



A COUNTY COUNCIL JOINT WORKSHOP  
WITH THE TOWN OF RIDGELAND AND  
CITY OF HARDEEVILLE WILL BE  
CONDUCTED IN THE JASPER COUNTY COUNCIL  
CHAMBERS.

Watch Live via YouTube at:

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Instructions may also be found at the Jasper County website

[www.jaspercountysc.gov](http://www.jaspercountysc.gov)

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



**JASPER COUNTY COUNCIL**  
**JOINT WORKSHOP**  
**WITH THE TOWN OF RIDGELAND**  
**AND THE CITY OF HARDEEVILLE**  
**Jasper County Clementa C. Pinckney Government Bldg.**  
**358 3<sup>rd</sup> Avenue Ridgeland, SC**  
**29936**

**Thursday, February 22, 2024**  
**AGENDA**  
**1:00PM**

# AGENDA

- Call to order and Welcome Opening Remarks by Chairman Sauls, Mayor Williams and Mayor Malphrus
- *Clerk's Report of Compliance with the Freedom of Information Act.*

*\*\*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\*\**

- Invocation and Pledge to the Flag
- Moratorium and Comp. Plan Update – Jasper County (15 Minutes)
- Development Update – Town of Ridgeland (15 Minutes)
- Development Update – City of Hardeeville (15 Minutes)
- Presentation of Impact Fee Study Results – Carson Bise
- Update on Proposed Transportation Sales Tax – Andrew Fulghum
- Greenspace Update – Kate Parks Schaefer (Open Land Trust) and David Bishop, The Nature Conservancy)
- Discussion, next steps...
- Adjourn

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

*Special Accommodations Available Upon Request to Individuals with Disabilities*  
*(843) 717-3696*

# 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-building](http://www.jaspercountysc.gov/planning-building/comprehensive-plan-building)

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**

# Impact Fee Study Overview

**DRAFT**



# 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

Aiken County	Anderson County	Anderson School Dist. 1
Beaufort County	Beaufort Co. Schools	Clemson
Clinton	Clover Schools	Georgetown County
Fort Mills Schools	Georgetown County	Horry County
Inman	Lancaster	Lancaster County
Lancaster Co. Schools	Tega Cay	Summerville
York County	Easley	Greer
Chester County Schools	York School District 1	Lexington County
Woodruff	Jasper County	

# 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 <sup>1</sup>	31,380	31,985	32,685	33,390	34,095	34,800	35,500	36,280	37,060	37,825	38,605	7,225
<b>Housing Units<sup>2</sup></b>												
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
<b>Total</b>	<b>13,241</b>	<b>13,496</b>	<b>13,791</b>	<b>14,089</b>	<b>14,386</b>	<b>14,684</b>	<b>14,979</b>	<b>15,308</b>	<b>15,637</b>	<b>15,960</b>	<b>16,289</b>	<b>3,049</b>
<b>Jobs<sup>3</sup></b>												
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
<b>Total</b>	<b>10,324</b>	<b>10,474</b>	<b>10,627</b>	<b>10,781</b>	<b>10,938</b>	<b>11,098</b>	<b>11,259</b>	<b>11,423</b>	<b>11,590</b>	<b>11,759</b>	<b>11,931</b>	<b>1,607</b>
<b>Nonres Sq Ft in thousands (KSF)<sup>4</sup></b>												
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
<b>Total</b>	<b>4,592</b>	<b>4,660</b>	<b>4,729</b>	<b>4,799</b>	<b>4,870</b>	<b>4,942</b>	<b>5,015</b>	<b>5,089</b>	<b>5,165</b>	<b>5,241</b>	<b>5,319</b>	<b>727</b>

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
<b>Total</b>	<b>\$582.88</b>

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit <sup>1</sup>	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
<b>Total</b>	<b>\$4,211,309</b>

		Single Family \$1,405 per unit	Multifamily \$1,207 per unit
Year		Hsg Unit	Hsg Unit
Base	2022	11,889	1,352
Year 1	2023	12,118	1,378
Year 2	2024	12,383	1,408
Year 3	2025	12,650	1,438
Year 4	2026	12,917	1,469
Year 5	2027	13,184	1,499
Year 6	2028	13,450	1,529
Year 7	2029	13,745	1,563
Year 8	2030	14,041	1,596
Year 9	2031	14,331	1,629
Year 10	2032	14,626	1,663
<b>10-Year Increase</b>		<b>2,737</b>	<b>311</b>
<b>Projected Revenue</b>		<b>\$3,845,187</b>	<b>\$375,520</b>

<b>Projected Fee Revenue</b>	<b>\$4,220,707</b>
<b>Total Expenditures</b>	<b>\$4,211,309</b>

# 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)
<b>Total</b>	<b>\$620.49</b>	<b>\$181.98</b>

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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
<b>Total</b>	<b>\$5,456,545</b>

		Single Family \$1,495 per unit	Multifamily \$1,284 per unit	Commercial \$2,223 per 1,000 Sq Ft	Industrial \$443 per 1,000 Sq Ft	Office/Institutional \$986 per 1,000 Sq Ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	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
<b>10-Year Increase</b>		<b>2,737</b>	<b>311</b>	<b>220</b>	<b>304</b>	<b>203</b>
<b>Projected Revenue</b>		<b>\$4,093,301</b>	<b>\$399,751</b>	<b>\$488,829</b>	<b>\$134,913</b>	<b>\$200,278</b>

<b>Projected Fee Revenue</b>	<b>\$5,317,072</b>
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
<b>Total</b>	<b>\$138.52</b>	<b>\$40.71</b>

Residential Development	Fees per Unit	
Development Type	Persons per Housing Unit <sup>1</sup>	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 <sup>1</sup>	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
<b>Total</b>	<b>\$1,183,865</b>

		Single Family \$334 per unit	Multifamily \$287 per unit	Commercial \$497 per 1,000 Sq. Ft.	Industrial \$99 per 1,000 Sq. Ft.	Office/Institutional \$221 per 1,000 Sq. Ft.
Year		Hsg Unit	Hsg Unit	KSF	KSF	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
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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
<b>10-Year Increase</b>		<b>2,737</b>	<b>311</b>	<b>220</b>	<b>304</b>	<b>203</b>
<b>Projected Revenue</b>		<b>\$913,799</b>	<b>\$89,241</b>	<b>\$109,354</b>	<b>\$30,181</b>	<b>\$44,803</b>

<b>Projected Fee Revenue</b>	<b>\$1,187,378</b>
<b>Total Expenditures</b>	<b>\$1,183,865</b>

# 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	\$45,815,000
	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
	US 17 Port Interchange	New Interchange	Interchange for future port	\$60,000,000	\$51,000,000
	North of Great Swamp	SC 336 Improvements Intersection (Grahamville Rd to SC 336)	Intersection Improvement	Clean-up SC 336 into town	\$5,000,000
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/W	\$26,000,000	\$22,100,000
US 278/SC 652 (Calf 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 improvements	\$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
	<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>\$627,500,000</b>	<b>\$527,340,000</b>
				less Projected Transportation Sales Tax	<b>\$30,000,000</b>
				Net County Cost	<b>\$497,340,000</b>
				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
<b>Total</b>	<b>\$3,013.54</b>

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

Nonresidential Development	Fees per 1,000 Square Feet	
<i>Development Type</i>	<i>Avg Wkdy Veh Trips per 1,000</i>	<i>Proposed Fees</i>
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
<b>Total</b>	<b>\$497,340,000</b>

		Single Family \$19,960 per unit	Multifamily \$12,498 per unit	Commercial \$36,805 per 1,000 Sq Ft	Industrial \$7,338 per 1,000 Sq Ft	Office/Institutional \$16,333 per 1,000 Sq Ft
Year		Hsg Unit	Hsg Unit	KSF	KSF	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
<b>10-Year Increase</b>		<b>2,737</b>	<b>311</b>	<b>220</b>	<b>304</b>	<b>203</b>
<b>Projected Revenue</b>		<b>\$54,636,344</b>	<b>\$3,889,771</b>	<b>\$8,094,817</b>	<b>\$2,234,126</b>	<b>\$3,316,477</b>

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

# 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				
	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Maximum Fee</i>
	<i>(PK-5)</i>	<i>(6-8)</i>	<i>(9-12)</i>	
Single Family	\$3,204	\$1,639	\$2,601	<b>\$7,444</b>
Multifamily	\$2,342	\$1,165	\$1,087	<b>\$4,594</b>

Thank you