

AGENDA

ITEM

**CONSENT AGENDA ITEM
NUMBERS 18-19**



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Harry M. Lightsey III
Secretary

March 14, 2024

Mr. Andrew P. Fulghum
Administrator
Jasper County
Post Office Box 1149
Ridgeland, South Carolina 29936

Re: *Master Steel, LLC - Economic Development Set-Aside Grant #C-23-3827 - Jasper County*

Dear Mr. Fulghum:

Pursuant to the meeting of the South Carolina Coordinating Council for Economic Development (the "Coordinating Council") on March 7, 2024, I am pleased to inform you that funding in the amount of \$50,000 has been approved for the above referenced project. Funds will be used for building improvements to assist Master Steel, LLC (Project Install) (the "Company"). Please be advised that only approved budget items described in the cost estimates submitted as part of the application are eligible for reimbursement. Any costs over the funding amount will not be the responsibility of the Coordinating Council.

Please note that before grant funds can be used to reimburse approved project costs, several steps must be completed. Specifically, the following **must be submitted** to our office:

1. **Grant Award Agreement** – Enclosed for signature are two copies of the Grant Award Agreement between the Coordinating Council and Jasper County. The agreement must be signed by an official (or his/her authorized designee) with legal authority to execute the agreement for Jasper County. Please read this contract carefully. Once signed, please return both copies to my attention within fourteen (14) days. Once the signed agreements are received, they will be signed by our office and one original executed agreement will be sent to your attention.
2. **Performance Agreement** – The Performance Agreement is between the Coordinating Council, Jasper County, and the Company. The agreement must be signed by officials (or their authorized designees) with legal authority to execute the agreement for the Grantee (Jasper County) and for the Company (Master Steel, LLC). The Performance Agreement is being forwarded to the Company first for signatures and revisions if necessary. Once the Company has signed the agreement and returned it to our office, the agreement will be forwarded to ***Jasper County***. Please read this contract carefully. Once signed, please return all three copies to my attention within thirty (30) days. Once the agreements signed by the Company and ***Jasper County*** are received, they will be signed by our office. One original executed agreement will be sent to your attention and the other to the Company.

Please also note that, unless the Company has requested a conditional notice to proceed, work for which the grant is approved should not commence prior to the Coordinating Council's receipt of the signed agreements by all parties and the Coordinating Council's issuance of a notice to proceed.

3. Project Budget – The project cost estimates provided as part of the application will serve as the project budget. If actual costs fluctuate by more than 10% or more than \$10,000 (whichever is less), a new detailed budget must be submitted for the Coordinating Council's approval before additional funds may be drawn. If specific items are not reimbursable under the terms of the agreements, we will notify you in writing.
4. Signed Contracts – Once signed, please forward all contracts pertaining to the grant project to our office. Additionally, if there are amendments to contracts related to the grant project, those must also be forwarded to our office within 30 days of execution.
5. Status Reports – The status reports are designed to provide the Coordinating Council with relevant information related to your grant project. These reports should be submitted on a bi-annual basis.

For your convenience, we have enclosed a grant packet which includes: a program checklist that notifies you of required documents and the dates which they are due, a customized request for payment form that must accompany all reimbursement requests, a status report form to be submitted bi-annually and two copies of the grant award agreement. All of these forms are available electronically, and we will gladly forward them to you upon request.

The Coordinating Council appreciates the opportunity to serve the citizens of Jasper County, and we look forward to working with you to ensure the success of this project. If you have any questions, please feel free to contact us.

Sincerely,



Chris Huffman
Executive Director
Coordinating Council for Economic Development

Enclosures

cc: Harry M. Lightsey, III (w/o enclosures)
Cam Tringali (w/o enclosures)
Phillip E. Richardson (w/o enclosures)

**SOUTH CAROLINA COORDINATING COUNCIL
FOR ECONOMIC DEVELOPMENT
1201 Main Street, Suite 1600
Columbia, South Carolina 29201**

GRANT AWARD AGREEMENT
GRANT # C-23-3827

In accordance with the provisions of Section 12-28-2910 of the Code of Laws of South Carolina, 1976, as amended (the "Code"), the South Carolina Coordinating Council for Economic Development, hereinafter called the Council, does commit and grant to Jasper County, hereinafter called the Grantee, the sum in dollars set forth in Section 3 below for the Project identified in Section 2 below. The acceptance of the Agreement creates a contract between the Council and the Grantee, legally binding the Grantee to carry out the activities and obligations set forth in the Application and this Agreement, all in accordance with the terms and conditions set forth in this Agreement and in any appendices attached hereto and any other documents or conditions referred to herein.

Section 1: DEFINITIONS:

- (a) Agreement means this Grant Award Agreement.
- (b) Application means the grant application forms submitted by the Grantee to the Council.
- (c) Company means the economic development corporate entity that is identified in the Application.
- (d) Contractor means a private contractor who undertakes all or part of the Grant Project.
- (e) Council means the South Carolina Coordinating Council for Economic Development (CCED).
- (f) Effective Date means the date that the Application is approved by the Council.
- (g) Grant means the dollars committed by the Council to the Grantee for the Project.
- (h) Grant Project means the portion of the Project that is within the scope of work as described in Section 2.0 hereof and approved by the Council to be reimbursed with Grant funds.
- (i) Grantee means the unit of government designated for the Grant and set forth above.
- (j) Project means the project identified and described in the Application.

- (k) State means the State of South Carolina and any agencies or offices thereof.

Section 2: GRANT PROJECT DESCRIPTION: Funds will be used for building improvements to assist Master Steel, LLC (Project Install). The Grant Project has been approved by the Council and is included by reference as Economic Development Set-Aside Grant #C-23-3827 - building improvements.

Section 3: AWARD AMOUNT: The Council hereby commits an amount not to exceed \$50,000, to be used only for the Grant Project and related costs, as described in the Application. Eligible costs that can be paid from the Grant shall include only those costs within the scope of work approved by the Council.

3.1: Approval of Third-Party Contracts: The Grantee must submit all agreements with a Contractor engaged to perform work within the scope of the Grant Project to the Council when it submits a reimbursement request relating to a payment to that Contractor.

3.2: Notice to Proceed: The Grantee must obtain from the Council written notice to proceed prior to incurring costs against the Grant. If the Grantee or the Company needs to incur expenses prior to the Council's notification to proceed, the Grantee must submit a written request to the Council and obtain prior written approval from the Council. Otherwise, any expenditure made prior to the date of the written notice to proceed is made by the Grantee or the Company at its own risk and expense and is not eligible for payment with Grant funds.

3.3: Engineering Costs: Reimbursement of engineering costs will be capped at 10% of the total grant award amount. Requests that exceed 10% must have substantial justification and require prior approval by the Council to be reimbursable.

3.4. Administrative Fees: The Grantee may not charge an administration fee in connection with the Grant.

Section 4: AMENDMENTS: Any changes in the scope of work of the Grant Project, including change orders or cost increases, must be submitted in writing by the Grantee to the Council as a request for an award adjustment, and such request must clearly identify the need for the change or relief. Any adjustment granted by the Council shall be appended to this Agreement as an amendment.

Section 5: PERFORMANCE: By acceptance of this Grant, the Grantee warrants that it will complete, or cause to be completed, the Grant Project as described in the approved Application, including any approved amendments appended hereto. Should Grantee fail to complete or cause the completion of all or part of the Grant Project, the Council shall be entitled to reimbursement from the Grantee of any Grant funds that were received by the Grantee for any work that was not performed.

Section 6: FUNDING UNDERRUNS: The Grantee agrees that it will return surplus Grant funds that result from Grant Project cost underruns.

Section 7: AUDIT: The Grantee must include an examination and accounting of the expenditures of Grant funds in its first annual audit following the completion of the Grant Project, and submit a copy of the audit report to the Council. The Grantee agrees that it will reimburse the Council for unauthorized and unwarranted expenditures disclosed in the audit, if so directed by the Council. Upon request of the Council, the Grantee shall make available, and cause the Company to make available, for audit and inspection by the Council and its representatives all the books, records, files and other documents relating to any matters pertaining to the Grant Project, the Application or this Agreement. The Grantee shall have prepared an audit of Grant funds received under this Agreement that adheres to the following audit requirements, whichever is applicable:

- (a) Generally accepted auditing standards established by the American Institute of Certified Public Accountants, (AICPA);
- (b) The General Accounting Office (GAO) Standards for Audits of Governmental Organizations, Programs, Activities, and Functions, latest revised edition (Yellow Book);

Section 8: CONTRACTOR SELECTION:

- (a) In the event that the Grantee will be engaging a Contractor to undertake all or any part of the scope of work of the Grant Project, then the selection of that Contractor by the Grantee must follow the applicable procurement laws, regulations and guidelines of the county. The use of the grant funds is not subject to the requirements of the State Procurement Code or the regulations promulgated thereunder. If the Grantee fails to adhere to procurement requirements as set forth herein, the Council may call for repayment by the Grantee for Grant funds that were expended in a disallowable manner.

A Contractor must represent that it has, or will secure at its own expense, all personnel required in the performance of the services covered by this Agreement. Such personnel shall not be employees of, or have any contractual relationship with the Council or the Grantee.

All of the services required to complete the Project will be performed by the Grantee and/or a Contractor, or under its supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

The Grantee and/or a Contractor shall be liable for and pay all taxes required by local, state, or federal governments, which may include, but not be limited to, social security, worker's compensation, and employment security as required by law. No employee benefits of any kind shall be paid by the Council to or for the benefit of the Grantee and/or a Contractor or his employee or agents by reason of this Agreement.

- (b) In the event that the Company will be engaging a Contractor to undertake all or any part of the scope of work of the Grant Project, the Grantee warrants that it will ensure that the selection of the Contractor complies with the requirements set forth in Exhibit A attached hereto.

Section 9: CONFIDENTIAL INFORMATION: Any reports, information, data, or other documentation given to or prepared or assembled by the Grantee under this Agreement shall remain confidential and exempt from disclosure pursuant to the South Carolina Freedom of Information Act, S.C. Code Section 30 4-40(a). If information given to or prepared or assembled by the Grantee under this Agreement is or may be required to be disclosed, Grantee agrees to consult with the Council prior to such required disclosure to protect any and all confidential proprietary interests of third party companies.

Section 10: DISCRIMINATION: The Grantee shall not, and in the event it engages Contractors it shall impose on its Contractors the obligation not to, discriminate against any employee or applicant for employment because of race, color, religion, age, sex, national origin, or handicap. The Grantee and any Contractor shall be required to take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, age, sex, national origin, or handicap.

Section 11: INTEREST OF CERTAIN FEDERAL OR STATE OFFICIALS: No elected or appointed State or federal official shall be admitted to any share or part of the Grant funds, this Agreement or to any benefit to arise from the same.

Section 12: INTEREST OF MEMBERS, OFFICERS OR EMPLOYEES OF THE GRANTEE, MEMBERS OF LOCAL GOVERNING BODY OR OTHER PUBLIC OFFICIALS: No member, officer or employee of the Grantee, or its designees or agents, no member of the governing body of the locality in which the Project is situated, and no other public official of such locality or localities who exercises any functions or responsibilities with respect to the Project during his tenure or for one year thereafter, shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work to be performed in connection with the Grant Project or this Agreement. If the Grantee engages any Contractors for the Grant Project, the Grantee shall incorporate, or cause to be incorporated, in all of its contracts or subcontracts relating to the Grant Project and this Agreement this provision prohibiting such interest.

Section 13: PROHIBITION AGAINST PAYMENTS OF BONUS OR COMMISSION: The assistance and Grant funds provided under this Agreement shall not be used for the payment of any bonus or commission for the purpose of obtaining the Council's approval of the Application, or the Council's approval of any applications for additional assistance or Grant funds, or any other approval or concurrence of the Council required under this Agreement. However, the payment from Grant funds of reasonable fees for bona fide technical, consultant, managerial or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as Grant Project costs.

Section 14: MAINTENANCE OF AND ACCESS TO RECORDS: The Grantee shall retain records for property purchased totally or partially with Grant funds and records relating to procurement matters for a period of three years after the final disposition of the Grant. All other pertinent Grant and Project records including financial records, supporting documents, and statistical records shall be retained for a minimum of three years after notification in writing by the Council of the closure of the Grant. However, if any litigation, claim, or audit is initiated before the expiration of any such period, then records must be retained for three years after the litigation, claim, or audit is resolved. Upon request, the Grantee must make these records available to the Grantee's auditor, the Council, and its representatives.

Section 15: MBE OBLIGATION: The Grantee agrees to use its best efforts to ensure that minority business enterprises, as identified in Article 21, Sections 11-35-5210 through 11-35-5270 of the Code have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Grant funds provided under this Agreement. In this regard, the Grantee and any Contractors shall take all necessary and reasonable steps to ensure that minority business enterprises have the maximum opportunity to compete for and perform contracts

Section 16: GRANT PROJECT COMPLETION: The Grantee must complete, or cause to be completed, the Grant Project within 24 months of the Effective Date of this Grant. Completion is defined as the final documentation by the Grantee to the Council of Grant funds expended and issuance by the Council of a notification in writing of the financial closure of the Grant. The Council may grant extensions to this completion period requirement at its discretion.

Section 17: SANCTIONS: If the Grantee fails or refuses at any time to comply with any of the terms and conditions of this Agreement, the Council may take, in addition to any relief that it is entitled to at law, any or all of the following actions: require repayment of all or a portion of any Grant funds provided; cancel, terminate, or suspend, in whole or in part, the Grant and this Agreement; or refrain from extending any further assistance or Grant funds to the Grantee until such time as the Grantee is in full compliance with the terms and conditions of this Agreement.

Section 18: APPLICABLE LAW: This Agreement is made under and shall be construed in accordance with the laws of the State, without regard to conflicts of laws principles. The federal and state courts within the State shall have exclusive jurisdiction to adjudicate any disputes arising out of or in connection with this Agreement.

Section 19: APPROPRIATIONS: Notwithstanding any other provisions of this Agreement, the parties hereto agree that the Grant funds awarded hereunder are payable by appropriations from the State. In the event sufficient appropriations, grants, and monies are not made available to the Council to pay the compensation and expenses hereunder for any fiscal year, this Agreement shall terminate without further obligation of the Council. In such event, the Council shall certify to the Grantee the fact that sufficient funds have not been made available to the Council to meet the obligations of this Agreement; and such written certification shall be conclusive upon the parties.

Section 20: COPYRIGHT: No material produced in whole or in part under this Grant shall be subject to copyright in the United States or in any other country. The Council shall have the unrestricted authority to publish, disclose, distribute and otherwise use, in whole or in part, any reports, data or other materials prepared under this Grant.

Section 21: TERMS AND CONDITIONS: The Council reserves the right to add or delete terms and conditions of this Agreement as may be required by revisions and additions to changes in the requirements, regulations, and laws governing the Council and any other agency of the State.

Section 22: REPORTING REQUIREMENTS: Until the Grant Project has been completed and the Grantee has received a notification in writing of the financial closure of the Grant as set forth in Section 16 above, the Grantee is required to submit bi-annual progress reports in the form of Exhibit B, as such form may be updated annually by the Council, to provide a status update and identification of any material issues affecting the

Project. Progress reports will be due on June 30 and December 31 of each year. Failure to submit progress reports will be subject to sanctions identified in Section 17 herein.

Section 23: PROJECT START-UP: The Project must begin within three months of the Effective Date. If the Grantee or the Company does not begin the Project within three months of the Effective Date, the Council reserves the right to rescind the Grant, require the repayment of any Grant funds provided to Grantee and terminate this Agreement. For purposes of this section, the Grantee or the Company shall have begun the Project once it has incurred material obligations in connection with the Project satisfactory to the Council to indicate that the Project will be timely completed.

Section 24: LIABILITY: The Grantee understands that Council accepts no liability for the Project nor any responsibility other than its agreement to provide the Grantee the Grant funds for the Grant Project in the amount shown in Section 3, insofar as such funds are expended in accordance with the terms and conditions of this Agreement. During the term of the Grant, the Grantee shall maintain tort liability insurance or shall have a self-funded and excess liability program with coverage amounts sufficient to meet the limits set forth under the SC Torts Claims Act in Section 15-78-120, as may be amended.

Section 25: PAYMENT: The Grantee must submit to the Council a certified request for payment for work that is documented by the Grantee, and such request must be accompanied by invoices and evidence of payment. Such request and supporting documentation can be submitted to the Council electronically to ccdreport@sccommerce.com. The Council, upon its approval of the request for payment, shall forward such requests to the Finance Department of the South Carolina Department of Commerce. Payments are issued from the Comptroller General's office. Payment requests should be submitted to the Council no more than once a month.

The Grantee will certify, to the best of its knowledge, information and belief, that the work on the Project for which reimbursement is requested has been completed in accordance with the terms and conditions of this Agreement, and that the payment request is due and payable from Grant funds.

Section 26: RESPONSIBILITY FOR MAINTENANCE: Maintenance of new roads and other improvements to the Grantee's or Company's right of way and/or property is the sole responsibility of the Grantee. Neither the Council nor the State shall have any responsibility whatsoever to maintain such roads and other improvements relating to the Project. The Grantee may assign this responsibility to any agreeable party.

Section 27: SEVERABILITY: If any provision of this Agreement is or becomes illegal, invalid, or unenforceable in any respect, the legality, validity, and enforceability of the other provisions of this Agreement shall not in any way be affected or impaired thereby.

[Signatures on following page]

This Agreement shall become effective, as of the Effective Date, upon receipt of one copy of this Agreement which have been signed in the space provided below. The agreement must have original signatures and must be returned within fifteen (15) days from the Effective Date.

Effective Date

Chris Huffman
Executive Director
Coordinating Council for Economic Development

ACCEPTANCE FOR THE GRANTEE

Signature of Official with Legal Authority
to Execute this Agreement for the Grantee

Date

Printed Name and Title of Authorized Official

Exhibit A

Bidding Process to be used for Costs to be reimbursed with Grant Funds

1. Use full and open competition to the maximum extent practicable.
2. Permit acquisitions without competition only when the purchasing agent determines in writing, after conducting a good faith review of available sources, that there is only one source for the required timely supply, service, or construction item. A copy of such written determination must be included with any request to disbursement of grant funds to reimburse for the costs of such supply, service or construction item. In addition, the company must maintain a copy of such written determination as set forth in Section 12 of the Agreement.
3. Restrict competition only when necessary to satisfy a reasonable public requirement.
4. Provide clear, adequate, and sufficiently definite information about project needs to allow bidders to enter the acquisition on an equal basis.
5. Use reasonable methods to publicize bidding requirements and timely provide solicitation documents (including amendments, clarifications and changes in requirements).
6. State in solicitations the bases to be used for evaluating bids and proposals and for making the award.
7. Evaluate bids and proposals and make the award based solely on the criteria in the solicitation.
8. Grant maximum public access to procurement information subject to the Company's needs to protect its trade secrets, proprietary or confidential source selection information, and personal privacy rights.
9. Ensure that all parties involved in the bidding process participate fairly, honestly, and in good faith.
10. Recognize that adherence to these bidding process requirements is essential to maintaining the integrity of the project.

Exhibit B

GRANT PERIOD ANNUAL REPORT

Grant #: C-23-3827

Grantee: Jasper County

Report for the Year Ended: _____

Minimum Investment Requirement \$11,074,461

Minimum Job Requirement: 14

Base Employment 34

Inspection, Record Keeping and Reporting:

Total investment in real and personal property at the Project as of the date of this report: \$ _____

Total number of new fulltime jobs filled by the Company at the Project as of the date of this report: _____

Average hourly wage rate of all fulltime jobs as of the date of this report \$ _____

Total amount of grant funds disbursed as of the date of this report: \$ _____

I declare the above information to be correct and complete, and that I am authorized to report this information.

Authorized Company Representative (Signature)

Date

Authorized Company Representative (Printed)

Title

Telephone Number

Please return to:
Coordinating Council for Economic Development
1201 Main Street, Suite 1600 ■ Columbia, SC 29201



JASPER COUNTY COUNCIL
JOINT WORKSHOP
WITH THE TOWN OF RIDGELAND
AND THE CITY OF HARDEEVILLE
Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue Ridgeland, SC
29936
Thursday, February 22, 2024

Officials Present: Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman Pastor Alvin Adkins, Councilman John Kemp Absent: Councilman Coy Garbade.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Danny Lucas and Videographer Jonathan Dunham.

The Joint Workshop was called to order at 1:10pm by Chairman Sauls and he welcomed everyone present. Mayor Williams introduced the City of Hardeeville Council and Mayor Malphrus introduced the Town of Ridgeland. Council. Chairman Sauls read the Report of Compliance with the Freedom of Information Act for the record as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

Pledge of Allegiance and Invocation: The Pledge to the Flag was recited and the Invocation was given by Vice Chairwoman Barbara Clark.

Moratorium and Comp. Plan Update – Jasper County

Ms. Lisa Wagner introduced Ms. Denise Grabowski who gave an update on the Moratorium and Comprehensive Plan. She provided the Jasper County Comprehensive Plan Status Report as of February 22, 2024. She mentioned that Jasper County is conducting a five-year update to the County's Comprehensive Plan, with a focus on the land use and community facilities elements. The Euhaw Broad River Planning Area is currently under a moratorium for new development to allow time for the partial update of the future land use map, which provides a roadmap for growth and development. During this initial phase, Jasper County is also conducting a review and update of land use regulations, particularly pertaining to the Euhaw Broad River Planning Area, with the goal of adoption of any new regulations prior to the end of the moratorium. A copy of the 2023 and 2024 Timeline (Attachment "A") was reviewed.

Development Update – Town of Ridgeland

Mr. Averkin, Town Administrator, reviewed his presentation (Attachment "B") with the Councilmembers of the Town of Ridgeland, City of Hardeeville, and Jasper County. He provided a Development Update, gave an Economic Overview and discussed ongoing Residential Development and current town development projects within the Town of Ridgeland.

MINUTES
02.22.2024

Development Update – City of Hardeeville

Mr. Czymbor, City Manager, said the city was moving upward and onward. He reviewed his presentation (Attachment "C") with the Councilmembers of the Town of Ridgeland, City of Hardeeville, and Jasper County. He discussed the changing priorities for the City of Hardeeville. He also discussed Strategic Planning and noted it was the 4th largest city in milage. He discussed the population change from 4,000 to 14,000 and the change in property tax mils from 136 mils down to 97 mils.

Presentation of Impact Fee Study Results – Carson Bise

Mr. Bise presented the Impact Fee Study Overview and reviewed the Impact Fee Draft Results for Jasper County (Attachment "D") and noted that the Transportation numbers were draft numbers. He also discussed the Impact Fee Fundamentals Impact Fees in South Carolina, Impact Fee Methodology, the Jasper County Growth Projections, and the Jasper County Impact Fee Study.

Update on Proposed Transportation Sales Tax – Andrew Fulghum

Mr. Fulghum, County Administrator, updated the Council Members on the Proposed Transportation Sales Tax noting that the County Council wanted staff to pursue the Transportation Sales Tax with a Greenspace Element. He also gave an update on the County Transportation Sales Tax noting that the County had hit the mark 4 years and 4 months earlier than anticipated. He mentioned that in 2020 they noticed that the County would finish the first Transportation Sales Tax earlier than expected.

Greenspace Update – Kate Parks Schaefer (Open Land Trust) and David Bishop, The Nature Conservancy)

Ms. Schaefer of the Open Land Trust was present to give the Greenspace Update and noted that her colleague had not been able to attend. She provided everyone with a Broad River Corridor Map (Attachment "E"). She discussed the conservation and population growth affecting the County.

Discussion, next steps...

The need for another meeting was discussed and Chairman Sauls thanked everyone for attending.

Motion to adjourn: Councilman Adkins

Second: Councilman Kemp

Vote: Unanimous

The meeting adjourned at 2:50pm.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

L. Martin Sauls IV
Chairman
MINUTES
02.22.2024

Jasper County Comprehensive Plan Status Report

February 22, 2024

Jasper County is conducting a five-year update to the County's Comprehensive Plan, with a focus on the land use and community facilities elements. The Euhaw Broad River Planning Area is currently under a moratorium for new development to allow time for the partial update of the future land use map, which provides a roadmap for growth and development. During this initial phase, Jasper County is also conducting a review and update of land use regulations, particularly pertaining to the Euhaw Broad River Planning Area, with the goal of adoption of any new regulations prior to the end of the moratorium.

2023

September 5, 2023
County Council Presentation

Stakeholder Interviews and Focus Groups

Conducted with community groups, residents, and local leaders, including the Town of Ridgeland and Beaufort-Jasper Water and Sewer Authority

Online Survey Launched
137 responses (as of 02/12/24)

Project Website Established
www.jaspercountysc.gov/planning-building/comprehensive-plan

October 5, 2023
Steering Committee Meeting

October 30, 2023
Community Meeting

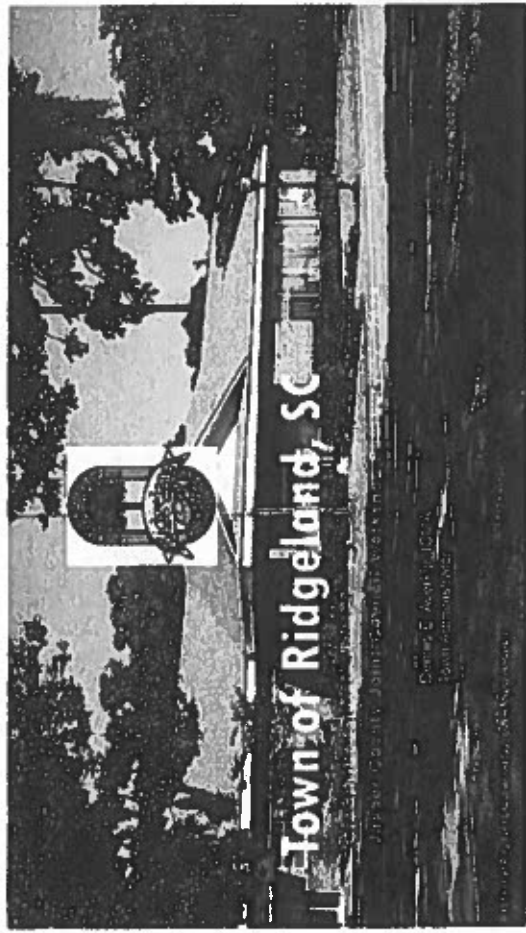
2024

January 25, 2024
County Council Retreat Update

March 5, 2024
Steering Committee Meeting

March 25, 2024
Community Meeting

February 22, 2024
Jasper County / Hardeeville / Ridgeland Joint Meeting



INTRODUCTION

Development Update

- The Town of Ridgeland is currently enjoying unprecedented interest from developers and landowners wishing to embark on residential projects after nearly 10 years of no growth in our residential housing stock.
- Ridgeland currently has only 400 single family homes in municipal town limits. That is smaller than 80% municipalities in our region.
- The Town has 9 ongoing residential development projects at this time, with four in the review phase.
- The Town is currently embarking on several capital improvement projects that will lead to nearly \$8 million in water/sewer improvements to accommodate this growth.
- In 2022, the Town completed construction of its "scale of the art," 1.6MGD Water Reclamation Facility (WRF), doubling its treatment capacity.



Economic Overview – What is driving the population influx to Jasper County?

- The number of Americans 65 and over is projected to increase from 58 million in 2022 to 82 million by 2050—this is a 41% increase!
- Said another way, today's senior population represents 17% of the total population—growing to 23% by 2050!
- Every day in the U.S. approximately 10,000 citizens turn 65—meaning the number of senior adults will DOUBLE over the next several decades!

Source: Congressional Budget Office



Economic Overview – Sunbelt states remain the favorite business destination for site selection consultants in 2024*

BEST U.S. CITIES FOR HQ PROJECTS

Rank	City
1	Dallas-Fort Worth-Arlington
2	Atlanta
3	Phoenix
4	San Francisco
5	Austin
6	Charlotte
7	Chicago
8	Los Angeles
9	San Jose
10	Denver

BEST LOCATIONS FOR INTERNATIONAL HQ INVESTMENT

Rank	Country
1	USA
2	Mexico
3	Canada
4	India
5	Ireland
6	Germany
7	Vietnam
8	Singapore
9	Costa Rica
10	South Korea

Source: Deloitte Global

Economic Overview – Location Factors

MOST IMPORTANT LOCATION FACTORS



Factor	Percentage
Wages & Cost of Labor	25%
Quality of Life	13.5%
Availability of Skilled Labor	10.4%
Proximity to Major Transportation	2.8%

REGIONAL GROWTH

New \$926M Hyundai Plant in Bryan County

- Expected to add over 8,500 new jobs, creating an almost instant need for more workforce housing in our region.
- Avg. starting salary at Hyundai is \$58,515 (with no college degree).
- Tier 1 suppliers expected to invest an additional \$13 billion in new factories, distribution centers, etc. in our region creating a need for an additional 18,000 workers in our region!

Sources: Bryan County Development Authority/Cities of the Governor of the State of Georgia



WELINGTON CROWLEY

KIA plant in Alabama – Economic Impact

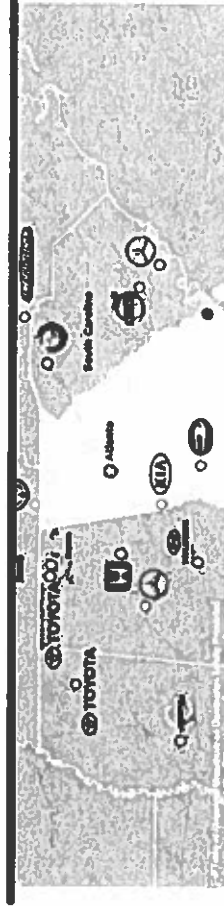
South Alabama Department of Commerce

In 2023, KIA celebrated its 5 millionth vehicle assembled in Alabama
3,000+ employees with an annual payroll of \$260M

Factory supports 14,436 direct and indirect jobs in Alabama

Annual spend of \$6.3 Billion per year to support its manufacturing operation

Continued focus of automobile manufacturers to locate in the Sunbelt. all signs point to an acceleration of this trend.



WELINGTON CROWLEY

South Carolina is #1 in "Inbound Moves"

Source: Manufacturing
2022 Migration Report

In 2023 South Carolina was the #1 Destination (based upon inbound vs. Outbound moves) in the U.S.A.*

Best: South Carolina — 211 in to 100 out, so an over 2 to 1 ratio of inbound vs. outbound moves

Worst: Pennsylvania — 85 in to 100 out



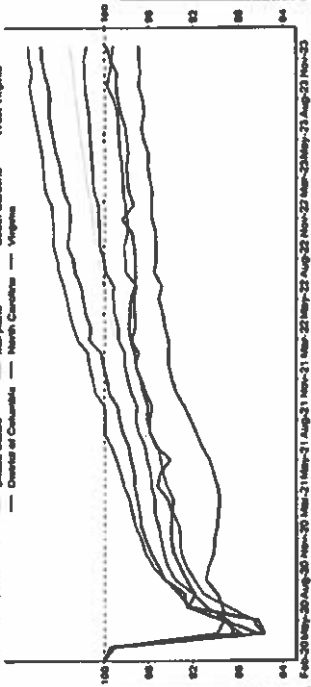
Macro Economic Trends

Economic Overview

The Carolinas are leading the employment recovery in the 5th District

Total Physical Employment Index
Index: February 2020 = 100

United States Maryland South Carolina West Virginia
District of Columbia North Carolina Virginia



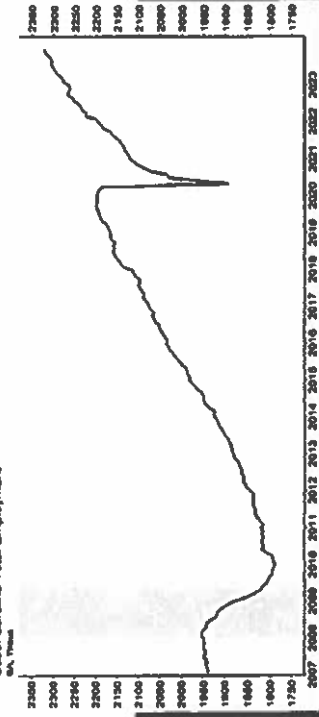
DATA SOURCE: BLS

Macro Economic Trends

Economic Overview

South Carolina has not returned to pre-COVID employment numbers

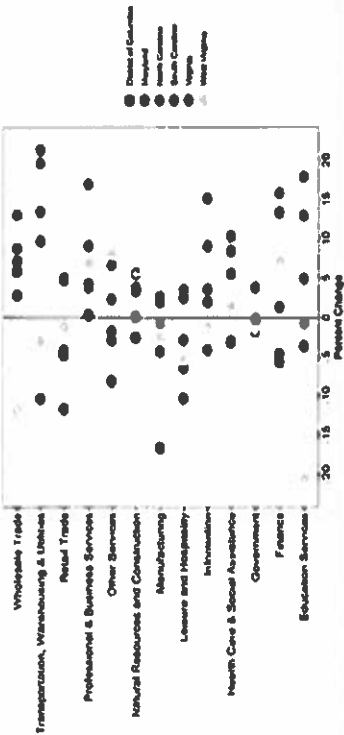
South Carolina Total Employment



DATA SOURCE: BLS

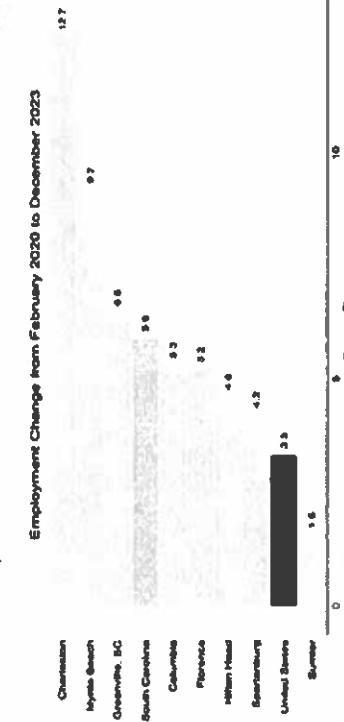
Economic Overview

Employment Change from February 2020 to December 2023



Economic Overview

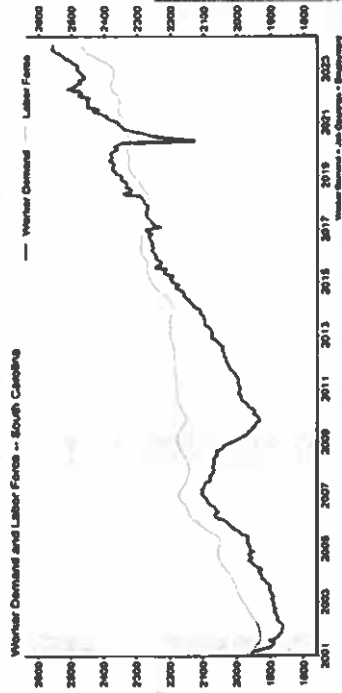
Employment Change from February 2020 to December 2023



Macro Economic Trends

Economic Overview

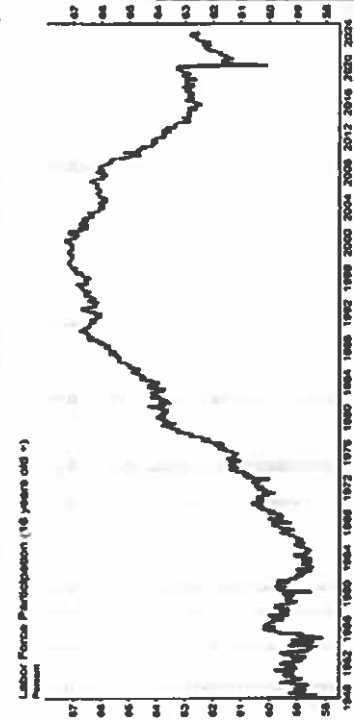
Demand for Labor Continues to Outpace Labor Force Supply



Macro Economic Trends

Economic Overview

Labor Participation Rates Continue to Decline...BLS projections foresee a decline to 60.4% by 2032



Residential Development

Fox Chase

- 180 Townhomes – “Workforce Housing”
- 10 Year Buildout
- Located on Greys Hwy/278 adjacent to JCSO campus
- Builder/Developer: Forino Homes



© Town of Ferguson Unincorporated Districts - Study Plan

Residential Development

The Highlands

- 220 Single Family Homes
- 10 Year Buildout
- Located on Tillman Hwy (SC 336)
- Builder/Developer: Forino Homes



© Town of Ferguson Unincorporated Districts - Study Plan

Residential Development

The Grove

- 90 Single Family Homes – 3/10 Year Buildout
- Located on Bees Creek Road
- Builder/Developer: D R Horton

Residential Development

To be named...

- 1,160 Single Family Homes – 10-15 Year Buildout with 9 phases
- Two amenity centers with pool, pickle ball courts, community rooms
- Located on Tarboro Rd / Tiltman Hwy
- Builder/Developer: D R Horton

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America's Builder *America's Builder*

Residential Development

Weathersbee

- 90 Single Family Homes/Town Homes – 8/10 Year Buildout
- A mix of SFH's on lots ranging from 0.25 acres to 1.0 acre, as well as Town Homes
- Located on Greys Hwy.
- Builder/Developer: Mungo Homes

Residential Development

Grahamville Farms

- 75 Single Family Homes 8/10 Year Buildout
- Located on Bees Creek Rd. in Grahamville
- Builder/Developer: Ryan Homes/JDC Creations

MUNGO[®]

© 2016 Ryan Homes/JDC Creations

RYAN HOMES

© 2016 Ryan Homes/JDC Creations

Residential Development

Maxfield Plantation

- 300 Single Family Homes 8/10 Year Buildout
- Located on Taylor Mill Road/Nuna Rock Road
- Builder/Developer: American Star Development

© Town of Ridgeland Unimproved Ordinance Study Project



To Summarize:

Over the next 15/20 years, Ridgeland "could" be adding up to 2,095 new housing units over the next 20 years. Approx. 100 per year starting from 2025.

The Town is actively exploring its own Impact Fees for Public Safety

The Town is embarking on efforts to update its Zoning Regulations as well as its Comprehensive Plan

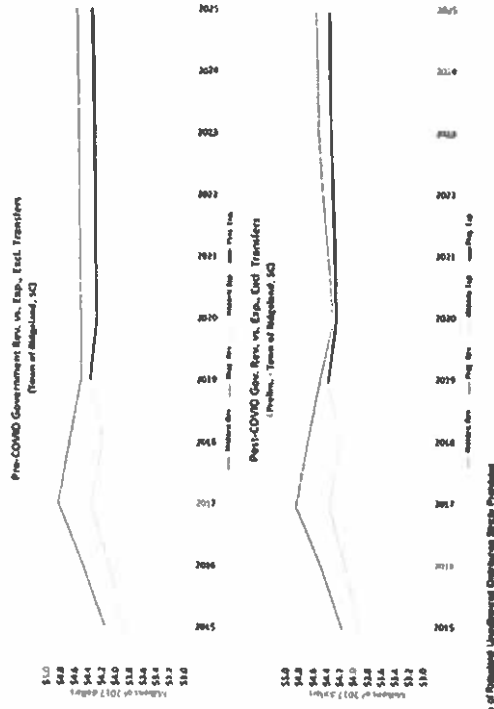
Developers will be contributing over \$6.7M towards capacity and over \$8M in water/sewer line extensions over the same time period.

Total investments in water/sewer infrastructure are forecasted at over \$26M over the next 25 years, including a new treatment plant.

© Town of Ridgeland Unimproved Ordinance Study Project

2026-2027

Thank you for your attention !



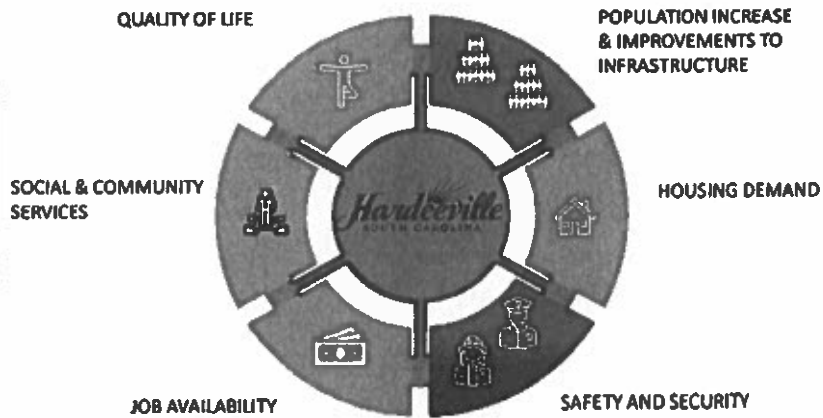
© Year of Ridgeland Unemployment Distribution Study Prohibited

**Welcome to the
City of Hardeeville
Moving Upward
and Onward**



1

Ongoing Priorities for a "Growing Hardeeville"



2

2023 City Matrix Comparisons

City of Hardeeville Key Performance Indicators Matrix January 2024

Key Performance Indicators	2015	2021	2022	2023	2023 Notes	Percent change 2022 - 2023	Percent change 2015 - 2023
Square Miles	54	57	58	58	Calendar Year 23	No Change	7%
Population	4,353	8,500	11,000	13,200	Calendar Year 23	20%	203%
Total City Budget	\$10,475,777	\$51,011,676	\$47,029,089	\$51,914,850	FY24	15%	415%
General Fund Budget	7,870,131	15,040,645	27,474,855	27,543,599	FY24	23%	251%
City Millage Rate in Jasper County	136	116	112	97	FY24	-13%	-29%
City Millage Rate in Beaufort County	136	114	112	109.2	FY24	-3%	-20%
City Bond Rating	A2	A1	A1	A1	Calendar Year 23	No Change	-
Total City Employees	70	110	136	155	Calendar Year 23	14%	121%

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2023 City Matrix Comparisons

City of Hardeeville Key Performance Indicators Matrix January 2024

Key Performance Indicators	2015	2021	2022	2023	2023 Notes	Percent change 2022 - 2023	Percent change 2015 - 2023
Total Development Agreements	10	15	19	20	Calendar Year 23	5%	100%
Active Development Agreements	5	8	13	14	Calendar Year 23	8%	180%
Number of Building Permits	357	1331	1687	1963	Calendar Year 23	17%	450%
Building Permit Revenue	\$527,559.00	\$1,003,754.00	\$1,947,350.68	\$4,755,993.50	Calendar Year 23	8%	707%
Number of New Single-Family Homes Permits	204	800	1063	1175	Calendar Year 23	11%	476%
Taxable Value	\$75,652,889	\$65,188,398	\$80,744,811	\$91,704,710	FY24	13%	256%
Market Value	\$162,169,769	\$1,441,437,774	\$1,698,177,135	\$1,997,866,868	FY24	18%	132%
Development Fees	\$640,849.00	\$7,901,013.51	\$1,999,363.37	\$6,960,731.05	Calendar Year 23	16%	988%
Business Licenses Collected	694	1373	1862	1,168	Calendar Year 23	30%	68%
Business Licenses New	76	116	180	211	Calendar Year 23	32%	-
Business License Revenue	\$815,108	\$1,570,164	\$1,897,368	\$7,755,078	Calendar Year 23	48%	238%
ATAF Revenue	\$156,137	\$442,757	\$748,076	\$708,670	FY24	-4%	99%
MTAF Revenue	\$300,305	\$177,697	\$574,780	\$604,564	FY24	5%	101%
Building Department	6837	18,430	24,474	30,004	Calendar Year 23	16%	515%

4

2023 City Matrix Comparisons

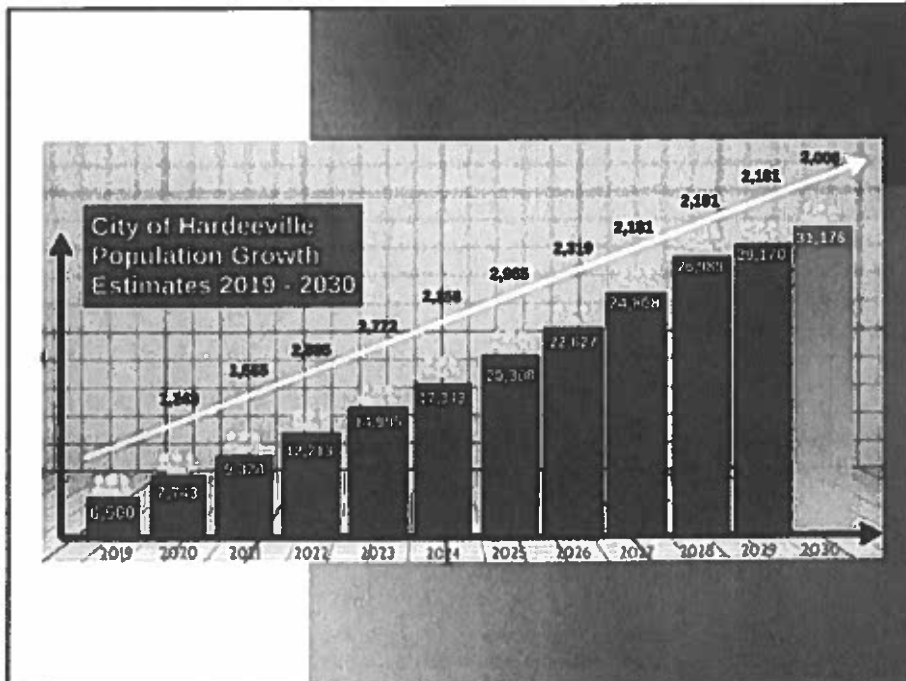
City of Hardeeville Key Performance Indicators Matrix



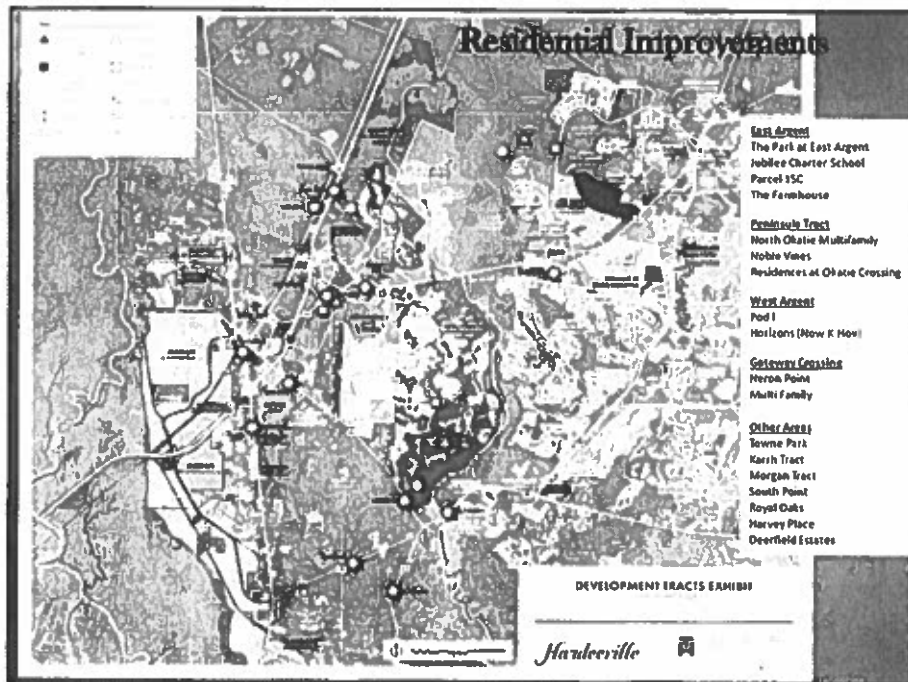
January 2024

Key Performance Indicators	2018	2021	2022	2023	2023 Month	Percent change 2022 - 2023	Percent change 2018 - 2023
Rec Center	NA	NA	13485	14,713	Calendar Year 23	9%	-
Memberships Total	NA	NA	2300	2,585	Calendar Year 23	24%	-
New Rec Center	NA	NA	2300	2,585	Calendar Year 23	24%	-
Member ship	NA	NA	2300	2,585	Calendar Year 23	24%	-
Total Acreage in MCP	120	174.78	174.78	174.78	Calendar Year 23	No Change	-
Sold Acreage in MCP	NA	78.73	72.26	35.01	Calendar Year 23	-	-
Total Industrial Square Footage operated along US 17 corridor	NA	18,088,130	18,088,130	18,180,130	sq ft - Calendar Year 23	3%	-
New Industrial Square Footage constructed along US 17 corridor	NA	1,874,637	815,308	605,700	sq ft - Calendar Year 23	-	-
Square footage of City facilities	43,238	144,295	147,425	147,851	sq ft - Calendar Year 23	0%	241%
PO Calls for service	12,634	15,388	16,838	20,377	Calendar Year 23	21%	61%
FD Calls for services	1,766	1,537	1,978	2,184	Calendar Year 23	10%	24%
Ambulance R/c's	NA	NA	NA	63	Calendar Year 23	-	-
City Website Views	NA	NA	709,337	816,637	Calendar Year 23	15%	-
City Website Users	NA	NA	77,000	78,208	Calendar Year 23	1%	-
Most Visited Page	NA	NA	Homepage, Recreational Center, and Staff Directory	Homepage, Staff Directory, and Search	Calendar Year 23	-	-

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6



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Residential Improvements

City Development, Residential, and Commercial Permits

	2017	2018	2019	2020	2021	2022	2023
Residential - Single Family	208	368	528	613	800	1,063	1175
Other	140	150	253	404	440	509	613
New	10	16	20	11	16	19	12
Commercial							
Other	100	81	111	92	78	91	163
Total	458	615	912	1,120	1,334	1,682	1963

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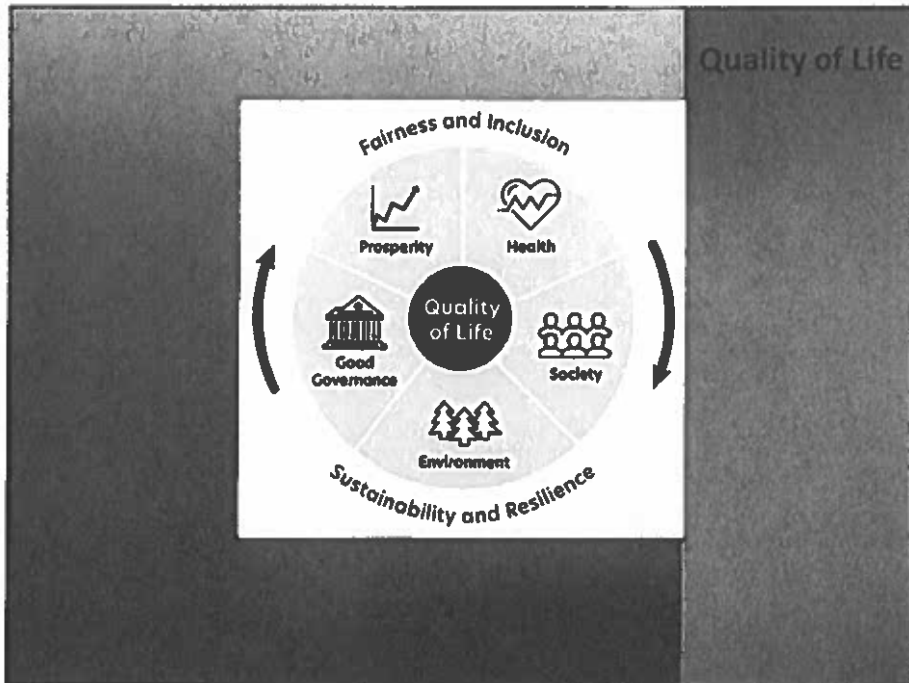
Industrial and Commercial Activity

City continues to partner with developers for commercial development, with concentrated efforts at Okatie Crossing, Exit 8, Exit 5, Exit 3, US 278, Argent Blvd. and SC 170.

All Hardeeville Commerce Park Property is now sold, \$3.3 million dollars.

Industry and commercial activity is taking center stage from the Hardeeville Commerce Park south through to the outer limits of the City along US17.

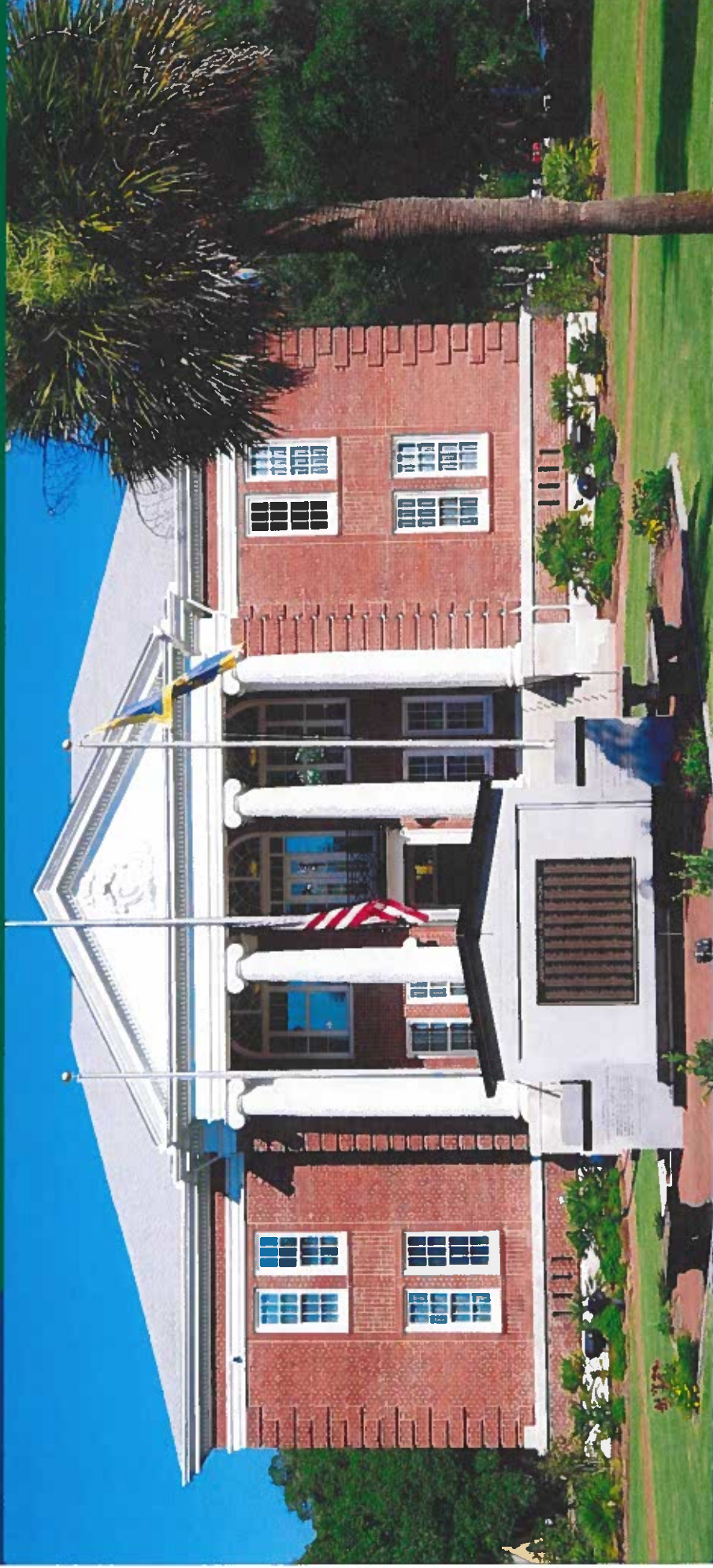
9



10

Impact Fee Study Overview

DRAFT



TischlerBise

FISCAL | ECONOMIC | PLANNING

TischlerBise, Inc.

40-year consulting practice serving local government nationwide

- Impact fees/infrastructure financing strategies
- Fiscal/economic impact analyses
- Capital improvement planning
- Infrastructure finance/revenue enhancement
- Real estate and market feasibility



Impact Fee Fundamentals

- One-time payment for growth-related infrastructure
- Only to be spent on capital improvements
 - Can't be used for operations, maintenance, or replacement
- Existing residents/businesses **do not** pay
- A contractual arrangement to build infrastructure, with three requirements:
 - **Need:** Growth creates the need for the infrastructure
 - **Benefit:**
 - Short range expenditures
 - Geographic service areas and/or benefit districts
 - **Proportionality:** Growth pays its fair share of the cost

Impact Fees in South Carolina

- Monies must be spent within 3 years of scheduled date for construction in the CIP
- Must publish an Annual Monitoring Report
- Comprehensive review and update every 5 years
 - Update requires a study
 - Annual increase for inflation does not require a study
- Affordable housing analysis

Impact Fee Methodologies

- **Cost Recovery (past)**
 - Oversized and unique facilities
 - Funds typically used for debt service
- **Incremental Expansion (present)**
 - Formula-based approach documents level of service with both quantitative and qualitative measures
- **Plan-Based (future)**
 - Common for utilities but can also be used for other public facilities with non-impact fee funding

Jasper County Growth Projections

- Average of 273 SF & 31 MF units per year
- Average of 161 jobs per year

Jasper County, SC	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Population ¹	31,380	31,985	32,685	33,390	34,095	34,800	35,500	36,280	37,060	37,825	38,605	7,225
Housing Units²												
Single Family Units	11,889	12,118	12,383	12,650	12,917	13,184	13,450	13,745	14,041	14,331	14,626	2,737
Multifamily Units	1,352	1,378	1,408	1,438	1,469	1,499	1,529	1,563	1,596	1,629	1,663	311
Total	13,241	13,496	13,791	14,089	14,386	14,684	14,979	15,308	15,637	15,960	16,289	3,049
Jobs³												
Commercial	3,683	3,727	3,772	3,817	3,863	3,909	3,956	4,004	4,052	4,101	4,150	467
Industrial	2,484	2,528	2,573	2,619	2,665	2,713	2,761	2,810	2,860	2,911	2,962	478
Office/ Institutional	4,157	4,219	4,282	4,345	4,410	4,476	4,542	4,610	4,678	4,748	4,818	661
Total	10,324	10,474	10,627	10,781	10,938	11,098	11,259	11,423	11,590	11,759	11,931	1,607
Nonres Sq Ft in thousands (KSF)⁴												
Commercial	1,733	1,754	1,775	1,797	1,818	1,840	1,862	1,885	1,907	1,930	1,953	220
Industrial	1,581	1,609	1,638	1,667	1,697	1,727	1,757	1,789	1,820	1,853	1,886	304
Office/ Institutional	1,277	1,296	1,315	1,335	1,355	1,375	1,395	1,416	1,437	1,458	1,480	203
Total	4,592	4,660	4,729	4,799	4,870	4,942	5,015	5,089	5,165	5,241	5,319	727

1. Population projections based on data from the S.C. Revenue and Fiscal Affairs Health and Demographics Section through 2035. 2036-2-45 projections based on average annual increase to 2035.
 2. Housing unit projections are based on population projections divided by persons per housing unit factor. Single Family versus multifamily units based on current unit composition.
 3. Employment projections based upon past employment growth in Jasper County from 2014-18. Data from U.S Census Bureau OnTheMap web application, 2021.
 4. Nonresidential square feet estimated using employment projections (see 3.), and Institute of Transportation Engineers (ITE) square foot per employee factors.

Jasper County Impact Fee Study

- Parks and Recreation
- Fire
- EMS
- Transportation
- Schools

Parks & Recreation

- Countywide service area
- Incremental expansion methodology
 - Land
 - Improvements
 - Trails
 - Community Centers

Parks & Recreation Analysis

- **Draft** Maximum Supportable Impact Fee

Fee Component	Cost per Person
Park Land	\$306.88
Park Improvements	\$8.29
Trails	\$78.24
Community Center Space	\$189.47
Total	\$582.88

Residential Development	Fees per Unit	
	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.41	\$1,405
Multifamily	2.07	\$1,207

1. See Land Use Assumptions

Parks & Recreation Analysis

- Projected Revenue from Parks & Rec Fee

Fee Component	Total
Park Land	\$2,217,232
Park Improvements	\$59,863
Trails	\$565,309
Community Center Space	\$1,368,905
Total	\$4,211,309

Year	Single Family \$1,405 per unit		Multifamily \$1,207 per unit	
	Hsg Unit	Hsg Unit	Hsg Unit	Hsg Unit
Base	11,889	1,352		
Year 1	12,118	1,378		
Year 2	12,383	1,408		
Year 3	12,650	1,438		
Year 4	12,917	1,469		
Year 5	13,184	1,499		
Year 6	13,450	1,529		
Year 7	13,745	1,563		
Year 8	14,041	1,596		
Year 9	14,331	1,629		
Year 10	14,626	1,663		
10-Year Increase		2,737		311
Projected Revenue	\$3,845,187		\$375,520	

Projected Fee Revenue	\$4,220,707
Total Expenditures	\$4,211,309

Fire

- **Countywide service area**
- **Incremental expansion methodology**
 - **Station space**
 - **Apparatus**
- **Credit for existing debt**

Fire Analysis

- **Draft Maximum Supportable Fire Impact Fee**

Fee Component	Cost per Person	Cost per Trip
Fire Facilities	\$321.96	\$94.61
Fire Apparatus	\$316.52	\$93.01
Debt Service Credit	(\$17.99)	(\$5.64)
Total	\$620.49	\$181.98

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.41	\$1,495
Multifamily	2.07	\$1,284

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Avg Weekday Vehicle Trips ¹	Proposed Fees
Commercial	12.21	\$2,223
Industrial	2.44	\$443
Office/Institutional	5.42	\$986

1. See Land Use Assumptions

Fire Analysis

- Projected Revenue from Fire Impact Fee

Fee Component		Total
Fire Facilities		\$2,751,518
Fire Apparatus		\$2,705,028
Total		\$5,456,545

Year	Single Family	Multifamily	Commercial	Industrial	Office/Institutional
	Hsg Unit \$1,495 per unit	Hsg Unit \$1,284 per unit	KSF \$2,223 per 1,000 Sq Ft	KSF \$443 per 1,000 Sq Ft	KSF \$986 per 1,000 Sq Ft
Base	11,889	1,352	1,733	1,581	1,277
Year 1	12,118	1,378	1,754	1,609	1,296
Year 2	12,383	1,408	1,775	1,638	1,315
Year 3	12,650	1,438	1,797	1,667	1,335
Year 4	12,917	1,469	1,818	1,697	1,355
Year 5	13,184	1,499	1,840	1,727	1,375
Year 6	13,450	1,529	1,862	1,757	1,395
Year 7	13,745	1,563	1,885	1,789	1,416
Year 8	14,041	1,596	1,907	1,820	1,437
Year 9	14,331	1,629	1,930	1,853	1,458
Year 10	14,626	1,663	1,953	1,886	1,480
10-Year Increase	2,737	311	220	304	203
Projected Revenue	\$4,093,301	\$399,751	\$488,829	\$134,913	\$200,278

Projected Fee Revenue	\$5,317,072
Total Expenditures	\$5,456,545

EMS

- **Countywide service area**
- **Incremental expansion methodology**
 - Station space
 - Vehicles

EMS Analysis

- **Draft** Maximum Supportable EMS Impact Fee

Fee Component	Cost per Person	Cost Per Trip
Emergency Services Space	\$138.52	\$40.71
Total	\$138.52	\$40.71

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.41	\$334
Multifamily	2.07	\$287

Nonresidential Development	Fees per 1,000 Square Feet	
Development Type	Avg Weekday Vehicle Trips ¹	Proposed Fees
Commercial	12.21	\$497
Industrial	2.44	\$99
Office/Institutional	5.42	\$221

1. See Land Use Assumptions

EMS Analysis

- Projected Revenue from EMS Impact Fee

Fee Component	Total
Emergency Services Space	\$1,183,865
Total	\$1,183,865

Year	Single Family	Multifamily	Commercial	Industrial	Office/Institutional
	\$334 per unit Hsg Unit	\$287 per unit Hsg Unit	\$497 per 1,000 Sq. Ft. KSF	\$99 per 1,000 Sq. Ft. KSF	\$221 per 1,000 Sq. Ft. KSF
Base	11,889	1,352	1,733	1,581	1,277
Year 1	12,118	1,378	1,754	1,609	1,296
Year 2	12,383	1,408	1,775	1,638	1,315
Year 3	12,650	1,438	1,797	1,667	1,335
Year 4	12,917	1,469	1,818	1,697	1,355
Year 5	13,184	1,499	1,840	1,727	1,375
Year 6	13,450	1,529	1,862	1,757	1,395
Year 7	13,745	1,563	1,885	1,789	1,416
Year 8	14,041	1,596	1,907	1,820	1,437
Year 9	14,331	1,629	1,930	1,853	1,458
Year 10	14,626	1,663	1,953	1,886	1,480
10-Year Increase	2,737	311	220	304	203
Projected Revenue	\$913,799	\$89,241	\$109,354	\$30,181	\$44,803

Projected Fee Revenue	\$1,187,378
Total Expenditures	\$1,183,865

Transportation

- **Countywide service area**
- **Plan-based methodology**
 - Based on projects identified by J. Bragg Consulting
- **What roads will be realistically funded?**
 - Should additional sales tax be factored
- **What timeframe?**

Transportation CIP

Location	Future Capacity Projects	Description	Notes	Total Cost	County Contribution
South of Great Swamp	S-442 (Argent Blvd from US 278 to SC 170)	Road Widening, Access Mgmt	4 lanes with multi-use pathways on both sides	\$57,000,000	\$45,845,000
	SC 170 (US 278 to SC 462)	Road Widening, Access Mgmt	6 lanes; short-term/intermediate projects in-progress	\$70,000,000	\$59,500,000
	John Smith Road (S-141)	Road Widening, Access Mgmt	3-lanes, with multi-use pathways on both sides	\$17,000,000	\$14,450,000
	US 278 Corridor (Beaufort County Line to I-95)	Road Widening	6 lanes	\$65,000,000	\$51,850,000
	SC 46/SC 170/ SC315 Intersection	Intersection Improvement	Extend 4-lane widening from Beaufort Co. line past intersection	\$30,000,000	\$25,500,000
	US 17/US 321 Intersection	Intersection Improvement	Skewed alignment	\$4,000,000	\$3,400,000
	US 17 Widening (SC 315 to SC 170)	Road Widening	4-lanes; was removed from SCDOT project	\$24,000,000	\$20,400,000
	US 17/SC 170 Intersection	Intersection Improvement	Align with Riverport Development Entrance	\$6,000,000	\$5,100,000
	US 17 Widening (US 278 to John Smith Road)	Road Widening	4 lanes with multi-use pathways on both sides	\$18,000,000	\$15,300,000
	New River Parkway (US 278 to Argent Blvd)	Road Widening	Include tie-in to TCL	\$11,000,000	\$9,350,000
	Short Cut Road (SC 170 to Argent Blvd)	Road Widening	3 lanes with multi-use path on one side	\$5,000,000	\$4,250,000
	SC 315 Widening from SC 170/SC 46 intersection to US 17	Road Widening	4-lane divided/5-lane widening	\$72,000,000	\$61,200,000
	North of Great Swamp	US 17 Port Interchange	New Interchange	Interchange for future port	\$60,000,000
SC 336 Improvements Intersection (Grahamville Rd to SC 336)		Intersection Improvements	Clean-up SC 336 into town	\$5,000,000	\$4,250,000
Exit 18, US 17, Bees Creek Road, Glover Road		Road Improvements	New road improvements; SCDOT to update interchange	\$12,000,000	\$10,200,000
I-95 Exit 22 Connector (US 278 to Bees Creek Road)		New Road	Open up growth; SCDOT to update interchange	\$36,000,000	\$30,600,000
Glover Road (Bees Creek Road (S-13 to SC 462)		Road Improvement	Dirt road and paved road improvement - assume 2 lanes with R	\$26,000,000	\$22,100,000
US 278/ SC 652 (Calif Pen Bay Rd) Intersection		Intersection Improvement	Intersection near business park	\$2,000,000	\$1,700,000
SC 462 (SC 170 to Snake Road and Snake Road to SC 336)		Road Widening, Safety Improvements	4 lanes/5-lane widening for 3 miles, safety/resurfacing improve	\$56,000,000	\$47,600,000
US 17 / Mackay Point Road (S-33) Intersection		Intersection Improvement	Decel lane; align with cross-street	\$5,000,000	\$4,250,000
Snake Road (S-54) Widening (SC 462 to SC 170)		Road Widening	4-lane divided/5-lane widening with improved intersection at S	\$36,000,000	\$30,600,000
US 321/ SC 336 Intersection		Intersection Improvement	Rural intersection with skewed alignment	\$2,500,000	\$2,125,000
8 Traffic Signals for either North or South of Great Swamp		Traffic Signal	Various locations throughout County, as needed	\$8,000,000	\$6,800,000
Total		0.00		\$627,500,000	\$527,340,000
less Projected Transportation Sales Tax				Net County Cost	\$90,000,000
2042 Average Day Vehicle Trips				165,035	
Cost per Vehicle Trip				\$3,013.54	

Transportation Analysis

- **Draft** Maximum Supportable Transportation Impact Fee

Fee Component	Cost per Veh Trip
Road Improvements	\$3,013.54
Total	\$3,013.54

Residential Development <i>Development Type</i>	Fees per Unit	
	Avg Wkdy Veh Trips per Unit	Proposed Fees
Single-Family	6.62	\$19,960
Multi-Family	4.15	\$12,498

Nonresidential Development <i>Development Type</i>	Fees per 1,000 Square Feet	
	Avg Wkdy Veh Trips per 1,000	Proposed Fees
Commercial	12.21	\$36,805
Industrial	2.44	\$7,338
Office/Institutional	5.42	\$16,333

Transportation Analysis

- Projected Revenue from Transportation Impact Fee

Fee Component	Total
Transportation Costs	\$497,340,000
Total	\$497,340,000

Year	Single Family \$19,960 per unit Hsg Unit	Multifamily \$12,498 per unit Hsg Unit	Commercial \$36,805 per 1,000 Sq Ft KSF	Industrial \$7,338 per 1,000 Sq Ft KSF	Office/Institutional \$16,333 per 1,000 Sq Ft KSF
Base 2022	11,889	1,352	1,733	1,581	1,277
Year 1 2023	12,118	1,378	1,754	1,609	1,296
Year 2 2024	12,383	1,408	1,775	1,638	1,315
Year 3 2025	12,650	1,438	1,797	1,667	1,335
Year 4 2026	12,917	1,469	1,818	1,697	1,355
Year 5 2027	13,184	1,499	1,840	1,727	1,375
Year 6 2028	13,450	1,529	1,862	1,757	1,395
Year 7 2029	13,745	1,563	1,885	1,789	1,416
Year 8 2030	14,041	1,596	1,907	1,820	1,437
Year 9 2031	14,331	1,629	1,930	1,853	1,458
Year 10 2032	14,626	1,663	1,953	1,886	1,480
10-Year Increase	2,737	311	220	304	203
Projected Revenue	\$54,636,344	\$3,889,771	\$8,094,817	\$2,234,126	\$3,316,477

Projected Fee Revenue	\$72,171,534
Total Expenditures	\$497,340,000
From Other Revenue Sources	(\$425,168,466)

Jasper County Impact Fee Study

- **Draft** Jasper County Impact Fee Summary

Fees per Unit					
Development Type	Parks and Recreation	Fire/Rescue	Transportation	Emergency Services	Total
Single Family	\$1,405	\$1,495	\$19,960	\$334	\$23,194
Multifamily	\$1,207	\$1,284	\$12,498	\$287	\$15,276

Fees per 1,000 Square Feet					
Development Type	Parks and Recreation	Fire/Rescue	Transportation	Emergency Services	Total
Commercial	\$0	\$2,223	\$36,805	\$497	\$39,525
Industrial	\$0	\$443	\$7,338	\$99	\$7,880
Office/Institutional	\$0	\$986	\$16,333	\$221	\$17,540

Jasper County Schools

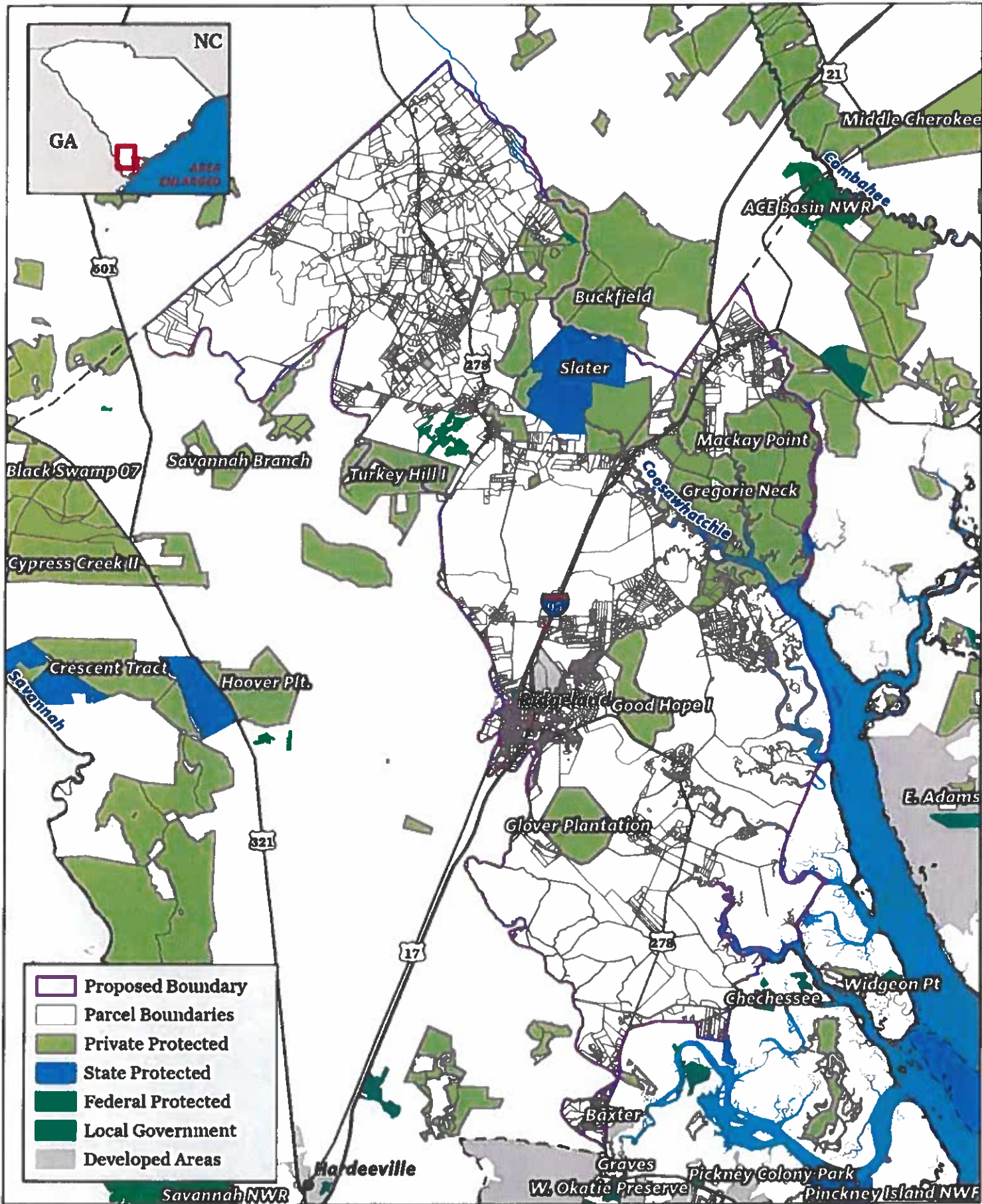
- **Countywide service area**
- **Incremental expansion methodology**
 - Elementary schools
 - Middle schools
 - High schools

School District Analysis

- **Draft** Maximum Supportable School Impact Fee

Maximum School Impact Fees: Jasper County School District					
	Elementary		Middle	High	Maximum Fee
	(PK-5)	(6-8)	(9-12)		
Single Family	\$3,204	\$1,639	\$2,601		\$7,444
Multifamily	\$2,342	\$1,165	\$1,087		\$4,594

Thank you



Broad River Corridor
Land Protection | February 2024



AGENDA
ITEM # 20
COUNCILMEMBER
COMMENTS