



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.





INTRODUCTION

Development Update

- The Town of Ridgeland is currently enjoying unprecedented interest from developers and landowners wishing to embark on residential projects after nearly 16 years of no growth in our residential housing stock.
- Ridgeland currently has only 480 single family homes in municipal town limits. That is smaller than 80% municipality in our region.
- The Town has 8 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 "state of the art" 16MGD Water Reclamation Facility (WRF), doubling its treatment capacity.



Attachment "B"

Macro Economic Trends

Economic Overview -- Location Factors

MOST IMPORTANT LOCATION FACTORS



Factor	Value
State and Local Tax Policy	24
Workforce	25.0
Quality of Life	10.4
Energy	15.0
Transportation	10
Availability of Skilled Labor	5
Availability of Skilled Labor	5
Availability of Skilled Labor	5
Other	8.0

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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!

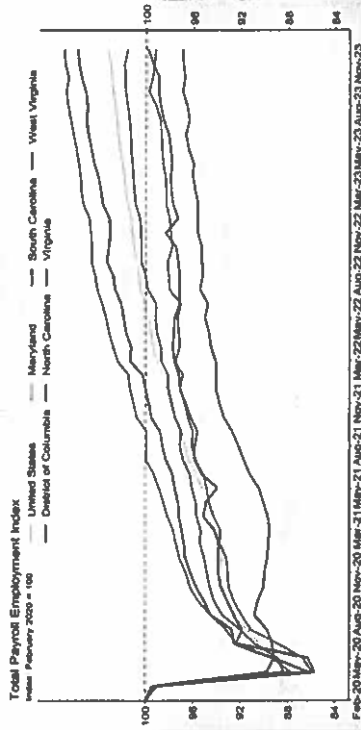
Sources: Bryan County Development Authority/Office of the Governor of the State of Georgia



Macro Economic Trends

Economic Overview

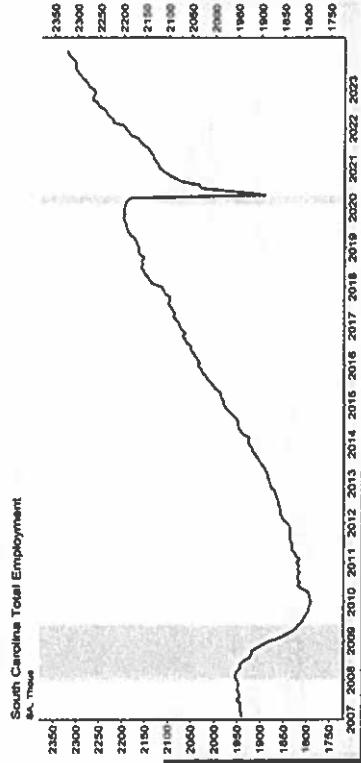
The Carolinas are leading the employment recovery in the 5th District



Macro Economic Trends

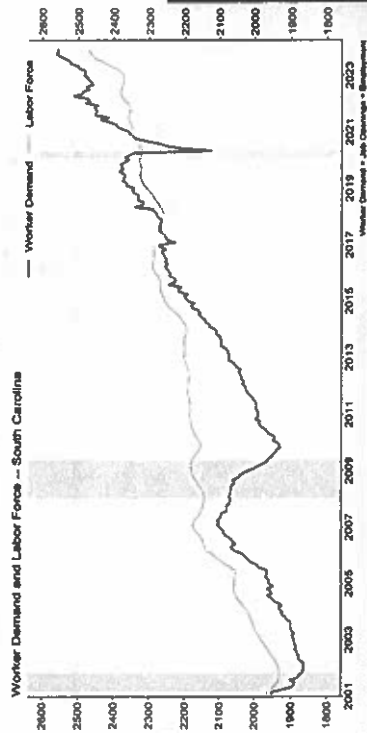
Economic Overview

South Carolina has not returned to pre-COVID employment numbers



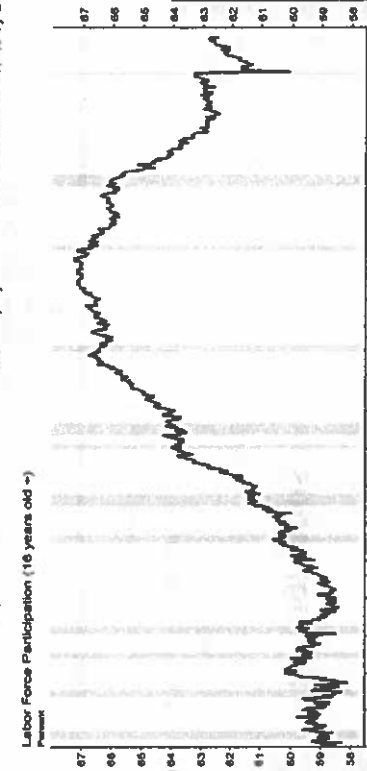
Economic Overview

Demand for Labor Continues to Outpace Labor Force Supply.....



Economic Overview

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



Residential Development

The Grove

- 90 Single Family Homes – 8/10 Year Buildout
- Located on Bees Creek Road
- Builder/Developer: D R Horton

Residential Development

To be named...

- 1,180 Single Family Homes –10-15 Year Buildout with 9 phases
- Two amenity centers with pool, pickle ball courts, community rooms
- Located on Tarboro Rd / Tillman Hwy
- Builder/Developer: D R Horton

D·R·H·O·R·T·O·N[®]

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Amenity's Buildout *Amenity's Buildout*

Residential Development

Maxfield Plantation

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

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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.

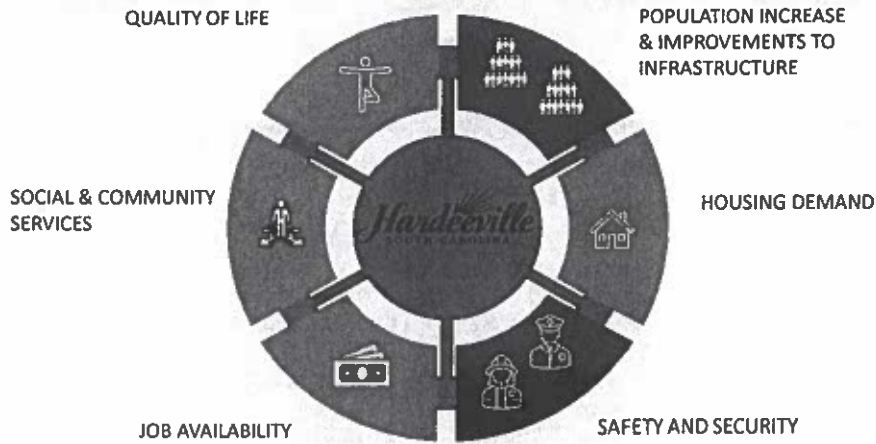
Total investments in water/sewer infrastructure are forecasted at over \$26M over the next 25 years, including a new treatment plant.

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Welcome to the City of Hardeeville Moving Upward and Onward



Ongoing Priorities for a "Growing Hardeeville"



2023 City Matrix Comparisons

City of Hardeeville Key Performance Indicators Matrix

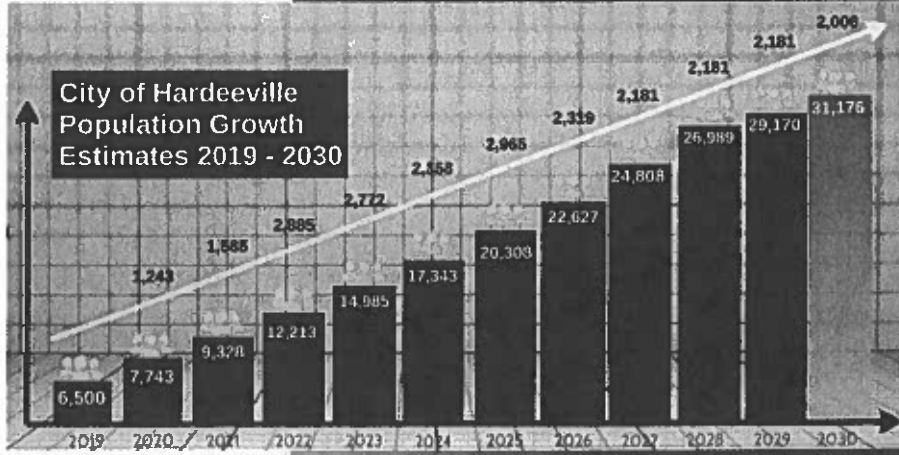


January 2024

Key Performance Indicators	2015	2021	2022	2023	2023 Notes	Percent change 2022 - 2023	Percent change 2015 - 2023
Rec Center	NA	NA	13486	14,713	Calendar Year 23	9%	-
Memberships Total	NA	NA	7100	2,595	Calendar Year 23	24%	-
New Rec Center Memberships	NA	NA	7100	2,595	Calendar Year 23	24%	-
Total Acreage in HCP	133	174.78	174.78	174.78	Calendar Year 23	No Change	-
Sold Acreage in HCP	NA	26.73	72.26	33.01	Calendar Year 23	-	-
Total Industrial Square Footage approved along US 17 corridor	NA	15,080,130	15,080,130	15,580,130	sq. ft - Calendar Year 23	3%	-
New Industrial Square Footage constructed along US 17 corridor	NA	1,874,657	815,509	606,700	sq. ft - Calendar Year 23	-	-
Square footage of City facilities	43,238	144,295	147,425	147,551	sq. ft - Calendar Year 23	0%	241%
PD Calls for service	12,634	15,396	16,839	20,273	Calendar Year 23	21%	61%
FD Calls for services	1,764	1,551	1,978	2,184	Calendar Year 23	10%	24%
Ambulance Runs	NA	NA	NA	63	Calendar Year 23	-	-
City Website Visits	NA	NA	700,332	216,832	Calendar Year 23	8%	-
City Website Users	NA	NA	72,000	75,705	Calendar Year 23	5%	-
Most Visited Page	NA	NA	Homepage, Recreational Center, and Staff Directory	Homepage, Staff Directory, and Search	Calendar Year 23	-	-

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City of Hardeeville Population Growth Estimates 2019 - 2030



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Economic Development Map

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.

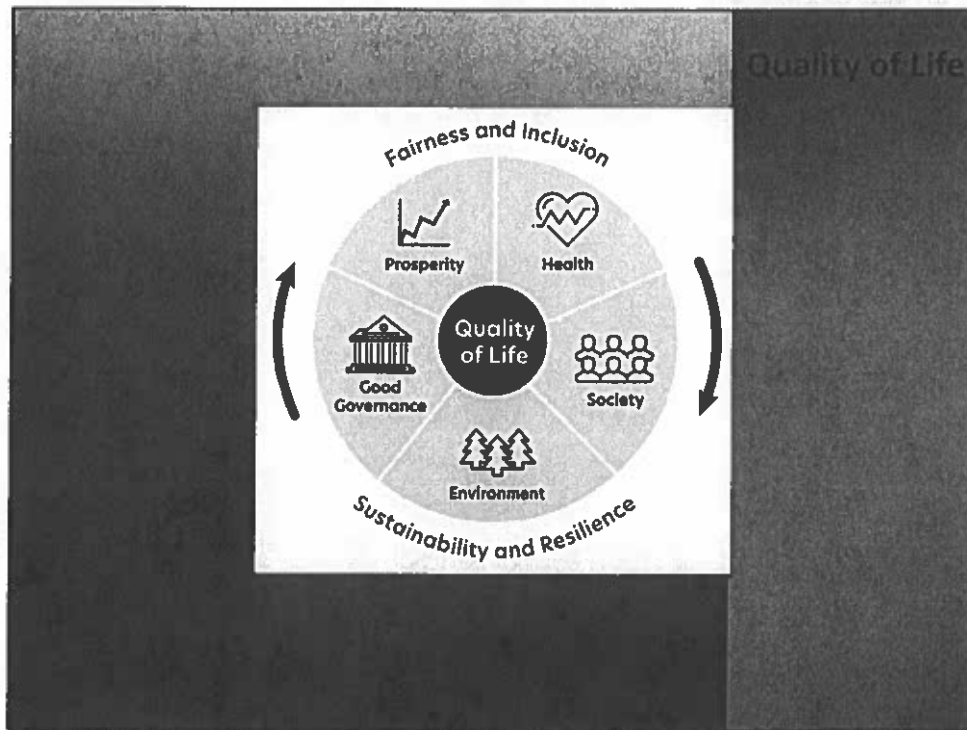
Historic Population: 12,500

Population within 10 Miles: 29,000

Population within 5 Miles: 3,000

Population within 1 Mile: 1,200

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Impact Fee Study Overview

DRAFT



TischlerBise

FISCAL | ECONOMIC | PLANNING

ATTACHMENT 1

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	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	
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	
	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	
	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
	\$1,495 per unit	\$1,284 per unit	\$2,223 per 1,000 Sq Ft	\$443 per 1,000 Sq Ft	\$986 per 1,000 Sq Ft
	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
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	
	Persons per Housing Unit ¹	Proposed Fees
Single Family	2.41	\$334
Multifamily	2.07	\$287

Nonresidential Development	Fees per 1,000 Square Feet	
	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
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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	\$45,815,000
	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/SC 315 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
North of Great Swamp	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
	SC 336 Improvements Intersection (Grahamville Rd to SC 336)	Intersection Improvement	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 (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 improve	\$56,000,000	\$47,600,000
	US 17 / Mackay Point Road (S-33) Intersection	Intersection Improvement	Decal lane; align with cross-street	\$5,000,000	\$4,250,000
Great Swamp	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	0.00	\$627,500,000	\$527,340,000
				less Projected Transportation Sales Tax	\$30,000,000
				Net County Cost	\$497,340,000
				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	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
Total		\$497,340,000

Year	Single Family	Multifamily	Commercial	Industrial	Office/Institutional
	Hsg Unit \$19,960 per unit	Hsg Unit \$12,498 per unit	KSF \$36,805 per 1,000 Sq Ft	KSF \$7,338 per 1,000 Sq Ft	KSF \$16,333 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	\$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

