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ADMINISTRATION BUILDING
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AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
WORK SESSION

Tuesday, November 12, 2019

2:30p.m.

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

1. **CALL TO ORDER** – 2:30P.M.

2. **PLEDGE OF ALLEGIANCE AND INVOCATION** – Chairman Stu Rodman

[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]

3. **INTRODUCTIONS**

4. **APPROVAL OF AGENDA**

5. **PRESENTATION**

A. Impact Fee Study update from Tischler Bise – *Carson Bise*

6. **ADJOURNMENT**



Impact Fee Study Overview

PRELIMINARY RESULTS

Beaufort County, SC

November 12, 2019



TischlerBise Experience

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

Abbeville County	Greenville County
Aiken County	Horry County
Anderson County	Lexington County
Beaufort County	Orangeburg County
Clover School District	Rock Hill
Fort Mill School District	Summerville
Georgetown County	Tega Cay
	York County

General Impact Fee Overview

- One-time payment for growth-related infrastructure
- Only paid by new development—not existing residents or businesses
- Impact fees fund capital improvements that add capacity
- Not a tax but an agreement to build infrastructure
- Three requirements to meet **rational nexus**
 - *Need*: Growth creates the need for the infrastructure
 - *Proportionality*: Growth pays its fair share of the cost
 - *Benefit*: Growth receives a benefit from the infrastructure

Intergovernmental Agreements

- Transportation: all municipalities participating
- Libraries: Bluffton, Hilton Head Island participating
 - City of Beaufort and Port Royal considering program
- Parks & Rec: only Bluffton collects on behalf of County
- No IGA's in place yet for Public Safety and Solid Waste

Beaufort County Projected Growth

○ 10-Year Residential & Nonresidential Projections

	Base Year 2019	2024	2029	Total Increase
Population				
Permanent Unincorp. Residents	72,954	80,534	88,115	15,161
Permanent Incorp. Residents	110,758	123,808	136,855	26,096
Seasonal Residents	39,122	41,042	42,656	3,534
Peak Daily Visitors	54,612	57,291	59,543	4,931
Total Peak Population	277,446	302,675	327,168	49,722
Housing Units				
Unincorporated Units	33,308	36,558	39,808	6,500
Incorporated Units	47,152	52,742	58,336	11,184
Seasonal Units	15,582	16,222	16,860	1,278
Total Housing Units	96,042	105,522	115,004	18,962
Housing Type				
Single Family	72,441	79,473	86,506	14,065
Multifamily	23,601	26,049	28,498	4,897
Total Housing Units	96,042	105,522	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

Industry	Base Year 2019	2024	2029	Total Increase
Countywide Jobs				
Retail	15,943	17,782	19,620	3,677
Office/Service	27,466	30,723	33,980	6,514
Industrial	14,825	16,813	18,801	3,976
Institutional	8,246	9,289	10,332	2,086
Total	66,480	74,606	82,733	16,253
Countywide Nonresidential Floor Area (1,000 sq. ft.)				
Retail	6,808	7,593	8,378	1,570
Office/Service	9,256	10,354	11,451	2,195
Industrial	9,310	10,558	11,807	2,497
Institutional	2,919	3,288	3,658	738
Total	28,293	31,793	35,293	7,000

Source: Beaufort County TAZ Transportation Model; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Beaufort County Impact Fee Study

- Parks & Recreation
- Libraries
- Public Safety: Emergency Medical Services
- Solid Waste
- Transportation

Parks & Rec Impact Fee Analysis

- Components:
 - **Regional Parkland and Improvements** - Incremental
 - **Community Parkland and Improvements** - Incremental
 - **Neighborhood Parkland and Improvements** - Incremental
 - **Recreation Centers** - Incremental
- Service Area:
 - Regional Parks – Countywide
 - All other facilities – North and South of the Broad River

Parks & Rec Impact Fee Analysis

- Projected Future Facility Needs
- Regional Park: Countywide

Level of Service		Demand Unit	Unit Cost
2.29	Regional Parks Acres	per 1,000 Persons	\$85,408

Year		Population	Regional Park Acres
Base	2019	222,834	510.2
Year 1	2020	227,584	521.1
Year 2	2021	232,034	531.3
Year 3	2022	236,484	541.5
Year 4	2023	240,934	551.7
Year 5	2024	245,384	561.9
Year 6	2025	249,834	572.1
Year 7	2026	254,283	582.3
Year 8	2027	258,733	592.4
Year 9	2028	263,183	602.6
Year 10	2029	267,625	612.8
Ten-Year Increase		44,791	102.6
		Growth-Related Expenditures	\$8,762,878

Countywide Growth-Related Expenditures	\$8,762,878
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Parks & Rec Impact Fee Analysis

- Projected Future Facility Needs
- North of the Broad

Level of Service		Demand Unit	Unit Cost
1.01	Community Park Acres	per 1,000 Persons	\$69,122
0.44	Neighborhood Park Acres	per 1,000 Persons	\$76,612
0.06	Recreation Center Acres	per 1,000 Persons	\$688,256

Year		Population	Community Park Acres	Neighborhood Park Acres	Recreation Center Acres
Base	2019	88,819	89.7	39.0	5.3
Year 1	2020	90,719	91.6	39.9	5.4
Year 2	2021	92,620	93.5	40.7	5.5
Year 3	2022	94,521	95.4	41.5	5.6
Year 4	2023	96,421	97.3	42.4	5.7
Year 5	2024	98,322	99.3	43.2	5.8
Year 6	2025	100,222	101.2	44.0	6.0
Year 7	2026	102,123	103.1	44.9	6.1
Year 8	2027	104,024	105.0	45.7	6.2
Year 9	2028	105,924	106.9	46.6	6.3
Year 10	2029	107,819	108.8	47.4	6.4
Ten-Year Increase		19,000	19.1	8.4	1.1
Growth-Related Expenditures			\$1,320,240	\$643,539	\$757,081

North of the Broad Growth-Related Expenditures | \$2,720,860

Parks & Rec Impact Fee Analysis

- Projected Future Facility Needs
- South of the Broad

Level of Service		Demand Unit	Unit Cost
0.06	Community Park Acres	per 1,000 Persons	\$234,923
0.04	Neighborhood Park Acres	per 1,000 Persons	\$429,440
0.19	Recreation Center Acres	per 1,000 Persons	\$209,200

Year		Population	Community Park Acres	Neighborhood Park Acres	Recreation Center Acres
Base	2019	134,015	8.0	5.3	25.4
Year 1	2020	136,865	8.2	5.4	26.0
Year 2	2021	139,414	8.3	5.5	26.4
Year 3	2022	141,963	8.5	5.6	26.9
Year 4	2023	144,513	8.6	5.7	27.4
Year 5	2024	147,062	8.8	5.8	27.9
Year 6	2025	149,612	8.9	5.9	28.4
Year 7	2026	152,160	9.1	6.0	28.9
Year 8	2027	154,709	9.2	6.1	29.3
Year 9	2028	157,259	9.4	6.2	29.8
Year 10	2029	159,806	9.5	6.3	30.3
Ten-Year Increase		25,791	1.5	1.0	4.9
Growth-Related Expenditures			\$352,385	\$429,440	\$1,025,080

South of the Broad Growth-Related Expenditures | \$1,806,905

Parks & Rec Impact Fee Analysis

- Draft/Preliminary** Maximum Supportable Fee

North of the Broad Service Area

Fee Component	Cost per Person
Regional Parks	\$195
Community Parks	\$70
Neighborhood Parks	\$34
Recreational Facilities	\$41
Gross Total	\$340
Credit for Debt Payments	(\$4)
Net Total	\$336

South of the Broad Service Area

Fee Component	Cost per Person
Regional Parks	\$195
Community Parks	\$14
Neighborhood Parks	\$17
Recreational Facilities	\$40
Gross Total	\$266
Credit for Debt Payments	(\$31)
Net Total	\$235

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee [1]	Increase/ (Decrease)
Single Family	2.82	\$948	\$321	\$627
Multifamily	2.06	\$692	\$321	\$371

[1] fee listed is the average of the fees for the current service areas north of the Broad River

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee [1]	Increase/ (Decrease)
Single Family	2.44	\$573	\$671	(\$98)
Multifamily	2.20	\$517	\$671	(\$154)

[1] fee listed is the average of the fees for the current service areas south of the Broad River

Parks & Rec Impact Fee Analysis

- Parks & Rec Impact Fee Revenue: **North of the Broad**
- County can only collect in unincorporated areas

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	\$757,081	\$757,081
Total Expenditures	\$6,438,006	\$6,438,006

Projected Development Impact Fee Revenue

		Single Family \$948 per unit	Multifamily \$692 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		\$3,206,578	\$708,286	\$0	\$0	\$0	\$0

Projected Revenue => **\$3,914,863**
 Total Expenditures => **\$6,438,006**
 General Fund's Share => **\$2,523,143**

Parks & Rec Impact Fee Analysis

- Parks & Rec Impact Fee Revenue: South of the Broad
- County can only collect in unincorporated areas and Bluffton

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	\$1,025,080	\$1,025,080
Total Expenditures	\$6,852,637	\$6,852,637

Projected Development Impact Fee Revenue

		Single Family \$573 per unit	Multifamily \$517 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		\$2,560,788	\$1,022,528	\$0	\$0	\$0	\$0

Projected Revenue => **\$3,583,316**
 Total Expenditures => **\$6,852,637**
 General Fund's Share => **\$3,269,321**

Library Impact Fee Analysis

- Components:
 - **Library Branches** - Incremental
 - **Bookmobiles** - Incremental
- Service Area:
 - Library Branches - North and South of the Broad River
 - Bookmobiles - Countywide

Library Impact Fee Analysis

- Projected Future Facility Needs – Library Branches
- Service Area: **North of the Broad**

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Library Branches	Residential	0.67	Square Feet	per persons
	Nonresidential	0.00		per jobs
				\$285

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

Library Impact Fee Analysis

- Projected Future Facility Needs – Library Branches
- Service Area: South of the Broad

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Library Branches	Residential	0.38	Square Feet	per persons
	Nonresidential	0.00		per jobs
				\$285

Growth-Related Need for Library Branches						
Year		Population	Jobs	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	134,015	40,044	50,925	0	50,925
Year 1	2020	136,865	40,793	52,008	0	52,008
Year 2	2021	139,414	41,543	52,977	0	52,977
Year 3	2022	141,963	42,292	53,945	0	53,945
Year 4	2023	144,513	43,041	54,914	0	54,914
Year 5	2024	147,062	43,790	55,883	0	55,883
Year 6	2025	149,612	44,540	56,852	0	56,852
Year 7	2026	152,160	45,289	57,820	0	57,820
Year 8	2027	154,709	46,038	58,789	0	58,789
Year 9	2028	157,259	46,787	59,758	0	59,758
Year 10	2029	159,806	47,537	60,726	0	60,726
Ten-Year Increase		25,791	7,493	9,801	0	9,801
Projected Expenditure				\$2,793,285	\$0	\$2,793,285

Growth-Related Expenditures for Library Branches | \$2,793,285

Library Impact Fee Analysis

- Projected Future Facility Needs – Bookmobiles
- Service Area: 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		\$60,000	\$0	\$60,000

Growth-Related Expenditures for Bookmobiles | \$60,000

Library Impact Fee Analysis

○ Draft/Preliminary Maximum Supportable Fee

North of the Broad Service Area

Fee Component	Cost per Person
Library Branches	\$191
Book Mobiles	\$1
Gross Total	\$192
Credit for Debt Payments	(\$33)
Net Total	\$159

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
Single Family	2.82	\$448	\$553	(\$105)
Multifamily	2.06	\$328	\$553	(\$225)

South of the Broad Service Area

Fee Component	Cost per Person
Library Branches	\$108
Book Mobiles	\$1
Gross Total	\$109
Credit for Debt Payments	\$0
Net Total	\$109

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit	Current Fee	Increase/ (Decrease)
Single Family	2.44	\$266	\$553	(\$287)
Multifamily	2.20	\$240	\$553	(\$313)

Library Impact Fee Analysis

- Library Impact Fee Revenue: **North of the Broad**
- Projections include revenue from municipalities
- Credit results in a slight need for GF funding

Infrastructure Costs for Library Facilities

	Total Cost	Growth Cost
Library Branches	\$3,628,050	\$3,628,050
Bookmobiles	\$25,420	\$25,420
Total Expenditures	\$3,653,470	\$3,653,470

Projected Development Impact Fee Revenue

		Single Family \$448 per unit	Multifamily \$328 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	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		\$2,762,942	\$612,120	\$0	\$0	\$0	\$0

Projected Revenue =>	\$3,375,062
Total Expenditures =>	\$3,653,470
General Fund's Share =>	\$278,408

Library Impact Fee Analysis

- Library Impact Fee Revenue: South of the Broad
- Projections include revenue from municipalities

Infrastructure Costs for Library Facilities

	Total Cost	Growth Cost
Library Branches	\$2,793,285	\$2,793,285
Bookmobiles	\$34,580	\$34,580
Total Expenditures	\$2,827,865	\$2,827,865

Projected Development Impact Fee Revenue

		Single Family \$266 per unit	Multifamily \$240 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		\$2,100,793	\$727,387	\$0	\$0	\$0	\$0
				Projected Revenue =>		\$2,828,181	
				Total Expenditures =>		\$2,827,865	
				General Fund's Share =>		\$0	

EMS Impact Fee Analysis

- Components:
 - **EMS Stations** - Incremental
 - **EMS Vehicles** - Incremental
- Service Area:
 - Countywide

EMS Impact Fee Analysis

- Projected Future Facility Needs – EMS Stations
- Service Area: Countywide

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
EMS Stations	Residential	0.17	Square Feet	\$413
	Nonresidential	0.06		

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

EMS Impact Fee Analysis

- Projected Future Facility Needs – EMS Vehicles
- Service Area: Countywide

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost
EMS Vehicles	Residential	0.08	Vehicles	per 1,000 persons
	Nonresidential	0.03		per 1,000 vehicle trips
				\$300,000

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

EMS Impact Fee Analysis

- **DRAFT/Preliminary** Maximum Supportable Fee
- The County currently does not have an EMS 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 Type	Persons per Household	Maximum Supportable Fee per Unit
Single Family	2.65	\$193
Multifamily	2.18	\$159

Nonresidential

Development Type	Trips per 1,000 Sq Ft	Maximum Supportable Fee per Sq. Ft.
Retail	14.35	\$373
Office/Service	4.87	\$127
Industrial	1.97	\$51
Institutional	5.36	\$139

EMS Impact Fee Analysis

- EMS Impact Fee Revenue
 - Credit results in revenue not covering entire cost

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 \$193 per unit	Multifamily \$159 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		\$2,414,642	\$643,473	\$555,776	\$268,179	\$123,676	\$100,242
						Projected Revenue =>	\$4,105,989
						Total Expenditures =>	\$5,574,136
						General Fund's Share =>	\$1,468,147

Solid Waste Impact Fee Analysis

- Components:
 - **Convenience Centers** - Incremental
 - **Solid Waste Vehicles** - Incremental
- Service Area:
 - Convenience Centers – North and South of the Broad River
 - Solid Waste Vehicles - Countywide

Solid Waste Impact Fee Analysis

- Projected Future Facility Needs – Convenience Centers
- Service Area: **North of the Broad**

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Acre
Convenience Centers	Residential	0.40	Improved Acres	per 1,000 persons
	Nonresidential	0.00		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

Solid Waste Impact Fee Analysis

- Projected Future Facility Needs – Convenience Centers
- Service Area: 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

Solid Waste Impact Fee Analysis

- Projected Future Facility Needs – Solid Waste Vehicles
- Service Area: Countywide (unincorporated)

Type of Infrastructure	Level of Service		Demand Unit	Cost / Vehicle
Heavy-Duty Vehicles	Residential	0.06	Vehicles	\$120,000
	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

Solid Waste Impact Fee Analysis

- **DRAFT/Preliminary** Maximum Supportable Fee
- The County currently does not have a solid waste fee

North of the Broad Service Area

Fee Component	Cost per Person
Convenience Centers	\$10
Vehicles	\$7
Total	\$17

South of the Broad Service Area

Fee Component	Cost per Person
Convenience Centers	\$59
Vehicles	\$7
Total	\$66

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit
Single Family	2.82	\$48
Multifamily	2.06	\$35

Residential

Housing Type	Persons per Household	Maximum Supportable Fee per Unit
Single Family	2.44	\$161
Multifamily	2.20	\$145

Solid Waste Impact Fee Analysis

- Solid Waste Impact Fee Revenue: **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 \$48 per unit	Multifamily \$35 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		\$162,358	\$35,824	\$0	\$0	\$0	\$0

Projected Revenue =>	\$198,182
Total Expenditures =>	\$186,975
General Fund's Share =>	\$0

Solid Waste Impact Fee Analysis

- Solid Waste Impact Fee Revenue: 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 \$161 per unit	Multifamily \$145 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		\$307,514	\$83,806	\$0	\$0	\$0	\$0

Projected Revenue =>	\$391,320
Total Expenditures =>	\$372,249
General Fund's Share =>	\$0

Transportation Impact Fee

- Components: **Analysis**
 - **Transportation Improvements - Plan-Based**
- Service Area:
 - North and South of the Broad River

Transportation Impact Fee

- Plan-Based Approach: **Analysis North of the Broad**
 - Offset included for revenue from Penny Referendum
 - County anticipates contributing 85% of costs

Project	Description	Total Cost	Penny Referendum Offset	County Contribution (85%)
US 21/SC 802 Connector SE	New Connector Road	\$5,244,000	\$5,244,000	\$0
US 21/SC 802 Connector NW	New Connector Road	\$6,634,000	\$6,634,000	\$0
US 21/SC 802	Intersection Improvement	\$2,500,000	\$2,500,000	\$0
US 21/SC 128	Intersection Improvement	\$1,000,000	\$0	\$850,000
Bourday Street Connectivity	New Connector Road	\$4,000,000	\$0	\$3,400,000
Joe Frazier Road Improvements	Intersection and Access Improvements	\$7,000,000	\$0	\$5,950,000
US 21 Business ITS Bridge System	Technological Improvements	\$1,000,000	\$0	\$850,000
Sea Island Parkway Improvements	Connectivity, Widening, Complete Street	\$15,756,000	\$15,756,000	\$0
Port Royal Port Property Spine Road	New Roadway	\$4,500,000	\$0	\$3,825,000
Midtown to Broad River Drive Connection	New Roadway	\$2,000,000	\$0	\$1,700,000
SC 170	Access Management and Connectivity	\$4,000,000	\$0	\$3,400,000
		\$53,634,000	\$30,134,000	\$19,975,000

Total Cost for Road Projects	\$19,975,000
2030 Vehicle Miles Traveled - North of the Broad	974,907
Capital Cost per Vehicle Miles Traveled	\$20.49

Transportation Impact Fee

- Plan-Based Approach **Analysis of the Broad**
 - Offset included for revenue from Penny Referendum
 - County anticipates contributing 85% of costs

Project	Description	Total Cost	Penny Referendum Offset	County Contribution (85%)
US 278	Super Street Plan	\$7,400,000	\$0	\$7,400,000
US 278	Corridor Improvements	\$276,000,000	\$80,000,000	\$166,600,000
US 278	Access Management	\$12,600,000	\$0	\$10,710,000
US 278/SC 170	Interchange Improvements	\$25,000,000	\$0	\$21,250,000
SC 170	Road Widening	\$15,000,000	\$0	\$12,750,000
SC 170	Road Widening	\$10,000,000	\$0	\$8,500,000
Buckwalter Parkway	Access Management	\$2,000,000	\$0	\$1,700,000
May River Road	Access Management	\$10,000,000	\$0	\$8,500,000
Burnt Church Road	Access Management	\$5,000,000	\$0	\$4,250,000
Buck Island Road	Road Widening	\$8,000,000	\$0	\$6,800,000
Lake Point Drive/Old Miller Road	New Roadway	\$1,000,000	\$0	\$1,000,000
Innovation Drive	New Roadway	\$750,000	\$0	\$750,000
SC 170/SC 46	Road Widening	\$45,000,000	\$0	\$38,250,000
		\$417,750,000	\$80,000,000	\$288,460,000

Total Cost for Road Projects	\$288,460,000
2030 Vehicle Miles Traveled - South of the Broad	1,516,056
Cost per Vehicle Miles Traveled	\$190.27

Transportation Impact Fee

- **DRAFT/Preliminary** **Analysis** Maximum Supportable Fee
- North of the Broad

Fee Component	Cost per VMT
North of the Broad Projects	\$20.49
Gross Total	\$20.49
Credit for Debt Payments	\$0.00
Net Total	\$20.49

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)							
Single Family	10.00	55%	3.66	121%	\$499	\$775	(\$276)
Multifamily	5.20	55%	3.66	121%	\$260	\$544	(\$284)
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$582	\$1,948	(\$1,366)
Office/Service	9.74	50%	3.97	73%	\$289	\$803	(\$514)
Industrial	3.93	50%	3.97	73%	\$117	\$122	(\$5)
Institutional	10.72	50%	3.36	73%	\$269	\$1,423	(\$1,154)

Transportation Impact Fee

- **DRAFT/Preliminary** **Analysis** Maximum Supportable Fee
- South of the Broad

Fee Component	Cost per VMT
South of the Broad Projects	\$190.27
Gross Total	\$190.27
Credit for Debt Payments	(\$9.13)
Net Total	\$181.14

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)							
Single Family	9.40	55%	3.66	121%	\$4,147	\$2,095	\$2,053
Multifamily	5.70	55%	3.66	121%	\$2,515	\$1,471	\$1,044
Nonresidential (per 1,000 square feet)							
Retail	37.75	38%	3.00	66%	\$5,145	\$4,314	\$831
Office/Service	9.74	50%	3.97	73%	\$2,557	\$2,353	\$205
Industrial	3.93	50%	3.97	73%	\$1,032	\$356	\$676
Institutional	10.72	50%	3.36	73%	\$2,381	\$3,531	(\$1,150)

[1] fee listed is the average between the Bluffton/Okatie and Hilton Head/Daufuski Island Assessment Districts

Transportation Impact Fee

○ Transportation Impact Fee Revenue: North of the Broad

Analysis

Infrastructure Costs for Transportation Facilities

	County Cost	Growth Cost
Roadway Improvements	\$19,975,000	\$5,193,500
Total Expenditures	\$19,975,000	\$5,193,500

Projected Development Impact Fee Revenue

		Single Family \$499 per unit	Multifamily \$260 per unit	Retail \$582 per KSF	Office/Service \$289 per KSF	Industrial \$117 per KSF	Institutional \$269 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 =>		\$3,385,207	\$533,733	\$507,892	\$413,263	\$166,452	\$103,281
						Projected Revenue =>	\$5,109,827
						Total Expenditures =>	\$5,193,500
						General Fund's Share =>	\$83,673

Transportation Impact Fee

- Transportation Impact Fee Revenue: South of the Broad Analysis
- Credit reduces revenue to be collected

Infrastructure Costs for Transportation Facilities

	County Cost	Growth Cost
Roadway Improvements	\$288,460,000	\$54,807,400
Total Expenditures	\$288,460,000	\$54,807,400

Projected Development Impact Fee Revenue

		Single Family \$4,147 per unit	Multifamily \$2,515 per unit	Retail \$5,145 per KSF	Office/Service \$2,557 per KSF	Industrial \$1,032 per KSF	Institutional \$2,381 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 =>		\$36,027,141	\$8,384,711	\$4,395,955	\$2,517,981	\$1,366,653	\$1,019,782
							Projected Revenue => <u>\$53,712,223</u>
							Total Expenditures => <u>\$54,807,400</u>
							General Fund's Share => <u>\$1,095,177</u>

Beaufort Impact Fee Summary

○ DRAFT/Preliminary Maximum Supportable Fees

North of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential (per unit)								
Single Family	\$948	\$448	\$193	\$48	\$499	\$2,136	\$1,649	\$487
Multifamily	\$692	\$328	\$159	\$35	\$260	\$1,474	\$1,419	\$55
Nonresidential (per 1,000 square feet)								
Retail	\$0	\$0	\$373	\$0	\$582	\$955	\$1,948	(\$993)
Office/Services	\$0	\$0	\$127	\$0	\$289	\$416	\$803	(\$387)
Industrial	\$0	\$0	\$51	\$0	\$117	\$168	\$122	\$47
Institutional	\$0	\$0	\$139	\$0	\$269	\$408	\$1,423	(\$1,015)

Note: the current fee listed is the average of the fees for the current service areas north of the Broad River

South of the Broad

Development Type	Parks & Recreation	Library	EMS	Solid Waste	Transportation	Maximum Supportable Fee	Current Dev. Impact Fee Total	Increase/ (Decrease)
Residential (per unit)								
Single Family	\$573	\$266	\$193	\$161	\$4,147	\$5,340	\$3,318	\$2,022
Multifamily	\$517	\$240	\$159	\$145	\$2,515	\$3,576	\$2,695	\$881
Nonresidential (per 1,000 square feet)								
Retail	\$0	\$0	\$373	\$0	\$5,145	\$5,518	\$4,314	\$1,204
Office/Services	\$0	\$0	\$127	\$0	\$2,557	\$2,684	\$2,353	\$332
Industrial	\$0	\$0	\$51	\$0	\$1,032	\$1,083	\$356	\$727
Institutional	\$0	\$0	\$139	\$0	\$2,381	\$2,520	\$3,531	(\$1,011)

Note: the current fee listed is the average of the fees for the current service areas south of the Broad River

Comments/Questions

Appendix

○ Residential 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

Appendix

○ Residential Projections – North of the Broad

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Population												
Permanent Residents	81,775	83,620	85,465	87,310	89,155	91,000	92,845	94,690	96,535	98,380	100,225	18,450
Seasonal Residents	7,044	7,099	7,155	7,211	7,266	7,322	7,377	7,433	7,489	7,544	7,594	550
Peak Daily Visitors	9,833	9,910	9,988	10,066	10,143	10,221	10,298	10,376	10,454	10,531	10,600	767
Total Peak Population	98,652	100,629	102,608	104,587	106,564	108,543	110,520	112,499	114,478	116,455	118,419	19,767
Housing Units												
Housing Units	33,153	33,935	34,717	35,499	36,281	37,063	37,845	38,627	39,409	40,191	40,969	7,816
Seasonal Units	2,784	2,806	2,828	2,850	2,872	2,894	2,916	2,938	2,960	2,982	3,002	218
Total Housing Units	35,937	36,741	37,545	38,349	39,153	39,957	40,761	41,565	42,369	43,173	43,971	8,034
Housing Type												
Single Family	27,589	28,206	28,823	29,440	30,058	30,675	31,292	31,909	32,526	33,144	33,756	6,167
Multifamily	8,348	8,535	8,722	8,909	9,095	9,282	9,469	9,656	9,843	10,029	10,215	1,866
Total Housing Units	35,937	36,741	37,545	38,349	39,153	39,957	40,761	41,565	42,369	43,173	43,971	8,034

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

Appendix

○ Residential Projections – South of the Broad

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Population												
Permanent Residents	101,937	104,218	106,499	108,780	111,061	113,342	115,623	117,904	120,185	122,466	124,744	22,807
Seasonal Residents	32,078	32,647	32,915	33,183	33,452	33,720	33,989	34,256	34,524	34,793	35,062	2,984
Peak Daily Visitors	44,779	45,573	45,947	46,321	46,696	47,070	47,445	47,818	48,192	48,567	48,943	4,164
Total Peak Population	178,794	182,438	185,361	188,284	191,209	194,132	197,057	199,978	202,901	205,826	208,749	29,954
Housing Units												
Housing Units	47,307	48,293	49,279	50,265	51,251	52,237	53,223	54,209	55,195	56,181	57,175	9,868
Seasonal Units	12,798	12,904	13,010	13,116	13,222	13,328	13,434	13,540	13,646	13,752	13,859	1,061
Total Housing Units	60,105	61,197	62,289	63,381	64,473	65,565	66,657	67,749	68,841	69,933	71,034	10,929
Housing Type												
Single Family	44,852	45,642	46,431	47,221	48,009	48,798	49,588	50,377	51,166	51,955	52,750	7,898
Multifamily	15,253	15,555	15,858	16,160	16,464	16,767	17,069	17,372	17,675	17,978	18,283	3,031
Total Housing Units	60,105	61,197	62,289	63,381	64,473	65,565	66,657	67,749	68,841	69,933	71,034	10,929

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

Appendix

○ Nonresidential Projections - Countywide

Industry	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
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)

Appendix

○ Nonresidential Projections – North of the Broad

Industry	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Jobs												
Retail	5,436	5,622	5,808	5,993	6,179	6,365	6,551	6,737	6,922	7,108	7,294	1,858
Office/Service	11,779	12,165	12,551	12,936	13,322	13,708	14,094	14,479	14,865	15,251	15,637	3,858
Industrial	6,187	6,393	6,599	6,805	7,011	7,217	7,423	7,629	7,835	8,041	8,247	2,060
Institutional	3,033	3,132	3,230	3,329	3,427	3,526	3,625	3,723	3,822	3,920	4,019	986
Total	26,435	27,311	28,187	29,063	29,939	30,816	31,692	32,568	33,444	34,320	35,196	8,761
Nonresidential Floor Area (1,000 sq. ft.)												
Retail	2,321	2,401	2,480	2,559	2,639	2,718	2,797	2,877	2,956	3,035	3,115	793
Office/Service	3,970	4,100	4,230	4,360	4,490	4,620	4,750	4,880	5,010	5,140	5,270	1,300
Industrial	3,885	4,015	4,144	4,273	4,403	4,532	4,661	4,791	4,920	5,049	5,179	1,293
Institutional	1,074	1,109	1,143	1,178	1,213	1,248	1,283	1,318	1,353	1,388	1,423	349
Total	11,250	11,623	11,997	12,371	12,744	13,118	13,491	13,865	14,238	14,612	14,986	3,736

Source: Beaufort County TAZ Transportation Model; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Appendix

○ Nonresidential Projections – South of the Broad

Industry	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Jobs												
Retail	10,507	10,689	10,871	11,053	11,235	11,417	11,598	11,780	11,962	12,144	12,326	1,819
Office/Service	15,687	15,953	16,218	16,484	16,750	17,015	17,281	17,547	17,812	18,078	18,344	2,657
Industrial	8,637	8,829	9,020	9,212	9,404	9,596	9,787	9,979	10,171	10,362	10,554	1,917
Institutional	5,213	5,323	5,433	5,543	5,653	5,763	5,873	5,983	6,093	6,203	6,313	1,100
Total	40,044	40,793	41,543	42,292	43,041	43,790	44,540	45,289	46,038	46,787	47,537	7,493
Nonresidential Floor Area (1,000 sq. ft.)												
Retail	4,486	4,564	4,642	4,720	4,797	4,875	4,953	5,030	5,108	5,186	5,263	777
Office/Service	5,287	5,376	5,466	5,555	5,645	5,734	5,824	5,913	6,003	6,092	6,182	895
Industrial	5,424	5,544	5,665	5,785	5,906	6,026	6,146	6,267	6,387	6,508	6,628	1,204
Institutional	1,845	1,884	1,923	1,962	2,001	2,040	2,079	2,118	2,157	2,196	2,235	389
Total	17,042	17,369	17,695	18,022	18,349	18,675	19,002	19,328	19,655	19,981	20,308	3,265

Source: Beaufort County TAZ Transportation Model; Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

Appendix

o Vehicle Miles Traveled Projections - Countywide

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Single Family Units	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 Units	23,601	24,090	24,580	25,069	25,559	26,049	26,538	27,028	27,518	28,007	28,498	4,897
Retail KSF	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 KSF	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 KSF	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 KSF	2,919	2,993	3,067	3,141	3,214	3,288	3,362	3,436	3,510	3,584	3,658	738
Single Family Units Trips	314,756	320,870	326,979	333,092	339,201	345,310	351,424	357,533	363,642	369,755	375,869	61,112
Multifamily Units Trips	53,220	54,323	55,428	56,531	57,636	58,740	59,843	60,948	62,053	63,156	64,263	11,043
<i>Residential Subtotal</i>	<i>367,976</i>	<i>375,193</i>	<i>382,407</i>	<i>389,623</i>	<i>396,837</i>	<i>404,051</i>	<i>411,267</i>	<i>418,481</i>	<i>425,695</i>	<i>432,911</i>	<i>440,132</i>	<i>72,155</i>
Retail Trips	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 Trips	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 Trips	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 Trips	15,646	16,042	16,438	16,834	17,230	17,625	18,021	18,417	18,813	19,209	19,604	3,958
<i>Nonresidential Subtotal</i>	<i>176,673</i>	<i>180,881</i>	<i>185,089</i>	<i>189,297</i>	<i>193,504</i>	<i>197,712</i>	<i>201,920</i>	<i>206,128</i>	<i>210,335</i>	<i>214,543</i>	<i>218,751</i>	<i>42,077</i>
Total Trips	544,650	556,074	567,495	578,919	590,341	601,763	613,187	624,608	636,030	647,454	658,882	114,233
Arterial Road VMT	2,045,012	2,086,920	2,128,819	2,170,726	2,212,625	2,254,523	2,296,431	2,338,329	2,380,227	2,422,135	2,464,063	419,050
Arterial Road Lane Miles	292.1	298.1	304.1	310.1	316.1	322.1	328.1	334.1	340.0	346.0	352.0	59.87
ANL Arterial Road Lane Miles	292.1	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	59.87

Appendix

○ Vehicle Miles Traveled Projections – North of the Broad

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Single Family Units	27,589	28,206	28,823	29,440	30,058	30,675	31,292	31,909	32,526	33,144	33,756	6,167
Multifamily Units	8,348	8,535	8,722	8,909	9,095	9,282	9,469	9,656	9,843	10,029	10,215	1,866
Retail KSF	2,321	2,401	2,480	2,559	2,639	2,718	2,797	2,877	2,956	3,035	3,115	793
Office/Service KSF	3,970	4,100	4,230	4,360	4,490	4,620	4,750	4,880	5,010	5,140	5,270	1,300
Industrial KSF	3,885	4,015	4,144	4,273	4,403	4,532	4,661	4,791	4,920	5,049	5,179	1,293
Institutional KSF	1,074	1,109	1,143	1,178	1,213	1,248	1,283	1,318	1,353	1,388	1,423	349
Single Family Units Trips	119,873	122,555	125,236	127,918	130,600	133,282	135,964	138,646	141,328	144,009	146,670	26,797
Multifamily Units Trips	18,825	19,247	19,668	20,089	20,510	20,931	21,353	21,774	22,195	22,616	23,034	4,208
<i>Residential Subtotal</i>	<i>138,698</i>	<i>141,801</i>	<i>144,904</i>	<i>148,007</i>	<i>151,110</i>	<i>154,213</i>	<i>157,316</i>	<i>160,419</i>	<i>163,522</i>	<i>166,625</i>	<i>169,703</i>	<i>31,005</i>
Retail Trips	33,297	34,435	35,573	36,711	37,850	38,988	40,126	41,264	42,402	43,540	44,678	11,381
Office Trips	19,332	19,965	20,598	21,231	21,864	22,497	23,130	23,763	24,396	25,029	25,662	6,331
Industrial Trips	7,635	7,889	8,143	8,397	8,651	8,906	9,160	9,414	9,668	9,922	10,176	2,541
Institutional Trips	5,755	5,942	6,129	6,316	6,503	6,690	6,877	7,065	7,252	7,439	7,626	1,871
<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>81,505</i>	<i>83,718</i>	<i>85,930</i>	<i>88,143</i>	<i>22,124</i>
Total Trips	204,717	210,032	215,348	220,663	225,979	231,294	236,609	241,925	247,240	252,556	257,846	53,129
Arterial Road VMT	772,435	791,460	810,486	829,512	848,537	867,563	886,589	905,614	924,640	943,666	962,580	190,145
Arterial Road Lane Miles	110.4	113.1	115.8	118.5	121.2	123.9	126.7	129.4	132.1	134.8	137.5	27.16
ANL Arterial Road Lane Miles	110.4	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	27.16

Appendix

o Vehicle Miles Traveled Projections – South of the Broad

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Increase
Single Family Units	44,852	45,642	46,431	47,221	48,009	48,798	49,588	50,377	51,166	51,955	52,750	7,898
Multifamily Units	15,253	15,555	15,858	16,160	16,464	16,767	17,069	17,372	17,675	17,978	18,283	3,031

Retail KSF	4,486	4,564	4,642	4,720	4,797	4,875	4,953	5,030	5,108	5,186	5,263	777
Office/Service KSF	5,287	5,376	5,466	5,555	5,645	5,734	5,824	5,913	6,003	6,092	6,182	895
Industrial KSF	5,424	5,544	5,665	5,785	5,906	6,026	6,146	6,267	6,387	6,508	6,628	1,204
Institutional KSF	1,845	1,884	1,923	1,962	2,001	2,040	2,079	2,118	2,157	2,196	2,235	389

Single Family Units Trips	194,883	198,315	201,742	205,174	208,601	212,028	215,460	218,887	222,314	225,746	229,199	34,316
Multifamily Units Trips	34,395	35,076	35,760	36,442	37,125	37,809	38,491	39,174	39,858	40,540	41,229	6,834
<i>Residential Subtotal</i>	<i>229,278</i>	<i>233,391</i>	<i>237,502</i>	<i>241,615</i>	<i>245,726</i>	<i>249,837</i>	<i>253,950</i>	<i>258,061</i>	<i>262,172</i>	<i>266,285</i>	<i>270,428</i>	<i>41,150</i>
Retail Trips	64,359	65,473	66,587	67,701	68,815	69,930	71,044	72,158	73,272	74,386	75,501	11,142
Office Trips	25,745	26,181	26,617	27,053	27,489	27,925	28,361	28,797	29,233	29,669	30,105	4,360
Industrial Trips	10,658	10,895	11,131	11,368	11,604	11,841	12,078	12,314	12,551	12,787	13,024	2,366
Institutional Trips	9,891	10,100	10,309	10,518	10,726	10,935	11,144	11,352	11,561	11,770	11,979	2,087
<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>124,622</i>	<i>126,617</i>	<i>128,613</i>	<i>130,608</i>	<i>19,955</i>
Total Trips	339,932	346,040	352,147	358,255	364,362	370,468	376,577	382,683	388,790	394,898	401,036	61,105

Arterial Road VMT	1,272,574	1,295,456	1,318,330	1,341,212	1,364,085	1,386,958	1,409,840	1,432,714	1,455,587	1,478,469	1,501,482	228,908
Arterial Road Lane Miles	181.8	185.1	188.3	191.6	194.9	198.1	201.4	204.7	207.9	211.2	214.5	32.70
ANL Arterial Road Lane Miles	181.8	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	3.3	32.70

Appendix

○ Functional Population

Beaufort County, SC (2015)			
		<i>Demand Hours/Day</i>	<i>Person Hours</i>
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)