the results, owner-occupied and renter-occupied housing costs are above the limit considered for affordability for households whose income is 80 percent of the County’s median income.

Figure 116. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,462	\$1,857	34.0%
Renter-Occupied	\$3,339	\$1,330	39.8%

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 114, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing type, the owner-occupied housing unit will be assessed the fee for an average sized single family unit (\$5,572) and the renter-occupied housing unit will be assessed the fee for an average sized multifamily unit (\$3,030).

However, there are existing development impact fees for Beaufort County which are being replaced by the maximum supportable fee amount. For a single family unit, the fee is increased by \$1,773. For a multifamily unit, the fee is decreases by \$146.

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household’s mortgage payment and property tax, see Figure 118. For renter-occupied housing units, the decrease in the fee results in a decrease in rent for the next 30 years.

Listed in Figure 117, the monthly costs for owners only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing increases by 0.1 percentage point, while the decrease in costs for renter-occupied housing is low enough that the cost burden ratio is unaffected.

Figure 117. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,462	\$1,864	34.1%
Renter-Occupied	\$3,339	\$1,329	39.8%

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. **This analysis has concluded that the maximum supportable development impact fee results in a marginal increase to the monthly cost for homeowners and the cost burden is unaffected for renters.** As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 118. Cost of Homeownership – South of the Broad

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	Scenario 2 Baseline Condition + Impact Fee
Purchase Price	\$375,080	\$376,852
Down Payment	\$75,016	\$75,370
Loan Amount	\$300,064	\$301,482
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.22%	3.22%
Monthly Interest Rate	0.27%	0.27%
Monthly Payment	\$1,301	\$1,307
Property Tax - County (per month)	\$78	\$79
Property Tax - City (per month)	\$26	\$26
Property Tax - School Debt (per month)	\$40	\$40
Property Tax - Fire (per month)	\$23	\$23
Solid Waste Collection Fee	\$17	\$17
Water, Sewer, Electric Utilities	\$216	\$216
Telephone, Cable, Internet Utilities	\$90	\$90
Homeowners Insurance	\$67	\$67
Monthly Cost	\$1,857	\$1,864

APPENDIX B: LAND USE ASSUMPTIONS

Population and Housing Characteristics

Impact fees often use per capita standards and persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. According to the state of South Carolina's Department of Parks, Recreation, and Tourism, Beaufort County is the third most visited county in the state. In 2016, it was estimated that 3 million visitors came to the County. As a result, it is not just permanent residents occupying housing units. In response, County infrastructure and operating service levels are sized to accommodate not just permanent residents, but seasonal residents, seasonal workers, and visitors as well. Thus, TischlerBise recommends that fees for residential development in Beaufort County be imposed according to persons per household.

Figure 119 shows the US Census American Community Survey 2017 5-Year Estimates data for the unincorporated areas of Beaufort County. Single family units have a household size of 2.60 persons and multifamily units have a household size of 2.15 persons.

Figure 119. Beaufort County Persons per Household – Unincorporated Areas

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	149,899	74,002	2.03	57,656	2.60	77%
Multifamily [2]	23,940	22,393	1.07	11,128	2.15	23%
Total	173,839	96,395	1.80	68,784	2.53	

[1] Includes attached and detached single family homes

[2] Includes structures with 2+ units

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The persons per household factors are calculate below for other portions of Beaufort County.

Figure 120. Beaufort County Persons per Household – Countywide

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	149,899	74,002	2.03	57,656	2.60	77%
Multifamily [2]	23,940	22,393	1.07	11,128	2.15	23%
Total	173,839	96,395	1.80	68,784	2.53	

[1] Includes attached and detached single family homes

[2] Includes structures with 2+ units

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Figure 121. Beaufort County Persons per Household – North of the Broad Service Area

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	67,220	29,254	2.30	23,832	2.82	87%
Multifamily [2]	7,339	4,558	1.61	3,565	2.06	13%
Total	74,559	33,812	2.21	27,397	2.72	

[1] Includes attached and detached single family homes and mobile homes

[2] Includes structures with 2+ units

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Figure 122. Beaufort County Persons per Household – South of the Broad Service Area

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	82,679	44,748	1.85	33,824	2.44	72%
Multifamily [2]	16,601	17,835	0.93	7,563	2.20	28%
Total	99,280	62,583	1.59	41,387	2.40	

[1] Includes attached and detached single family homes and mobile homes

[2] Includes structures with 2+ units

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The previous figures are to illustrate the varying sizes of households in Beaufort County. **In Appendix C, persons per households are calculated by housing size.** A housing size analysis allows for more specific demand factors for residential demand and development impact fee calculations. See chapter for further details and calculations.

Base Year Population and Housing Units

There are three types of populations included in the Beaufort County development impact fee study:

- 1) Permanent Residents
- 2) Seasonal Residents
- 3) Visitors

As mentioned, the County is a destination for vacationers and because of the presence of temporary residents and visitors, County facilities and services have been sized to accommodate the additional demand. The seasonal population includes residents who have second homes in the County and the seasonal labor influx during peak tourism months. The visitor population includes overnight and day visitors. This section details the three population types.

Permanent Residents

The County's Transportation Model provides permanent population projections at a Traffic Analysis Zone (TAZ) level. In 2010, a countywide permanent population was estimated at 162,233. Since 2010, there has been an increase of 21,479 residents, a 13 percent increase. In the base year, the permanent population in the unincorporated areas is estimated to be 72,954 and 110,759 in the incorporated areas.

Figure 123. Permanent Population

	2010	2011	2012	2013	2014	2015	2016	2017	2018	Base Year 2019	Total Increase
Permanent Population											
Unincorporated	63,556	64,600	65,644	66,689	67,733	68,777	69,821	70,865	71,910	72,954	9,398
Incorporated	98,677	100,019	101,362	102,704	104,047	105,389	106,731	108,074	109,416	110,759	12,082
Countywide	162,233	164,620	167,006	169,393	171,779	174,166	176,553	178,939	181,326	183,712	21,479

Source: Beaufort County TAZ Transportation Model

Seasonal Residents

To calculate the seasonal population, the seasonal housing total from the Transportation Model is multiplied by the average persons per household factor (PPHH). Based on the US Census American Community Survey, the average household size in the incorporated areas of the county is slightly smaller than in unincorporated areas. As a result, there are 39,122 seasonal residents in Beaufort County.

Figure 124. Seasonal Population

2019	Seasonal Housing Units	PPHH	Seasonal Residents
Unincorporated	4,625	2.56	11,841
Incorporated	10,956	2.49	27,281
Countywide	15,582		39,122

Source: Beaufort County TAZ Transportation Model

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Seasonal Visitors

According to the Beaufort County Convention and Visitor Bureau, there was over 3 million visitors to the County. The majority of stays being on Hilton Head Island, but the City of Beaufort and the Town of Bluffton are home to visitors as well.

Figure 125. Total Countywide Visitors

Destinations	Visitors
City of Beaufort	219,914
Town of Bluffton	122,364
Hilton Head Island	2,677,951
Total	3,020,229

Source: Beaufort County Convention and Visitor Bureau, 2017

In Figure 126, the County’s daily peak visitor population is calculated. The estimated total of visitors is 3,020,229. From the County’s 2010 Comprehensive Plan, an average stay is five days long. Resulting in 15.1 million visitor-stay days, or an average daily total of 41,373. Found in the Comprehensive Plan, during the peak month (July), the visitor population spikes to 132 percent of the annual average. This factor is applied to the County’s average to calculate the daily peak season visitor total. As a result, it is estimated that Beaufort County’s daily peak season visitor population is 54,612.

Figure 126. Peak Season Daily Countywide Visitor Total

Total Visitors	3,020,229
Average Length of Stay (days)	5
Visitor Stays (days)	15,101,145
Average Daily Visitor Total	41,373

Peak Season Factor	1.32
Peak Daily Visitor Total (July)	54,612

Source: Beaufort County Convention and Visitor Bureau, 2017; Beaufort County 2010 Comprehensive Plan

Peak Population

By combining the three population types, the County's peak population is calculated. In total, it is estimated that in 2019, Beaufort County's peak population is 277,447.

Figure 127. Base Year Peak Population

Countywide	Base Year
Permanent Residents	183,712
Seasonal Residents	39,122
Peak Daily Visitors	54,612
Total Peak Population	277,447

Housing Units

Beaufort County's Transportation Model includes projections for households and seasonal units. To find the number of housing units, the US Census Bureau's American Community Survey nonseasonal vacancy rate is added to the Transportation Model's household projections. In unincorporated areas the vacancy rate is 8.36 percent and in incorporated areas the vacancy rate is 10.23 percent. As a result, in the base year there are 33,308 units in Unincorporated Beaufort County and 47,152 units in Incorporated Beaufort County. Also, from the Transportation Model, there are 15,582 units countywide that are considered seasonal units.

Figure 128. Base Year Housing Units by Location

Beaufort County	2019
Unincorporated Units	33,308
Incorporated Units	47,152
Seasonal Units	15,582
Total Housing Units	96,042

Source: Beaufort County TAZ Transportation Model; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The housing type split for unincorporated and incorporated areas are applied to the totals to estimate the number of single family and multifamily homes in the County. Listed in Figure 129, there are estimated to be 72,441 single family units (including mobile homes) and 23,601 multifamily units countywide.

Figure 129. Base Year Housing Units by Housing Type

Housing Type	2019
Single Family [1]	72,441
Multifamily	23,601
Total Housing Units	96,042

[1] Note: includes single family and mobile homes
Source: Beaufort County TAZ Transportation Model; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Population and Housing Unit Projections

As a result of the unique characteristics of Beaufort County, several residential projections have been estimated. Shown in Figure 130, permanent population in the unincorporated and incorporated areas of the County are projected along with seasonal and visitor population. After discussions with County staff, it was determined that using the 2029 projections in the Transportation Model for a 10-year estimation would be underestimating future growth since the County has grown quicker than previously anticipated. As such, the 2035 population estimates for permanent residents has been shifted and used as the 10-year estimated growth.

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Over the next ten years, the unincorporated areas of the County are projected to increase by 15,161 residents and the incorporated areas of the County are projected to increase by 26,096 residents.

Countywide seasonal population projection is based on seasonal housing unit growth. Each new seasonal unit is estimated to generate the person per housing unit average of 2.53 residents. As a result, 3,534 seasonal residents are projected through 2029. The seasonal population is assumed to be an accurate proxy for the County’s attractiveness for tourism, so the visitor population is anticipated to increase at the same rate as seasonal residents. The peak daily visitor population is projected to increase by 4,931 by 2029.

Additionally, the 10-year growth of housing in Beaufort County is projected to equal the 2035 projection in the County’s Transportation Model. Vacancy rates are applied to the household totals to calculate total housing units. Over the next ten years, 6,500 units are projected in the unincorporated areas of the County; 11,184 units are projected in the incorporated areas; and an additional 1,278 seasonal units countywide are projected. This totals 18,962 new units, a 20 percent increase. Of the increase, 75 percent is single family units and 25 percent is multifamily units.

Figure 130. Annual Residential Development Projections - Countywide

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Population												
Permanent Unincorp. Residents	72,954	74,470	75,986	77,502	79,018	80,534	82,050	83,566	85,082	86,598	88,115	15,161
Permanent Incorp. Residents	110,758	113,368	115,978	118,588	121,198	123,808	126,418	129,028	131,638	134,248	136,855	26,096
Seasonal Residents	39,122	39,746	40,070	40,394	40,718	41,042	41,366	41,689	42,013	42,337	42,656	3,534
Peak Daily Visitors	54,612	55,483	55,935	56,387	56,839	57,291	57,743	58,194	58,646	59,098	59,543	4,931
Total Peak Population	277,446	283,067	287,969	292,871	297,773	302,675	307,577	312,477	317,379	322,281	327,168	49,722
Housing Units												
Unincorporated Units	33,308	33,958	34,608	35,258	35,908	36,558	37,208	37,858	38,508	39,158	39,808	6,500
Incorporated Units	47,152	48,270	49,388	50,506	51,624	52,742	53,860	54,978	56,096	57,214	58,336	11,184
Seasonal Units	15,582	15,710	15,838	15,966	16,094	16,222	16,350	16,478	16,606	16,734	16,860	1,278
Total Housing Units	96,042	97,938	99,834	101,730	103,626	105,522	107,418	109,314	111,210	113,106	115,004	18,962
Housing Type												
Single Family	72,441	73,848	75,254	76,661	78,067	79,473	80,880	82,286	83,692	85,099	86,506	14,065
Multifamily	23,601	24,090	24,580	25,069	25,559	26,049	26,538	27,028	27,518	28,007	28,498	4,897
Total Housing Units	96,042	97,938	99,834	101,730	103,626	105,522	107,418	109,314	111,210	113,106	115,004	18,962

Source: Beaufort County TAZ Transportation Model; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; Beaufort County Convention and Visitor Bureau, 2017

Current Employment and Nonresidential Floor Area

The impact fee study will include nonresidential development as well. Listed in Figure 131, it is estimated that there are 50,621 jobs in incorporated areas of Beaufort County and 15,859 jobs in Unincorporated Beaufort County. This results in 66,480 jobs countywide. The estimate is from Traffic Analysis Zone (TAZ) data, provided in the County's Transportation Model. The model forecasts employment growth for the entire County for the years of 2010, 2020, 2030, and 2040. To find the total employment in the base year, 2019, a straight-line approach from 2010 to 2020 was used.

Summarizing the employment totals to several industry sectors allows for a streamlined implementation process of the impact fees and straightforward development projections. The majority of jobs in the county are considered Office/Service, while Retail and Industrial jobs have a significant portion of the market as well.

Figure 131. Employment by Industry (2019)

Industry	Incorp. County Jobs	Unincorp. County Jobs	Countywide Jobs	%
Retail	12,819	3,124	15,943	24%
Office/Service	21,211	6,255	27,466	41%
Industrial	10,688	4,137	14,825	22%
Institutional	5,903	2,343	8,246	12%
Total	50,621	15,859	66,480	100%

Source: Beaufort County TAZ Transportation Model

Base year nonresidential floor area for the industry sectors are calculated with the Institution of Transportation Engineers' (ITE) square feet per employee averages, Figure 132. **For the Retail industry the Shopping Center factors are used, for Office/Service the General Office factors are used, for Industrial the Manufacturing factors are used, and for Institutional the Hospital factors are used.**

Figure 132. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use	Demand Unit	Emp Per Dmd Unit	Sq Ft Per Emp
110	Light Industrial	1,000 Sq Ft	1.63	615
130	Industrial Park	1,000 Sq Ft	1.16	864
140	Manufacturing	1,000 Sq Ft	1.59	628
150	Warehousing	1,000 Sq Ft	0.34	2,902
254	Assisted Living	bed	0.61	na
520	Elementary School	1,000 Sq Ft	0.93	1,076
610	Hospital	1,000 Sq Ft	2.83	354
710	General Office (avg size)	1,000 Sq Ft	2.97	337
714	Corporate Headquarters	1,000 Sq Ft	3.44	291
760	Research & Dev Center	1,000 Sq Ft	3.42	292
770	Business Park	1,000 Sq Ft	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	2.34	427

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

By combining the base year job totals and the ITE square feet per employee factors, the nonresidential floor area is calculated in Figure 133. There is an estimated total of 21.4 million square feet of

nonresidential floor area in the incorporated areas of Beaufort County and 6.9 million square feet of floor area in the Unincorporated Beaufort County. This results in 28.3 million square feet of floor area countywide. The Office/Service and Industrial industries account for two-thirds of the total floor area, while Retail accounts for close to a quarter of the total.

Figure 133. Base Year Nonresidential Floor Area

Industry	Incorp. County Floor Area (sq. ft.)	Unincorp. County Floor Area (sq. ft.)	Countywide Floor Area (sq. ft.)	%
Retail	5,473,713	1,333,948	6,807,661	24%
Office/Service	7,148,107	2,107,935	9,256,042	33%
Industrial	6,712,064	2,598,036	9,310,100	33%
Institutional	2,089,662	829,422	2,919,084	10%
Total	21,423,546	6,869,341	28,292,887	100%

Source: Beaufort County TAZ Transportation Model; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Nonresidential Floor Area and Employment Projections

Beaufort County has grown quicker than anticipated in recent years and consistent with the residential projections, it was determined that the 2035 estimates from the County's Transportation Model would be a better 10-year estimate than 2029. Over the ten-year projection period, it is estimated that there will be an increase of 16,253 jobs countywide, a 5,213 increase in the unincorporated areas. The majority of the increase comes from the Office/Service industry (38%), however, the Industrial sector (26%) and the Retail sector (21%) have a significant impact as well.

The nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job totals. In the next ten years, the nonresidential floor area countywide is projected to increase by 7 million square feet, the unincorporated areas increasing by 2.3 million square feet. The Industrial and Office/Service sectors have the greatest increase.

Figure 134. Employment and Nonresidential Floor Area Projections - Countywide

Industry	Base Year											Total Increase
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Countywide Jobs												
Retail	15,943	16,311	16,678	17,046	17,414	17,782	18,149	18,517	18,885	19,252	19,620	3,677
Office/Service	27,466	28,117	28,769	29,420	30,072	30,723	31,374	32,026	32,677	33,329	33,980	6,514
Industrial	14,825	15,223	15,620	16,018	16,415	16,813	17,210	17,608	18,005	18,403	18,801	3,976
Institutional	8,246	8,455	8,663	8,872	9,080	9,289	9,498	9,706	9,915	10,123	10,332	2,086
Total	66,480	68,105	69,731	71,356	72,981	74,606	76,232	77,857	79,482	81,107	82,733	16,253
Unincorporated County Jobs												
Retail	3,124	3,231	3,339	3,446	3,553	3,661	3,768	3,875	3,982	4,090	4,197	1,073
Office/Service	6,255	6,454	6,653	6,852	7,051	7,250	7,448	7,647	7,846	8,045	8,244	1,989
Industrial	4,137	4,275	4,413	4,551	4,689	4,828	4,966	5,104	5,242	5,380	5,518	1,381
Institutional	2,343	2,420	2,497	2,574	2,651	2,728	2,805	2,882	2,959	3,036	3,113	770
Total	15,859	16,380	16,902	17,423	17,944	18,465	18,987	19,508	20,029	20,550	21,072	5,213
Countywide Nonresidential Floor Area (1,000 sq. ft.)												
Retail	6,808	6,965	7,122	7,279	7,436	7,593	7,750	7,907	8,064	8,221	8,378	1,570
Office/Service	9,256	9,476	9,695	9,915	10,134	10,354	10,573	10,793	11,012	11,232	11,451	2,195
Industrial	9,310	9,560	9,809	10,059	10,309	10,558	10,808	11,058	11,307	11,557	11,807	2,497
Institutional	2,919	2,993	3,067	3,141	3,214	3,288	3,362	3,436	3,510	3,584	3,658	738
Total	28,293	28,993	29,693	30,393	31,093	31,793	32,493	33,193	33,893	34,593	35,293	7,000
Unincorporated County Nonresidential Floor Area (1,000 sq. ft.)												
Retail	1,334	1,380	1,426	1,471	1,517	1,563	1,609	1,655	1,700	1,746	1,792	458
Office/Service	2,108	2,175	2,242	2,309	2,376	2,443	2,510	2,577	2,644	2,711	2,778	670
Industrial	2,598	2,685	2,771	2,858	2,945	3,032	3,118	3,205	3,292	3,379	3,465	867
Institutional	829	857	884	911	938	966	993	1,020	1,047	1,075	1,102	272
Total	6,869	7,096	7,323	7,550	7,777	8,003	8,230	8,457	8,684	8,911	9,137	2,268

Source: Beaufort County TAZ Transportation Model; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Functional Population

Both residential and nonresidential developments increase the demand on County services and facilities. To calculate the proportional share between residential and nonresidential demand on service and facilities, a functional population approach is used. The functional population approach allocates the cost of the facilities to residential and nonresidential development based on the activity of residents and workers in the County through the 24 hours in a day. A countywide approach is necessary for this analysis.

Residents that do not work are assigned 20 hours per day to residential development and 4 hours per day to nonresidential development (annualized averages). Residents that work in Beaufort County are assigned 14 hours to residential development and 10 hours to nonresidential development. Residents that work outside the County are assigned 14 hours to residential development, the remaining hours in the day are assumed to be spent outside of the County working. Inflow commuters are assigned 10 hours to nonresidential development. Based on 2015 functional population data, residential development accounts for 75 percent of the functional population, while nonresidential development accounts for 25 percent, see Figure 135.

Figure 135. Beaufort County Functional Population

Demand Units in 2015				
			Demand Hours/Day	Person Hours
Residential				
Population*	171,420			
Residents Not Working	112,360		20	2,247,200
Employed Residents	59,060			
Employed in Beaufort County	40,960		14	573,440
Employed outside Beaufort County	18,100		14	253,400
			Residential Subtotal	3,074,040
			Residential Share =>	75%
Nonresidential				
Non-working Residents	112,360		4	449,440
Jobs Located in Beaufort County	58,417			
Residents Employed in Beaufort County	40,960		10	409,600
Non-Resident Workers (inflow commuters)	17,457		10	174,570
			Nonresidential Subtotal	1,033,610
			Nonresidential Share =>	25%
			TOTAL	4,107,650

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
 * Source: U.S. Census Bureau, American Community Survey, 2015 (countywide population)

Vehicle Trip Generation

Residential Vehicle Trips

A customized trip rate is calculated for the single family and multifamily units in Unincorporated Beaufort County. In Figure 136, the most recent data from the US Census American Community Survey is inputted into equations provided by the ITE to calculate the trip ends per housing unit factor. A single family unit is estimated to generate 7.90 trip ends on an average weekday and a multifamily unit is estimated to generate 4.10 trip ends on an average weekday.

Figure 136. Customized Residential Trip End Rates – Unincorporated Beaufort County

	Vehicles Available (1)	Households (2)			Vehicles per Household by Tenure
		Single Family*	Multifamily Units	Total HHs	
Owner-occupied	49,334	26,816	321	27,137	1.82
Renter-occupied	15,694	7,328	3,143	10,471	1.50
TOTAL	65,028	34,144	3,464	37,608	1.73
Housing Units (6) =>		41,414	4,567	45,981	
Persons per Housing Unit =>		2.15	1.61	2.09	

	Persons (3)	Trip Ends (4)	Vehicles by Type of Housing	Trip Ends (5)	Average Trip Ends	Trip Ends per Housing Unit
Single Family*	88,940	265,367	59,734	389,511	327,439	7.90
Multifamily	7,351	16,753	5,294	21,153	18,953	4.10
TOTAL	96,291	282,120	65,028	410,664	346,392	7.50

* Includes Single Family Detached, Attached, and Manufactured Homes

(1) Vehicles available by tenure from Table B25046, 2013-2017 American Community Survey 5-Year Estimates.

(2) Households by tenure and units in structure from Table B25032, American Community Survey, 2013-2017.

(3) Persons by units in structure from Table B25033, American Community Survey, 2013-2017.

(4) Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is $EXP(0.89 * LN(persons) + 1.72)$. To approximate the average population of the ITE studies, persons were divided by 286 and the equation result multiplied by 286. For multifamily housing (ITE 221), the fitted curve equation is $(2.29 * persons) - 81.02$.

(5) Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is $EXP(0.99 * LN(vehicles) + 1.93)$. To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 485 and the equation result multiplied by 485. For multifamily housing (ITE 220), the fitted curve equation is $(3.94 * vehicles) + 293.58$ (ITE 2012).

(6) Housing units from Table B25024, American Community Survey, 2012-2016.

Residential Vehicle Trips Adjustment Factors

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. As a result, so to not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person’s home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture County residents’ work bound trips that are outside of the County. The trip adjustment factor includes two components. According to the National Household Travel Survey (2009), home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web

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application "OnTheMap", 31 percent of Beaufort County workers travel outside the County for work. In combination, these factors account for 5 percent of additional production trips ($0.31 \times 0.50 \times 0.31 = 0.05$). Shown in Figure 137, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (5 percent of production trips) for a total of 55 percent.

Figure 137. Trip Adjustment Factor for Commuters

Employed Beaufort County Residents (2015)	59,060
Residents Working in the County (2015)	40,960
Residents Commuting Outside of the County for Work	18,100
Percent Commuting Out of the County	31%
Additional Production Trips	5%
Standard Trip Adjustment Factor	50%
Residential Trip Adjustment Factor	55%

Source: U.S. Census, OnTheMap Application, 2015

Note: Countywide totals are used

Nonresidential Vehicle Trips

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 10th edition of *Trip Generation*. To estimate the trip generation in Beaufort County, the weekday trip end per 1,000 square feet factors highlighted in Figure 138 are used.

Figure 138. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use	Demand Unit	Wkdy Trip Ends Per Dmd Unit	Wkdy Trip Ends Per Employee
110	Light Industrial	1,000 Sq Ft	4.96	3.05
130	Industrial Park	1,000 Sq Ft	3.37	2.91
140	Manufacturing	1,000 Sq Ft	3.93	2.47
150	Warehousing	1,000 Sq Ft	1.74	5.05
254	Assisted Living	bed	2.60	4.24
520	Elementary School	1,000 Sq Ft	19.52	21.00
610	Hospital	1,000 Sq Ft	10.72	3.79
710	General Office (avg size)	1,000 Sq Ft	9.74	3.28
714	Corporate Headquarters	1,000 Sq Ft	7.95	2.31
760	Research & Dev Center	1,000 Sq Ft	11.26	3.29
770	Business Park	1,000 Sq Ft	12.44	4.04
820	Shopping Center (avg size)	1,000 Sq Ft	37.75	16.11

Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017)

For nonresidential land uses, the standard 50 percent adjustment is applied to Office/Service, Industrial, and Institutional. A lower vehicle trip adjustment factor is used for Retail because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

In Figure 139, the Institute for Transportation Engineers’ land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

Figure 139. Daily Vehicle Trip Factors

Land Use	ITE Codes	Vehicle Trip Ends	Adjustment Factor
Residential (per housing unit)			
Single Family	210	7.90	55%
Multifamily	220	4.10	55%
Nonresidential (per 1,000 square feet)			
Retail	820	37.75	38%
Office/Service	710	9.74	50%
Institutional	610	10.72	50%
Industrial	140	3.93	50%

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Vehicle Trip Projection

The base year vehicle trip totals and vehicle trip projections are calculated by combining the vehicle trip end factors, the trip adjustment factors, and the residential and nonresidential assumptions for housing stock and floor area. Countywide, residential land uses account for 367,976 vehicle trips and nonresidential land uses account for 176,673 vehicle trips in the base year (Figure 140). Through 2029, there will be a total increase of 109,328 daily vehicle trips with the majority of the growth being generated by single family (56%) and retail (21%) development.

In the unincorporated areas of Beaufort County, residential land uses account for 137,809 vehicle trips and nonresidential land uses account for 38,952 vehicle trips in the base year (Figure 141). Through 2029, there will be a total increase of 38,190 daily vehicle trips with the majority of the growth being generated by single family (67%) and retail (17%) development.

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Figure 140. Countywide Total Daily Vehicle Trip Projections

Development Type	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Residential Trips												
Single Family	314,756	320,870	326,979	333,092	339,201	345,310	351,424	357,533	363,642	369,755	375,869	61,113
Multifamily	53,220	54,323	55,428	56,531	57,636	58,740	59,843	60,948	62,053	63,156	64,263	11,043
Subtotal	367,976	375,193	382,407	389,623	396,837	404,050	411,267	418,481	425,695	432,911	440,132	72,156
Nonresidential Trips												
Retail	97,656	99,908	102,160	104,413	106,665	108,917	111,170	113,422	115,674	117,926	120,179	22,523
Office/Service	45,077	46,146	47,215	48,284	49,353	50,422	51,491	52,560	53,629	54,699	55,768	10,691
Industrial	18,294	18,785	19,276	19,766	20,257	20,747	21,238	21,728	22,219	22,710	23,200	4,906
Institutional	15,646	16,042	16,438	16,834	17,230	17,625	18,021	18,417	18,813	19,209	19,604	3,958
Subtotal	176,673	180,881	185,089	189,297	193,505	197,711	201,920	206,127	210,335	214,544	218,751	37,172
Vehicle Trips												
Grand Total	544,649	556,074	567,496	578,920	590,342	601,761	613,187	624,608	636,030	647,455	658,883	109,328

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); TischlerBise analysis

Figure 141. Unincorporated Beaufort County Total Daily Vehicle Trip Projections

Development Type	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Residential Trips												
Single Family	130,349	132,893	135,436	137,980	140,524	143,067	145,611	148,155	150,699	153,242	155,786	25,437
Multifamily	7,460	7,606	7,751	7,897	8,042	8,188	8,334	8,479	8,625	8,770	8,916	1,456
Subtotal	137,809	140,499	143,187	145,877	148,566	151,255	153,945	156,634	159,324	162,012	164,702	26,893
Nonresidential Trips												
Retail	19,135	19,793	20,450	21,107	21,764	22,422	23,079	23,736	24,393	25,051	25,708	6,573
Office/Service	10,266	10,592	10,919	11,245	11,571	11,898	12,224	12,551	12,877	13,204	13,530	3,264
Industrial	5,105	5,276	5,446	5,616	5,787	5,957	6,128	6,298	6,468	6,639	6,809	1,704
Institutional	4,446	4,592	4,738	4,884	5,030	5,176	5,322	5,468	5,614	5,760	5,906	1,460
Subtotal	38,952	40,253	41,553	42,852	44,152	45,453	46,753	48,053	49,352	50,654	51,953	11,297
Vehicle Trips												
Grand Total	176,761	180,752	184,740	188,729	192,718	196,708	200,698	204,687	208,676	212,666	216,655	38,190

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); TischlerBise analysis

APPENDIX C: SERVICE UNITS BY HOUSING UNIT SIZE

Residential demand on a majority of County services and facilities can be attributed to the number of residents that are generated a housing unit. Generally, household sizes grow as the size of a housing unit increases. Thus, by establishing a residential development impact fee that is based on the size of the housing unit the County can equitably attributed new residential development’s demand on facilities.

The following sections detail the calculations necessary to finding service units by housing size.

Persons per Housing Unit by Size

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). Data comes from the SC Public Use Microdata Areas (PUMA) 1400, which includes Beaufort and Jasper County. Figure 142 lists the number of persons and households by bedrooms. As a result, persons per household factors are calculated by number of bedrooms. Furthermore, the unadjusted factors are calibrated to the Beaufort County countywide averages by adjusting based on the countywide average for all housing types.

Figure 142. Persons per Household by Number of Bedrooms

Bedroom Range	Persons	Households	Unadjusted Persons per Household	Adjusted Persons per Household [1]
0-1	235	179	1.31	1.48
2	1,541	827	1.86	2.11
3	4,450	1,944	2.29	2.59
4+	2,221	822	2.70	3.05
Total	8,447	3,772	2.24	2.53

Source: US Census American Community Survey, Public Use Microdata (PUM), 2013-2017 5-Year Estimates, PUMA 1400

[1] Household sizes are calibrated based on the countywide persons per household factor for all housing types

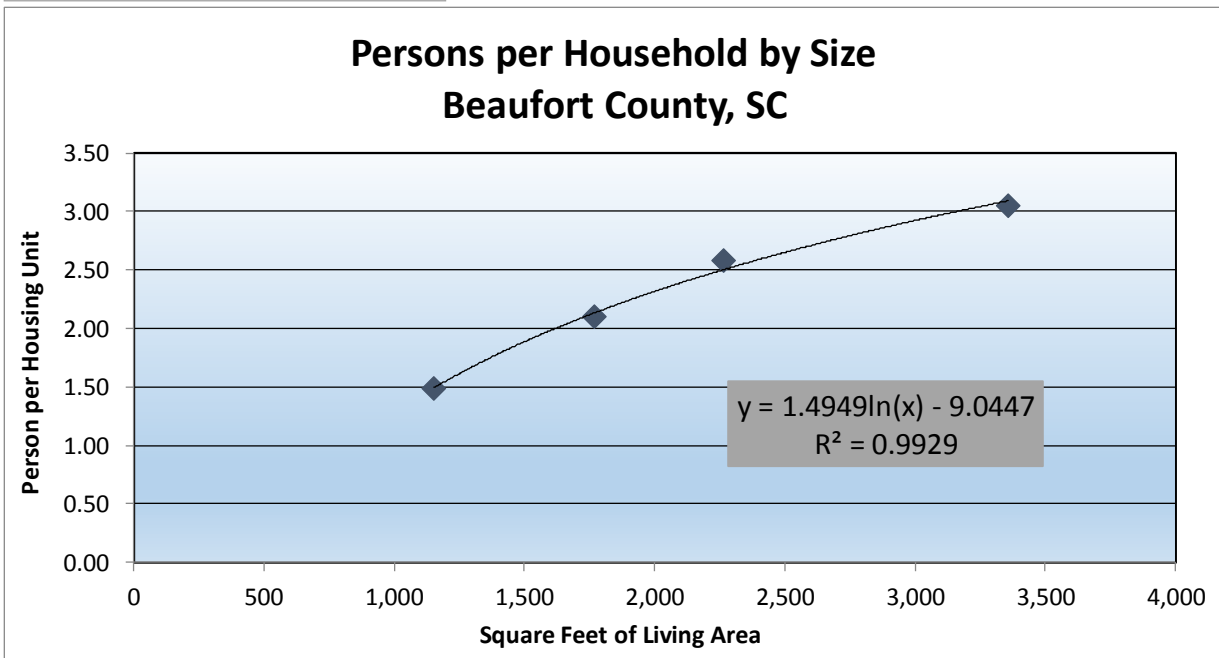
To calculate countywide household sizes by housing unit size, the average floor area by bedrooms and number of persons by bedrooms are plotted in Figure 143. The average floor area for a single family unit is available for the South Atlantic region from the U.S. Census Bureau and applied to the 2, 3, and 4+ bedroom units. The average floor area for multifamily units is available from a new construction report from the U.S. Census Bureau and applied to the 0-1 bedroom housing units. A logarithmic trend line derived from the plotted points. Using the trend line formula shown in the chart, TischlerBise derived the estimated average number of persons, by housing size, using ten size thresholds.

Shown in the Fitted-Curve Values table on the right, there is a noticeable increase in household sizes as the size of the housing unit increase.

Figure 143. Persons per Household by Housing Size – Countywide

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.48	1,000 or less	1.30
2	1,771	2.11	1,001 to 1,250	1.62
3	2,264	2.59	1,251 to 1,500	1.89
4+	3,359	3.05	1,501 to 1,750	2.12
			1,751 to 2,000	2.32
			2,001 to 2,500	2.65
			2,501 to 3,000	2.92
			3,001 to 3,500	3.15
			3,501 or 4,000	3.35
			4,001 or more	3.53



The countywide persons per household by number of bedrooms is adjusted to calculate the household sizes for the North and South Service Area. Shown below, the North of the Broad Service Area has a PPHH factor 108% of the countywide PPHH and the South of the Broad Service area has a PPHH factor 95% of the countywide PPHH. This is applied to the PPHH by number of bedrooms factor.

Figure 144. Persons per Household Comparison

Housing Type	Countywide	North of the Broad	North vs Countywide	South of the Broad	South vs Countywide
Average PPHH	2.53	2.72	108%	2.40	95%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The following figures lists the persons per household by housing size for the service areas.

Figure 145. Persons per Household by Housing Size – North of the Broad Service Area

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.59	1,000 or less	1.40
2	1,771	2.26	1,001 to 1,250	1.70
3	2,264	2.78	1,251 to 1,500	2.00
4+	3,359	3.28	1,501 to 1,750	2.30
			1,751 to 2,000	2.50
			2,001 to 2,500	2.90
			2,501 to 3,000	3.10
			3,001 to 3,500	3.40
			3,501 or 4,000	3.60
			4,001 or more	3.80

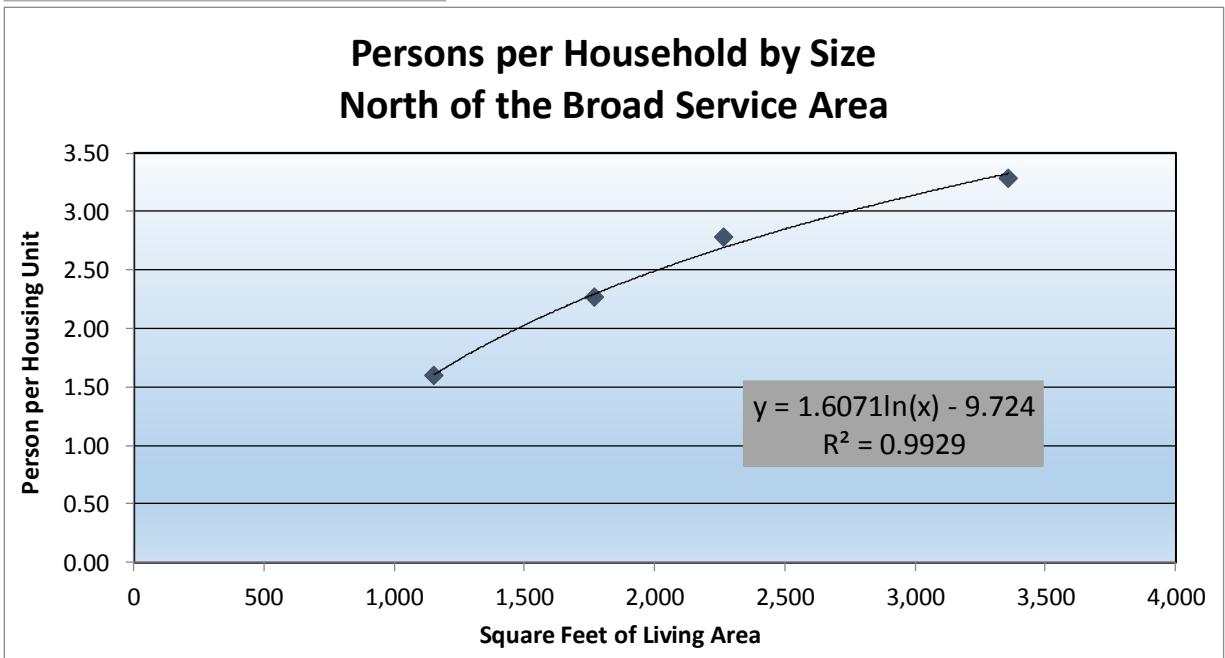
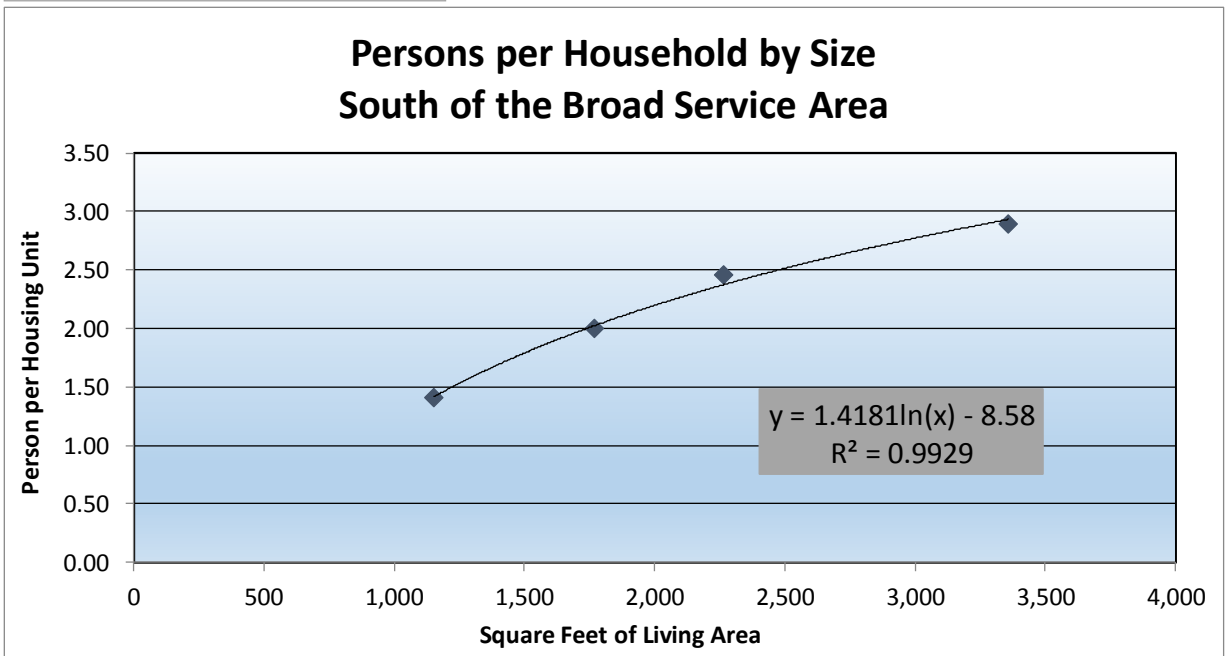


Figure 146. Persons per Household by Housing Size – South of the Broad Service Area

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.41	1,000 or less	1.20
2	1,771	2.00	1,001 to 1,250	1.50
3	2,264	2.45	1,251 to 1,500	1.80
4+	3,359	2.90	1,501 to 1,750	2.00
			1,751 to 2,000	2.20
			2,001 to 2,500	2.50
			2,501 to 3,000	2.80
			3,001 to 3,500	3.00
			3,501 or 4,000	3.20
			4,001 or more	3.30



Trip Generation Rates by Housing Size

As an alternative to simply using the national average trip generation rate for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise derived custom trip rates using local demographic data. Key inputs needed for the analysis (i.e. vehicles available, housing, units and persons) are available from the U.S. Census American Community Survey (ACS) data for Beaufort County.

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau. Data comes from the SC Public Use Microdata Area (PUMA) 1400. A portion of the 1400 PUMA includes Jasper County as well as all of Beaufort County. At the top of Figure 147, in the cells with yellow shading, are the survey results for the PUMA 1400. The

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unadjusted number of persons and vehicles available per dwelling, derived from the PUMS data, were adjusted upward to match Beaufort County control totals.

In comparison to the national averages based on ITE traffic studies, Beaufort County has fewer persons per housing unit and fewer number of vehicles per unit. Rather than rely on one methodology, the recommended multipliers shown below with grey shading and bold numbers are an average of trips rates based on persons and vehicles available for all types of housing units. From the analysis, average weekday vehicle trip ends (AWVTE) increase as the number of bedrooms in a housing unit increases.

Figure 147. Average Weekday Vehicle Trip Ends (AWVTE) by Bedroom Range

Beaufort County 2017 Data

Bedroom Range	Persons ¹	Vehicles Available ¹	Housing Units ¹	Housing Mix	Unadjusted Person/HU	Adjusted Persons/HU ²	Unadjusted Vehicles/HU	Adjusted Vehicles/HU ²
0-1	235	183	179	5%	1.31	1.48	1.02	0.70
2	1,541	1,198	827	22%	1.86	2.10	1.45	1.00
3	4,450	3,619	1,944	52%	2.29	2.59	1.86	1.28
4+	2,221	1,747	822	22%	2.70	3.05	2.13	1.46
Total	8,447	6,747	3,772		2.24	2.53	1.79	1.23

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per Housing Unit	Housing Mix
210 SFD	2.65	6.36	9.44	77%
220 Apt	3.31	5.10	6.65	23%

Persons per Household
3.56
2.01

Vehicles per Household
1.48
1.30

Weighted Avg 2.80 6.07 8.79 3.20 1.44

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons ³	AWVTE per HU Based on Vehicles ⁴	AWVTE per Housing Unit ⁵
0-1	4.14	4.25	4.20
2	5.88	6.07	5.98
3	7.25	7.77	7.51
4+	8.54	8.86	8.70
Total	7.08	7.47	7.28

AWVTE per Dwelling by House Type

ITE Code	AWVTE per HH Based on Persons ³	AWVTE per HH Based on Vehicles ⁴	AWVTE per Household ⁵
210 SFD	7.28	11.13	9.21
220 Apt	6.02	8.86	7.44
All Types	7.08	10.46	8.77

Unadjusted Person/HU	Adjusted Persons/HH	Unadjusted Vehicles/HU	Adjusted Vehicles/HH
3.56	2.60	1.48	1.83
2.01	2.15	1.30	1.46
3.20	2.53	1.44	1.72

1. American Community Survey, Public Use Microdata Sample for SC PUMA 1400, 2013-2017 5-Year unweighted data
 2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Beaufort County, based on American Community Survey 2013-2017 5-Year Estimates.
 3. Adjusted persons per housing unit multiplied by national weighted average trip rate per person.
 4. Adjusted vehicles available per housing unit multiplied by national weighted average trip rate per vehicle.
 5. Average trip rates based on persons and vehicles per housing unit.
- AWVTE = Average weekly vehicle trip end

To derive the countywide average weekday vehicle trip ends by housing size, TischlerBise matched trip generation rates and average floor area, by bedroom range, as in Figure 148. The logarithmic trend line

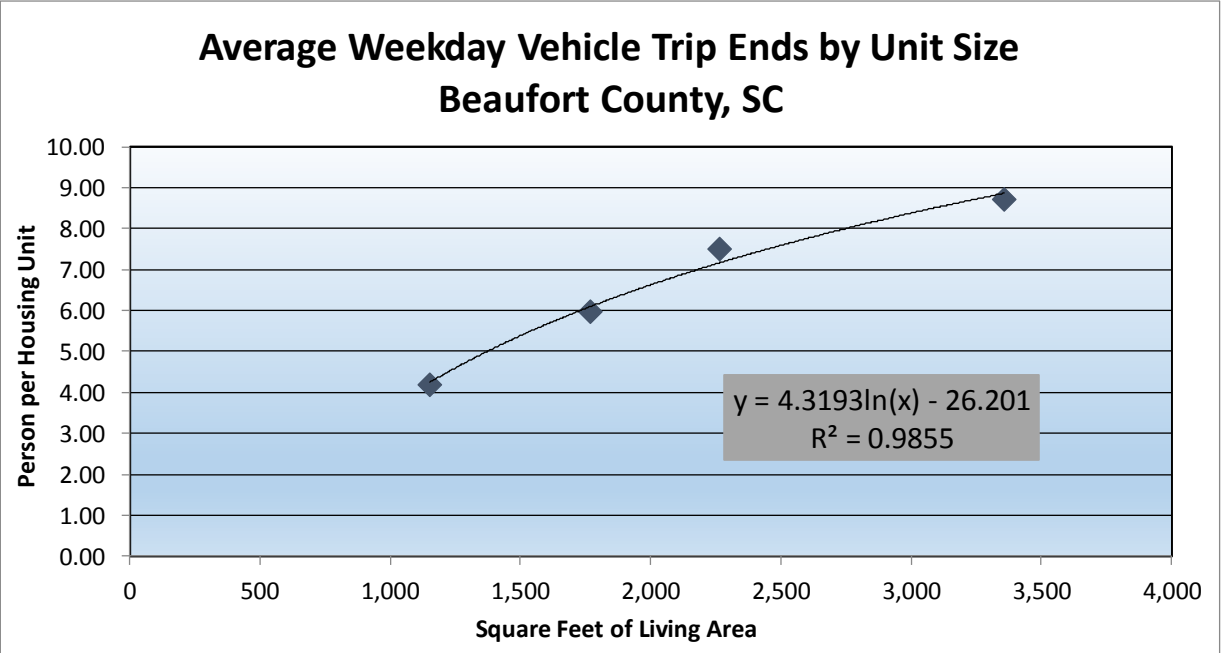
formula, derived from the four actual averages in Beaufort County, is used to derive estimated trip ends by housing size.

As shown in the Fitted-Curve Values table on the right, the vehicle trip ends increase as the housing unit size increases.

Figure 148. Vehicle Trip Ends by Housing Size – Countywide

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.20	1,000 or less	3.60
2	1,771	5.98	1,001 to 1,250	4.60
3	2,264	7.51	1,251 to 1,500	5.39
4+	3,359	8.70	1,501 to 1,750	6.05
			1,751 to 2,000	6.63
			2,001 to 2,500	7.59
			2,501 to 3,000	8.38
			3,001 to 3,500	9.05
			3,501 or 4,000	9.62
			4,001 or more	10.13



The countywide vehicle trip ends by number of bedrooms is adjusted to calculate the trip ends for the North and South Service Area. Shown below, the North of the Broad Service Area has a trip end rate 107 percent of the countywide rate and the South of the Broad Service area has a trip end rate 99 percent of the countywide rate. This is applied to the trip ends by number of bedrooms factor.

Figure 149. Vehicle Trip End Rate Comparison

Housing Type	Countywide	North of the Broad	North vs Countywide	South of the Broad	South vs Countywide
Vehicle Trip Ends	8.80	9.40	107%	8.70	99%

Figure 150. Vehicle Trip Ends by Housing Size – North of the Broad Service Area

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.49	1,000 or less	3.90
2	1,771	6.39	1,001 to 1,250	4.90
3	2,264	8.02	1,251 to 1,500	5.80
4+	3,359	9.29	1,501 to 1,750	6.50
			1,751 to 2,000	7.10
			2,001 to 2,500	8.10
			2,501 to 3,000	9.00
			3,001 to 3,500	9.70
			3,501 or 4,000	10.30
			4,001 or more	10.80

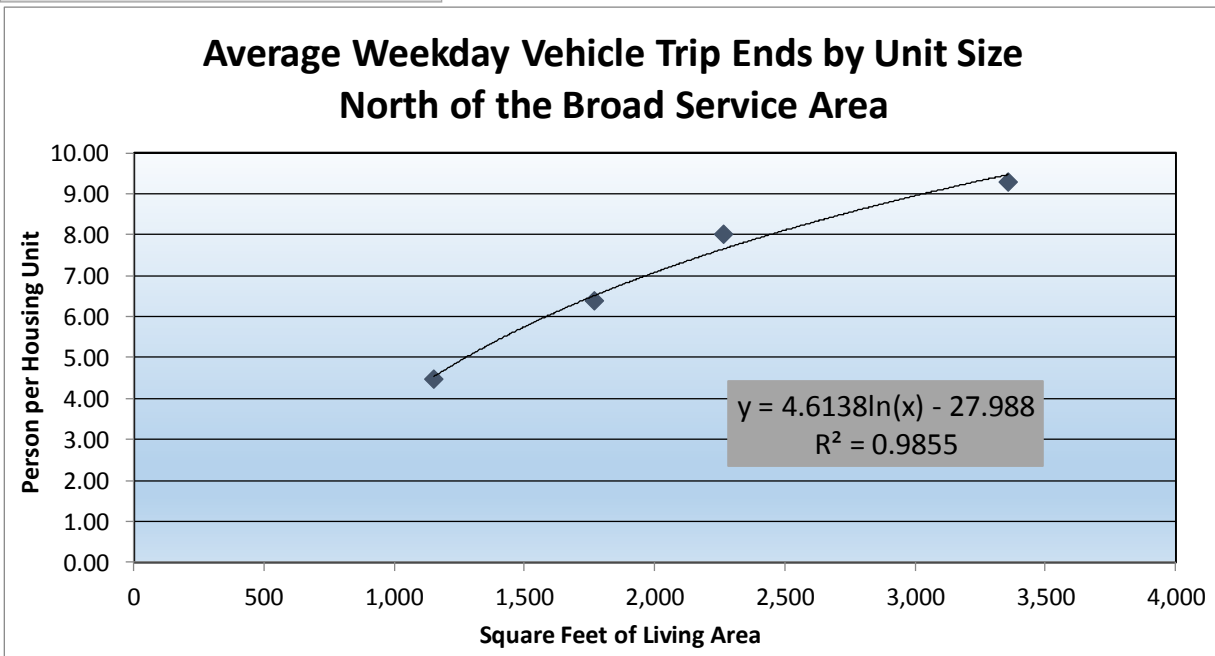
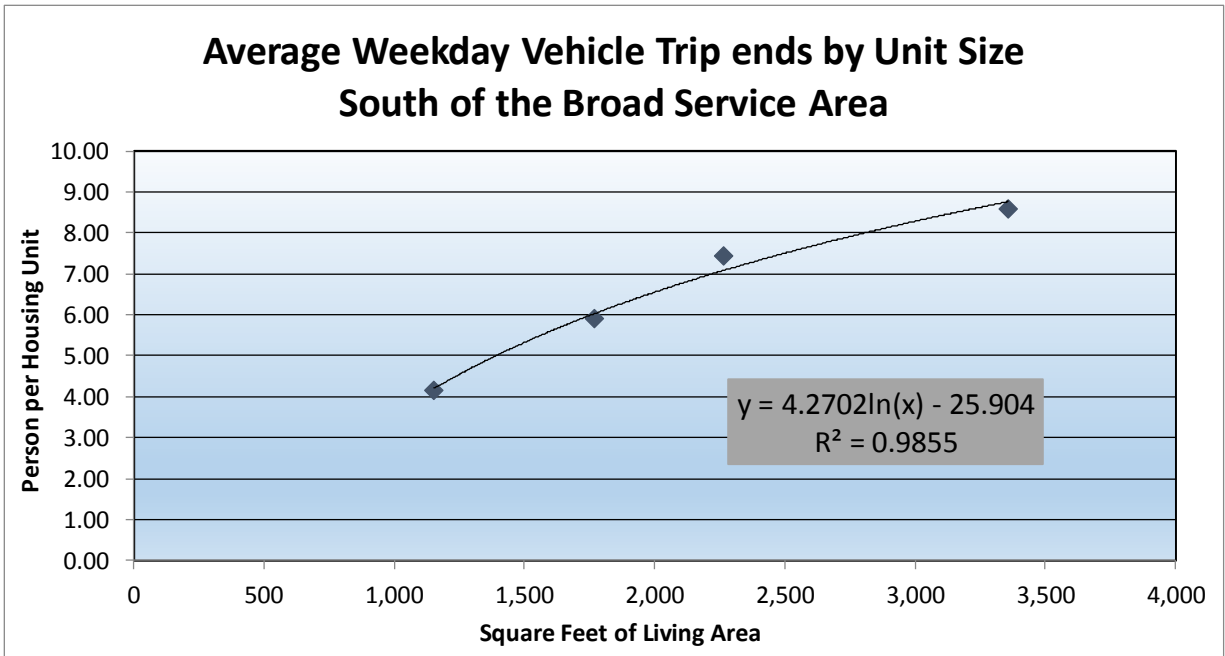


Figure 151. Vehicle Trip Ends by Housing Size – South of the Broad Service Area

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.15	1,000 or less	3.60
2	1,771	5.91	1,001 to 1,250	4.50
3	2,264	7.42	1,251 to 1,500	5.30
4+	3,359	8.60	1,501 to 1,750	6.00
			1,751 to 2,000	6.60
			2,001 to 2,500	7.50
			2,501 to 3,000	8.30
			3,001 to 3,500	8.90
			3,501 or 4,000	9.50
			4,001 or more	10.00



APPENDIX D: LAND USE DEFINITIONS

Residential Development

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Beaufort County will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single Family:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
4. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 210

Multifamily:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.
3. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 220, 221, 222

Nonresidential Development

The proposed general nonresidential development categories (defined below) can be used for all new construction within Beaufort County. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 820, 815, 823, 850, 875, 880

Office/Service: Establishments providing management, administrative, professional, or business services; By way of example, *Office/Service* includes banks, business offices, headquarter buildings, business parks, and research and development centers.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 710, 712, 714, 720, 750, 770

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 110, 130, 150, 154, 160, 170

Institutional: Establishments providing management, administrative, professional, or business services; By way of example, *Institutional* includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings, and prisons.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 520, 560, 565, 575, 580, 590

APPENDIX E: SERVICE AREA MAP

Illustrated below is a map for the North and South of the Broad Service Areas.

Figure 152. Service Area Map



APPENDIX F: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

March 22, 2019

CHAPTER 1

General Provisions

ARTICLE 9

Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the “South Carolina Development Impact Fee Act”.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) “Affordable housing” means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) “Capital improvements” means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) “Capital improvements plan” means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) “Connection charges” and “hookup charges” mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) “Developer” means an individual or corporation, partnership, or other entity undertaking development.

(6) “Development” means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

(7) “Development approval” means a document from a governmental entity which authorizes the commencement of a development.

(8) “Development impact fee” or “impact fee” means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) “Development permit” means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) “Fee payor” means the individual or legal entity that pays or is required to pay a development impact fee.

(11) “Governmental entity” means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) “Incidental benefits” are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) “Land use assumptions” means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) “Level of service” means a measure of the relationship between service capacity and service demand for public facilities.

(15) “Local planning commission” means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) “Project” means a particular development on an identified parcel of land.

(17) “Proportionate share” means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) “Public facilities” means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to

property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in

Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
- (2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of

public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.



School Impact Fee Study and Capital Improvement Plan

Prepared for:
Beaufort County School District, South Carolina

July 18, 2020

DRAFT

Prepared by:

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EXECUTIVE SUMMARY

The Beaufort County School District retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee Study. Development impact fees are one-time payments used to construct system improvements needed to accommodate new development. A development impact fee represents new growth’s proportionate share of capital facility needs. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

BEAUFORT COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

The Beaufort County School District has seen significant residential growth over the past several years and with the growth there has been increased enrollment. Also, this growth is expected to continue in the future. The District currently levies no school impact fees. In 1999, the State of South Carolina enacted new development impact fee enabling legislation. Any initiation of Beaufort County School District development impact fees requires a study that complies with the new enabling legislation.

The Beaufort County School District school development impact fees are derived using the incremental expansion approach. This approach determines current level of service standards for school buildings (i.e., elementary, middle, and high), land for school sites, and school buses. Level of service standards are derived using 2018-2019 permanent capacity and are expressed as follows:

1. School buildings: Square feet per student by type of school
2. Land: Acres per student by type of school
3. School buses: buses per student districtwide

Credits are included in the development impact fee to account for outstanding and anticipated debt on existing and future school facilities. Further details on the approach, levels of service, costs, and credits are provided in the body of this report.

GENERAL LEGAL FRAMEWORK

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due

process. The process followed to receive community input, with stakeholder meetings, work sessions, and public hearings provide opportunity for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are instructive. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an “essential nexus” between the exaction and the interest being protected (see *Nollan v. California Coastal Commission*, 1987). In a more recent case (*Dolan v. City of Tigard, OR*, 1994), the Court ruled that an exaction also must be “roughly proportional” to the burden created by development. However, the Dolan decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

There are three reasonable relationship requirements for impact fees that related closely to “rational nexus” or “reasonable relationship” requirements enunciated by a number of state courts. Although the term “dual rational nexus” is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: “need,” “benefit,” and “proportionality.” The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level of service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related capital costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. a typical housing unit’s household size).

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect impact fees on new development pursuant to the provisions set forth in the South Carolina Development Impact Fee Act

(Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare a development impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees. A housing affordability analysis in support of the development impact fee study is published at the end of this report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

If ultimately adopted, the Beaufort County School District would also be responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding year. Subsequent to adoption of a development impact fee ordinance, the Beaufort County Planning Commission will be required to review and update the development impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State Law, the Beaufort County School District will not be empowered to recommend additional projects eligible for impact fee funding or charge higher than the maximum supportable impact fees until the development impact fee study and capital improvement plan are updated.

CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the infrastructure.

The demand indicator measures the number of demand units for each unit of development. For example, an appropriate indicator of the demand for schools is the population growth of school age children. The increases in that population can be estimated from the average number of students per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level of service (LOS) standards. In keeping with the school example, a common LOS standard is square footage of school space per student, for each type of school (elementary, middle, and high). The third step in the development impact fee formula is the cost of various infrastructure units. To complete the school example, this part of the formula would establish the cost per square foot for school facility construction.

GENERAL METHODOLOGIES

There are three general methods for calculating development impact fees. The choice of a method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level of service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. **An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development, and is the methodology used for this school development impact fee calculation.**

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of “credits” is integral to the development of a legally defensible development impact fee methodology. There are two types of “credits” with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by impact fees. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by impact fees. This type of credit is addressed in the administration and implementation of the impact fee program.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity, over the next ten years there are capacity needs in the school attendance zones south of the Broad River. However, over the next ten years there are no capacity needs projected in the school attendance zones north of the Broad River. To ensure the development impact fee study is meeting the required “rational nexus”, **TischlerBise recommends a development impact fee in only the South of the Broad Service Area.** By only applying the development impact fee to new growth in the South, new residents in the South will be certain that they are receiving a benefit from the fee. **Furthermore, new residents in the North will not be charged a fee without receiving a benefit.**

Figure 1. Map of Service Areas



MAXIMUM SUPPORTABLE IMPACT FEE SCHEDULE

As documented in this report, the Beaufort County School District has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. The development impact fees proposed are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the school impact fees. Development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

School development impact fees are applied only to residential development and are per housing unit, reflecting the proportionate demand by type of unit. The amounts shown are “maximum supportable” amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth’s fair share of the school capital costs detailed in this report. The District, through Beaufort County, can adopt amounts that are lower than the maximum amounts

shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the School District’s level of service.

Figure 2 provides the maximum supportable school development impact fees for the Beaufort County School District in the South Service Area. For a single family unit, the maximum supportable fee amount is \$9,535 per unit. For a multifamily unit, the maximum supportable development impact fee amount is \$4,508.

Figure 2. Maximum Supportable School Development Impact Fees – South Service Area

Maximum Supportable School Impact Fee				
Housing Type	<i>Elementary (K-5)</i>	<i>Middle (6-8)</i>	<i>High (9-12)</i>	Maximum Supportable Fee
Single Family	\$3,635	\$2,229	\$3,671	\$9,535
Multifamily	\$2,350	\$891	\$1,267	\$4,508

A note on rounding: calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

STUDENT GENERATION RATES

Section 6-1-960(3) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

Demand for additional school capacity will come from new residential development. To determine the level of this demand, student generation rates are used as the “service unit” for the school development impact fees. The term “student generation rate” refers to the number of non-charter, public school students per housing unit within the Beaufort County School District. Public school students are a subset of school-aged children, which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by type of housing. Students per housing unit are held constant over the projection period since the impact fees represent a “snapshot approach” of current levels of service and costs.

Student generation rates for the Beaufort County School District were developed by TischlerBise, based on housing unit and person data provided by the U.S. Census Bureau, 5-Year American Community Survey Public Use Microdata (2017). The results from the public use microdata is countywide, so student generation rates were scaled proportionately to the South Service Area based on persons per housing unit. The housing unit types that will be used in the impact fee calculations are (1) Single Family and (2) Multifamily. Student generation rates are listed by housing type below in Figure 3. Indicated in the figure, a single family unit is estimated to generate a total of .236 students, with .106 in elementary grades, .056 in middle school grades, and .074 in high school grades. As expected, a multifamily unit has a lower generation rate than a single family unit.

Figure 3. Student Generation Rates by Housing Type – South Service Area

Housing Type	Elem. (K-5)	Middle (6-8)	High (9-12)	All Grade
Single Family	0.106	0.056	0.074	0.236
Multifamily	0.069	0.023	0.026	0.117

Source: US Census Bureau, 5-Year 2017 American Community Survey PUMS data for South Carolina PUMA 01400; TischlerBise analysis

STUDENT ENROLLMENT PROJECTIONS

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

“the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.”

Furthermore, the Beaufort County School District offers a Choice program that allows students to choose a learning program that fits a specific learning style or interest. This allows students to enroll in schools outside of their assigned school for the choice program of that school. To have the capacity in schools to offer the Choice program, the District has chosen to follow best practices and established a districtwide and clusterwide **capacity goal of 85%**. The capacity goal to adequately provide the Choice program is included in the following tables under the Choice Capacity column.

Included in the District’s *FY2020-2029 Ten-Year Plan and Capital Budget*, there are 5,759 elementary students and a capacity of 7,049 seats, an 82 percent utilization. Furthermore, to allow for the Choice Program to continue capacity levels must stay below 85 percent. According to the District’s *Ten-Year Plan*, student enrollment is projected to increase at a 2 percent annual growth rate in the South Service Area. Shown in Figure 4, the elementary school enrollment is projected to nearly reach current available capacity. Also, the projected increase in students exceeds the thresholds for the Choice Program.

Note: the current enrollment listed in Figure 4 differs from the enrollment used in the level of service calculations. Figure 4 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 4. Projected South Service Area Elementary School Enrollment

Beaufort County School District - Elementary					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	7,049	5,759	82%	96%
1	2020	7,049	5,885	83%	98%
2	2021	7,049	5,980	85%	100%
3	2022	7,049	6,109	87%	102%
4	2023	7,049	6,177	88%	103%
5	2024	7,049	6,301	89%	105%
6	2025	7,049	6,427	91%	107%
7	2026	7,049	6,555	93%	109%
8	2027	7,049	6,686	95%	112%
9	2028	7,049	6,820	97%	114%
10	2029	7,049	6,956	99%	116%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

Listed in Figure 5, there are 3,130 middle students and a capacity of 3,329 seats, a 94 percent utilization. At the current level, the Choice Program cannot continue because the capacity utilization level has exceeded 85 percent. Based on the annual average growth rate, the middle school enrollment is projected to exceed current capacity by 478 students, a capacity utilization of 114 percent.

Note: the current enrollment listed in Figure 5 differs from the enrollment used in the level of service calculations. Figure 5 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 5. Projected South Service Area Middle School Enrollment

Beaufort County School District - Middle					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	3,329	3,130	94%	111%
1	2020	3,329	3,301	99%	117%
2	2021	3,329	3,307	99%	117%
3	2022	3,329	3,300	99%	117%
4	2023	3,329	3,380	102%	119%
5	2024	3,329	3,448	104%	122%
6	2025	3,329	3,517	106%	124%
7	2026	3,329	3,587	108%	127%
8	2027	3,329	3,659	110%	129%
9	2028	3,329	3,732	112%	132%
10	2029	3,329	3,806	114%	135%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

Listed in Figure 6, there are 4,032 high students and a capacity of 4,216 seats, a 96 percent utilization. At the current level, the Choice Program cannot continue because the capacity utilization level has exceeded 85 percent. Based on the annual average growth rate, the high school enrollment is projected to exceed current capacity by 829 students, a capacity utilization of 120 percent.

Note: the current enrollment listed in Figure 6 differs from the enrollment used in the level of service calculations. Figure 6 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 6. Projected South Service Area High School Enrollment

Beaufort County School District - High					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	4,216	4,032	96%	113%
1	2020	4,216	4,190	99%	117%
2	2021	4,216	4,369	104%	122%
3	2022	4,216	4,530	107%	126%
4	2023	4,216	4,480	106%	125%
5	2024	4,216	4,570	108%	128%
6	2025	4,216	4,661	111%	130%
7	2026	4,216	4,754	113%	133%
8	2027	4,216	4,849	115%	135%
9	2028	4,216	4,946	117%	138%
10	2029	4,216	5,045	120%	141%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

These projections differ from a recently published report conducted by McKibben Demographics. In the *Beaufort County Schools, SC Demographic Study (2019)* a similar analysis as the District’s *Ten-Year Plan and Capital Budget* was conducted; however, different projections resulted. In the demographic study, it is projected that the District will lose 142 students over the next ten years. A consequence of such results would be that no new schools or school expansions would be necessary to accommodate future growth. This is inconsistent with the current growth being observed, the District’s Capital Improvement Plan, and the projected housing growth in Beaufort County (TischlerBise is performing a Development Impact Fee Study for Beaufort County in conjunction with this study). Therefore, it was determined that the Development Impact Fee Study’s enrollment projections would be consistent with those in the District’s Capital Improvement Plan.

SCHOOL LEVEL OF SERVICE

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

Section 6-1-960(8) of the South Carolina Development Impact Fee Act requires:

“identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements.”

In South Carolina, the construction of schools is largely the responsibility of each School District. In the case of the Beaufort County School District, the District is 100% responsible for the funding of new school capacity. Historically, the District has funded new school construction through the issuance of bonds, backed by property tax revenue. South Carolina’s State Constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools). The District has never collected development impact fees on new construction of residential units. The District is interested in adopting school development impact fees and applying the revenue to reduce the amount of principal the District needs to bond to construct needed school facilities in the future. In order to lessen the burden on existing residents and businesses of funding growth-related school capacity needs, the District has determined a development impact fee structure needs to be implemented to reflect current levels of service and costs.

SCHOOL FACILITY LEVEL OF SERVICE STANDARDS

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards.”

This section provides current inventories of elementary, middle, and high schools in the South Service Area of Beaufort County School District. The data contained in these tables are used to determine infrastructure standards for school buildings and sites on which the development impact fees are based. School buses are included in this analysis as well.

South Service Area Elementary Schools

The inventory and current levels of service for elementary schools in the South Service Area are shown below in Figure 7. As indicated, elementary school buildings have a total of 831,765 square feet of

building floor area on 207.6 acres. Total enrollment in all elementary schools (ES) for the 2018-2019 school year is 5,914 and total capacity is 7,049. In the 2018-2019 school year, capacity utilization for the elementary schools in the South is 84 percent.

Levels of service are shown for buildings and land for elementary schools at the bottom of Figure 7. Levels of service are calculated by dividing the amount of infrastructure by total enrollment and capacity. For example, 831,765 square feet of school building space is divided by a capacity of 7,049 students to arrive at 117.99 square feet per student.

Since elementary schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 7). This ensures new development is not charged for a higher level of service than what is currently provided or what is planned to be provided, using a level of service that is based on capacity represents the level of service the District provides (or will ultimately provide). Levels of service differ when calculated based on enrollment and capacity. For example, the building square footage level of service is 140.64 square feet per student when based on enrollment versus a level of service of 117.99 square feet per student when based on capacity.

Current levels of service are:

- **Buildings: 117.99 square feet per student**
- **Land: 0.0295 acres per student**

Figure 7. Elementary School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
HHI-ECC	47,010	9.1	273	314	87%
HHIES	163,591	28.6	890	1,128	79%
HHI-SCA	118,543	23.4	644	921	70%
Bluffton ES	73,843	23.3	619	866	71%
Michael C. Riley ES	64,080	25.8	682	849	80%
Okatie ES	85,022	45.4	571	632	90%
Pritchardville ES	101,149	23.8	850	880	97%
Red Cedar ES	88,487	12.2	588	704	84%
River Ridge Academy	90,040	16.1	797	755	106%
Total	831,765	207.6	5,914	7,049	84%

<i>Elementary School Levels of Service</i>	<i>Building SF</i>	<i>Land</i>
LOS per Student (current enrollment)	140.64	0.0351
LOS per Student (current capacity)	117.99	0.0295

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

South Service Area Middle Schools

The inventory and current levels of service for middle schools are shown in Figure 8. As indicated, middle school buildings have a total of 450,872 square feet of gross floor area on approximately 100.7

acres. Total enrollment in all middle schools for the 2018-2019 school year is 2,997 and total capacity is 3,329. Overall, middle schools are operating at 90 percent capacity utilization.

Levels of service are shown for buildings and land for middle schools at the bottom of Figure 8. Since middle schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 8). Levels of service are calculated by dividing the amount of infrastructure by capacity. For example, 450,872 square feet of school building space is divided by middle school total capacity of 3,329 students to arrive at 135.45 square feet per student.

Current levels of service are:

- **Buildings: 135.68 square feet per student**
- **Land: 0.0303 acres per student**

Figure 8. Middle School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
Hilton Head MS	133,565	25.5	1,023	1,007	102%
Bluffton MS	139,215	41.9	784	1,035	76%
River Ridge Academy	45,020	8.1	399	378	106%
H.E. McCracken MS	133,072	25.2	791	909	87%
TOTAL	450,872	100.7	2,997	3,329	90%

Middle School Levels of Service	Building SF	Land
LOS per Student (current enrollment)	150.46	0.0336
LOS per Student (current capacity)	135.45	0.0303

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

South Service Area High Schools

The inventory and current levels of service for high schools are shown in Figure 9. As indicated, high school buildings have a total of 653,384 square feet of gross floor area on approximately 299.4 acres. Total enrollment in all high schools for the 2018-2019 school year is 3,876 and total capacity is 4,216. Overall, high schools are operating at 92 percent capacity.

Levels of service are shown for buildings and land for high schools at the bottom of Figure 9. Since high schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 9). Levels of service are calculated by dividing the amount of infrastructure by capacity. For example, 653,384 square feet of school building space is divided by high school total capacity of 4,216 students to arrive at 154.98 square feet per student.

Current levels of service are:

- **Buildings: 154.98 square feet per student**
- **Land: 0.071 acres per student**

Figure 9. High School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
Hilton Head HS	231,768	35.0	1,300	1,382	94%
Bluffton HS	183,000	39.8	1,219	1,434	85%
May River HS	238,616	224.5	1,357	1,400	97%
TOTAL	653,384	299.4	3,876	4,216	92%

High School Levels of Service	Building SF	Land
LOS per Student (current enrollment)	168.57	0.0772
LOS per Student (current capacity)	154.98	0.0710

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

School Buses

The District owns a fleet of buses, which will need to be expanded to accommodate enrollment. The District’s current fleet includes 57 buses, which have a purchase price of \$100,000. The bus fleet operates on a districtwide basis, so the level of service must be calculated as such. When the number of buses is compared to the current districtwide enrollment of 20,629, the level of service standard is 0.0028 buses per student.

Figure 10. Beaufort County School District Buses

Vehicle Type	District Owned Units	District Enrollment	Buses per Student
School Buses	57	20,629	0.0028

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

SCHOOL IMPACT FEE CALCULATION

METHODOLOGY

The Beaufort County School District school development impact fee methodology is based on current average public school student generation rates, level of service standards, and local costs. The school development impact fees use an incremental expansion approach, which documents the current level of service for public facilities in both quantitative and qualitative measures. The intent is to use development impact fee revenue to expand or provide additional capital school facilities, as needed to accommodate new development, based on the current level of service and cost to provide capital improvements. All school levels are included in the development impact fees. Costs for school buildings, land for school sites, and school buses are included in the fee. Finally, credits for future principal payments towards debt is included.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity, over the next ten years there are capacity needs in the school attendance zones south of the Broad River. However, over the next ten years there are no capacity needs projected in the school attendance zones north of the Broad River. To ensure the development impact fee study is meeting the required “rational nexus”, **TischlerBise recommends a development impact fee in only the South of the Broad Service Area.** By only applying the development impact fee to new growth in the South, new residents in the South will be certain that they are receiving a benefit from the fee. **Furthermore, new residents in the North will not be charged a fee without receiving a benefit.**

COST ASSUMPTIONS

The Beaufort County School District is responsible for 100% of new school construction costs. The construction cost assumptions are based on estimates provided by the Beaufort County School District staff. The estimated cost assumptions are \$300 per square foot for school construction, \$100,000 per acre of land, and \$100,000 per school bus.

Figure 11. Facility Cost Assumptions

Facility Type	Cost
School Construction (per sq. ft.)	\$300
School Land (per acre)	\$100,000
School Bus	\$100,000

Source: Beaufort County School District

CREDITS FOR FUTURE PRINCIPAL PAYMENTS ON EXISTING SCHOOL IMPROVEMENTS

Section 6-1-990(B)(3) of the South Carolina Development Impact Fee Act requires and analysis of:

“extent to which the new development contributes to the cost of system improvements”

Because the Beaufort County School District debt-financed recent school capacity expansions, a credit is included for future principal payments on outstanding debt. A credit is necessary since new residential units that will pay the development impact fee will also contribute to future principal payments on this remaining debt through property taxes. A credit is not necessary for interest payments because interest costs are not included in the development impact fee. This credit for outstanding debt is credited to residential development at a rate of 35.1 percent, which is the residential percentage of the overall taxable value of real property within the Beaufort County School District.

Figure 12. Beaufort County Assessed Value by Property Type

Property Type	Assessed Value	% of Total
Owner Occupied	\$589,917,460	35.1%
Commercial/Rental Property	\$1,024,726,380	61.0%
Manufacturing	\$2,278,944	0.1%
Fee-in-Lieu	\$6,753,302	0.4%
Utility	\$54,885,480	3.3%
Total	\$1,678,561,566	100.0%

Source: Beaufort County School District CAFR 2018

As shown in Figure 13, outstanding debt from school capacity expansion projects allocated to residential development is estimated at approximately \$102 million. Annual principal payments are divided by student enrollment in each year to determine a per student credit. For example, in 2020, the total principal paid by the residential tax base (\$11,452,077) is divided by projected enrollment of 21,387 for a payment per student of \$535. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.5%. The total net present value of future principal payments per student is \$4,053. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 13. Credit for Future Principal Payments on Existing Debt

Year	Principal Payment	Residential 35.1%	Total Enrollment	Payment per Pupil
2019	\$35,961,000	\$12,622,311	20,970	\$602
2020	\$32,627,000	\$11,452,077	21,387	\$535
2021	\$32,212,621	\$11,306,630	21,530	\$525
2022	\$28,129,000	\$9,873,279	21,769	\$454
2023	\$29,482,000	\$10,348,182	21,698	\$477
2024	\$19,430,000	\$6,819,930	21,902	\$311
2025	\$19,430,000	\$6,819,930	22,113	\$308
2026	\$19,430,000	\$6,819,930	22,330	\$305
2027	\$19,430,000	\$6,819,930	22,553	\$302
2028	\$19,430,000	\$6,819,930	22,784	\$299
2029	\$6,685,000	\$2,346,435	23,021	\$102
2030	\$6,685,000	\$2,346,435	23,251	\$101
2031	\$6,685,000	\$2,346,435	23,483	\$100
2032	\$6,685,000	\$2,346,435	23,718	\$99
2033	\$6,685,000	\$2,346,435	23,955	\$98
2034	\$1,855,000	\$651,105	24,195	\$27
Total	\$290,841,621	\$102,085,409		\$4,647
			Discount Rate	2.50%
			Total Credit per Pupil	\$4,053

Source: Beaufort County School District CAFR 2018

CREDIT FOR 2019 BOND REFERENDUM

The recent voter approved bond referendum will help the District improve school safety, renovate facilities, and add classroom space to address enrollment growth. To ensure that new residents are not double paying for capital improvements, a credit is included in the impact fee analysis.

In summary, the bond referendum included two ballot questions to the voters, and both were approved. There is \$26 million of capacity increasing projects districtwide. The bond will be repaid with property tax revenue and to attribute the appropriate amount of the future payments to residential development, the current percentage of the countywide assessed value is applied (35.1 percent).

Figure 14. Countywide Property Assessed Value

Property Type	Assessed Value	Percent
Owner Occupied	\$589,917,460	35.1%
Commercial/Rental Property	\$1,024,726,380	61.0%
Manufacturing	\$2,278,944	0.1%
Fee-in-Lieu	\$6,753,302	0.4%
Utility	\$54,885,480	3.3%
Total	\$1,678,561,566	100.0%

Source: Beaufort County School District CAFR 2018

A payment schedule is not yet available, so listed in Figure 15, TischlerBise has estimated the future payments of the bond based on a 20-year schedule. Annual principal payments are divided by student enrollment in each year to determine a per student credit. For example, in 2020, the principal paid by the residential tax base (\$1,017,825) is divided by projected enrollment of 21,387 for a payment per student of \$17. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.5%. The total net present value of future principal payments per student is \$301. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 15. Credit for 2019 Bond Referendum

Year	Principal Payment	Residential 35.1%	Total Enrollment	Payment per Pupil
2020	\$1,017,825	\$357,257	21,387	\$17
2021	\$1,043,271	\$366,188	21,530	\$17
2022	\$1,069,353	\$375,343	21,769	\$17
2023	\$1,096,087	\$384,726	21,698	\$18
2024	\$1,123,489	\$394,345	21,902	\$18
2025	\$1,151,576	\$404,203	22,113	\$18
2026	\$1,180,365	\$414,308	22,330	\$19
2027	\$1,209,874	\$424,666	22,553	\$19
2028	\$1,240,121	\$435,283	22,784	\$19
2029	\$1,271,124	\$446,165	23,021	\$19
2030	\$1,302,902	\$457,319	23,251	\$20
2031	\$1,335,475	\$468,752	23,483	\$20
2032	\$1,368,862	\$480,471	23,718	\$20
2033	\$1,403,083	\$492,482	23,955	\$21
2034	\$1,438,161	\$504,794	24,195	\$21
2035	\$1,474,115	\$517,414	24,437	\$21
2036	\$1,510,967	\$530,350	24,681	\$21
2037	\$1,548,742	\$543,608	24,928	\$22
2038	\$1,587,460	\$557,199	25,177	\$22
2039	\$1,627,147	\$571,128	25,429	\$22
Total	\$26,000,000	\$9,126,000		\$391
			Discount Rate	2.50%
			Total Credit per Pupil	\$301

Source: TischlerBise estimated payment schedule

SCHOOL DEVELOPMENT IMPACT FEE INPUT VARIABLES

Factors used to derive the Beaufort County School District’s school development impact fees are summarized in Figure 16. Development impact fees for schools are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level of service standards are based on current costs per student for school buildings, school land, and school buses, as described in the previous sections and summarized below.

The gross capital cost per student is the sum of the cost per student for each component. For example, for the elementary school portion, the calculation is as follows: $\$35,397$ [building construction] + $\$2,950$ [land] + $\$280$ [buses] = $\$38,627$ gross capital cost per student.

The net local capital cost per student is the sum of the gross capital cost per student and the recommended credits. Continuing with the elementary school example, the calculation is as follows: $\$38,627$ [gross capital cost per student] - $\$4,053$ [credit for future payments on existing debt service principal] - $\$301$ [credit for future payments on 2019 bond referendum] = $\$34,273$ net local capital cost per student. The same approach is followed for middle schools and high schools.

Figure 16. School Development Impact Fee Input Variables

Student Generation Rates [1]	School Level			Total
	Elementary (K-5)	Middle (6-8)	High (9-12)	
Single Family	0.106	0.056	0.074	0.236
Multifamily	0.069	0.023	0.026	0.117

Current Level of Service Standards			
	Elementary	Middle	High
School Floor Area per Student (sq. ft.)	117.99	135.45	154.98
School Cost per Sq. Ft. [2]	\$300	\$300	\$300
School Construction Cost per Student	\$35,397	\$40,635	\$46,494
School Land per Student (acres)	0.0295	0.0303	0.071
Land Cost per Acre [2]	\$100,000	\$100,000	\$100,000
Land Cost per Student	\$2,950	\$3,030	\$7,100
District Owned Buses per Student	0.0028	0.0028	0.0028
Cost per School Bus [2]	\$100,000	\$100,000	\$100,000
School Bus Cost per Student	\$280	\$280	\$280
Total Gross Capital Cost per Student	\$38,627	\$43,945	\$53,874
Credit for Existing Debt per Student	\$4,053	\$4,053	\$4,053
Credit for 2019 Bond per Student	\$301	\$301	\$301
Total Net Local Capital Cost Per Student	\$34,273	\$39,591	\$49,520

[1] Source: US Census Bureau, 5-Year 2017 American Community Survey PUMS data for South Carolina PUMA 01400; TischlerBise analysis

[2] Source: Beaufort County School District

MAXIMUM SUPPORTABLE SCHOOL DEVELOPMENT IMPACT FEES

Figure 17 shows the schedule of maximum supportable development impact fees for the South of the Broad Service Area. The development impact fees are calculated by multiplying the student generation rate for each housing type (shown in Figure 3) by the net capital cost per student for each type of school. Each component is then added together to derive the total school development impact fee.

For example, for a single family unit, the elementary school portion of the development impact fee is calculated by multiplying the student generation rate of .106 by the net local capital cost per elementary student of \$34,273, which results in a fee of \$3,635 per single family unit. This is repeated for the other school levels. Totals for the three school levels of the development impact fee are added together to calculate the total fee per single family unit of \$9,535 (\$3,635 + \$2,229 + \$3,671 = \$9,535). This is repeated for the multifamily housing types.

Figure 17. Maximum Supportable School Development Impact Fees – South of the Broad Service Area

Maximum Supportable School Impact Fee				
Housing Type	Elementary (K-5)	Middle (6-8)	High (9-12)	Maximum Supportable Fee
Single Family	\$3,635	\$2,229	\$3,671	\$9,535
Multifamily	\$2,350	\$891	\$1,267	\$4,508

PROJECTED REVENUE FROM MAXIMUM SUPPORTABLE DEVELOPMENT IMPACT FEE

Over the next ten years, there are 10,929 housing units are projected in the South Service Area. Estimated revenue is projected by applying the fee amounts to the projected housing growth. For example, single family development generates \$75.3 million (\$9,535 x 7,898 housing units = \$75,304,749). In total, the development impact fee is estimated to generated \$89 million.

Figure 18. Projected Revenue from Maximum Supportable Development Impact Fee

Projected Development Impact Fee Revenue

		Single Family \$9,535 per unit	Multifamily \$4,508 per unit
Year		Housing Units	Housing Units
Base	2019	44,852	15,253
Year 1	2020	45,642	15,555
Year 2	2021	46,431	15,858
Year 3	2022	47,221	16,160
Year 4	2023	48,009	16,464
Year 5	2024	48,798	16,767
Year 6	2025	49,588	17,069
Year 7	2026	50,377	17,372
Year 8	2027	51,166	17,675
Year 9	2028	51,955	17,978
Year 10	2029	52,750	18,283
Ten-Year Increase		7,898	3,031
Projected Revenue		\$75,304,749	\$13,662,761
Projected Revenue =>		<u><u>\$88,967,511</u></u>	

CAPITAL IMPROVEMENT PLAN

PLANNED CAPACITY PROJECTS

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

“a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.”

Figure 19 lists the capacity-related projects the Beaufort County School District has planned for the next ten years. Along with school expansion projects, there are several new schools listed in the Capital Improvement Plan to accommodate future growth. The projects total \$174 million.

Figure 19. Beaufort County School District Planned Capacity Projects

Project Description	Location	Year	Amount
Nine Mobile Classrooms	District Level	2020	\$1,378,125
Thirteen Mobile Classrooms	District Level	2021	\$2,257,369
Classroom Wing Addition	River Ridge Academy	2021	\$3,818,715
Wrestling Room	Beaufort HS	2022	\$1,585,521
CATE Building	Beaufort HS	2022	\$5,445,392
Wrestling and Weight Room	Bluffton HS	2022	\$1,585,521
Fieldhouse Facility for Football Stadium	Bluffton HS	2022	\$1,372,003
CATE Building	Bluffton HS	2022	\$5,445,392
Land Purchase for Future School Site	District Level	2022	\$8,103,375
New Wing Addition	May River HS	2022	\$15,327,534
Four Classrooms	River Ridge Academy	2022	\$2,686,269
New School (PK-8)	District Level	2023	\$53,800,600
New School Classroom Addition	District Level	2025	\$16,459,568
New School or School Expansion (PK-8)	District Level	2026	\$50,197,103
Additional Classrooms	Hilton Head HS	2026	\$4,127,503
Total			\$173,589,990

Source: Beaufort County School District 10-Year Capital Improvement Plan

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

In accordance with the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Title 6, Article 9, Chapter 1), this appendix estimates the effects of imposing the proposed school development impact fee on the affordability of housing in the Beaufort County School District. The analysis will examine the current household income and housing expenses that burden an average household in the **South of the Broad Service Area**. Next, the maximum school development impact fee will be included in the cost burden analysis to identify the effect the proposed school impact fee will have on affordable housing in the service area.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

Affordable housing is defined in the South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80% of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household’s whose income does not exceed 80% of the median income. Therefore, the analysis uses the US Housing and Urban Development’s (HUD) criteria that housing costs should be 30% or less of a household’s income. The cost of housing is “moderately burdensome” if its cost burden is over 30% and “severely burdensome” if the ratio is over 50%.

MAXIMUM SUPPORTABLE SCHOOL DEVELOPMENT IMPACT FEE

The school impact fees found in Figure 20 are new development’s fair share of the cost to provide additional school capacity in the Beaufort County School District. The District may recommend, and Beaufort County may adopt on the District’s behalf fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the impact fee on affordable housing in the Beaufort County School District (i.e. the maximum supportable impact fee amount). If the County Council were to choose a lower impact fee amount, the results presented in this report would improve.

Figure 20. Maximum Supportable School Development Impact Fee – South of the Broad Service Area

Maximum Supportable School Impact Fee				
Housing Type	Elementary (K-5)	Middle (6-8)	High (9-12)	Maximum Supportable Fee
Single Family	\$3,635	\$2,229	\$3,671	\$9,535
Multifamily	\$2,350	\$891	\$1,267	\$4,508

HOUSING STOCK

Listed in Figure 21, there are a total of 62,583 housing units in the South of the Broad Service Area. Of the total, 66 percent are occupied by permanent residents. Additionally, there are 31,806 owner-occupied households and 9,581 renter-occupied households. The majority (82 percent) of the housing in the service area is single family units.

Figure 21. Housing Stock Characteristics – South of the Broad

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined					
	Persons	Hsehlds	Persons	Hsehlds	Persons	Hsehlds	Hsg Units	PPHH	PPHU	
Single family [1]	68,284	29,554	14,395	4,270	82,679	33,824	44,748	2.44	1.85	
2 to 4	917	502	2,333	905	3,250	1,407	2,539	2.31	1.28	
5 or more	2,981	1,750	10,370	4,406	13,351	6,156	15,296	2.17	0.87	
Total	72,182	31,806	27,098	9,581	99,280	41,387	62,583	2.40	1.59	
							Vacant HU	21,196		
							Occupancy Rate	66%		
Summary by Type of Housing	Totals									
	Persons	Hsehlds	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix			
Single Family [1]	82,679	33,824	44,748	2.44	1.85	82%	72%			
Multifamily [2]	16,601	7,563	17,835	2.20	0.93	18%	28%			
Total	99,280	41,387	62,583	2.40	1.59	100%	100%			

[1] Includes attached and detached single family homes and mobile homes

[2] Includes all other types

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

HOUSEHOLD INCOME

The purchasing power of southern residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the South Service Area was \$80,527. By using the US Bureau of Labor Statistics’ CPI Calculator, the current household income is estimated at \$81,934. The annual income for a household making 80 percent of the area’s median is \$65,547, or \$5,462 per month. This is done for renter-occupied households as well.

Figure 22. Median Household Income – South of the Broad

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	Household Income Factor	80% of Median Annual Income	Monthly Income
Owner-occupied	\$80,527	\$81,934	80%	\$65,547	\$5,462
Renter-occupied	\$49,220	\$50,080	80%	\$40,064	\$3,339

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics CPI Calculator

Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to March, 2020 dollars.

COST OF HOMEOWNERSHIP

The analysis uses seven categories to calculate the baseline cost of homeownership in the South Service Area: purchase price; mortgage payment; property tax; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

Furthermore, monthly household costs vary across the service area. To address this variation, when possible the analysis applies an average. The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the South Service Area in 2018 was \$364,583 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be \$370,956.

There are several different impact fees that exist in the South of the Broad Service Area. The average impact fee for Beaufort County, municipalities, and fire districts is estimated at \$4,124. Taking a conservative approach, the full impact fee amount is added to the purchasing price, resulting in the purchasing price increasing to \$375,080.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principle and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($\$375,080 \times 20\% = \$75,016$). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($\$375,080 - \$75,016 = \$300,064$). An interest rate of 3.22 percent is assumed for the home purchase based on a survey of competitive interest rates in Beaufort County (www.bankrate.com). The monthly mortgage payment is \$1,301.

Property Tax

To calculate annual property tax, homes in Beaufort County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 0.133. Assumed in the analysis, annual property tax for the average valued home is \$1,998 ($\$375,080 \times 4\% \times 0.133 = \$1,998$).

Solid Waste Collection Fee

Portion of the South Service Area require a resident to either transport their garbage to a refuse site or hire a private company. For this analysis, a weekly pick-up service was researched online. The service was found to cost an average of \$17 per month (May River Disposal).

Water, Sewer, and Electric Utilities

From the Beaufort – Jasper Water & Sewer Authority, an average household consumes 7,000 gallons of water a month. By combining the water usage with the Authority’s water rate, a monthly charge for water of \$33.60 is estimated.

On average, a household generates 7,000 gallons of wastewater per month. Based on the sewer rates, a household that generates the average amount of wastewater will be charged the maximum amount, \$55 per month.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges \$127.13.

As a result, the average monthly bill for these utilities is \$216.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Beaufort County. From their website, the three services costs \$90 per month.

Homeowner’s Insurance

Homeowner’s insurance provides protection for the home and is generally required when a home has a mortgage. The average cost for homeowner’s insurance in Beaufort County is estimated to be \$800 per year (www.insurance.com).

Total Monthly Homeownership Cost

By compiling the month obligations, it is estimated that the monthly cost for homeownership is \$1,857. At the end of this chapter the monthly costs are listed in Figure 25.

COST OF RENTING

The cost of renting a home in the South of the Broad Service Area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated to be \$1,298. With the US Bureau of Labor Statistics’ CPI Calculator, the current cost of renting is estimated to be \$1,320.

COST BURDEN ANALYSIS

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the South Service Area.

Scenario 1: Baseline Conditions

Figure 23 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the

results, owner-occupied and renter-occupied housing costs are above the limit considered for affordability for households whose income is 80 percent of the County’s median income.

Figure 23. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,462	\$1,857	34.0%
Renter-Occupied	\$3,339	\$1,330	39.8%

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 21, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing type, the owner-occupied housing unit will be assessed the fee a single family unit (\$9,535) and the renter-occupied housing unit will be assessed the fee a multifamily unit (\$3,431).

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household’s mortgage payment and property tax, see Figure 25. For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped over 30 years by the landlord through an increase in monthly rent.

Listed in Figure 24, the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing increases by 0.7 percentage points, while the increase in costs for renter-occupied housing increases the burden by 0.3 percent points.

Figure 24. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$5,462	\$1,894	34.7%
Renter-Occupied	\$3,339	\$1,339	40.1%

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. **This analysis has concluded that the maximum supportable development impact fee results in a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burden is unaffected.** As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the

home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 25. Cost of Homeownership – South of the Broad

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	Scenario 2 Baseline Condition + Impact Fee
Purchase Price	\$375,080	\$384,615
Down Payment	\$75,016	\$76,923
Loan Amount	\$300,064	\$307,692
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.22%	3.22%
Monthly Interest Rate	0.27%	0.27%
Monthly Payment	\$1,301	\$1,334
Property Tax - County (per month)	\$78	\$80
Property Tax - City (per month)	\$26	\$26
Property Tax - School Debt (per month)	\$40	\$41
Property Tax - Fire (per month)	\$23	\$23
Solid Waste Collection Fee	\$17	\$17
Water, Sewer, Electric Utilities	\$216	\$216
Telephone, Cable, Internet Utilities	\$90	\$90
Homeowners Insurance	\$67	\$67
Monthly Cost	\$1,857	\$1,894

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Beaufort County will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single Family:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
4. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 210

Multifamily:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.
3. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 220, 221, 222

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within Beaufort County. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 820, 815, 823, 850, 875, 880

Office/Service: Establishments providing management, administrative, professional, or business services; By way of example, *Office/Service* includes banks, business offices, headquarter buildings, business parks, and research and development centers.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 710, 712, 714, 720, 750, 770

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 110, 130, 150, 154, 160, 170

Institutional: Establishments providing management, administrative, professional, or business services; By way of example, *Institutional* includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings, and prisons.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 520, 560, 565, 575, 580, 590

APPENDIX C: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

March 22, 2019

CHAPTER 1
General Provisions
ARTICLE 9
Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the “South Carolina Development Impact Fee Act”.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) “Affordable housing” means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) “Capital improvements” means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) “Capital improvements plan” means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) “Connection charges” and “hookup charges” mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) “Developer” means an individual or corporation, partnership, or other entity undertaking development.

(6) “Development” means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. “Development” does not include alterations made to existing single-family homes.

(7) “Development approval” means a document from a governmental entity which authorizes the commencement of a development.

(8) “Development impact fee” or “impact fee” means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) “Development permit” means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) “Fee payor” means the individual or legal entity that pays or is required to pay a development impact fee.

(11) “Governmental entity” means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) “Incidental benefits” are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) “Land use assumptions” means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) “Level of service” means a measure of the relationship between service capacity and service demand for public facilities.

(15) “Local planning commission” means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) “Project” means a particular development on an identified parcel of land.

(17) “Proportionate share” means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) “Public facilities” means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state’s children.

(19) “Service area” means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area

defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

- (a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;
- (b) repair, operation, or maintenance of existing or new capital improvements;
- (c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;
- (d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (e) administrative and operating costs of the governmental entity; or
- (f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of

service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the

capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

- (1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and
- (2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

- (1) cost of existing system improvements resulting from new development within the service area or areas;
- (2) means by which existing system improvements have been financed;
- (3) extent to which the new development contributes to the cost of system improvements;
- (4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;
- (5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;
- (6) time and price differentials inherent in a fair comparison of fees paid at different times; and
- (7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
- (2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of

government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.



Capital Improvement Plan and Development Impact Fee Study

Transportation Update

Prepared for:

Beaufort County, South Carolina

November 15, 2022

DRAFT

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DEVELOPMENT IMPACT FEE STUDY

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TRANSPORTATION CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18d) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

“...roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals.”

To determine the Beaufort County Transportation Development Impact Fee, a plan-based methodology is used. The fee amounts for residential and nonresidential development are calculated by multiplying the vehicle miles traveled (VMT) generation rates by the capital cost per VMT. The methodology includes trip adjustment for pass-by trips, average trip length, and trip length adjustment factors. The capital cost of transportation improvements is based on a transportation improvement plan through 2032 which includes roadways, widening of roadways, and intersection improvements.

Note: This report is a supplemental revision to the Beaufort County 2020 Impact Fee Study. Please review the 2020 study for further details on demographic projections. Additionally, demand factors (i.e., vehicle trip rates) are consistent with the 2020 study.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards.”

Residential and nonresidential development impact fees are calculated on a per vehicle miles traveled (VMT) basis. Vehicle trip generation rates for different development types are provided by the Institute of Transportation Engineers (ITE). Residential rates are able to be customized for Beaufort County as well. Necessary factors are applied to vehicle trip rates to calculate the VMT generation for each land use.

Transportation Service Areas

Furthermore, the transportation improvement projects have been divided into two service areas: North and South of the Broad River. This ensures an equitable analysis; future development will only be paying for those transportation projects which they will benefit from.

Lastly, all the municipalities in the county have an intergovernmental agreement with Beaufort County to collect the Transportation Development Impact Fee.

Transportation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used in the analysis of the Transportation fee for residential and nonresidential development is average weekday vehicle miles of travel (VMT). The analysis includes adjustments for commuting patterns, pass-by trips, and average trip lengths by type of development. Trip generation rates are from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE, 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To avoid double counting a single vehicle trip at both the origin and destination points, the basic trip adjustment factor is 50 percent. The development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development. Residential vehicle trip end rates are calculated based on housing unit size. Further discussion and details on calculations can be found in Appendix A.

Residential Vehicle Trips

The daily vehicle trip end, trip adjustment, and the trip length weighted factors are listed for residential land uses in Figure 1 and Figure 2. The factors are combined along with the average trip length to calculate the average daily vehicle miles of travel (VMT). As expected, as the housing unit size increases so does the VMT generated from the household.

Figure 1. Residential Service Units – North of the Broad Service Area

Land Use	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
North of the Broad - Residential (per housing unit by size)					
1,000 or less	3.90	55%	3.66	121%	9.50
1,001 to 1,250	4.90	55%	3.66	121%	11.94
1,251 to 1,500	5.80	55%	3.66	121%	14.13
1,501 to 1,750	6.50	55%	3.66	121%	15.83
1,751 to 2,000	7.10	55%	3.66	121%	17.29
2,001 to 2,500	8.10	55%	3.66	121%	19.73
2,501 to 3,000	9.00	55%	3.66	121%	21.92
3,001 to 3,500	9.70	55%	3.66	121%	23.63
3,501 or 4,000	10.30	55%	3.66	121%	25.09
4,001 or more	10.80	55%	3.66	121%	26.31

Source: U.S. Census Public Use Microdata, 2013-2017 5-Year Estimate; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Figure 2. Residential Service Units – South of the Broad Service Area

Land Use	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
South of the Broad - Residential (per housing unit by size)					
1,000 or less	3.60	55%	3.66	121%	8.77
1,001 to 1,250	4.50	55%	3.66	121%	10.96
1,251 to 1,500	5.30	55%	3.66	121%	12.91
1,501 to 1,750	6.00	55%	3.66	121%	14.61
1,751 to 2,000	6.60	55%	3.66	121%	16.08
2,001 to 2,500	7.50	55%	3.66	121%	18.27
2,501 to 3,000	8.30	55%	3.66	121%	20.22
3,001 to 3,500	8.90	55%	3.66	121%	21.68
3,501 or 4,000	9.50	55%	3.66	121%	23.14
4,001 or more	10.00	55%	3.66	121%	24.36

Source: U.S. Census Public Use Microdata, 2013-2017 5-Year Estimate; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Nonresidential Vehicle Trips

The Institute for Transportation Engineers' land use code, daily vehicle trip end rate, trip adjustment factor, and the trip length weighted factor are listed for nonresidential land uses in Figure 3. The factors are combined along with the average trip length to calculate the average daily vehicle miles of travel (VMT). Found in the figure, the retail land use has the highest average VMT rate, while the office/service and institutional land uses have similar VMT rates, and the industrial land use has the lowest VMT rate.

Figure 3. Nonresidential Service Units

Land Use	ITE Codes	Vehicle Trip Ends	Trip Adj. Factor	Ave. Trip Length (miles)	Trip Length Wgt. Factor	Vehicle Miles of Travel (VMT)
Nonresidential (per 1,000 square feet)						
Retail	820	37.75	38%	3.00	66%	28.40
Office/Service	710	9.74	50%	3.97	73%	14.11
Industrial	610	3.93	50%	3.97	73%	5.69
Institutional	140	10.72	50%	3.36	73%	13.15

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017); National Household Travel Survey, 2009; TischlerBise analysis

Projected Travel Demand

As mentioned, the Transportation Development Impact Fee analyzes the North and South of the Broad Service Areas separately. Trip generation rates and trip adjustment factors convert project development into average weekday vehicle trips. A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial road and eventually to a state or interstate highway. The progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of development fees, to the following question, "What is the average vehicle trip length on development fee system improvements?"

Staying consistent with the previous Transportation Development Impact Fee Study (Clarion Associates), the average trip length on arterial roadways varies based on the land use type. For example, the average

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trip length to a residential land use is 3.66 miles while the average for a retail land use is 3.00 miles. By combining the vehicle trips, the trip length factors, and trip length adjustment factors for pass-by trips the current vehicle miles traveled are calculated for the service areas.

Listed in Figure 4, through 2032 there are an estimated increase of 51,713 vehicle trips in the North. After applying the trip length and average mile per trip factors to the vehicle trip generation, the total vehicle miles traveled (VMT) is calculated. Future development is projected to increase the demand on the arterial roadways by 187,937 VMT to a total demand of 1,113,688 VMT. That is an increase of 22 percent compared to the base year.

Figure 4. Average Daily Vehicle Miles Traveled – North of the Broad

Beaufort County, SC North of the Broad	Base Year 2022	5-year increment						Total Increase
		1 2023	2 2024	3 2025	4 2026	5 2027	10 2032	
Single Family Units	29,440	30,058	30,675	31,292	31,909	32,526	34,918	5,478
Multifamily Units	8,909	9,095	9,282	9,469	9,656	9,843	10,566	1,658
Retail KSF	2,559	2,639	2,718	2,797	2,877	2,956	3,281	722
Office/Service KSF	4,360	4,490	4,620	4,750	4,880	5,010	5,542	1,183
Industrial KSF	4,273	4,403	4,532	4,661	4,791	4,920	5,449	1,175
Institutional KSF	1,178	1,213	1,248	1,283	1,318	1,353	1,497	318
Single Family Units Trips	145,730	148,785	151,840	154,896	157,951	161,006	172,844	27,114
Multifamily Units Trips	24,009	24,512	25,016	25,519	26,022	26,526	28,476	4,467
<i>Residential Subtotal</i>	<i>169,739</i>	<i>173,297</i>	<i>176,856</i>	<i>180,414</i>	<i>183,973</i>	<i>187,532</i>	<i>201,320</i>	<i>31,581</i>
Retail Trips	36,711	37,850	38,988	40,126	41,264	42,402	47,067	10,355
Office Trips	21,231	21,864	22,497	23,130	23,763	24,396	26,991	5,760
Industrial Trips	8,397	8,651	8,906	9,160	9,414	9,668	10,707	2,310
Institutional Trips	6,316	6,503	6,690	6,877	7,065	7,252	8,022	1,706
<i>Nonresidential Subtotal</i>	<i>72,656</i>	<i>74,868</i>	<i>77,081</i>	<i>79,293</i>	<i>81,505</i>	<i>83,718</i>	<i>92,787</i>	<i>20,131</i>
Total Trips	242,394	248,165	253,936	259,707	265,479	271,250	294,107	51,713
Arterial Road VMT	925,751	946,794	967,837	988,881	1,009,924	1,030,967	1,113,688	187,937

Transportation Capital Improvement Plan and Development Impact Fee Study *DRAFT*
Beaufort County, South Carolina

Listed in Figure 5, through 2032 there are an estimated increase of 56,888 vehicle trips in the South. After applying the trip length and average mile per trip factors to the vehicle trip generation, the total vehicle miles traveled (VMT) is calculated. Future development is projected to increase the demand on the arterial roadways by 213,370 VMT to a total demand of 1,616,333 VMT. That is an increase of 16 percent compared to the base year.

Figure 5. Average Daily Vehicle Miles Traveled – South of the Broad

Beaufort County, SC South of the Broad	Base Year 2022	5-year increment						Total Increase
		1 2023	2 2024	3 2025	4 2026	5 2027	10 2032	
Single Family Units	47,221	48,009	48,798	49,588	50,377	51,166	54,188	6,967
Multifamily Units	16,160	16,464	16,767	17,069	17,372	17,675	18,812	2,651
Retail KSF	4,720	4,797	4,875	4,953	5,030	5,108	5,429	709
Office/Service KSF	5,555	5,645	5,734	5,824	5,913	6,003	6,412	857
Industrial KSF	5,785	5,906	6,026	6,146	6,267	6,387	6,907	1,122
Institutional KSF	1,962	2,001	2,040	2,079	2,118	2,157	2,329	366
Single Family Units Trips	215,562	219,163	222,764	226,369	229,970	233,571	247,368	31,806
Multifamily Units Trips	39,997	40,747	41,498	42,246	42,996	43,747	46,559	6,562
<i>Residential Subtotal</i>	<i>255,559</i>	<i>259,910</i>	<i>264,262</i>	<i>268,615</i>	<i>272,966</i>	<i>277,317</i>	<i>293,927</i>	<i>38,368</i>
Retail Trips	67,701	68,815	69,930	71,044	72,158	73,272	77,878	10,177
Office Trips	27,053	27,489	27,925	28,361	28,797	29,233	31,227	4,174
Industrial Trips	11,368	11,604	11,841	12,078	12,314	12,551	13,572	2,204
Institutional Trips	10,518	10,726	10,935	11,144	11,352	11,561	12,482	1,964
<i>Nonresidential Subtotal</i>	<i>116,640</i>	<i>118,635</i>	<i>120,631</i>	<i>122,626</i>	<i>124,622</i>	<i>126,617</i>	<i>135,159</i>	<i>18,519</i>
Total Trips	372,199	378,546	384,893	391,241	397,588	403,935	429,087	56,888
Arterial Road VMT	1,402,964	1,426,901	1,450,838	1,474,784	1,498,721	1,522,658	1,616,333	213,370

Need for Transportation Improvements

The plan-based methodology is based on the 2032 transportation improvement plan provided by the County. This project list includes the recent Beaufort Penny Referendum, a voter-approved 1-cent sales tax in Beaufort County which provides funding for transportation projects. However, since future development will be paying the development impact fee and the sales tax to fund the same projects, the anticipated funding from the one-cent sales tax is reduced from the impact fee calculations to ensure there is not double payment. Below, the capital cost per vehicle miles traveled for transportation improvements by service area is calculated.

Transportation Capital Improvement Plan and Development Impact Fee Study *DRAFT*
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Need for Roadway Improvements and Facilities - North of the Broad

Listed in Figure 6, there are 17 transportation improvement projects in the North of the Broad Service Area. These projects total \$398 million. However, the Penny Referendum is anticipated to fund a portion of these projects. Also, the County anticipates receiving about 15 percent of the remaining funding from other sources (i.e., South Carolina DOT). As a result, the County anticipates funding \$177 million of the total cost. Found at the bottom of Figure 6, the County’s cost is divided by the projected 2032 VMT in the North. This results in a capital cost per VMT of \$158.90 (\$176,963,071 / 1,113,688 VMT = \$158.90 per VMT, rounded).

Figure 6. Roadway Improvement Projects – North of the Broad

Project	Description	Total Cost	Offset from Other Funding [1]	County Contribution
Lady's Island Access Roads - Hazel Farm Rd/Gay Dr, Sunset Blvd/Miller Dr W, BHS, LIMS, Mead	New Roads, Streetscapes	\$29,400,000	\$17,311,184	\$12,088,816
US 21/SC 802 Corridor Improvements	Streetscape	\$41,300,000	\$10,775,745	\$30,524,255
US 21/SC 281 Intersection Improvement (Lady's Island Drive/Ribaut Road)	Intersection Improvements	\$10,000,000	\$0	\$10,000,000
Calhoun Street (Rodgers St to Pigeon Point Rd)	Streetscape	\$3,000,000	\$750,000	\$2,250,000
Ribaut Road Improvements (Boundary Street to Parris Island Bridge)	Access Management	\$140,000,000	\$105,000,000	\$35,000,000
Broad River Bridge Intersection		\$5,000,000	\$2,500,000	\$2,500,000
US 21 (Lady's Island Drive) & Meridian Drive/Islands Causeway Intersection Improvements	Intersection Improvements	\$15,000,000	\$7,500,000	\$7,500,000
Spine Road-Port Royal Port	New Road	\$8,000,000	\$6,000,000	\$2,000,000
Boundary Street Connectivity (Polk St. Parallel Road)	New Road	\$8,000,000	\$3,000,000	\$5,000,000
US 21 Bus (Carteret St & Boundary St) Upgrades (Ribaut Rd to Woods Memorial Bridge)	Access Mgmt, Streetscape, Road Diet	\$22,500,000	\$11,250,000	\$11,250,000
US 21 (Lady's Island Drive) Improvements (Lady's Island Bridge to US 21/Sea Island Parkway)	Access Management	\$10,000,000	\$5,000,000	\$5,000,000
SC 170/US 21 Intersection Improvement	Intersection Improvements	\$5,000,000	\$2,500,000	\$2,500,000
US 21/SC 128 Intersection Improvement (Parris Island Gateway/Savannah Hwy)	Intersection Improvements	\$5,000,000	\$2,500,000	\$2,500,000
US 21/US 21 Bus. Trask Parkway/Parris Island Gateway	Intersection Improvements	\$5,000,000	\$2,500,000	\$2,500,000
SC 170 Robert Smalls Parkway (Boundary Street to Broad River Bridge)	Access Management	\$50,000,000	\$25,000,000	\$25,000,000
Joe Frazier Road Connection to SC 170	New Road	\$6,000,000	\$900,000	\$5,100,000
SC 802 (Sam's Point Rd) Improvements (roundabout to Springfield Rd)	3-lane widening with shared-use path	\$25,000,000	\$18,750,000	\$6,250,000
10 Traffic Signals	Traffic Signal	\$10,000,000	\$0	\$10,000,000
Total		\$398,200,000	\$221,236,929	\$176,963,071

Total Cost for Road Projects	\$176,963,071
2032 Vehicle Miles Traveled - North of the Broad	1,113,688
Capital Cost per Vehicle Miles Traveled	\$158.90

[1] Note: the other funding sources to offset the total cost of the projects include the One Cent Penny Referendum and Federal/State funding (15 percent of the remaining costs).

Need for Roadway Improvements and Facilities - South of the Broad

Listed in Figure 7, there are 24 transportation improvement projects in the South of the Broad Service Area. These projects total \$909 million. However, the Penny Referendum is anticipated to fund a portion of these projects. Furthermore, the County anticipates receiving about 15 percent of the remaining funding from other sources (i.e., SCDOT). As a result, the County anticipates funding \$300 million of the total cost. Found at the bottom of Figure 7, the County’s cost is divided by the projected 2032 VMT in the South. This results in a capital cost per VMT of \$185.55 (\$299,917,500 / 1,616,333 VMT = \$185.55 per VMT, rounded).

Figure 7. Roadway Improvement Projects – South of the Broad

Project	Description	Total Cost	Offset from Other Funding [1]	County Contribution
US 278 Corridor (Moss Creek Dr to Cross Island Parkway)	Bridge Widening	\$290,000,000	\$290,000,000	\$0
SC 170 (Okatie Center Blvd S to Tidewatch Dr)	Road Widening, Access Mgmt	\$40,000,000	\$30,000,000	\$10,000,000
SC 170 (Tidewatch Dr to SC 462)	Road Widening	\$40,000,000	\$30,000,000	\$10,000,000
SC 46 Widening (Jasper County Line to SC 170)	Road Widening	\$35,000,000	\$26,250,000	\$8,750,000
Burnt Church Road (Bluffton Parkway to Alljoy Rd)	Road Widening	\$15,000,000	\$2,250,000	\$12,750,000
US 278 (Jasper County Line to SC 170)	6-lane Road Widening	\$45,000,000	\$33,750,000	\$11,250,000
US 278 Corridor (Gum Tree Rd to Dillon Rd)	Road Widening/Access Management	\$45,000,000	\$22,500,000	\$22,500,000
US 278 Frontage Road South (Squire Pope Road to Gum Tree Road)	New Road (2-lane/3-lane)	\$10,000,000	\$1,500,000	\$8,500,000
US 278 Frontage Road North (Squire Pope Road to Wild Horse Road)	New Road (2-lane/3-lane)	\$5,000,000	\$750,000	\$4,250,000
Sea Pines Circle	Conversion to a multi-lane roundabout	\$15,000,000	\$6,562,500	\$8,437,500
Buckwalter Parkway	Access Management	\$36,000,000	\$18,000,000	\$18,000,000
SC 46 Improvements (SC 170 to Buck Island Road)	Widening/Safety Improvements/alt. transportation	\$94,000,000	\$59,220,000	\$34,780,000
Bluffton Parkway 5B	New Road	\$50,000,000	\$7,500,000	\$42,500,000
Bluffton Parkway	Access Management	\$45,000,000	\$22,500,000	\$22,500,000
Bluffton Parkway Bicycle Facilities	Streetscaping, On-street bike lanes, resurfacing paths, etc	\$30,000,000	\$15,000,000	\$15,000,000
Buckwalter Parkway Bicycle Facilities	Streetscaping, On-street bike lanes, resurfacing paths, etc	\$15,000,000	\$7,500,000	\$7,500,000
H.E. McCracken	Road Widening	\$18,000,000	\$9,000,000	\$9,000,000
Cherry Point Rd	Roadway Improvement	\$2,000,000	\$300,000	\$1,700,000
Wild Horse Road (US 278 to Gum Tree Rd)	Road Widening + Roundabout	\$5,000,000	\$750,000	\$4,250,000
Gum Tree Rd (US 278 to Squire Pope Rd)	Road Widening + Roundabout	\$7,500,000	\$1,125,000	\$6,375,000
US 278 Bus (Pembroke Drive to Sea Pines Circle)	Access Management	\$25,000,000	\$12,500,000	\$12,500,000
Pope Avenue/Palmetto Bay Road with NW Connector	Access Management and new road	\$15,000,000	\$7,500,000	\$7,500,000
Main Street (Wilborn Road to Hospital Center Blvd)	2 new roundabouts	\$8,000,000	\$4,000,000	\$4,000,000
New Orleans Road (Arrow Road to St. Augustine Place)	Road Widening	\$2,500,000	\$625,000	\$1,875,000
16 Traffic Signal	Traffic Signal	\$16,000,000	\$0	\$16,000,000
Total		\$909,000,000	\$609,082,500	\$299,917,500

Total Cost for Road Projects	\$299,917,500
2032 Vehicle Miles Traveled - South of the Broad	1,616,333
Capital Cost per Vehicle Miles Traveled	\$185.55

[1] Note: the other funding sources to offset the total cost of the projects include the One Cent Penny Referendum and Federal/State funding (15 percent of the remaining costs).

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included in credit in the development impact fee calculations. The current debt is for previous road projects south of the Broad River, so the credit is only applied to the South of the Broad Service Area.

The annual debt service is applied to southern development and divided by annual demand unit (vehicle miles traveled) to yield payments per VMT. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$8.66 per VMT.

Figure 8. Credit for Future Debt Payments – South of the Broad

Fiscal Year	Payment	North 0%	South 100%	Fiscal Year	Payment	Projected VMT - South	Payment/ VMT
Base Year	\$789,925	\$0	\$789,925	Base Year	\$789,925	1,402,964	\$0.56
2023	\$781,383	\$0	\$781,383	2023	\$781,383	1,426,901	\$0.55
2024	\$772,820	\$0	\$772,820	2024	\$772,820	1,450,838	\$0.53
2025	\$764,140	\$0	\$764,140	2025	\$764,140	1,474,784	\$0.52
2026	\$755,593	\$0	\$755,593	2026	\$755,593	1,498,721	\$0.50
2027	\$1,730,543	\$0	\$1,730,543	2027	\$1,730,543	1,522,658	\$1.14
2028	\$1,571,405	\$0	\$1,571,405	2028	\$1,571,405	1,546,604	\$1.02
2029	\$1,548,580	\$0	\$1,548,580	2029	\$1,548,580	1,570,690	\$0.99
2030	\$1,545,878	\$0	\$1,545,878	2030	\$1,545,878	1,585,901	\$0.97
2031	\$1,544,763	\$0	\$1,544,763	2031	\$1,544,763	1,601,111	\$0.96
2032	\$1,544,599	\$0	\$1,544,599	2032	\$1,544,599	1,616,333	\$0.96
2033	\$1,557,790	\$0	\$1,557,790	2033	\$1,557,790	1,638,346	\$0.95
2034	\$1,571,103	\$0	\$1,571,103	2034	\$1,571,103	1,653,408	\$0.95
2035	\$1,513,366	\$0	\$1,513,366	2035	\$1,513,366	1,668,470	\$0.91
2036	\$1,511,627	\$0	\$1,511,627	2036	\$1,511,627	1,683,532	\$0.90
2037	\$1,511,449	\$0	\$1,511,449	2037	\$1,511,449	1,698,594	\$0.89
Total	\$21,014,964	\$0	\$21,014,964	Total	\$21,014,964		\$13.30
						Discount Rate	5.00%
						Total Credit per VMT	\$8.66

Furthermore, a credit has already been included for the revenue from the Penny Referendum. The credit is imbedded in the capital cost calculations by reducing the transportation projects by the anticipated funding from the sales tax.

Transportation Development Impact Fee

The cost factors for each component of Beaufort County’s Transportation Development Impact Fee are listed in the following figures and are based on the service area. The development impact fees for transportation projects are based on vehicle miles traveled (VMT) per housing unit by size for residential development and VMT per 1,000 square feet for nonresidential development.

The fee components are calculated per VMT, so the maximum supportable fee is calculated by multiplying the total cost per VMT by the VMT generation factor for each land use. The VMT factor is calculated by multiplying the average daily vehicle trip end rate, trip rate adjustment factor, average miles per vehicle trip, and trip length weighting factor. For example, the maximum supportable fee for a single family housing unit that is 2,800 square feet in the North is \$3,483 (\$158.90 per VMT x 9.00 vehicle trip ends x 55% x 3.66 miles x 121% = \$3,483, rounded).

The fees represent the highest amount supportable for residential and nonresidential development, which represents new growth’s fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 9. Maximum Supportable Transportation Development Impact Fee – North of the Broad

Fee Component	Cost per VMT
North of the Broad Projects	\$158.90
Gross Total	\$158.90
Credit for Debt Payments	\$0.00
Net Total	\$158.90

Development Type	Ave. Daily Veh. Trip Ends	Trip Rate Adjustment	Ave. Miles per Veh. Trip	Trip Length Weighting	Maximum Supportable Fee	Current Fee	Increase/ (Decrease)
Residential (per housing unit by dwelling square footage)							
1,000 or less	3.90	55%	3.66	121%	\$1,509	\$544	\$965
1,001 to 1,250	4.90	55%	3.66	121%	\$1,896	\$544	\$1,352
1,251 to 1,500	5.80	55%	3.66	121%	\$2,245	\$544	\$1,701
1,501 to 1,750	6.50	55%	3.66	121%	\$2,516	\$775	\$1,741
1,751 to 2,000	7.10	55%	3.66	121%	\$2,748	\$775	\$1,973
2,001 to 2,500	8.10	55%	3.66	121%	\$3,135	\$775	\$2,360
2,501 to 3,000	9.00	55%	3.66	121%	\$3,483	\$775	\$2,708
3,001 to 3,500	9.70	55%	3.66	121%	\$3,754	\$775	\$2,979
3,501 or 4,000	10.30	55%	3.66	121%	\$3,986	\$775	\$3,211
4,001 or more	10.80	55%	3.66	121%	\$4,180	\$775	\$3,405
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$4,513	\$1,948	\$2,565
Office/Service	9.74	50%	3.97	73%	\$2,243	\$803	\$1,440
Industrial	3.93	50%	3.97	73%	\$905	\$122	\$784
Institutional	10.72	50%	3.36	73%	\$2,089	\$1,423	\$666

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Figure 10. Maximum Supportable Transportation Development Impact Fee – South of the Broad

Fee Component	Cost per VMT
South of the Broad Projects	\$185.55
Gross Total	\$185.55
Credit for Debt Payments	(\$8.66)
Net Total	\$176.89

Development Type	Ave. Daily Veh. Trip Ends	Trip Rate Adjustment	Ave. Miles per Veh. Trip	Trip Length Weighting	Maximum Supportable Fee	Current Fee [1]	Increase/ (Decrease)
Residential (per housing unit by dwelling square footage)							
1,000 or less	3.60	55%	3.66	121%	\$1,551	\$1,471	\$80
1,001 to 1,250	4.50	55%	3.66	121%	\$1,939	\$1,471	\$468
1,251 to 1,500	5.30	55%	3.66	121%	\$2,284	\$1,471	\$813
1,501 to 1,750	6.00	55%	3.66	121%	\$2,585	\$2,095	\$491
1,751 to 2,000	6.60	55%	3.66	121%	\$2,844	\$2,095	\$750
2,001 to 2,500	7.50	55%	3.66	121%	\$3,231	\$2,095	\$1,137
2,501 to 3,000	8.30	55%	3.66	121%	\$3,576	\$2,095	\$1,482
3,001 to 3,500	8.90	55%	3.66	121%	\$3,835	\$2,095	\$1,741
3,501 or 4,000	9.50	55%	3.66	121%	\$4,093	\$2,095	\$1,999
4,001 or more	10.00	55%	3.66	121%	\$4,309	\$2,095	\$2,215
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$5,024	\$4,314	\$710
Office/Service	9.74	50%	3.97	73%	\$2,497	\$2,353	\$145
Industrial	3.93	50%	3.97	73%	\$1,007	\$356	\$651
Institutional	10.72	50%	3.36	73%	\$2,326	\$3,531	(\$1,205)

[1] fee listed is the average between the Bluffton/Okatie and Hilton Head/Daufuski Island Assessment Districts

Revenue from Transportation Development Impact Fee

The total transportation capital costs and estimated revenue from the northern Transportation Development Impact Fee is listed Figure 11. The capital cost of future growth is found by applying new growth’s share of the 2032 VMT (17 percent) to the total capital cost (\$398,200,000 x 17% = \$67,694,000).

To find the revenue generated by residential and nonresidential development, the growth is multiplied by the corresponding fee. The revenue generation from residential development is based off the fee for an average size single family (2,815 square feet) and multifamily (1,154 square feet) unit. For example, future single family residential development is projected to generate \$19 million in revenue from the average fee (5,478 new housing units x \$3,483 = \$19,078,691).

It is estimated that the Transportation Development Impact Fee will generate a total of \$30 million in revenue through 2032. The remaining capital cost represents the funding from other sources (i.e., sales tax and grants) and the share from existing residents and businesses.

Figure 11. Estimated Revenue from Transportation Impact Fee – North of the Broad

Infrastructure Costs for Transportation Facilities

	Total Cost	Growth Cost
Roadway Improvements	\$398,200,000	\$67,694,000
Total Expenditures	\$398,200,000	\$67,694,000

Projected Development Impact Fee Revenue

		Single Family \$3,483 per unit	Multifamily \$1,896 per unit	Retail \$4,513 per KSF	Office/Service \$2,243 per KSF	Industrial \$905 per KSF	Institutional \$2,089 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2022	29,440	8,909	2,559	4,360	4,273	1,178
Year 1	2023	30,058	9,095	2,639	4,490	4,403	1,213
Year 2	2024	30,675	9,282	2,718	4,620	4,532	1,248
Year 3	2025	31,292	9,469	2,797	4,750	4,661	1,283
Year 4	2026	31,909	9,656	2,877	4,880	4,791	1,318
Year 5	2027	32,526	9,843	2,956	5,010	4,920	1,353
Year 6	2028	33,144	10,029	3,035	5,140	5,049	1,388
Year 7	2029	33,756	10,215	3,115	5,270	5,179	1,423
Year 8	2030	34,144	10,332	3,170	5,360	5,269	1,447
Year 9	2031	34,530	10,449	3,226	5,451	5,359	1,472
Year 10	2032	34,918	10,566	3,281	5,542	5,449	1,497
Ten-Year Increase		5,478	1,658	722	1,183	1,175	318
Projected Revenue		\$19,078,691	\$3,142,695	\$3,257,872	\$2,653,140	\$1,063,677	\$664,816
Projected Revenue =>							\$29,860,891
Total Expenditures =>							\$398,200,000
Non-Impact Fee Funding =>							\$368,339,109

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The total transportation capital costs and estimated revenue from the southern Transportation Development Impact Fee is listed Figure 12. The capital cost of future growth is found by applying new growth’s share of the 2032 VMT (13 percent) to the total capital cost (\$909,000,000 x 13% = \$118,170,000).

To find the revenue generated by residential and nonresidential development, the growth is multiplied by the corresponding fee. The revenue generation from residential development is based off the fee for an average size single family (2,815 square feet) and multifamily (1,154 square feet) unit. For example, future single family residential development is projected to generate \$25 million in revenue from the average fee (6,967 new housing units x \$3,576 = \$24,915,207).

It is estimated that the Transportation Development Impact Fee will generate a total of \$37.7 million in revenue through 2032. The remaining capital cost represents the funding from other sources (i.e., sales tax and grants) and the share from existing residents and businesses.

Figure 12. Estimated Revenue from Transportation Impact Fee – South of the Broad

Infrastructure Costs for Transportation Facilities

	Total Cost	Growth Cost
Roadway Improvements	\$909,000,000	\$118,170,000
Total Expenditures	\$909,000,000	\$118,170,000

Projected Development Impact Fee Revenue

		Single Family \$3,576 per unit	Multifamily \$1,939 per unit	Retail \$5,024 per KSF	Office/Service \$2,497 per KSF	Industrial \$1,007 per KSF	Institutional \$2,326 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF	KSF
Base	2022	47,221	16,160	4,720	5,555	5,785	1,962
Year 1	2023	48,009	16,464	4,797	5,645	5,906	2,001
Year 2	2024	48,798	16,767	4,875	5,734	6,026	2,040
Year 3	2025	49,588	17,069	4,953	5,824	6,146	2,079
Year 4	2026	50,377	17,372	5,030	5,913	6,267	2,118
Year 5	2027	51,166	17,675	5,108	6,003	6,387	2,157
Year 6	2028	51,955	17,978	5,186	6,092	6,508	2,196
Year 7	2029	52,750	18,283	5,263	6,182	6,628	2,235
Year 8	2030	53,229	18,459	5,318	6,259	6,721	2,266
Year 9	2031	53,709	18,635	5,374	6,335	6,814	2,297
Year 10	2032	54,188	18,812	5,429	6,412	6,907	2,329
Ten-Year Increase		6,967	2,651	709	857	1,122	366
Projected Revenue		\$24,915,207	\$5,141,182	\$3,564,330	\$2,140,117	\$1,129,396	\$852,388
						Projected Revenue =>	\$37,742,618
						Total Expenditures =>	\$909,000,000
						Non-Impact Fee Funding =>	\$871,257,382

IMPLEMENTATION AND ADMINISTRATION

Development impact fees should be periodically evaluated and updated to reflect recent data. Beaufort County will continue to adjust for inflation. If cost estimates or demand indicators change significantly, the County should redo the fee calculations. South Carolina’s enabling legislation exempts a project from development impact fees if it is determined to create affordable housing.

Credits and Reimbursements

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development. The latter option is more difficult to administer because it creates unique fees for specific geographic areas.

Service Areas

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development of a type (single family, commercial, etc.) is assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of many small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis, the Transportation Development Impact Fees were determined to have two service areas: North and South of the Broad River.

Figure 13. Beaufort County Service Area Map



APPENDIX A: SERVICE UNITS BY HOUSING UNIT SIZE

Residential demand on a majority of County services and facilities can be attributed to the number of residents that are generated a housing unit. Generally, household sizes grow as the size of a housing unit increases. Thus, by establishing a residential development impact fee that is based on the size of the housing unit the County can equitably attributed new residential development’s demand on facilities.

The following sections detail the calculations necessary to finding service units by housing size.

Persons per Housing Unit by Size

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau in files known as Public Use Microdata Samples (PUMS). Data comes from the SC Public Use Microdata Areas (PUMA) 1400, which includes Beaufort and Jasper County. Figure 14 lists the number of persons and households by bedrooms. As a result, persons per household factors are calculated by number of bedrooms. Furthermore, the unadjusted factors are calibrated to the Beaufort County countywide averages by adjusting based on the countywide average for all housing types.

Figure 14. Persons per Household by Number of Bedrooms

Bedroom Range	Persons	Households	Unadjusted Persons per Household	Adjusted Persons per Household [1]
0-1	235	179	1.31	1.48
2	1,541	827	1.86	2.11
3	4,450	1,944	2.29	2.59
4+	2,221	822	2.70	3.05
Total	8,447	3,772	2.24	2.53

Source: US Census American Community Survey, Public Use Microdata (PUM), 2013-2017 5-Year Estimates, PUMA 1400

[1] Household sizes are calibrated based on the countywide persons per household factor for all housing types

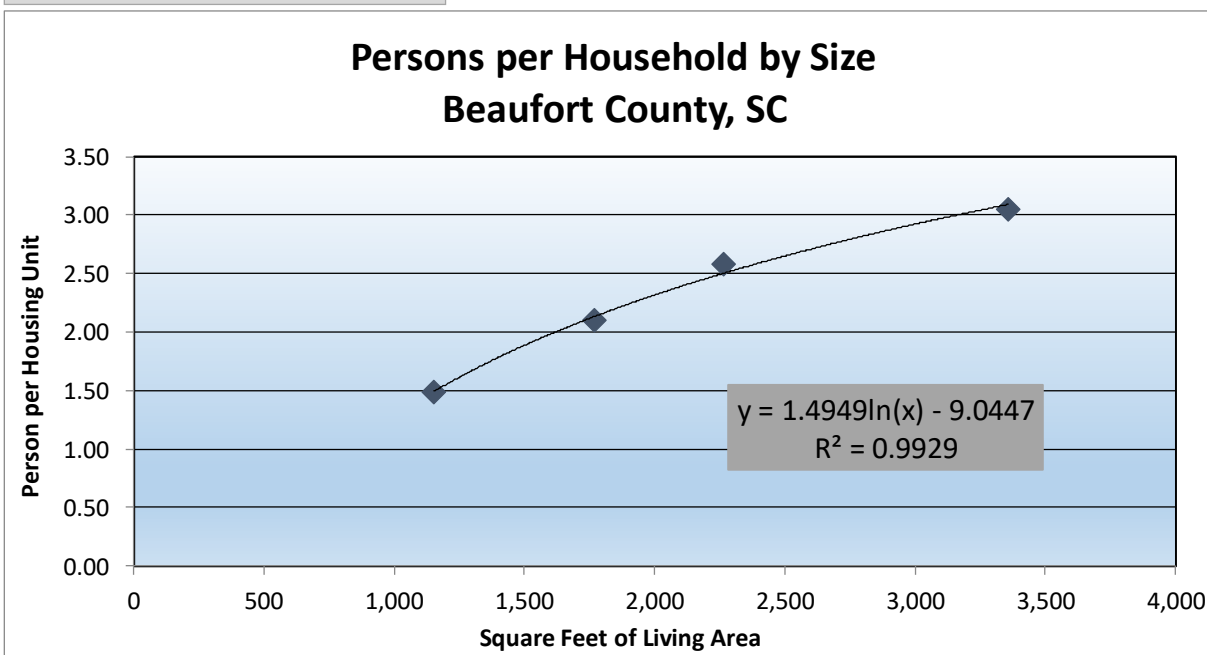
To calculate countywide household sizes by housing unit size, the average floor area by bedrooms and number of persons by bedrooms are plotted in Figure 15. The average floor area for a single family unit is available for the South Atlantic region from the U.S. Census Bureau and applied to the 2, 3, and 4+ bedroom units. The average floor area for multifamily units is available from a new construction report from the U.S. Census Bureau and applied to the 0–1-bedroom housing units. A logarithmic trend line derived from the plotted points. Using the trend line formula shown in the chart, TischlerBise derived the estimated average number of persons, by housing size, using ten size thresholds.

Shown in the Fitted-Curve Values table on the right, there is a noticeable increase in household sizes as the size of the housing unit increase.

Figure 15. Persons per Household by Housing Size – Countywide

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.48	1,000 or less	1.30
2	1,771	2.11	1,001 to 1,250	1.62
3	2,264	2.59	1,251 to 1,500	1.89
4+	3,359	3.05	1,501 to 1,750	2.12
			1,751 to 2,000	2.32
			2,001 to 2,500	2.65
			2,501 to 3,000	2.92
			3,001 to 3,500	3.15
			3,501 or 4,000	3.35
			4,001 or more	3.53



The countywide persons per household by number of bedrooms is adjusted to calculate the household sizes for the North and South Service Area. Shown below, the North of the Broad Service Area has a PPH factor 108% of the countywide PPH and the South of the Broad Service area has a PPH factor 95% of the countywide PPH. This is applied to the PPH by number of bedrooms factor.

Figure 16. Persons per Household Comparison

Housing Type	Countywide	North of the Broad	North vs Countywide	South of the Broad	South vs Countywide
Average PPH	2.53	2.72	108%	2.40	95%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The following figures lists the persons per household by housing size for the service areas.

Figure 17. Persons per Household by Housing Size – North of the Broad Service Area

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.59	1,000 or less	1.40
2	1,771	2.26	1,001 to 1,250	1.70
3	2,264	2.78	1,251 to 1,500	2.00
4+	3,359	3.28	1,501 to 1,750	2.30
			1,751 to 2,000	2.50
			2,001 to 2,500	2.90
			2,501 to 3,000	3.10
			3,001 to 3,500	3.40
			3,501 or 4,000	3.60
			4,001 or more	3.80

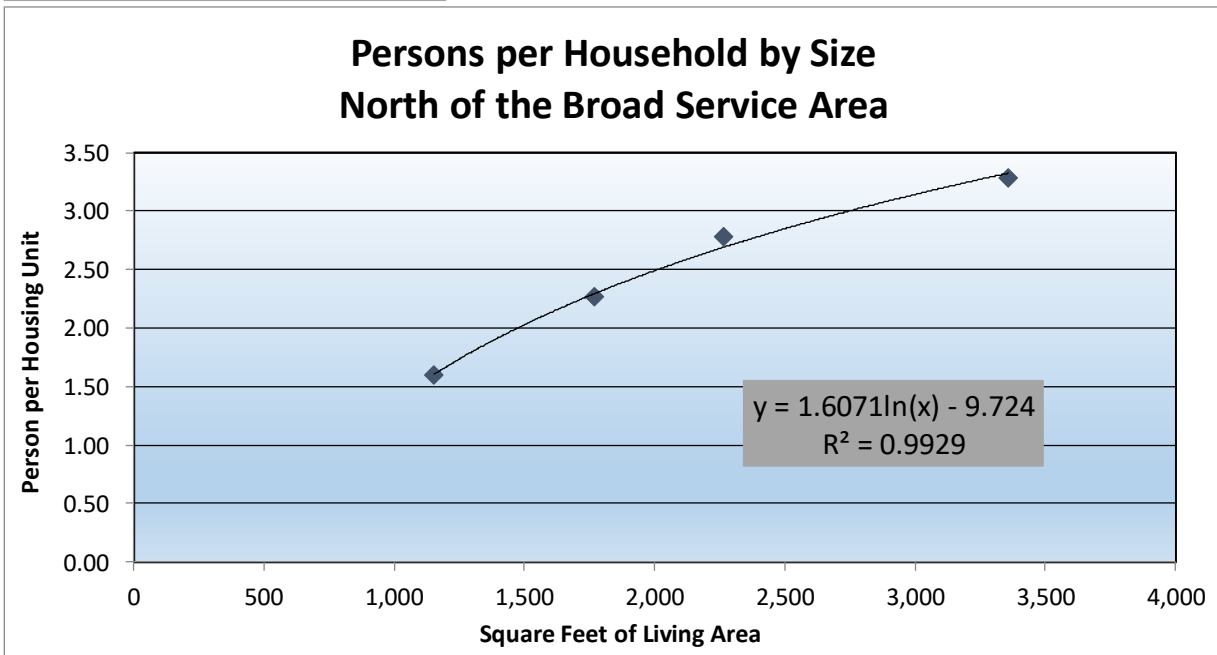
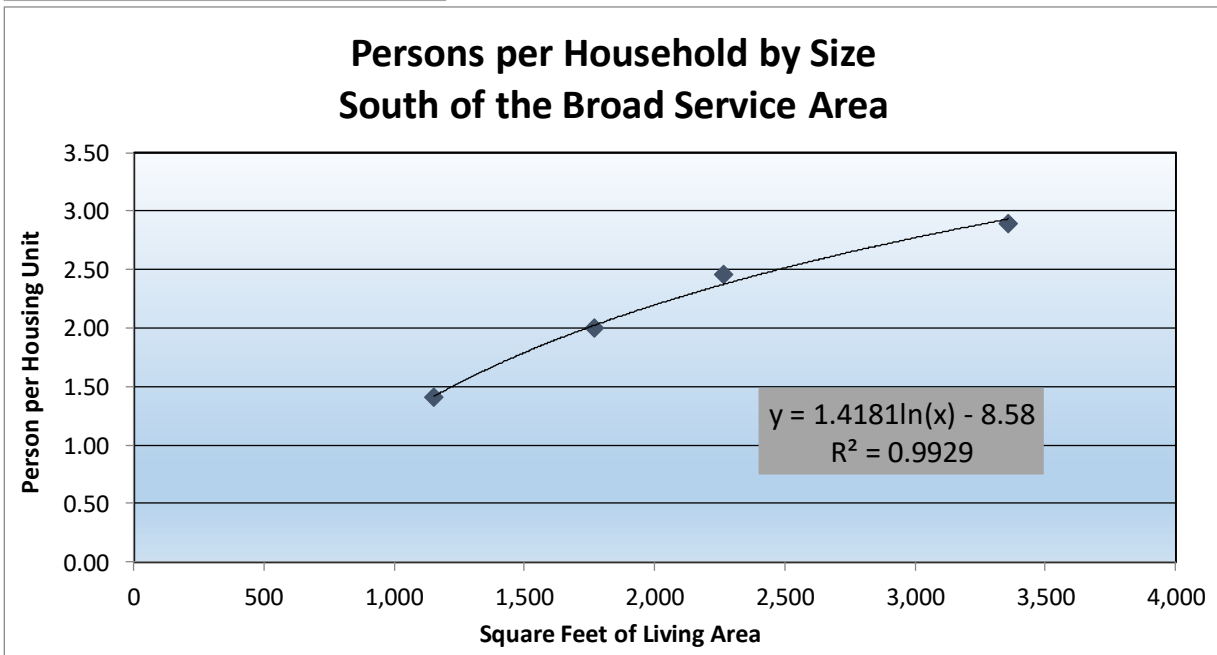


Figure 18. Persons per Household by Housing Size – South of the Broad Service Area

Average persons per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Persons	Sq Ft Range	Persons
0-1	1,154	1.41	1,000 or less	1.20
2	1,771	2.00	1,001 to 1,250	1.50
3	2,264	2.45	1,251 to 1,500	1.80
4+	3,359	2.90	1,501 to 1,750	2.00
			1,751 to 2,000	2.20
			2,001 to 2,500	2.50
			2,501 to 3,000	2.80
			3,001 to 3,500	3.00
			3,501 or 4,000	3.20
			4,001 or more	3.30



Trip Generation Rates by Housing Size

As an alternative to simply using the national average trip generation rate for residential development, published by the Institute of Transportation Engineers (ITE), TischlerBise derived custom trip rates using local demographic data. Key inputs needed for the analysis (i.e., vehicles available, housing, units and persons) are available from the U.S. Census American Community Survey (ACS) data for Beaufort County.

Custom tabulations of demographic data by bedroom range can be created from individual survey responses provided by the U.S. Census Bureau. Data comes from the SC Public Use Microdata Area (PUMA) 1400. A portion of the 1400 PUMA includes Jasper County as well as all of Beaufort County. At the top of Figure 19, in the cells with yellow shading, are the survey results for the PUMA 1400. The unadjusted number of persons and vehicles available per dwelling, derived from the PUMS data, were adjusted upward to match Beaufort County control totals.

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In comparison to the national averages based on ITE traffic studies, Beaufort County has fewer persons per housing unit and fewer number of vehicles per unit. Rather than rely on one methodology, the recommended multipliers shown below with grey shading and bold numbers are an average of trips rates based on persons and vehicles available for all types of housing units. From the analysis, average weekday vehicle trip ends (AWVTE) increase as the number of bedrooms in a housing unit increases.

Figure 19. Average Weekday Vehicle Trip Ends (AWVTE) by Bedroom Range

Beaufort County 2017 Data

Bedroom Range	Persons ¹	Vehicles Available ¹	Housing Units ¹	Housing Mix	Unadjusted Person/HU	Adjusted Persons/HU ²	Unadjusted Vehicles/HU	Adjusted Vehicles/HU ²
0-1	235	183	179	5%	1.31	1.48	1.02	0.70
2	1,541	1,198	827	22%	1.86	2.10	1.45	1.00
3	4,450	3,619	1,944	52%	2.29	2.59	1.86	1.28
4+	2,221	1,747	822	22%	2.70	3.05	2.13	1.46
Total	8,447	6,747	3,772		2.24	2.53	1.79	1.23

National Averages According to ITE

ITE Code	AWVTE per Person	AWVTE per Vehicle	AWVTE per Housing Unit	Housing Mix	Persons per Household	Vehicles per Household
210 SFD	2.65	6.36	9.44	77%	3.56	1.48
220 Apt	3.31	5.10	6.65	23%	2.01	1.30
Weighted Avg	2.80	6.07	8.79		3.20	1.44

Recommended AWVTE per Housing Unit

Bedroom Range	AWVTE per HU Based on Persons ³	AWVTE per HU Based on Vehicles ⁴	AWVTE per Housing Unit ⁵
0-1	4.14	4.25	4.20
2	5.88	6.07	5.98
3	7.25	7.77	7.51
4+	8.54	8.86	8.70
Total	7.08	7.47	7.28

AWVTE per Dwelling by House Type

ITE Code	AWVTE per HH Based on Persons ³	AWVTE per HH Based on Vehicles ⁴	AWVTE per Household ⁵	Unadjusted Person/HU	Adjusted Persons/HH	Unadjusted Vehicles/HU	Adjusted Vehicles/HH
210 SFD	7.28	11.13	9.21	3.56	2.60	1.48	1.83
220 Apt	6.02	8.86	7.44	2.01	2.15	1.30	1.46
All Types	7.08	10.46	8.77	3.20	2.53	1.44	1.72

1. American Community Survey, Public Use Microdata Sample for SC PUMA 1400, 2013-2017 5-Year unweighted data
 2. Adjusted multipliers are scaled to make the average PUMS values match control totals for Beaufort County, based on American Community Survey 2013-2017 5-Year Estimates.
 3. Adjusted persons per housing unit multiplied by national weighted average trip rate per person.
 4. Adjusted vehicles available per housing unit multiplied by national weighted average trip rate per vehicle.
 5. Average trip rates based on persons and vehicles per housing unit.
- AWVTE = Average weekly vehicle trip end

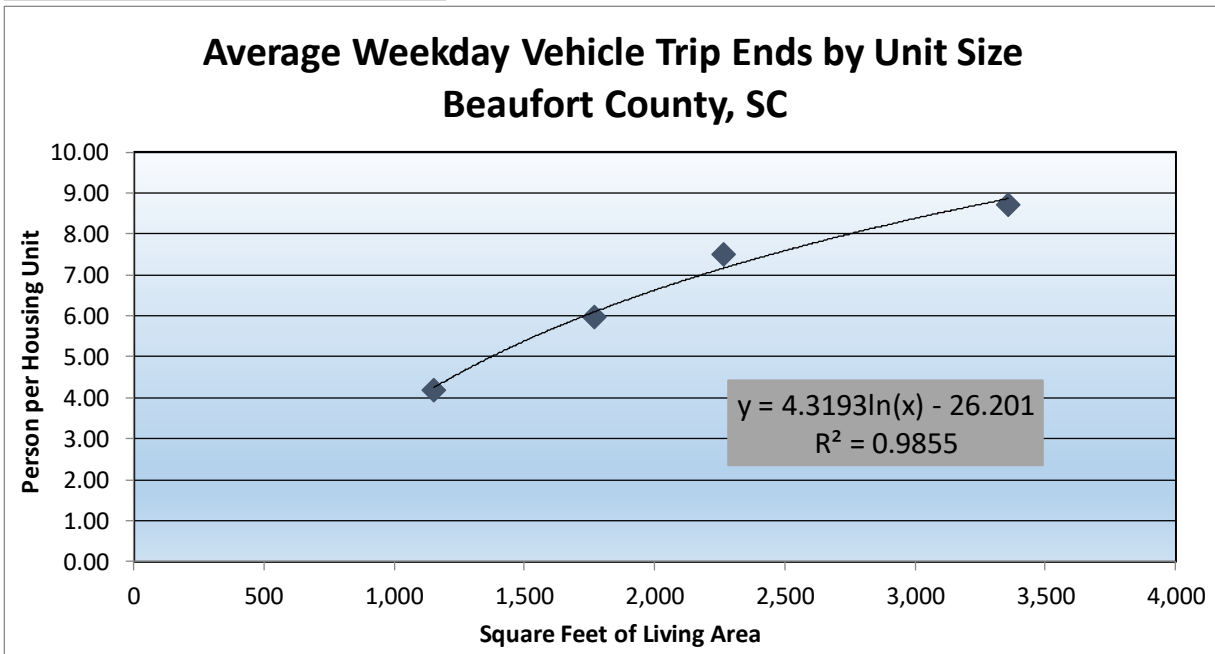
To derive the countywide average weekday vehicle trip ends by housing size, TischlerBise matched trip generation rates and average floor area, by bedroom range, as in Figure 20. The logarithmic trend line formula, derived from the four actual averages in Beaufort County, is used to derive estimated trip ends by housing size.

As shown in the Fitted-Curve Values table on the right, the vehicle trip ends increase as the housing unit size increases.

Figure 20. Vehicle Trip Ends by Housing Size – Countywide

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Actual Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.20	1,000 or less	3.60
2	1,771	5.98	1,001 to 1,250	4.60
3	2,264	7.51	1,251 to 1,500	5.39
4+	3,359	8.70	1,501 to 1,750	6.05
			1,751 to 2,000	6.63
			2,001 to 2,500	7.59
			2,501 to 3,000	8.38
			3,001 to 3,500	9.05
			3,501 or 4,000	9.62
			4,001 or more	10.13



The countywide vehicle trip ends by number of bedrooms is adjusted to calculate the trip ends for the North and South Service Area. Shown below, the North of the Broad Service Area has a trip end rate 107 percent of the countywide rate and the South of the Broad Service area has a trip end rate 99 percent of the countywide rate. This is applied to the trip ends by number of bedrooms factor.

Figure 21. Vehicle Trip End Rate Comparison

Housing Type	Countywide	North of the Broad	North vs Countywide	South of the Broad	South vs Countywide
Vehicle Trip Ends	8.80	9.40	107%	8.70	99%

Figure 22. Vehicle Trip Ends by Housing Size – North of the Broad Service Area

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.49	1,000 or less	3.90
2	1,771	6.39	1,001 to 1,250	4.90
3	2,264	8.02	1,251 to 1,500	5.80
4+	3,359	9.29	1,501 to 1,750	6.50
			1,751 to 2,000	7.10
			2,001 to 2,500	8.10
			2,501 to 3,000	9.00
			3,001 to 3,500	9.70
			3,501 or 4,000	10.30
			4,001 or more	10.80

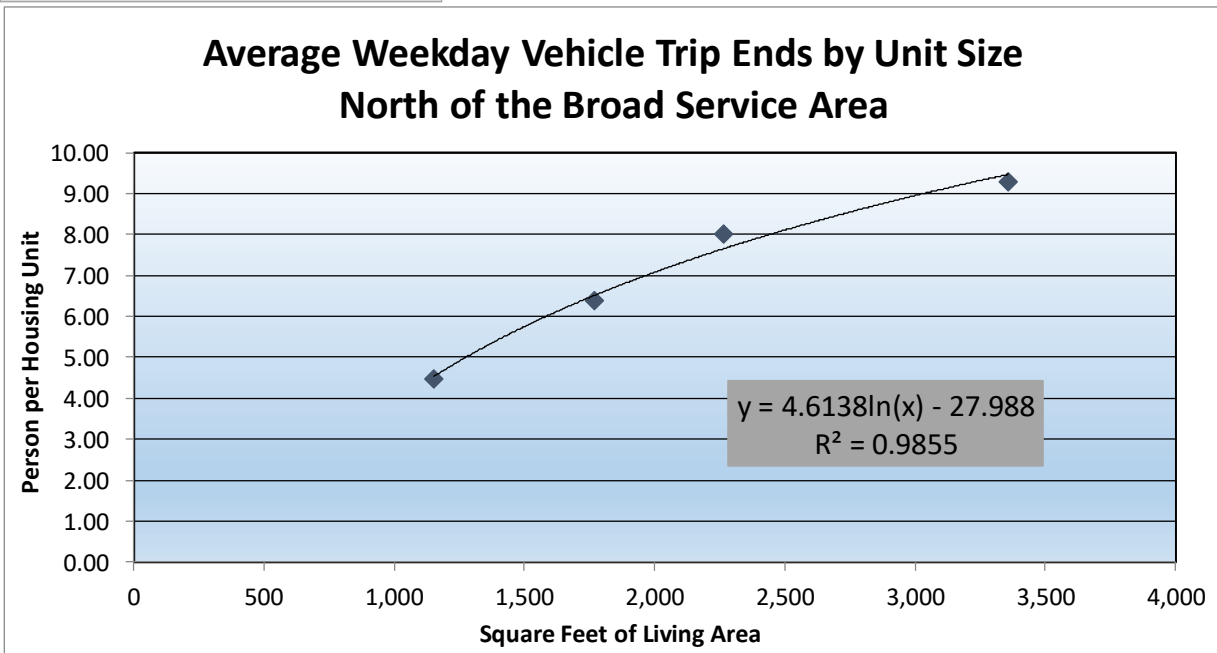
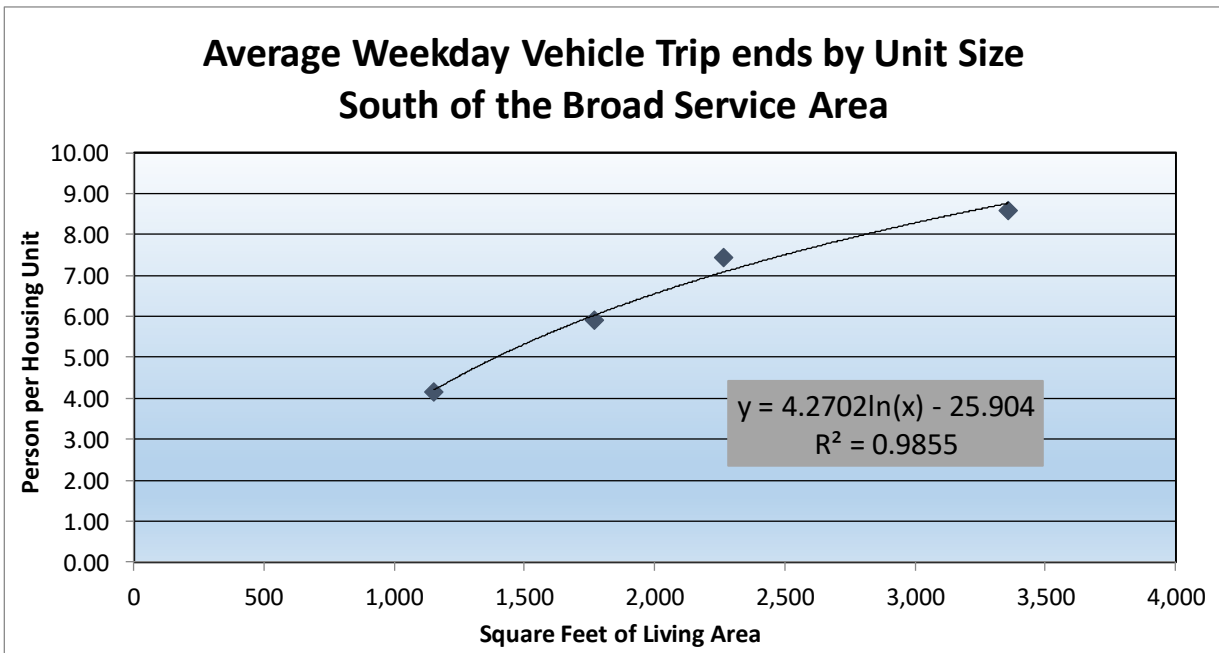


Figure 23. Vehicle Trip Ends by Housing Size – South of the Broad Service Area

Average weekday vehicle trips per housing unit are derived from 2017 ACS PUMS data for the area that includes Beaufort County. Unit size for 0-1 bedroom is from the 2018 U.S. Census Bureau average for all multifamily units constructed in the Census South region. Unit size for 2, 3, and 4+ bedroom derived from single family units constructed in the South Atlantic region.

Averages per Hsg Unit			Fitted-Curve Values	
Bedrooms	Square Feet	Trip Ends	Sq Ft Range	Trip Ends
0-1	1,154	4.15	1,000 or less	3.60
2	1,771	5.91	1,001 to 1,250	4.50
3	2,264	7.42	1,251 to 1,500	5.30
4+	3,359	8.60	1,501 to 1,750	6.00
			1,751 to 2,000	6.60
			2,001 to 2,500	7.50
			2,501 to 3,000	8.30
			3,001 to 3,500	8.90
			3,501 or 4,000	9.50
			4,001 or more	10.00



APPENDIX B: LAND USE DEFINITIONS

Residential Development

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey.

Single Family:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
4. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 210

Multifamily:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with “2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments.”
2. Boat, RV, Van, etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.
3. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 220, 221, 222

Nonresidential Development

The proposed general nonresidential development categories (defined below) can be used for all new construction within Beaufort County. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

- Examples of respective land use codes in the Institute of Transportation Engineers [Trip Generation Manual](#), 2017: 820, 815, 823, 850, 875, 880

Office/Service: Establishments providing management, administrative, professional, or business services; By way of example, *Office/Service* includes banks, business offices, headquarter buildings, business parks, and research and development centers.

- Examples of respective land use codes in the Institute of Transportation Engineers [Trip Generation Manual](#), 2017: 710, 712, 714, 720, 750, 770

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

- Examples of respective land use codes in the Institute of Transportation Engineers [Trip Generation Manual](#), 2017: 110, 130, 150, 154, 160, 170

Institutional: Establishments providing management, administrative, professional, or business services; By way of example, *Institutional* includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings, and prisons.

- Examples of respective land use codes in the Institute of Transportation Engineers [Trip Generation Manual](#), 2017: 520, 560, 565, 575, 580, 590



BEAUFORT COUNTY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:
AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT A GRANT OF PERPETUAL EASEMENT FOR PUBLIC USE AND ACCESS AT THE SANDS BOAT LANDING FROM THE TOWN OF PORT ROYAL
MEETING NAME AND DATE:
Public Facilities and Safety Committee
PRESENTER INFORMATION:
Neil J. Desai, P.E., Public Works Director; Brittany Ward, County Attorney 5 Minutes
ITEM BACKGROUND:
At the Public Facilities Committee meeting in May of 2021, Public Works presented the ownership on several Beaufort County boat landings and piers in Beaufort County. Based on this research it was determined that the Port Royal (Sands) boat landing was not owned by Beaufort County and it would appropriate to obtain a perpetual easement.
PROJECT / ITEM NARRATIVE:
The County has historically maintained the public boat landing in the Town of Port Royal commonly known as The Sands (“Landing”). The Town has obtained fee simple ownership of the Landing and the County desires to formalize its access to the Landing by entering into a perpetual easement with the Town. A perpetual easement will ensure that the County can continue to perform maintenance and repair services associated with the public boat landing.
FISCAL IMPACT:
The fiscal impact is maintenance and repair expenses on this facility as they arise for the Public Works Department. There is no cost associated with obtaining the perpetual easement.
STAFF RECOMMENDATIONS TO COUNCIL:
Staff recommends for Council to approve the perpetual easement for the maintenance and repair of the Port Royal (Sands) boat landings.
OPTIONS FOR COUNCIL MOTION:
Motion to approve or deny for Council to accept a grant of perpetual easement. (Next Step – Upon Approval, this will go to County Council for a public hearing)

AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT A GRANT OF PERPETUAL EASEMENT FOR PUBLIC USE AND ACCESS AT THE SANDS BOAT LANDING FROM THE TOWN OF PORT ROYAL

WHEREAS, the Town of Port Royal (“Town”) is the fee simple owner of the public boat landing located on Sands Beach Road in Port Royal and commonly known as the Sands Boat Landing, collectively hereinafter the “Landing”; and

WHEREAS, Beaufort County (“County”) has historically provided maintenance and repair services to the Landing, and desires to formalize its access to the Landing through a perpetual easement in order to continue providing maintenance and repairs to the Landing; and

WHEREAS, the Town desires to grant the County a perpetual easement substantially similar to Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to authorize the County Administrator to execute the necessary documents to accept a perpetual easement from the Town for public use and access to the Landing.

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL that the County Administrator is hereby authorized to execute the necessary documents to accept a grant of perpetual easement from the Town of Port Royal for public use and access at the Sands Boat Landing in Port Royal.

DONE this ____ day of _____, 2023.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

- iii. With exception taken to the provisions of Paragraph Four (4) herein, Grantor shall not use or permit use of the Property, or any other rights arising pursuant this Easement, in any manner that conflicts with this Easement.
- b. *Responsibilities of Grantee.*
- i. Grantee shall, at its sole expense, maintain the structures on the Property at all times. If any dock, pier, or boat landing on the Property requires maintenance, or if the Grantee desires to construct additional structures, the Grantee shall notify the Grantor in writing. The Grantee may initiate any maintenance or construction on the Property at its discretion and without the approval of Grantor. Grantee shall obtain all required permits and shall adhere to all applicable laws and ordinances when maintaining or constructing structures on the Property.
 - ii. Grantee shall, at its sole expense, maintain appropriate signage, landscaping and any other structures on the Property, which specifically does not include the adjacent parking area. Grantee is responsible for any utilities on the Property used to promote the Purpose of this Easement.
 - iii. The public boat ramp and any related structures shall be under the exclusive control of the Grantee; Grantee shall comply with all applicable laws, rules, codes, and regulations governing the same. Grantee shall maintain insurance on the Property to the extent allowable.
4. Reservation of Rights. The Parties hereto recognize that the subject property is used, from time to time, by the Grantor, to serve as a staging area for emergency management crews during certain unforeseen events such as hurricanes, natural disasters, rescue missions and the like. The Parties hereto also recognize that the Grantor hosts, from time to time, special events at the subject property for the general public, or otherwise, that would require the landing and the entirety of the subject property to be closed to the general public for the intended uses stated herein. Therefore, Parties hereto agree that the Grantor shall be allowed to reserve the right to close the subject property to the general public, upon reasonable notice to the Grantee, for said unforeseen emergent circumstances and/or for special events including, but not limited to, firework displays or holiday celebrations hosted by the Town. The Parties agree that they shall cooperate with one another as to what events may give rise to the closing of the subject boat landing and its facilities, that would include the easement area described herein.
5. First Right of Refusal. The Parties agree that if at any time the Grantor desires to sell or convey the Property, or any other adjacent real property associated with the Purpose of this Easement, that the Grantor hereby agrees that the Grantee will be given first option to purchase the Property or other adjacent real property. The Grantor shall provide written notice to Grantee of the desire to sell and Grantee shall have thirty (30) days from date of receipt of Grantor's notice to provide a written response. Grantee's written response need only to express a desire to purchase. Grantee shall have one hundred twenty (120) days after providing Grantor a written response to obtain the required approvals to purchase.
6. General Provisions.
- a. *Disputes.* All claims, disputes, and controversies arising out of or in relation to the performance, interpretation, application, or enforcement of this Easement, including but not limited to breach thereof, shall be first submitted to an agreed upon mediator. The Parties shall be equally responsible for the cost of mediation.

- b. *Entire Agreement.* This Easement contains the entire agreement between the Parties pertaining to the subject matter contained herein. All prior agreements by or between the Parties shall be deemed to have merged into this Easement.
- c. *Counterparts.* This Easement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.
- d. *Amendment or Modification.* This Easement cannot be amended or modified orally or by a single party. No amendment or modification to this Easement shall be valid unless in writing and signed by both Parties to this Easement and recorded in the Beaufort County Register of Deeds.
- e. *Successors and Assigns.* The terms and conditions of this Easement shall inure to the benefit of and be binding upon Grantor and Grantee, and their respective successors, heirs, legal representatives, and assigns.
- f. *Severability.* If any provision of this Easement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Easement shall nonetheless remain in full force and effect.
- g. *Waiver.* No waiver of any provision of this Easement shall be effective unless in writing and signed by the party waiving its rights. No delay or omission by either party to exercise any right or remedy it has under this Easement shall impair or be construed as a waiver of such right or remedy. A waiver by either party of any covenant or breach of this Easement shall not constitute or operate as a waiver of any succeeding breach of the covenant or of any other covenant.
- h. *Authority.* Each individual and entity executing this Easement hereby represents and warrants that he, she or it has the capacity set forth on the signature pages hereof with full power and authority to bind the party on whose behalf he, she or it is executing this Easement to the terms hereof.
- i. *Applicable Law.* This Easement is enforceable in the State of South Carolina and shall in all respects be governed by, and constructed in accordance with, the substantive Federal laws of the United States and the laws of the State of South Carolina. Any claims for default, non-performance or other breach shall be filed in Beaufort County, South Carolina.

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EXHIBIT A

(Insert Legal Description)