Regular Town Council Meeting

Tuesday, May 11, 2021 at 5:00 PM

Theodore D. Washington Municipal Building
Henry "Emmett" McCracken, Jr Council Chambers
20 Bridge Street, Bluffton SC

AGENDA

This meeting can be viewed live on Beaufort County Channel, on Hargray Channel 9 and 113 or on Spectrum Channel 1304.

PUBLIC COMMENT

Public comments will be received via conference line provided by the Town Clerk. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. Call to Order

II. Pledge of Allegiance

III. Invocation

IV. Adoption of the Agenda

V. Adoption of the Minutes

1. Special Meeting Minutes of April 12, 2021
2. Special Meeting Minutes of April 13, 2021
3. Regular Meeting Minutes of April 13, 2021
4. Special Meeting Minutes of April 14, 2021

VI. Presentations, Celebrations and Recognitions

1. Beaufort County School District Character Student of the Month - Mayor Sulka
2. Historic Preservation Month Proclamation - Mayor Sulka
3. Building Safety Month Proclamation - Mayor Sulka
4. National Mental Health and Substance Use Prevention Month Proclamation - Mayor Sulka

VII. Public Comment

VIII. Communications from Mayor and Council

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IX. Public Hearing and Final Reading

1. Consideration of Approval of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to add the Use 'Indoor Electric Go-Kart Facility' to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development And to Specifically Include 'Outdoor' to Go-Kart Facility as Listed in Prohibited Uses in Article 4 Development Plan Section A – Land Use, Subsection 6 – Public Hearing and Final Reading

X. Formal Agenda Items

1. Consideration of Adoption of the Wright Family Park Rental and Fee Schedule- Bryan McIlwee, Director of Engineering
2. Consideration of Proposed Lighting Agreement with Dominion Energy Relating to the LED Conversion Program - Bryan McIlwee, Director of Engineering
3. Consideration of an Ordinance Approving the Town of Bluffton Fiscal Year 2022 Proposed Consolidated Budget - First Reading - Chris Forster, Director of Finance and Administration

XI. Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Consideration of a Resolution to Approve Renewal of the Memorandum of Understanding with Cornerstone Church to Provide Public Parking in the Bluffton Historic District - Lisa Cunningham, Interim Assistant Town Manager
4. Consideration of a Resolution to Adopt the Amended Town of Bluffton Town Council Operating and Administrative Procedures Manual – Lisa Cunningham, Interim Assistant Town Manager
5. Consideration of a Resolution to Approve the Adoption of the 2020 Local Natural Hazard Mitigation Plan - Lisa Cunningham, Interim Deputy Town Manager
6. Consideration of an Electronic Communications and Document Retention Policy for the Town of Bluffton – Tommy Sunday, Director of Information Technology
7. Consideration of an Extension for the Memorandum of Understanding between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority Regarding Collaboration on Projects and Capacity Fee Credits – Chris Forster, Director of Finance and Administration
8. Consideration of an Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Purpose of Imposition and Collection, at the Time of Issuance of a Building Permit, of School Development Impact Fees on all New Residential Development within The Town - Heather Colin, Director of Growth Management
9. Consideration of a Resolution Authorizing the Purchase of a Drainage Easement Over a Portion of Lot 6 Stock Farm Development Subdivision, TMS No. R610-039-000-1530-0000, from Isabella Marie, LLC, for Public Purposes; and, Authorizing the Execution and Recordation of the Same – E. Richardson LaBruce - Finger, Melnick, Brooks & LaBruce, P.A.

10. COVID-19 Pandemic Update - Lee Levesque, Emergency Manager

XII. Executive Session

1. Legal Advice Regarding Personnel Matters (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

XIII. Action from Executive Session

XIV. Adjournment

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

BLUFFTON TOWN COUNCIL MEETING MINUTES

ELECTRONIC MEETING

April 12, 2021

Mayor Sulka called the meeting to order at 11 A.M. Council members present were Mayor Pro Tempore Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Town Clerk Kimberly Chapman, and Human Resource Director Katherine Robinson were also present.

Adoption of the Agenda

Frazier made a motion to adopt the agenda as presented. Wood seconded. The motion carried unanimously.

Public Comment - Pertaining to Agenda Items Only

There were none.

Executive Session

1. Personnel Matters Related to the Hiring Process for the Position of Town Manager (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

Toomer made a motion to move into Executive Session at 11:01 AM to discuss the aforementioned items. Wood seconded. The motion was unanimous.

Town Council exited Executive Session at 2:32 PM. No motions were made, and no votes were taken during Executive Session.

Hamilton made a motion to adjourn 2:33 PM. Wood seconded. The motion carried unanimously.

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Lisa Sulka, Mayor Kimberly Chapman, Clerk

BLUFFTON TOWN COUNCIL MEETING MINUTES

ELECTRONIC MEETING

April 14, 2021

Mayor Sulka called the meeting to order at 11:30 A.M. Council members present were Mayor Pro Tempore Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Town Clerk Kimberly Chapman, and Human Resource Director Katherine Robinson were also present.

Adoption of the Agenda

Toomer made a motion to adopt the agenda as presented. Wood seconded. The motion carried unanimously.

Public Comment - Pertaining to Agenda Items Only

There were none.

Executive Session

1. Personnel Matters Related to the Hiring Process for the Position of Town Manager (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

Hamilton made a motion to move into Executive Session at 11:32 AM to discuss the aforementioned items. Wood seconded. The motion was unanimous.

Town Council exited Executive Session at 2:58 PM. No motions were made, and no votes were taken during Executive Session.

Hamilton made a motion to adjourn 3:00 PM. Wood seconded. The motion carried unanimously.

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Lisa Sulka, Mayor Kimberly Chapman, Clerk

BLUFFTON TOWN COUNCIL MEETING MINUTES

ELECTRONIC MEETING
April 13, 2021

Mayor Sulka called the meeting to order at 5 P.M. Council members present were Mayor Pro Tempore Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Interim Town Manager Scott Marshall, Chief of Police Stephenie Price, Director of Engineering Bryan McIlwee, Director of Finance and Administration Chris Forster Director of Growth Management Heather Colin, Town Clerk Kimberly Chapman, and Town Attorney Terry Finger were also present.

The pledge and invocation were given by Mayor Sulka.

Adoption of the Agenda

Frazier made a motion to adopt the agenda as presented. Toomer seconded. The motion carried unanimously.

Adoption of Minutes

Regular Meeting Minutes of March 9, 2021

Frazier made a motion to approve the Regular Meeting Minutes of March 9, 2021. Toomer seconded. The motion passed unanimously.

Special Meeting Minutes of April 6, 2021

Toomer made a motion to approve the Special Meeting Minutes of April 6, 2021. Wood seconded. The motion passed unanimously.

Presentations, Celebrations and Recognitions

Mayor Sulka acknowledged the Beaufort County School District Character Student of the Month – Genesis Melendez. Genesis is a student at Bluffton Elementary School and was acknowledged for the character trait of "Honesty and Integrity".

Mayor Sulka read the Arbor Day Proclamation aloud and stated that the Town of Bluffton will hold an Arbor Day Ceremony on April 30th at 10 a.m. at Oscar Frazier Park.
Mayor Sulka acknowledged the Child Abuse Prevention Month Proclamation and the Fair Housing Month Proclamation as well.

Public Comment

Laruen Martel, 243 Club Gate Drive, Bluffton: Martel read the following submitted comment: The reality of our local community is that it is time to open the public buildings for public hearings and to rescind the mask ordinance to the point where it aligns with the state order for voluntary use of masks. People who have legitimate exceptions to mask ordinance are being discriminated against and are being targeted and treated terribly. We must find a balance in our local community. The fact that the ordinance is NOT enforced means that it is not really an ordinance -- it is used arbitrarily and capriciously to threatened people-- but will not be enforced. That is a problem right there. Please take time to correct the release on facts and law that is not applicable to our community. I live in Bluffton and this affects me every day. I have clients who are treated terribly because they have legitimate

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exceptions to the ordinance. These people are being discriminated against and are being harassed and disrespected. Surely that is not the intention of this ordinance, but it is a consequence.

Mollie Sandman, 114 Pinecrest Circle, Bluffton: Sandman read the following submitted comment: Our community has faced a year of challenges, the likes of which none of us could've possibly imagined and now, very thankfully, the light is at the end of the tunnel. Today, I come before you and ask that you help us take the next step towards a return to normal by formally lifting the mandatory mask mandate that has been in effect for the past year. There are several reasons for this request that I would like to respectfully submit to you.

Per both South Carolina DHEC and Lieutenant Governor Pamela Evette, our state ranks in the top 5 nationwide in vaccine administration speed and efficiency. This is phenomenal news as we know that the elderly population, those at the highest risk, have had great access to obtaining the vaccine and the actual protection that they need. For those younger and at far lower risk levels, continuing to keep a mandatory mask mandate in place is both exhaustive and unwarranted. The data simply does not show that there is any kind of significant transmission risk among children and teens. It absolutely breaks my heart to think of our children being masked in school for 8 hours, asked to walk in specific directions, sit behind walls of plexiglass, while only getting very brief periods of rest from their facial coverings. As adults, we can take a break. We can walk outside. We can close our office door. They can't. Our children are mentally exhausted from this and it's taking a toll.

Next, Dr. Jay Bhattacharya, Professor of Medicine at Stanford University, remarked at a recent round table that one of the bigger problems associated with healthy individuals wearing masks is the false sense of security that they create. Think about it. When we enter a restaurant, we are asked to wear a mask to the table and when walking around but can remove it when seated while the ventilation systems and ceiling fans blow the shared air all around us. Are we in a bubble of protection at the table? No. Likewise, at the gym, we are required to wear a mask to enter, but not while exercising. So, are germs only at the front door? No. Finally, we visit the grocery store, pick up produce, meats, and dry goods that others have handled, put those items on a conveyor belt where another customer was just standing, the cashier touches the items then let's them slide down to where, yet another person touches everything to bags. Then, we touch a well-used keypad where many others before us have touched, leave the store, and do what? We touch our faces to take off our masks. We scratch our noses and wipe our cheeks. So, did the masks really do anything? Were we safer? No. We are going through the motions of mask wearing selectively because ultimately, we know they're for show.

Finally, as Senator Rand Paul recently said during a Congressional hearing that, "the wearing of a mask has become theater," meaning that they're being used simply for the sake of appearances – they're not actually doing anything. Think about it. As we see our COVID positive cases going down and our hospitals NOT being overwhelmed, one must ask the question. Why? Why wasn't mask wearing working last June? Why weren't the numbers going down significantly in September? How about November? Was it that the masks worked or just the simple fact that our population is getting closer and closer to herd immunity?

Now, should you choose to stand up for our personal liberties and forward progress, are there still some among us with higher levels of risk that may choose to continue wearing a mask? Of course! And

they should be able to if they want to, but it should be their choice – one that is made by the individual, weighing the pros and the cons of usage, and not something that's being forced upon them.

Wash your hands – we should be doing that anyway. Stay home if you are sick – we should be doing that anyway. Eat good foods and exercise – we should all be doing that anyway. Please. Help the people that you govern move forward – help us see one another's faces again – help our children experience some degree of normalcy. Thankfully, Governor McMaster never issued a state-wide mandatory mask mandate and, even on those federal properties in which he did, they've been lifted. Please, follow his lead. Please lift the mandatory mask mandate for our Town and help us take a huge step forward.

Angela Rossillo, 48 Augustine Road, Bluffton: Rossillo read the following submitted comment: I am writing to express my concern about the mask mandate. My family and I strongly believe this mandate must be lifted. After reading several medical journals and seeing our neighbors and friends with bacterial lung infections, we feel it would be best to have everyone have the CHOICE as to whether they wear masks. Our four daughters have yet to return to school because we do not want their breathing impaired by masks for over 35 hours a week. We are also concerned about the nanoparticles of fabric and plastic being inhaled while wearing masks. In addition, the vaccines are readily available, and those who wish to have one may do so. This should minimize the need for masks in general.

Communications from Mayor and Council

Frazier stated that she wanted to communicate that Town Council has done everything in their power to save the trees on Calhoun Street.

Mayor Sulka said that the utility company (Dominion) has true easement rights on the west side of the street, but not the east side. The Town of Bluffton is not leading the charge for the removal of the trees, and legislators and senator have been doing all they can to assist. Sulka stated that the trees be buried vertically at Wright Family Park and have a story board as to why the trees were planted over one hundred years ago in memory of soldiers that lost their lives in the war. Sulka also stated that there were several students that received scholarships from the Heritage Classic Foundation Scholarship Fund. Sulka stated that she hopes that everyone enjoys the Heritage this year.

Toomer commended Town Council in all that was done to try to stop the cutting of the trees.

Workshop Agenda Items

Discussion and Direction on the Annexation and the Designation of the Appropriate Town of Bluffton Zoning District for the 9.27 Acre Town Owned Property Located at 115 Bluffton Road - Heather Colin, Director of Growth Management

Colin gave an overview and stated that the Property is located on Bluffton Road, near the SC Hwy 46/Bluffton Parkway Roundabout and between the Hargray office and storage yard property and the Shady Glen residential mobile home park (both properties are in unincorporated Beaufort County). The Town acquired the Property on March 16, 1949 from C.E. Ulmer for $250.00, and at that time the Property contained 9.98 total acres, consisting of 3.99 wetland acres and 6.0 upland acres. On October 17, 2008, the Town sold a 0.658-acre portion of the parcel to the South Carolina Department of Transportation ("SCDOT") for $146,300.00. The Town ordered a new boundary, wetland and topographic survey in 2018 resulting in an increase in upland area of 7.36 acres and 1.91 acres of

freshwater wetlands for a total of 9.27 acres. Further, a Preliminary Jurisdictional Determination for the Property's revised wetlands was issued by the United States Army Corps of Engineers on July 19, 2019.

Landfill activities on the Property began in the mid-1950s through approximately 1981. During its time as a landfill, the site accepted construction debris, vegetation debris, and household garbage without much oversite. After the closure of the landfill, the Bluffton Police Department utilized the Property as a firing range. As a result, high levels of lead were found in the Property's soil in and around the earthen berm used as a backstop. The Town then moved forward with an assessment and voluntary cleanup of lead and lead contaminated soil in and around the firing range berm. To remediate the contamination, the berm was removed, and the lead pieces and surrounding soil were separated through sifting so each contaminate could be disposed of properly. The Town received a Certificate of Completion from South Carolina Department of Health and Environmental Control (SCDHEC) in 2007 for the work to remove the lead contaminates from the site and former use as a landfill. The Property's lead remediation costs to-date total $197,721.62 which was paid for by the Town ($168,721.62) and SCDHEC ($29,000.00). As part of the Property's due diligence efforts, the Town ordered a Geotechnical Sub-Surface Report as well as a Phase 1 Environmental Study and a limited Phase 2 Environmental Study. All Reports returned normal findings with no additional remediation necessary as detailed in the Report's Executive Summaries. Upon development, the debris remaining underground from the Property's former use as a landfill will need to be removed prior to development and construction on the Property.

The Property is under Beaufort County's jurisdiction and is classified as Commercial Vacant by the Beaufort County Assessor's Office. The Property falls within two Beaufort County Zoning Districts which are governed by the Beaufort County Community Development Code. Staff reviewed the current allowed uses and regulations for the Property and calculated preliminary estimates for the maximum number of Single-Family Detached Lots (33 total Lots), Single-Family Attached Lots (87 Lots) and Multi-Family Units (90 total Units) as follows:

Description	Parcel Zoning Area	
	Bluffton Road Frontage	**Rear/Interior**
Beaufort County Zoning District	Hamlet Center (T4HC)	Neighborhood (T3N)
Estimated Acreage	1.83 Total Acres • 1.83 Upland Acres • 0.0 Wetland Acres	7.44 Total Acres • 5.53 Upland Acres • 1.91 Wetland Acres
Permitted Uses	• Forestry • Dwelling: Single-Family Detached Unit • Dwelling: Two Family Unit (Duplex) • Dwelling: Multi-Family Unit • Dwelling: Group Home • Community Residence (dorms, convents, assisted living, temporary shelters) • Day Care: Family Home (up to 8 clients) • Lodging: Bed & Breakfast (5 rooms or less) • Community Public Safety Facility • Park, Playground, Outdoor Recreation Areas	• Agricultural Support Services • Forestry • Dwelling: Single-Family Detached Unit • Dwelling: Single-Family Attached Unit • Dwelling: Two Family Unit (Duplex) • Dwelling: Multi-Family Unit • Dwelling: Group Home • Community Residence (dorms, convents, assisted living, temporary shelters) • Live/ Work • General Retail (3,500 sf or less) • Restaurant, Café, Coffee Shop • General Offices & Services: 3,500 sf or less • Animal Services: Clinic/ Hospital • Day Care: Family Home (up to 8 clients) • Lodging: Bed & Breakfast (5 rooms or less) • Lodging: Inn (up to 24 rooms) • Medical Service: Clinics/ Offices • Community Oriented Cultural Facility (less than 15,000 sf)

		• Community Public Safety Facility • Park, Playground, Outdoor Recreation Areas • School: Public or Private • School: Specialized Training/ Studio
Conditional Uses	• Dwelling: Accessory Unit • Home Office • Home Business • Meeting Facility/ Place of Worship (less than 15,000 sf)	• Dwelling: Accessory Unit • Home Office • Home Business • Gas Station/ Fuel Sales • Day Care: Commercial Center (9 or more clients) • Residential Storage Facility • Meeting Facility/ Place of Worship (less than 15,000 sf) • Meeting Facility/ Place of Worship (less than 15,000 sf) • Infrastructure & Utilities: Regional (Major) Utility
Special Uses	• Infrastructure & Utilities: Regional (Major) Utility	• School: College or University • Wireless Communication Facility
Est. Max. Single-Family Detached Lots [1]	7 Lots [2]	26 Lots [3]
Est. Max Single Family Attached Lots [1]	9 Lots [4]	78 Lots [4]
Est. Max. Multi-Family Units [1]	24 Units [5]	66 Units [6]

1. Estimate based upon the Parcel Zoning Area's upland acres.
2. Estimate assumes Small House Lot Building Type with a 40' lot width.
3. Estimate assumes Village House Lot Building Type with a 50' lot width.
4. Estimate assumes Townhouse Building Type with unit width of 18' and varied lot depth from 100' to 150'.
5. Estimate assumes Apartment House Building Type on the maximum lot size of 150' wide x 150' deep containing the maximum 12 units.
6. Estimate assumes Mansion Apartment Building Type on a mix of lot sizes containing a mix of 3 unit and 6 unit structures.

The adjacent properties vary as to jurisdiction and applicable zoning as follows:

Direction	Jurisdiction	Zoning District	Current Use
North	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Tremont, LLC – 105, 109, 111 & 113 Bluffton Road – Hargray Offices and Equipment Storage
	Beaufort County	Hamlet Center Open (T4HCO)	Bluffton Parkway Holdings, LLC – No Address Available - Vacant
	Beaufort County	Hamlet Center Open (T4HCO)	2WT, LLC – 4818 Bluffton Parkway - Palmetto Medical
South	Beaufort County	Hamlet Center (T4HC)	Bonanova, LLC – Multiple Addresses - Shady Glen Mobile Home Park
	Beaufort County	Hamlet Center (T4HC)	Charles Arriola, Timothy Hall and Michael J. Payne, as Trustees for the Bluffton South Carolina Congregation of Jehovah's Witnesses – 119 Bluffton Road - Jehovah's Witnesses Church
East	Beaufort County	T4 Hamlet Center (T4HC)	Carmen Properties, LLC – Multiple Addresses - Bridgepoint
West	Beaufort County	Community Center Mixed Use (C4CCMU)	114 Bluffton Road, LLC – 114 Bluffton Road - Ferguson

	Town of Bluffton	Light Industrial (LI)	BC Distillery Holdings, LLC – 120 Bluffton Road - Burnt Church Distillery and Pizza Co.

The Town of Bluffton approved the 100% Annexation Petition for 120 Bluffton Road and its classification of Light Industrial zoning pursuant to the Town of Bluffton Unified Development Ordinance (UDO) by Ordinances 2019-03 and 2019-04 on February 12, 2019. This created an opportunity for the Town to pursue annexation of the Property as 120 Bluffton Road establishes the required contiguity with the Town's municipal boundary. A concurrent Zoning Map Amendment application is required per the Town of Bluffton Annexation Policy and Procedures Manual.

Prior to submittal of the 100% Annexation Petition and Zoning Map Amendment Applications, staff is requesting guidance as to which path Council would like to peruse in applying a zoning designation.

Staff is proposing two possible scenarios for initial zoning of the property, either General Mixed Use (regulated by the Unified Development Ordinance) or creating a Planned Unit Development (a regulatory document would need to be created). It should be noted that a Planned Unit Developments are required at a minimum to have a mixture of Residential and Commercial uses. Below is a comparison between the two proposed districts.

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
Estimated Acreage	9.27 Total Acres • 7.36 Upland Acres • 1.91 Wetland Acres	9.27 Total Acres • 7.36 Upland Acres • 1.91 Wetland Acres
Density Allowed	Density shall be based upon the designated lot types in the design standards in Section 5.8	Density shall be based on a maximum amount of Residential Units and Commercial Acreage established at the time of implementation. As an example, the Buckwalter PUD allows 8 DU per acre for single family attached and detached and up to 16 DU per acre for multi-family
Permitted Uses	• Single-family Detached • Single-family Attached • Multi-Family • Agricultural Use and Structures • Horse Riding School, Horse Training Facility and/or Commercial Stables • Retail Businesses • Personal Service Establishments • Motor Vehicle Sales and Service • Fueling/Service Station • including fuel pumps/ • Convenience Store • Car Wash • Tattoo/Body Art Parlor • Bed and Breakfast (2-5 bedrooms) • Homestay Rental (1-bedroom) • Inns (6-12 bedrooms) • Hotel (13 or more bedrooms) • Home Occupation • Professional Offices • Family Day Care Home (6 or less children) • Group Day Care Home (7 to 12 children) • Child Care Center (13 or more children) • Hospitals	The specific mix of permitted uses will need to be determined.

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
	• Medical Offices and Clinics • Nursing Homes and Long-term Care • Golf Course • Cemetery • Club, Lodge, Union Hall, or Social Center • Conference or Exhibition Center • Government Building • Parks • Museum • Religious Assembly • School • Utilities • Artisan Workshop • Research and Laboratory	
Conditional Uses	• Accessory Dwelling Unit • Outdoor Sales • Restaurant • Short-term rental • Recreation Facility • Contractor's Office • Light Assembly/Fabrication • Manufacturing Storefront • Manufacturing Storehouse • Telecommunication Towers	The specific mix of conditional uses will need to be determined.
Special Exception Uses	• Animal Hospital, Veterinary Clinic, Kennel • Seafood/Shellfish Packaging/ Processing • Adult Oriented Business	The specific mix of special exception uses will need to be determined.
Est. Max. Single-Family Detached Lots [1]	58 Lots [2]	58 Lots [3 & 6]
Est. Max Single-Family Attached Lots [1]	87 Lots [4]	87 Lots [4 & 6]
Est. Max. Multi-Family Units [1]	115 Units [5]	115 Units [5 & 6]
Purpose and Intent	The GM district is intended to provide for regional commerce and accommodate large-scale, high intensity, mixed-use development.	The PUD district is intended to achieve the objectives of the Town of Bluffton Comprehensive Plan and to allow flexibility in development than could otherwise be achieved through strict application of this Ordinance and that will result in improved design, character and quality of walkable mixed-use developments and preserve natural and scenic features of open spaces.
Applicability	The boundaries of the GM district are illustrated on the Official Zoning Map.	The PUD District is applicable to tracts of at least five acres of land if creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts.
Eligibility Criteria	None	A PUD must meet the following criteria: **1. Demonstrated Benefit.** The Town encourages the PUD to provide the following: a. Preservation and/or substantial enhancement of significant natural or historic features;

Criteria	Town of Bluffton Zoning District Options	
	General Mixed (GM) Use (UDO)	Planned Unit Development (PUD)
		b. Preservation and/or substantial enhancement, as applicable, of significant usable open space; c. Incorporation of a complementary mixture of uses or a variety of housing types; d. Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance; and/or e. Economic development through the creation of primary jobs consistent Town of Bluffton Unified Development Ordinance 4-9 with the Comprehensive Plan.
Regulatory Document	The Unified Development Ordinance	A Regulatory document will need to be created that establishes a purpose, including administrative procedures, zoning districts, land development standards, assists with the implementation of the comprehensive plan and other official plans, polices, and programs. Allow for an integration of a mix of compatible land uses, create walkable communities that support community health and reduce auto dependency, make zoning and development decisions that are predictable, fair, and cost effective.
Uses Allowed	Uses permitted in the GM district and conditions and standards for those permitted uses are provided in Section 4.3.	Land uses for the PUD shall be designated on the associated PUD Concept Plan and/or PUD Master Plan approved by the Town Council. The PUD will be divided into land use areas with the land uses listed as Permitted, Conditional or Special Exception, based on a land use table similar to Table 4-3 (UDO). These land uses shall be incorporated into the ordinance adopting the PUD zoning for the property. Any use different from those in Table 4-3 or any uses further defined, specified or limited than provided in Table 4-3 shall be defined in the PUD Concept Plan
Lot Standards	Lot standards shall be based upon the designated lot types in the design standards in Section 5.8	Lot standards will need to be established at the time of implementation
Building Standards	All buildings shall be subject to the design standards in Section 5.8.	Building standards will need to be established at the time of implementation
Open Space Requirements	All sites shall be subject to the open space standards in Section 5.6.	Open Space Requirements will need to be established at the time of implementation
Master Plan	Not required	Required – includes review by Planning Commission and final approval authority by Town Council
Certificate of Appropriateness – Highway Corridor Overlay	Required	Required
Estimated Time to Establish Zoning District	Approximately 5 Months (Concurrent with Annexation Process)	Approximately 10-12 Months (Concurrent with Annexation Process, however, staff will need addition time and resources to create the various documents as listed above)

1. Estimate based upon the Parcel Zoning Area's upland acres.
2. Estimate assumes Small House Lot Building Type with a 40' lot width.
3. Estimate assumes Medium House Lot Type with a 50' lot width.
4. Estimate assumes Small Townhouse Lot Type with unit width of 18' and varied lot depth from 100' to 150'.
5. Estimate assumes Large Multi-Family Lot Type on the maximum lot size of 600' wide provided no building exceeds 200' in width.
6. Density amount may be reduced due to required mixed-use of residential and commercial in a Planned Unit Development.

Colin asked Council if they wish for staff to move forward with the annexation of 115 Bluffton Road and if so, should the property be proposed to be designated as General Mixed Use or Planned Unit Development Zoning Designation.

Council was in consensus for staff to move forward with the annexation and at the recommendation of Colin, begin with the General Mixed-Use designation and then if Council wanted, they could change it to the Planned Unit Development Zoning designation later.

Formal Agenda Items

Consideration of Approval of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to add the Use "Indoor Electric Go-Kart Facilitates" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development And to Specifically Include "Outdoor" to Go-Kart Facilities as Listed in Prohibited Uses in Article 4 Development Plan Section A – Land Use, Subsection 6 – Neighborhood Commercial – Kevin Icard, Planning and Community Development Manager

A request by NLM Services, LLC on behalf of the owner, BRE Mariner Belfair Town Village, LLC, for approval of a Planned Unit Development (PUD) Text Amendment. The Applicant submits this Application requesting the approval of a text amendment to the Belfair PUD by adding to the current authorized uses in the Neighborhood Commercial (NC) portion of the Belfair PUD the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors.

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the intersection of Simmonsville Rd. and consists of approximately 31.5 acres.

This application is for a text amendment within the Belfair PUD to allow the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors within the Neighborhood Commercial (NC) portion of the PUD. Public notice for the Planning Commission Public Hearing of the text amendment was provided on March 10, 2021.

The Owner intends to lease Property within the Neighborhood Commercial area of the PUD to NLM Services, LLC, who will be the franchise owner of K-1 Speed Bluffton, an upscale entertainment center with an indoor electric go-kart facility, food service, corporate and private parties. The Applicant has stated that there is zero visibility and noise to adjacent tenants. See the vicinity map for location of the Neighborhood Commercial area.

An excerpt from the Belfair PUD is provided to detail where the proposed modifications will be made.

REVIEW CRITERIA & ANALYSIS: Town Council shall consider the criteria set forth in Section 3.5.3. of the Unified Development Ordinance in assessing an application for a Text Amendment. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. **Section 3.5.3.A. -** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area;

   Finding. This request is consistent with the Comprehensive Plan.

   Finding. The Future Land Use Map (Map 8.3 in the Comprehensive Plan) describes this area as a high intensity commercial area which states the following; high intensity commercial is a regional commercial land use which allows intense commercial activity, services, light industrial, and some accessory high density residential. Uses include large scale shopping centers, home improvement centers, one stop shopping centers and businesses, accessory commercial that serve shoppers such as restaurants, hotels/motels, and gas stations to address the needs of Bluffton, neighboring areas, and for those who pass through Bluffton. The high intensity commercial designation provides for commercial development, employment opportunity and economic diversification.

2. **Section 3.5.3.B**. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. This request does not significantly alter the area since the Belfair Towne Village is already developed with a variety of residential, civic, commercial, and other mixed uses. The application proposes to add the additional use of 'Indoor Electric Go-Kart Racing Facility,' which is an equivalent or less intense use than other uses available in the Belfair PUD.

   It should be noted that the Applicant is proposing to modify the list of Prohibited uses as well. They have included the word 'Outdoor' in front of Go-Kart Facility in the prohibited section to differentiate between indoor and outdoor uses.

   Section 6.4 of the This text amendment would extend the Neighborhood Commercial (NC) area uses to allow an indoor electric go-karting facility and would be consistent with the commercial uses in the area.

0. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton;

   Finding. This request will allow the additional use of Indoor Electric Go-Kart Racing Facility to support current and future residents of the Town by allowing an additional entertainment option for Town residents and visitors.

   Finding: If the proposed text amendment is approved, the Applicant would be required to receive a building permit to make modifications to the interior of the building.

1. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public services; and

Finding. This request affects the Neighborhood Commercial (NC) portion of the Belfair PUD, which has direct access to U.S. Highway 278. The Neighborhood
Commercial area has all necessary and readily available utilities and storm water facilities that are suitable for the proposed use. No additional density is requested; therefore, there is no adverse impact on the public facilities and services contemplated to serve the Belfair PUD.

2. **Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

   Finding. This request has satisfied all applicable requirements of the Applications Manual.

The Planning Commission made a recommendation to approve the Application as submitted by the Applicant at the March 24, 2021 meeting.

Hamilton made a motion to approve the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" to the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial. Frazier seconded. Roll call was taken and the motion carried unanimously.

Consideration of an Ordinance Authorizing the Town Manager to Execute an Easement Agreement Providing a Non-Exclusive Easement Over Certain Real Property Owned by the Town of Bluffton Consisting of Parcel R610 036 000 1319 0000 in Favor of Beaufort Jasper Water and Sewer Authority (BJWSA) for the Construction of a Water Distribution Line - Second and Final Reading – Bryan McIlwee, Director of Engineering

McIlwee gave an overview and stated that there have been no changes since First Reading on March 9th. He continued by saying that on May 16, 2018, Town of Bluffton Town Council adopted a Resolution authorizing the purchase of approximately 40 acres of real property located at 200 New Riverside Road (TMS No. R610 036 000 1319 0000) from New Riverside, LLC**.** The Town finalized the purchase of the property on December 31, 2018.

Beaufort Jasper Water and Sewer Authority is currently in the process of constructing a 36" water transmission main along SC-46. This Water Transmission Main Extension Project is one part of a larger project to construct a water transmission main from the Purrysburg Water Treatment Plant to the east side of Bluffton. This will allow BJWSA to better serve the current customers as well as future development throughout the community. To retain as many trees as possible along the water main route, the Town of Bluffton staff suggested an easement to avoid the removal of certain trees near the traffic circle at New Riverside Drive. The requested easements are for permanent maintenance of the water main infrastructure that is proposed to be installed across Town owned property.

Should Town Council desire to pursue the granting of the easements, formal action to authorize the easements via Ordinance is necessary. In accordance with Sections 5-7-40 and 5-7-260 of the South Carolina Code of Laws and Sections 2-13(a)(8) and 2-13(a)(4) of the Code of Ordinances for the Town of

Bluffton, Town Council must act by Ordinance to convey, lease, or authorize the conveyance or lease of any Town owned lands as well as easements and public rights-of-way.

Toomer made a motion to approve the Second and Final Reading of an Ordinance Authorizing the Town Manager to Execute an Easement Agreement Providing a Non-Exclusive Utility Easement Over Certain Real Property Owned by the Town of Bluffton, located at 200 New Riverside Road, in Favor of Beaufort Jasper Water and Sewer Authority for the Construction and Maintenance of Water Transition Line Improvements. Frazier seconded. Roll call was taken and the motion carried unanimously.

Consideration of Acceptance of the Prioritization List of Capital Improvement Program Project for Fiscal Years 2022-2026 as Recommended for Approval by the Planning Commission – Bryan McIlwee, Director of Engineering

McIlwee stated that Staff requests that Town Council review the Planning Commission recommendations for the FY 22-26 Capital Improvements Program and establish project priorities for the FY22 Budget.

In accordance with South Carolina Code of Laws Section 6-29-340(B)(2)(e), the Planning Commission has the power and duty to prepare and recommend for adoption to Town Council the Capital Improvements Program (CIP) setting forth projects required to implement plans which have been adopted. This includes setting forth an annual listing of priority public projects for consideration.

Below is a chart titled "FY22 BUDGET PROPOSAL", which includes listings of projects which either have or will be completed during Fiscal Year (FY) 2021. Additionally, Attachment 1 contains projects previously identified as priority items that are in progress and will carry over into FY22 as well as additional projects to be considered for FY22-26. Proposed FY22 projects that were previously unranked and are for Planning Commission consideration can be found on page 3. The projects are classified into two groups, labeled as "1" or "2", with projects graded "1" considered a higher priority than projects graded "2". Please note that projects are not listed in rank order (i.e., #1, #2, #3, etc.), nor should they be ranked from top to bottom.

The Planning Commission has reviewed the proposed CIP project list and established recommended priorities for FY 2022 – 2026 by affirmative vote for Town Council's consideration. Town Council will then take the Planning Commission recommendation under advisement in setting the FY22 Budget and CIP project priorities.

Although there are no review criteria specified in State Law for review of the CIP, the Government Finance Association's 1996 document "Capital Improvement Programming: A Guide for Smaller Governments" offers the following criteria as examples of factors to consider when evaluating and ranking capital projects:

1. Legal mandates – is the project needed to meet federal mandates?
2. Fiscal and budget impacts – what is the project cost and impact to operating Budget?
3. Health and safety impacts – will the project improve the health and/or safety
4. of residents in a measurable way?

5. Environmental, aesthetic and social effects – does the project reduce pollution levels or ensure community values are being achieved?
6. Economic development impacts – does the project promote economic vitality?
7. Relationship to other projects – are there advantages from this project which benefit other ones?

Staff has generally utilized these criteria in providing the proposed CIP project ranking.

FY22 BUDGET PROPOSAL
5-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS FY22 - FY26

Item	Project	Completed FY21 Projects	Strategic Plan Focus Area(s)	Description
1	00034	May River Watershed Action Plan Implementation	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection
2	00040	Buckwalter Place Multi-County Commerce Park (Buckwalter Park, Wayfinding Signs, etc.)	Economic Growth	Comprehensive Infrastructure
3	00044	Buck Island-Simmonsville Sewer Phase 5*	Infrastructure, May River & Surrounding Rivers and	Sewer and Watershed Protection
4	00060	Don Ryan Center for Innovation Upfit	Economic Growth, Infrastructure	Facility Improvement
5	00062	Calhoun Street Regional Dock	Infrastructure, Economic Growth, Community Quality of Life	Facility Improvement
6	00065	Wright Family Park	Community Quality of Life, Infrastructure	Parking Improvement and Public Space Enhancements

5-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECTS FY22 - FY26

Item	Project #	FY21-25 Projects	Strategic Plan Focus Area(s)	Description	Previous Prioritization	Staff Priority	PC Priority	TC Priority
1	00020	Land Acquisition	Economic Growth, Infrastructure	Public Land	1	--	--	--
2	00042	Calhoun Street Streetscape	Economic Growth, Infrastructure	Comprehensive Infrastructure	1	1	--	--
3	00059	Oyster Factory Park	Infrastructure, May River & Surrounding Rivers and Watersheds	Park Improvement and Facility Improvement	1	1	--	--
4	00061	Sewer Connections	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
5	00066	Oscar Frazier Park Field of Dreams	Community Quality of Life	Park Improvement	1	1	--	--
6	00067	Squire Pope Carriage House	Community Quality of Life	Park Improvement and Facility Improvement	1	1	--	--
7	00071	Historic District Sewer Extension Phase 2	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
8	00072	Historic District Sewer Extension Phase 3	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
9	00073	Historic District Sewer Extension Phase 4	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--

10	00074	Historic District Sewer Extension Phase 5	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
11	00075	Historic District Sewer Extension Phase 6	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	1	1	--	--
12	00085	New Riverside Park / Barn Site	Community Quality of Life, Infrastructure	Park Improvement and Facility Improvement	1	1	--	--
13	00086	Park Improvements	Community Quality of Life, Infrastructure	Park Improvement	1	1	--	--
14	00087	Town of Bluffton Housing Project	Affordable and/or Workforce Housing	Affordable Housing	1	1	--	--
15	00089	Ulmer Auditorium Improvements	Town Organization, Infrastructure	Facility Improvement	1	2	--	--
16	00050	Historic District Streetscape and Drainage	Infrastructure, Community Quality of Life	Lighting and Public Safety	2	1	--	--
17	00054	Buck Island-Simmonsville Neighborhood	Infrastructure, Community Quality of Life	Sidewalks, Lighting, and Public Safety	2	1	--	--
18	00055	Goethe-Shults Neighborhood Improvements Phase 2	Infrastructure, Community Quality of Life	Sidewalks, Lighting, and Public Safety	2	1	--	--
19	00068	Wharf Street Lighting	Community Quality of Life, Infrastructure	Lighting and Public Safety	2	1	--	--
20	00080	May River Road Pocket Park	Infrastructure	Park Improvement	2	2	--	--

Item	Project #	FY21-25 Projects	Strategic Plan Focus Area(s)	Description	Previous Prioritization	Staff Priority	PC Priority	TC Priority
21	00082	Bridge Street Streetscape	Economic Growth, Infrastructure	Parking Improvement, Sidewalks, and Public Safety	2	1	--	--
22	00083	Cove Pedestrian Bridges (Skids)	Community Quality of Life, Infrastructure	Heritage Infrastructure	2	2	--	--
23	P94	May River Road - Pedestrian Trail	Community Quality of Life, Infrastructure	Sidewalks, Lighting, and Public Safety	2	2	--	--
24	00077	Law Enforcement Center Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
25	00078	Public Works Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
26	00079	Rotary Community Center Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--
27	00081	Garvin-Garvey House Interpretive Signage	Infrastructure	Facility Improvement	--	1	--	--
28	00091	Community Safety Cameras Phase 6	Community Quality of Life	Public Safety	--	1	--	--
29	00093	Ghost Roads	Economic Growth, Infrastructure	Comprehensive Infrastructure	--	1	--	--
30	P108	Boundary Street Streetscape	Economic Growth, Infrastructure	Comprehensive Infrastructure	--	1	--	--
31	00052	Watershed Management Facility Improvements	Town Organization, Infrastructure	Facility Improvement	--	1	--	--

32	00092	New River Trail	Community Quality of Life, Infrastructure	Sidewalks, Lighting, and Public Safety	--	1	--	--
33	P97	Buckwalter Place Park Restrooms	Town Organization, Infrastructure	Facility Improvement	--	2	2	--
34	P98	Buckwalter Multi-County Commerce Park Phase 2	Economic Growth	Comprehensive Infrastructure	--	1	1	--
35	P99	Comprehensive Drainage Plan improvements	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
36	P100	Buck Island Road Drainage Improvements	May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
37	P101	Sarah Riley Hooks Cottage	Community Quality of Life	Park Improvement and Facility Improvement	--	2	2	--
38	P102	Stoney Crest Campground/Old Palmetto Bluff Rd	Infrastructure, May River & Surrounding Rivers and Watersheds	Sewer and Watershed Protection	--	1	1	--
39	P103	Document Management - Phase 1	Town Organization, Infrastructure	Operational Efficiencies	--	1	1	--
40	P104	Network Improvements	Fiscal Sustainability	IT Infrastructure Upgrades	--	1	1	--

Toomer made a motion to approve the Prioritization List of Capital Improvement Program Projects for Fiscal Years 2022-2026 as Recommended for Approval by the Planning Commission. Wood seconded. Roll call was taken and the motion passed unanimously.

Consideration of an Emergency Ordinance of the Town of Bluffton, South Carolina, Extending the Requiring of Individuals to Wear Face Coverings in Light of the COVID-19 Pandemic; and Matters Related Thereto; and Severability - Lee Levesque, Emergency Manager

Levesque gave an overview. He stated that On June 30, 2020, in response to an increasing number of positive COVID-19 tests reported by the South Carolina Department of Health and Environmental Control (SCDHEC) and as part of a regional effort to slow the spread of the disease, Town Council enacted Emergency Ordinance 2020-10. Emergency Ordinance 2020-10 requires the wearing of face coverings in certain social situations and by employees of certain establishments who come into contact with the public in the performance of their jobs.

This Emergency Ordinance was first adopted on June 30 and has been renewed four times since then. Most recently, Town Council renewed this Emergency Ordinance by unanimous approval of Emergency Ordinance 2021-2 on February 9, 2021. Emergency Ordinance 2021-2 will expire on April 14, 2021 unless otherwise renewed, amended, or rescinded by Town Council.

The Town of Bluffton Emergency Ordinance presented for consideration at Attachment 1 replicates the requirements specified in Emergency Ordinances 2020-10, 2020-18, 2020-22, 2020-29, 2020-30, and 2021-2; and contains the following features:

Section 1. Definitions.

a.“Face Covering” is defined as a uniform piece of cloth, fabric, or other material that securely covers a person’s nose and mouth and remains affixed in place without the use of one’s hands. Face Coverings include, but are not limited to, bandanas, medical

masks, cloth masks, scarves, and gaiters, provided that they are worn such that they securely cover the person's nose and mouth.

b. "Person" as used in the context of Section 3.b. is defined as any individual associated with the business who has the control or authority and ability to enforce the requirements of the Ordinance within the business, such as an owner, manager or supervisor. "Person" may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc., but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

Section 2. Requirements for Face Coverings.

a. All persons entering any building open to the public in the Town must wear a face covering while inside the building.

b. All restaurants, retail establishments of every description, salons, grocery stores, and pharmacies in the limits of the Town shall require their employees to wear a Face Covering at all times that the employees are in any area where the general public is allowed. This requirement also applies to all persons providing or utilizing over-the-road public or commercial transportation, including tours; and all businesses or employees while interacting with people in outdoor spaces, including, but not limited to, curbside pickup, delivery, and service calls. All such businesses must provide face coverings or materials for the making of such face coverings for their employees. Such coverings or materials may be made available staff-wide or individually upon employee request so long as the result is the organization-wide use of face coverings. Nothing shall prevent an employee from fashioning his or her own cloth face mask. If a worker or customer refuses to wear a cloth face covering for other than medical reasons, a business may decline entry or service to that individual.

c. The following individuals are exempt from this Ordinance: any person under the age of eight, or who is unable to safely wear a Face Covering due to age or an underlying health condition, or who is unable to remove the Face Covering without the assistance of others; and any person traveling in a personal vehicle, or when a person is alone or is in the presence of only household members in an enclosed space, and people who are actively drinking or eating. This Ordinance does not relieve business establishments and restaurants from other social distancing requirements imposed by the Governor's Executive Orders.

Section 3. Penalties.

a. Failure to comply is a civil infraction, punishable by a fine of not more than $50.00.

Each day of non-conformance is a separate and distinct offense. Repeated offenses may result in suspension or revocation of occupancy permits and/or business license, where applicable. Repeated violations may also be declared a public nuisance. However, every effort shall be made to bring the person or business into compliance before issuing a citation.

Section 4. Severability. If any part of the Ordinance is deemed invalid, the remaining portion(s) of the Emergency Ordinance shall remain valid.

Section 5. Effective Date; Expiration.

a. Must be passed by a super majority of at least 2/3 of Town Council on a single reading. This means the ordinance must receive a favorable vote of no less than four out of five members of the Town Council of the Town of Bluffton.

b. Emergency Ordinance shall be effective on April 14, 2021.

c. Emergency Ordinance is terminated when rescinded by a subsequent ordinance, or on the 61st day following effective date, whichever is sooner. This means the Emergency Ordinance, in absence of further Town Council action, would expire on June 14, 2021.

Hamilton made a motion to approve an Emergency Ordinance of the Town of Bluffton, South Carolina, Extending the Requiring of Individuals to Wear Face Coverings in Light of the COVID-19 Pandemic; and Matters Related Thereto; and Severability. The motion died for lack of a second.

Consideration of an Emergency Ordinance of the Town of Bluffton to Authorize the Town Manager to Develop and Enact Such Plans and Policies Needed to Ensure Continuity in the Delivery of Government Services in Light of the COVID-19 Pandemic - Lee Levesque, Emergency Manager

Levesque stated that The Emergency Ordinance presented for consideration continues the provisions established by Emergency Ordinance 2020 – 30 and substantively accomplishes the following:

1. Section 1 incorporates recitals contained in the Town of Bluffton Emergency Ordinance 2020-03 and also incorporates recitals of the SC Governor's Executive Orders which establish a statewide State of Emergency due to the COVID-19 pandemic.
2. Section 2 rescinds Section 1 of Emergency Ordinance 2020-03, which allows for the conduct of public meetings electronically. Adoption of the Electronic Meeting Ordinance negates the need to place this provision in this and future Emergency Ordinance.
3. Section 3, which was previously approved by Town Council when adopting Emergency Ordinance 2020-21 on October 13, 2020, rescinds and replaces Section 2 of Emergency Ordinance 2020-03, pertaining to the "Authorization of Town Manager." Substantive amendments are as follows:
    a. Special event permits be conditioned upon full compliance with applicable SC Governor's Executive Orders and associated COVID-19 pandemic related restrictions and/or recommendations regarding social distancing.
    b. Authority for closing Town owned or operated property is limited to Town Hall offices and other Town of Bluffton offices or buildings normally open to the public. Access to Town owned or operated parks, playgrounds, docks, and other open spaces available to the public will be consistent with rules for each facility/amenity as designated in the Town of Bluffton Code of Ordinances.

A single 2/3 vote of Town Council is required to approve this Emergency Ordinance.

If approved, this Emergency Ordinance would become effective on April 14, 2021 and would expire on June 14, 2021, unless otherwise modified, amended, extended, or rescinded by subsequent Emergency Ordinance.

The Consideration of an Emergency Ordinance of the Town of Bluffton to Authorize the Town Manager to Develop and Enact Such Plans and Policies Needed to Ensure Continuity in the Delivery of Government Services in Light of COVID-19 died/failed for lack of a motion.

Consent Agenda Items

1. Monthly Department Reports: Police, Finance and Administration, Municipal Court, Engineering, Don Ryan Center for Innovation, and Growth Management
2. Town Manager Monthly Report
3. Consideration of a Resolution Approving the Town of Bluffton Assessment District Roll for Tax Year 2021 - Heather Colin, Director of Growth Management
4. Consideration of a Resolution to Affirm April as Fair Housing Month Affirming the Continued Dedication of the Town of Bluffton Fair Housing Principles and Federal Government - Kevin Icard, Planning and Community Development Manager
5. Consideration of a Resolution to Authorize a Request to South Carolina Department of Transportation for Removal of a Portion of Bridge Street (S-7-31) from the State Highway System and the Town of Bluffton's Acceptance of Ownership and Maintenance Responsibility of Said Road - Bryan McIlwee, Director of Engineering
6. Consideration of a Resolution to Adopt the Town of Bluffton Traffic Calming Policy - Bryan McIlwee, Director of Engineering
7. COVID-19 Pandemic Update - Lee Levesque, Emergency Manager

Wood made a motion to approve the consent agenda as presented. Toomer seconded. Roll call was taken and the motion carried unanimously.

Executive Session

1. Receipt of Legal Advice Regarding May River Road Streetscape Phase II (Pursuant to SC Freedom of Information Act [a][2])
2. Personnel Matters Relating to Appointment of Ministerial Recorder (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

Toomer made a motion to move into Executive Session at 7:04 PM to discuss the aforementioned items. Wood seconded. The motion was unanimous.

Town Council exited Executive Session at 7:31 PM. No motions were made, and no votes were taken during Executive Session.

Wood made a motion to appoint Kentina Moore as the Town of Bluffton's Ministerial Recorder. Frazier seconded. The motion was unanimous.

Hamilton made a motion to adjourn 7:32 p.m. Frazier seconded. The motion carried unanimously.

_____ _____

Lisa Sulka, Mayor Kimberly Chapman, Town Clerk

BLUFFTON TOWN COUNCIL MEETING MINUTES

ELECTRONIC MEETING

April 14, 2021

Mayor Sulka called the meeting to order at 11:30 A.M. Council members present were Mayor Pro Tempore Fred Hamilton, Larry Toomer, Bridgette Frazier, and Dan Wood. Town Clerk Kimberly Chapman, and Human Resource Director Katherine Robinson were also present.

Adoption of the Agenda

Toomer made a motion to adopt the agenda as presented. Wood seconded. The motion carried unanimously.

Public Comment - Pertaining to Agenda Items Only

There were none.

Executive Session

1. Personnel Matters Related to the Hiring Process for the Position of Town Manager (Pursuant to SC Freedom of Information Act 30-4-70 [a][1])

Hamilton made a motion to move into Executive Session at 11:32 AM to discuss the aforementioned items. Wood seconded. The motion was unanimous.

Town Council exited Executive Session at 2:58 PM. No motions were made, and no votes were taken during Executive Session.

Hamilton made a motion to adjourn 3:00 PM. Wood seconded. The motion carried unanimously.

_____ _____

Lisa Sulka, Mayor Kimberly Chapman, Clerk

P R O C L A M A T I O N

National Preservation Month

WHEREAS, on June 8, 1906, President Theodore Roosevelt signed into law the Antiquates Act giving the U.S. President the authority to create national monuments from public lands to protect significant natural, cultural or scientific features; and

WHEREAS, on October 15, 1966, the National Historic Preservation Act, the most far-reaching preservation legislation ever enacted in the United States, was signed into law by President Lyndon B. Johnson. This legislation established the National Register of Historic Places and state historic preservation offices.

WHEREAS, the National Trust for Historic Preservation established May as National Historic Preservation Month in 1973 to promote historic places for the purpose of instilling national and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, the National Register of Historic Places formally included the Bluffton Historic District and 46 of its contributing buildings, as well as two coves into its Registry on June 21, 1996 and the Town of Bluffton established a larger local district which is known as the Old Town Bluffton Historic District that recognizes 86 contributing sites;

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

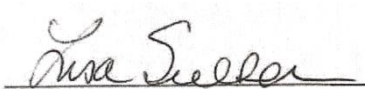
WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the Bluffton community continues to demonstrate its commitment to preservation, as it grows and develops, through ongoing historic and archaeological surveys; the nomination of significant cultural resources to the Bluffton, State and National Register of Historic Places; the protection of its resources both built and natural; and the recognition, rehabilitation and restoration of historic properties; and

WHEREAS, Bluffton is hosting the 6th Annual Historic Preservation Symposium “The Squire Pope Carriage House: Discovering the Past, Planning for the Future” on May 27th to better educate and involve the Bluffton community.

NOW, THEREFORE, I, Lisa Sulka, Mayor of the Town of Bluffton along with Town Council, do hereby proclaim the month of May as **National Preservation Month** in the Town of Bluffton and call upon our residents to join others across the United States in recognizing and participating in this special observance.

Dated this Eleventh day of May in the year 2021.



Lisa Sulka, Mayor

TOWN OF BLUFFTON
BLUFFTON, SOUTH CAROLINA

Building Safety Month

Whereas, our Town is committed to recognizing that our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of disaster, and;

Whereas, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians – building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, and others in the construction industry – who work year-round to ensure the safe construction of buildings, and;

Whereas, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state and federal officials that are experts in the built environment to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, play, and;

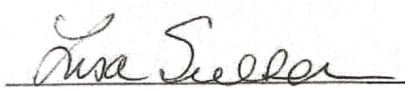
Whereas, our nation benefits economically and technologically from using the International Codes that are developed by a national, voluntary consensus codes and standards development organization, our government is able to avoid the high cost and complexity of developing and maintaining these codes, which are the most widely adopted building safety and fire prevention codes in the world; and

Whereas, these modern building codes include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes, and;

Whereas, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' unknown protectors of public safety – out local code officials – who assure us of safe, sustainable, energy conservation; water safety; training the next generation; and new technologies in the construction industry; and

Whereas, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience and economic investment at home and in the community, and to acknowledge the essential service to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property.

NOW, THEREFORE BE IT RESOLVED, that I, Lisa Sulka, Mayor of the Town of Bluffton, do hereby proclaim the month of May 2021 as Building Safety Month on this Eleventh day of May. Accordingly, I encourage our citizens to celebrate Building Safety Month and to support efforts to protect our community and its built environment.



Lisa Sulka, Mayor

TOWN OF BLUFFTON

NATIONAL MENTAL HEALTH AND SUBSTANCE USE AWARENESS MONTH PROCLAMATION

WHEREAS, during the month of May, a national health observance is dedicated to increasing public awareness of, and action around positive mental health and substance use prevention and rates of substance use and reports of depression, suicidal thoughts and attempts, and serious mental illnesses have increased; and

WHEREAS, individuals struggling with social isolation, fear, anxiety, and uncertainty during COVID-19 are suffering from or may be at-risk for mental and/or substance use disorders; and

WHEREAS, the COVID-19 pandemic has affected people across the lifespan and created new barriers for people accessing mental health and substance resources and treatment; and

WHEREAS, national and local campaign goals are to promote and disseminate quality substance use prevention and mental health promotion resources; and

WHEREAS, this national month of awareness celebrates the efforts of communities and organizations coming together to raise awareness about the importance of positive mental health and substance use prevention; and

WHEREAS, all of us have the power to be the best advocates for promoting positive mental health; and substance use prevention; and

WHEREAS, by increasing public awareness of, and action around positive mental health and substance use prevention; and

WHEREAS, by understanding these public health issues and new barriers created during the COVID-19 pandemic, we can work together to increase positive mental health enabling our citizens to live healthy and productive lives.

Whereas, the Town Council of Bluffton, SC now joins and supports the efforts of the LowCountry Alliance for Healthy Youth Coalition in raising awareness about positive mental health and substance use prevention issues the following proclamation:

NOW THEREFORE, I Lisa Sulka, Mayor of Bluffton, on behalf of the Town of Bluffton and Bluffton Town council, do hereby proclaim the month of May to be Mental Health and Substance Use Awareness Month in the Town of Bluffton.

Lisa Sulka, Mayor

TOWN COUNCIL

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of Approval of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to add the Use 'Indoor Electric Go-Kart Facility' to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unit Development And to Specifically Include 'Outdoor' to Go-Kart Facility as Listed in Prohibited Uses in Article 4 Development Plan Section A – Land Use, Subsection 6 – Second and Final Reading (Public Hearing)
APPLICANT:	NLM Services, LLC / Paul McBride
PROJECT MANAGER:	Kevin P. Icard, AICP Planning and Community Development Manager

REQUEST: Approve Second and Final Reading of an Ordinance to amend the Belfair Planned Unit Development Article 4 Development Plan, Section A – Land Use, Subsection 6 -Neighborhood Commercial to include 'Indoor Electric Go-Kart Racing Facility' to the list of permitted uses and to include the word 'Outdoor' to the existing Go-Kart Racing Facility under prohibited uses.

TOWN COUNCIL ACTION AT FIRST READING: Town Council approved the Ordinance to amend the Belfair Planned Unit Development Article 4 Development Plan, Section A – Land Use, Subsection 6 – Neighborhood Commercial to include 'Indoor Electric Go-Kart Racing Facility' to the list of permitted uses and to include the word 'Outdoor' to the existing Go-Kart Racing Facility under prohibited uses.

INTRODUCTION: A request by NLM Services, LLC on behalf of the owner, BRE Mariner Belfair Town Village, LLC, for approval of a Planned Unit Development (PUD) Text Amendment. The Applicant submits this Application requesting the approval of a text amendment to the Belfair PUD by adding to the current authorized uses in the Neighborhood Commercial (NC) portion of the Belfair PUD the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors (See Attachment 2).

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the

intersection of Simmonsville Rd. and consists of approximately 31.5 acres (See Attachment 3).

BACKGROUND: This application is for a text amendment within the Belfair PUD to allow the use category 'Indoor Electric Go-Kart Facility' and update the list of prohibited uses to specifically state that 'Outdoor Go-Kart Facility', to continue to prohibit the use outdoors within the Neighborhood Commercial (NC) portion of the PUD. Public notice for the Planning Commission Public Hearing of the text amendment was provided on March 10, 2021 (See Attachment 4).

The Owner intends to lease Property within the Neighborhood Commercial area of the PUD to NLM Services, LLC, who will be the franchise owner of K-1 Speed Bluffton, an upscale entertainment center with an indoor electric go-kart facility, food service, corporate and private parties. The Applicant has stated that there is zero visibility and noise to adjacent tenants. See the vicinity map for location of the Neighborhood Commercial area (See Attachment 5).

An excerpt from the Belfair PUD is provided to detail where the proposed modifications will be made (See Attachment 6).

REVIEW CRITERIA & ANALYSIS: Town Council shall consider the criteria set forth in Section 3.5.3. of the Unified Development Ordinance in assessing an application for a Text Amendment. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.5.3.A. - Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area;

   Finding. This request is consistent with the Comprehensive Plan.

   Finding. The Future Land Use Map (Map 8.3 in the Comprehensive Plan), describes this area as a high intensity commercial area which states the following; high intensity commercial is a regional commercial land use which allows intense commercial activity, services, light industrial, and some accessory high density residential. Uses include large scale shopping centers, home improvement centers, one stop shopping centers and businesses, accessory commercial that serve shoppers such as restaurants, hotels/motels, and gas stations to address the needs of Bluffton, neighboring areas, and for those who pass through Bluffton. The high intensity commercial designation provides for commercial development, employment opportunity and economic diversification.

2. Section 3.5.3.B. Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

   Finding. This request does not significantly alter the area since the Belfair Towne Village is already developed with a variety of residential, civic, commercial, and

other mixed uses. The application proposes to add the additional use of 'Indoor Electric Go-Kart Racing Facility,' which is an equivalent or less intense use than other uses available in the Belfair PUD.

It should be noted that the Applicant is proposing to modify the list of Prohibited uses as well. They have included the word 'Outdoor' in front of Go-Kart Facility in the prohibited section to differentiate between indoor and outdoor uses. Section 6.4 of the This text amendment would extend the Neighborhood Commercial (NC) area uses to allow an indoor electric go-karting facility and would be consistent with the commercial uses in the area (See Attachment 6).

3. Section 3.5.3.C. Enhancement of the health, safety, and welfare of the Town of Bluffton;

   Finding. This request will allow the additional use of Indoor Electric Go-Kart Racing Facility to support current and future residents of the Town by allowing an additional entertainment option for Town residents and visitors.

   Finding: If the proposed text amendment is approved, the Applicant would be required to receive a building permit to make modifications to the interior of the building.

4. Section 3.5.3.D. Impact of the proposed amendment on the provision of public services; and

   Finding. This request affects the Neighborhood Commercial (NC) portion of the Belfair PUD, which has direct access to U.S. Highway 278. The Neighborhood Commercial area has all necessary and readily available utilities and storm water facilities that are suitable for the proposed use. No additional density is requested; therefore, there is no adverse impact on the public facilities and services contemplated to serve the Belfair PUD.

5. Section 3.5.3.E. The application must comply with applicable requirements in the Applications Manual.

   Finding. This request has satisfied all applicable requirements of the Applications Manual.

TOWN COUNCIL ACTIONS: As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Town Council has the authority to take the following actions with respect to this application:

1. Approve the application as submitted;

2. Approve the application with amendments; or

3. Deny the application as submitted.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission made a recommendation to approve the Application as submitted by the Applicant at the March 24, 2021 meeting.

NEXT STEPS:

PUD Text Amendment	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	February 25, 2021
Step 2. Application Check-In Meeting	✓	March 5, 2021
Step 3. Public Advertisement (Newspaper)	✓	March 10, 2021
Step 4. Planning Commission Public Hearing and Recommendation	✓	March 24, 2021
Step 5. Town Council Ordinance 1st Reading	✓	April 13, 2021
Step 6. Town Council Public Hearing & Ordinance 2nd & Final Reading	✓	May 11, 2021

ATTACHMENTS:

1. Presentation
2. Application & Narrative
3. Neighborhood Commercial – Belfair PUD
4. Public Notice
5. Vicinity Map
6. Excerpt from the Belfair PUD
7. Proposed Belfair PUD Ordinance & Text
8. Proposed Motion

Text Amendment
Belfair Planned Unit Development

Presentation to Town Council
Kevin P. Icard, AICP
Department of Growth Management
May 11, 2021
PUBLIC HEARING

TOWN COUNCIL ACTION AT FIRST READING:

Town Council approved the Ordinance to amend the Belfair Planned Unit Development Article 4 Development Plan, Section A – Land Use, Subsection 6 – Neighborhood Commercial to include ‘Indoor Electric Go-Kart Racing Facility’ to the list of permitted uses and to include the word ‘Outdoor’ to the existing Go-Kart Racing Facility under prohibited uses.

Proposed Recommended Motion

Proposed Motion – Recommendation of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Racing Facility" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial

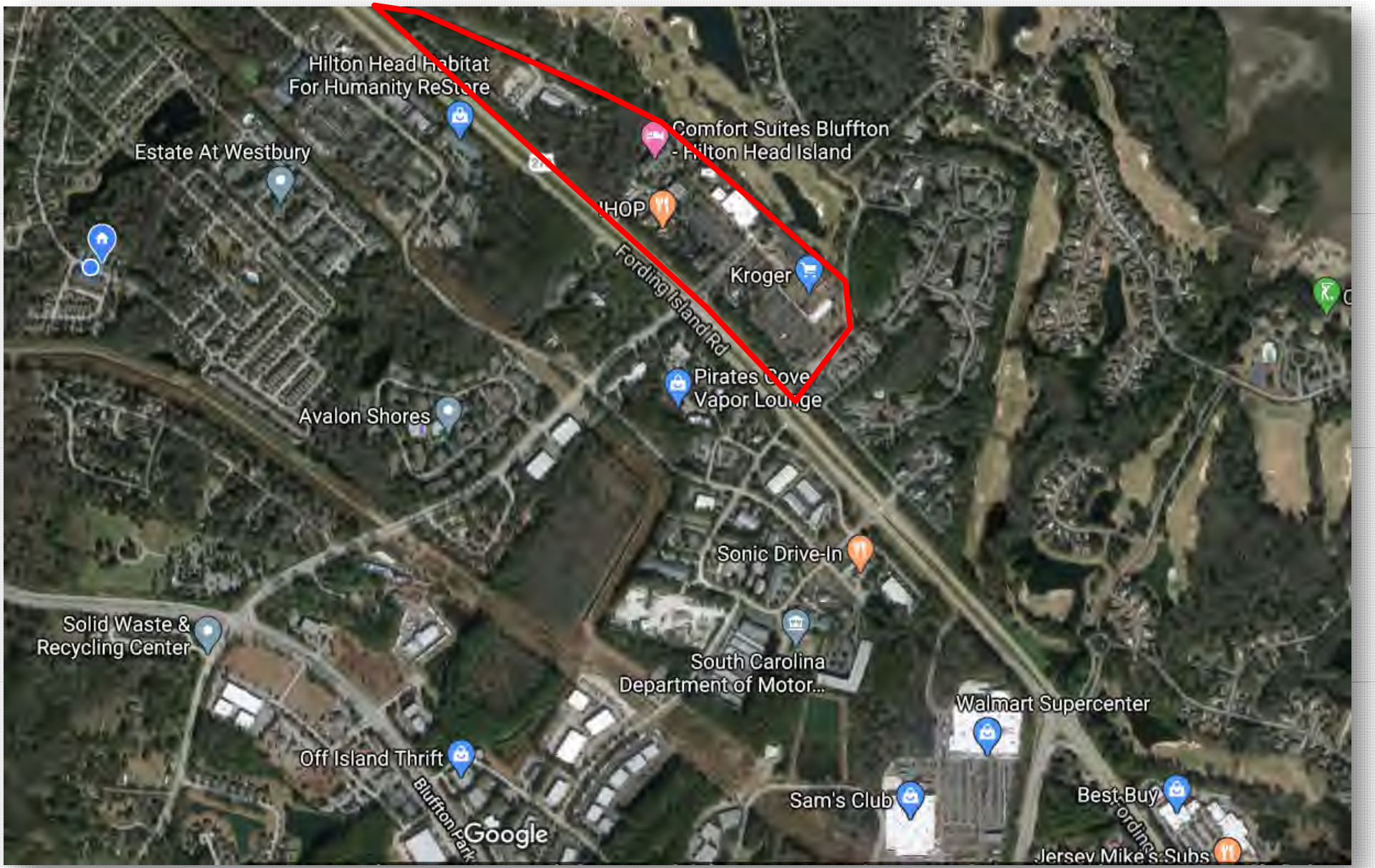
"I move to recommend to APPROVE the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial."

Applicant Request

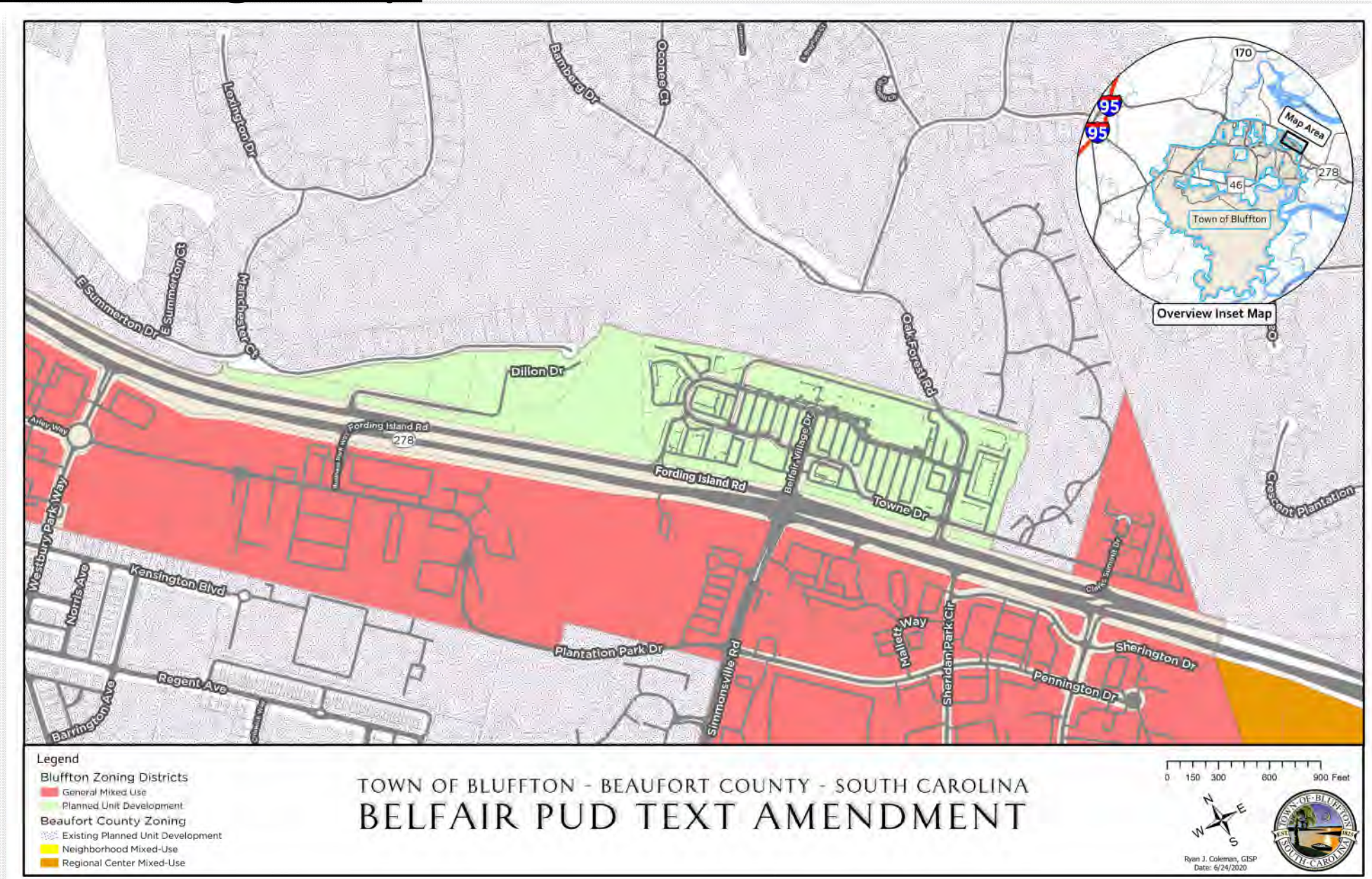
A request by NLM Services, LLC on behalf of the owner, BRE Mariner Belfair Town Village, LLC, for approval of a Planned Unit Development (PUD) Text Amendment. The Applicant submits this Application requesting the approval of a text amendment to the Belfair PUD by adding to the current authorized uses in the Neighborhood Commercial (NC) portion of the Belfair PUD the use category “Indoor Electric Go-Kart Racing Facility” and update the list of prohibited uses to specifically state that “Outdoor Go-Kart Racing Facility”, will continue to be listed as prohibited use.

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Highway 278 across from the intersection of Simmonsville Road and consists of approximately 31.5 acres.

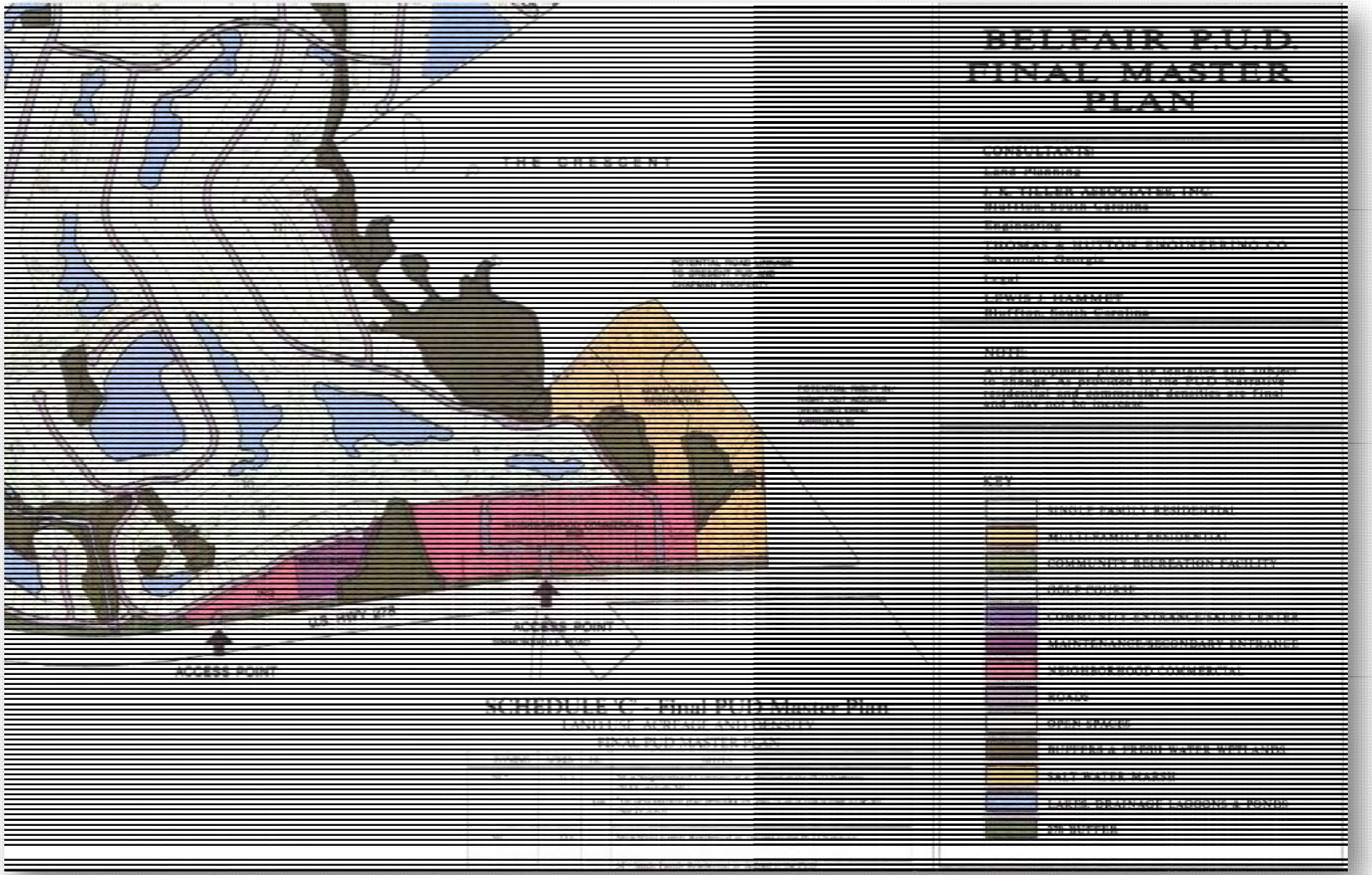
Area Map


Hilton Head Habitat
For Humanity ReStore
Comfort Suites Bluffton
- Hilton Head Island
Estate At Westbury
IHOP
Kroger
Fording Island Rd
Pirates Cove
Vapor Lounge
Avalon Shores
Sonic Drive-In
Solid Waste &
Recycling Center
South Carolina
Department of Motor...
Walmart Supercenter
Off Island Thrift
Bluffton Park
Sam's Club
Best Buy
Jersey Mike's Subs
Google

UDO Zoning Map



Belfair PUD


BELFAIR P.U.D.
FINAL MASTER PLAN
CONSULTANTS:
Land Planning
J. K. TILLER ASSOCIATES, INC.
Bluffton, South Carolina
Engineering
THOMAS & HUTTON ENGINEERING CO.
Savannah, Georgia
Legal
LEWIS J. HAMMETT
Bluffton, South Carolina
NOTE:
KEY
THE CRESCENT
US HWY 278
ACCESS POINT
ACCESS POINT
SCHEDULE 'C' - Final PUD Master Plan
LAND USE, ACREAGE AND DENSITY
FINAL PUD MASTER PLAN

Location – K-1 Speed

Location – K-1 Speed

Text Amendment

EXHIBIT A

BELFAIR PUD

A. LAND USES

The following land use categories as designated on the master plan, shall have the following allowed permitted uses and development parameters.

6. Neighborhood Commercial (NC)

The Neighborhood Commercial area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County, Zoning and Development Standards Ordinance,* both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses,* below
d. The Other Requirement, Section 4:11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)-
h. Animal Hospital or Clinic
i. Indoor Electric Go-Kart Racing Facility

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance,* within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

a. ~~Telecommunication Tower~~ (previously removed from list)
b. Telegraph Offices
c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage

g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies

j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service /
l. Newspaper Publishing Plant

m. Automobile Carwash
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station./
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Outdoor Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

Review Criteria

1. **Section 3.5.3.A.** Consistency with the Comprehensive Plan or, if conditions have changed since the Comprehensive Plan was adopted, the consistency with the overall intent of the Plan, recent development trends and the general character of the area

2. **Section 3.5.3.B.** Consistency with demographic changes, prevailing economic trends, and/or newly recognized best planning practices.

3. **Section 3.5.3.C.** Enhancement of the health, safety, and welfare of the Town of Bluffton

4. **Section 3.5.3.D.** Impact of the proposed amendment on the provision of public Services

5. **Section 3.5.3.E.** The application must comply with applicable requirements in the Applications Manual.

Planning Commission Recommendation

The Planning Commission made a recommendation to approve the Application as submitted by the Applicant at the March 24, 2021 meeting.

Town Council Action

As granted by the powers and duties set forth in Section 2.2.6.C.4 of the UDO, the Town Council has the authority to take the following actions with respect to this application:

1. Approve the application as submitted;

2. Approve the application with amendments; or

3. Deny the application as submitted.

Review Process and Next Steps

PUD Text Amendment Process	Step Completed	Date Completed
Step 1. Pre-Application Meeting	✓	February 25, 2021
Step 2. Application Check-In Meeting	✓	March 5, 2021
Step 3. Public Advertisement (Newspaper)	✓	March 10, 2021
Step 4. Planning Commission Public Hearing and Recommendation	✓	March 24, 2021
Step 5. Town Council Ordinance First Reading	✓	April 13, 2021
Step 6. Town Council Public Hearing & Ordinance Second Reading (Final Reading)		May 11, 2021 *(Anticipated)*

Proposed Recommended Motion

Proposed Motion – Recommendation of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Racing Facility" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial

*"I move to recommend [**approve or approve with conditions**] the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial."*

OR

*"I move to recommend [**denial**] the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial."*

QUESTIONS

Text Amendment

EXHIBIT A

BELFAIR PUD

A. LAND USES

The following land use categories as designated on the master plan, shall have the following allowed permitted uses and development parameters.

6. Neighborhood Commercial (NC)

The Neighborhood Commercial area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as anticipated by the original Beaufort County Zoning Map.

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c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage

g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies

j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service /
l. Newspaper Publishing Plant

m. Automobile Carwash
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station./
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Outdoor Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

TOWN OF BLUFFTON
ZONING MAP/TEXT AMENDMENT APPLICATION

Growth Management Customer Service Center
20 Bridge Street
Bluffton, SC 29910
(843) 706-4522
www.townofbluffton.sc.gov
applicationfeedback@townofbluffton.com

Applicant	Property Owner
Name: NLM Services, LLC Paul McBride	Name: BRI Mariner Belfair II, LLC
Phone: 843-684-1492 K-1 Speed Bluffton	Phone: Managed by Brixmor REIT
Mailing Address: 20 Towne Drive #395 Bluffton SC 29910	Mailing Address: 500 East Broward BLVD Suite 1130 Ft lauderdale Fl 33394
E-mail: paul@seacastlebuilders.com	E-mail: suzanne.williams@brixmor.com
Town Business License # (if applicable):	

Project Information

Project Name: K-1 Speed Bluffton	Acreage:
Project Location: 71 Towne Drive Bluffton SC 29910	Comprehensive Plan Amendment ☐Yes ☐ No
Existing Zoning: Belfair PUD	Proposed Zoning:
Type of Amendment: ☒ Text ☐ Map	
Tax Map Number(s): R610 031 000 0785 0000	
Project Description: Upscale entertainment of indoor electric go kart facility / food use zero impact visibility and noise	

Minimum Requirements for Submittal

☐ 1. Two (2) full sized copies and digital files of the maps and/or plans depicting the subject property.
☐ 3. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO.
☐ 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.

Note: **A Pre-Application Meeting is required prior to Application submittal.**

Disclaimer: **The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.**

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.

Property Owner Signature: Date:

Applicant Signature: Paul McBride Date: 3-4-21

For Office Use

Application Number:	*Date Received:*
Received By:	*Date Approved:*

William Howard
Theodore D Washington Municipal Bldg
20 Bridge Street
Bluffton SC 29910

March 4, 2021

Re: Proposed zoning use
Text Edit Belfair PUD

Property
R610 031 000 0785 0000
71 Towne Drive

Mr Howard,
Please find the enclosed
1) Zoning Letter from Heather Colin
2) Board of Zoning Text Amendment Application
3) Video of K-1 speed location and electric cart starting / operating
4) Belfair PUD page 48 & 49

Narrative

NLM Services, LLC / Nicola McBride (sole member 100% woman owner minority business owner) along with Paul Mcbride secured a franchise for K-1 Speed in Bluffton. We entered into an LOI with 71 Town Village to operate within that inline 33,000 sq ft space, contingent on zoning approval from the Town of Bluffton.

We received a letter from Heather Colin 2/25/21 that determined our proposed use was prohibited, citing the Belfair PUD. After a review of the written text of the Belfair PUD, it is our belief that our Indoor electric go kart center does not pose any threat to the concerns referenced in the original Belfair PUD listing go kart racing facility as one of its prohibitive uses.

We believe our request for a PUD Text EDIT is aligned with the Comprehensive Plan for Bluffton. The comprehensive plan is quoted for relevant sections.

A) Ensuring Bluffton remains a highly desirable in which to work live and visit. This can be accomplished by preserving and *enhancing the qualities of the community that the residents, businesses and property owners consider important.*
B) *As a criterion for reviewing rezoning requests- to confirm the request is consistent with the exiting conditions…appropriate timing of the change, consistency with the goals and strategies of the Comprehensive plan and potential impacts on Bluffton.*
C) *Air Quality* - focus of the Comprehensive plan…electric vehicle technology champions and ensures this goal is a priority.
D) *Bluffton is looking to the future with plans to maintain familiar local industries, while attracting and developing new ones that will add to the diversity and sustainability of the local economy.*
E) *Balanced local economy. The goal of zoning and Comprehensive plan is to ensure a balanced local economy through revisions to zoning and land use regulations*
F) *RETENTION. Efforts to retain existing businesses ensure a dynamic economy by encouraging its continued health and expansion. Therefore Bluffton will maintain and*

G) *Strengthen relationships …and continue to seek additional opportunities to market and existing businesses….increase public awareness of locally owned and operated businesses*
H) *Increase the number of diverse businesses and job opportunities within Bluffton*
I) *Don Ryan Center for innovation. Program that provides the resources entrepreneurs, inventors, and small business people need to assist them in their quest for success.* (We have engaged Don Ryan to help us navigate text edit to permit our proposed use.)
J) *Economic development goals…develop a plan for promoting the region and strategy to recruit targets companies to relocate or develop business in Bluffton*
K) *Talented development workforce…create an environment that promotes recruitment.* (K-1 speed and Nicolas current Business Carolina Car Wash employs many local resources but has focused on providing employment, mentoring and opportunity to high school kids, most this is their first job, developing responsibilities, pride in earning their own money / job well done, and the life skills of money management, self motivation that will translate into their future careers.)
L) Traffic volumes….(decreased from previous tenant use at 1 parking spot per 1,000 sq ft (33 parking spots)

The PUD was written 20 Plus years ago when the proposed electric go kart technology did not exist nor were any of the current commercial buildings built at Belfair Town Village. The Intent of the Original PUD author appears to have 3 primary goals.

A) Protect the aesthetic integrity of the 278 corridor and ensure all uses were not offensive to the overall design vision. (Roller coster / water slide / salvage yards etc.
B) To ensure that any future permitted uses did not operate loudly a be a noise nuisance (combustible engines) to the public, residential portion of the Belfair PUD (Belfair Plantation) and the adjacent commercial tenants.
C) That the approved uses within the Belfair PUD did not allow Hi impact / traffic use close to residential. 1) First to eliminate any potential use that would be unsightly and negatively impact the aesthetics of the 278 Corridor (roller coasters, salvage yards, animal kennels, horse riding, miniature golf, water slide and go kart tracks) The second concern aims to address any uses that are perceived to be a loud nuisance that would infringe on the quiet enjoyment of the adjacent commercial and the residential portions of the PUD.

The text language crafted by the Belfair PUD authors does not differentiate between inside vs outside or gas vs electric go karts. Simply the authors could not clarify the nuances and impacts of different go kart technology that did not exist at the time of drafting PUD language. The authors had to be referencing outside go kart facilities and gas engines because you could not allow gas engines inside for life safety reasons.

Our Proposed use of indoor electric go kart facility

A) with respect to ensuring aesthetic beauty of 278 corridor is in tact our proposed use is not visible outside the proposed building space (identical to previous tenant Steinmart
B) Electric carts no noise and zero noise impact to public, surrounding residential and tenants (identical to previous tenant Steinmart)

C) K-1 Speed franchise uses only 1 space per 1,000 sq ft. (*BETTER* than previous tenant Steinmart, less traffic impact and less parking spaces required) Our Proposed use go karts, shares nothing with the spirit and intent (visibility, noise protection and hi traffic) of the PUD as written. A literal interpretation would only be punitive to our proposed use as our use will never be visible and never heard, and less traffic impact. A decision to not allow a text edit would be in contrast to the directives of The Comprehensive Plan of Bluffton.

PUDs are written to protect the area and ensure all are able to enjoy quiet enjoyment and not detract from the beauty of the low country and Bluffton.

Our family has lived in the Low Country and Bluffton for over 30 years and have owned and developed many successful businesses. We have invested in our community (last project was $3.3 million, employing many community members, servicing our neighbors and contributing substantial taxes towards the Town of Bluffton).

Our K-1 Speed is a franchise of upscale entertainment with strict corporate guidelines on how all locations are to be built and developed. We plan to invest $2.8 million to bring this strong proven, concept to Bluffton to up-fit and open K-1 Bluffton. We are developing 2 elevated tracks with state of the art safety technology and offering to Bluffton an entertainment choice for all ages to enjoy. This will be a flagship franchise for K-1 Speed.

The landlord Brixmor supports permitting indoor electric go karts while still keeping gas engine outside go kart facilities prohibited.

We are requesting Text Edit to operate indoor electric go kart facility or works towards a text edit of the current Belfair PUD to permit our proposed use.

BELFAIR PUD page 48 & 49
Under Permitted uses
H) Indoor Electric Go kart facility / (gas powered not permitted indoors)

Under Prohibited uses
W) to clarify ....Exterior go kart Racing facility (both gas powered and electric)

Best

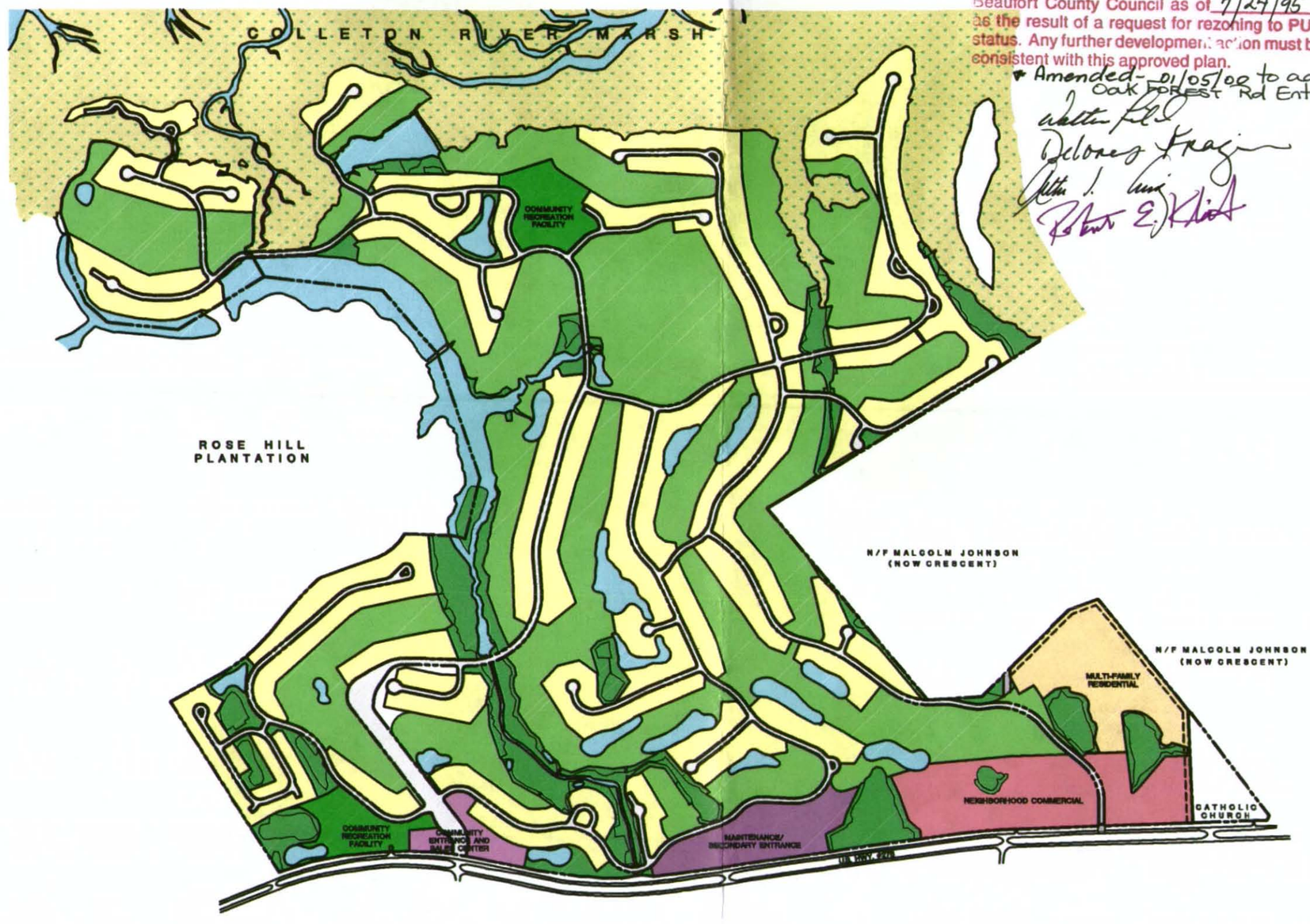
Paul McBride
Applicant for NLM Services, LLC
K-1 Speed Bluffton
Paul@seacastlebuilders.com
843-684-1492

PLANNED UNIT DEVELOPMENT
BY REZONING ACTION

This master plan represents the preliminary plan for development approved by action of the Beaufort County Council as of 7/24/95 as the result of a request for rezoning to PUD status. Any further development action must be consistent with this approved plan.

* Amended- 01/05/00 to add Oak Forest Rd Entrance

Walter Fields
Delores Frazier
Robert E. Klink



1811
BELFAIR
BEAUFORT COUNTY, SOUTH CAROLINA

BELFAIR P.U.D. PLAN

CONSULTANTS:

Land Planning
J. K. TILLER ASSOCIATES, INC.
Bluffton, South Carolina

Engineering
THOMAS & HUTTON ENGINEERING CO.
Savannah, Georgia

NOTE:

All development plans are tentative and subject to change.

KEY

- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMUNITY RECREATION FACILITY
- GOLF COURSE
- COMMUNITY ENTRANCE/SALES CENTER
- MAINTENANCE/SECONDARY ENTRANCE
- NEIGHBORHOOD COMMERCIAL
- ROADS
- OPEN SPACES
- BUFFERS & FRESH WATER WETLANDS
- SALT WATER MARSH
- LAKES, DRAINAGE LAGOONS, PONDS & IMPOUNDMENTS

NORTH

SCALE 0 400' 800' 1200'

JANUARY 30, 1995
JANUARY 15, 1998 REVISED
JANUARY 4, 2000 REVISED

T:\Projects\1998\01\-02\dwg\Pud0104400.dwg, 30x42, 01/04/2000 01:54:43 PM, JK Tiller Associates, Inc.

ATTACHMENT 4

Section IX. Item #1.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
[redacted]
Parent Order #:
[redacted]
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
HHI - Legal Ads
Final Cost:
[redacted]
Payment Type:
[redacted]
User ID:
[redacted]

ACCOUNT INFORMATION

TOWN OF BLUFFTON IP
P.O. BOX 386
BLUFFTON, SC 29910
[redacted]
[redacted]
TOWN OF BLUFFTON

PAYMENT DETAILS

[redacted]

TRANSACTION REPORT

Date
9:51 AM - Tue, Mar 9, 2021
Amount:
[redacted]

SCHEDULE FOR AD NUMBER IPL00139090

Wed Mar 10, 2021

PREVIEW FOR AD NUMBER IPL00139090

Town of Bluffton Public Notice

NOTICE IS HEREBY GIVEN that the Town of Bluffton Planning Commission will hold a Public Hearing on March 24, 2021, at 6:00PM. Due to the COVID-19 quarantine the meeting will be conducted electronically and streamed live for public view on the Facebook page for the Town of Bluffton (https://facebook.com/TownBlufftonSC/) for the following:

The Applicant, NLM Services, LLC on behalf of the owner BRE Mariner Belfair Town Village LLC, is requesting a text amendment to the Belfair Planned Unit Development (PUD). The requested amendment proposes to add the Indoor Go-Kart Facility to the list of approved uses within the Neighborhood Commercial (NC) portion of the Belfair PUD Concept Plan.

The Neighborhood Commercial (NC) portion of the Belfair PUD, known as the Belfair Town Village, is located on the northern side of Hwy. 278 across from the intersection of Simmonsville Rd and consists of approximately 31.5 acres.

*Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at vsmalls@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission.

Documents related to the above are available for public inspection, persons with comments or questions should contact the Town of Bluffton Planning and Community Development Department at (843) 706-4500.
W00000000
Publication Dates

<< Click here to print a printer friendly version >>

ATTACHMENT 4

The Island Packet (Hilton Head)

anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County, Zoning and Development Standards Ordinance*, both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses*, below
d. The Other Requirement, Section 4.11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance*, within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

a. Telecommunications Tower
b. Telegraph Offices
c. Telephone Exchange
d. Publicly Owned and Operated Building
e. Club, Lodge, Union Hall or Social Center
f. Off-Street Commercial Parking Garage
g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies
j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service
l. Newspaper Publishing Plant
m. Automobile Carwash
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Animal Hospital, Clinic or Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station ✓
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Go-Cart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

7. Maintenance/Secondary Entrance (M/SE)

Maintenance/Secondary Entrance will house the facilities compatible with and necessary to maintain the common properties and golf courses.

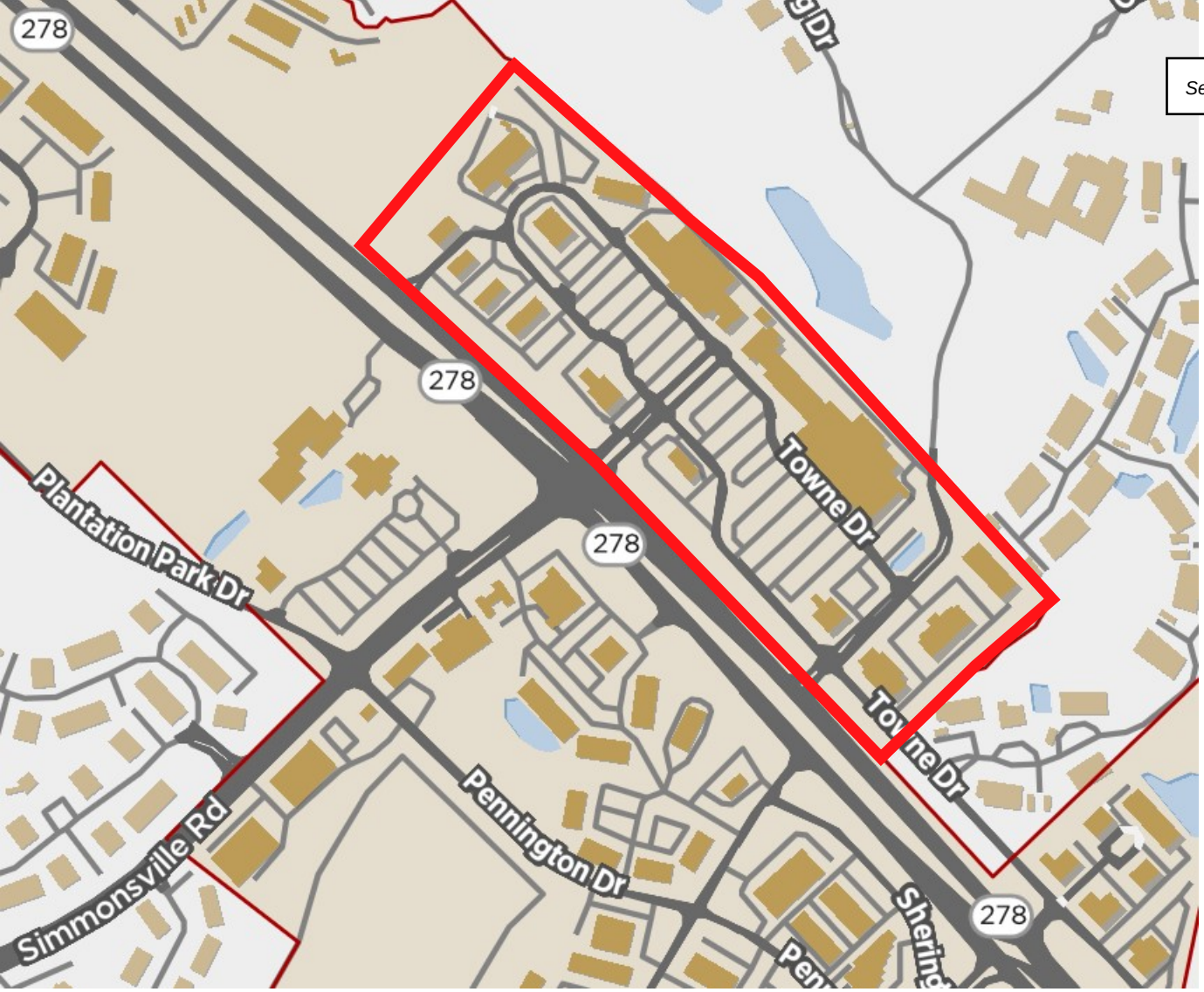
Permitted Uses:

a. Vehicle Maintenance
b. Storage of Vehicles and Parts, Boats, Recreational Vehicles, and Resident Storage Units
c. Fuel Storage
d. Shops for Woodwork, Metalwork and Painting for Maintenance of Community, Greenhouses and Pump Station
e. Offices Associated with Community and Golf Maintenance
f. Storage of Chemicals and Bulk Materials
g. All Uses in 1.Single Family Residential (SF)

8. Wetlands

Freshwater wetlands on the property have been delineated, surveyed and verified. The use of these lands is controlled by the U.S. Army Corps of Engineers and South Carolina Department of Health & Environmental Control, Office of Ocean and Coastal Management Resource and unless restricted via memorandum of Agreement to the contrary, the following are Permitted Uses:

a. Open Space
b. Conservation Easements
c. Activities in all Areas as Permitted by U.S. Army Corps of Engineers


278
278
278
278
Towne Dr
Towne Dr
Plantation Park Dr
Pennington Dr
Simmonsville Rd

ORDINANCE NO. 2021 – _____

TOWN OF BLUFFTON, SOUTH CAROLINA

AN ORDINANCE AMENDING THE TOWN OF BLUFFTON'S BELFAIR PLANNED UNIT DEVELOPMENT, ARTICLE 4. – DEVELOPMENT PLAN, SECTION A. – LAND USES, SUBSECTION 6. – NEIGHBORHOOD COMMERCIAL

WHEREAS, the Town of Bluffton desires to improve the general safety, welfare, health and properties of the citizens of the Town of Bluffton; and,

WHEREAS, to establish the necessary provisions to accomplish the above, the Town of Bluffton has authority to enact resolutions, ordinances, regulations, and procedures pursuant to South Carolina Code of Laws 1976, Section 5-7-30; and,

WHEREAS, the Town of Bluffton's Town Code and Ordinances provide guidance and requirements for development within the Town of Bluffton through regulations set forth to protect and promote the health, safety, and welfare of the Town's citizens, as espoused through the provisions of the Town of Bluffton Comprehensive Plan and as authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Title 6, Chapter 29 of the Code of Laws for South Carolina; and

WHEREAS, the Town of Bluffton Town Council annexed into its corporate boundaries all those certain properties along Buck Island and Simmonsville Road that were the subject of the petition for annexation and the special election held on Wednesday, October 26, 2005 and approval by ordinance 2005-28 on December 29, 2005

WHEREAS, the Town Council shall from time to time examine ordinances to ensure that they are properly regarded, enforced, sufficient and satisfactory to the needs of the community and can further suggest changes as deemed appropriate; and,

WHEREAS, the Town of Bluffton Town Council desires to amend the Belfair Planned Unit Development, Article 4 – Development Plan Section A – Land Uses, Subsection 6. Neighborhood Commercial to include Indoor Electric Go-Kart Racing Facility to the list of permitted uses in the Neighborhood Commercial as Section 4.A.6.i – Indoor Electric Go-Kart Racing Facility, zoning district and continue to prohibit the use of Go-Kart Racing Facility from the list of prohibited uses in Section 4.A.6.w., by adding the word 'Outdoor' to the use of 'Outdoor Go-Kart Racing Facility'.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, in accordance with the foregoing, the Town hereby amends the Planned Unit Development Concept Plan for the

Belfair development in the Town of Bluffton, Article 4 – Development Plan, Section A – Land Uses, Subsection 6 – Neighborhood Commercial as follows:

SECTION 1. AMENDMENT. The Town of Bluffton hereby amends the Planned Unit Development Concept Plan for the Belfair development in the Town of Bluffton, by adopting and incorporating amendments to Article 4 – Development Plan, Section A – Land Uses, Subsection 6 Neighborhood Commercial as shown on Exhibit A attached hereto and fully incorporated herein by reference.

SECTION 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED this _____ day of _____, 2021.

This Ordinance was read and passed at first reading on April 13, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Town Clerk, Town of Bluffton, South Carolina

A public hearing was held on this Ordinance on _____, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Town Clerk, Town of Bluffton, South Carolina

This Ordinance was passed at second reading held on _____, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

_____
Kimberly Chapman
Town Clerk, Town of Bluffton, South Carolina

EXHIBIT A

BELFAIR PUD

A. LAND USES

The following land use categories as designated on the master plan, shall have the following allowed permitted uses and development parameters.

6. Neighborhood Commercial (NC)

The Neighborhood Commercial area allows for the development of a limited use commercial area to provide essential services to residents and to function as part of a commercial node for the general public as anticipated by the original Beaufort County Zoning Map.

Permitted Uses:

a. General and Professional Offices-including Medical and Health Services
b. General Retail, Service Business, and Shopping Centers unless specifically prohibited under Prohibited Uses, below
c. Uses allowed in a Neighborhood Commercial District and Development District under current *Beaufort County, Zoning and Development Standards Ordinance,* both by right and Conditional uses, unless specifically prohibited under *Prohibited Uses,* below
d. The Other Requirement, Section 4:11.5 of the *Beaufort County Zoning and Development Standards Ordinance* shall apply to all Commercial Development within the Neighborhood Commercial Area
e. All Uses in 1., Single Family Residential (SF)
f. All Uses in 2., Multi-Family Residential (MF)
g. All Uses in 3., Golf Courses (GC)
h. Animal Hospital or Clinic
i. Indoor Electric Go-Kart Racing Facility

Prohibited Uses:

The following Commercial Uses, which are presently allowed under *Beaufort County Zoning and Development Standards Ordinance,* within Neighborhood Commercial or General Commercial Districts, are specifically prohibited:

1. ~~Telecommunication Tower~~ (previously removed from list)
2. Telegraph Offices
3. Telephone Exchange
4. Publicly Owned and Operated Building
5. Club, Lodge, Union Hall or Social Center

f. Off-Street Commercial Parking Garage

g. Public Utility Installations or Sub-Installations Including Water Towers
h. Motion Picture Studio
I. Wooden Assembly Companies

j. Electronic Assembly Companies
k. Automobile Garage-Repair and Service /
l. Newspaper Publishing Plant

m. Automobile Carwash
n. Laundry or Washateria (Except as Related to Guest Laundry Services)

o. Kennel
p. Junk Yard or Auto Salvage Yards
q. Solid Waste Transfer Facilities or Recycle Centers
r. Automobile Service Station
s. Horse Riding School and/or Training Facility
t. Mini-Warehouses
u. Recreational Vehicle Park or Camping Facility
v. Miniature Golf
w. Outdoor Go-Kart Racing Facility
x. Water slide and Wave Pools
y. Roller Coaster

Proposed Motion

Recommendation of an Ordinance to Amend the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Racing Facility" to the List of Permitted Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial

*"I move to recommend [**approve or approve with conditions**] the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial."*

OR

*"I move to recommend [**denial**] the proposed Amendment to the Belfair Planned Unit Development Text to Amend Proposed Uses to Add the Use "Indoor Electric Go-Kart Facility" to the List of Permitted Uses and Add "Outdoor" the Go-Kart Racing Facility under Prohibited Uses within the Neighborhood Commercial Portion of the Belfair Planned Unite Development Concept Plan, Article 4 Development Plan Subsection A.6 – Neighborhood Commercial."*

TOWN COUNCIL

STAFF REPORT
Engineering Department

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of Adoption of the Wright Family Park Rental and Fee Schedule
PROJECT MANAGER:	Bryan McIlwee, Director of Engineering

RECOMMENDATION:

Staff recommends that Town Council approve non-exclusive rental and special event usage of Wright Family Park for dates and times not to conflict with neighboring church functions and adoption of the proposed Fee Schedule below as part of the FY22 Budget, with respect to the previously approved Wright Family Park Rules.

Wright Family Park

Item/Description:	Basis	Fee
Reservation of Park		
Rental Fee	Per Day	$300.00
Less than Full Day (6-hour Reservation: 1-hour Setup, 4-hour Event, 1-hour Cleanup)	4-Hour Event	$150.00
Rental Fee – Non-Profit	Per Day	$150.00
Less than Full Day (6-hour Reservation: 1-hour Setup, 4-hour Event, 1-hour Cleanup)	4-Hour Event	$75.00
Security Deposit	Per Rental	$100.00

Additional Notes:

- The Town Manager or designee may waive any or all of the fees if it is deemed in the best interests of the Town of Bluffton.
- All fees will be collected at the Customer Service Center at Town Hall.
- Security Deposit may be refunded provided the park, facilities, and equipment are clean and returned to the condition that existed prior to the rental.
- A full refund of the Rental Fee and Security Deposit will be granted with cancellation notice at least 48- hours prior to the scheduled rental start or if an event is rained out and the park not utilized.

BACKGROUND/DISCUSSION:

The Town of Bluffton and the Beaufort County Rural and Critical Land Preservation Program approved the purchase of a 1.36-acre parcel at 111 Calhoun Street in June, 2017 with the intent to develop the site for a passive public park-open space on the May River.

At the January 16, 2018 Quarterly CIP Workshop, Town Council reviewed and provided favorable feedback on the Conceptual Master Plan for Wright Family Park. Based on public input obtained following that workshop, Staff amended the Conceptual Master Plan to include:

- Added restroom building/catering kitchen building adjacent to the Squire Pope Cottage;
- Additional parking spaces along the east side of Calhoun Street adjacent to the park;
- Reconfigured Calhoun Street floating dock to represent the current location;
- Removed street-level Entry Pavilion at the terminus of Calhoun Street.

On July 9, 2018 Town Council approved the Wright Family Park Master Plan which included restrooms/warming kitchen, parking, a bulkhead along the May River shoreline, walkways, seating areas, crabbing dock, a large open lawn area, site furniture, and lighting and landscaping. In addition, the property contains a circa 1850 historic structure known as "Squire Pope Cottage" (proposed to be restored as a separate CIP project).

Following the final site design of the park, contracts were brought before Town Council for approval of the site work, kitchenette/restroom building, landscaping, bulkhead, and lighting.

In August 2019, Town Council adopted an Ordinance (*Ord. 2019-11*) amending Chapter 13 of the Town Code clarifying and augmenting codified rules for public parks, docks and boat ramps which included rules for the Wright Family Park, specifically:

a) *Hours.* Open for public use and special events from sunrise to sunset.
b) *Fireworks.* The discharge of fireworks is strictly prohibited.
c) *Alcohol.* The possession of an open container and/or the consumption of alcohol is strictly prohibited.
d) *Amplified music.* The amplification of music is prohibited.
e) *Smoking.* Smoking, as defined in Section 18-159 is prohibited. All provisions of Chapter 18, Article VII shall apply, to include penalties as set forth in Section 18-165 which shall prevail over Section 13-49.

Following the opening of Wright Family Park in December 2020, Staff presented a proposed rental fee schedule to Town Council at the January 19, 2021 Quarter CIP Workshop for inclusion in the FY21 budget amendment. As the Master Fee Schedule is approved by Town Council with the yearly budget, the current FY21 Master Fee Schedule does not include Wright Family Park. Town Council requested Staff conduct a public opinion survey to determine an appropriate use of the park.

A public survey regarding the rental and special event use of Wright Family Park was conducted on the Town's website from February 24 to March 26, 2021. The survey was posted on the Town website and shared on the Town's social media platforms: Facebook, Nextdoor and LinkedIn. An in-person survey was conducted at the park on March 17, 2021 to poll users of the park. The results of the public input survey are included in *Attachment 1* and are summarized in the following chart:

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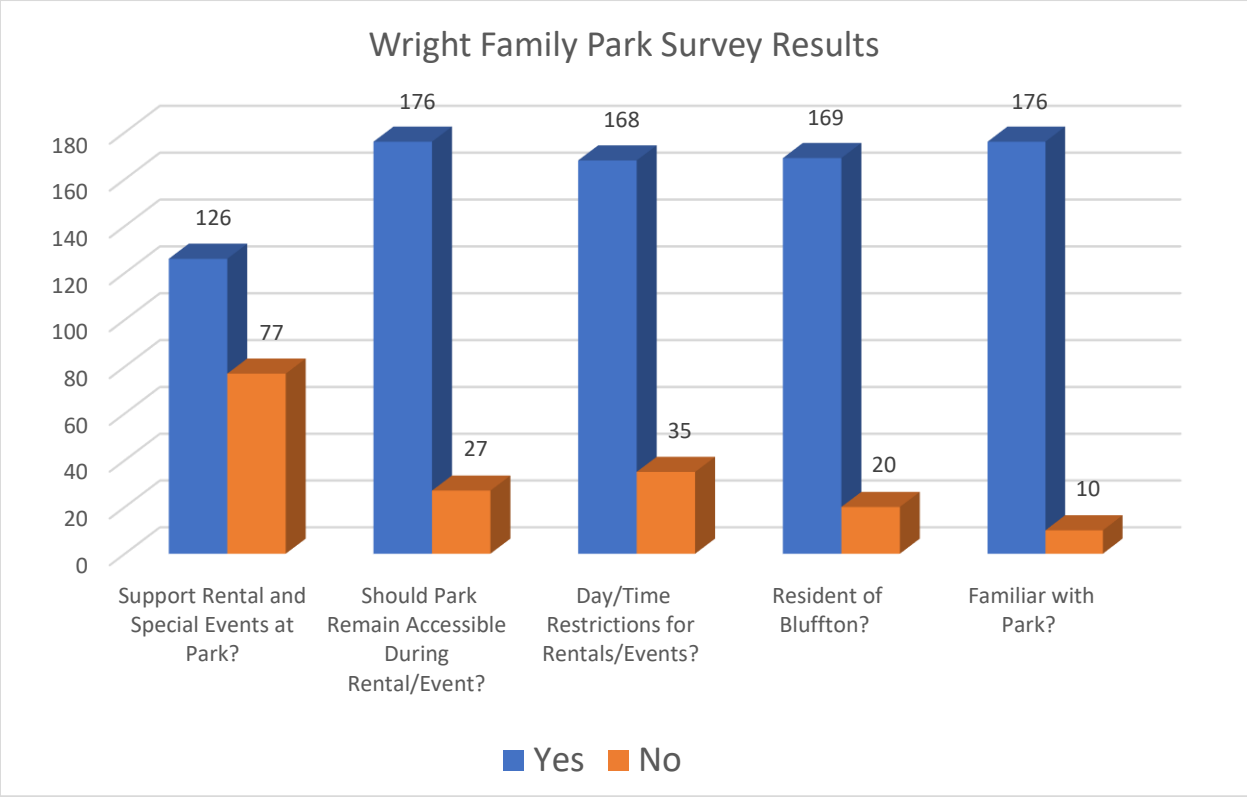

As constructed, the Wright Family Park consists of the following amenities:

1. RESTROOM/WARMING KITCHEN
    - Restrooms: ADA accessible - Men and Women
    - Warming Kitchen for Catered Events: Refrigerator, Microwave, Warming Unit, Stainless Steel Countertops
    - Storage Room (+/- 10' X 12')
    - Loading Zone for Catering Delivery/Equipment

2. MULTI-PURPOSE LAWN:
    - +/-95' x 65' Open Lawn
    - 7' Wide Perimeter Sidewalks
    - Benches Overlooking Park and River
    - Electrical Pedestals and two In-ground 30 Amp Services for Events

3. BOARDWALK AND SEATING AREAS
    - Waterfront Boardwalk along River's Edge
    - Access to Small Beach at Low Tide

4. PARKING AND LOADING:
    - 26 On-Street Parking Spaces provided along Calhoun Street

5. MISCELLANEOUS:
    - Interpretive Signage

- Lighting
- Joggling Board Swing
- Plaza and Access to Calhoun Street Dock
- Archway at Entry

6. SQUIRE POPE CARRIAGE HOUSE:
    - To be renovated (currently not open for use)

SUMMARY:

The recommended fee schedule is consistent with Oyster Factory Park (East of Wharf). The recommended days and times for rentals or special events shall be those that do not conflict with planned church activities.

NEXT STEPS:

1. Adopt Fee Schedule as part of FY22 Budget
2. Begin Facility Rental and Special Events Usage of Park

ATTACHMENTS:

1. Wright Family Park Survey Results
2. Recommended Motion

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
628	2/25/2021 11:13	Yes	As long as individuals not attending the event are still allowed to walk down to the water	Yes	As long as individuals not attending the event are still allowed to walk down to the water	No		No restrictions					
629	2/25/2021 11:16	Yes	only public events	Yes	no private events	Yes	avoid church interference	avoid church interference	The park is fabulous and a credit to the Town. Thank you, Town Council and staff, for your leadership in providing this great Town amenity.				
630	2/25/2021 11:17	Yes		No		Yes		What is the schedule currently for other Town of Bluffton park sites that allow special events? That schedule or lack thereof should be a blanket one that applies to this park as well. Why would it be different?					
631	2/25/2021 11:18	No	There is insufficient parking for park rental and closure of this park. It should remain open to the public.	Yes	If rented, other spaces should remain open. Public access should be preserved.	Yes	Preserve the most frequent use for the public. Off peak use can be rented.	Restrictions should be rare and off peak season and time. Preserve the park for public use and the majority.	Closures and notices are inconvenient and disruptive. We have insufficient parking for these events. Do not rent the park.				
632	2/25/2021 11:26	Yes		No	Let the community use sections.	Yes	Noise related.	All days, Max length. No music during church	It was purchased with public funds and is for the public to use. Allow private events or consider a Max timeline say 60 minutes. Provide a section for drop off of materials like chairs or offer those and obtain rent for use.				
633	2/25/2021 11:41	Yes		No		Yes		Once per month....never on holidays..... 10-4pm					

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
634	2/25/2021 11:57	Yes		Yes	The boardwalk and section that leads to the water edge should be accessible.	Yes		Special events should be limited to late afternoon (4pm?) and night on weekends. No rental during the week.					
635	2/25/2021 11:57	Yes	Yes, but only a portion of the park, not the entire park. The park was intended to be enjoyed by all of the community and should retain that for the community.	Yes	Would like to see 'public' events at this park. For example, a community children's event to teach them how to fish? Or something else that is open to the community?	Yes	Many parks offer this, but these special events should be limited so that the community is the first priority.	I would ask that the usage of the park be observed to understand what the current usage patterns are. For example, if the park is basically empty during the hours of 5 pm - 8 pm during the summer, then those hours should be considered as an option for private events. Again, the availability of the park to the community should be the priority. If there are too many private events, then the general community may stop coming and that would be a shame for such a beautiful addition to Bluffton.	If private events will be allowed, please consider a limitation to 1 or 2 specific areas as the only options. This is such a beautiful, peaceful park and I would assume that it's the perfect place to wander during the evening. Would hate to have that interrupted or closed due to any private event. Also, proceeds from rental for private events should be used towards maintaining and enhancing this park.				
636	2/25/2021 12:03	Yes		Yes		Yes		Weekend only					
637	2/25/2021 12:25	Yes		No		No		I just would not rent the park more than a certain number of times during the week/weekend so there is availability for public use.	I just would not rent the park more than a certain number of times during the week/weekend so there is availability for public use.				
638	2/25/2021 12:45	Yes		No		Yes		Only on certain days like Saturdays for weddings	Alcohol allowed for weddings				
639	2/25/2021 14:27	Yes		Yes		Yes		Events should be limited to one weekend a month					

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
640	2/25/2021 14:28	No	Was the park created as an event space or community park?	Yes	OF COURSE	No	Other than following local ordinances	if it's opened up for private events, it will be booked all of the time - it's an amazing space. The community shouldn't have to check or remember the permitted days before going to the Community Park.	It's a beautiful space. Who wouldn't want to have an event there? But, it's a COMMUNITY park. Opening it up to "Private" events, especially while restricting access to it by the community is a complete oxymoron. The Town did such an amazing job creating that for everyone to enjoy.				
641	2/26/2021 6:49	Yes		No		Yes	Daytime,	Civic organizations, open to the public, no private events (i.e members only)					
642	2/26/2021 9:10	Yes		Yes	Yes if it's possible... but I'm unsure how you allow other parts of the park to remain accessible if a special/private event is taking place.	Yes	Evening events SHOULD be allowed, but certainly, some parameters on hours is practical.	I don't think day restrictions are necessary, however, I think evening events should be ended no later than 9 PM on weekdays and maybe 10 PM on Saturdays.		Yes	Downtown Bluffton		
643	2/26/2021 11:10	Yes		Yes		Yes		Nothing after 9 p.m. and nothing on Sundays.		Yes	Beaufort County, All Joy Road, Bluffton S.C. 29910		
644	2/26/2021 23:29	No	Need more information to make a determination. How many events per year, what type of events, such as public or personal. Question is very open ended and needs more discussion.	Yes	Public should have access to the park and dock	Yes	Must coordinate with churches and parking requirements	Public events should be considered but the public should still have access to the park.		Yes	In Bluffton Historic District		
646	3/1/2021 11:23	Yes		Yes		No		None		Yes	Bluffton	Yes	
651	3/1/2021 15:34	Yes	As long as it is limited in nights/days within a month. For instance every 3rd Saturday/Sunday...	Yes	Yes - The dock and access to water	Yes	Yes - See above	Yes - Every 3rd Saturday & Sunday	It is lovely - I would want to ensure adequate parking (or trolley to and from) to keep safe and " as pretty as it is today."	Yes	Bluffton - I said Yes	Yes	
652	3/1/2021 21:46	Yes		Yes		No		Possibly from 3pm-9pm only.		No	1374 Fording Island Rd, Bluffton, SC 29910	Yes	

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
653	3/2/2021 5:03	Yes		Yes		Yes		# hours per day, # days per month		Yes	Bluffton	Yes	
654	3/2/2021 8:16	No		Yes		Yes		None	Parks are for the tax payers. Any restrictions are wrong.	Yes	Bluffton	Yes	
655	3/2/2021 8:19	Yes		No		Yes		They should be only allowed on the weekends and only once a month.		Yes	Old Town	Yes	
656	3/2/2021 8:20	Yes		Yes		Yes		Special events one weekend/month , evening events every week		No	The Haven on New Riverside	Yes	
657	3/2/2021 8:22	Yes		Yes		No		N/a	I think rentals for events such as concerts, weddings, etc are a great idea. However, the dock portion/boardwalk should be available at all times.	Yes	N/a	Yes	
658	3/2/2021 8:25	Yes		Yes		Yes		recommend: 2 days per month, rotate the times. Saturdays 5-10pm 2 Saturdays per month. Sundays 9-12 two Sundays per month (on alternating weekends from the Saturday evenings). Something along these lines.	no trash cans - make people take their own trash home.	Yes	bluffton	Yes	
659	3/2/2021 8:28	Yes		Yes		Yes		Do a study, what works for both the private and the public.		Yes	I live in old town	Yes	
660	3/2/2021 8:33	No		Yes		Yes		Keep it public with no rental see		Yes	Bluffton	Yes	
661	3/2/2021 8:34	Yes		Yes		Yes		Saturday is very busy at the park. Maybe morning hours on Saturday or just a portion of the park. Other days of week are better		Yes	Old Town Bluffton	Yes	

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
662	3/2/2021 8:35	No	How would the noise, trash and Alcohol be handled - plus traffic and liability insurance	Yes		Yes	Could be a traffic nightmare	Weekends should be restricted to 1 or 2 a month. The type of event needs to be addressed. A website would make it fair for everybody - especially so people could check to see if they should even visit the park. It is a beautiful park that should be enjoyed by everybody and not end up being an inexpensive venue booked every weekend.	Restricting the number of people in attending the event. Loud music could be an issue. The most important thing is to have a website available to the public to check to see if the park is available to visit. There should be a legal document to sign so that renters understand what the rules are and what is their responsibility.	No	51 Rose Dhu Creek Plantation Drive, Bluffton	Yes	
663	3/2/2021 8:35	No		Yes	Public parks should be public.	Yes		Special events should be on Saturdays and quarterly at the most.		No	May River Plantation	Yes	Beautiful park. Not enough parking.
664	3/2/2021 8:36	No		Yes		Yes		If you allow special events please don't allow amplified music, or alcohol to be served. My niece already has to deal with people urinating in her yard, cutting camellias, or just walking into her yard like it is part of the park.		No	Myrtle Island, but own 17 Water St where my niece, husband and child live.	Yes	
665	3/2/2021 8:37	No		Yes		Yes		Only allowed a small amount if days or month I don't believe rentals should be allowed at all. You already allow rentals at Frazier. Keep this o e open.		Yes	Bluffton	Yes	

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666	3/2/2021 8:41	No		Yes		Yes		There are plenty of other spaces in Bluffton to utilize for events and such. The parking is horrendous especially now that the Farmers Market has been moved over there it is incredibly difficult to take kids to play at the playground. The town needs to get their priorities straight.		Yes	I live in Bluffton	Yes	
667	3/2/2021 8:44	Yes	There is hardly any parking for events, and pedestrian traffic with people walking are not using sidewalks, they have started to use Calhoun st as a sidewalk. This should stay as mainly a passive park. There could be exceptions, for small groups, that are fairly quiet. Parking would need to be addressed, possibly shuttle service from another public parking area.	Yes		Yes	There are several residential neighbors within a block on park, no late hours. No events on Sunday due to immediate proximity to two churches.	With the immediate proximity to two churches, special events should not occur on Sundays. Parking is an issue, as well as pedestrian traffic.		Yes	Town of Bluffton	Yes	
668	3/2/2021 8:44	Yes		Yes		Yes	Until 9pm	Saturday and Sunday		Yes	Bluffton	Yes	
669	3/2/2021 8:45	Yes		Yes		Yes		No suggestion		Yes	Bluffton	Yes	
670	3/2/2021 8:46	Yes		Yes		Yes		2 weekends	Noise restrictions. Amplified music to stop at 10pm.	No	Pine island	Yes	
671	3/2/2021 8:47	Yes	This is a community space and it is small. If you allowed private rental, what would residents use?	Yes		Yes	Keep area open for resident use during day	Keep open during for resident use so not allow rental during the dayb	Beautiful open space love picnics here	Yes	May river	Yes	
672	3/2/2021 8:47	No		Yes		Yes		NO events	NO events in taxpayer funded public park !!!!!!!!!	Yes	Bluffton SC	Yes	
673	3/2/2021 8:48	Yes		Yes		Yes		2 weekends per month only.		No	Pine island	Yes	
674	3/2/2021 8:50	Yes		No		Yes		No more the three events a week		Yes	Bluffton	Yes	

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675	3/2/2021 8:51	Yes		Yes		Yes		No events between the hours of 10p and 8a. Special events limited to no more than half of available weekends.		Yes	Palmetto Bluff	Yes	My stepmother is Anna Habersham Wright - this park is named after her family.
676	3/2/2021 8:54	No		Yes		Yes		Maximum number of events per year to be no more than 40 days.		Yes	Bluffton, SC	Yes	
677	3/2/2021 8:57	Yes		Yes		Yes		Only on specific days and not on those days that are specific holidays where the general public might enjoy visiting, such as Memorial Day, 4th of July, etc.	No politica or protest events should be permitted	Yes	I live in Bluffton	Yes	
678	3/2/2021 8:58	Yes		Yes		No		Open and following noise ordnance for evening hours		Yes	Stock Farm	Yes	
679	3/2/2021 8:58	Yes		Yes		Yes		I would limit it to once or twice a month.	Having rocking chairs on the deck overlooking the river would be a nice feature. I also think family movie nights and concerts at the park would be nice.	Yes	I live in The town of Bluffton	Yes	
680	3/2/2021 9:11	No		Yes		Yes		Not on the weekends		Yes	Bluffton	No	
681	3/2/2021 9:13	Yes		Yes		Yes		I think allowing private events, such as weddings, should be limited to certain days/times, but free public events that all could enjoy would be fun for all to enjoy.		Yes	Bluffton	Yes	
682	3/2/2021 9:13	Yes		Yes		Yes		2 weekends per month		Yes	Baynard park	Yes	

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683	3/2/2021 9:18	Yes		Yes		Yes		I think the biggest concerns would be noise and parking. I'm not sure what â€œrestrictionsâ€ should be in place related to these concerns but I'm sure the city will come up with good guidelines and rules that align with existing policy.		Yes	N/a	Yes	
684	3/2/2021 9:21	Yes		Yes		Yes		Weekends only		Yes	Hidden lakes	Yes	Wonderful addition to our town.
685	3/2/2021 9:25	No		Yes		Yes		If permitted, restrictions would be necessary. I do not know how you fairly allocate the time; as any time you reserve it for a group, you are forbidding the general public use. There are some places that should be left to the general public at all times. I have spontaneously stopped by Wright Park many times. It seems that what it should be left accessible to the town residents and the many tourists that enjoy your sweet, welcoming town.	This park will be rented every weekend with some type of event. It will not allow "Joe Public" the right to use the park. People can go to larger venues to have their gatherings; this park should be accessible at all waking hours to the general public.	Yes	Hampton Lake	Yes	
686	3/2/2021 9:33	Yes		Yes		Yes	Since there are private homes next door maybe an evening curfew	None	We love this park!	Yes	Bluffton	Yes	The town did a beautiful job!
687	3/2/2021 9:37	Yes	Yes, but limited	Yes	Absolutely!!	Yes		Perhaps evening only with a short window of time.		No	Was for years, just moved to Alljoy.	Yes	Beautiful project! Thank you
688	3/2/2021 9:43	No		Yes		Yes		Daytime only, LIMITED occasions, NO rentals	Preferably open to the public at all times.	Yes	I live in Bluffton!	Yes	

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689	3/2/2021 9:45	No		No		Yes		I would prefer that the park be open only for public use as residents see fit to visit the park. If the decision is made to allow private events, they should be few and far between.	The park should be monitored to keep it clean (garbage and pet waste) and safe.	Yes	Bluffton	Yes	
690	3/2/2021 9:46	Yes		Yes		No		I don't think there should be restrictions		Yes	I Live in Bluffton	Yes	
691	3/2/2021 9:51	Yes		Yes		Yes		Certain number of weekends per month		Yes	Hampton Hal!	Yes	
692	3/2/2021 9:54	No		Yes		Yes		I don't agree with using the park for special events or rentals. If the majority rules, then night time only on one weekend a month.		Yes	Bluffton	Yes	
693	3/2/2021 9:54	Yes		Yes		Yes		Evenings only.		Yes	Bluffton	Yes	
694	3/2/2021 10:06	Yes		Yes		Yes		The limit should be either two Saturday's or two Sunday's per month OR one Saturday and one Sunday.		Yes		Yes	
695	3/2/2021 10:09	Yes		Yes		Yes				Yes		Yes	
696	3/2/2021 10:20	Yes	Only if the park is available for public use at the same time.	Yes	ALL parts of the public park should remain available for public use.	Yes	Same restrictions as for other venues.	As long as the park remains open to the public in entirety - no restrictions otherwise one Sat or Friday evening per month.		Yes		Yes	
697	3/2/2021 10:20	No	It is nice to have a balance of first-come, first-serve spaces.	No	That may be a source of conflict.	Yes		Perhaps limit reservations to two weekends a month.		Yes		Yes	
698	3/2/2021 10:24	No	It should remain open for public access at all reasonable times	Yes		Yes				Yes		Yes	

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699	3/2/2021 10:28	No		Yes		Yes			It is a spectacularly designed park and truly reveals the "Heart of the Low Country" - the May River. There are many other public and private locations available for special events so in my opinion the Wright Family Park should always be open to the public.	Yes		Yes	
700	3/2/2021 10:41	Yes		Yes	As much as possible.	No				Yes		Yes	
701	3/2/2021 10:42	No		Yes		Yes		Max one Saturday per month	I believe it is best to keep the park available for public use at all time with no facility rental or special events.	Yes	1940 Blakers	Yes	
702	3/2/2021 10:53	Yes		Yes		Yes				Yes		Yes	
703	3/2/2021 11:02	Yes		Yes		Yes			Will you charge a fee for reservations? Or based off donation?	Yes		Yes	
704	3/2/2021 11:10	Yes		Yes		Yes		Allowed with time restrictions any day of the. week.	Please be sure to include clean up for anyone who rents at the park.	Yes		No	
705	3/2/2021 11:22	Yes	Within reason	Yes	Outside of fenced area	No	But allow public dates as well as event blocks. 30-40% event blocks only	No day restrictions but keep closures to 30-40% of month and at least 1 weekend day open.	We love it! Would like to see another awesome swing!	Yes		Yes	

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706	3/2/2021 11:33	Yes		Yes		Yes		Since the park is a public park, it needs to remain accessible for all. If events are scheduled continually, the public won't be able to use it. Perhaps allowing reservations on two days (ensuring one is a Saturday or Sunday for birthday parties, etc.) would be fair. I think there needs to be some limitations on "end time" of reservations (perhaps 10 p.m. on a weekend and 9 p.m. on a weekday), as well as noise limitations so neighbors aren't disturbed.		Yes		Yes	
707	3/2/2021 11:34	Yes		No		Yes		Limit number of weekend rentals		Yes		Yes	
708	3/2/2021 11:52	No		Yes		Yes		No that is when out of towners visit bluffton. We like to show off our park. Let people rent oyster factory park instead.	Should-be open to all unless city related closure is necessary	Yes		Yes	
709	3/2/2021 11:53	Yes		Yes	Definitely	Yes		Do not allow weekends except Friday so public can enjoy on weekends when schools is out and people are not what rking.		Yes		Yes	
710	3/2/2021 12:11	Yes		Yes		Yes				Yes		Yes	
711	3/2/2021 12:14	Yes		Yes		Yes		Perhaps events not be held on weekends. Boardwalk access should never be restricted.		Yes		Yes	

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712	3/2/2021 12:28	No		Yes		Yes			I do not agree with private rental special events at this park. I think the visitors center and adjacent park are better suited for that.	Yes		Yes	
713	3/2/2021 12:32	Yes	Only for events that are accessible for anyone to attend, like the Seafood Festival, Sunset Party, etc.	Yes	People need to be able to use the dock during special events	No				Yes		Yes	
714	3/2/2021 12:40	Yes		No		No				Yes		Yes	
715	3/2/2021 13:24	No		Yes		Yes		That park is for everyone,not only those that can afford to rent,traffic and parking is already to much,people walking don't use the sidewalks they walk in the street,which makes it dangerous. With music from the Oyster Factory we don't need dueling venues.Why is this Passive Park being turned into a wedding venue??	I was under the understanding that no commercial businesses beyond Bridge St.What happened to that ??? So now we have a venue rental???	Yes		Yes	
717	3/2/2021 13:54	No	We have loved this park since it opened. It is simple, beautiful, and free. There are so few places like this in our town - would love to see it stay completely open to the public.	Yes	The only time I can see special events being okay would be when all of Calhoun is already blocked off (ie, Mayfest). Then I would understand having booths or music or food set up in the park.	Yes			I can only imagine the parking issues if the park were to be reserved for special events. There are many other private venues that can be rented for events, or even places like Oyster Factory Park. Leave this one alone!	No	Lake Linden	Yes	We go at least once a week!
719	3/2/2021 14:14	Yes		Yes	The boat ramp should be allowed	Yes		Definitely need restrictions until you determine how much the park is used by residents. If it's not used much except for the biting area then the restrictions can be less restrictive		Yes		Yes	

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720	3/2/2021 14:17	No		Yes		Yes				Yes		Yes	
721	3/2/2021 14:32	Yes		Yes		Yes		I would suggest hosting during the morning hours only on weekends.		Yes		Yes	
722	3/2/2021 14:36	Yes		Yes		Yes		Limit on how many days- like 2 times per week or 5 times per month.	Park should always have some public availability	Yes	Bluffton Park	Yes	
723	3/2/2021 15:09	No		Yes		Yes		I would prefer it not to be closed to the public at any point.	This is a small park and the only one near the water in town. I go their weekly to walk and relax by the water. I would be disappointed if it was closed to the public every weekend for events. We also enjoy taking our out of town guests here to introduce them to the beauty of the May River.	Yes		Yes	
724	3/2/2021 15:32	Yes	only partially; walk spaces and the bathrooms should not be limted	Yes		Yes		No certain days, but don't allow all day rental, and cut off before nightfall. Allow rental of limited ground space. No sequestering of walkways or restrooms.	Create a special revenue fund that is accounted for and reported. Rental revenues go in and expenses are charged. Net income from the fund are transferred out to Bluffton park and recreation expenses.	Yes		Yes	
725	3/2/2021 15:46	Yes		Yes		Yes		Keep it open for public access as much as possible, especially during summer months when HHI is overrun with tourists.	Looks great!	Yes		Yes	
727	3/2/2021 15:56	Yes		Yes		Yes		2 weekends per month and no more than 2 per week. A little extra revenue for the town won't hurt.		Yes		No	
728	3/2/2021 16:08	Yes		Yes		Yes				Yes		Yes	

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729	3/2/2021 16:21	No		Yes		Yes		It is a public park and should be available to the public at all times regardless of special events happening.		Yes		Yes	
730	3/2/2021 16:31	No	I would not be in support of private events, as I believe town facilities should always be open to the public. That said, if private rentals are allowed, these should be restricted to town residents only, unless a reciprocity agreement is in place with other Beaufort co towns to allow town of Bluffton residents access to other faculties that otherwise would not be accessible. Because town residents are part of Beaufort Co, this would exclude reciprocity agreements with the county.	Yes		Yes				Yes		Yes	
731	3/2/2021 16:47	Yes		Yes		Yes		Saturday's and Holiday		Yes		No	
732	3/2/2021 16:51	Yes		Yes		No				Yes		Yes	
733	3/2/2021 17:16	Yes		No	If you charge a rental fee, then the entire park should be off limits.	No				Yes		Yes	
734	3/2/2021 17:21	Yes	For food / drink / art festival like has been done at oyster factory park	Yes		Yes		Fri and Sat afternoon and evening		Yes		Yes	
735	3/2/2021 17:39	Yes		Yes		Yes				Yes		Yes	
736	3/2/2021 17:48	No		No		Yes			No loud music; it's a residential area Nothing past 9:00 pm	Yes		Yes	
737	3/2/2021 18:03	Yes		Yes		No				Yes		No	
738	3/2/2021 19:34	No		Yes		Yes				Yes		Yes	

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739	3/2/2021 20:12	Yes	Limit # of attendees	Yes		Yes	Not every weekend, daytime only		Allow ice cream vendors (ie palmetto pops) to sell in warm months, use the existing building. Hold art festival with stalls around the walkway, Lantern festival, Acoustic music ok I love the park!	Yes		Yes	
740	3/2/2021 20:26	Yes		No		No				Yes		Yes	
741	3/2/2021 20:38	Yes		Yes		Yes				Yes		Yes	
742	3/2/2021 20:56	Yes		Yes		No				No	Okatie, SC	Yes	
743	3/2/2021 21:04	Yes		Yes	Yes! This is such a scenic place and we love bringing out if town guests there! Would hate for it to be inaccessible.	No	Not sure? Maybe?	Maybe 1 Weekend a month? Unlimited time slots during the week during the evenings? No strong preference.	Add more swings! Maybe something else for kids. A seesaw? A slide or small playstructure (Something that doesn't Take away from the scenery and scream â€œkids playgroundâ€ Something that resembles nature or a more natural play structure)	Yes		Yes	We love this little park! It's one of our favorite places to have a picnic! LOVE the swing!
744	3/2/2021 21:11	No		Yes		Yes				Yes		Yes	
745	3/2/2021 21:18	No		Yes		Yes				No	Alljoy Road	Yes	
746	3/2/2021 21:21	Yes		No		No				Yes	Cypress Ridge	Yes	
747	3/2/2021 21:44	Yes		Yes		No		Community board with notice of events and social media listing.		Yes		Yes	
748	3/2/2021 22:01	Yes		Yes		Yes				Yes		Yes	
749	3/2/2021 23:05	No		Yes		Yes		Maybe weekdays only. Weekends should be for the public.	Could divide a small section for events but leave area for public usage.	Yes		Yes	
750	3/2/2021 23:14	Yes		No		No				Yes		Yes	
751	3/2/2021 23:48	No		Yes		Yes				Yes		Yes	

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752	3/3/2021 4:17	No	There is not enough parking for groups. The Churches that have been there for many years, should have parking available for their parishioners. There are enough people in that vicinity already.	Yes	It is a Public Park!	Yes	Very limited times for events, to keep the park accessible to the Public!!	Only morning or afternoon events, and only on weekdays. The Park is for the Public!	I am thankful for the town developing this waterfront park!	Yes		Yes	
753	3/3/2021 6:07	No	This park needs to be reserved for individuals at all times. No events!! It's time to leave some SPACE in this town. Allowing events will guarantee more traffic and another busy location. Let this beautiful location be a place of peace for people. Thank you for asking our opinions.	Yes		Yes		I'm not in favor of allowing events, but my recommendation is (if allowed) is to hold them on typically unpopular days, like Monday, when it would be less disruptive.)	Isn't the park by Bluffton Oyster Factory a public park? Events can be held there. And Palmetto Bluff. Leave the Wright Family Park for individual use!	Yes		Yes	
754	3/3/2021 6:54	No	The point of a public park is that it is accessible to the public!	Yes		Yes	I don't support park rentals at this location. This is a bad idea!	The point of a public park is to have it accessible to the public at all times. There are plenty of private venues for weddings and private celebrations! I would support the space being used for public events such as art fairs, community celebrations.	Just because you could easily rent the space and make money doesn't mean it should be done. Bluffton continues to pimp resources to make money or cater to tourists. Please let it just be a passive park. Marsh views are getting gobbled up and soon only the elite will have access!	Yes		Yes	
755	3/3/2021 6:57	Yes		Yes		No				Yes		No	
757	3/3/2021 8:32	No		Yes		Yes				No	Unincorporated Beaufort County	Yes	
759	3/3/2021 10:42	No		Yes		Yes				Yes		Yes	
765	3/3/2021 12:24	Yes		Yes		Yes		Certain number of weekends, and to end at a reasonable time.	No loud amplified music or alcohol sales.	Yes		Yes	
767	3/3/2021 12:39	No		No	The park isn't that big!	Yes				Yes		Yes	

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768	3/3/2021 18:27	No		Yes		Yes		May I ask why the Town of Bluffton wants to retract from the original plan of a public park. There are other gathering areas for private events. Please keep the Wright Family Park free from private events!	May I ask why the Town of Bluffton wants to retract from the original plan of a public park. There are other gathering areas for private events. Please keep the Wright Family Park free from private events!	Yes		Yes	
769	3/3/2021 21:27	Yes		Yes		Yes		Special events (public) should be allowed on n the weekends, but no private rentals on the weekends.		Yes		Yes	
770	3/3/2021 22:23	No		Yes		Yes				Yes		Yes	
771	3/4/2021 7:55	Yes		Yes		Yes		Special events are fine if they are open to the public. My fear is that private events, such as weddings will be allowed. For example if a wedding or private party were allowed, with tenting it could privatize the park for several days, thus preventing the public use	I have observed that the park is heavily used by the public, which is a good thing. Any special events should be such that they are open to the public and not for private events.	No	75 Alljoy Road	Yes	
772	3/4/2021 9:12	No		Yes		Yes				Yes		Yes	
775	3/4/2021 14:00	Yes		Yes		Yes		I would say 2 weekends a month.		Yes		Yes	
777	3/4/2021 18:17	Yes		Yes		Yes		Not past Sunset. Not on Sundays	I think this a wonderful place for family reunions, club picnics, church picnics, etc	Yes		Yes	

ID	Submission Date	Do you support allowing facility rental and special events at the Wright Family Park?	Additional Comments	If special events are allowed, should other parts of the park remain publicly accessible while private events are being held?	Additional Comments	If special events are allowed, should there be day/time restrictions to when those events can be held?	Additional Comments	If you agree with day/time restrictions, what are your suggestions?	What other comments or suggestions do you have regarding the Wright Family Park?	Are you a resident of the Town of Bluffton?	If no, where do you live?	Are you familiar with Wright Family Park, or have you visited Wright Family Park?	Additional Comments
781	3/5/2021 14:07	No	no!	Yes		Yes			I do not support Special Events being held at the Wright Family Park. Bluffton has such an influx of visitors on the weekends and to shut down the park, or even part of the park will prevent residents of Old Town and visitors from enjoying an main attraction of Bluffton. Also with limited parking, events would put a strain on the parking situation in the historic district. The park is so beautiful I imagine every weekend would be booked with an event, which would restrict access to residents.	Yes		Yes	yes- the new park is beautiful - let's keep it that way!
782	3/6/2021 8:24	Yes		No		Yes		This is a pretty park to be shared with local residents that pay Bluffton taxes. I feel special events should be limited and only to locals and their families that love the area. No out of towers destination events.		Yes		Yes	
784	3/6/2021 15:38	Yes		Yes		Yes				Yes		Yes	
785	3/7/2021 10:15	No		Yes		Yes				Yes		Yes	
786	3/7/2021 18:42	Yes		No		Yes		Only a certain amount of weekends per month. Working full time during the week, I'd only be able to enjoy the park on the weekends.	This is such a great asset to the town! Well done!	Yes		Yes	

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790	3/8/2021 19:57	Yes		Yes		Yes		One weekend a month be available for venues and the other weekends for tesodential rentals	Monthly have booths available for crafters new artists to show off there talents	Yes		Yes	
793	3/9/2021 12:31	Yes		No	Wouldn't be large enough. Although the pier should be open at all times to the public	No	Week days, some weekends	Once a month weekend events	It's a beautiful park that should be shared by all. Shouldn't put restrictions on the public. Perhaps only hold events the weekends once per month.	Yes		Yes	
802	3/11/2021 14:35	Yes		Yes	For example, I think the dock should remain open if someone is using the grounds for a wedding.	Yes		I think only allowing events anytime during the week, but only 2 Saturdays a month is fair.		No	Bluffton, off Alljoy, Beaufort County Unincorporated	Yes	
803	3/11/2021 14:36	No	Exception of weddings	Yes		No				Yes		Yes	
804	3/11/2021 14:43	Yes		Yes		Yes				Yes		No	
805	3/11/2021 14:43	Yes		Yes		Yes				No	Unincorporated Beaufort County - buck island road	Yes	
806	3/11/2021 14:46	No	Leave open to public only- no private events	Yes	Again- no provate events	Yes	Again no events			Yes		Yes	Love it-great job
807	3/11/2021 14:47	No		Yes		Yes				Yes		Yes	
808	3/11/2021 15:13	No		Yes	No private events should restrict residents from enjoying a public park.	Yes	No private events should restrict residents from enjoying a public park.		Residents like to go at random to this part of town. It should not be restricted to residents for private use. It is a public park.	Yes		Yes	
809	3/11/2021 15:18	Yes	Dock most remain open	Yes		No				Yes		Yes	
810	3/11/2021 16:01	Yes		Yes		Yes		Limit use on weekends and evenings/sunset to allow for general public enjoyment .	Keep park available during peak hours to be available to the public. Restrict private event rental to businesses and persons from Bluffton or charge additional fee to those that are not Town of Bluffton business owners and residents.	Yes		Yes	

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811	3/11/2021 16:04	Yes		Yes		Yes		i like the idea of certain weekends per month that way the public can still enjoy the park		Yes		Yes	
812	3/11/2021 16:11	No	We are not a party venue. This was built with public funds for public enjoyment not as a party center	Yes		Yes	Minimal numbers of days for use and no days Spring to fall			Yes		Yes	
813	3/11/2021 16:12	Yes		Yes		No				Yes		No	
814	3/11/2021 16:21	Yes		Yes		Yes	If it's a wedding or something you just have to be careful because you don't want it to always be crowded with guests and then family members of the wedding party getting upset with you or other events getting upset if they rent it out with the public being around.	Yes maybe only once or twice a month	Whoever rents it should also hire a cleaning company to come in after them and make sure that it is cleaned up afterwards.	Yes		No	
815	3/11/2021 16:25	No		Yes		Yes				Yes		Yes	
816	3/11/2021 16:47	No		Yes		Yes		Yes. Only allowed on Sundays or a few Sunday's a year.		Yes		Yes	
817	3/11/2021 16:57	No		Yes		No			Citizens already have Oyster Park, Oscar Frazier, and others for events. I see Wright Family Park as an extension of the public Calhoun Dock, and I think public access to the Park should remain unencumbered by private events. This park should remain solely public access. Thank you.	Yes		Yes	
818	3/11/2021 19:23	Yes		Yes		Yes				No	Hilton head	Yes	

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819	3/11/2021 20:05	No	It nees to stay as in where people can freely enjoy watching the sun set or just enjoy the scenery, there are plenty of places that can be rented out, please leave this as is.	Yes		Yes		Never, don't allow this.	Please don't let this happen. Do not rent the park out.	Yes		Yes	
820	3/11/2021 20:14	Yes		Yes		Yes		No more than 2 Saturdays and 2 Sundays, (different days so not on same weekend though)	Thr dock and the river front side of the park should remain open to public during all events. Private events should park off site and trolly in to leave the parking available to the park visitors.	Yes		Yes	
821	3/11/2021 20:47	No		Yes		Yes		Saturday only		Yes		Yes	
822	3/11/2021 21:27	No		Yes		Yes		I do not believe the park should be rented at all. I think it is a very important location for both locals and visitors to enjoy whenever they like with no restrictions.	It is a beautiful park, we enjoy it whenever we're downtown.	Yes		Yes	
823	3/11/2021 23:02	Yes		Yes		No				Yes		Yes	
824	3/11/2021 23:40	No		Yes		Yes				Yes		Yes	
825	3/11/2021 23:59	Yes		Yes		No				Yes		Yes	
826	3/12/2021 6:45	Yes	Public events yes. I don't think private events should be permitted.	Yes		No			Keep the park open to the public. But allow special events open to the public. This is not an area for private events like birthday parties and such. There are plenty of areas in Bluffton for private events	Yes		Yes	
827	3/12/2021 7:55	Yes		Yes		No				No	May River Plantation	Yes	
828	3/12/2021 8:00	Yes		No		Yes		1 weekend per month until 9 or 10 pm		Yes		Yes	

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831	3/13/2021 10:25	No		Yes		Yes		If allowed,restrict to 2 weekends per month, Saturday only.	Prefer no private events except inside when the Pope Carriage House is restored.	Yes		Yes	Beautifully done!
832	3/13/2021 11:38	No		Yes		Yes				Yes		Yes	
833	3/13/2021 21:30	Yes		Yes		Yes				Yes		Yes	
834	3/14/2021 8:31	Yes		Yes		Yes		2 weekends a month only		Yes		Yes	
835	3/14/2021 10:15	No		Yes		Yes				Yes		Yes	
836	3/14/2021 10:55	No		Yes		Yes				Yes		Yes	
838	3/14/2021 12:35	Yes	If strict clean up rules for these groups	Yes		Yes			Keep it clean and great appearance as numbers of others use daily	Yes		Yes	
839	3/14/2021 13:53	Yes	Would recommend for only limited time frame, i.e. 2 hours. Already so many local and visitors are enjoying the beauty of the park.	Yes	The lower levels should remain open and accessible to the public.	Yes	Consideration for the churches- services and parking must be considered. If the park has high visitation on weekend, then consider weekday rentals or vice versa.	Special events should be limited to a certain number of weekends per month, maybe consider Fridays or Saturdays before early afternoons.	If the private rentals do go forth, have a plan in place to periodically assess the effect on the community's access to the public park and to the area in general in terms of church services, parking overflow, crowd control and any other factor that negatively impacts the neighborhood. Should there be negative impact, the plan should have the flexibility to measure community feedback in continuing private events.	Yes		Yes	Its a beautiful and calming environment.
840	3/14/2021 15:05	Yes		Yes		Yes				Yes		Yes	
841	3/14/2021 15:34	No		Yes	River access, especially	Yes	To produce town revenue			Yes		Yes	
842	3/14/2021 15:36	No		Yes		Yes			My concerns with rentals is that there will be certain months of the year that stay so booked no one would be able to enjoy the park on the weekends.	Yes		Yes	

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843	3/14/2021 16:08	No	My reasoning may be selfish but every weekend, my wife and I grab a sandwich from Alvin Ords and go to the park with our 14 month old and spend hours playing in the grass under the oaks and enjoying the weather. It's about a 20 minute trip for us one way and we absolutely love it every weekend. If facility rentals and special events were to take place, I think it's important to let people know so they don't drive out of their way for nothing.	Yes		Yes		Limit the events to certain weekends per month. Most people can't get out there during the week and look forward to going on the weekends.		No	Hardeeville	Yes	
844	3/14/2021 16:27	No	I'm not sure it would bring in the dollars expected for rental and special events.	Yes	I've already been shut out of the park when it was rented. No one was using the open park or its walkway, but the police on duty did not allow any entry. I was not happy, and I told him so.	Yes	Yes, and the public should be made aware in advance of when the closures are to be expected. No more surprises, please.	I especially do NOT believe the restrictions should be used on the week-end. The park is used by the public from sun-up to sun-down during weekends.	Please, please, if you MUST rent it out, please post signs BEFORE the event...no more surprises, please. Warn the public when you expect the closures to occur. We can then make other arrangements for our walks and gatherings.	Yes		Yes	I walk it single every day, as do many of my other walking friends and their pets.
845	3/14/2021 20:28	Yes		Yes	The dock should still be accessible	Yes	11 PM should probably be when the event is over	All events should be over by 11PM. No loud amplified music after 10 PM		Yes		Yes	
846	3/14/2021 22:16	Yes		Yes		No				Yes		No	
847	3/15/2021 7:43	Yes	This would be a great venue for graduations, weddings, birthday celebrations, etc.	No	The park should remain blocked off for private events - but it should not be cheap!	No	as long as noise ordinances are adhered to there should be no restrictions.	I don't feel there should be day/time restrictions.	I would recommend a pavilion where live music can be setup and performed.	Yes		Yes	Very well done. Great space!

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848	3/15/2021 9:40	Yes		Yes	Yes, definitely !!!	Yes	One day per week	One day per week, like Fri or Sat. Not on Sundays.	It's beautiful. We ran into town officials and the designer when we were there and suggested an additional path with pavers or mulch from pier area so the plantings don't get trampled. Love all the native plants and shoreline access.	No	Hilton Head but formerly in Bluffton	Yes	Love it.
849	3/15/2021 10:54	Yes	Only town events and not frequently...the grass won't survive....look at church of the cross's lawn turf due to people trying to sit and see the river.	Yes	Yes....anyone should be able to access the grounds there....we've paid for that park.	Yes	If special events such as weddings are Going to be approved keep it for evening hrs only.	The problem with restrictions for a set time, is people will unfortunately expand those hrs. They will grow in time frame due to needed â€œsetup timeâ€to get ready for those hours.	When you build another park along the May river, then I believe you can talk about reserving one for weddings. I know you're looking for a money making way to help maintain the park. But if you start hosting events, garbage will be a big problem, and that will end up blowing in and floating in the May River . Till then keep it a park, and monitor the garbage issues, bathroom usage and parking concerns around the park, during the day and evenings. You don't know those all answers yet as we haven't had our invasion of tourists this year. It's too new. As it is, there aren't enough benches on a weekend. It's a VERY popular park due to	Yes		Yes	It's the only nice park anywhere near water in the entire town.
851	3/15/2021 12:49	Yes	Private events should be limited to a maximum number of attendees (number TBD) so as to not to over-crowd the space and allow others to enjoy the park concurrently.	Yes	See previous comment.	Yes		I think limiting to a certain number of weekends per month (i.e., every other) will help.	Bluffton did an absolutely amazing job with this park.	Yes		Yes	

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852	3/15/2021 16:32	Yes		Yes		Yes	Daytime, no Amplified music	Large rental fee for using the park Limit parties of 100 people or less	Lovely addition to our park system Let golf cart park on "apron" in front of dock entrance.	Yes		Yes	
853	3/15/2021 16:52	Yes		No		Yes				Yes		Yes	
854	3/15/2021 18:07	No		Yes		Yes			It would be nice for the park to remain for the public only, no businesses or functions. Keep it simple, peaceful and available at all times for the general public, as it was intended to be and not a money-maker.	Yes		Yes	
855	3/15/2021 19:22	Yes	Limited days but yes	Yes		Yes	Be respectful of homes nearby in regards to noise. I think rules for restaurants should be same for park. Limited music and noise ordinance	I would begin with one weekend a month and see how it goes.	I would like to see â€œpicnic in the parkâ€ with local music quarterly for families to sit on blankets and bring food. And/Or have a limited concession stand open. Maybe pick a fundraiser for a local family.	Yes		Yes	5x a week
856	3/16/2021 11:55	Yes		No		No				No	Sun City	Yes	
858	3/16/2021 15:16	No		Yes		Yes	Should not be allowed on a regular, repeat basis.	I do not agree that the park should be used for private events.	The taxpayers of Bluffton payed for this park. Oyster Factory Park, a taxpayer supported park, has been used during the summer regularly for events and makes it unusable for citizens to enjoy. Don't ruin another public park. Keep it for citizens use.Event planners can find other venues. It's time to keep some of our town for folks who live here!	Yes		Yes	

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859	3/17/2021 8:48	Yes		Yes		Yes		I don't know many factors affecting rental of the park, but believe there should be restrictions as to number of weekends per month and certain days, as the number of residents here could result in flooding the calendar with reservations, making public use too severely restricted.		Yes		Yes	
861	3/17/2021 12:28	No		Yes		Yes			Please keep this a public space. There are plenty of parks to rent, Dubois is right down the road. Keep this open for everyone.	Yes		Yes	
862	3/17/2021 13:22	No		Yes		Yes		Don't agree		Yes		Yes	
865	3/18/2021 14:43	No		Yes		Yes		Only allowed during the week and for a limited number of hours.		Yes		Yes	
872	3/22/2021 22:05	No		Yes		Yes				Yes		Yes	
878	3/23/2021 16:37	No		Yes		Yes			No private parties. They can use Dubois park for that.	Yes		Yes	

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880	3/23/2021 18:03	No	It's a public park	Yes	It's a public park	No	It's a public park	It's a public park	Using the park for special events (to raise money) to off set expenses of maintaining the park is a tiny blunder that will grow until you have a Big Disaster. Example you rent the park for some reason to party A and you deny the public from use during the event. The public Party is disappointed and causes a ruckus or Party A is disenfranchised because of Public Party actions and things escalate into one disaster after another. It's a public park and should be used and managed as such. Events for the public in the park should be encouraged.	Yes		Yes	
882	3/23/2021 22:16	No	Special event sponsored by the Town for the public, I do support.	Yes	This passive park is for the public use.	Yes	The park should never be closed for private rental use. Sounds like it is being considered for Monetary benefit of the Town. Taxes and ATaxes should be used for upkeep and maintainence.	A special event should defined as only sponsored by the Town and open to the public.	The Wright Family Park is highly used by the community. Thus, community use and enjoyment should be the top priority of the Town Council with no private functions and Park closures allowed.	Yes		Yes	A true asset for the entire community.
883	3/24/2021 8:31	No	Absolutely think using the building for events is a bad idea. People visit from sun down to sun set. The restrictions you would have to have would limit its intended purpose	Yes	YES	Yes		First off. Don't have them. If you go against public option the size of the event should be very small	Keep in mind it's purpose!!!!!	Yes		Yes	

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884	3/24/2021 11:00	Yes		Yes		Yes		Events can be held maybe 4 times a week to give the park a rest the other days but the park should still be accessible during that time.		Yes		Yes	
885	3/24/2021 11:53	No		No		Yes				Yes		Yes	
886	3/24/2021 11:54	Yes	The first Sat. of each month/ Mornings would be the best time frame.	No	Events should be private, however the dock should be accessible	Yes	First Sat of the month/Mornings	As stated above	Absolutely No cleaning of fish on the dock. All boats bringing in a catch SHOULD be required to clean fish in their boat before getting to the Beautiful dock.	Yes		Yes	Just Beautiful!
890	3/25/2021 9:08	Yes	I support LIMITED rental and special event permits. I really don't want it to turn into a venue instead of a community park.	Yes		Yes	Yes, this park is located in a neighborhood and close to a church. I think there should be restrictions on how late events can be held and also on what days. For instance, not Sunday mornings because it could cause crazy parking issues. Not on major holidays because our community should be able to use the park on those important days. etc.	Yes, I think it should be limited to 1 weekend event per month either on a Saturday (any daytime hours) or a Sunday afternoon/early evening and maybe 2 week day events per month (event would end by 8pm).	It's beautiful, and we love it. Please don't turn it from a community park into a venue. Occasional events only.	Yes		Yes	

RECOMMENDED MOTION LANGUAGE

"I make a motion to approve non-exclusive rental and special event usage of Wright Family Park for dates and times not to conflict with church function and adoption of the proposed Fee Schedule as part of the FY22 Budget, with respect to the previously approved Wright Family Park Rules."

TOWN COUNCIL

STAFF REPORT
Engineering Department

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of Proposed Lighting Agreement with Dominion Energy Relating to the LED Conversion Program
PROJECT MANAGER:	Bryan McIlwee, Director of Engineering

RECOMMENDATION:

Staff recommends that Town Council authorize the Town Manager to execute an Agreement (Attachment 1) with Dominion Energy (Dominion) to convert 96 existing High Intensity Discharge (HID) lamp-type fixtures to Light Emitting Diode (LED) type fixtures, which qualifies for a Demand Side Management (DSM) incentive. The Agreement term is 10-years with a 5-year monthly incentive to reduce the LED monthly cost. The total contract amount is as follows:

GENERAL FUND (Operating Cost)	
10-Year Agreement ($1424.27/month x 12 months/yr. x 10yrs.)	$170,912.40
5-Year DSM Incentive ($335.73/month x 12 months/yr. x 5 yrs.)	($20,143.80)
Total Agreement	**$150,768.60**

BACKGROUND/DISCUSSION:

As part of Dominion Energy's ongoing Demand Side Management (DSM) Program, the Dominion Energy Municipal Lighting conversion program was created to give municipalities the opportunity to convert and replace older HID lighting to LED. With LED lighting costs becoming more economical and many municipalities requesting LED lighting, the timing was right for Dominion to offer incentive packages for converting to LED.

Dominion approached the Town regarding this program and the conversion of 1 Mercury Vapor and 95 High Pressure Sodium light fixtures to LED. This applies to overhead lights on wooden poles and underground fed roadway lights but not the decorative lights found on May River Road, Bruin Road, and Calhoun Street.

The advantages of LED lighting include:

- Monthly rates at or below current costs;
- Better quality and uniformity of lighting (less shadows);
- Color impact closer to daylight;
- Reduced maintenance costs;
- Minimal energy consumption;
- Extended life;
- Increased reliability;

- No upfront charges;
- Communicating NODE/Photocell to allow remote monitoring of fixtures and the ability to create automatic notification of fixture issues;
- Future remote on/off and diming capabilities

Dominion anticipates that at the end of the 5-year incentive, LED non-incentive rates will be lower than HID rates as those costs continue to increase while LED remains steady or begins to decrease.

The following table outlines the current monthly costs Town pays for HID lighting, the monthly cost of the proposed LED lighting, the incentive rates and the monthly savings for the Town:

Quantity	LED Light Fixture	Current LED Cost/Month	HID Light Fixture	Current HID Cost/Month	Incentive per Month (Per Fixture)	Incentive per Month (Total)	Net Customer Cost/Month	Savings per Month
1	ATB0 Grey 72w	$ 12.34	175W MV OPEN	$ 8.99	$ 3.10	$ 3.10	$ 9.24	$ (0.25)
62	ATB0 Grey 72w	$ 765.08	150W HPS OPEN	$ 624.34	$ 3.10	$ 192.20	$ 572.88	$ 51.46
2	ATB0 Grey 72w	$ 24.68	150W HPS COBRA	$ 20.52	$ 3.10	$ 6.20	$ 18.48	$ 2.04
31	ATB2 Grey 216w	$ 622.17	400W HPS COBRA	$ 553.66	$ 4.33	$ 134.23	$ 487.94	$ 65.72
96		**$ 1,424.27**		**$ 1,207.51**		**$ 335.73**	**$ 1,088.54**	**$ 118.97**

Dominion will provide and install wiring and appurtenances for 65 LED ATB0 Grey 72W fixtures and 31 LED ATB2 Grey 216W fixtures. This lighting installation will be located at various locations within the Town (Attachment 2).

The Agreement shall continue for the full initial term of ten (10) years beginning the first month after installation date and continues thereafter from year to year until terminated by written notice of intention to terminate made by either Party to the other at least thirty (30) days prior to the end of the initial term or any extension thereof.

Areas that are already scheduled for conversion this summer include City of Beaufort, Town of Port Royal and Hardeeville. Others in line are Hampton, Allendale, Estill, Yemassee and Ridgeland.

NEXT STEPS:

1. Execution of Agreement
2. Install LED lighting fixtures

SUMMARY:

The approval of this Lighting Agreement is consistent with the Comprehensive Plan and Infrastructure and Community Quality of Life Strategic Focus Areas within the FY 2020-2021 Strategic Action Plan. As a result, Town Staff recommends that Town Council authorize the Town Manager execute the Lighting Agreement and Staff take such actions as are necessary to complete this lighting project.

ATTACHMENTS:

1. Lighting Agreement
2. Lighting Conversion Map
3. Recommended Motion

AGREEMENT COVERING MUNICIPAL LIGHTING

Town of Bluffton
Bluffton, SC

This Agreement ("Agreement") is entered into and effective this 21st day of January 2021, by and between **Town of Bluffton** ("Customer") and Dominion Energy South Carolina, Inc. ("Company").

In consideration of the mutual covenants and agreements herein contained, the same to be well and truly kept and performed, the sums of money to be paid, and the services to be rendered, the parties hereto covenant and agree with each other as follow, namely:

ARTICLE I

LIGHTING SERVICE: Company shall provide lighting service from dusk (one half (1/2) hour after sunset) to dawn (one half (1/2) hour before sunrise) each night during the Agreement period for a total of approximately four thousand (4000) hours of lighting per year. Customer agrees that lighting provided is ornamental in nature and is not designed for security or public safety. Company does not guarantee lighting level for security or public safety purposes. Customer agrees that lighting is not designed in accordance with the Illuminating Engineering Society (IES) recommended maintained luminance and illumination values for roadways and area lighting.

ARTICLE II

RATE: Customer shall be billed in accordance with Company's "Municipal Street Lighting," Rate 17, at the time of billing. A copy of the current version of Rate 17 is attached hereto and incorporated herein by reference. This rate is subject to change upon periodic review by the Public Service Commission of South Carolina (Commission), in the manner prescribed by law. Additionally, this Agreement and all services rendered hereunder are subject to Company's "General Terms and Conditions" as approved by the Commission as they may now exist or may be amended in the future. The "General Terms and Conditions" as they currently exist are attached to this Agreement.

Rate	Item	Cost	Qty	Total
17	LED ATB0 Grey 72W	$12.34	65	$802.10
17	LED ATB2 Grey 216W	$20.07	31	$622.17
		Total	96	$1424.27

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DSM Incentive: The Customer's conversion from High Intensity Discharge (HID) lamp-type fixtures to Light Emitting Diode (LED) type fixtures qualifies for a DSM incentive, the terms of which are set forth in the Addendum hereto.

ARTICLE III

AID-TO-CONSTRUCTION: Customer has requested, and Company has agreed to install facilities. No aid to construction is required for this project.

ARTICLE IV

INSTALLATION AND MAINTENANCE: Customer is responsible for locating and marking all facilities (irrigation, water, sewer, drainage, etc.) in areas where digging will take place if not part of the Palmetto Utility Protection Service (PUPS). Company is not responsible for any damage to Customer owned utilities such as irrigation, sewer, cable, water taps, etc. that have not been located or have been mis-located. Customer is responsible for obtaining all applicable authorizations and permissions from any governmental entities related to luminaires, poles, and/or related equipment. Customer is also responsible for compliance with, and informing Company of, any governmental ordinances as they may relate to lighting. Customer is responsible for and will pay to Company any and all costs associated with the removal, relocation or exchange of luminaires, poles and/or related equipment that are determined to be non-compliant by governmental entities**. Company agrees to provide and install wiring and appurtenances for 65 LED ATB0 Grey 72W fixtures and 31 LED ATB2 Grey 216W fixtures. This lighting installation will be located at various locations within the Town of Bluffton, South Carolina.** The delivery voltage to these fixtures shall be 120v. At all times, Company will maintain ownership of luminaires and poles. Customer must notify Company of any non-functioning or mal-functioning luminaires. Company will not be responsible for any landscape or pavement replacement that may be necessary as a result of the Company installing the lighting facility or any landscape or pavement replacement that may be necessary as a result of the Company performing maintenance on the lighting facility. Customer will maintain a reasonable working distance around luminaires and poles.

_____
Customer Initial/Date

ARTICLE V

REPLACEMENT AND MAINTENANCE - ORDINARY: Company shall perform all ordinary replacement and maintenance on the equipment and appurtenances. This shall include the replacement of lamps, photocells, conductors, conduit and electrical connections due to normal wear and tear. The replacement photocells shall be limited to Company's standard twist-lock photocell. Non-standard equipment replacement may be delayed until such equipment can be ordered and delivered to Company, as non-standard equipment is not kept in Company inventory. Company shall retain ownership of these facilities located on Customer's premises. If Customer elects, for any reason, to require removal, relocation, or modification of Company facilities,

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Customer is required to reimburse Company for all costs incurred by Company as a result of such removal, relocation, or modification. If action is taken by a governmental entity that requires the removal, relocation, or modification of Company's facilities, Customer is required to reimburse Company for all costs incurred by Company as a result of such removal, relocation, or modification.

ARTICLE VI

REPLACEMENT AND MAINTENANCE - EXTRAORDINARY: Company is responsible for the replacement and maintenance of extraordinary equipment and appurtenances, which shall include the replacement of the luminaires and poles and other associated equipment due to normal wear and tear. In the event of accidental damage or vandalism, Company shall bill Customer and hold Customer responsible for all extraordinary replacement and maintenance work that is not recovered by Company from third party tortfeasors. If Customer elects, for any reason, to require removal, relocation, or modification of Company facilities, Customer is required to reimburse Company for all costs incurred by Company as a result of such removal, relocation, or modification. If action is taken by a governmental entity that requires the removal, relocation, or modification of Company's facilities, Customer is required to reimburse Company for all costs incurred by Company as a result of such removal, relocation, or modification.

ARTICLE VII

TERM: Subject to the provisions of Articles VIII and IX, this contract shall continue for the full initial term of ten (10) years beginning the first month after installation date and continues thereafter from year to year until terminated by written notice of intention to terminate made by either Party to the other at least thirty (30) days prior to the end of the initial term or any extension thereof.

ARTICLE VIII

TERMINATION FOR DEFAULT BY CUSTOMER: The occurrence of any one or more of the following events by Customer shall constitute a default by Customer: 1) bankruptcy; 2) non-payment; 3) dissolution of business entity; 4) discontinuation of access; or 5) unauthorized modification of equipment. In the event of default, and notwithstanding the provisions of Article VII, Company reserves the right to terminate this Agreement at any time upon written notice to the Customer and, upon any such termination, the Customer shall pay the Company the early termination charges set forth in Article IX.

ARTICLE IX

EARLY TERMINATION CHARGE: Should Customer terminate this Agreement for any reason, prior to the end of either the initial term or any extension thereof, unless waived as provided for herein, Customer shall pay to Company a termination charge equal to the revenues, excluding fuel, for the remainder of the contract term; plus the sum of the original cost of the installed equipment, less accumulated depreciation through the effective termination date, plus removal and disposal costs, plus environmental remediation costs, less any applicable salvage values, the total cost of which shall not be less than zero. Company may waive a portion or all of the termination charge where (1) a successor agreement is executed prior to termination of this Agreement, (2) Customer

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is able to furnish Company with satisfactory evidence that a successor customer will occupy the premises within a reasonable time and contract for substantially the same service facilities, or (3) the facilities for serving have been fully depreciated. Company reserves the right to terminate this Agreement, for its convenience and due to no fault by Customer, and remove the lighting facilities, in which event no early termination charge shall be applied.

ARTICLE X

LIMITATION OF LIABILITY: THE PARTIES AGREE, AS AN ESSENTIAL CONDITION OF THIS AGREEMENT, THAT COMPANY SHALL HAVE NO LIABILITY TO CUSTOMER OR TO ANY THIRD PARTY AS A RESULT OF THE SERVICES PROVIDED HEREUNDER OR COMPANY'S INSTALLATION, OPERATION, MAINTENANCE, OR REMOVAL OF THE LUMINAIRES, POLES, CONDUCTORS OR OTHER APPURTENANCES ASSOCIATED WITH THE LIGHTING FACILITIES EXCEPT TO THE EXTENT OF COMPANY'S GROSS NEGLIGENCE.

IN NO EVENT WILL COMPANY BE LIABLE FOR INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES. THE LIABILITY OF COMPANY SHALL IN NO EVENT EXCEED THE AMOUNT PAID BY CUSTOMER TO COMPANY DURING THE TWELVE MONTHS PRECEEDING THE EVENT WHICH GIVES RISE TO THE UNDERLYING CLAIM.

ARTICLE XI

WARRANTIES: COMPANY MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY TYPE, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY STATED IN THIS AGREEMENT. WITHOUT LIMITING THE FOREGOING, COMPANY EXPLICITLY DISCLAIMS ANY WARRANTY REGARDNG THE SERVICES PROVIDED HEREUNDER OR COMPANY'S INSTALLATION, OPERATION, MAINTENANCE, OR REMOVAL OF THE LUMINAIRES, POLES, CONDUCTORS OR OTHER APPURTENANCES ASSOCIATED WITH THE LIGHTING FACILITIES REGARDING THE SUITABILITY, PRACTICALITY, VIABILITY, OR FUNCTIONALITY OF THE PRODUCTS AND SERVICES PROVIDED HEREUNDER, EXCEPT AS SPECIFICALLY STATED HEREIN. COMPANY SPECIFICALLY DOES NOT WARRANT THAT THE PRODUCTS OR SERVICES WILL INCREASE SAFETY OR REDUCE THE POSSIBILITY OF CRIMINAL ACTIVITY. THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE SPECIFICALLY DISCLAIMED.

ARTICLE XII

FULL REQUIREMENTS: Customer must purchase all of its electrical requirements from the Company.

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ARTICLE XIII

RIGHT OF WAY: Customer hereby grants Company free access and right of way to maintain install and remove any and all luminaires, poles, conductors and other appurtenances associated with the lighting facilities contained within this Agreement. If vegetation prevents access, Company may use reasonable means to remove vegetation to gain access.

ARTICLE XIV

CUSTOMER MODIFICATIONS: No modifications to luminaires, poles or related equipment may be made by Customer without prior written approval from Company. Company assumes no liability if luminaires, poles or related equipment are modified in any manner by Customer.

ARTICLE XV

ASSIGNMENT: No assignment of this Agreement, in whole or in part by Customer, will be made without the prior written consent of Company (and shall not relieve the assigning Party from liability hereunder), which consent will not be unreasonably withheld or delayed.

ARTICLE XVI

AMENDMENT: This Agreement may not be amended except by written agreement signed by an authorized representative of each Party.

ARTICLE XVII

REPRESENTATION**:** Each Party to the Agreement represents and warrants that it has full and complete authority to enter into and perform its respective obligations under this Agreement. Any person who executes this Agreement on behalf of either Party represents and warrants that he or she has full and complete authority to do so and that such represented Party shall be bound thereby.

ARTICLE XVIII

COVENANTS: This Agreement is an entire contract, each stipulation thereto being a part of the consideration for every other, and the terms, covenants, and conditions thereof inure to the benefit of and bind the successors and assigns of each of the parties hereto, as well as the parties themselves.

ARTICLE XIX

ENTIRE UNDERSTANDING: This Agreement contains the entire understanding of the Parties and supersedes all prior oral or written representation(s) concerning the subject matter hereof.

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Town of Bluffton

By: _____

(Print Name): brian mcllwee

Title: Director of Engineering

Date: _____

DOMINION ENERGY SOUTH CAROLINA, INC.

By_____

(Print Name): Daniel F. Kassis

Title: Vice President of Customer Relations and Renewables

Date: _____

RG

_____Ltg Mgr.

Contract No. ___

DocuSign Envelope ID: 88D2FD2B-0EAC-4147-96D7-8665412E5BEE

ADDENDUM

The Public Service Commission of South Carolina ("Commission") has approved a Demand Side Management ("DSM") incentive program submitted by Dominion Energy South Carolina, Inc. ("Company") to convert overhead pole mounted light fixtures currently billed under the Company's "Rate 17 - Municipal Street Lighting" tariff from High Intensity Discharge (HID) lamp-type fixtures to Light Emitting Diode (LED) type fixtures. LED lighting reduces energy consumption by 30-60% depending on specific light fixtures replaced and installed. The capital cost of LED lighting fixtures is greater than HID lighting fixtures. The DSM incentive will be credited to Customer's bill on a monthly basis for a period of 5 years commencing at the next billing month after installation of each applicable LED fixture. The incentive amount is shown in an attachment as Exhibit A.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed in two identical counterparts each having the same legal significance as the other.

DOMINION ENERGY SOUTH CAROLINA, INC.

BY: _____

PRINT NAME: Daniel F. Kassis

TITLE: Vice President, Customer Relations and Renewables

DATE: _____

Town of Bluffton, SOUTH CAROLINA

BY: _____

PRINT NAME brian mcllwee

TITLE: Director of Engineering

DATE: _____

MAILING ADDRESS:
P.O. Box 386 Bluffton, SC 29910

ACCOUNT NO: 4189800038696

DocuSign Envelope ID: 88D2FD2B-0EAC-4147-96D7-8665412E5BEE

Exhibit A

Customer	Town of Bluffton
Date	12/10/2020

Quantity	LED Light Fixture	Current LED Cost/Month	HID Light Fixture	Current HID Cost/Month	Wattage Savings (Per Fixture)	Incentive per Month (Per Fixture)	Incentive per Month (Total)	Net Customer Cost/Month	Savings per Month	Annual kWh Savings
1	ATB0 Grey 72w	$ 12.34	175W MV OPEN	$ 8.99	140	$ 3.10	$ 3.10	$ 9.24	$ (0.25)	560
62	ATB0 Grey 72w	$ 765.08	150W HPS OPEN	$ 624.34	99	$ 3.10	$ 192.20	$ 572.88	$ 51.46	24,552
2	ATB0 Grey 72w	$ 24.68	150W HPS COBRA	$ 20.52	99	$ 3.10	$ 6.20	$ 18.48	$ 2.04	792
31	ATB2 Grey 216w	$ 622.17	400W HPS COBRA	$ 553.66	248	$ 4.33	$ 134.23	$ 487.94	$ 65.72	30,752
96		**$ 1,424.27**		**$ 1,207.51**			**$ 335.73**	**$ 1,088.54**	**$ 118.97**	**56,656**

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DOMINION ENERGY SOUTH CAROLINA, INC. **ELECTRICITY**

RATE 17

MUNICIPAL STREET LIGHTING
(Page 1 of 2)

AVAILABILITY

This rate is available to municipal customers using the Company's electric service for area and street lighting.

RATE

All night street lighting service where fixtures are mounted on Company's existing standard wooden poles which are a part of Company's overhead distribution system will be charged for at the following rates:

	SIZE AND DESCRIPTION	Lamp Charges per Month	kWh per Month
9,000 Lumens	(MH) (100W) Closed Type	$ 10.47	37
15,000 Lumens	(HPS) (150W) Open Type	$ 10.07	57
15,000 Lumens	(HPS) (150W) Closed Type	$ 10.26	62
30,000 Lumens	(MH) (320W) Closed Type	$ 17.28	123
50,000 Lumens	(HPS) (400W) Closed Type	$ 17.86	158
	LED FIXTURE SIZE AND DESCRIPTION		
8,000 Lumens	(LED) (60W) Open Type	$ 9.59	20
8,600 Lumens	(LED) (70W) Closed Type	$ 12.34	24
12,700 Lumens	(LED) (110W) Closed Type	$ 13.67	35
25,500 Lumens	(LED) (205W) Closed Type	$ 20.07	68
32,300 Lumens	(LED) (270W) Closed Type	$ 24.18	91
The following fixtures are available for new installations only to maintain pattern sensitive areas:			
9,500 Lumens	(HPS) (100W) Open Type	$ 9.17	38
9,500 Lumens	(HPS) (100W) Open Type (non-directional) - Retrofit	$ 9.17	38
9,500 Lumens	(HPS) (100W) Closed Type	$ 9.92	38
15,000 Lumens	(HPS) (150W) Open Type - Retrofit	$ 10.03	63
15,000 Lumens	(HPS) (150W) Closed Type - Retrofit	$ 10.29	63
27,500 Lumens	(HPS) (250W) Closed Type	$ 15.67	102
45,000 Lumens	(HPS) (360W) Closed Type - Retrofit	$ 17.21	144

All night street lighting service in areas being served from Company's underground distribution system:

The following fixtures which are available for new installations where excavation and back filling are provided for the Company and existing fixtures previously billed as residential subdivision street lighting will be charged for at the following rates:

Post-Top Mounted Luminaries		Traditional Lamp Charges per Month	Modern Lamp Charges per Month	Classic Lamp Charges per Month	kWh per Month
9,000 Lumens	(MH) (100W)	$ 22.27	$ 22.27	$ 26.04	37
15,000 Lumens	(HPS) (150W)	$ 22.36	$ 22.36	$ 26.42	62
The following fixture is available for new installations only to maintain pattern sensitive areas:					
9,500 Lumens	(HPS) (100W) Traditional	$ 20.82			37
15,000 Lumens	(HPS) (150W) - Retrofit	$ 22.34		$ 26.40	63
15,000 Lumens	(HPS) (150W) - Retrofit		$ 22.36		62

Effective January 2009, selected existing light sets will no longer be available for new installations. Replacment light sets will only be available until inventory is depleted and will be replaced on a first-come, first-served basis. Affected lights are as follows:

4,000 Lumens	(Mercury) (100W) Open Type (non-directional)	$ 8.24	37
7,500 Lumens	(Mercury) (175W - Traditional)	$ 21.81	69
7,500 Lumens	(Mercury) (175W - Modern)	$ 21.81	69
7,500 Lumens	(Mercury) (175W - Classic)	$ 25.69	69
7,500 Lumens	(Mercury) (175W) Closed Type	$ 10.20	69
7,500 Lumens	(Mercury) (175W) Open Type (non-directional)	$ 8.99	69
10,000 Lumens	(Mercury) (250W) Closed Type	$ 13.71	95
20,000 Lumens	(Mercury) (400W) Closed Type	$ 16.94	159

MINIMUM CHARGE

When construction costs exceed four (4) times the estimated annual revenue excluding fuel revenue to be derived by the Company, the customer may make a contribution in aid of construction of the excess cost or pay the Company's standard facility rate on the excess construction cost in addition to the rate charges above.

Effective for Bills Rendered On and After the First Billing Cycle of May 2020
Pursuant to Public Service Commission of South Carolina Order Nos. 2020-331 and 2020-333

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RATE 17

MUNICIPAL
STREET LIGHTING
(Page 2 of 2)

ADJUSTMENT FOR FUEL, VARIABLE ENVIRONMENTAL & AVOIDED CAPACITY, AND DISTRIBUTED ENERGY RESOURCE COSTS

Fuel costs of $.02250 per kWh are included in the monthly lamp charge and are subject to adjustment by order of the Public Service Commission of South Carolina.

PENSION COSTS COMPONENT

The energy charges above include a Pension Costs component of -$.00017 per kWh as approved by the Public Service Commission of South Carolina.

STORM DAMAGE COMPONENT

Inclusion of a storm damage component has been indefinitely suspended until further order of the Public Service Commission of South Carolina.

TAX RIDER

The above charges will be reduced by 3.07% to reflect the Tax Rider as approved by the Public Service Commission of South Carolina.

SALES AND FRANCHISE TAX

To the above will be added any applicable sales tax, franchise fee or business license tax which may be assessed by any state or local governmental body.

PAYMENT TERMS

All bills are net and payable when rendered.

TERM OF CONTRACT

Contracts under this rate shall be written for a period of not less than ten (10) years; and such contract shall include a provision that the Municipality must purchase all of its electrical requirements from the Company. The Company reserves the right to remove its facilities when subject to vandalism or for other cogent reasons.

SPECIAL PROVISIONS

The Company will furnish, erect, operate and maintain all necessary equipment in accordance with its standard specifications. It is the customer's responsibility to notify the Company when equipment fails to operate properly. Non-standard service requiring underground, special fixtures and/or poles will be furnished only when the customer pays the difference in costs between such non-standard service and standard service or pays to the Company its normal monthly facility charge based on such difference in costs.

GENERAL TERMS AND CONDITIONS

The Company's General Terms and Conditions are incorporated by reference and are a part of this rate schedule.

Effective for Bills Rendered On and After the First Billing Cycle of May 2020
Pursuant to Public Service Commission of South Carolina Order Nos. 2020-331 and 2020-333

0790XX (Bluffton Area)
0791BF (City of Bluffton)
0790XX (Bluffton Area)
0790XX (Bluffton Area)
0790XX (Bluffton Area)
NEW MUSTANG DR
HIDDEN LAKES LN
WATERWAY DR
LAKESIDE DR
WOODSIDE DR
WINDY LAKE CT
LOTUS CT
SIMMONSVILLE RD
BLUEHAW CT
RONWOOD CIR
FERNBANK AVE
WHITEBERRY LN
MAIDENCANE ST
PLUMGRASS ST
TWIVELDADE ST
PLUMGRASS WAY
TOY FIELD
SOCCER
BUCKSHORE DR
FRIENDSHIP LN
HIDDEN LAKES CIR
KITTY RD
LITTLE POSSUM LN
POSSUM POINT LN
DOUGLIS LN
PARK CIR
HENRY JONES DR
SANDY RUN RD
FRIERSON CIR
CROOKED COVE LN
HAYDLER BLVD
MAY RIVER RD
POSEYS CT
LITTLE AARON RD
JENNIFER CT
DEEKS RD
LADY J LN
DOE ISLAND RD
BUCK ISLAND RD
BUCK POINT RD
WHEL LN
135893
124925
153354
551339
442836
224483
351227
420075
355707
355705
RED CEDAR ST
TENTH AVE
NINTH AVE
EIGHTH AVE
FIFTH AVE
4TH AVE
3RD AVE
ABLE ST
JASON ST
GUILFORD PL
YAUPON RD
RAMBLE LN
MISTLETOE LOOP
SMILAX LN
GINKGO LN
STOCK FARM RD
HEAD OF THE TIDE RD
VERDIER COVE RD
YAUPON LN
JOE JAY
ROAD A
PIN OAK ST
WATERTUPELO LN
BRENNAN LN
SASSAFRAS ST
BUCKEYE ST
WHISPERING PINE ST
QUINN CT
KERBY ST
HONEY LOCUST AVE
SUGAR MAPLE ST
DAWOON BLVD
MARTHA BROWN CIR
BENJAMIN MILLER LN
GRACE LN
BUSH LN
LAUREL CT
TAYLOR CT
SHELTS RD
GOETHE RD
DUSTIN LP
MARIANNA WAY
HILDERBRAND
DR MELLICHAMP DR
STATE OF MIND ST
DRAYSON CIR
KITTIES LANDING DR
KITTIES LANDING RD
KITTIES LANDING WAY
TAMARACK LN
LARCHWOOD LN
CM ELLIS LN
JOE HAMILTON LN
JILLFER LN
LITTLE LN
WILKINSON WAY
EVELYN WAY
GODFREY PL
BULL BUN LN
KIDD LN
ROAD B
ENT TO 1060
HARVEST CIR
GATEWAY VILLAGE RD
HIGH BRANCH LN
SAWMILL FOREST DR
TIMBERSTONE RD
FORDING ISLAND RD
BURNT CHURCH LN
BLUFFTON PKY
SHADY GLEN DR
SHADY GLEN CIR
SHADY WAY
SHADY GREEN LN
SHADY MARSH LN
SHADY PINE LN
THURMOND WAY
BLUFFTON RD
STATE ST
JOHNSTON WAY
BURR WAY
CASSANDRA LN
PALMETTO WAY
ALLEY OOP LN
LAKE LINDEN DR
LAKE LINDEN LN
BURNT CHURCH RD
FERRIES CT
TILLINGHAST CIR
CINNAMON FERN
BRACKEN FERN
HOLLY FERN
FERN LAKES DR
BRITTLE FERN
HAZY SWAN BAY
IVORY ELM STROLL
SHELL BANK LN
PEARL ST
BRUIN RD
BLUE CRAB ST
BAITERS WALK
TABBY SHELL RD
PLUFF MUD LN
MUDD BAR LN
FIDDLER LN
LOST HOLLOW LN
STROLL LN
HAWKES RD
LAWTON ST
CHURCH ST
LAWRENCE ST
HICKORY TRCE
COLCOCK ST
CALHOUN ST
GREEN ST
BOUNDARY ST
PRITCHARD ST
ROBERTSON ST
BRIDGE ST
THOMAS HEYWARD ST
GUERARD AVE
DUBOIS LN
MAIDEN LN
POPE LN
ALLEN ST
WATER ST
DEVONWOOD CT
DEVONWOOD DR
BENTON FIELD RD
PINE FOREST DR
FOREMAN FIELD RD
ULMER RD
CONFEDERATE AVE
MINUTEMAN DR
CASTLE POINT RD
ALLOY RD
Legend
96 Street Lights
Centerlines
SC Railroad
SCANA Water
N
S
E
W

RECOMMENDED MOTION LANGUAGE

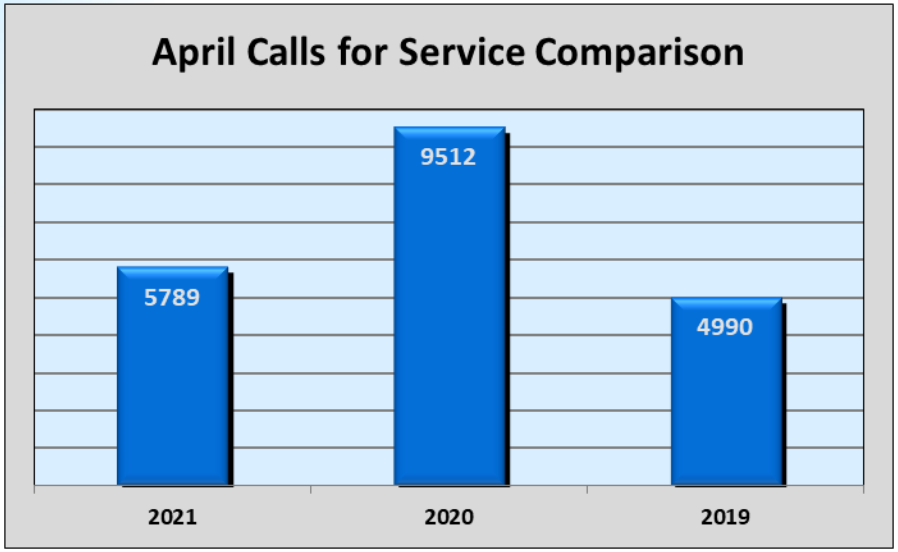
"I make a motion to authorize the Town Manager to enter into the Agreement with Dominion for the LED Conversion Program project. The Agreement includes a commitment from the Town of Bluffton for $150,768.60 for the 10-year lighting agreement."

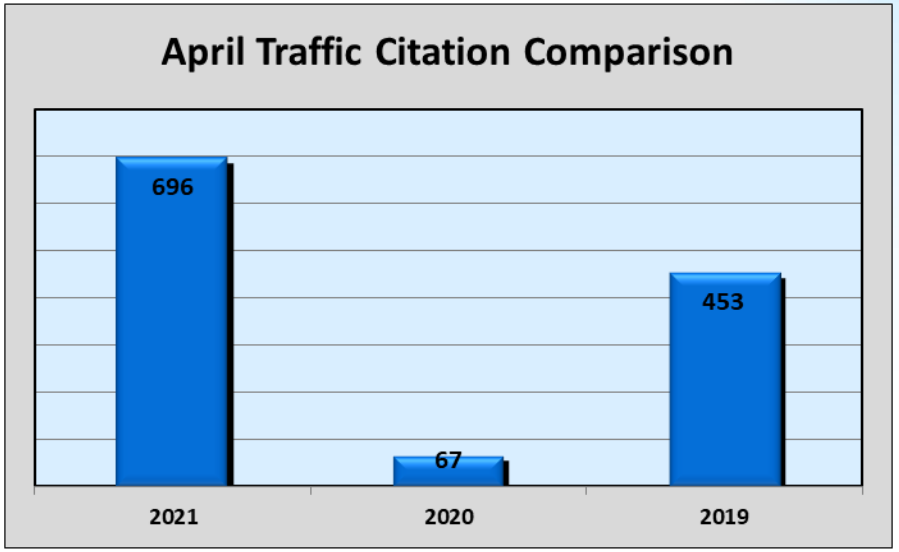
Bluffton Police Department
April 2021 Statistical Information

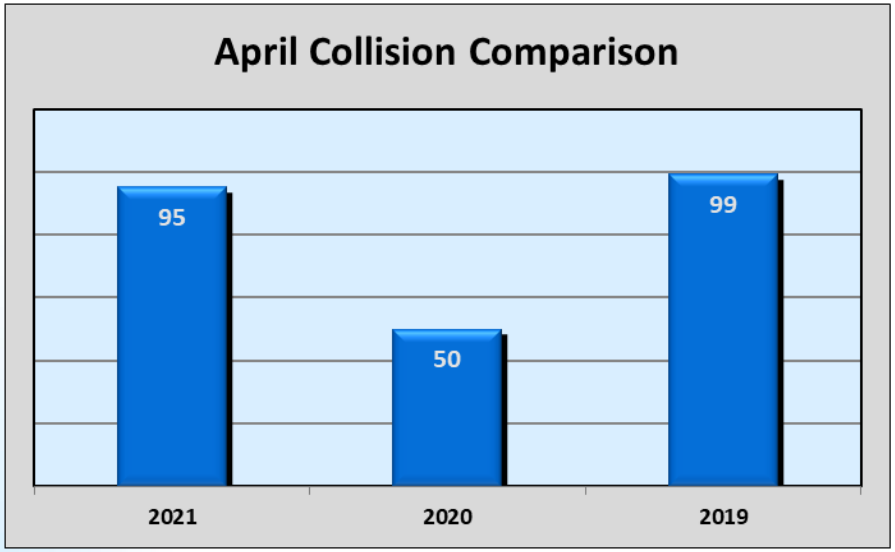
Presented by:
Chief Stephenie Price

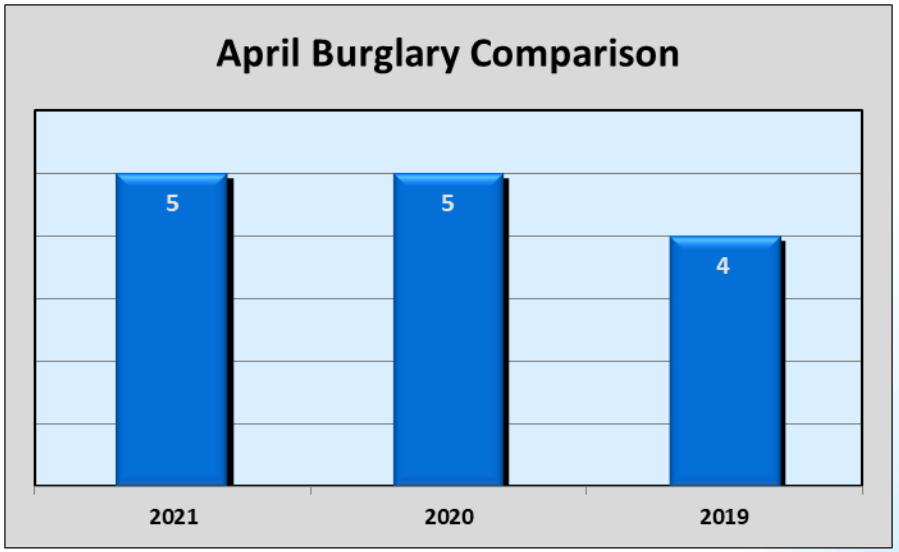
April 30, 2021

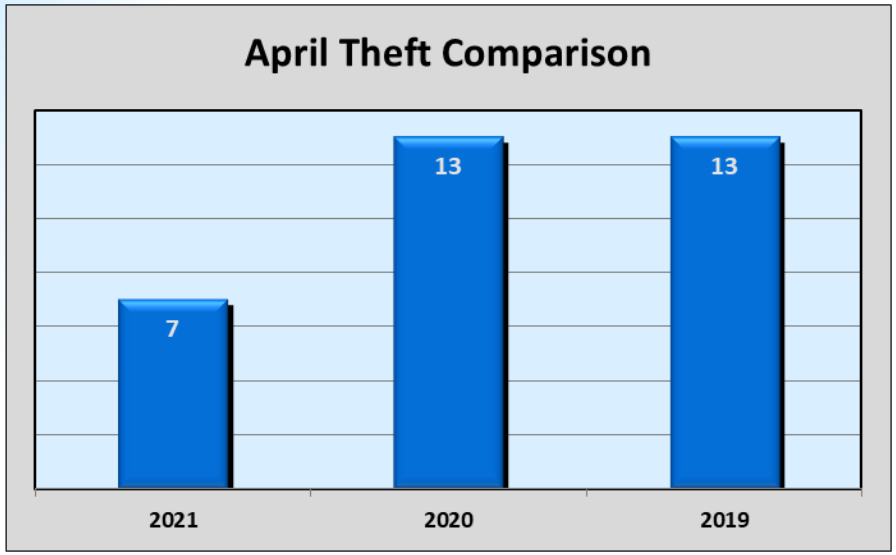
April Trends

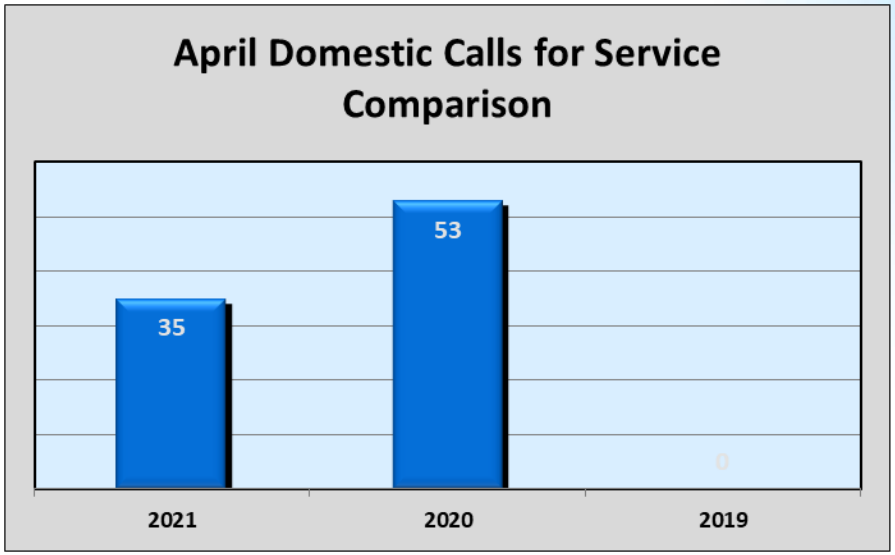


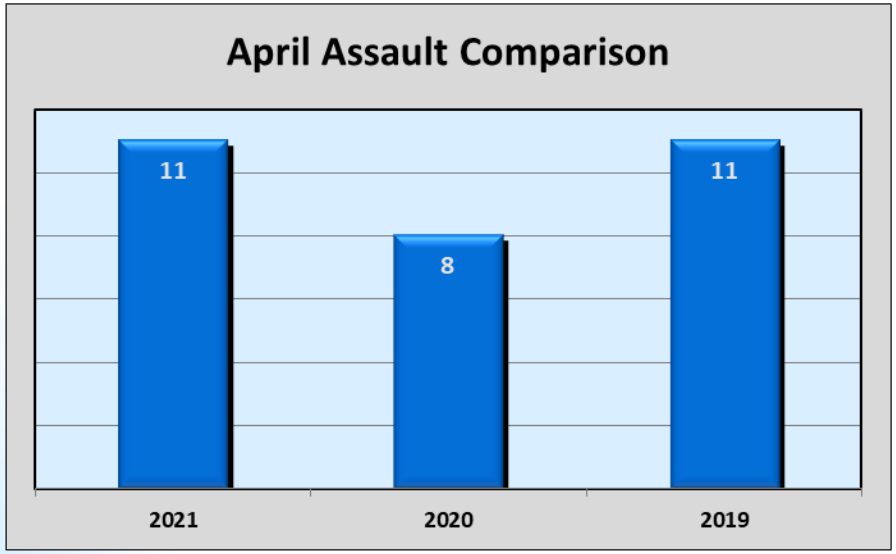


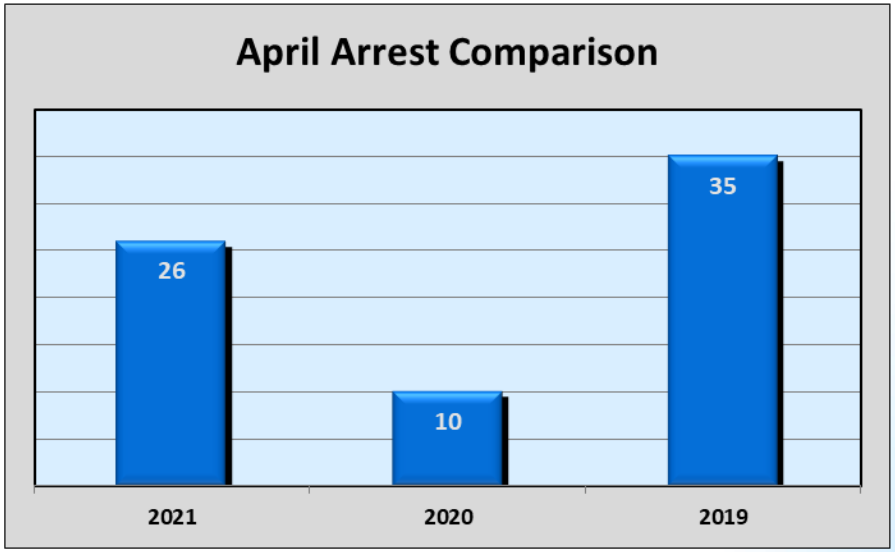




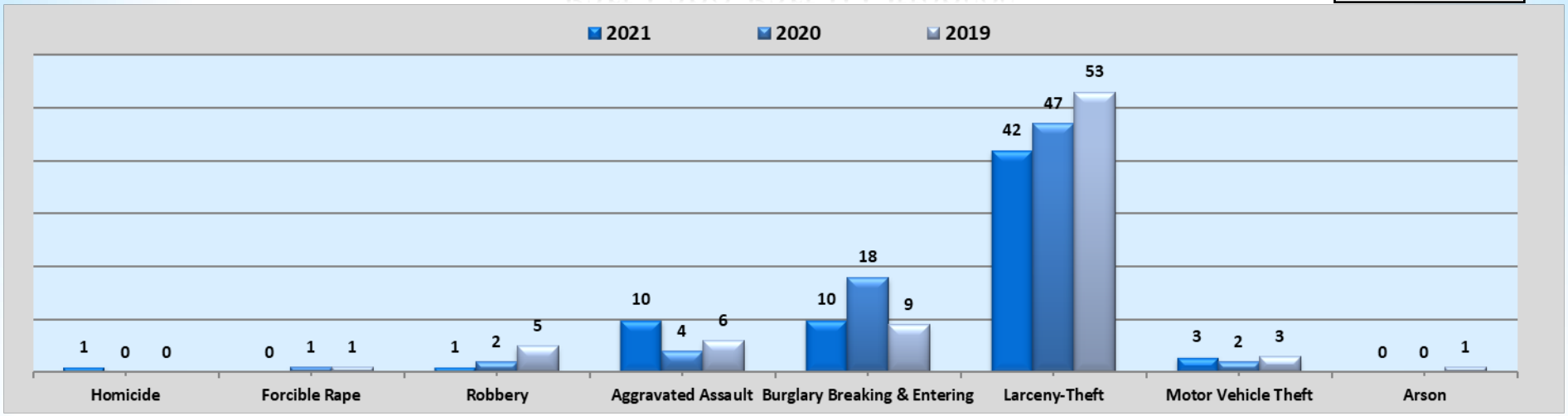

April Theft Comparison
7
13
13
2021
2020
2019

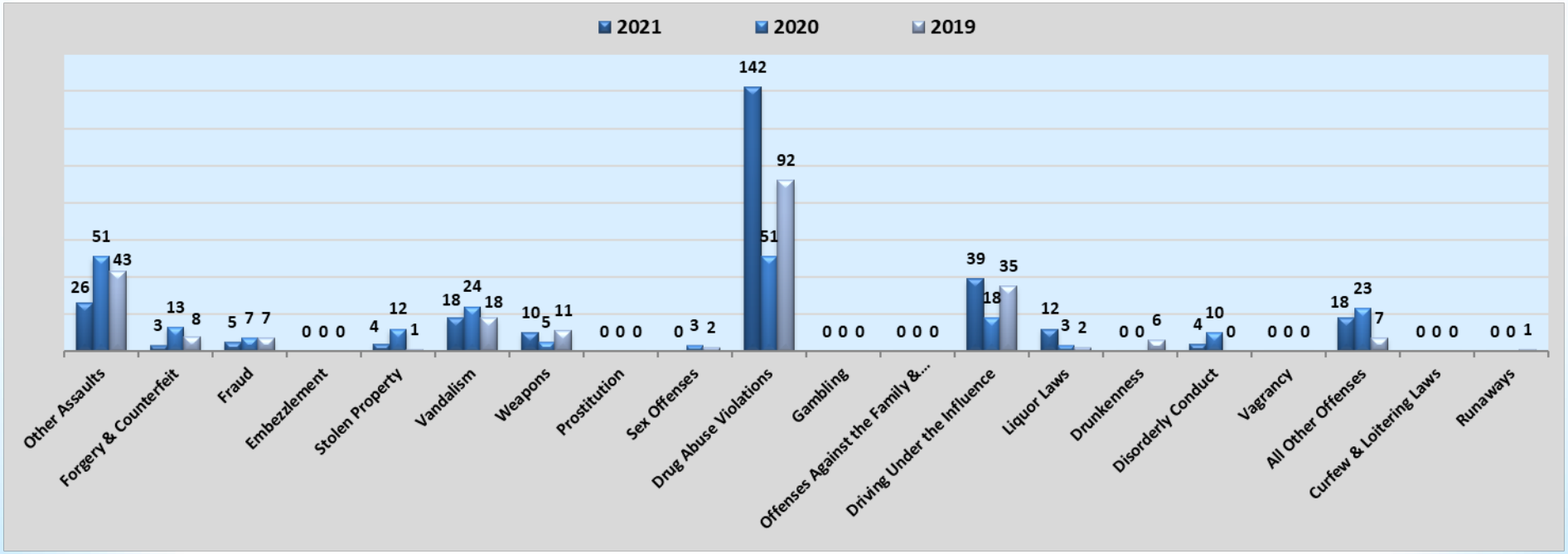

April Domestic Calls for Service Comparison
35
53
0
2021
2020
2019


April Assault Comparison
11
8
11
2021
2020
2019


April Arrest Comparison
26
10
35
2021
2020
2019

Part I and Part II Offenses





Department Highlights

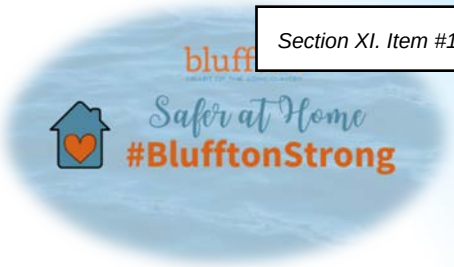
Arrests
Adult Felony: 6
Adult Misdemeanor: 14
Juvenile: 0
DUI: 6

Complaints
No complaints received in the month of April.

Commendations
None

Marine Patrol
No Marine Patrol activity during April.

Department Highlights



Law Enforcement Advisory Committee

Bluffton Police Department Updates:

Sgt. Perez
- Current Staffing Goals
- Overview of Hiring Expo
- Application Process

Chief Price
- Upcoming Multi-Jurisdictional Hiring Event
- New Guardian Program
- Community Connection Program

Policy Committee

Final Review**:**
- SOP 066 – Body Worn Camera – final review completed
- SOP 002 – Biased Based Profiling – final review completed
- SOP 001 – Emergency and Pursuit Operation of Police Vehicles
- SOP 032 – Internal Affairs Investigations

In Progress**:**
- SOP 006 – Departmental Weapons
- SOP 007 – Response to Resistance

Police Initiatives:

- **Community Connections Program –** Command Staff and Patrol Officers team up to visit area businesses. The object od the program is to connect with business owners and operators in a non enforcement contact. This gives officers the opportunity to enhance their interpersonal skills and to get familiar with business owners and operators in our community. It offers the commanders the opportunity to mentor officers and address any concerns they have. This is a program that has many benefits externally and internally by building relationships with the community.

- **Multi-Jurisdictional Hiring Expo** – All area law enforcement agencies are combining their recruitment efforts and holding a Lowcountry law enforcement hiring event. All area agencies have committed to participate in a condensed area event including physical agility testing and written exam. Participating agencies will showcase the highlights and benefits of their individual agency. This is an innovative solution to staff not only Bluffton Police, but combat the recruiting and retention crisis within Law Enforcement.

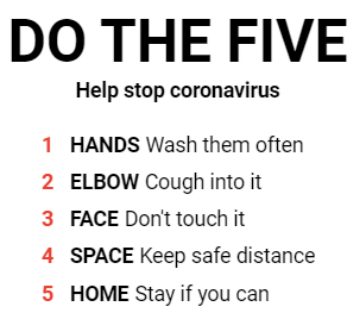
- **Realistic Scenario Base Training** – training was held at the BSCO Firing Range. The training involved force scenarios where officers demonstrated rendering first applying tourniquets on injured parties, rescue and de-escalation techniques in emergency operations.

Department Highlights

Meetings Attended by Chief Stephenie Price

Every Tuesday – Weekly meeting with Interim Town Manager
Every Wednesday – Attended Senior Staff Communications Meeting
Bi-Weekly – Town Update Zoom Meeting
Every Monday – Commanders Meeting

Apr 1st – Meeting with Beaufort City Police Chief
Apr 1st – Meeting with Human Resource Director
Apr 5th – Attend 1st Joint Municipal LE Try-Out Expo meeting
Apr 6th – Interview with Lowcountry Chronical – zoom meeting
Apr 6th – Lunch with Digital Communications Manager
Apr 6th – Meeting with DRCI Heroes Program Manager
Apr 7th – Attend Bluffton Rotary Breakfast Meeting
Apr 7th – Meeting with President of Boys & Girls Club of the Lowcountry
Apr 7th – Guest Speaker for Greater Bluffton Republicans Club
Apr 8th – Attend SCPCA Police Chiefs Association Training & Meeting
Apr 8th – Attend DRCI Board Meeting
Apr 12th – Special Town Council Facebook meeting
Apr 13th – Attend After Hours Warrants meeting
Apr 13th – Meeting with Interim Town Manager
Apr 13th – Meeting with Officer
Apr 13th – Town Council Zoom meeting
Apr 14th – Command Staff Meeting
Apr 14th – Evergreen Senior Leader Phone Interview
Apr 14th – Meeting with Captain
Apr 15th – Law Enforcement Citizens Advisory Committee zoom meeting
Apr 20th – Meeting with Director of Emergency Management
Apr 20th – Attend Boys & Girls Club Board meeting
Apr 21st – Breakfast with Administrative Assistant "Day"
Apr 21st – MuniCode Overview zoom meeting
Apr 21st – Participate in Earth Day Clean Up (Simmonsville/Buck Island Rd)
Apr 22nd – Meeting with FBI
Apr 26th – Special Town Council Facebook meeting
Apr 26th – Meeting with School Resource Officer
Apr 27th – Meeting with Director of Boys & Girls Club
Apr 27th – Attend Brigadier General Parris Island Luncheon
Apr 28th – State of the Region Virtual Event
Apr 28th – Mandatory Meeting with Captain, Lieutenant and Corporal
Apr 29th – Meeting with Interim Town Manager
Apr 29th – Meeting with Clerk of Court
Apr 30th – Coffee meeting with Town Council Representative

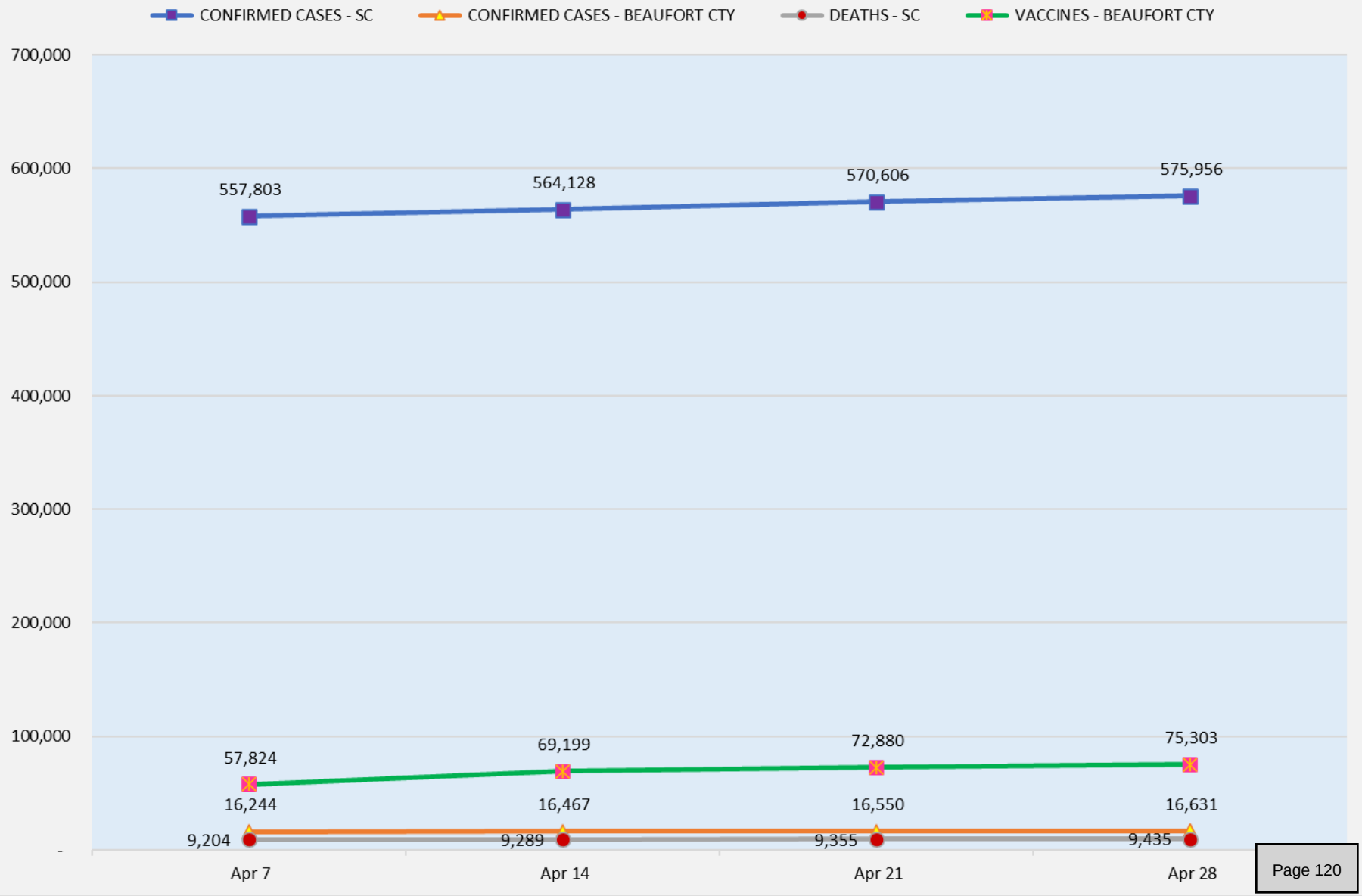


United States: as of 4/28/2021
- **Cases Confirmed**: 31,924,610
- **Deaths**: 869,711
- **Vaccines**: 232,407,669

South Carolina:
- **Cases Confirmed**: 575,956
- **Deaths**: 9,435
- **Vaccines**: 2,820,250

Beaufort County:
- **Cases Confirmed**: 16,631
- **Deaths**: 203
- **Vaccines**: 75,303

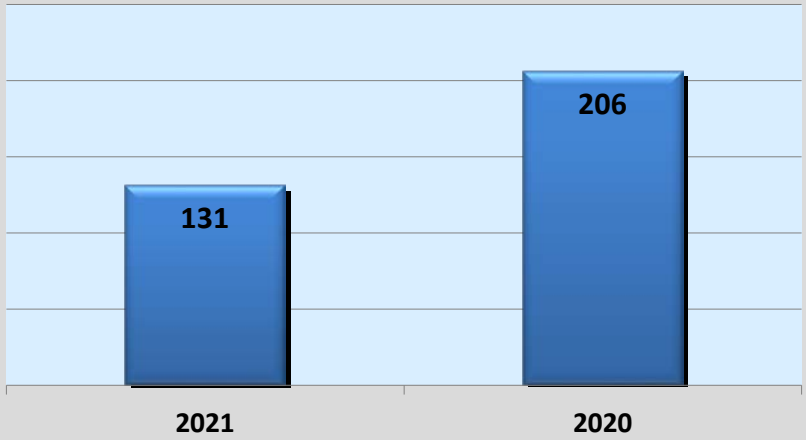
COVID-19 Pandemic
South Carolina



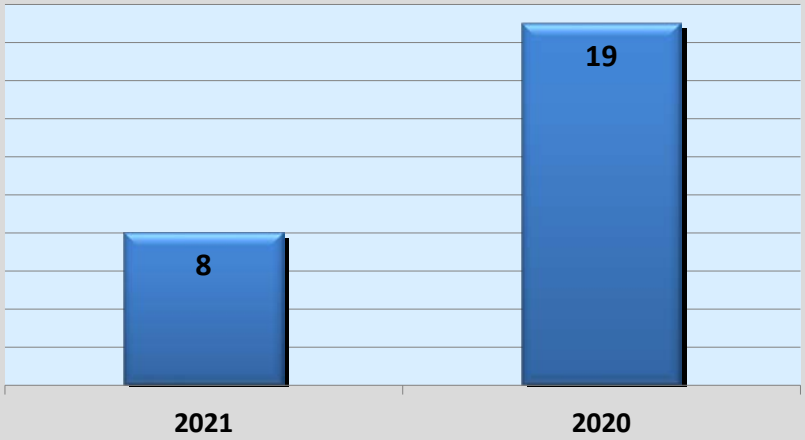
COVID-19 Pandemic
Calls for Service Comparison Charts

January - April

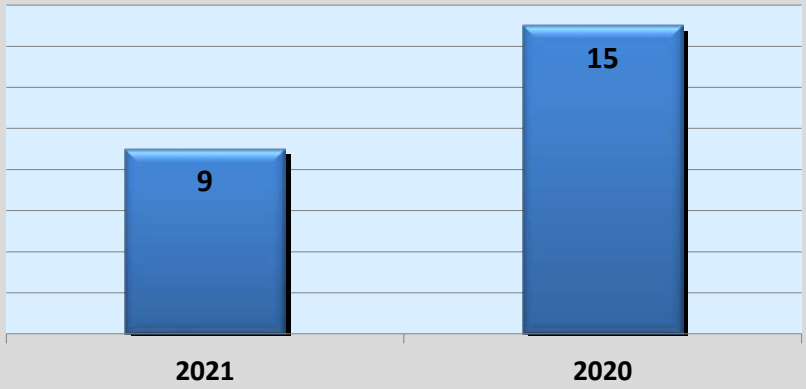
Domestic Comparison



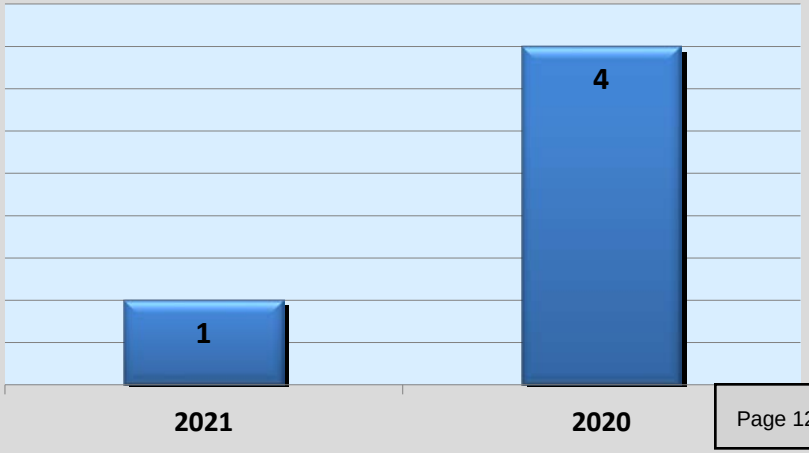
Assault & Battery Comparison



Mental Subject Transports Comparison



Armed Robbery Comparison



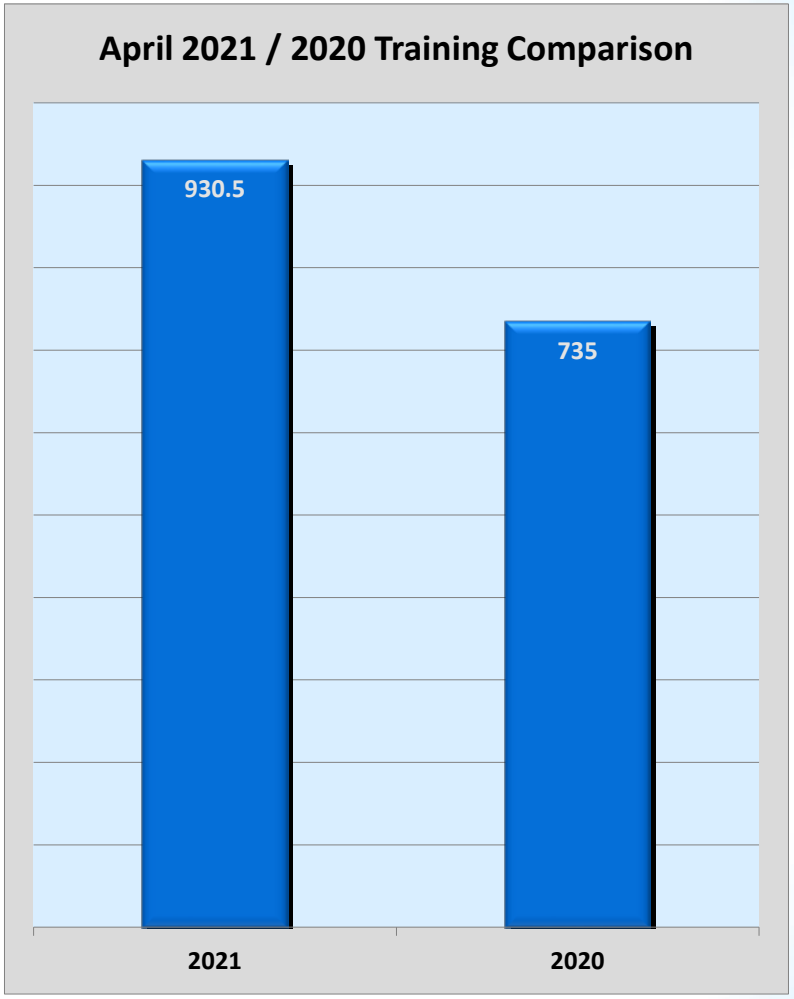
Department Highlights

Training – In-House

In-Service Firearms Training – 38 Officers
ACADIS training – 15 Officers
360 Situational Awareness – 1 Officer
911 Calls Released In Beating Death – 1 Officer
911 Tapes Released In Portsmouth Bomb Threat – 1 Officer
Absorbents and Spills – 1 Officer
Active Shooter 1 – 1 Officer
Active Shooter 2 – 1 Officer
Active Shooter: Phases and Prevention – 1 Officer
ADA Compliance in Business – 1 Officer
Airborne and Bloodborne Pathogens – 1 Officer
Ambush Awareness and Preparation – 1 Officer
Anti-Bias Training For Law Enforcement – 3 Officer
COVID-19 for Law Enforcement – 1 Officer
Driving Techniques – 1 Officer
Hazmat First Responder Awareness (FRA) Level I – 2 Officer
HIPAA: Protected Health Information For Public Entities – 1 Officer
Hurricane Preparation / Emergency Management – 1 Officer
Internet/ Technology in Law Enforcement 1 – 1 Officer
Must Read for Police: The Great Reset Policing in 2030 – 1 Officer
Public Recording of Police Activities – 1 Officer
Pursuit Driving – 1 Officer
Pursuit Driving Basics – 1 Officer
Pursuit Driving Fundamentals – 1 Officer
Questions to Ask During a Drug Interdiction Stop – 1 Officer
Real-Life Video Training 1 – 1 Officer
Tactical Patrol Considerations – 1 Officer

Training – Outside

Basic Law Enforcement Academy – 2 Officers
Recruitment, Retention, Hiring and Background – 1 Officer
Basic SWAT – 1 Officer
CRASE Instructor
Terrorism Awareness for First Responders



Patrol Division

CALLS FOR SERVICE TOP 10 CALL TYPES	
Extra Pat Busin	2362
Extra Pat Resid	1566
Traffic Stop	659
Activated Alarm	161
911 Hang-Up	150
Community Relat	112
Misc Call	86
Disturbance	81
Case Follow Up	71
Reckless Drving	62

Total Calls for Service: 5973
Avg per day: 199

UNIFORM TRAFFIC CITATIONS TOP 10 VIOLATIONS	
Speeding	185
Defective Equipmnt	92
Speeding & more	52
Vehcle Licnse Viol	50
Disregrd Stop Sign	28
Improper Lane Use	21
Improper Turn	17
Defective Equipmnt & more	15
Disrgrd Traf Signl	12
Chnge Lane Unlawfl	9

Total Traffic Citations Issued: 542
Avg per day: 18

WARRANTS SERVED	
Dist meth-1st	1
Poss of controlled sub in Sch I-V-1st	1

UNIFORM TRAFFIC WARNINGS TOP 10 VIOLATIONS	
Speeding	185
Defective Equipmnt	92
Speeding & more	52
Vehcle Licnse Viol	50
Disregrd Stop Sign	28
Improper Lane Use	21
Improper Turn	17
Defective Equipmnt & more	15
Disrgrd Traf Signl	12
Chnge Lane Unlawfl	9

Total Warning Citations Issued: 560
Avg per day: 18

Criminal Investigation Division

CRIMINAL INVESTIGATIONS	
Cases Assigned	21
Incident Reports	2
Supplemental Reports	42
Cases Closed	24
Arrests Made	1
Arrest Warrants	1
Bond Court	2
Case Call Outs	2
Search Warrants	13

Case Call Outs:
21BP19015 Alleged Kidnapping
21BP22371 Overdose

Bond Court:
19BP58369 Domestic Violence
21BP18119 Assault & Battery

Training:
Line Up 2021 May / June
Range Training
Child Fatalities Task Force Training
Swat Certification

Community Action Team – April 2021

Code Enforcement:

Sign Violations: Multiple Business advertisement signs removed from Old Town and various locations throughout Bluffton

Business License Renewal / H-Tax / A-Tax

Reviewed and discussed the remaining list with Natalie Majorkiewicz and Kristy Carge relating to concerns of the accuracy for potential citations. At this time, a decision was made to wait on the new upcoming list of potential expired licenses to address them sometime in mid-May 2021.

Complaints/Property Checks:

- Spoke with Aaron Sellinger in Alston Park regarding potential theft of services by contractors working for Village Park Homes. Instructed him to contact BPD to file report.
- Spoke with Mr. Martino from Peaceful Henrys. He was inquiring about Alcohol Compliance. I instructed him to contact SLED.
- Certified and Regular mail sent to Mr. William Godfrey for the removal of a pennant sign(s) at Gearheads Garage on Goethe Road.
- Certified and Regular mail sent to The Grind Coffee Shop for the removal of a pennant sign(s) at Grind Coffee.
- Certified and Regular mail sent to Sheridan Place LLC for the removal of multiple pennant signs for Easy 2 Own Furnishings and Supermercado La Mexicana.
- Reported missing gutter protection to Stormwater Dept on construction site in Lawton Station.
- Reported potential work without permit to Building Dept in the Crossings.
- Follow-up on Farnsleigh Lane in Hampton Hall, no work started to date.
- Follow-up on Davies Road, Palmetto Bluff. Multiple Construction sites.
- Emailed and spoke with Lou Orlando, Palmetto Bluff, regarding obtaining a full contractor list for those approved to work with the community.
- Certified and Regular mail sent to HTP Bluffton LLC for 98 Fording Island Road. Building unsecured with the potential of creating a public nuisance. Reported by Officer Sereno
- Certified and Regular mail sent to 163 Bluffton Road LLC for an illegal pennant sign advertising Zumba.

Complaints/Property Checks continued:

- Took measurement with measuring wheel to determine the distance from Dolce Vita to location of food vendors at Back Yard State of Mind. This was to insure they met the requirement by ordinance to operate.
- Certified and Regular mail sent to Pizza Co. regarding for an illegal pennant sign advertising their business on Bluffton Road.
- Certified and Regular mail sent to Burnt Church Distillery for an illegal pennant sign advertising their business on Bluffton Road.
- Certified and Regular mail sent to Alvin Ord's for their sandwich board sign situated on the public sidewalk along May River Road. ADA compliance must be met for pedestrian safety for peoples with disabilities.
- Certified and Regular mail sent to Coastal Exchange for their sandwich board sign situated on the public sidewalk along May River Road. ADA compliance must be met for pedestrian safety for peoples with disabilities.
- Certified and Regular mail sent to Bee Town for their sandwich board sign situated on the public sidewalk along May River Road. ADA compliance must be met for pedestrian safety for peoples with disabilities.
- Certified and Regular mail sent to Enclave at Bluffton Park Apartments for an illegal pennant sign advertising their business.
- Certified and Regular mail sent to 56 Calhoun Street for 2 unapproved signs advertising.
    - •High Tide Beads
    - •Kingfisher
- Spoke with Chris Haulsee in Cypress Ridge regarding noise complaint. Neighbors outside all hours of the night being disruptive. Instructed him to contact the non-emergency dispatched to have any officer check the property.
- Certified and Regular mail sent to the owner/operator of Brothers Tacos, LLC and the property owners informing them of the Town's ordinance to remove the food vendor trailer at the end of each day. Also provided DHEC flyer highlighting rules for mobile food establishments.
- Certified and Regular mail sent to the owner/operator of La Quetzalteca, LLC and the property owners informing them of the Town's ordinance to remove the food vendor trailer at the end of each day. Also provided DHEC flyer highlighting rules for mobile food establishments.

Community Action Team – April 2021

Traffic Officer(s):

Cpl. Dickson
Tickets: 46
Warnings: 9
Total Citations: 55
Collision Reports: 10
Incident Reports: 3

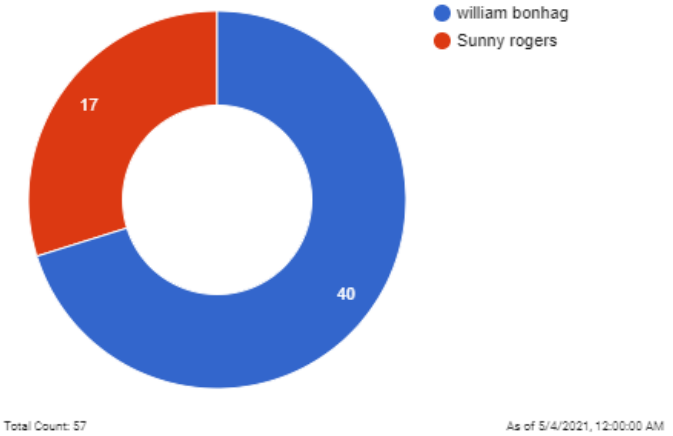
Officer Harden
Tickets: 17
Warnings: 75
Total Citations: 92
Collision Reports: 6
Incident Reports: 0

Downtown Traffic Stats:

Tickets: 5
Warnings: 11
Truck Route: 0
Parking Tickets: 49

Community Service Assistants – April 2021

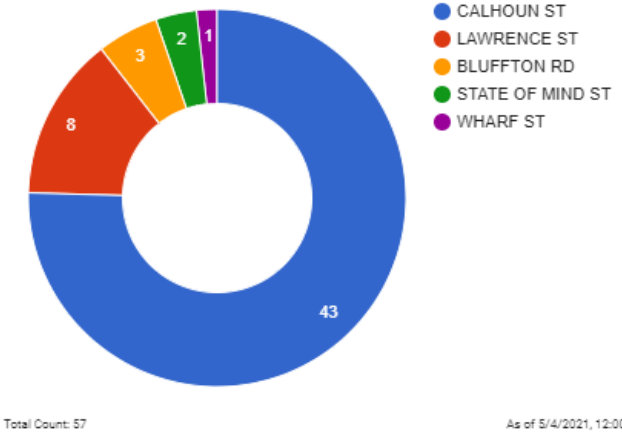
Tickets By Officer Apr. 2021



Total Count: 57

As of 5/4/2021, 12:00:00 AM

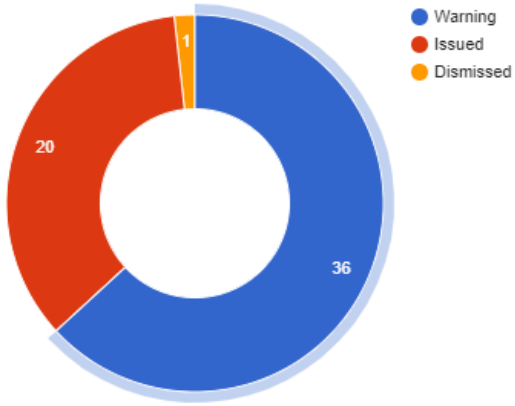
Tickets By Location Apr. 2021



Total Count: 57

As of 5/4/2021, 12:00:00 AM

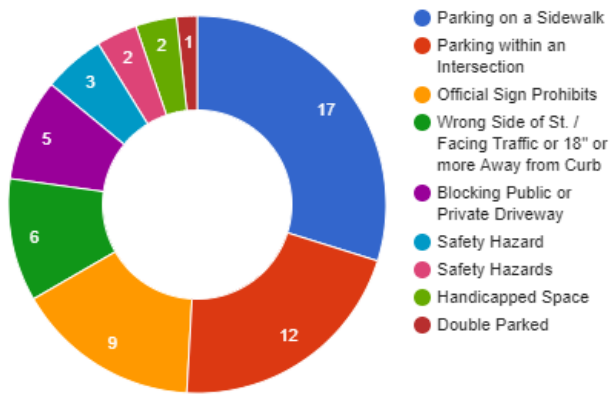
Tickets By Status Apr. 2021



Total Count: 57

As of 5/4/2021, 12:00:00 AM

Tickets By Violation Apr. 2021



Total Count: 57

As of 5/4/2021, 12:00:00 AM

Lutzie 43 Actions

Lutzie 43 Classes:

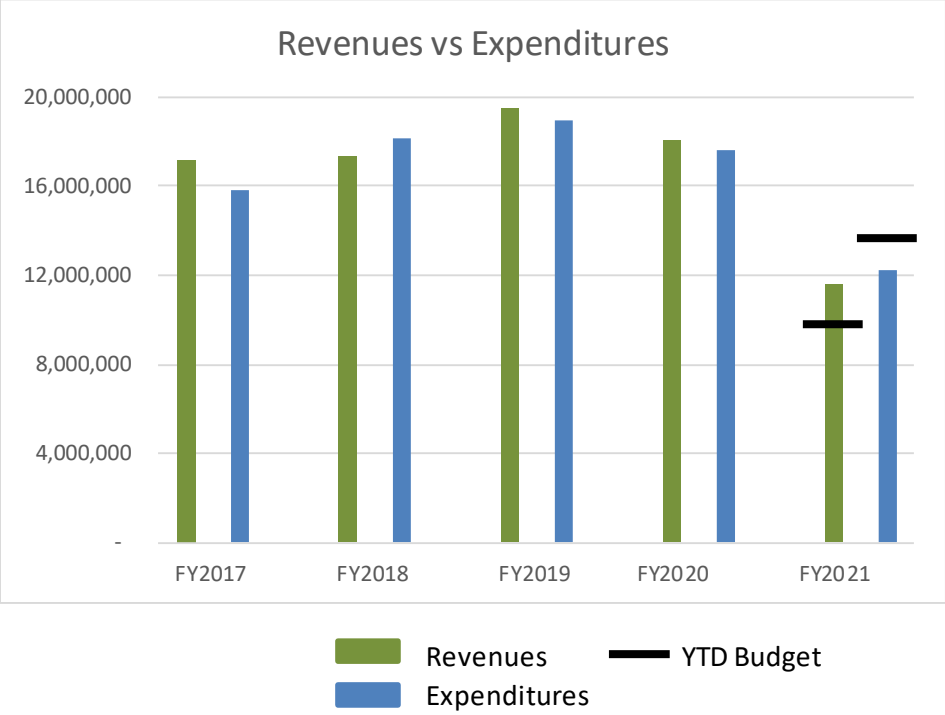
- SRO Lee
  - Cross School– 1 classes with a total of 21 students in attendance
- SRO Brown
  - River Ridge Academy – 2 classes with a total of 30 students in attendance
- SRO Puryear
  - May River High School Prom Promise - handed out 36 lanyards

TOWN COUNCIL
STAFF REPORT
Finance & Administration Department

MEETING DATE:	May 11, 2021
PROJECT:	Consent Agenda: Year-to-date Financial Report
PROJECT MANAGER:	Chris Forster, MPA, CPFO, CGFM, Director of Finance & Administration

General Fund Financial Overview:

The chart below shows the revenue collections and expenditures trend for the last four full years and FY2021 year-to-date (YTD) through March. Revenues have been higher than expenditures the last four full years except for FY2018 which reflects a budgeted use of fund balance transferred to the Capital Improvements program fund for the Town Hall renovation project.



FY2021 YTD through March shows revenues slightly above the budget amount due to higher building permits, higher business licenses and COVID-19 reimbursements partially offset by delay in property tax collections, franchise fee collections and COVID-19 impacts on court revenues, contract police service and rental income revenue. YTD March expenditures are tracking below the budgeted amounts.

FY21 General Fund Financial Overview

Revenues		Expenditures
$11,639k	*YTD*	$12,262k
108.7%	*% of Budget*	88.7%
$10,706k	*YTD Budget*	$13,828k

ATTACHMENTS:

1. General Fund
2. Stormwater Fund
3. Capital Improvement Program Fund
4. Debt Service Fund
5. Special Revenue Funds
6. Business License Statistics

Town of Bluffton
Actual Versus Budget
General Fund

	Month of March					Year-to-Date thru March				
	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)
Revenues										
Property Taxes	$ 2,567,412	$ 1,009,038	$ (1,558,374)	$ 2,594,567	$ (1,585,529)	$ 6,109,923	$ 5,184,034	$ (925,889)	$ 6,174,545	$ (990,510)
Licenses & Permits										
Business Licenses	295,922	404,211	108,289	258,523	145,688	870,569	1,144,183	273,614	760,545	383,638
MASC Telecommunications	65,775	60,244	(5,531)	67,916	(7,672)	65,775	60,266	(5,509)	67,916	(7,650)
MASC Insurance Tax Collection	-	-	-	-	-	-	345	345	-	345
Franchise Fees	85,033	42,720	(42,313)	84,814	(42,094)	925,072	671,029	(254,043)	922,692	(251,663)
Building Safety Permits	138,702	478,259	339,557	144,608	333,651	1,838,360	2,632,935	794,575	1,479,389	1,153,546
Application Fees	9,030	8,290	(740)	7,050	1,240	57,842	53,900	(3,942)	45,159	8,741
Administrative Fees	-	-	-	-	-	-	-	-	-	-
Total Licenses & Permits	594,462	993,724	399,262	562,911	430,813	3,757,618	4,562,658	805,040	3,275,701	1,286,957
Grants and Entitlements	-	-	-	-	-	171,499	360,588	189,089	338,478	22,110
Intergovernmental	175,373	188,948	13,575	174,499	14,449	175,373	188,948	13,575	174,499	14,449
Service Revenues	34,593	150,094	115,501	24,239	125,855	594,176	784,002	189,826	439,379	344,623
Fines & Fees	15,357	15,403	46	18,834	(3,431)	126,837	80,356	(46,481)	155,377	(75,021)
Interest Income	-	1,829	1,829	-	1,829	33,330	15,111	(18,219)	17,946	(2,835)
Miscellaneous Revenues	9,674	7,230	(2,444)	9,444	(2,214)	138,315	116,392	(21,923)	129,795	(13,403)
Total Revenues	3,396,871	2,366,266	(1,030,605)	3,384,494	(1,018,228)	11,107,071	11,292,089	185,019	10,705,719	586,371
Other Financing Sources	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	280,059	346,976	66,917	-	346,976
Total Other Financing Sources & Tranfers In	-	-	-	-	-	280,059	346,976	66,917	-	346,976
Total Revenues and Other Financing Sources	$ 3,396,871	$ 2,366,266	$ (1,030,605)	$ 3,384,494	$ (1,018,228)	$ 11,387,130	$ 11,639,065	$ 251,936	$ 10,705,719	$ 933,347
Expenditures										
Town Council	$ 10,860	$ 8,860	$ (2,000)	$ 13,222	$ (4,362)	$ 99,727	$ 77,998	$ (21,729)	$ 80,261	$ (2,263)
Executive	65,699	58,850	(6,849)	92,444	(33,594)	645,350	627,718	(17,632)	706,722	(79,004)
Economic Development	32,403	34,958	2,555	30,841	4,117	267,216	259,190	(8,026)	284,525	(25,335)
Human Resources	31,559	25,672	(5,887)	29,214	(3,542)	258,231	235,891	(22,340)	277,018	(41,127)
Police	454,189	525,510	71,321	553,010	(27,500)	5,062,852	4,569,954	(492,898)	5,105,250	(535,296)
Municipal Judges	5,514	4,164	(1,350)	7,313	(3,149)	39,200	36,874	(2,326)	45,296	(8,422)
Municipal Court	27,221	26,596	(625)	22,988	3,608	271,221	264,493	(6,728)	273,621	(9,128)
Finance	70,642	74,804	4,162	83,426	(8,622)	618,375	667,794	49,419	692,703	(24,909)
Information Technology	75,892	85,420	9,528	103,652	(18,232)	863,352	922,774	59,422	917,719	5,055
Customer Service	16,072	15,213	(859)	(10,606)	25,819	135,067	149,709	14,642	174,278	(24,569)
Planning & Community Development	82,058	113,753	31,695	101,214	12,539	710,090	747,526	37,436	944,127	(196,601)
Building Safety	43,932	48,059	4,127	47,726	333	475,903	410,672	(65,231)	497,468	(86,796)
Project Management	66,991	65,899	(1,092)	68,444	(2,545)	582,782	579,394	(3,388)	644,442	(65,048)
Public Works	124,053	197,934	73,881	174,786	23,148	1,140,190	1,251,409	111,219	1,529,932	(278,523)
Town Wide	197,216	129,207	(68,009)	161,770	(32,563)	1,289,675	1,450,208	160,533	1,654,437	(204,229)
Total Expenditures	1,304,301	1,414,899	110,598	1,479,442	(64,543)	12,459,229	12,251,604	(207,625)	13,827,802	(1,576,198)
Other Financing Uses										
Transfers Out to Capital Improvements Program Fund	-	10,546	10,546	-	10,546	59,756	10,546	(49,210)	-	10,546
Transfers Out to Special Revenue Fund			-		-	-	-	-	-	-
Total Transfers	-	10,546	10,546	-	10,546	59,756	10,546	(49,210)	-	10,546
Total Expenditures and Other Financing Uses	$ 1,304,301	$ 1,425,445	$ 121,144	$ 1,479,442	$ (53,997)	$ 12,518,985	$ 12,262,150	$ (256,835)	$ 13,827,802	$ (1

Town of Bluffton
Actual Versus Budget
Stormwater Utility Fund

	Month of March					Year-to-Date thru March				
	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)
Revenues										
Stormwater Utility Fee	$ 650,567	$ 325,970	$ (324,597)	$ 746,366	$ (420,396)	$ 1,431,362	$ 1,384,347	$ (47,015)	$ 1,642,137	$ (257,790)
Licenses & Permits										
NPDES Plan Review Fee	-	350	350	30,417	(30,067)	-	58,820	58,820	273,750	(214,930)
NPDES Inspection Fee	-	34,650	34,650	-	34,650	-	210,950	210,950	-	210,950
Total Licenses & Permits	-	35,000	35,000	30,417	4,583	-	269,770	269,770	273,750	(3,980)
Grants and Entitlements	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-
Fines & Fees	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-
Total Revenues	650,567	360,970	(289,597)	776,783	(415,813)	1,431,362	1,654,117	222,755	1,915,887	(261,770)
Other Financing Sources	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources & Tranfers In	-	-	-	-	-	-	-	-	-	-
Total Revenues and Other Financing Sources	$ 650,567	$ 360,970	$ (289,597)	$ 776,783	$ (415,813)	$ 1,431,362	$ 1,654,117	$ 222,755	$ 1,915,887	$ (261,770)
Expenditures										
Watershed Management	$ 73,180	$ 90,535	$ 17,355	$ 80,527	$ 10,008	$ 625,929	$ 671,555	$ 45,626	$ 688,774	$ (17,219)
Total Expenditures	73,180	90,535	17,355	80,527	10,008	625,929	671,555	45,626	688,774	(17,219)
Other Financing Uses										
Transfers Out to Capital Improvements Program Fund	-	-	-	224,938	(224,938)	88,699	-	(88,699)	562,346	(562,346)
Transfers Out to General Fund	-	1,318,837	1,318,837	26,000	1,292,837	-	1,375,739	1,375,739	65,000	1,310,739
Transfer Out to Debt Service	-	-	-	-	-	-	-	-	-	-
Contribution to Fund Balance	-	-		-	-	-	-		-	-
Total Transfers	-	1,318,837	1,318,837	250,938	1,067,899	88,699	1,375,739	1,287,040	627,346	748,394
Total Expenditures and Other Financing Uses	$ 73,180	$ 1,409,372	$ 1,336,192	$ 331,466	$ 1,077,906	$ 714,628	$ 2,047,294	$ 1,332,666	$ 1,316,119	$ 731,175

Town of Bluffton
Budget and Actual - Capital Improvement Program Fund
For Period Ending March 31, 2021

	YTD Actual	Adopted Budget	Budget Amendments and Transfers	Revised Budget	Actual vs Budget Difference	Actual as % of Budget
Infrastructure						
Buckwalter Place Multi-County Commerce Park	$ 31,300	$ 271,492	$ 154,149	$ 425,641	$ 394,341	7.4%
Calhoun Street Streetscape	4,506	242,714	43,098	285,812	281,306	1.6%
Historic District Lighting, Signage, Parking & Streetscape Enhancements	32,591	188,550	59,034	247,584	214,993	13.2%
Watershed Management Facility Improvements	16,375	22,200	1,893	24,093	7,718	0.0%
Goethe - Shults Neighborhood Improvements Phase 2	19,084	997,449	73,056	1,070,505	1,051,421	1.8%
Oyster Factory Park	6,251	26,600	77,100	103,700	97,449	6.0%
Don Ryan Center for Innovation Upfit	10,546	-	61,122	61,122	50,576	0.0%
Calhoun Street Regional Dock	364,365	209,324	204,735	414,059	49,694	88.0%
68 Boundary Street Park	8,000	-	24,433	24,433	16,433	0.0%
184 Bluffton Road Parking Improvements	1,780	-	36,218	36,218	34,438	0.0%
Boundary Street Lighting	-	-	48,539	48,539	48,539	0.0%
Law Enforcement Center Facility Improvements	347,304	1,029,943	-	1,029,943	682,639	33.7%
Public Works Facility Improvements	-	-	160	160	160	0.0%
Rotary Community Center Facility Improvements	4,399	-	7,609	7,609	3,210	0.0%
Bridge Street Streetscape	8,075	72,848	34,530	107,378	99,303	7.5%
New Riverside Park / Barn Site	47,101	225,000	15,842	240,842	193,741	19.6%
Town Hall Improvements	22,925	62,139	5,422	67,561	44,636	33.9%
Ulmer Auditorium Improvements	1,030	-	7,543	7,543	6,513	0.0%
New River Trail	6,395	-	10,906	10,906	4,511	0.0%
Ghost Roads	2,807	20,000	4,059	24,059	21,252	0.0%
Boundary Street Streetscape	314	115,000	-	115,000	114,686	100.0%
Total Infrastructure	**935,148**	**3,483,259**	**869,448**	**4,352,707**	**3,302,873**	**21.5%**
May River & Surrounding Rivers and Their Watersheds						
Buck Island - Simmonsville Sewer Phase 5	529,386	1,243,718	429,416	1,673,134	1,143,748	31.6%
Jason-Able Sewer	106,415	-	129,178	129,178	22,763	0.0%
Buck Island - Simmonsville Neighborhood Sidewalks & Lighting	77,732	405,203	155,169	560,372	482,640	13.9%
Sewer Connections	808	482,000	(66)	481,934	481,126	0.2%
Historic District Sewer Extension Phase 1	265,378	243,282	439,868	683,150	417,772	38.8%
Historic District Sewer Extension Phase 2	1,660	348,940	35,845	384,785	383,125	0.4%
Historic District Sewer Extension Phase 3	2,200	161,250	-	161,250	159,050	1.4%
Historic District Sewer Extension Phase 4	2,238	141,125	-	141,125	138,887	1.6%
Historic District Sewer Extension Phase 5	1,856	26,000	-	26,000	24,144	7.1%
Historic District Sewer Extension Phase 6	3,853	31,250	-	31,250	27,397	12.3%
Total May River & Surrounding Rivers and Their Watersheds	**991,526**	**3,082,768**	**1,189,410**	**4,272,178**	**2,931,174**	**23.2%**
Economic Growth						
Land Acquisition	489,485	993,386	-	993,386	503,901	49.3%
Town of Bluffton Housing Project	-	841,592	38,729	880,321	880,321	0.0%
Technical College of the Lowcountry	-	500,000	-	500,000	500,000	0.0%
Total Economic Growth	**489,485**	**2,334,978**	**38,729**	**2,373,707**	**1,884,222**	**20.6%**
Community Quality of Life						
Wright Family Park	329,441	104,302	313,259	417,561	88,120	78.9%
Oscar Frazier Park	90,708	105,100	(1,636)	103,464	12,756	87.7%
Squire Pope Carriage House Preservation	45,508	-	15,150	15,150	(30,358)	300.4%
Park Improvements	-	-	8,197	8,197	8,197	0.0%
Community Safety Cameras Phase 5	48,753	75,000	1,197	76,197	27,444	64.0%
Total Community Quality of Life	**514,410**	**284,402**	**336,167**	**620,569**	**106,159**	**82.9%**
Total CIP Expenditures	**$ 2,930,569**	**$ 9,185,407**	**$ 2,433,754**	**$ 11,619,161**	**$ 8,224,428**	**25.2%**

Town of Bluffton
Actual Versus Budget
Debt Service Fund

	Month of March					Year-to-Date thru March				
	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)	FY 2020	FY 2021	More/(Less)	Budget	Over / (Under)
Revenues										
Property Taxes										
Real & Personal Property Tax (TIF)	$ 955,085	$ 360,566	$ (594,519)	$ 938,839	$ (578,273)	$ 2,459,879	$ 2,026,786	$ (433,093)	$ 2,418,036	$ (391,250)
GO Bond Debt Service Property Tax	232,740	46,613	(186,127)	152,887	(106,274)	553,860	220,741	(333,119)	363,831	(143,090)
Total Property Tax	1,187,825	407,179	(780,646)	1,091,726	(684,547)	3,013,739	2,247,527	(766,212)	2,781,867	(534,340)
Licenses & Permits										
Municipal Improvement District Fee	70,798	67,227	(3,571)	66,063	1,164	278,025	295,968	17,943	259,431	36,537
Grants and Entitlements	-	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-	-	-
Service Revenues	-	-	-	-	-	-	-	-	-	-
Fines & Fees	-	-	-	-	-	-	-	-	-	-
Interest Income	5,247	1,286	(3,961)	452	834	5,247	9,707	4,460	2,989	6,718
Miscellaneous Revenues	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,263,870	475,692	(788,178)	1,158,241	(682,549)	3,297,011	2,553,202	(743,809)	3,044,286	(491,084)
Other Financing Sources	-	860,552	860,552	810,224	50,328	-	860,552	860,552	-	860,552
Transfers In	-	293,184	293,184	293,184	-	-	293,184	293,184	-	293,184
Total Other Financing Sources & Tranfers In	-	1,153,736	1,153,736	1,103,408	50,328	-	1,153,736	1,153,736	-	1,153,736
Total Revenues and Other Financing Sources	$ 1,263,870	$ 1,629,428	$ 365,558	$ 2,261,649	$ (632,221)	$ 3,297,011	$ 3,706,938	$ 409,927	$ 3,044,286	$ 662,652
Expenditures										
Series 2014 TIF Bonds Debt Service										
Principal	$ -	$ -	$ -	$ -	$ -	$ 787,895	$ 808,488	$ 20,593	$ 808,488	$ -
Interest	-	-	-	-	-	76,975	66,811	(10,164)	66,811	-
Series 2020 GO Bonds Debt Service										
Principal	-	-	-	-	-	245,000	210,000	(35,000)	210,000	-
Interest	-	-	-	-	-	288,615	166,371	(122,244)	166,371	-
Series 2020A GO Bonds Debt Service										
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	1,398,485	1,251,670	(146,815)	1,251,670	-
Other Financing Uses										
Transfers Out to Capital Improvements Program Fund	-	407,205	407,205	-	407,205	136,790	407,205	270,415	1,356,805	(949,600)
Total Transfers	-	407,205	407,205	-	407,205	136,790	407,205	270,415	1,356,805	(949,600)
Total Expenditures and Other Financing Uses	$ -	$ 407,205	$ 407,205	$ -	$ 407,205	$ 1,535,275	$ 1,658,875	$ 123,600	$ 2,608,475	$ (949,600)

Town of Bluffton
Special Revenue Accounts
For Period Ending March 31, 2021

FY2021

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	Original Estimate
Revenues															
State Accommodations Tax	83	96	93	96	161,152	118	118	165,558	141					327,456	357,000
Local Accommodations Tax	703	109,748	84,408	95,168	104,684	100,989	97,936	59,446	75,805					728,887	570,000
Hospitality Tax	4,314	143,715	157,912	199,174	152,896	194,644	193,518	169,057	205,726					1,420,956	2,115,000
Vehicle Tag Fee	-	-	-	14,525	37,445	39,975	64,694	47,981	51,000					255,620	550,000
Miscellaneous	-	-	-	-										-	-
Total Revenues	5,100	253,559	242,413	308,963	456,177	335,726	356,266	442,042	332,672	-	-	-	-	2,732,919	3,592,000

FY2021 Vehicle Tag Fee to begin collections in September

FY2020

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD	Revised Estimate
Revenues															
State Accommodations Tax	65	98	84	65	126,264	67	63	16,219	82,212	103,665	80	80	101,167	430,129	338,000
Local Accommodations Tax	231	70,939	67,549	72,015	86,878	90,101	57,345	30,074	8,242	52,158	9,413	24,493	134,915	704,353	654,000
Hospitality Tax	270	163,652	185,507	246,036	212,605	200,201	201,746	161,402	113,507	107,614	103,756	144,364	235,032	2,075,693	1,474,000
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-			-	
Total Revenues	567	234,689	253,140	318,117	425,747	290,370	259,155	207,695	203,960	263,437	113,249	168,936	471,113	3,210,174	2,466,000

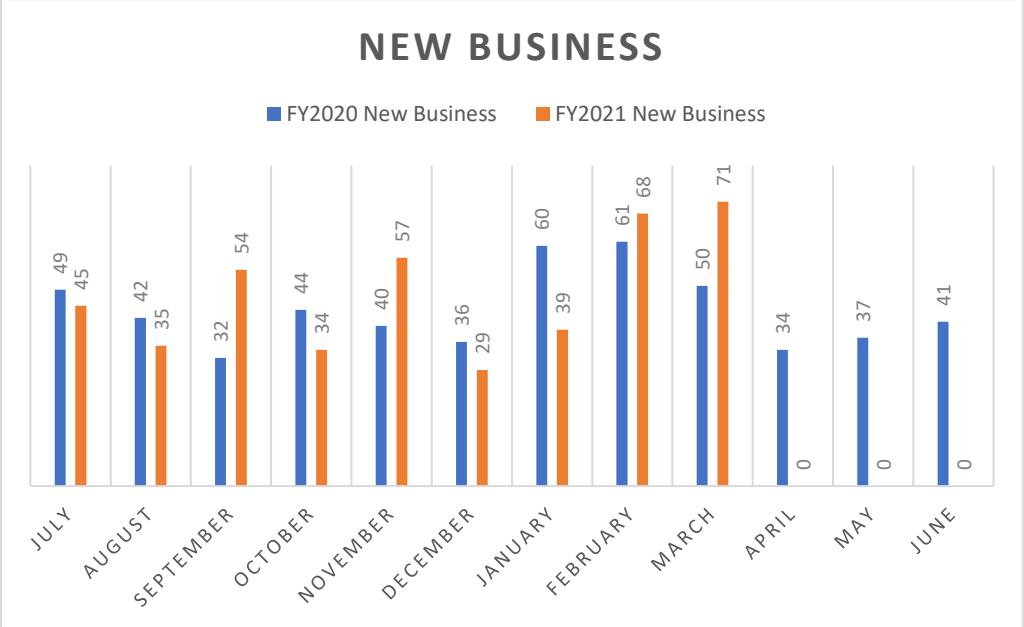
FY2020 Hospital Tax and Local ATAX collections changed from Quarterly option to Monthly requirement

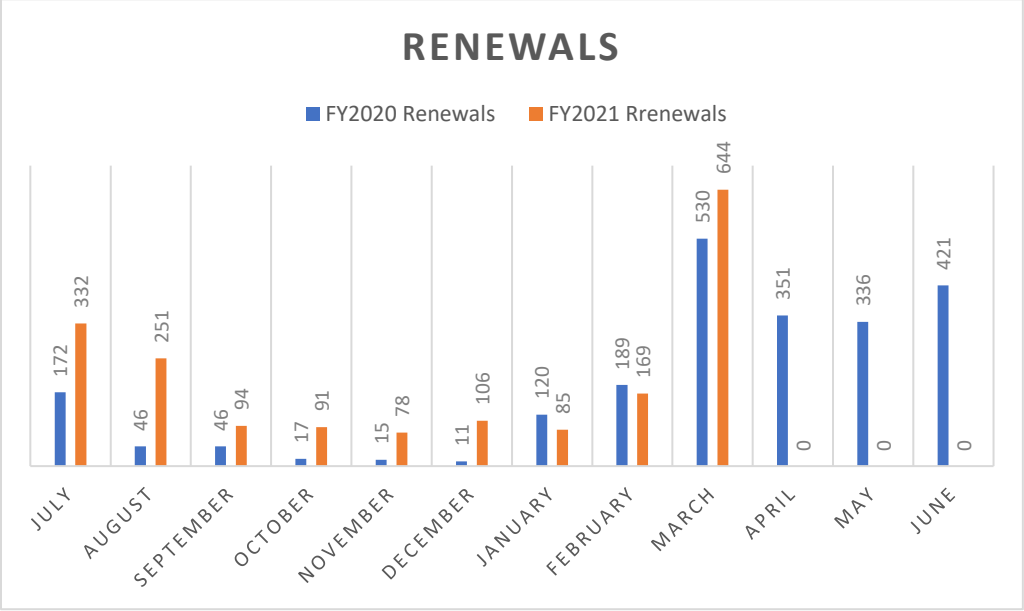
FY2021 VS FY2020 (more / (less)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	Period 13	YTD
Revenues														
State Accommodations Tax	18	(2)	9	31	34,888	51	55	149,339	(82,071)					102,319
Local Accommodations Tax	472	38,809	16,859	23,153	17,806	10,888	40,591	29,372	67,563					245,512
Hospitality Tax	4,044	(19,937)	(27,595)	(46,862)	(59,709)	(5,557)	(8,228)	7,655	92,219					(63,971)
Vehicle Tag Fee	-	-	-	14,525	37,445	39,975	64,694	47,981	51,000					255,620
Miscellaneous	-	-	-	-										-
Total Revenues	4,534	18,870	(10,726)	(9,153)	30,430	45,356	97,111	234,347	128,712	-	-	-	-	539,481

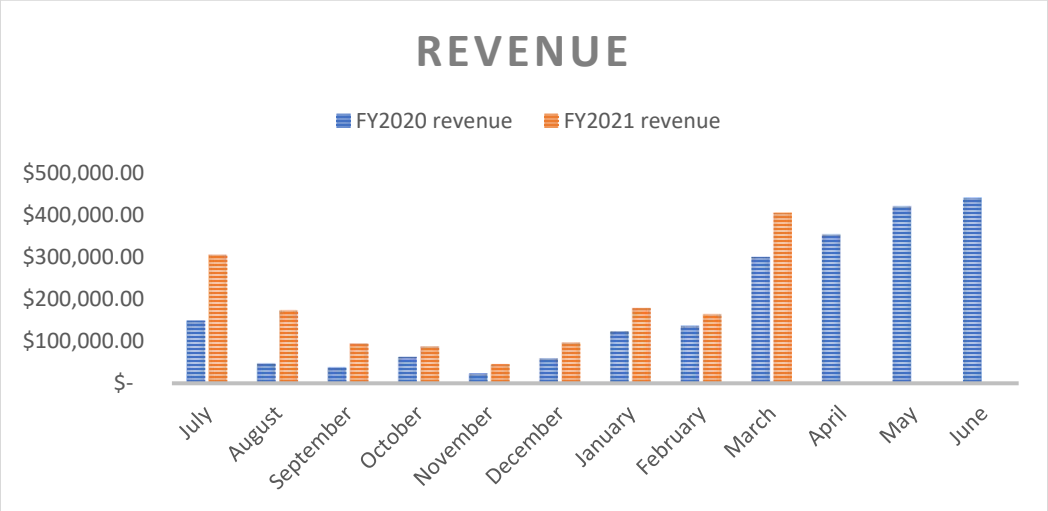
Business License Statistics:

Business License applications for FY2021 through March total 2,246 (433 new business and 1,813 renewals) compared to FY2020's total of 1,560 (414 new business and 1,146 renewals).





Business license renewals reflect an increase of 22% and revenue collections show an increase of 35% for the month of March when comparing to last year. The increase in revenue is primarily due to the increase in permits of 341% or $74,320.63.



The amended ordinance that went into effect January 1st, 2019 included additional incentives for new businesses and businesses with multiple locations within the Town. For the 2021 business license renewals through the end of March 2021, seventy-three (73) businesses qualified for the Town's incentives for a total revenue reduction of $43,470.61.

Incentive	Number of Businesses	Gross Income Deducted	Total Incentive Amount
10%	15	$ 874,944	$ 1,074
20%	24	1,689,596	1,905
40%	27	2,126,358	2,670
CAP	2	32,487,330	32,487
2+	5	5,113,943	5,335
Grand Total	**73**	**$ 42,292,171**	**$ 43,471**

Rate Class	Number of Businesses	Total Incentive Amount
1	33	$ 39,284
2	10	856
3	6	342
4	1	271
5	2	156
6	7	1,133
7	3	231
8.1	11	1,198
8.5	0	0
Grand Total	**19**	**$ 43,471**

GROWTH MANAGEMENT UPDATE

May 11, 2021

1. **Town Council Appointed Boards/Commissions/Committees/Citizen Group Meetings:**

   a. **Planning Commission:** April 28, 2021 meeting agenda attached. Next meeting scheduled for Wednesday, May 26, 2021.

   b. **Historic Preservation Commission:** April 7, 2021 meeting agenda attached. Next meeting scheduled for Wednesday, May 5, 2021.

   c. **Board of Zoning Appeals:** April 6, 2021 meeting agenda attached. Next meeting scheduled for Tuesday, May 4, 2021.

   d. **Development Review Committee:** April 7, 14, 28 meeting agendas attached. The cancellation notice for April 21, 2021 is also attached. Next meeting scheduled for Wednesday, May 5, 2021.

   e. **Historic Preservation Review Committee:** April 19 & 26 meeting agendas attached. April 5 & 12 cancellation notices attached. Next meeting scheduled for Monday, May 3, 2021.

   f. **Construction Board of Adjustment and Appeals:** Tuesday, April 27, 2021 cancellation notice attached. Next meeting scheduled for Tuesday, May 25, 2021.

   g. **Affordable Housing Committee: Community Development / Affordable Housing Committee Work Program:** April 1, 2021 meeting agenda attached. Next meeting scheduled for Thursday, May 6, 2021.

2. **Community Development / Affordable Housing Committee Work Program:**

   Neighborhood Assistance Program. The total available budget for this FY21 Town Council funded program is $98,433.03. Town Staff is continuing to process applications for assistance. As of April 28, 2021, $71,606.97(includes households in progress) has been spent to assist Town of Bluffton residents through the Neighborhood Assistance Program. As of April 27, 2021, we have 2 residents currently having work done, work will start on 2 homes next week and 1resident is waiting on estimates.

ATTACHMENTS:

1. Planning Commission meeting agenda for Wednesday, April 28, 2021.
2. Historic Preservation Commission meeting agenda for Wednesday, April 7, 2021.
3. Board of Zoning Appeals meeting agenda for Tuesday, April 6, 2021.

4. Development Review Committee agendas for April 7,14 & 28 are attached. The cancellation notice for April 21, 2021 is also attached.
5. Historic Preservation Review Committee meeting agendas for April 19 & 26 are attached. The cancellation notices for April 5 & 12 are also attached.
6. Construction Board of Adjustments and Appeals cancellation notice for Tuesday, April 27, 2021.
7. Affordable Housing Committee meeting agenda notice for Thursday, April 1, 2021.
8. Building Permits and Planning Applications:

    a. Building Permits Issued 2010-2021 (to April 26, 2021).
    b. Building Permits Issued Per Month 2010-2020 (to April 26, 2021).
    c. Value of Construction 2010-2020 (to April 26, 2021).
    d. New Single Family/Multi-Family Residential Building Permits Issued Per Month 2010-2020 (to April 26, 2021).
    e. New Single Family/Multi-Family Residential Building Permits Issued by Neighborhood 2010-2020 (to April 26, 2021).
    f. New Single Family/Multi-Family Certificates of Occupancy Issued by Neighborhood 2010-2020 (to April 26, 2021).
    g. New Commercial Construction/Additions Heated Square Footage 2010-2020 (to April 26, 2021).
    h. Planning and Community Development Applications Approved 2010-2020 (to April 26, 2021).

9. Planning Active Application Report

Planning Commission

Wednesday, April 28, 2021 at 6:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's Facebook page

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF THE AGENDA

IV. ADOPTION OF MINUTES - March 24, 2021

V. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA*

VI. EXECUTIVE SESSION

1. Receipt of legal advice related to the powers and duties of the Planning Commission and to approval of Preliminary Development Plan pursuant to (SC FOIA 30-4-70(a)(2)).

VII. OLD BUSINESS

1. **Amend Order of March 24, 2021, Conditionally Approving May River Marketplace (Preliminary Development Plan):** Consideration of a motion to amend conditional approval of the Preliminary Development Plan (DP-01-21-14870) for May River Marketplace, as adopted on March 24, 2021, for the elimination of two of the conditions imposed by the Planning Commission as a condition of approval. These two conditions to be eliminated are that the Applicant (i) produce a "letter of support from the Woodbridge Property Owners Association" and (ii) present the Final Development Plan to Planning Commission. The project involves a commercial development located at 2 Parkside Drive and referred to as "May River Marketplace and consists of the construction of a restaurant and retail space with an outdoor pavilion, parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 12.9 acres identified by tax map number R610 000 000 0000 0000. (Staff)

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VIII. NEW BUSINESS

1. **Saint Gregory the Great (Initial Master Plan):** A request submitted by Walter Nester of Burr, Forman, McNair on behalf of the Bishop of Charleston and Beaufort Jasper Water and Sewer Authority for Planning Commission Consideration, and Recommendation to Town Council for approving an Initial Master Plan for Saint Georgy the Great, in the Buckwalter Planned Unit Development Concept Plan and consists of approximately 61.093 Acres of land located at 323 Fording Island Road, Beaufort County Tax Map No. R600 022 000 0125 0000 and R600 022 000 1120 0000 subject to a new Saint Gregory the Great Land Use Tract to be established through a Buckwalter Planned Unit Development Text Amendment (MP-02-20-14050) (Staff – Kevin Icard)
2. **Lighthouse Lagoon Miniature Golf (Preliminary Development Plan):** A request by Ward Edwards Engineering on behalf of Lighthouse Lagoon Miniature Golf, for approval of a Preliminary Development Plan. The project consists of the construction of a miniature golf course with associated infrastructure and parking. The property zoned Buckwalter Planned Unit Development and identified by tax map number R610 030 000 2001 0000 located at 24 Innovation Drive. (DP-01-21-014882) (Staff- Will Howard)

IX. DISCUSSION

1. Historic Preservation Month (May)
2. Town of Bluffton Historic Preservation Symposium- May 27, 2021

X. ADJOURNMENT

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

TOWN OF BLUFFTON
HISTORIC PRESERVATION COMMISSION

ELECTRONIC MEETING

Wednesday, April 7, 2021 6:00p.m.

PUBLIC COMMENT

Public comments will be received via conference line provided by Staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

This meeting can be viewed on the Town of Bluffton's Facebook page
https://www.facebook.com/TownBlufftonSC/

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **NOTICE REGARDING ADJOURNMENT**
The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. **NOTICE REGARDING PUBLIC COMMENTS***
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. **ADOPTION OF AGENDA**

VI. **ADOPTION OF MINUTES** – March 3, 2021

VII. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA***

VIII. **OLD BUSINESS**

IX. **NEW BUSINESS**

A. **Certificate of Appropriateness:** A request by Sawyer Graham and Preston Glover, on behalf of the owners on behalf of the owner,

William Glover, for approval of a Certificate of Appropriateness to the construction of a new one and a half-story single-family structure of approximately 2,604 SF and a Carriage House of approximately 880 SF located at 7 Pearl Street, Lot 20 in the Tabby Roads Development, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-02-21-014972) (Staff-Katie Peterson)

X. DISCUSSION

No discussion.

XI. ADJOURNMENT

NEXT MEETING DATE– Wednesday, May 5, 2021

* Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

TOWN OF BLUFFTON
BOARD OF ZONING APPEALS MEETING AGENDA
ELECTRONIC MEETING
Tuesday, April 6, 2021, 6:00 PM

PUBLIC COMMENT

Public comments will be received via conference line provided by Staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

This meeting can be viewed on the Town of Bluffton's Facebook page
https://www.facebook.com/TownBlufftonSC/

I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT
The Board of Zoning Appeals will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Board Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Board Members.

IV. NOTICE REGARDING PUBLIC COMMENTS*
Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Board, Town Staff, and other members of the meeting. State your name and address when speaking for the record.
COMMENTS ARE LIMITED TO THREE (3) MINUTES.

V. ADOPTION OF THE AGENDA

VI. ADOPTION OF MINUTES – October 6, 2020

VII. PUBLIC COMMENTS*

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

A. **K1-Speed (Administrator Appeal):** A request by NLM Services, LLC for an Administrative Appeal of the Unified Development Ordinance Administrator's interpretation of the Belfair Planned Unit Development (PUD) – Section IV. Development Plan, A. Land Uses, 6. Neighborhood Commercial – Prohibited Uses, which lists Go-Cart Racing Facility. The property is located at 71 Towne Drive and is identified Beaufort County Tax Map Number R610 031 000 0785 0000. The property is zoned Belfair Planned Unit Development (ZONE-03-21-015089). (Staff-Heather Colin)

X. DISCUSSION

XI. ADJOURNMENT

*Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Board of Zoning Appeals Committee.

NEXT MEETING DATE: Tuesday, May 4, 2021

Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Historic Preservation Committee.

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EXECUTIVE SESSION - The public body may vote to go into executive session for any item identified for action on the agenda.

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TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, April 7, 2021 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page stating at 1:00 p.m.
https://www.facebook.com/TownBlufftonSC/

All Applications can be viewed on the Town of Bluffton's Permit Finder page
https://www.townofbluffton.us/permit/

Public comments will be received via conference line provided by Staff. All requests for public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **32 Hilderbrand Road (Subdivision):** A request by Anders Graham for approval of a Subdivision Plan. The project consists of dividing a .50-acre parcel into two .25-acre parcels. The property is zoned Residential General identified by tax map number R610 039 000 0082 0000 and is located at 32 Hilderbrand Road. (SUB-03-21-015079) (Staff-Will Howard)

2. **5 Oliver Court - Parkers (Preliminary Development Plan):** A request by Drayton-Park Companies, LLC on behalf of the owner, Wyatt Pringle, for the approval of a Preliminary Development Plan. The project consists of the construction of a +/- 5,200 square foot convenience store and fuel station. The property is zoned Schultz Planned Unit Development and consists of approximately 1.88 acres identified by

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*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.

tax map number R610 031 000 0961 0000 located at 5 Oliver Court. (DP-02-21-015049) (Staff – Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: April 14, 2021

* Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.

TOWN OF BLUFFTON
DEVELOPMENT REVIEW COMMITTEE MEETING AGENDA

ELECTRONIC MEETING

Wednesday, April 14, 2021 1:00 p.m.

This meeting can be viewed on the Town of Bluffton's Facebook page stating at 1:00 p.m.
https://www.facebook.com/TownBlufftonSC/

All Applications can be viewed on the Town of Bluffton's Permit Finder page
https://www.townofbluffton.us/permit/

Public comments will be received via conference line provided by Staff. All requests for public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Tupelo III (Final Development Plan):** A request by David Buist of Vulcan Property Group, LLC on behalf of the owner, Gary Rowe, of Parcel C1, LLC for approval of a Final Development Plan. The project consists of the construction of an office building and a daycare with associated infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.58 acres identified by tax map number R610 022 000 1122 0000. (DP-08-20-0144483) (Staff – Will Howard)

2. **Four Seasons at Carolina Oaks Phase 9 (Preliminary Development Plan):** A request by Mike Hughes of Thomas & Hutton, on behalf of the owner, Jack McSweeney of K. Hovnanian Homes, for approval of a Preliminary Development Plan. The project consists of the construction of 55 single family lots with associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of 19.5

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acres identified by tax map number R614 036 000 0596 0000. (DP-03-21-0151145) (Staff – Will Howard)

3. **Block J2 (Subdivision):** A request by Mike Hughes of Thomas & Hutton on behalf of the owner, Dallas Wood of May River Forest, LLC for approval of a Subdivision application to create 43 single family lots. The property is zoned Palmetto Bluff Planned Unit Development and consist of 16.5 acres identified by tax map number R614 046 000 0062 0000. (SUB-03-21-015116) (Staff – Will Howard)

4. **New Riverside Village (Preliminary Development Plan):** A request by Hobie Orton of Madison Capital Group, LLC on behalf of Jim Mattei, of MFH Land LLC, for approval of a Preliminary Development Plan. The project consists of the construction of 166 multifamily units and an amenity center with associated infrastructure. The property is zoned New Riverside Planned Unit Development and consists of +/- 7.5 acres identified by tax map number R610 036 000 1258 0000. (DP-03-21-015114) (Staff – Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: April 21, 2021

* Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up to 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Development Review Committee.

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PUBLIC NOTICE

The Development Review Committee (DRC)
Meeting scheduled for

Wednesday, April 21, 2021,
at 1:00 P.M.

Has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Wednesday, April 28, 2021

If you have questions, please contact
Growth Management at: 843-706-4500

Development Review Committee Meeting

Wednesday, April 28, 2021 at 1:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's Facebook page

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

All Applications can be viewed on the Town of Bluffton's Permit Finder page
https://www.townofbluffton.us/permit/

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. OLD BUSINESS

V. NEW BUSINESS

1. **Cypress Ridge Phase 18 (Subdivision Plan):** A request by Mike Hughes of Thomas & Hutton on behalf of the owner, Jared O'Sako of DR Horton, for the approval of a Subdivision Plan. The project consists of the construction of 62 single family lots with associated infrastructure. The property is zoned Jones Estate Planned Unit Development and consists of 35.6 acres identified by tax map number R614 028 000 0294 0000. (SUB-03-21-15133) (Staff- Will Howard)
2. **Parcel 9 (Master Plan):** A request by A request by Mike Hughes of Thomas & Hutton on behalf of the owner, Pritchard Farm LLC, for the approval of a Master Plan. The project consists of the construction of a single-family residential development in accordance with the New Riverside Concept Plan. The property is zoned New Riverside Planned Unit Development and consists of +/- 51 acres identified by tax map number R610 044 000 0136 0000. (MP-03-21-15151) (Staff- Will Howard)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: May 5, 2021

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**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, April 5, 2021 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, April 12, 2021

If you have questions, please contact
Growth Management at: 843-706-4500

PUBLIC NOTICE

THE HISTORIC PRESERVATION REVIEW COMMITTEE (HPRC)

Meeting scheduled for

Monday, April 12, 2021 at 4:00 P.M.

has been CANCELED
due to lack of agenda items

The next meeting is scheduled for
Monday, April 19, 2021

If you have questions, please contact
Growth Management at: 843-706-4500

Historic Preservation Review Committee

Monday, April 19, 2021 at 4:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's Facebook page

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **5 Marianna Way (Building 3):** A request by Court Atkins Architects, Inc., on behalf of the owners, Herkus, LLC, for review of a Certificate of Appropriateness to allow the construction of a two and a half-story mixed use building of approximately 5,423 SF located at 5 Marianna Way, Building Pad 3 in the Old Village Square development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-03-21-015160) (Staff – Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

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**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

Historic Preservation Review Committee

Monday, April 26, 2021 at 4:00 PM

Electronic Meeting

AGENDA

This meeting can be viewed on the Town of Bluffton's Facebook page

PUBLIC COMMENT

Public comments will be received via conference line provided by staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

1. **16 Robertson Street:** A request by Ashley Rachel Beard for review of a Certificate of Appropriateness to allow the construction of a new two-story single family residence of approximately 1,947 SF and a Carriage House of approximately 624 SF located at 16 Robertson Street, in the Old Town Bluffton Historic District and zoned Neighborhood General-HD. (COFA-04-21-015184)(Staff – Katie Peterson)

VI. DISCUSSION

VII. ADJOURNMENT

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**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. Public comment must not exceed three (3) minutes.*

PUBLIC NOTICE

The Construction Board of Adjustments and Appeals (CBAA)
Meeting scheduled for

Tuesday, April 27, 2021 at 6:00 P.M.

has been CANCELED.
due to lack of agenda items.

The next meeting is scheduled for.
Tuesday, May 25, 2021

If you have questions, please contact.
Growth Management at: 843-706-4522

TOWN OF BLUFFTON
AFFORDABLE HOUSING COMMITTEE MEETING AGENDA
ELECTRONIC MEETING
Thursday, April 1, 2021 10:00 a.m.

This meeting can be viewed on the Town of Bluffton's Facebook page starting at 10:00 a.m.
https://www.facebook.com/TownBlufftonSC/

PUBLIC COMMENT

Public comments will be received via conference line provided by Staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF AGENDA

IV. ADOPTION OF MINUTES – March 4, 2021

V. PUBLIC COMMENTS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Neighborhood Assistance Program Budget Update
2. 2021 Fair Housing Month

VIII. PUBLIC COMMENTS

IX. DISCUSSION

X. ADJOURNMENT

*Public Comments may be submitted electronically via the Town's website at (https://bit.ly/TOBPublicComment) or by emailing your comments to the Growth Management Coordinator at dmclain@townofbluffton.com. Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be will be provided to the Affordable Housing Committee.

NEXT MEETING DATE: Thursday, May 6, 2021

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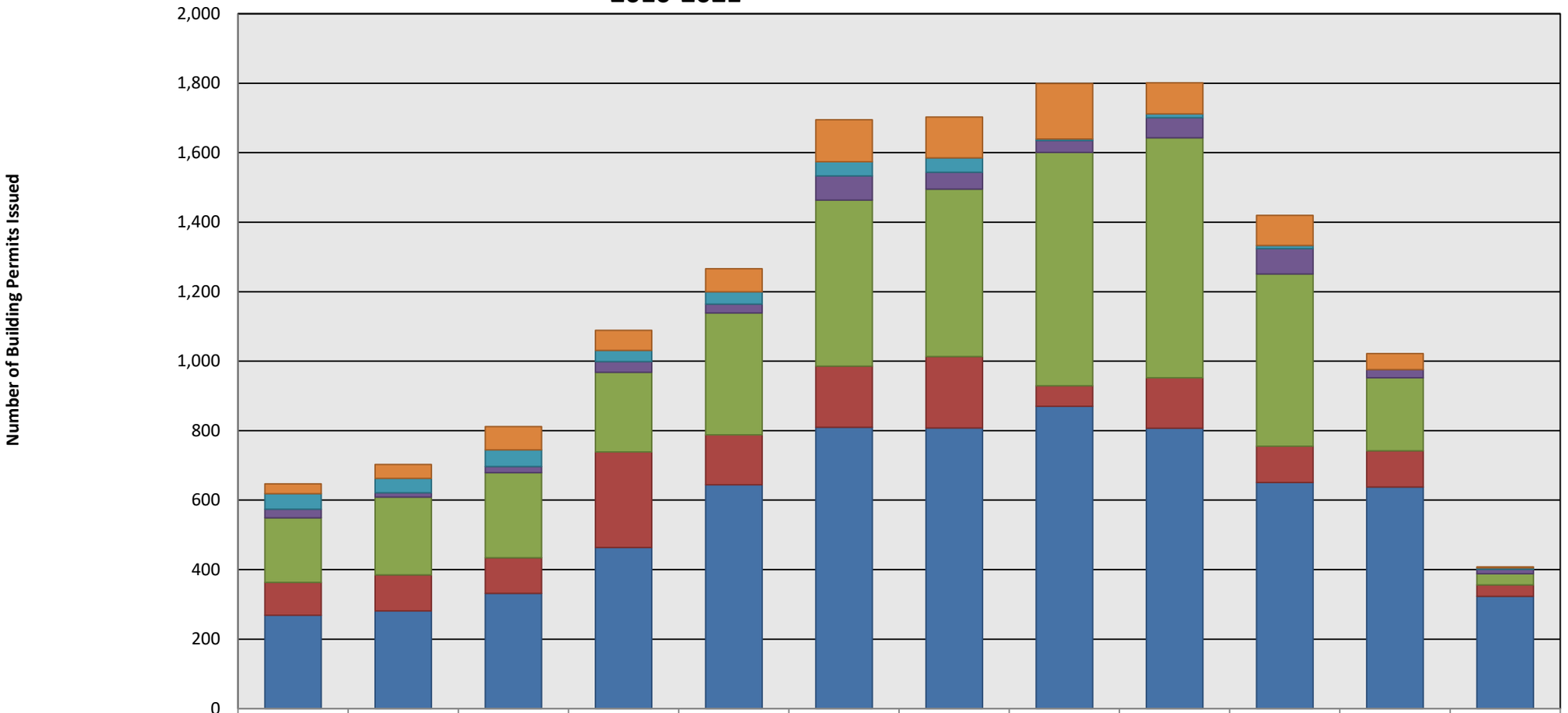
*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Committee. Public comment must not exceed three (3) minutes.

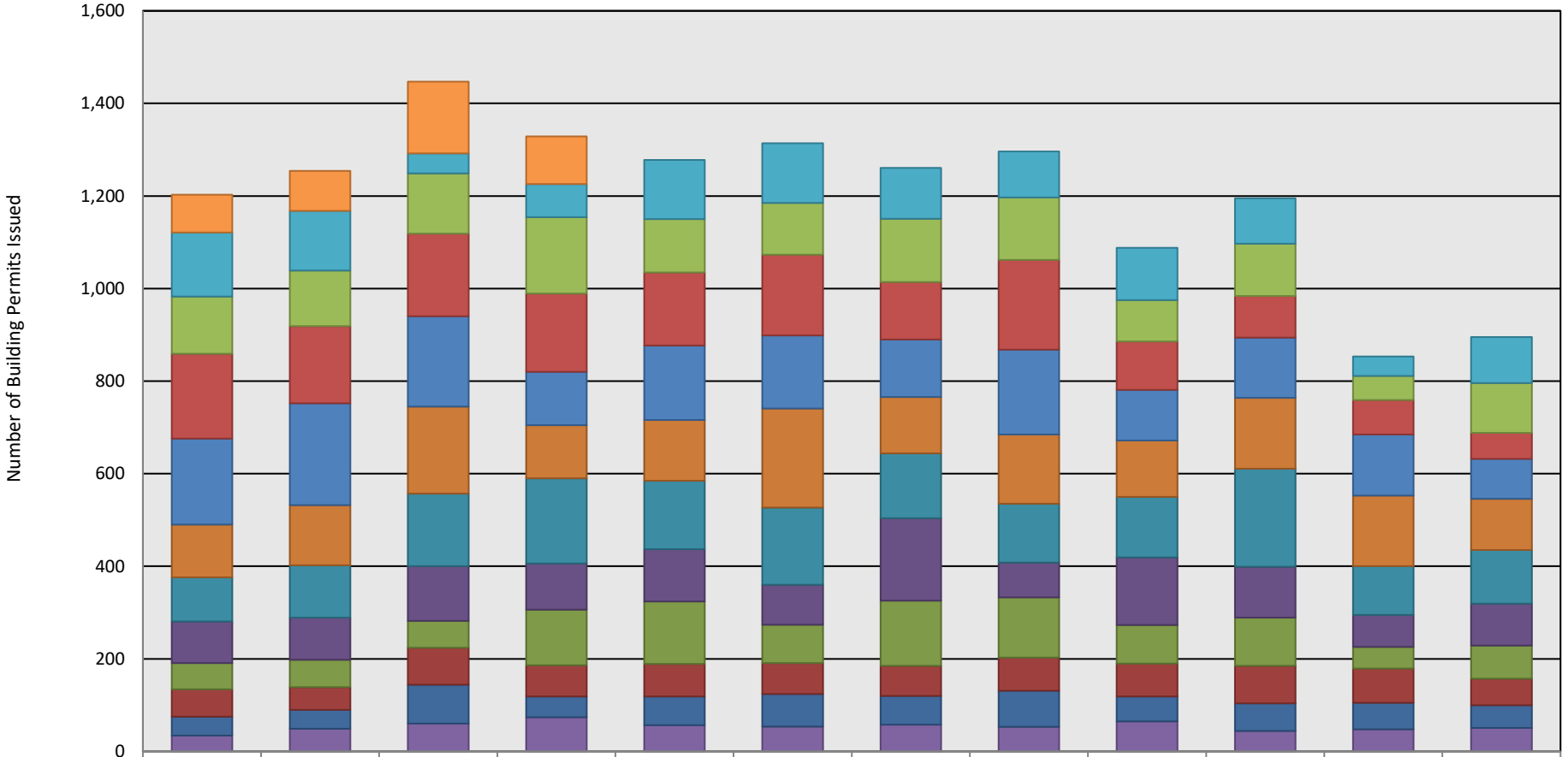
Town of Bluffton
Building Permits Issued
2010-2021



Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 To Date
Other Commercial	28	40	67	58	66	121	118	159	89	87	46	3
Commercial Addition	45	42	48	32	36	41	41	5	11	9	0	4
New Commercial Construction/ Tenant Upfit	25	12	18	31	25	69	49	34	58	73	24	13
Other Residential	186	224	245	229	351	478	482	672	691	496	210	32
Residential Addition	94	104	102	275	144	176	205	59	145	104	104	33
New Single Family/ Multi-Family Residential	269	281	332	464	644	810	808	870	807	651	638	323

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.
2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.
3. The monthly average of building permits issued in 2018 (year to 12/01/2018) is 150 per month which is a 1.5% increase of building permits issued on a monthly basis from 2017.

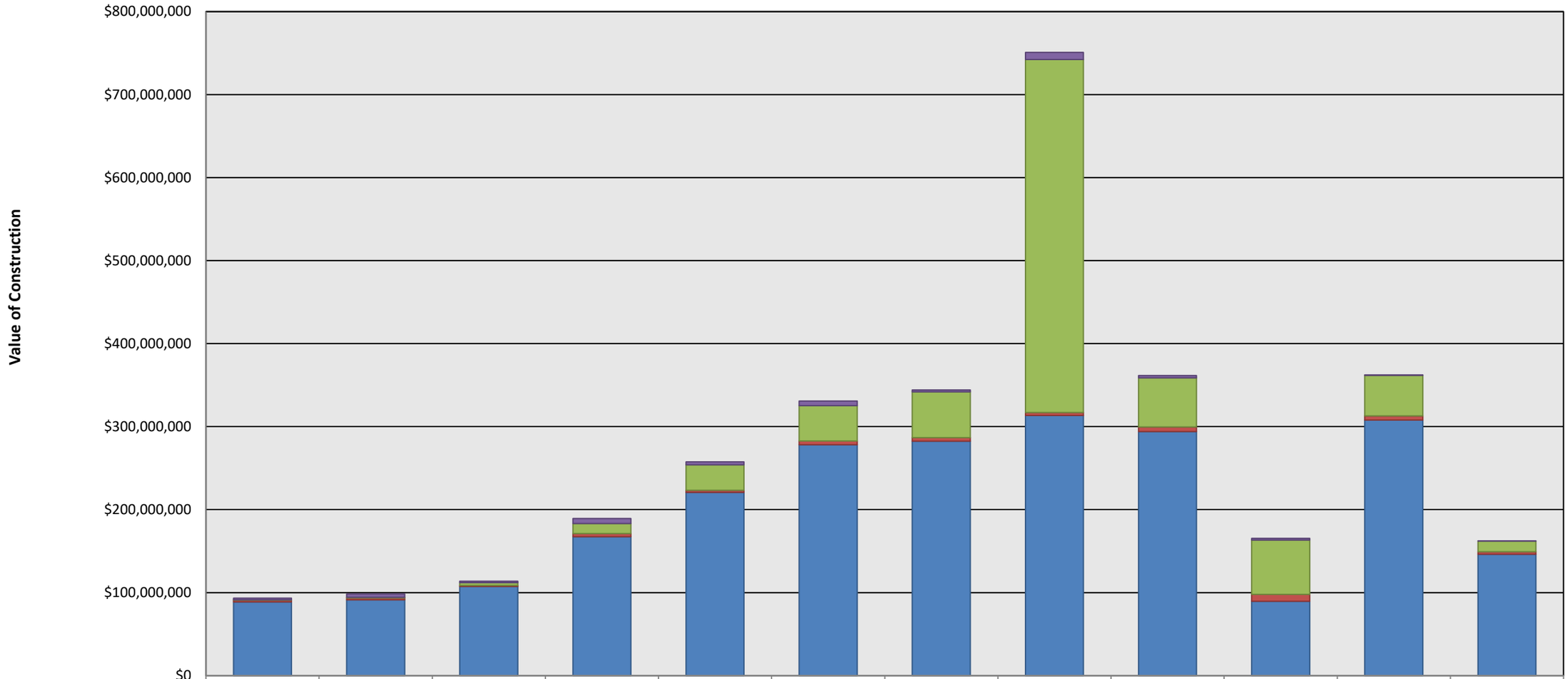
Town of Bluffton
Building Permits Issued Per Month
2010-2021



Month	January	February	March	April	May	June	July	August	September	October	November	December
2021	82	86	155	103								
2020	138	129	43	72	128	129	110	99	113	98	42	99
2019	124	120	130	165	115	112	137	135	89	113	52	108
2018	183	167	179	169	158	174	124	194	105	90	74	56
2017	186	220	195	115	161	158	124	183	109	130	132	86
2016	114	130	188	115	131	214	122	150	122	153	153	111
2015	95	113	157	184	148	167	140	127	131	212	105	116
2014	90	91	118	100	113	86	178	75	146	110	69	90
2013	57	59	58	120	135	83	141	130	83	104	47	72
2012	59	49	80	67	70	67	65	72	71	81	74	57
2011	41	41	84	45	62	70	62	78	54	60	57	49
2010	34	49	60	74	57	54	58	53	65	44	48	51

Notes: 1. "Other" Building Permits include permits for demolition, electrical, plumbing, gas, irrigation, HVAC replacement, pool/spa, roof repair, tent, construction trailer, fire sprinkler system, fire alarm system, and manufactured home replacement.
2. Building Permits Issued excludes those Building Permits which were voided or withdrawn.

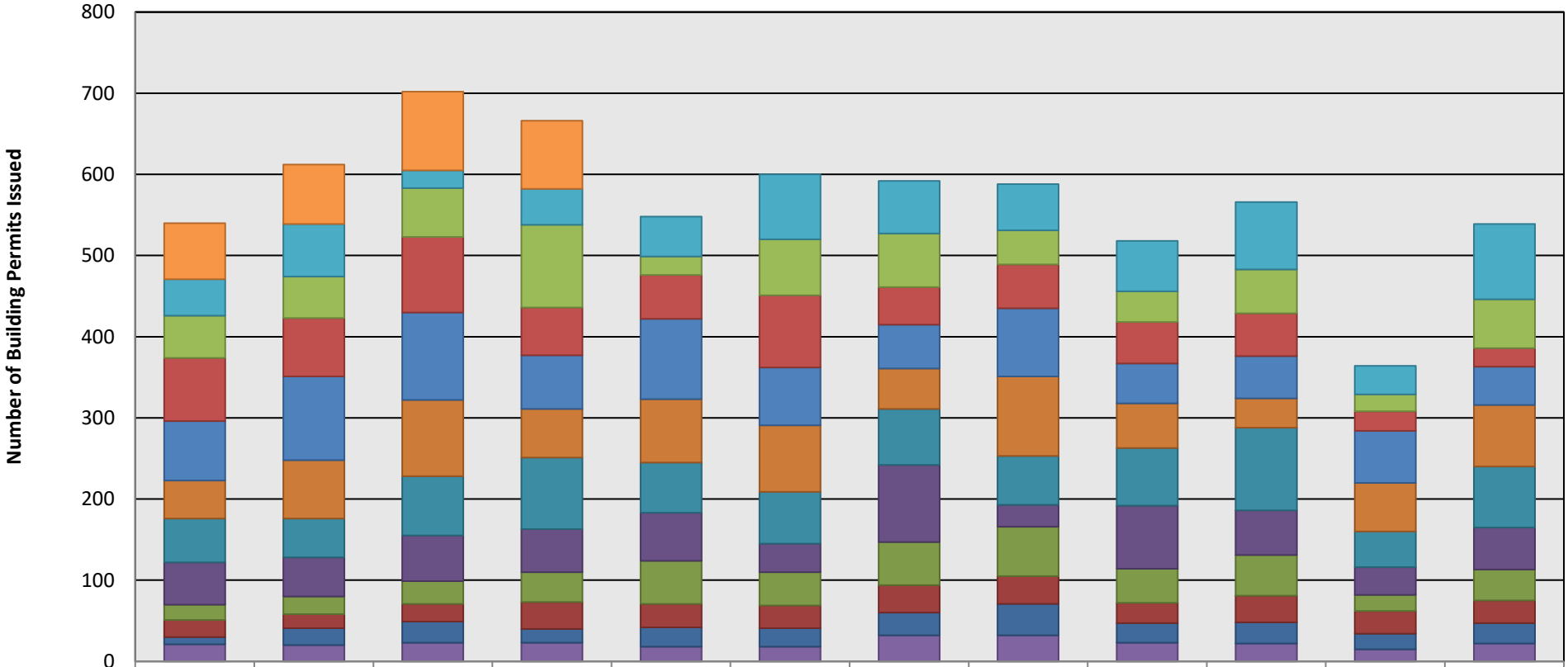
Town of Bluffton
Value of Construction
2010-2021



Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 To Date
Commercial Additions	$1,900,201	$4,043,767	$1,829,112	$6,108,604	$3,581,161	$5,640,708	$2,395,534	$8,535,713	$2,736,915	$1,864,126	$446,060	$42,000
New Commercial/ Tenant Upfits	$456,337	$852,545	$3,265,626	$12,026,404	$30,496,645	$42,515,253	$54,982,666	$425,223,725	$59,076,385	$65,475,875	$48,961,453	$13,003,537
Residential Additions/ Renovations	$2,129,051	$2,279,051	$1,115,065	$3,729,782	$2,519,255	$4,652,929	$4,241,365	$3,563,611	$5,461,103	$8,346,412	$4,846,921	$2,868,225
New Single Family/ Multi-Family	$88,820,755	$91,316,936	$107,490,514	$167,435,317	$220,887,215	$278,078,709	$282,548,601	$313,502,148	$294,166,940	$89,627,180	$307,962,223	$146,263,842

Note: The Value of Construction is added to each respective property where the improvement was constructed. This increases the overall value, also refered to as market value, of the property used to which is used determine its assesed value which is subject to Town Millage. This increased value is realized in the following year's tax roll.

Town of Bluffton
New Single Family/ Multi-Family Residential Building Permits Issued Per Month
2010-2021

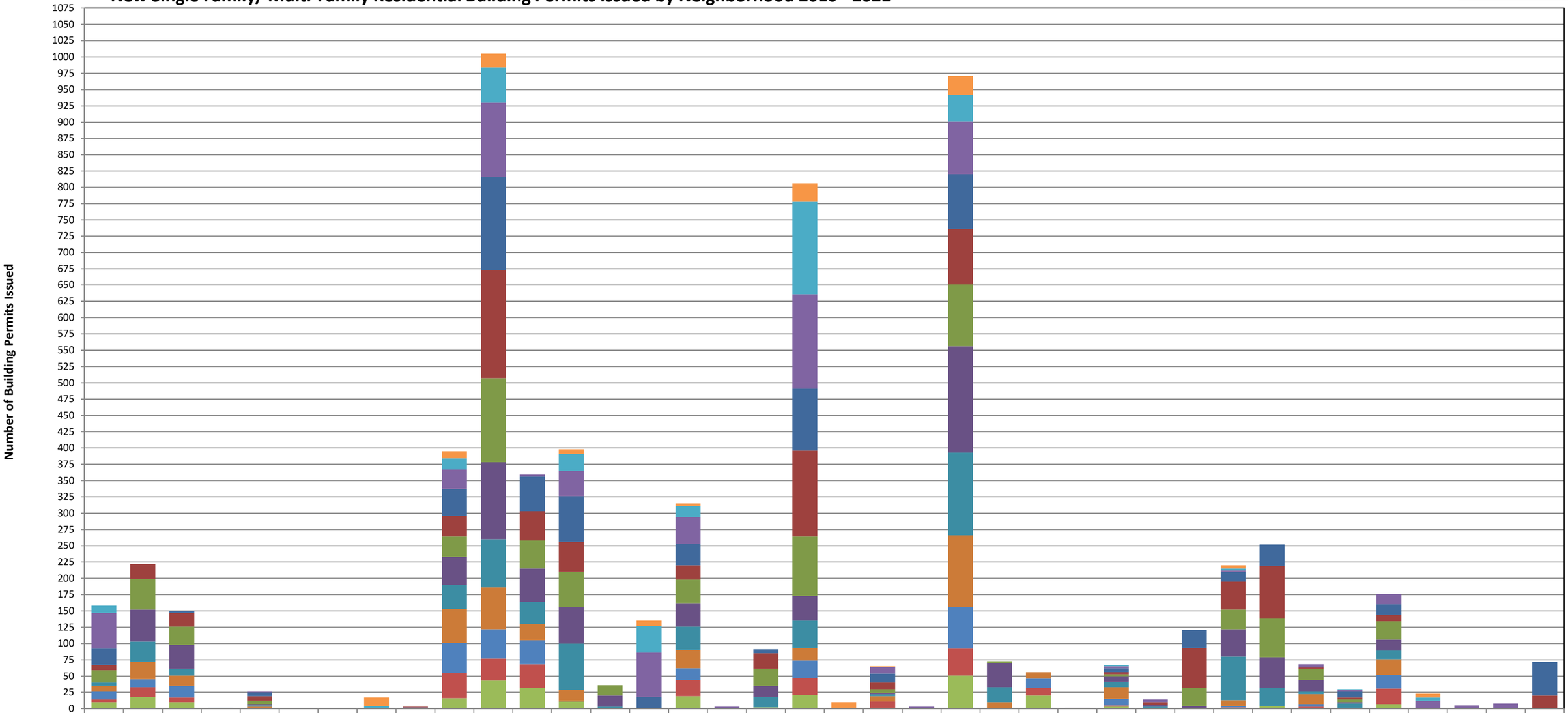


Month	January	February	March	April	May	June	July	August	September	October	November	December
2021	69	73	97	84								
2020	45	65	22	44	49	80	65	57	62	83	35	93
2019	52	51	60	102	23	69	66	42	38	54	21	60
2018	78	72	93	59	54	89	46	54	51	53	24	23
2017	73	103	108	66	99	71	54	84	49	52	64	47
2016	47	72	94	60	78	82	50	98	55	36	60	76
2015	54	48	73	88	62	64	69	60	71	102	44	75
2014	52	48	56	53	59	35	95	27	78	55	34	52
2013	19	22	28	37	53	41	53	61	42	50	20	38
2012	21	17	22	33	29	28	34	34	25	33	28	28
2011	9	21	26	17	24	23	28	39	24	26	19	25
2010	21	20	23	23	18	18	32	32	23	22	15	

Note: Building Permits Issued excludes those Building Permits which were voided or withdrawn.

Town of Bluffton

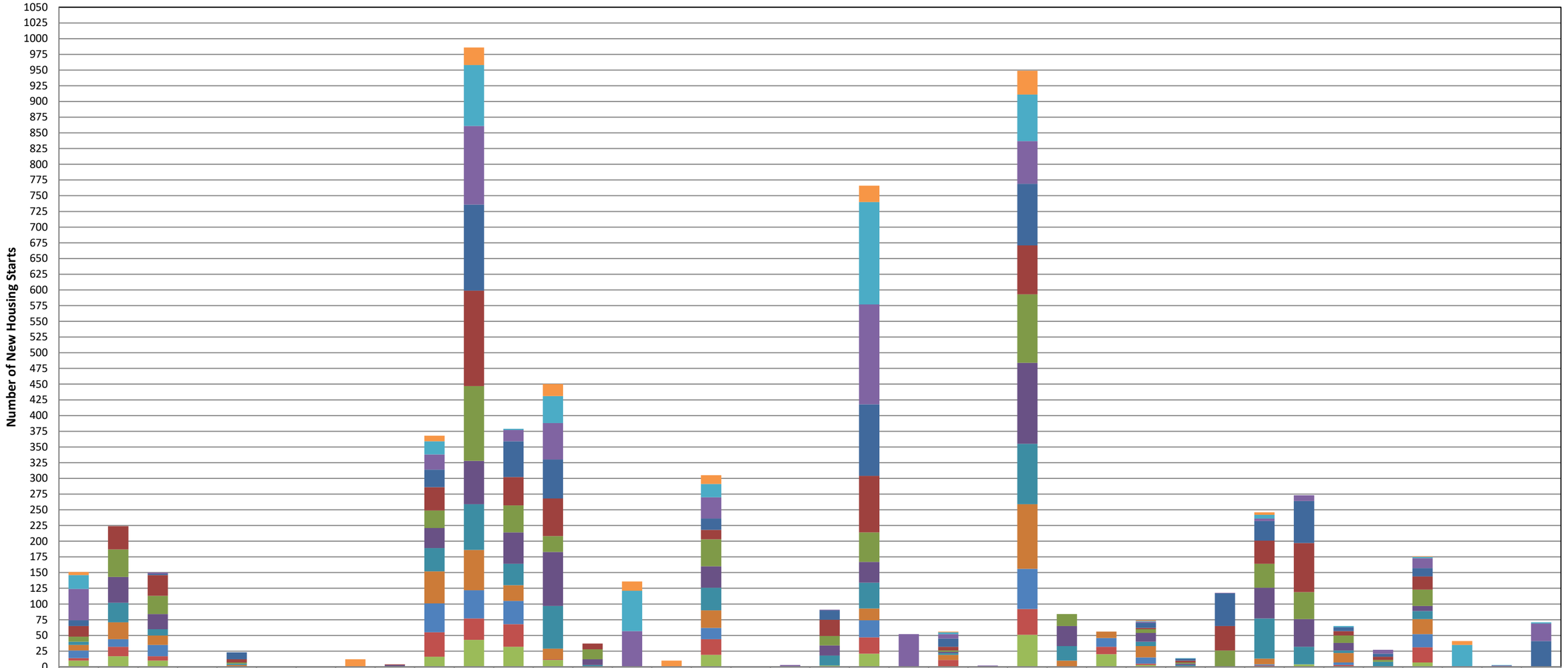
New Single Family/ Multi-Family Residential Building Permits Issued by Neighborhood 2010 - 2021



Neighborhood	Alston Park	Baynard Park	Bluffton Park	Brendan Woods	Buck Island/ Simmonsville	Buckwalter Place	Calhoun Street Promenade	Four Seasons at Carolina Oaks	Giddy Up	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Kirks Bluff	Landings at New Riverside	Lawton Station	Lot 26 Able St	Midpoint	Mill Creek at Cypress Ridge	New Riverside - Other	Old Town-Other	One Hampton Lake	Palmetto Bluff	Palmetto Pointe Townes	Parkside	Pine Ridge	Rose Dhu Creek Plantation	Schultz/ Goethe Road	Seagrass Station	Shell Hall	Southern Oaks	Stock Farm	Tabby Roads	The Village at Palmetto Pointe	The Walk	Ulmer Property	Village at Verdier Plantation	WellStone
2021 To Date								13		11	21		7		8	4			28	9	1		29							5					6			
2020	11	0	0	0	0	0	0	4	0	17	54	0	26	0	41	17	0	0	142	0	0	0	41	0	0	0	2	0	0	3	0	0	1	0	5	0	0	0
2019	55	0	0	0	1	0	0	0	0	30	114	3	39	0	68	41	3	0	145	0	10	3	81	0	0	1	3	4	0	2	0	5	3	16	12	5	8	0
2018	25	0	3	0	6	0	0	0	0	41	143	53	70	0	18	33	0	6	95	1	14	0	84	0	0	0	6	0	28	15	33	0	9	16	0	0	0	52
2017	8	23	21	0	7	0	0	0	1	32	166	45	46	0	0	22	0	24	132	0	10	0	85	0	0	0	3	4	61	43	81	2	3	10	0	0	0	20
2016	19	47	28	0	5	0	0	0	0	31	129	43	54	16	0	36	0	26	91	0	6	0	95	3	0	0	3	0	28	30	59	17	4	28	0	0	0	0
2015	0	49	37	0	2	0	0	0	1	43	118	51	56	17	0	36	0	17	38	0	2	0	163	37	0	0	9	3	4	42	47	18	2	17	0	0	0	0
2014	5	31	10	0	2	0	0	0	1	37	74	34	71	3	0	36	0	16	42	0	3	0	127	23	0	0	8	2	0	67	28	4	7	13	0	0	0	0
2013	9	27	16	0	2	0	0	0	0	52	64	25	17	0	0	28	0	0	19	0	8	0	110	10	10	0	18	0	0	9	0	15	1	24	0	0	0	0
2012	12	12	18	1	1	0	0	0	0	46	45	37	0	0	0	18	0	0	27	0	0	0	64	0	14	0	10	0	0	2	0	4	0	21	0	0	0	0
2011	4	15	7	0	0	0	0	0	0	39	34	36	1	0	0	25	0	0	26	0	10	0	41	0	12	0	2	1	0	2	0	2	0	24	0	0	0	0
2010	10	18	10	0	0	0	0	0	0	16	43	32	11	0	0	19	0	2	21	0	1	0	51	0	20	0	3	0	0	0	4	1	0	7	0	0	0	0

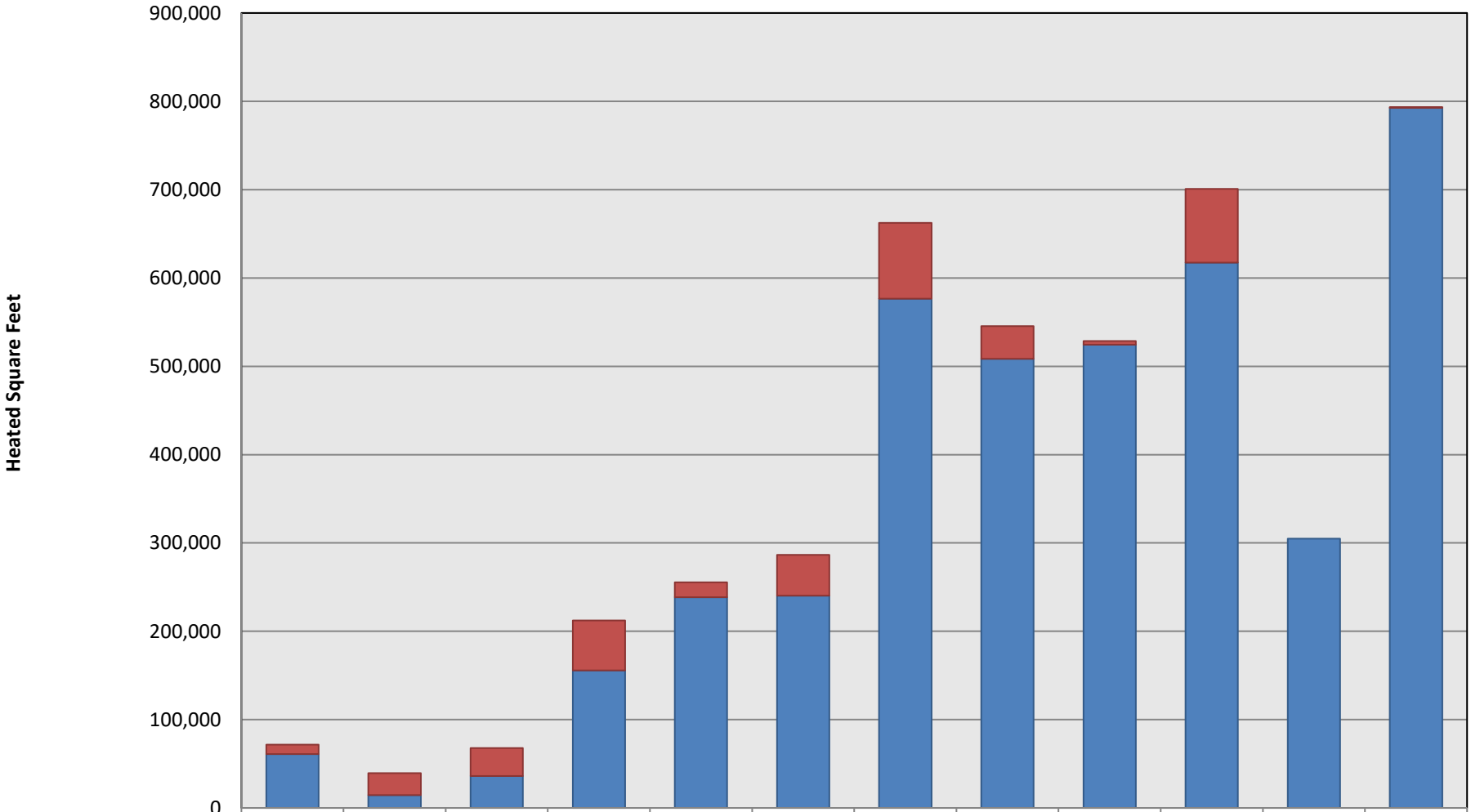
Town of Bluffton
New Single Family/ Multi-Family Certificates of Occupancy Issued by Neighborhood 2010 - 2021

Attachment 8f



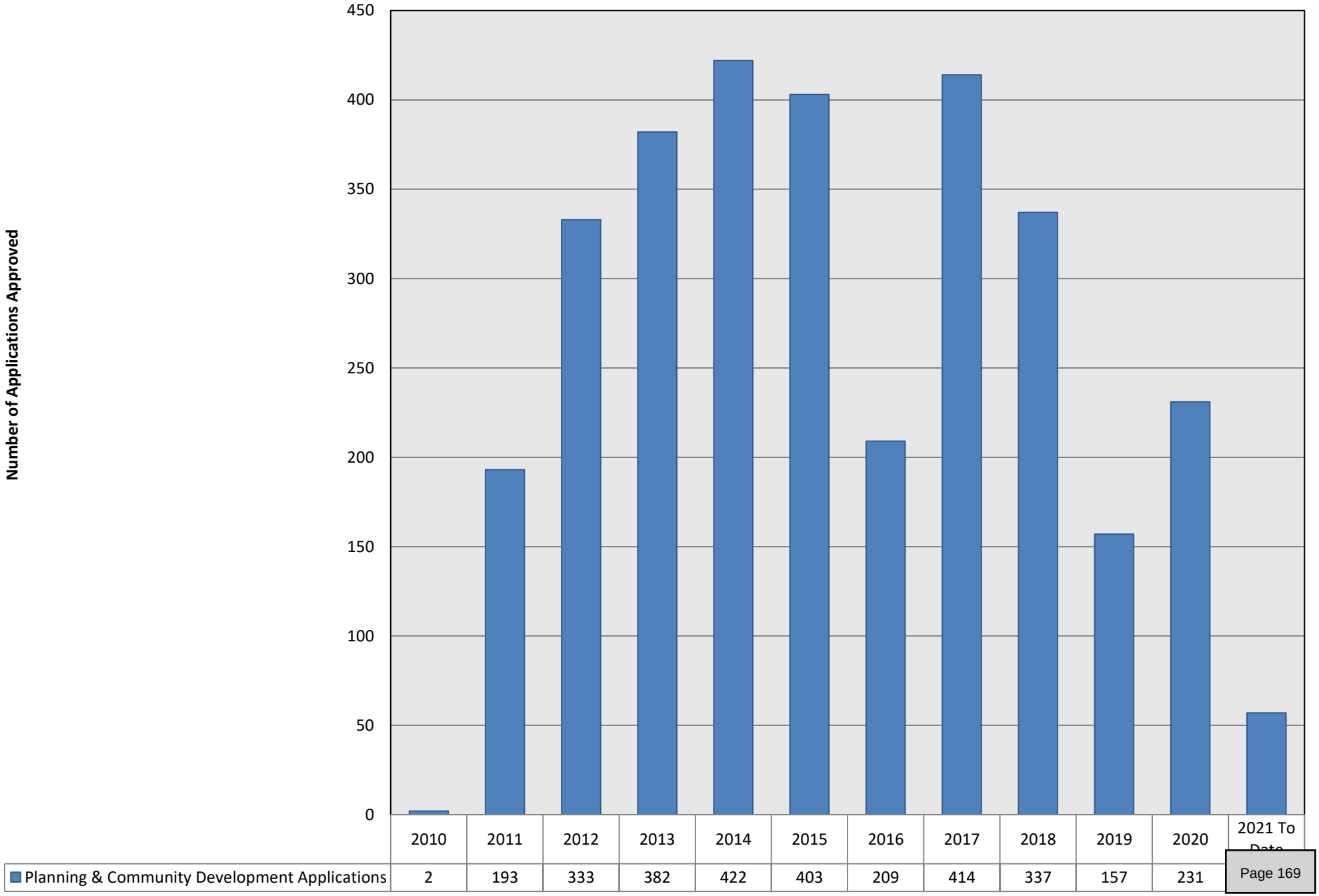
	Alston Park	Baynard Park	Bluffton Park	Brendan Woods	Buck Island/ Simmonsville	Buckwalter Place	Calhoun Street Promenade	Four Seasons at Carolina Oak	Giddy Up	Hampton Hall	Hampton Lake	Haven at New Riverside	Heritage at New Riverside	Kirks Bluff	Landings at New Riverside	Lakes at New Riverside	Lawton Station	Lee/Burnt Church Rd	Lot 26 Able St	Midpoint	Mill Creek at Cypress Ridge	Mystic Bluff Apartments	Old Town-Other	Palmetto Bluff Block	Palmetto Bluff	Palmetto Pointe Townes	Parkside	Rose Dhu Creek Plantation	Schultz/ Goethe Road	Seagrass Station	Shell Hall	Southern Oaks	Stock Farm	Tabby Roads	The Village at Palmetto Pointe	The Walk	Ulmer Property	Wellstone
2021 To Date	5							12		9	28		19		15	10	14				26		1		38			1			4				1	6		
2020	22	0	0	0	0	0	0		0	21	97	2	43	0	64		21	0	0	0	163	0	3	0	74	0	0	1	1	0	6	0	2	0	2	34	1	2
2019	50	0	2	0	0	0	0		0	24	125	18	58	0	57		34	1	3	1	159	52	7	2	68	0	0	2	0	1	4	9	0	6	16	1	2	28
2018	9	0	2	0	11	0	0		0	28	137	57	62	0	0		18	0	0	15	114	0	13	0	98	0	0	8	3	52	31	67	6	5	13	0	0	41
2017	17	37	33	0	5	0	0		1	37	152	45	60	9	0		15	0	0	26	90	0	6	0	78	0	0	2	3	39	37	78	7	5	21	0	0	0
2016	8	44	29	0	2	0	0		0	28	119	43	25	16	0		43	0	0	15	47	0	2	0	109	19	0	6	2	26	38	43	12	3	26	0	0	0
2015	0	41	24	0	0	0	0		2	32	69	50	86	9	0		34	0	0	16	33	0	2	0	129	32	0	14	2	0	49	44	12	0	8	0	0	0
2014	5	31	10	0	2	0	0		1	37	73	34	68	3	0		36	0	0	16	41	0	3	0	96	23	0	7	2	0	64	28	4	7	13	0	0	0
2013	9	27	15	0	2	0	0		0	51	64	25	17	0	0		28	0	0	0	19	0	8	0	103	10	10	18	0	0	9	0	15	1	24	0	0	0
2012	12	12	18	1	1	0	0		0	46	45	37	0	0	0		18	0	0	0	27	0	0	0	64	0	14	10	0	0	2	0	4	0	21	0	0	0
2011	4	15	7	0	0	0	0		0	39	34	36	1	0	0		25	0	0	0	26	0	10	0	41	0	12	2	1	0	2	0	2	0	24	0	0	0
2010	10	17	10	0	0	0	0		0	16	43	32	11	0	0		19	0	0	2	21	0	1	0	51	0	20	3	0	0	0	4	1	0	7	0	0	0

Town of Bluffton
New Commercial Construction and Additions Heated Square Footage
2010 - 2021



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 To Date
Commercial Additions	10,897	24,817	31,638	56,667	16,842	45,965	85,842	36,980	4,123	83,424	0	700
New Commercial	60,885	14,434	36,020	155,641	238,576	240,430	576,583	508,508	524,471	617,352	304,868	792,692

Town of Bluffton
Planning & Community Development Applications Approved
2010 - 2021



TOWN COUNCIL

STAFF REPORT
Municipal Court Department

MEETING DATE:	May 11, 2021
PROJECT:	March Activity Report
PROJECT MANAGER:	Lisa Cunningham, Interim Assistant Town Manager

Court Summary

Town of Bluffton Municipal Court convenes every Tuesday, typically with a morning session and an afternoon session. In March, 2021 a total of nine sessions were scheduled which included seven morning sessions and two afternoon session.

Municipal Court currently has 555 cases pending which is a combination of 377 criminal/traffic cases, 152 jury trial request, and 26 defendants enrolled in alternative programs.

Indigent Defense cases

Town of Bluffton currently contracts with the 14th Circuit Public Defenders Office to provide Indigent Defense Counsel to all defendants who meet the Annual Federal Poverty Guidelines. Year to date our Indigent Defense Attorney has 262 cases which is a combination of 131 pending and 131 disposed on the docket as of March 2021.

Alternative Programs

Defendants are sometimes offered the opportunity to complete Alternative Programs in lieu of convictions on their traffic and/or criminal record.

There are currently 5 active participates in the Conditional Discharge Program. The Conditional Discharge Program requires the completion of 40 hours of community service as well as a drug and alcohol program. Participants must also pay a program fee of $150.00 upon completion.

There are currently 6 active participants in the Alive@25 classes which are offered through the National Safety Council. Alive@25 classes are for traffic offenders under 25 years of age who have never had a traffic infraction and the current charge pending carries no more than 4 points.

Traffic Education Program referred to as TEP has 4 active participates. The TEP Program cost is $280.00 plus the cost of online driving class. It is designed for offenders who have pending moving violations except for Driving under the Influence, Driving under Unlawful Alcohol Concentration, and Reckless Driving.

Alcohol Education Program referred to as AEP has 0 active participants. AEP is only inclusive for alcohol related charges such as minor in procession of alcohol or false identification for

offenders between the ages of 17-21. AEP costs $250.00 plus the cost of online driving class and alcohol education classes.

Pre-Trial Intervention referred to as PTI has 11 active participants. PTI is a program for first-time offenders charged with non-violent crimes all charges are accepted in the program except for Driving Under Influence (DUI) or Driving under Unlawful Alcohol Concentration (DUAC). Program cost $350.00 plus the cost of online driving class, counseling and/or drug testing.

TEP, AEP, and PTI are directly managed through the Solicitors office. The Court provides a referral and the Solicitors Office provides a completion or termination report upon completion date.

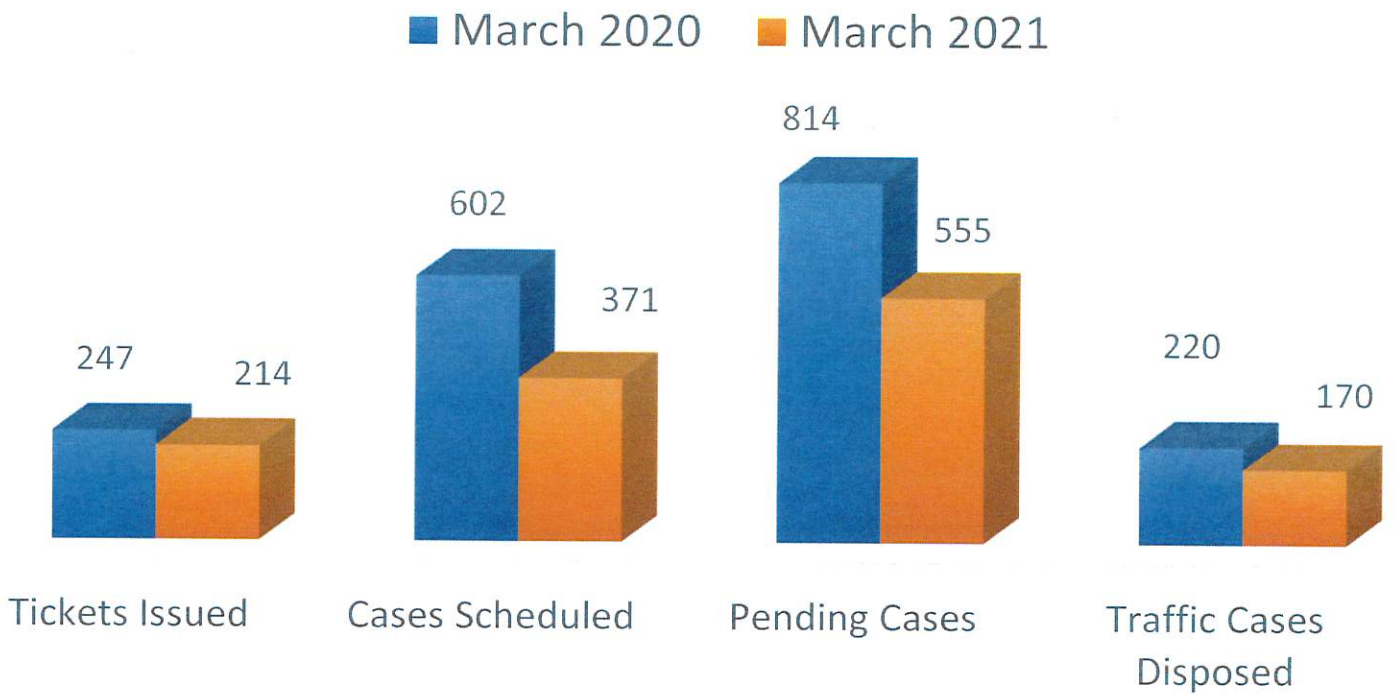
Town of Bluffton Municipal Court

Statistics for March 2021

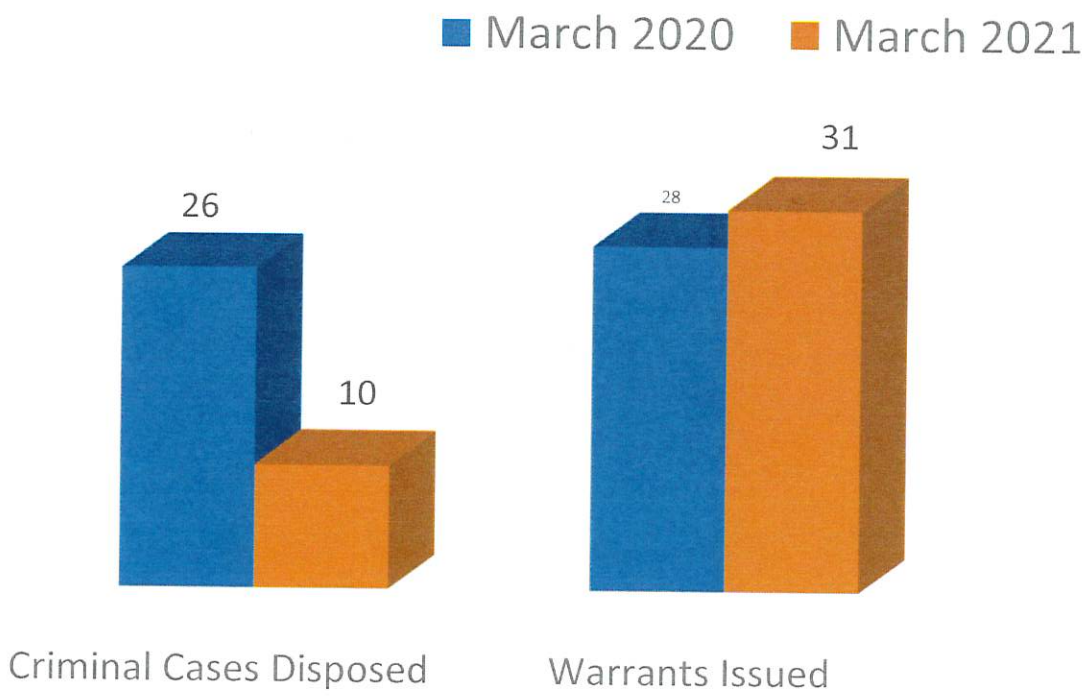
Presented by:

Lisa Cunningham, Interim Assistant Town Manager

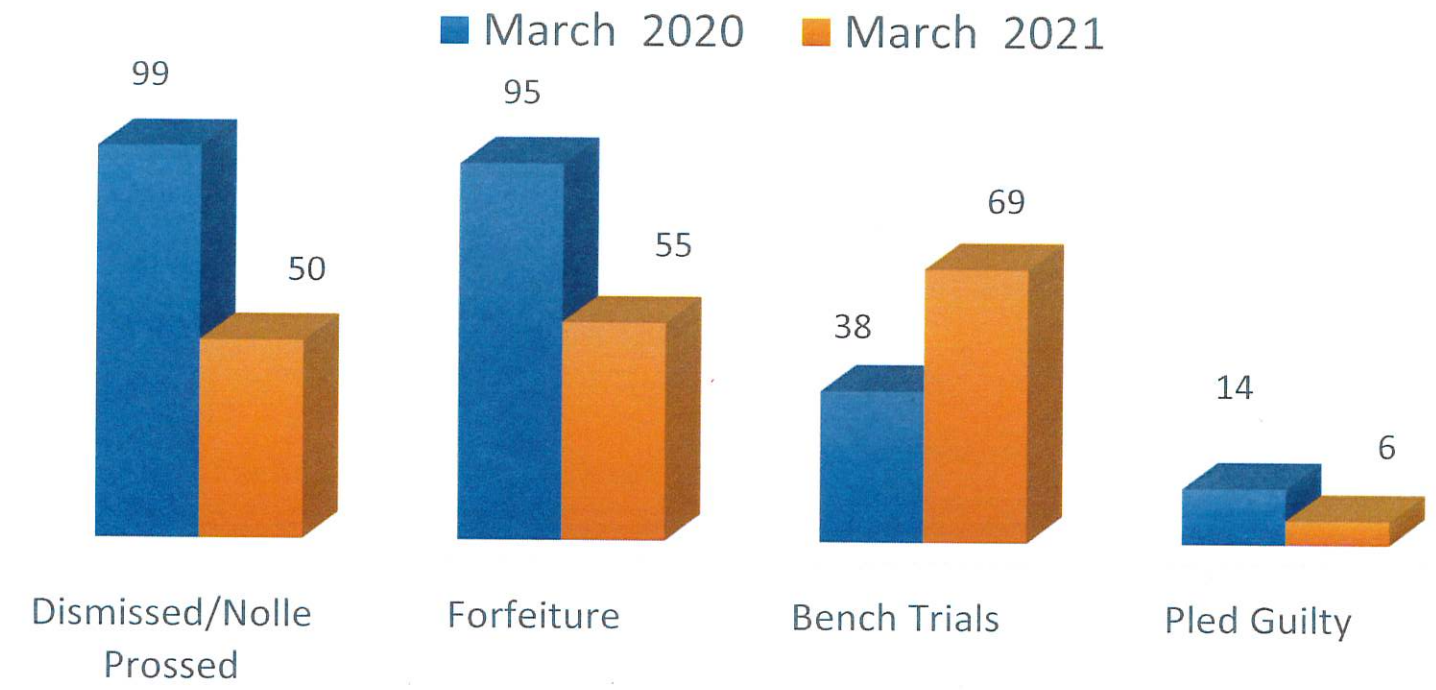
Town of Bluffton Municipal Court



Town of Bluffton Municipal Court



Town of Bluffton Municipal Court



TOWN COUNCIL

STAFF REPORT
Engineering Department

MEETING DATE:	May 11, 2021
SUBJECT:	Engineering Department Monthly Report
PROJECT MANAGER:	Bryan McIlwee, Director of Engineering

CAPITAL IMPROVEMENTS PROGRAM (CIP) AND SPECIAL PROJECTS UPDATE

PATHWAYS

1. Goethe-Shults Sidewalks Phase 2

- Council approved contract with JS Construction at the March meeting.
- Contract is under Department of Commerce review.
- **Next Steps**
  - Receive final contract from Commerce for routing.
  - Issue JS Construction a Notice to Proceed with construction.
  - Schedule pre-construction meetings.

2. Buck Island-Simmonsville Neighborhood Sidewalks and Lighting

- Phase 5 Kitty Road to 301 Buck Island Road, construction is complete. Design of street lighting is underway.
- Phase 6A along Simmonsville Road from Grayco northward to Sugaree Drive is under design and permit review. Invitation to bid to be posted in April.
- Phase 6B along Simmonsville Road from Sugaree Drive northward to the existing New Mustang Road sidewalks is under design.
- **Next Steps**
  - Prepare and obtain streetlight easements for Phase 5 Install street lighting in the second quarter of 2021.
  - Phase 6 design and construction of the remaining Simmonsville Road sidewalks, to be completed in FY 2021-2022.
  - Bid Phase 6A sidewalks in May 2021.

3. Bridge Street Streetscape

- Construction documents and permitting are underway for Phase 1 streetscape Burnt Church Road to Calhoun Street. 90% construction drawings are complete and Staff provided plan comments to Cranston Engineering.
- SCDHEC 319 grant application was awarded for $179,700 for drainage and water quality improvements.

- **Next Steps**
  - Complete engineering design in April 2021.
  - Prepare easement plats, appraisals, obtain easements and issue bid documents in FY 2021.
  - Construction to start in FY 2022.

4. Boundary Street Streetscape

- Surveying and Engineering Design underway
- **Next Steps**
  - Complete draft preliminary engineering design in May.

5. New Riverside Linear Trail

- **Next Steps**
  - Begin surveying and prepare a Conceptual Master Plan in FY 2022, pending budget approval.
  - Research grant opportunities to fund planning and construction of future trail improvements.

SEWER & WATER

1. Buck Island-Simmonsville Sewer (Phases 5A-5D)

- Construction is underway on Phase 5A-D.
- **Next Steps**
  - Complete construction on Phase 5A-D by 7/1/21 contingent upon limited weather delays or unforeseen utility conflicts.
  - Start house connections after the main line is approved by DHEC.

2. Historic District Sewer Extension Phase 1 - Pritchard Street

- Main line construction is underway.
- **Next Steps**
  - Start house connections after the main line is permitted by DHEC.
  - Once construction project is complete, Pritchard Street will be resurfaced from the intersection of Tabby Shell Road south to the intersection of Bridge Street. The resurfacing will cover both lanes of travel.

3. Historic District Sewer Extension Phase 2 - Bridge Street

- Received SCDHEC permit to construct.
- Continue negotiations with property owners for right of entry agreements.
- **Next Steps**
  - Obtain road ownership from SCDOT.
  - Advertise for bids.

4. Historic District Sewer Extension Phase 3 – Colcock Street

- Started surveying and design.
- **Next Steps**
  - Review design drawings.

5. Historic District Sewer Extension Phase 4 – Lawrence Street

- Started surveying and design.
- **Next Steps**
  - Review design drawings.

6. Historic District Sewer Extension Phase 5 – Green Street

- Started surveying and design.
- **Next Steps**
  - Review design drawings.

7. Historic District Sewer Extension Phase 6 – Water Street

- Started surveying and design.
- **Next Steps**
  - Review design drawings.

HISTORIC DISTRICT IMPROVEMENTS

1. Boundary Street Lighting

- Phase 2 photometric plans, encroachment permits and lighting agreements are complete and approved.
- Dominion Energy is negotiating modifications to SCDOT encroachment permits.
- SCDOT and Dominion indicated poles must be installed on Private Property due to conflicts with Sewer Force Main and communication utilities within the ROW. Easements must now be obtained to install Phase 2 lighting.
- **Next Steps**
  - Obtain easements as needed for Phase 2 street lighting.
  - Begin installation of street lighting in the summer of 2021.

2. Historic District Enhancements

- Watershed Management Staff is finalizing plans to construct Boundary Street drainage improvements at AME Church. Easements were approved by Town Council.
- Traffic calming guidelines were presented to Town Council at the April meeting.
- ADA ramps and crosswalks were mapped in Cartegraph by GIS/IT
- **Next Steps**
  -
  - Continue planning of crosswalks and ADA improvements for implementation in FY 2022.
  - Obtain quotes for drainage construction at AME Church

3. Calhoun Street Streetscape

- Conceptual Master Planning is complete and reviewed at the July Quarterly Workshop.
- Obtained contract approval for Engineering services at the January 2021 Town Council meeting
- Project Kick-off meeting on 1/28/2021
- Surveying and Engineering Design underway
- **Next Steps**
  - Obtain all survey data in May and continue with Engineering design. Obtain preliminary plan in July and continue planning into FY 2022.

4. Squire Pope Carriage House Preservation

- Construction Documents are complete and submitted to SHPO for a courtesy review.
- **Next Steps**
  - Finalize any modifications to the Construction Documents to include a stabilization phase of building in FY 2022.
  - Prepare bid solicitation package in FY 2022.
  - Awaiting budget approval for future construction funding.

PARK DEVELOPMENT

1. Oyster Factory Park

- Conceptual Master Plan has been updated and reviewed by Town Council at the January Quarterly Workshop.
- Witmer, Jones and Keefer to complete Design Development Drawings in April, 2021.
- Executed engineering design contract with Ward Edwards for the next phase of development.
- **Next Steps**
  - Obtain ACOE and DHEC Permit for installation of salvaged dock components from Calhoun Street. Dock application is currently in a public notice period until 5/15/21.
  - Begin final engineering design for the next phase of improvements per Town Council direction provided at the Workshop.

2. 68 Boundary Street Park Renovations

- Construction and maintenance contracts complete.
- Martin Family Park dedication on 4/8/21.
- **Next Steps:**

  Close out project

3. Calhoun Street Dock and Public Riverfront Access Improvements

- Dock construction is complete.

- **Next Steps**
  - Complete installation of Dock signage.
  - Close out project

4. Wright Family Park

- Park Construction complete.
- Obtaining Quotes to add HVAC to Restroom Building
- **Next Steps**
  - Coordinate ribbon cutting ceremony as pandemic allows.
  - Prepare change order for HVAC installation.

5. Oscar Frazier Park

- Sidewalk construction complete.
- **Next Step**
  - Add benches and regrade fields in FY 2022.
  - Continue planning of future improvements in FY 2022.

6. New Riverside Barn/Park

- Submitted grant application to LWCF for $500,000.00 funding of the initial phase of the project. Application is under review by NPS.
- Obtained Town Council approval of the Conceptual Master Plan at the December 2020 Council meeting.
- Executed contracts with Thomas and Hutton for Phase 1 Engineering design.
- Hart Howerton completed Design Development of Phase 1 Site Development and Restroom building.
- **Next Steps**
  - Obtain additional tree survey data as needed for final site planning.
  - Hart Howerton to complete schematic design of Barn additions.
  - Obtain quotes for construction documents from local Architects for Restroom Building.
  - Complete construction drawings, cost estimating and permitting of Phase 1 site development by July 2021.
  - Phase 1 bidding and construction anticipated to begin in FY 2022.

TOWN FACILITIES AND MISCELLANEOUS PLANNING

1. Buckwalter Place Multi-County Commerce Park

- Buckwalter Place Park and Veterans Memorial are complete. Executed contracts for Buckwalter Park restroom design with Thomas and Hutton and Pearce Scott Architects.
- Site planning for future development parcel underway with Cranston Engineering.

- **Next Steps**
  - Review progress plans for restroom building and utility extensions at Buckwalter Park.
  - Continue site planning for future development parcel, pending direction from proposed tenant.

2. Town of Bluffton Housing Project

- Surveying and geotechnical services complete for 1095 May River Road and 115 Bluffton Road sites.
- **Next Steps**
  - Planning and design to begin in FY 2021 as directed by Joint Venture Agreement.
  - Assist with the preparation of a comprehensive cost estimate for planning, design and construction for the various housing projects.

3. Law Enforcement Center Facility Improvements

- Parking and Service Yard Expansion construction began in December 2020 with CBG Siteworks Construction.
- Interior paint of Substation complete.
- Issued solicitation for landscape construction in April 2021
- **Next Steps**
  - Continue construction of LEC service yard and parking improvements. Construction anticipated to be complete by the July 2021.
  - Information Technology department coordinating upgrades to building security systems.
  - Obtain Town Council approval of LEC landscape construction contract at the May Town Council meeting.

4. Ghost Roads

- Surveying and easement exhibits are complete.
- Pritchard Street Quit Claim Deed exhibits are 95% complete.
- The Town Attorney is working with Bridge Street property owners to obtain Quit Claim Deeds and agreement to extend service to homes.
- Staff is meeting with individual property owners to raise awareness of the acquisition efforts and communicate next steps.
- **Next Steps**
  - Continue meeting with individual property owners and obtaining quit claim deeds.

5. Community Safety Cameras

- Cameras have been installed at Bluffton Road Public Parking Lot, Veterans Park, Wright Family Park, Calhoun Street Dock.
- Fourteen older cameras in the network have been replaced.
- **Next Steps**
  - Continue with camera replacements and upgrades as necessary.

6. Public Works Facility Improvements

- Finalize the plans for expanding of Public Works yard.
- Install new plumbing/ electric for the washer and dryer.
- **Next Steps**
  - Begin permitting and bid for the expansion of the yard.
  - Bid the installation of the plumbing and electric.

7. Rotary Community Center Facility Improvements

- Replace the hardwood floor in the main area.
- **Next Steps**
  - Request bids for the replacement of the new floor.

8. Watershed Management Facility Improvements

- Remove the carpet and install new flooring in the rear office space.
- **Next Steps**
  - Request quotes on completing the new flooring in the office.

DIVISION/STAFF UPDATES

Project Management

Thirty-five (35) CIP projects are currently in progress. Don Ryan Center, Veteran Memorial, Buckwalter Park, BIS Phase 5 sidewalks, BIS Sewer Phase 5E, Wright Family Park and the Calhoun Street Dock were completed so far in FY 2021. CIP projects including HD Sewer Phase 1 (Pritchard Street), BIS Sewer Phase 5A-D and the LEC Expansion area are currently under construction and scheduled to be complete by the end of FY 2021 or first quarter of FY2022. Boundary Street Lighting, BIS Phase 6A Sidewalks, Goethe Shults Sidewalks Phase 2 and HD Sewer Phase 2 are expected to start construction by the end of FY 2021. The remaining CIP projects are still in the design phase and several are planned to start construction in FY 2022.

The Town of Bluffton was selected as the 2021 winner of the Municipal Achievement Award for the development of Wright Family Park.

The Town of Bluffton held a ribbon cutting ceremony for the Martin Family Park on 4/8/21.

Watershed Management

1. Southern Lowcountry Regional Board (SoLoCo)

a. Regional Southern Lowcountry Post Construction Stormwater Ordinance and Design Manual

- Via concurrence of the Mayor and direction by the Town Manager, staff has participated in the SoLoCo Technical Working Group to develop a regional stormwater model ordinance and design manual and investigate the viability of a regional stormwater authority.
- Beaufort County adopted the SoLoCo Stormwater ordinance and design manual and began implementation 2/1/21.
- 2/9/21 Town Council tabled the item until 4/13/21.
- **Next Steps**
  - Additional public comments received will require more staff time to resolve prior to bringing back to Council for Public Hearing and second reading.
  - SoLoCo Technical Subcommittee to meet in early May to review 67 comments received and develop responses.

2. Sea Level Rise Task Force

- Following Beaufort County's presentation and request for regional participation at the 10/22/19 SoLoCo meeting, staff attended the Sea Level Rise Task Force meetings to discuss a possible No Fill Ordinance and county-wide sea level rise adaptation strategies.

- Task Force met 12/15/20 and 12/18/20 to prioritize recommendations for final document with strategies for local governments to implement policies, ordinances and projects to mitigate the potential impacts of sea level rise.
- **Next Steps**
  - Beaufort County to present and request a recommendation from SoLoCo for regional partners to adopt.

3. Joint Councils Meeting for Watershed Management Initiatives

- BJWSA developed their CIP list for FY 2020 sewer projects which does not include any projects in the County's jurisdiction in the May River Headwaters without cost-sharing.
- Following the Joint Councils Meeting with BJWSA, held on 2/25/20, staff from Beaufort County and Town of Bluffton met to discuss sewer extension scope and strategy on 2/27/20.
- Staff from the Town, County, and BJWSA met via Zoom 3/27/20 to confirm project scope, cost, and potential project manager. the last project cost estimate to extend, connect, and abandon septic in the Stoney Creek project area is $4.7 million (B. Chemsak email 7/22/19) but they anticipate those numbers increasing to $5.5 million. The proposal is 1/3 cost-share, so the Town's portion would be approximately $1.83 million. Beaufort County has not formally agreed or committed any funding.
- Neither BJWSA nor Beaufort County have committed funds in FY 2021 to begin sewer extension.
- Town Manager, Director of Engineering and staff met with BJWSA General Manager, Engineer and staff on 6/5/20 to discuss how to move the project forward.
- The Town submitted a response on 12/18/21 to BJWSA's "call for projects" request that prioritizes May River Watershed sewer projects.
- Staff drafted a letter for the Town Manager's review requesting Beaufort County commitment to cost-share Stoney Creek/Palmetto Bluff Rd. sewer project in the May River watershed.
- Staff presented an update on current status at 4/20/21 Town Council Workshop.
- **Next Steps**
  - Town Council made the decision to setup a meeting between Town Council and Bluffton County Council representatives.

4. SC Department of Health and Environmental Control May River Shellfish Harvesting Monitoring Data Year-to-Date and May River Shellfish Harvesting Status Exhibit – Attachments 1 and 1a

5. May River Watershed Action Plan Implementation Summary - Attachment 2

6. Municipal Separate Storm Sewer System (MS4) Program Update

- Staff is currently updating the Town's MS4 Stormwater Management Plan and supporting documentation. SCDHEC is currently in the process of developing a revised National Pollutant Discharge and Elimination (NPDES) Permit for Small MS4s

and will re-issue to permittees, including the Town, in the future.

7. MS4 Minimum Control Measure (MCM) - #1 Public Education and Outreach, and MS4 MCM - #2 Public Participation and Involvement

- Staff participated in Bluffton Middle School's Virtual Career Day on 4/07/21.
- The May River Watershed Action Plan Advisory Committee meeting canceled for 4/22/21. **Attachment 3**
- Staff delivered a virtual presentation for the Coastal Discovery Museum on 4/26/21 regarding stormwater management.
- Staff is working the Town Digital Communication Manager to promote a series of MS4 stormwater educational tips and reminders for the Bluffton community via the Town's Facebook page.

8. MS4 MCM – #3 Illicit Discharge Detection and Elimination

- Stormwater Infrastructure Inventory Map - **Attachment 4a**
- *E. coli* Concentrations Trend Map - **Attachment 4b**
- Monthly, Microbial Source Tracking (MST) Maps - **Attachments 4c and 4d**
  - Town staff coordinates with the SC Department of Health and Environmental Control (SCDHEC) to pull MST samples concurrently with the state's routine shellfish harvesting water quality sampling at stations 19-19, 19-19A, 19-19B, 19-19C, and 19-24. SCDHEC conducted sampling on 4/05/21. The human genetic marker was detected at SCDHEC Shellfish Harvesting Station 19-19B. The lack of rain prior to and at the time of sampling, as well as the proximity of this SCDHEC monitoring station to Palmetto Bluff, indicated there may be an illicit discharge entering the May River. Town staff conducted field investigations in areas of Palmetto Bluff closest to SCDHEC Shellfish Harvesting Station 19-19B on 4/19/21. No illicit discharges were identified at the time of inspections. Staff has also requested BJWSA perform an inspection of their sewer infrastructure in areas of Palmetto Bluff. Staff notified Council and Senior Staff of these findings via email on 4/22/21.
- Illicit Discharge Investigations – **Attachment 4e**

9. MS4 MCM – #4 Construction Site Stormwater Runoff Control – Attachment 5

10. MS4 MCM – #5 Stormwater Plan Review and Related Activity – Attachment 6

11. MS4 MCM – #6 Good Housekeeping (Staff Training/Education)

- Town Staff attended Southeast Stormwater Association training on 4/23/21 for innovative alternatives for stormwater funding.
- Staff completed the Post-Construction BMP Inspector Certification course on 4/15/21.

12. Citizen Drainage, Maintenance, and Inspections Concerns Map – Attachment 7

13. Citizen Request for Watershed Management Services & Activities – Attachment 8

Public Works

1. MS4 MCM – #6 Good Housekeeping (Ditch, Drainage and Roadside Maintenance)

- Performed weekly street sweeping on Calhoun Street, Highway 46, Bruin Road, May River Road, Pin Oak Street, and curbs and medians on Simmonsville and Buck Island Roads.
- Performed ditch inspections
  - Arrow ditch (2,569 LF)
  - Red Cedar ditch (966 LF)
  - Buck Island roadside ditch (15,926 LF)
  - Simmonsville roadside ditch (13,792 LF)
- Ongoing roadside mowing, litter clean-up and maintenance of Masters' Way, McCracken Circle, Hampton Parkway, Buck Island and Simmonsville Roads, Goethe Road, Shults Road, Jason and Able Streets, Whispering Pine Road, May River Road and Eagles Field.
- Ongoing mowing of the New River side trail and field at New River barn.
- Beautification Program –Landscape Maintenance - ongoing routine.

2. Facilities

- Facilities and Parks Maintenance - ongoing routine.

3. Public Works Activities Report - Attachment 10

Attachments

1. SCDHEC Shellfish Harvesting Monitoring Data Year-to-Date
   a. SCDHEC May River Shellfish Harvesting Status Exhibit
2. May River Watershed Action Plan Implementation Summary*
3. MS4 Minimum Control Measures #1 and #2 – May River Watershed Action Plan Advisory Committee Cancelation Notice
4. MS4 Minimum Control Measure #3 – Illicit Discharge Detection and Elimination
   a. Stormwater Infrastructure Inventory Map
   b. *E. coli* Concentrations Trend Map
   c. Microbial Source Tracking Trend Map – Human Source
   d. Microbial Source Tracking Map – All Sources
   e. Illicit Discharge Investigations
5. MS4 Minimum Control Measure #4 – Construction Site Stormwater Runoff Control
6. MS4 Minimum Control Measure #5 – Stormwater Plan Review and Related Activity
7. Citizen Drainage, Maintenance and Inspections Concerns Map
8. Citizen Request for Watershed Management Services and Activities Map
9. Beautification Committee Agenda
10. Public Works Activities Report
11. CIP Project Schedules

* Attachment noted above includes the latest updates in bold and italic font.

SCDHEC Shellfish Harvesting Monitoring Data Year-to-Date
May River Headwaters Shellfish Stations

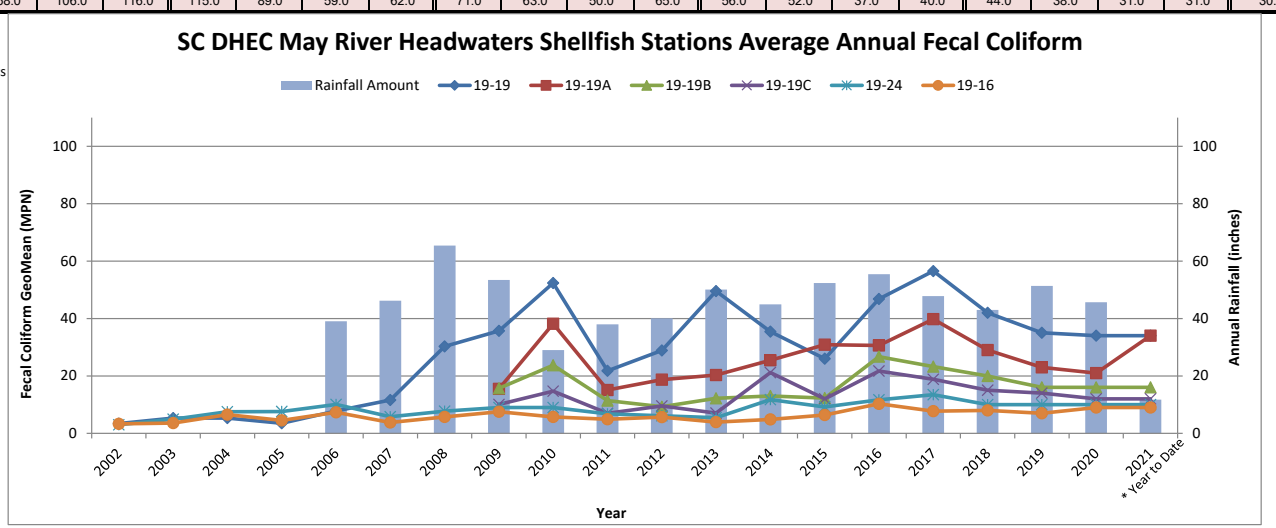
ATTACHMENT 1

	19-19				19-19A				19-19B				19-19C				19-24				19-16			
	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021	2018	2019	2020	2021
	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)	Fecal Coliform (MPN)
December	79.0	170.0	17.0		49.0	33.0	22.0		33.0	140.0	17.0		46.0	33.0	4.5		23.0	13.0	4.0		21.0	110.0	11.0	
November	49.0	17.0	70.0		13.0	6.8	31.0		23.0	7.8	17.0		17.0	11.0	13.0		17.0	4.5	13.0		7.8	2.0	4.5	
October	79.0	7.8	49.0		23.0	4.5	79.0		7.8	2.0	31.0		7.8	4.5	21.0		7.8	1.8	33.0		2.0	2.0	79.0	
September	49.0	79.0	110.0		23.0	33.0	49.0		13.0	6.8	49.0		17.0	17.0	33.0		17.0	4.5	33.0		17.0	1.8	33.0	
August	70.0	70.0	49.0		23.0	49.0	49.0		13.0	33.0	23.0		4.5	22.0	23.0		7.8	7.8	17.0		17.0	17.0	22.0	
July	23.0	4.5	33.0		33.0	13.0	13.0		11.0	7.8	23.0		7.8	17.0	7.8		13.0	22.0	7.8		4.5	13.0	17.0	
June	11.0	33.0	NS		23.0	49.0	NS		23.0	49.0	NS		7.8	46.0	NS		4.5	13.0	NS		1.8	4.5	NS	
May	17.0	7.8	70.0		33.0	9.2	49.0		17.0	7.8	23.0		13.0	2.0	22.0		23.0	6.8	6.8		13.0	4.5	4.5	
April	33.0	23.0	33.0	33.0	13.0	13.0	33.0	23.0	17.0	7.8	13.0	22.0	17.0	6.8	6.8	17.0	49.0	23.0	13.0	7.8	17.0	6.8	13.0	2.0
March	22.0	23.0	170.0	33.0	21.0	23.0	49.0	11.0	4.5	6.8	130.0	17.0	11.0	13.0	49.0	13.0	7.8	7.8	70.0	2.0	9.3	4.5	33.0	2.0
February	17.0	64.0	17.0	79.0	7.8	33.0	7.8	70.0	17.0	23.0	21.0	79.0	17.0	31.0	4.5	23.0	2.0	6.8	4.5	7.8	7.8	13.0	6.8	6.8
January	13.0	23.0	95.0	17.0	2.0	23.0	33.0	17.0	4.5	13.0	33.0	13.0	2.0	33.0	17.0	23.0	1.8	7.8	17.0	17.0	4.5	23.0	17.0	13.0
Additional Samples																								
Additional Samples																								
Average Annual GeoMean	30.8	26.4	51.4	34.8	17.5	19.0	31.9	23.4	13.1	13.0	27.3	24.9	10.7	14.5	14.0	18.5	9.8	8.0	13.8	6.7	7.9	7.5	15.3	4.3
** Truncated GeoMetric Mean	42.0	35.0	34.0	36.0	29.0	23.0	21.0	23.0	20.0	16.0	16.0	19.0	15.0	14.0	12.0	14.0	10.0	10.0	10.0	10.0	8.0	7.0	9.0	9.0
** Truncated 90th Percentile	176.0	168.0	106.0	116.0	115.0	89.0	59.0	62.0	71.0	63.0	50.0	65.0	56.0	52.0	37.0	40.0	44.0	38.0	31.0	31.0	30.0	32.0	35.0	35.0

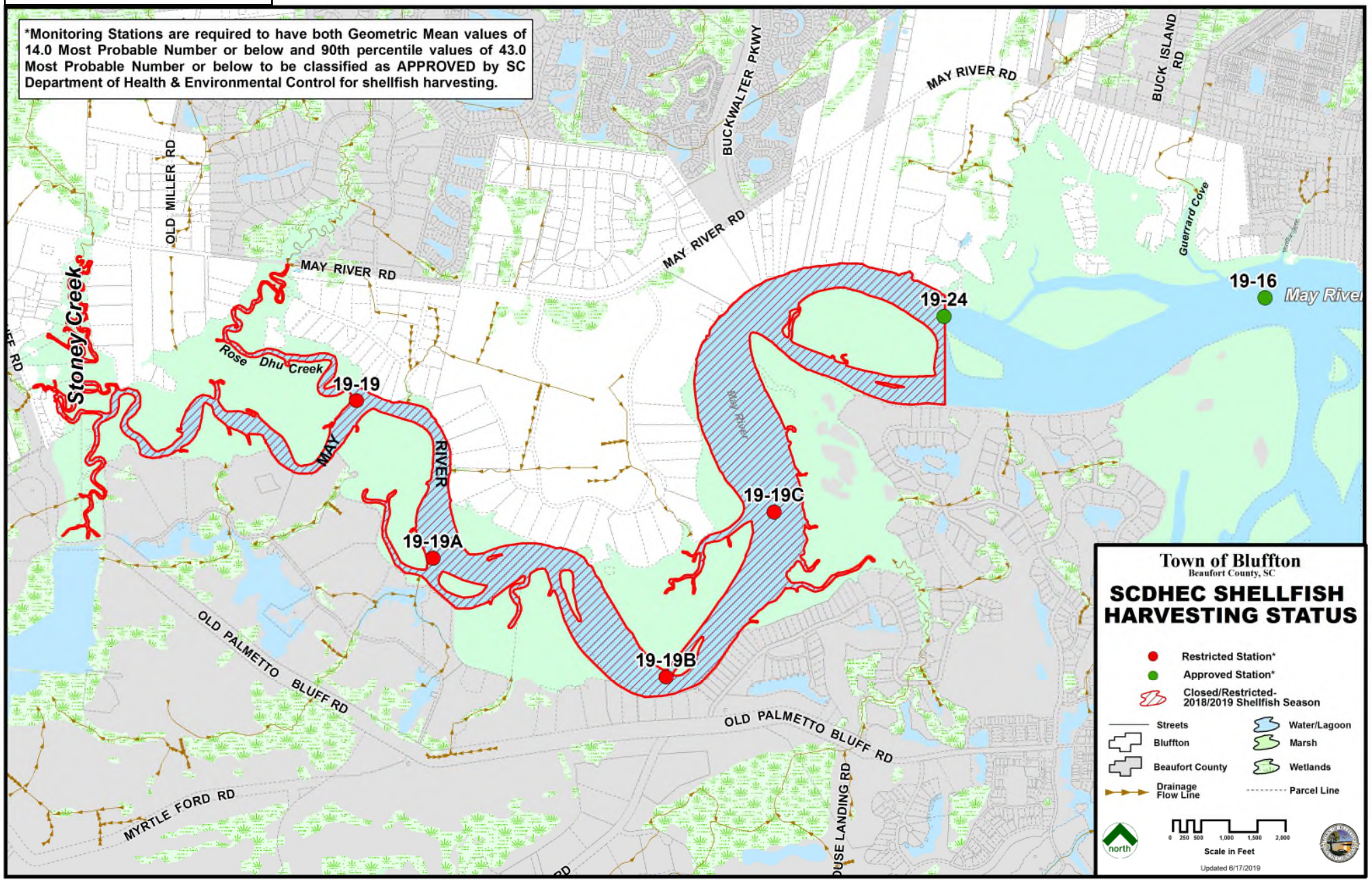
NS = No Sample

AS = Additional Samples

** Town staff calculations utilizing DHEC statistics



May River Headwaters



ACTIVITY - FINANCIAL	STATUS
Funding Opportunities	Council unanimously adopted $115 SWU Fee and NPDES-related Fees on 6/9/20.
ACTIVITY - POLICIES	**STATUS**
Sewer Connection & Extension Policy	*Completed 2017.*
Septic to Sewer Conversion Program	*Completed 2018.*
Sewer Connection Ordinance and Ordinance Amendment	*Completed 2015 and 2018, respectively.*
Southern Lowcountry Regional Stormwater Ordinance and Design Manual	***Current project updates are included in Engineering Consent Agenda under "Southern Lowcountry Regional Board (SoLoCo)."***
ACTIVITY - PROJECTS	**STATUS**
Sanitary Sewer Extension	Completed Buck Island/Simmonsville Road (BIS) Phases I, II, III, IV; Toy Fields; Jason/Able; and Poseys Court. Six project phases of Historic District sewer extension are proposed in the 5-year Capital Improvement Program. ***Current project updates are included in Engineering Consent Agenda under "Sewer & Water."***
May River 319 Grant Phase 1 - New Riverside Pond (Grant award of $483,500 in 2009)	*Completed 2013.*
May River 319 Grant Phase 2 - Pine Ridge (Grant award of $290,000 in 2011)	*Completed 2016.*
May River 319 Grant Phase 3 - Town Hall Parking Retrofit (Grant award of $231,350 in 2016)	*Completed 2019*.
May River 319 Grant Phase 4 - Sanitary Sewer Connections (Grant award of $365,558.36 in 2019)	Grant to construct 49 sewer lateral connections in Poseys Court, Little Aaron and Historic District Phases 1 and 2. ***Current project updates are included in Engineering Consent Agenda under "Sewer & Water."***
May River 319 Grant Phase 5 - Bridge Street Streetscape (Grant award of $179,900 in 2020)	Supports enhanced drainage and water quality improvements as part of the Bridge Street Streetscape project. ***Current project updates are included in Engineering Consent Agenda under "Pathways."***
Stoney Creek Wetlands Restoration: Preliminary Design Phase	Project on hold following Council direction on 5/31/17.
May River Watershed Action Plan Update & Modeling Report	*Completed 2021. Town Council adopted the document as a supporting document to the Comprehensive Plan on 2/9/21.*
ACTIVITY - PROGRAMS	**STATUS**
Public Outreach/Participation/Involvement (MS4 Minimum Control Measures #1 & 2)	Outreach and involvement efforts continue through county-wide partnership with Carolina Clear as Lowcountry Stormwater Partners - Neighbors for Clean Water, through local cleanups, civic group presentations, and the May River Watershed Action Plan Advisory Committee. ***Current updates are included in Engineering Consent Agenda and Attachment 3.***
Infrastructure Mapping/GIS (MS4 Minimum Control Measure #3)	Data points continue to be collected with new development to meet MS4 requirements & populate water quality model. ***Current updates are included in Engineering Consent Agenda Attachment 4a.***

ACTIVITY - PROGRAMS continued	STATUS continued
Water Quality Monitoring Program (MS4 Minimum Control Measure #3)	1. SCDHEC Shellfish monitoring results and map 2. *E. coli* bacteria "hot spot" concentrations 3. Microbial Source Tracking of bacteria 4. Illicit Discharge investigation and monitoring 5. BMP efficacy monitoring 6. MS4 monitoring ***Current updates are included in Engineering Consent Agenda Attachments 1, 1a, 4b - 4d.***
Illicit Discharge Detection & Elimination (IDDE) Program (MS4 Minimum Control Measure #3)	Response to reported and observed non-stormwater discharges to the stormwater drainage system. ***Current updates are included in Engineering Consent Agenda Attachment 4e.***
Construction Site Stormwater Runoff Control Program (MS4 Minimum Control Measure #4)	Sediment and erosion control inspections with escalating enforcement response. ***Current updates are included in Engineering Consent Agenda Attachment 5.***
Stormwater Plan Review & Related Activity Program (MS4 Minimum Control Measure #5)	SCDHEC delegated plan review-related activities. ***Current updates are included in Engineering Consent Agenda Attachment 6.***
Ditch Inspection/Maintenance Program (MS4 Minimum Control Measure #6)	Continued coordination with SCDOT, Beaufort County and Town Public Works to inspect and maintain ditches within the Town's jurisdiction. ***Current updates are included in Engineering Consent Agenda Attachment 7.***
Neighborhood Assistance Program - Septic System Maintenance Program	On-going assistance offered to Town residents regardless of financial status through Neighborhood Assistance Program (NAP). ***Current updates are provided in Growth Management Consent Agenda.***

PUBLIC NOTICE

The May River Watershed Action Plan Advisory Committee (WAPAC) Meeting scheduled for

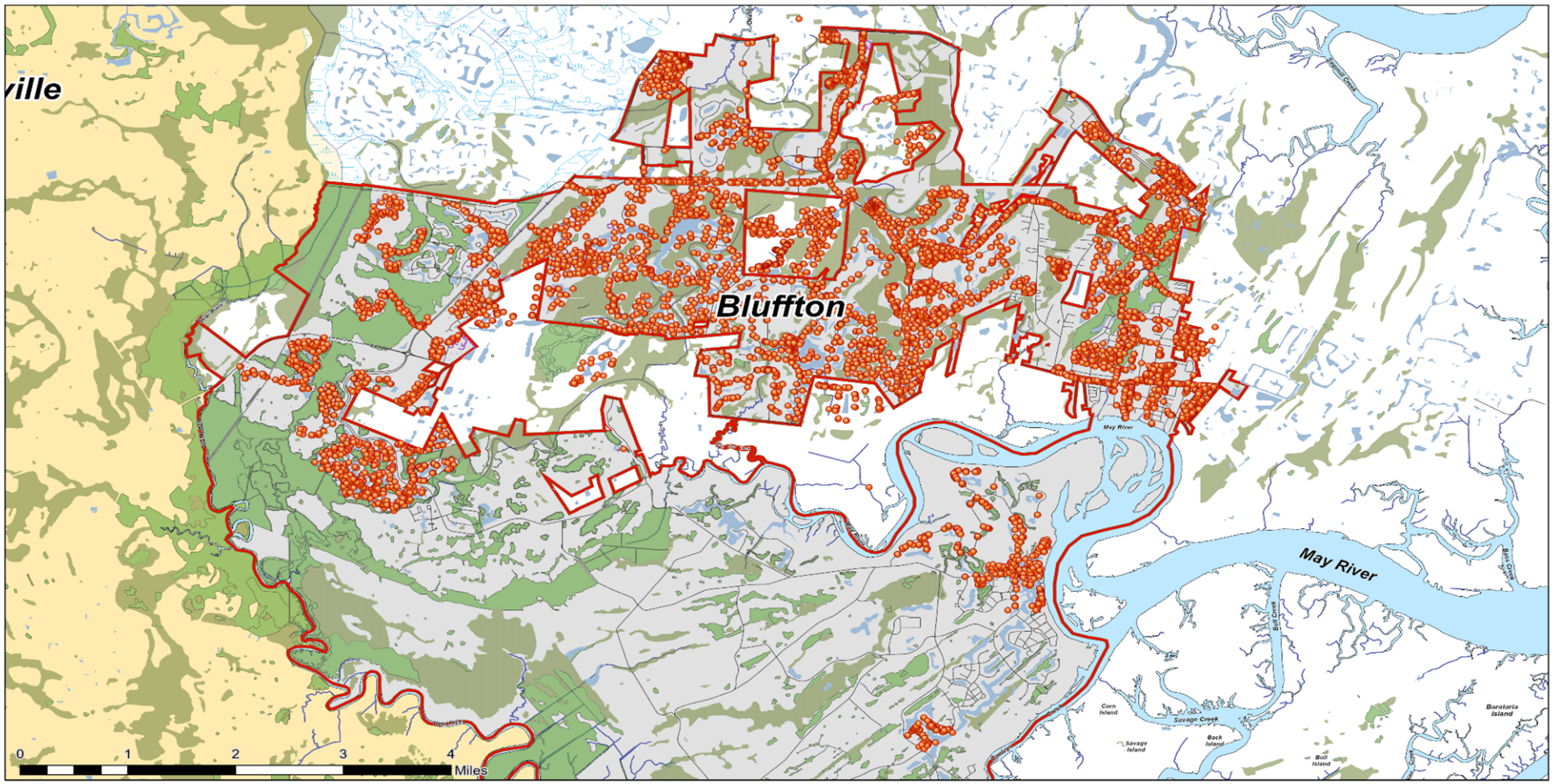
Thursday, April 22, 2021, at 9:00 a.m.

Has been CANCELED
due to lack of Agenda Items

The next meeting is scheduled for
Thursday, May 27, 2021

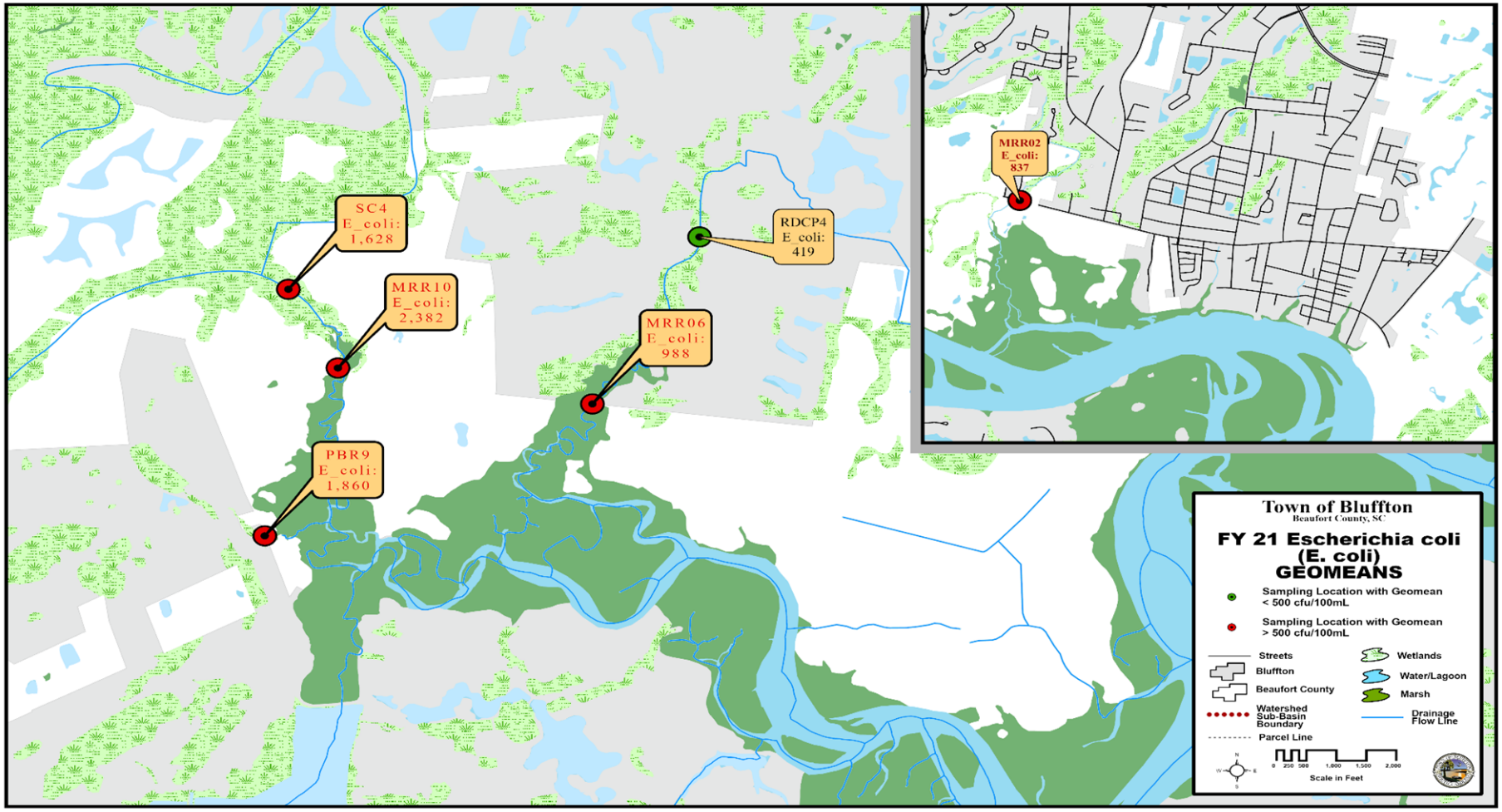
If you have questions, please contact
Watershed Management at: 843-706-4500

MS4 Minimum Control Measure #3 – IDDE (Illicit Discharge Detection & Elimination): Stormwater Infrastructure Inventory



Stormwater Infrastructure Inventory Collection Status	
FY 2021 YTD Collection Totals	1,146
FY 2020 Collection Totals	4,878
FY 2019 Collection Totals	2,925
FY 2018 Collection Totals	3,777

MS4 Minimum Control Measure #3 – IDDE: *E. coli* Concentrations Trend Map

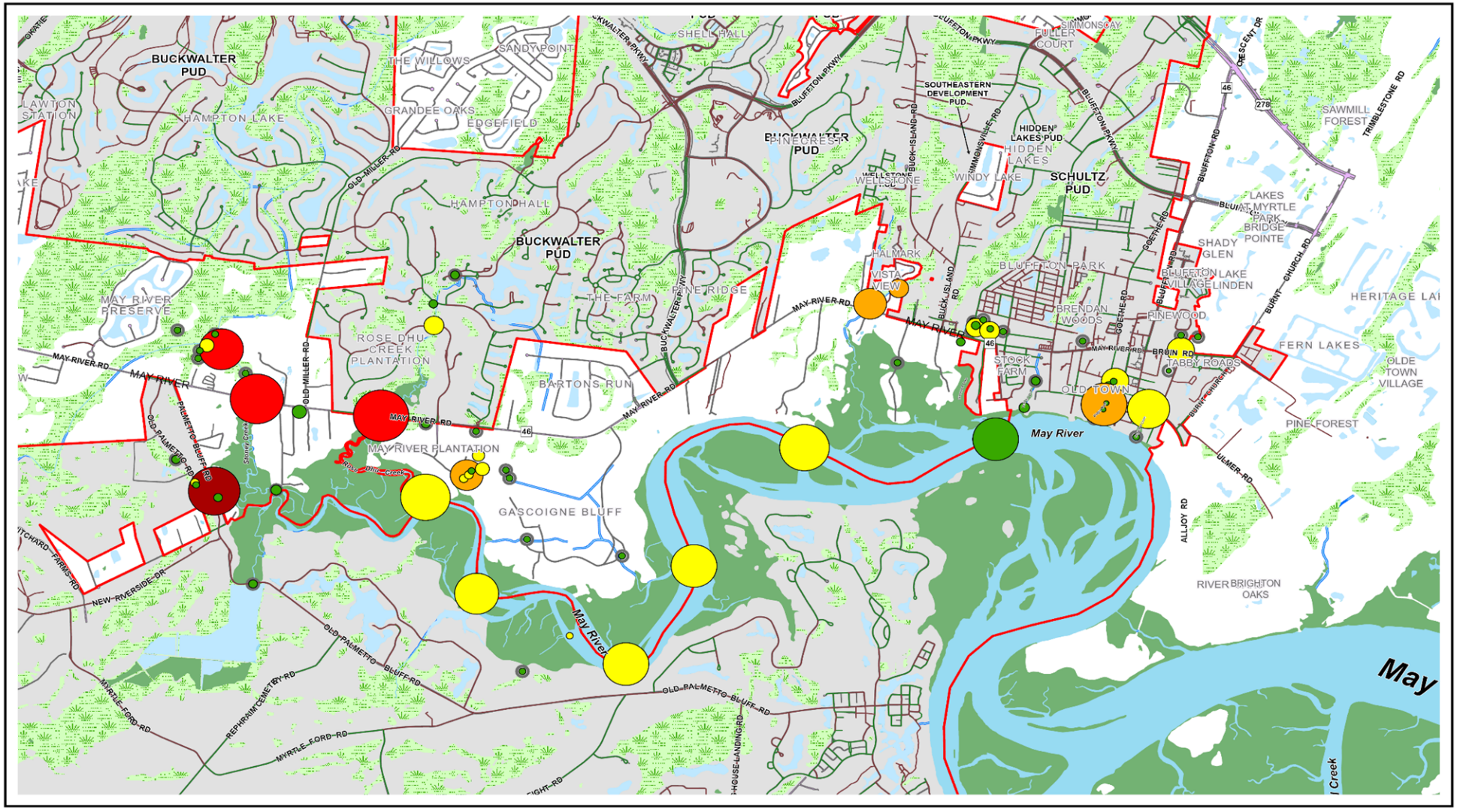


E coliform geomeans updated as of: 4/19/2021

	USCB Water Quality Samples	Microbial Source Tracking Samples	MS4 Quarterly Samples Collected
FY 2021 YTD Totals	306	75	95
FY 2020 Totals	223	115	123
FY 2019 Totals	280	193	264
FY 2018 Totals	216	217	224

- MST program began November 2016; MS4 Quarterly Sampling initiated 2/2017
- Totals include only samples submitted for laboratory analysis, and not *in situ* parameters.

MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Trend Map – Human Source



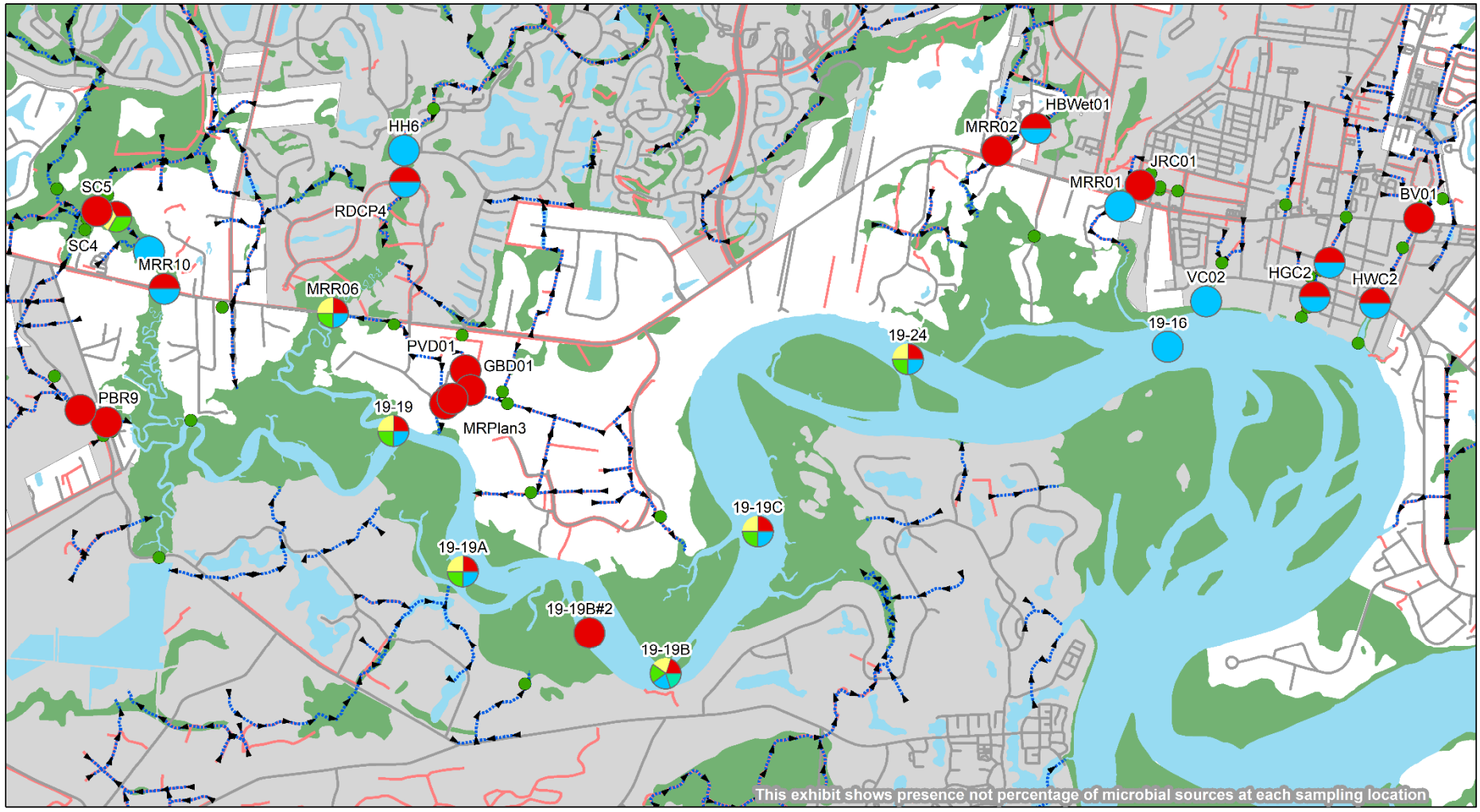
Town Jurisdiction
Beaufort County
Drainage Flow Lines

Human Positive Hits
0 1-3 3-6 6-9 >10

Time Sampled
1-3 4-6 7-10 >10

Updated Date: 4/19/2021

MS4 Minimum Control Measure #3 – IDDE: Microbial Source Tracking (MST) Map – All Sources



Microbial Sources
Human
Bird
Deer
Dog
Horse

MST Sampling Location Without Detection
Flowline
Drainage Ditch
Street
Town Jurisdiction

Microbial Sources Detected Within the May River 2017 - 2021

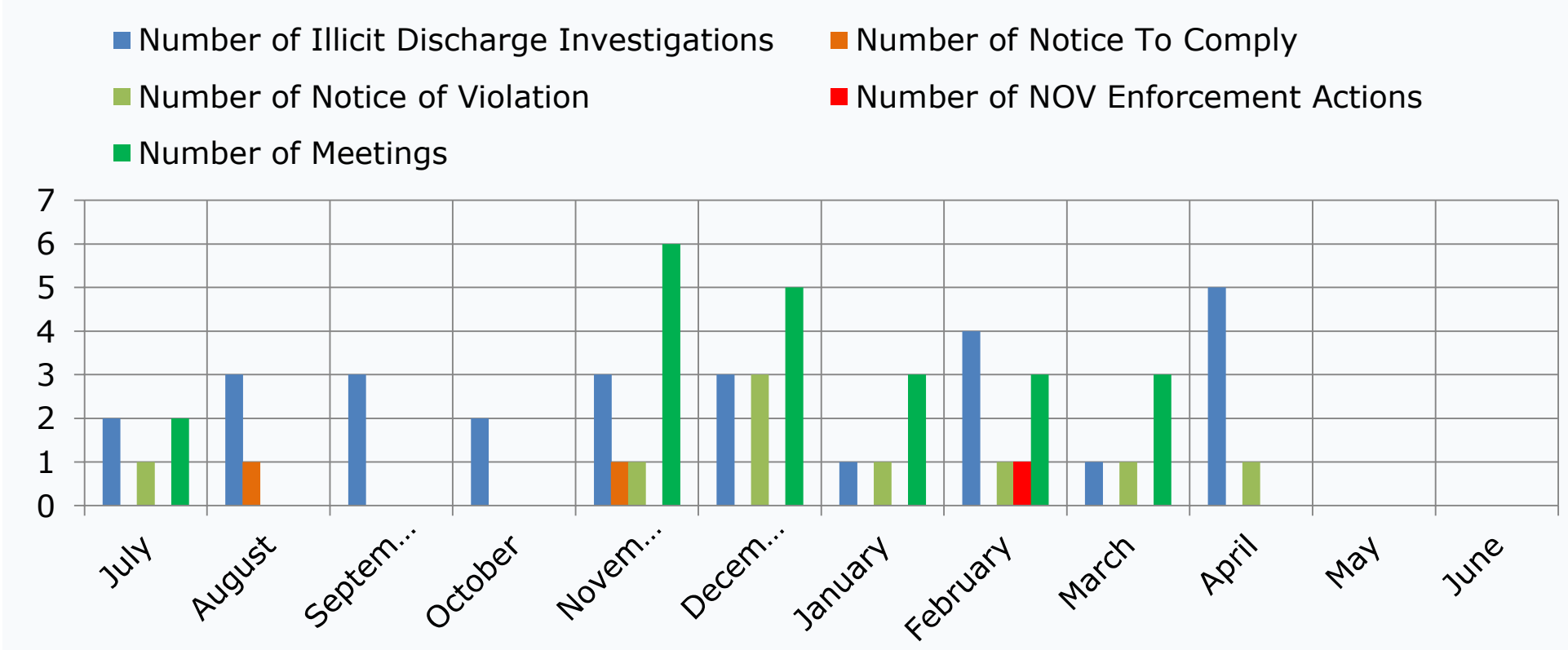
Town of Bluffton
Beaufort County, SC

Date: 11/17/2020

DISCLAIMER:

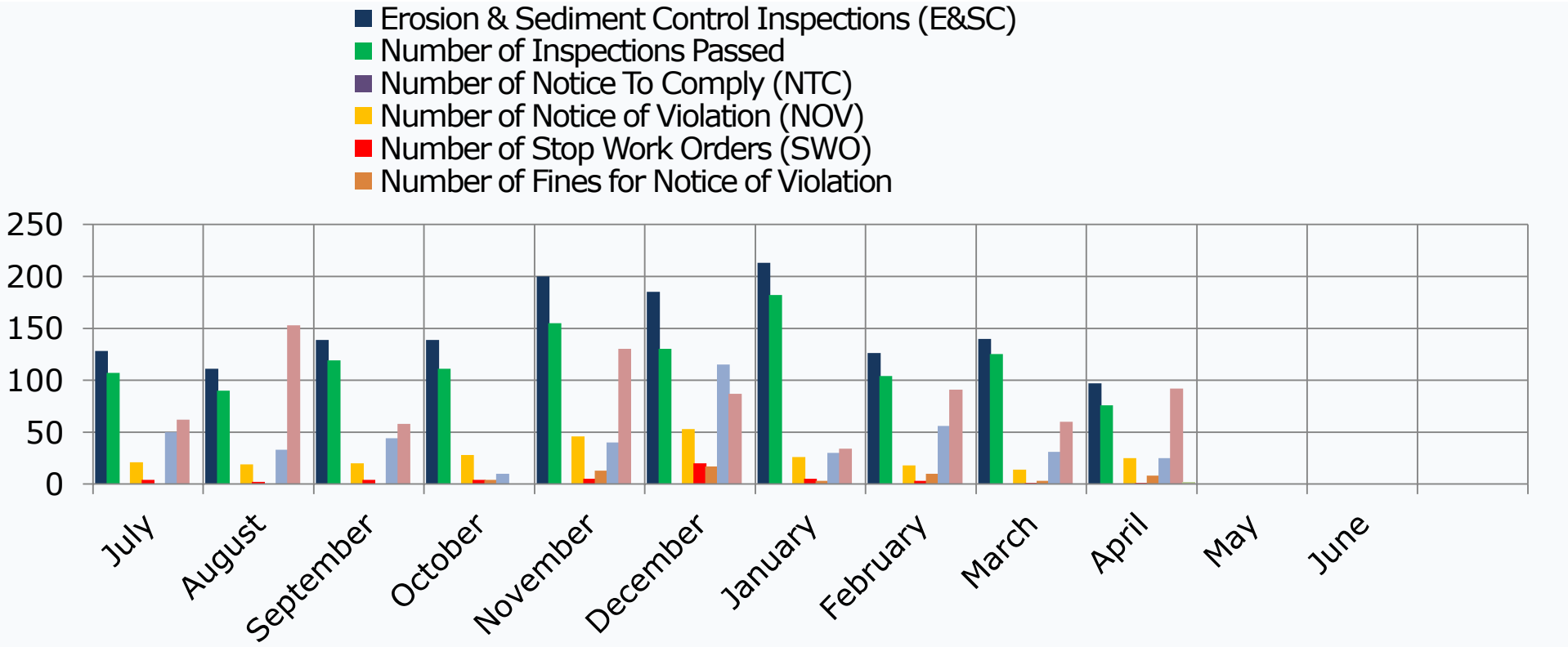
N
W E
S

MS4 Minimum Control Measure #3 – IDDE: Illicit Discharge Investigations



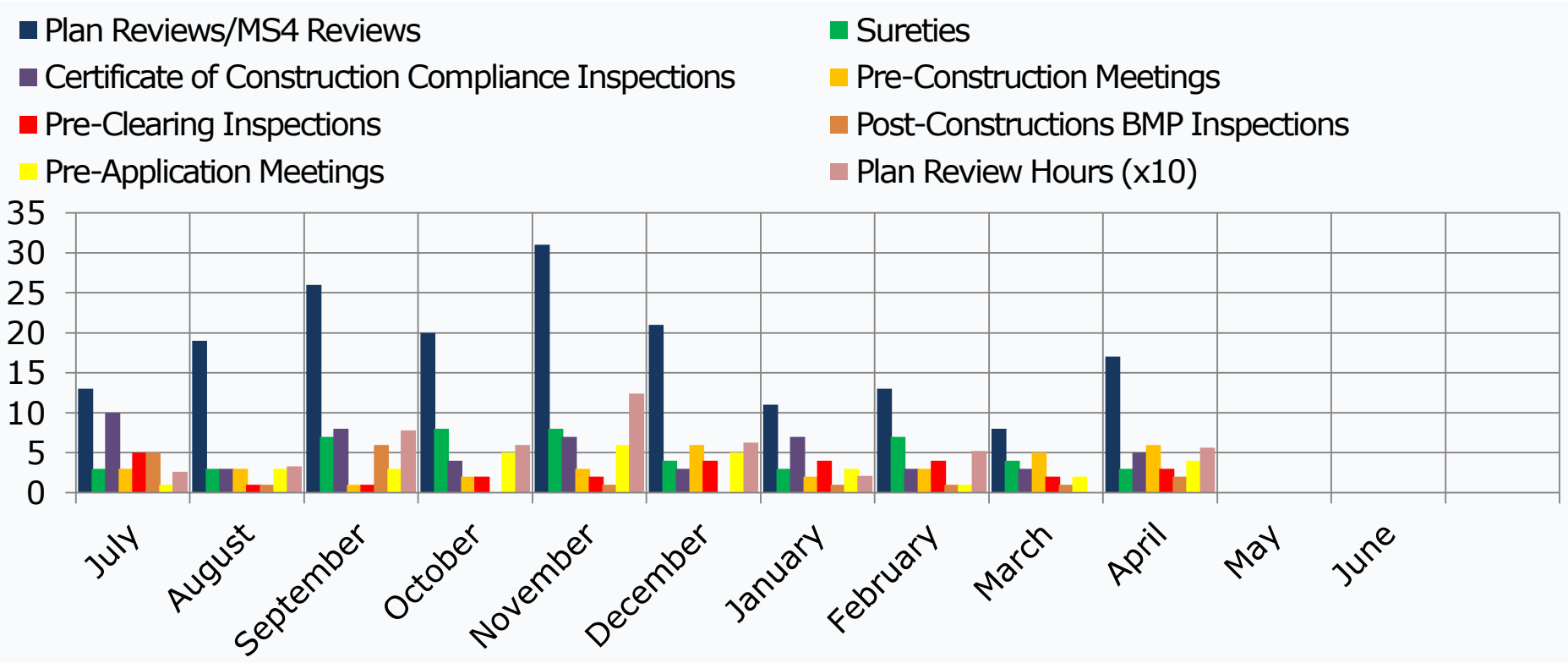
	Number of Illicit Discharge Investigations	Number of Notices To Comply Issued	Number of Notices of Violation Issued	Number of NOV Enforcement Actions	Number of Meetings
FY 2021 YTD Totals	27	2	9	1	22
FY 2020 Totals	45	10	8	6	49
FY 2019 Totals	38	20	3	1	61
FY 2018 Totals	48	20	4	2	60

MS4 Minimum Control Measure #4 - Construction Site Stormwater Runoff Control



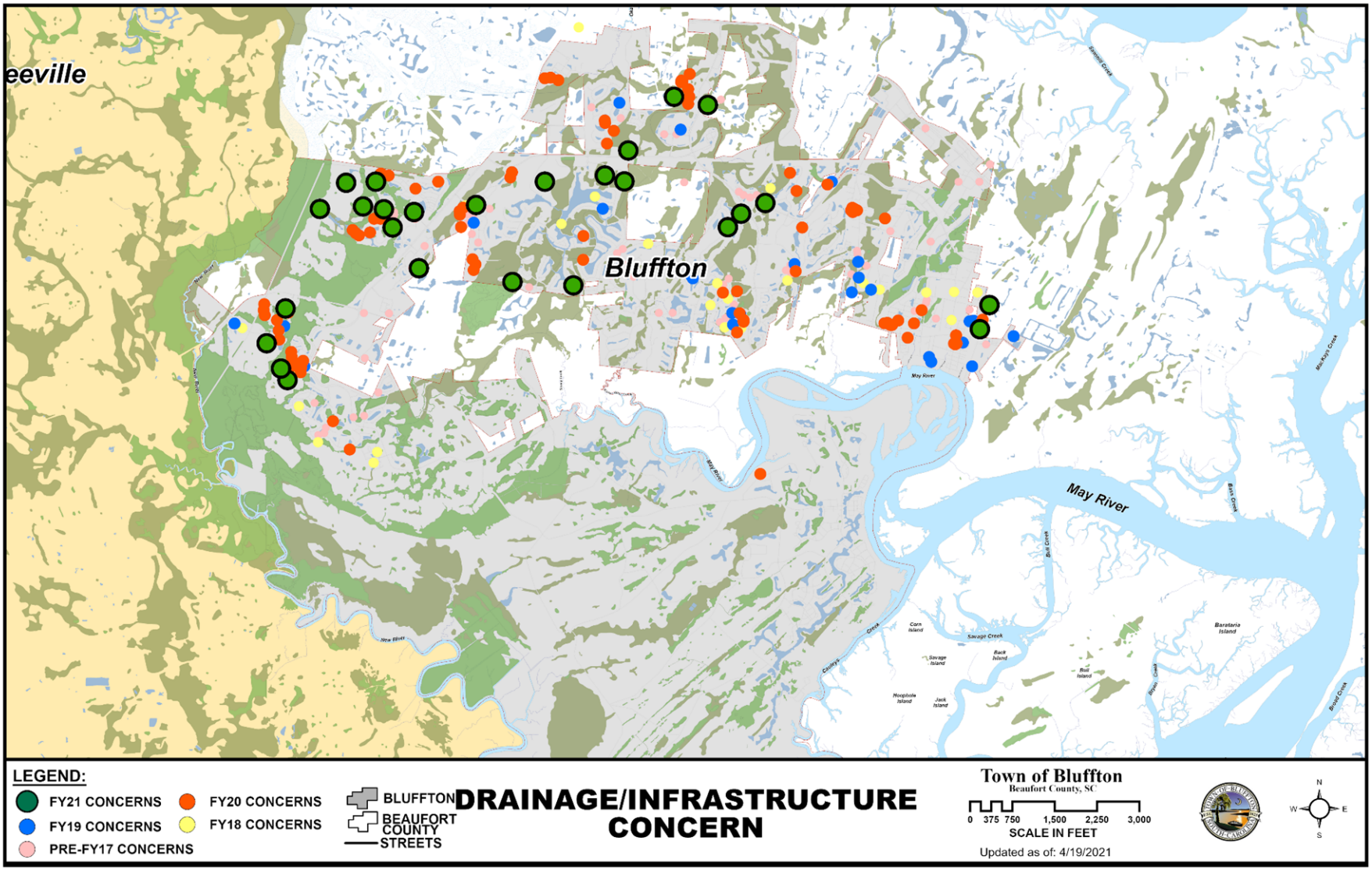
	Number of Sediment & Erosion Control Inspections	Number of Inspections Passed	Number of NTC Issued	Number of NOVs Issued	Number of SWO Issued	Number of NOV Enforcement Actions	Number of E&SC Meetings
FY 2021 YTD Totals	1461	1217	N/A	236	29	41	360
FY 2020 Totals	1,517	1187	128	185	16	9	496
FY 2019 Totals	1,688	1,384	254	72	N/A	7	403

MS4 Minimum Control Measure #5
Stormwater Plan Review & Related Activity



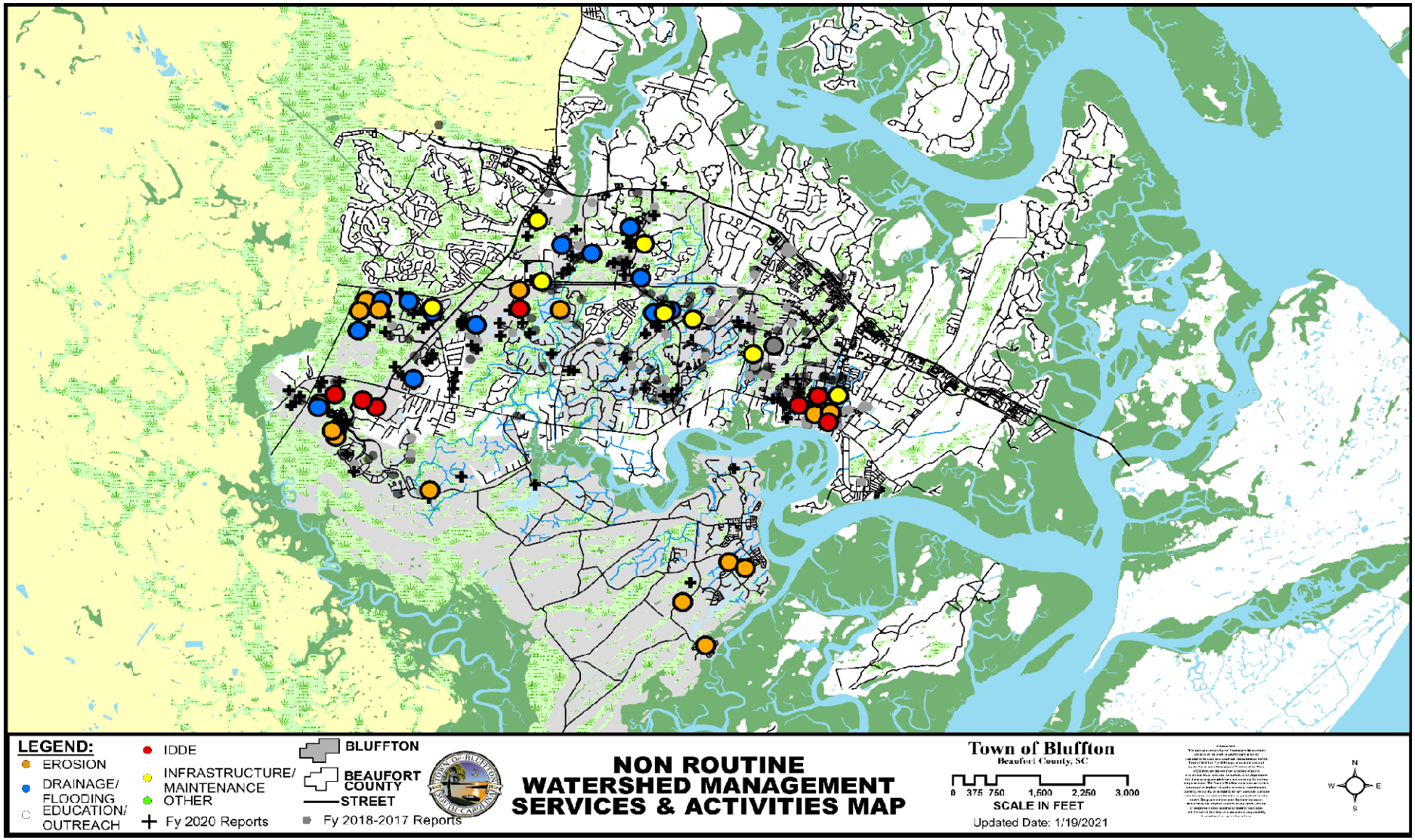
	Plan Reviews MS4 Reviews	Sureties	Certificate of Construction Compliance Inspections	Pre-Construction Meetings	Pre-Clearing Inspections	Post Construction BMP Inspections	Pre-Application Meetings	Total Plan Review Hours
FY 2021 YTD Totals	145	39	47	24	20	17	27	450 Hrs.
FY 2020 Totals	176	53	46	36	17	8	36	789 Hrs.
FY 2019 Totals	208	52	53	47	37	27	63	1,040 Hrs.

Citizen Drainage, Maintenance and Inspections Concerns Map



	Number of Drainage Concerns Investigated	Number of Meetings
FY 2021 YTD Totals	34	31
FY 2020 Totals	68	76
FY 2019 Totals	54	59

Citizen Request for Watershed Mngt. Services & Activities Map



	Number of Citizen Requests Investigated	Number of Meetings
FY 2021 YTD Totals	40	32
FY 2020 Totals	99	102
FY 2019 Totals	75	79

PUBLIC NOTICE

The Beautification Committee (BC)
Meeting scheduled for

Thursday, April 15, 2021, at 10:00 a.m.

Has been CANCELED
due to lack of a Quorum

The next meeting is scheduled for
Thursday, August 19, 2021

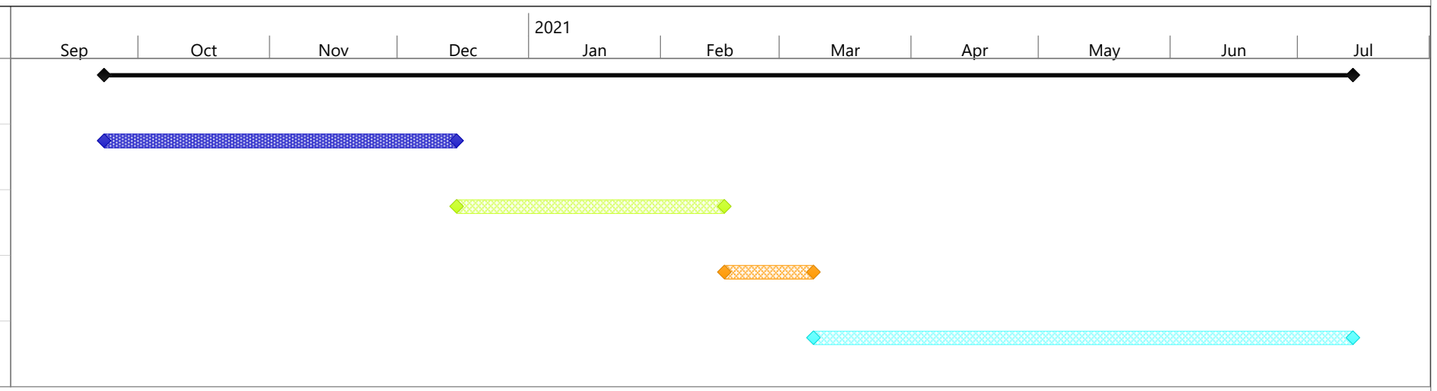
If you have questions, please contact
Engineering at: 843-706-4599

Public Works Activities Report

Week	# of Activities	Labor Cost	Equipment Cost	Other Cost	Total
FY21WK1	61	$4,397.00	$3,188.00		**$7,584.00**
FY21WK2	56	$5,474.00	$3,574.00	$121.00	**$9,168.00**
FY21WK3	48	$4,880.00	$3,502.00		**$8,382.00**
FY21WK4	62	$5,828.00	$3,970.00		**$9,799.00**
FY21WK5	45	$4,706.00	$3,575.00		**$8,281.00**
FY21WK6	54	$5,645.00	$3,114.00		**$9,126.00**
FY21WK7	60	$4,855.00	$4,232.00		**$9,087.00**
FY21WK8	67	$5,118.00	$4,221.00		**$9,339.00**
FY21WK9	50	$5,784.00	$3,923.00		**$9,707.00**
FY21WK10	54	$6,131.00	$4,248.00	$21.00	**$10,400.00**
FY21WK11	41	$4,677.00	$2,740.00		**$7,417.00**
FY21WK12	70	$5,580.00	$2,587.00	$326.00	**$8,494.00**
FY21WK13	94	$5,864.00	$5,084.00		**$10,949.00**
FY21WK14	49	$6,171.00	$4,261.00		**$10,431.00**
FY21WK15	53	$5,870.00	$4,059.00		**$9,929.00**
FY21WK16	62	$5,239.00	$3,531.00		**$8,771.00**
FY21WK17	77	$4,660.00	$3,769.00	$364.00	**$8,792.00**
FY21WK18	45	$4,679.00	$3,417.00		**$8,096.00**
FY21WK19	62	$6,186.00	$7,048.00		**$13,234.00**
FY21WK20	41	$4,135.00	$2,633.00		**$6,768.00**
FY21WK21	51	$5,446.00	$3,073.00		**$8,519.00**
FY21WK22	39	$3,229.00	$3,599.00		**$6,828.00**
FY21WK23	51	$5,072.00	$3,014.00		**$8,085.00**
FY21WK24	76	$6,073.00	$5,257.00		**$11,329.00**
FY21WK25	56	$4,245.00	$2,976.00		**$7,221.00**
FY21WK26	38	$1,890.00	$1,936.00		**$3,826.00**
FY21WK27	50	$4,417.00	$4,060.00		**$8,477.00**
FY21WK28	69	$5,753.00	$4,185.00		**$9,938.00**
FY21WK29	36	$4,703.00	$6,365.00		**$11,069.00**
FY21WK30	69	$5,100.00	$4,540.00		**$9,640.00**
FY21WK31	62	$5,581.00	$3,627.00		**$9,208.00**
FY21WK32	89	$5,648.00	$3,808.00		**$9,456.00**
FY21WK33	67	$4,845.00	$3,486.00		**$8,331.00**
FY21WK34	77	$6,031.00	$3,791.00		**$9,823.00**
FY21WK35	43	$4,417.00	$2,184.00		**$6,601.00**
FY21WK36	92	$5,213.00	$2,690.00		**$7,903.00**
FY21WK37	96	$5,195.00	$3,497.00		**$8,692.00**
FY21WK38	65	$4,150.00	$2,500.00		**$6,729.00**
FY21WK39	93	$6,224.00	$3,443.00		**$9,666.00**
FY21WK40	70	$4,835.00	$3,940.00		**$8,775.00**
FY21WK41	62	$5,412.00	$3,069.00		**$8,489.00**
FY21WK42	84	$5,503.00	$4,387.00		**$9,890.00**
FY21WK43	91	$5,484.00	$3,507.00		**$8,991.00**
FY21WK44					
FY21WK45					
FY21WK46					
FY21WK47					
FY21WK48					
FY21WK49					
FY21WK50					
FY21WK51					
FY21WK52					
Total	**2677**	**$220,345.00**	**$159,610.00**	**$832.00**	**$381,240.00**

BUCKWALTER PLACE PARK RESTROOMS
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Buckwalter Place Park Restrooms**	**210 days**	**Wed 9/23/20**	**Tue 7/13/21**
2	**Planning and Conceptual Design**	**59 days**	**Wed 9/23/20**	**Mon 12/14/20**
7	**Final Design and Construction Documents**	**45 days**	**Tue 12/15/20**	**Mon 2/15/21**
10	**Permitting**	**15 days**	**Tue 2/16/21**	**Mon 3/8/21**
13	**Bidding and Contracts**	**91 days**	**Tue 3/9/21**	**Tue 7/13/21**

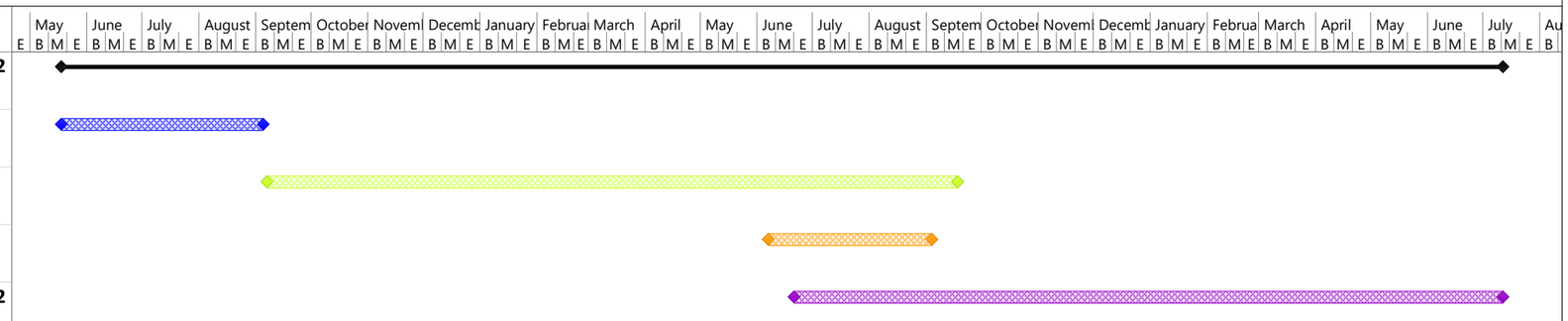


Project: 00040
Date: Wed 1/27/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

CALHOUN STREET STREETSCAPE
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**CALHOUN STREET STREETSCAPE**	**561 days**	**Mon 5/18/20**	**Mon 7/11/22**
2	**Planning and Conceptual Design**	**80 days**	**Mon 5/18/20**	**Fri 9/4/20**
7	**Final Planning and Construction Documents**	**270 days**	**Mon 9/7/20**	**Fri 9/17/21**
27	**Permitting Phase**	**65 days**	**Mon 6/7/21**	**Fri 9/3/21**
32	**Easements and Land Acquisition**	**276 days**	**Mon 6/21/21**	**Mon 7/11/22**

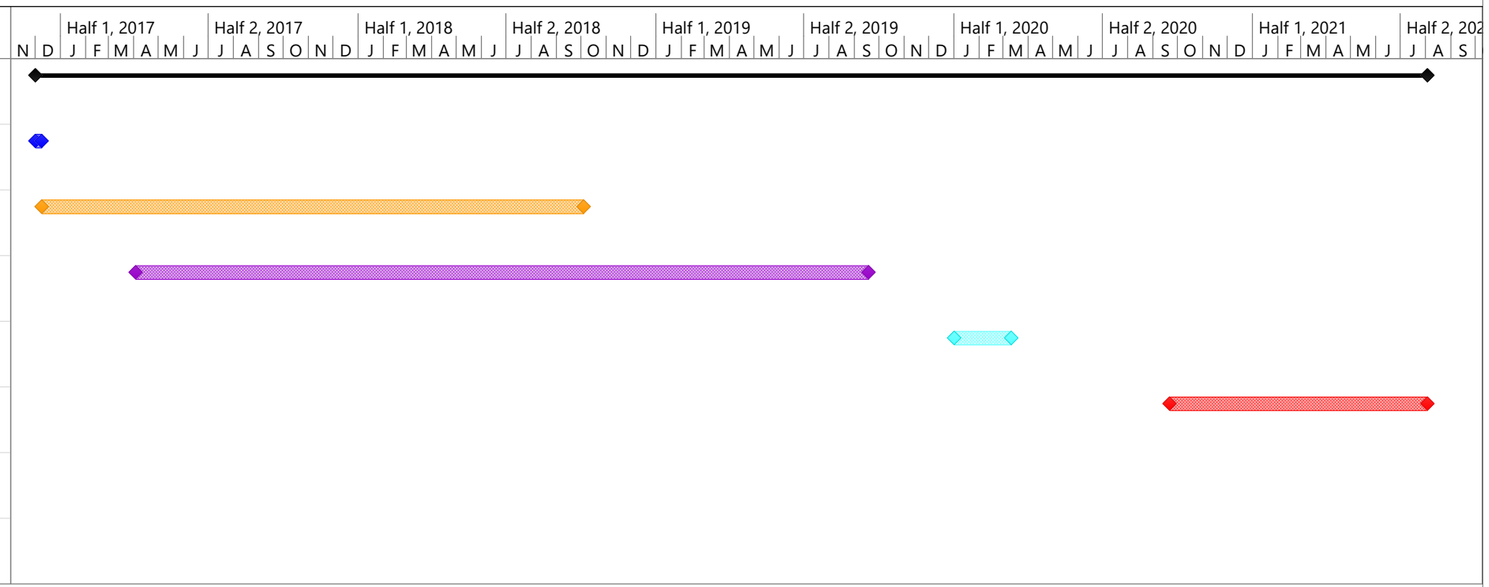


Project: 00042
Date: Wed 1/27/21

Milestone ◆ Task
Critical Task ★ Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Bidding and Contract
Easements and Land Acquisitions
Construction

BUCK ISLAND-SIMMONSVILLE SANITARY SEWER PHASE 5 A-D
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 5 A-D**	**1218 days?**	**Thu 12/1/16**	**Mon 8/2/21**
2	**Planning and Conceptual Design**	**6 days**	**Thu 12/1/16**	**Thu 12/8/16**
4	**Permitting**	**474 days**	**Fri 12/9/16**	**Wed 10/3/18**
11	**Easements and Land Acquisition**	**642 days**	**Mon 4/3/17**	**Tue 9/17/19**
16	**Bidding and Contracts**	**50 days**	**Wed 1/1/20**	**Tue 3/10/20**
21	**Construction**	**226 days**	**Mon 9/21/20**	**Mon 8/2/21**
29				
30				

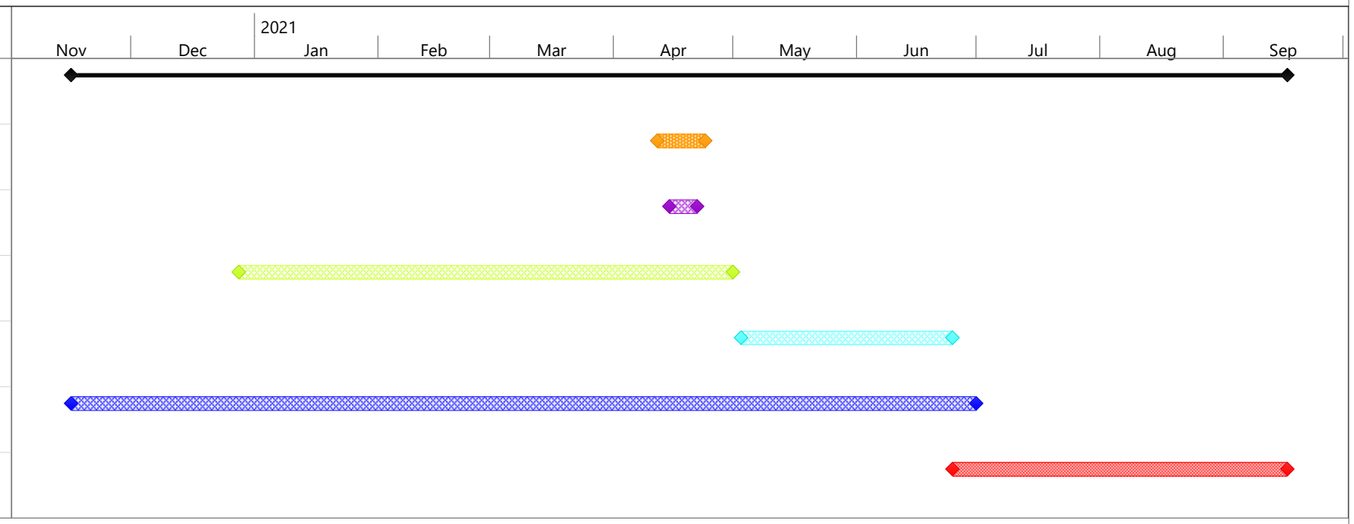


Project: 00044
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Bidding and Contract
Easements and Land Acquisitions
Construction

HISTORIC DISTRICT STREETSCAPE AND DRAINAGE IMPROVEMENTS PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Traffic Calming Study and AME Church Rain Garden**	**219 days**	**Mon 11/16/20**	**Thu 9/16/21**
10	**Permitting**	**10 days**	**Mon 4/12/21**	**Fri 4/23/21**
12	**Easements and Land Acquisition**	**10 days**	**Thu 4/15/21**	**Wed 4/28/21**
7	**Final Design and Construction Documents**	**90 days**	**Mon 12/28/20**	**Fri 4/30/21**
15	**Bidding and Contracts**	**39 days**	**Mon 5/3/21**	**Thu 6/24/21**
2	**Planning and Conceptual Design**	**163 days**	**Mon 11/16/20**	**Wed 6/30/21**
20	**Construction**	**60 days**	**Fri 6/25/21**	**Thu 9/16/21**

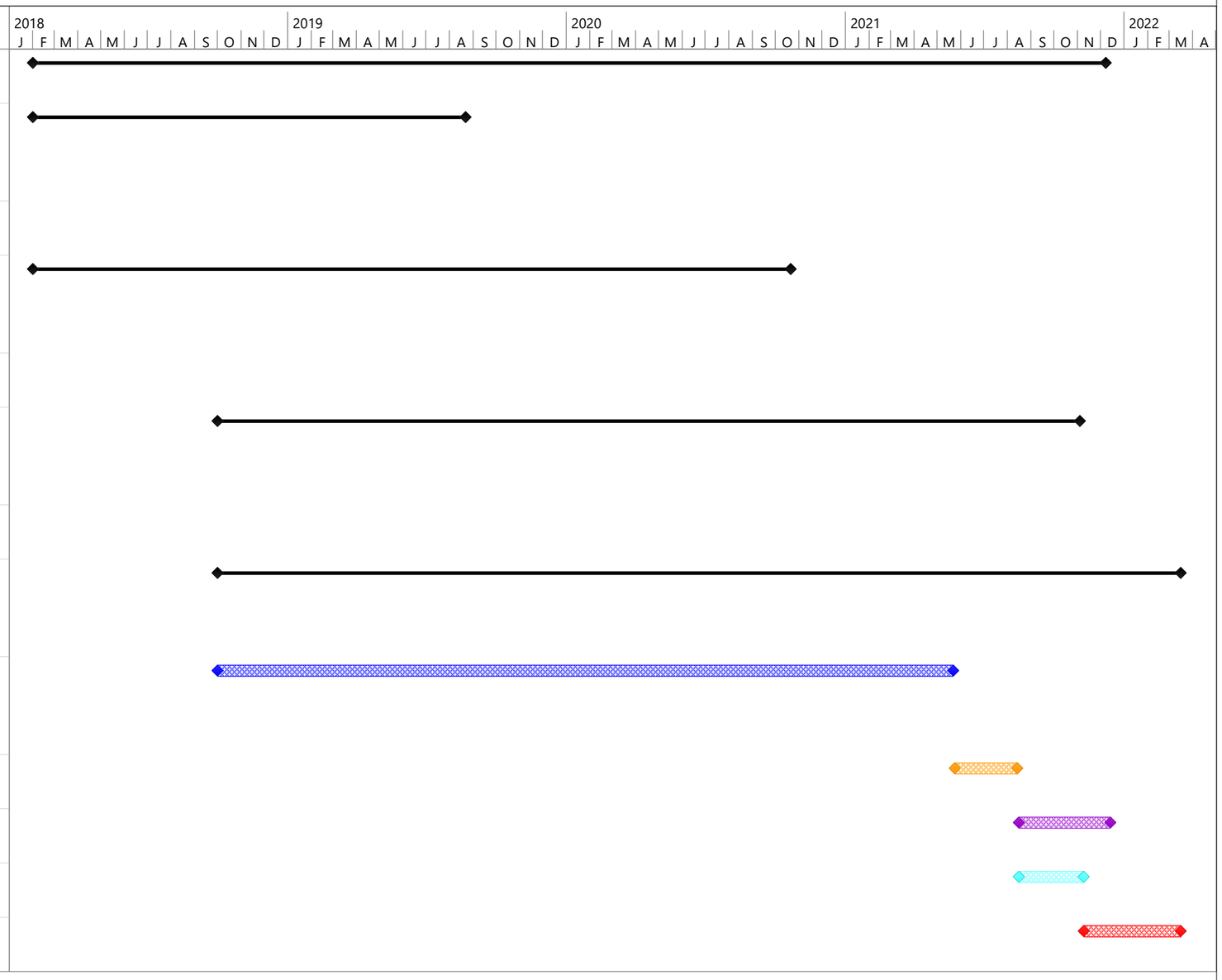


Project: 00050
Date: Wed 3/31/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

BUCK ISLAND-SIMMONSVILLE NEIGHBORHOOD SIDEWALKS
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**SIDEWALKS AND LIGHTING**	1004 days	Thu 2/1/18	Tue 12/7/21
2	**Sidewalk from Jennifer Ct to Simmonsville Rd**	**405 days**	**Thu 2/1/18**	**Wed 8/21/19**
26				
27	**Sidewalk from Kitty Road to 301 Buck Island Rd**	**709 days**	**Thu 2/1/18**	**Tue 10/20/20**
53				
54	**Sidewalk from Grayco to Sugaree (Simmonsville Rd)**	**808 days**	**Mon 10/1/18**	**Wed 11/3/21**
80				
81	**Sidewalk from Sugaree to Windy Lake (Simmonsville Rd)**	**902 days**	**Mon 10/1/18**	**Tue 3/15/22**
82	**Final Design and Construction Documents**	**690 days**	**Mon 10/1/18**	**Fri 5/21/21**
88	**Permitting**	**60 days**	**Mon 5/24/21**	**Fri 8/13/21**
90	**Easements**	**86 days**	**Mon 8/16/21**	**Mon 12/13/21**
95	**Bidding/Contract**	**61 days**	**Mon 8/16/21**	**Mon 11/8/21**
100	**Construction**	**91 days**	**Tue 11/9/21**	**Tue 3/15/22**

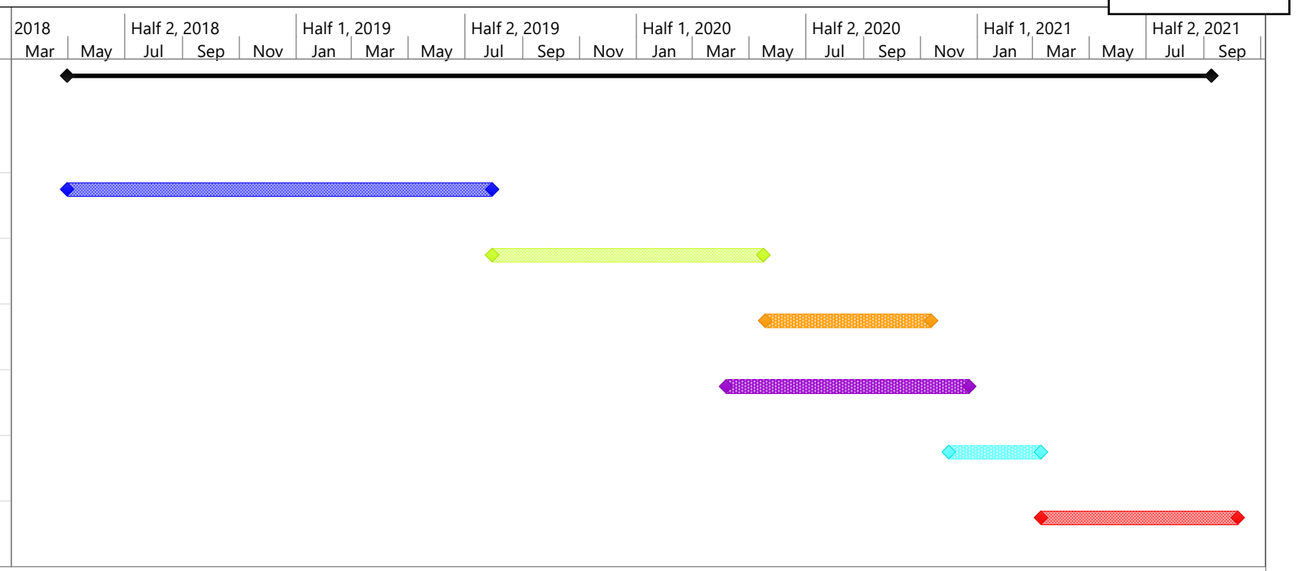


Project: 00054
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Bidding and Contract
Easements and Land Acquisitions
Construction

GOETHE-SHULTS NEIGHBORHOOD IMPROVEMENTS PHASE 2
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**GOETHE/SHULTS NEIGHBORHOOD IMPROVEMENTS PHASE 2**	**878 days**	**Mon 4/30/18**	**Wed 9/8/21**
2	**PLANNING AND CONCEPTUAL DESIGN**	**326 days**	**Mon 4/30/18**	**Mon 7/29/19**
12	**FINAL DESIGN AND CONSTRUCTION DOCUMENTS**	**209 days**	**Tue 7/30/19**	**Fri 5/15/20**
21	**PERMITTING**	**128 days**	**Mon 5/18/20**	**Wed 11/11/20**
25	**EASEMENTS AND LAND ACQUISITION**	**187 days**	**Mon 4/6/20**	**Tue 12/22/20**
32	**BIDDING AND CONTRACTS**	**71 days**	**Tue 12/1/20**	**Tue 3/9/21**
37	**CONSTRUCTION**	**151 days**	**Wed 3/10/21**	**Wed 10/6/21**

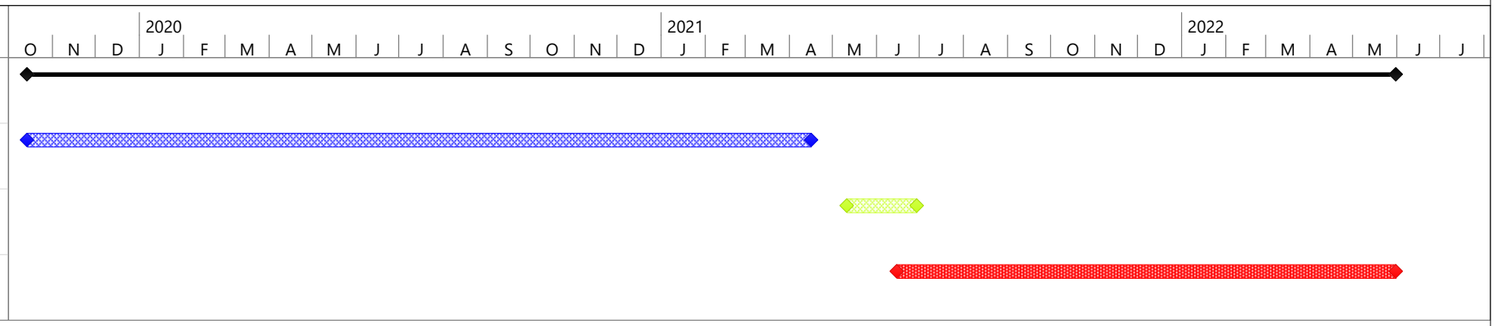


Project: 00055
Date: Tue 1/5/21

Miletstone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisition
Bidding and Contracts
Construction

OYSTER FACTORY PARK
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Oyster Factory Park**	**686 days**	**Mon 10/14/19**	**Mon 5/30/22**
2	**Planning and Conceptual Design**	**394 days**	**Mon 10/14/19**	**Thu 4/15/21**
11	**Easement and Land Acquisition**	**35 days**	**Tue 5/11/21**	**Mon 6/28/21**
13	**Construction**	**250 days**	**Tue 6/15/21**	**Mon 5/30/22**

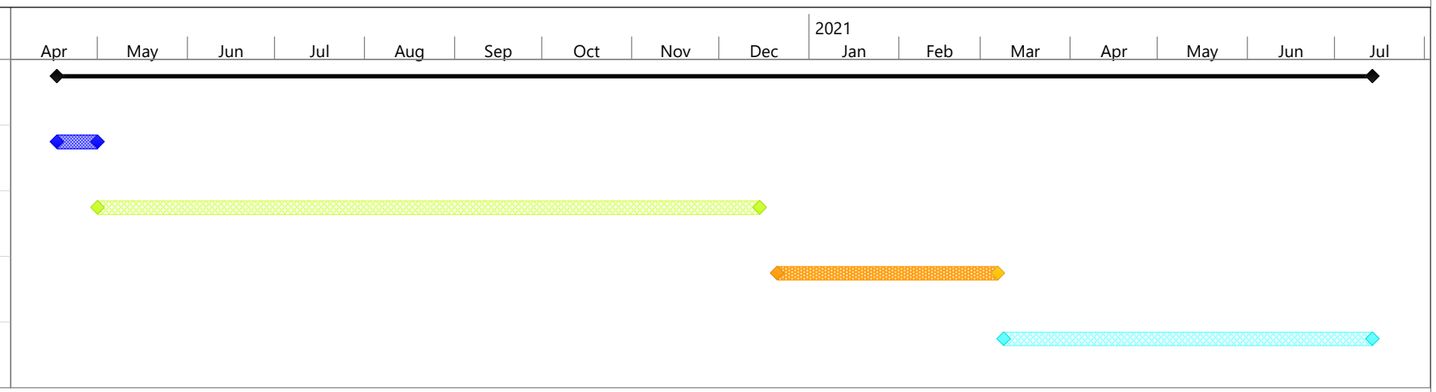


Project: 00059
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisition
Bidding and Contracts
Construction

SQUIRE POPE CARRIAGE HOSUE
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**Squire Pope Carriage House**	**323 days**	**Fri 4/17/20**	**Tue 7/13/21**
2	**Planning and Conceptual Design**	**10 days**	**Fri 4/17/20**	**Thu 4/30/20**
5	**Final Design and Construction Documents**	**162 days**	**Fri 5/1/20**	**Mon 12/14/20**
10	**Permitting**	**55 days**	**Mon 12/21/20**	**Sun 3/7/21**
13	**Bidding and Contracts**	**91 days**	**Tue 3/9/21**	**Tue 7/13/21**

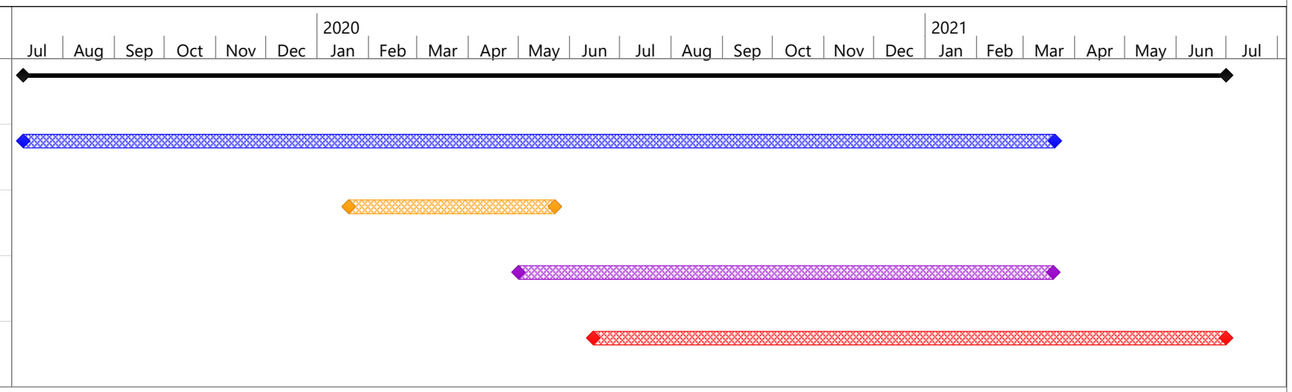


Project: 00067
Date: Wed 1/27/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

BOUNDARY STREET LIGHTING
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**BOUNDARY STREET LIGHTING PHASE 2**	**518 days**	**Mon 7/8/19**	**Wed 6/30/21**
2	**Planning and Conceptual Design**	**445 days**	**Mon 7/8/19**	**Fri 3/19/21**
13	**Permitting**	**90 days**	**Mon 1/20/20**	**Fri 5/22/20**
15	**Easements and Land Acquisition**	**230 days**	**Fri 5/1/20**	**Thu 3/18/21**
18	**Construction**	**273 days**	**Mon 6/15/20**	**Wed 6/30/21**

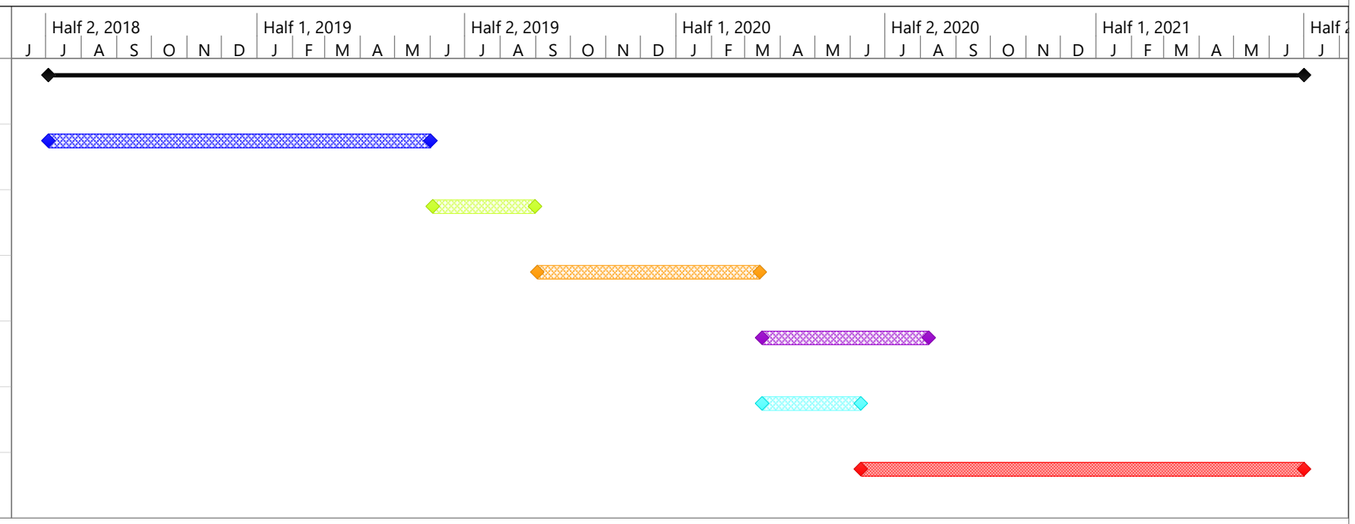


Project: 00069
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisition
Bidding and Contract
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 1
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 1**	**782 days**	**Tue 7/3/18**	**Wed 6/30/21**
2	**Planning and Conceptual Design**	**239 days**	**Tue 7/3/18**	**Fri 5/31/19**
9	**Final Design and Construction Documents**	**65 days**	**Mon 6/3/19**	**Fri 8/30/19**
11	**Permitting**	**140 days**	**Mon 9/2/19**	**Fri 3/13/20**
14	**Easements and Land Acquisition**	**105 days**	**Mon 3/16/20**	**Fri 8/7/20**
17	**Bidding and Contracts**	**62 days**	**Mon 3/16/20**	**Tue 6/9/20**
22	**Construction**	**276 days**	**Wed 6/10/20**	**Wed 6/30/21**

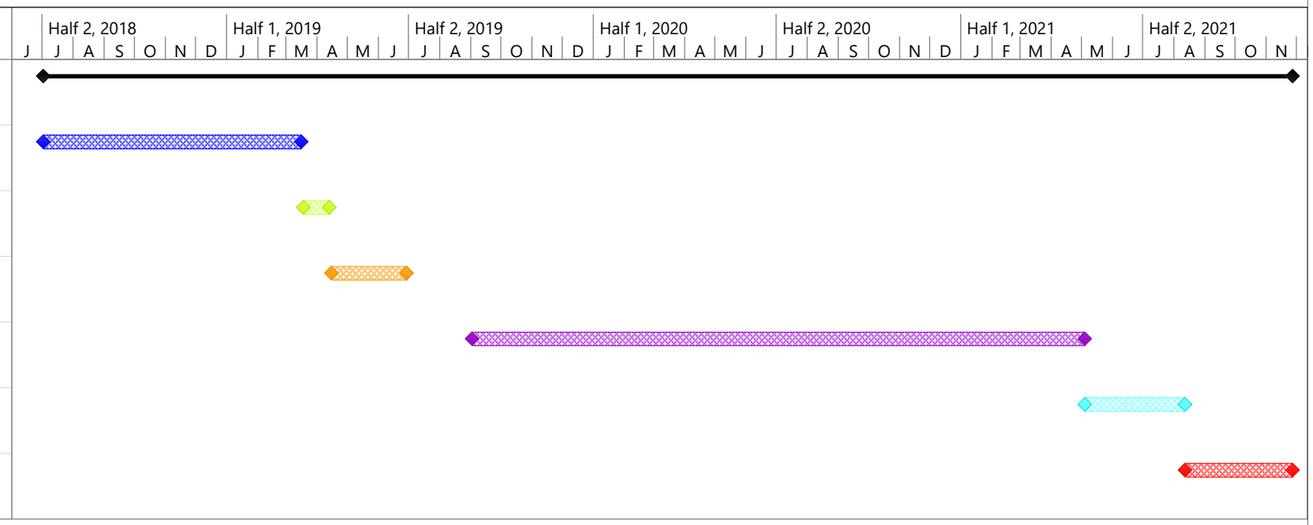


Project: 00070
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 2
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 2**	**890 days**	**Mon 7/2/18**	**Fri 11/26/21**
2	**Planning and Conceptual Design**	**185 days**	**Mon 7/2/18**	**Fri 3/15/19**
10	**Final Design and Construction Documents**	**20 days**	**Mon 3/18/19**	**Fri 4/12/19**
12	**Permitting**	**55 days**	**Mon 4/15/19**	**Fri 6/28/19**
15	**Easements and Land Acquisition**	**436 days**	**Mon 9/2/19**	**Mon 5/3/21**
17	**Bidding and Contracts**	**72 days**	**Tue 5/4/21**	**Wed 8/11/21**
22	**Construction**	**77 days**	**Thu 8/12/21**	**Fri 11/26/21**

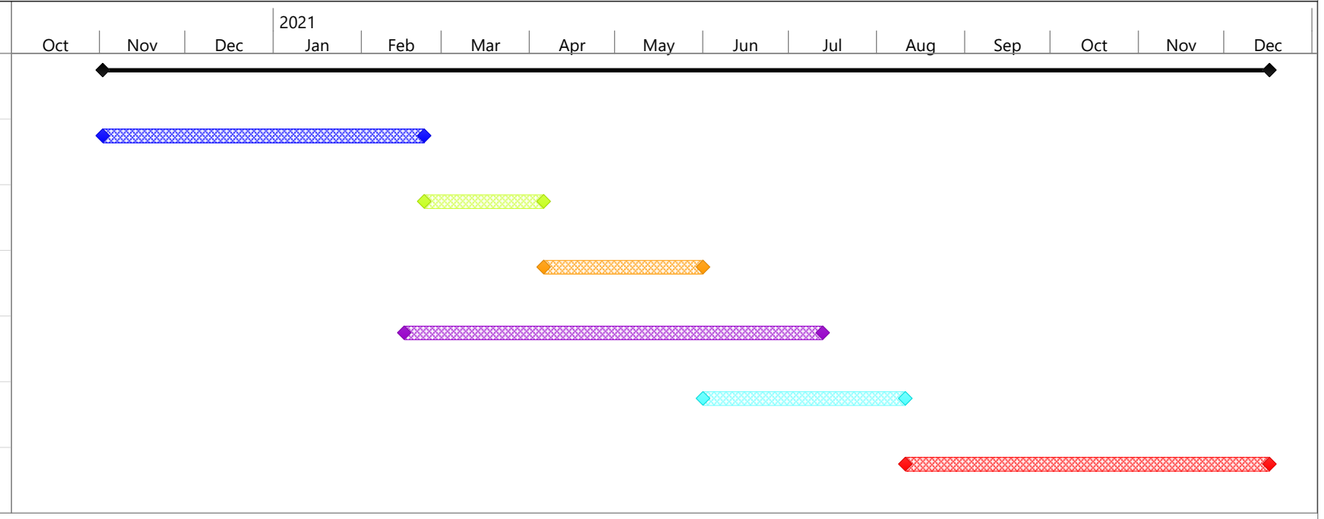


Project: 00071
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 3
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 3**	**294 days**	**Mon 11/2/20**	**Thu 12/16/21**
2	**Planning and Conceptual Design**	**81 days**	**Mon 11/2/20**	**Mon 2/22/21**
9	**Final Design and Construction Documents**	**30 days**	**Tue 2/23/21**	**Mon 4/5/21**
11	**Permitting**	**40 days**	**Tue 4/6/21**	**Mon 5/31/21**
14	**Easements and Land Acquisition**	**105 days**	**Tue 2/16/21**	**Mon 7/12/21**
17	**Bidding and Contracts**	**51 days**	**Tue 6/1/21**	**Tue 8/10/21**
22	**Construction**	**92 days**	**Wed 8/11/21**	**Thu 12/16/21**

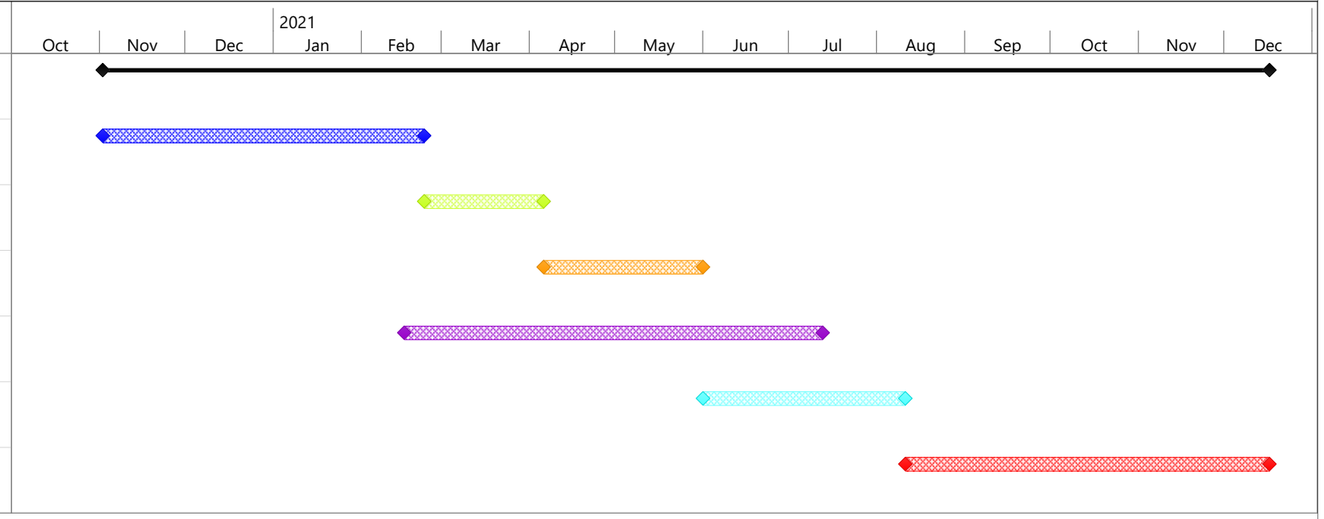


Project: 00072
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 4
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 4**	**294 days**	**Mon 11/2/20**	**Thu 12/16/21**
2	**Planning and Conceptual Design**	**81 days**	**Mon 11/2/20**	**Mon 2/22/21**
9	**Final Design and Construction Documents**	**30 days**	**Tue 2/23/21**	**Mon 4/5/21**
11	**Permitting**	**40 days**	**Tue 4/6/21**	**Mon 5/31/21**
14	**Easements and Land Acquisition**	**105 days**	**Tue 2/16/21**	**Mon 7/12/21**
17	**Bidding and Contracts**	**51 days**	**Tue 6/1/21**	**Tue 8/10/21**
22	**Construction**	**92 days**	**Wed 8/11/21**	**Thu 12/16/21**

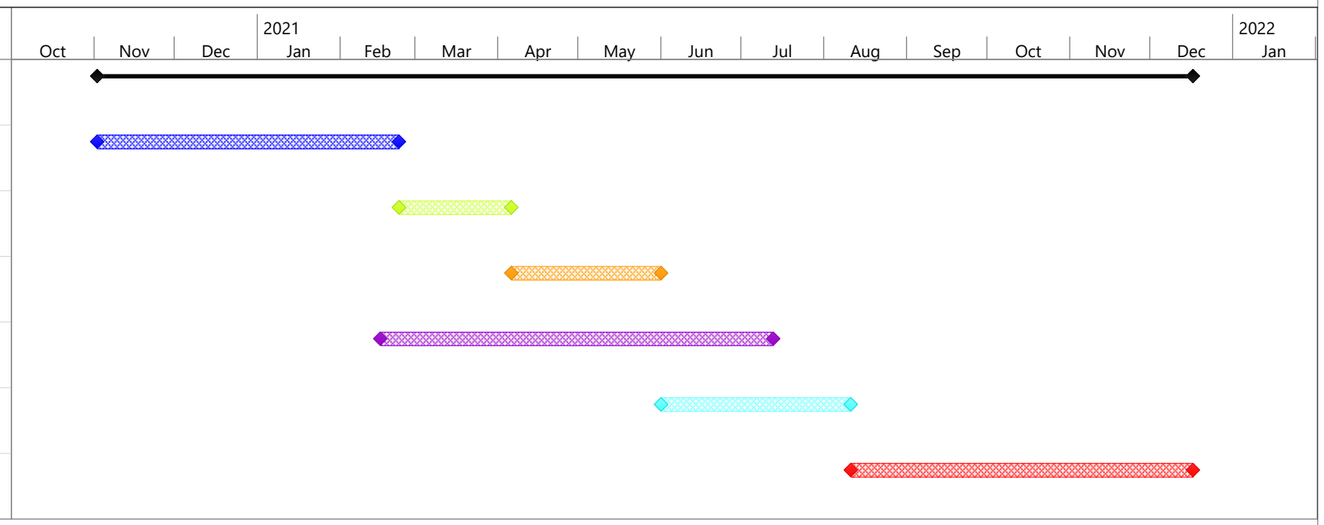


Project: 00073
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 5
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 5**	**294 days**	**Mon 11/2/20**	**Thu 12/16/21**
2	**Planning and Conceptual Design**	**81 days**	**Mon 11/2/20**	**Mon 2/22/21**
9	**Final Design and Construction Documents**	**30 days**	**Tue 2/23/21**	**Mon 4/5/21**
11	**Permitting**	**40 days**	**Tue 4/6/21**	**Mon 5/31/21**
14	**Easements and Land Acquisition**	**105 days**	**Tue 2/16/21**	**Mon 7/12/21**
17	**Bidding and Contracts**	**51 days**	**Tue 6/1/21**	**Tue 8/10/21**
22	**Construction**	**92 days**	**Wed 8/11/21**	**Thu 12/16/21**

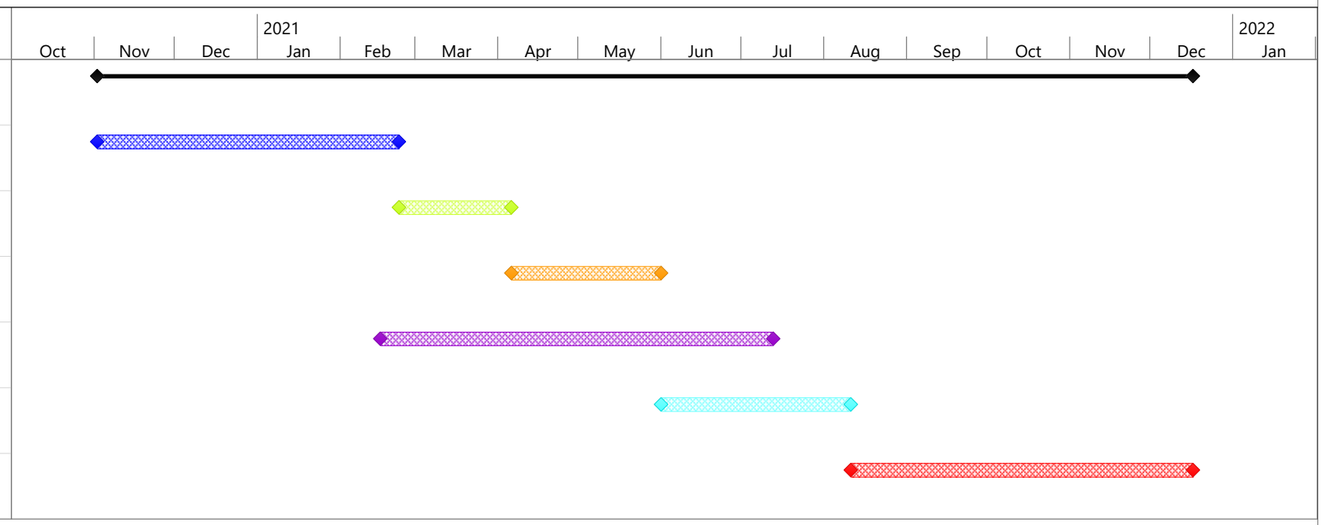


Project: 00074
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

HISTORIC DISTRICT SANITARY SEWER EXTENSION PHASE 6
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**PHASE 6**	**294 days**	**Mon 11/2/20**	**Thu 12/16/21**
2	**Planning and Conceptual Design**	**81 days**	**Mon 11/2/20**	**Mon 2/22/21**
9	**Final Design and Construction Documents**	**30 days**	**Tue 2/23/21**	**Mon 4/5/21**
11	**Permitting**	**40 days**	**Tue 4/6/21**	**Mon 5/31/21**
14	**Easements and Land Acquisition**	**105 days**	**Tue 2/16/21**	**Mon 7/12/21**
17	**Bidding and Contracts**	**51 days**	**Tue 6/1/21**	**Tue 8/10/21**
22	**Construction**	**92 days**	**Wed 8/11/21**	**Thu 12/16/21**

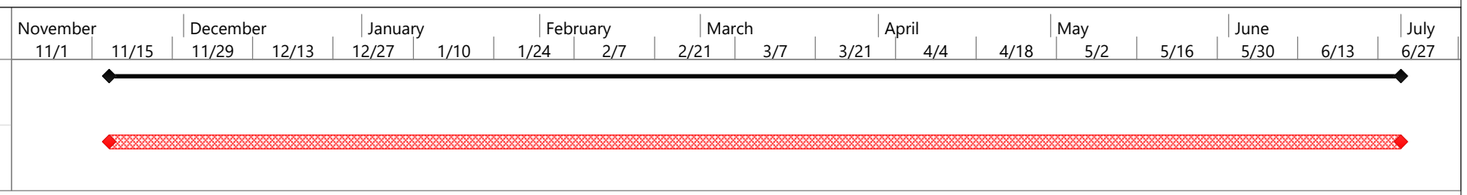


Project: 00075
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planing and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisitions
Bidding and Contracts
Construction

BUCKWALTER MULTI-COUNTY COMMERCE PARK
LEC EXPANSION - PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**LEC Expansion**	**161 days**	**Wed 11/18/20**	**Wed 6/30/21**
2	**Construction**	**161 days**	**Wed 11/18/20**	**Wed 6/30/21**

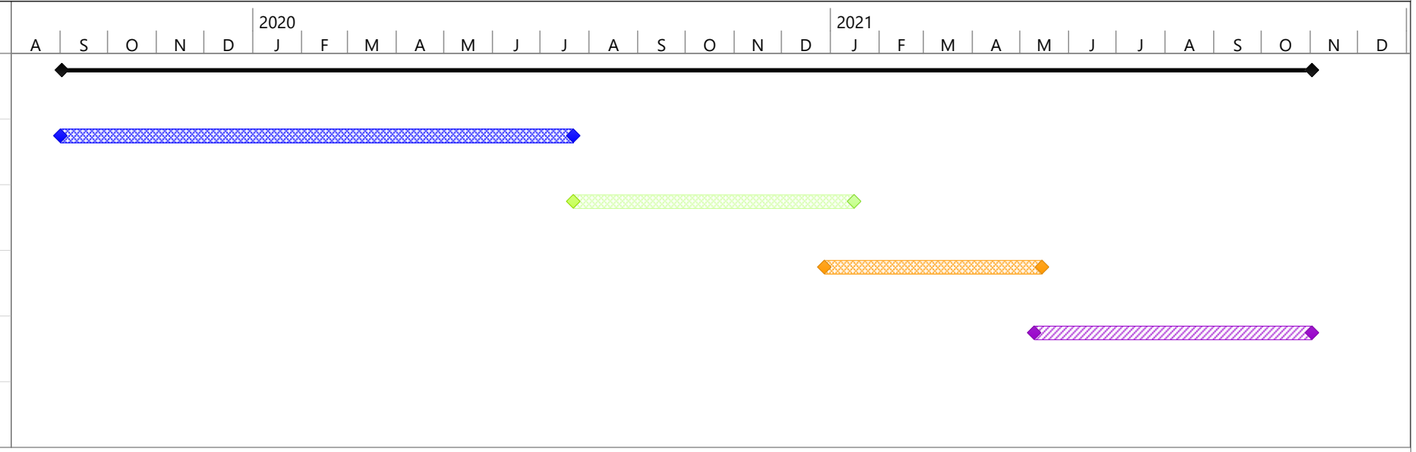


Project: 00077
Date: Fri 4/23/21

Milestone	◆	Project Duration	◆——◆	Permitting	◆▨◆	Construction	◆▨◆
Critical Task	★	Planning and Conceptual Design	◆▨◆	Easements and Land Acquisition	◆▨◆		
Task	▬	Final Design and Construction Documents	◆▨◆	Bidding and Contracts	◆▨◆		

BRIDGE STREET STREETSCAPE
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**BRIDGE STREET STREETSCAPE**	**566 days**	**Mon 9/2/19**	**Mon 11/1/21**
2	**Planning and Conceptual Design**	**233 days**	**Mon 9/2/19**	**Wed 7/22/20**
17	**Final Design**	**208 days**	**Wed 7/22/20**	**Fri 5/7/21**
22	**Permitting**	**100 days**	**Mon 5/10/21**	**Fri 9/24/21**
27	**Easements and Land Acquisition**	**126 days**	**Mon 5/10/21**	**Mon 11/1/21**
37	**Construction - TBD**			

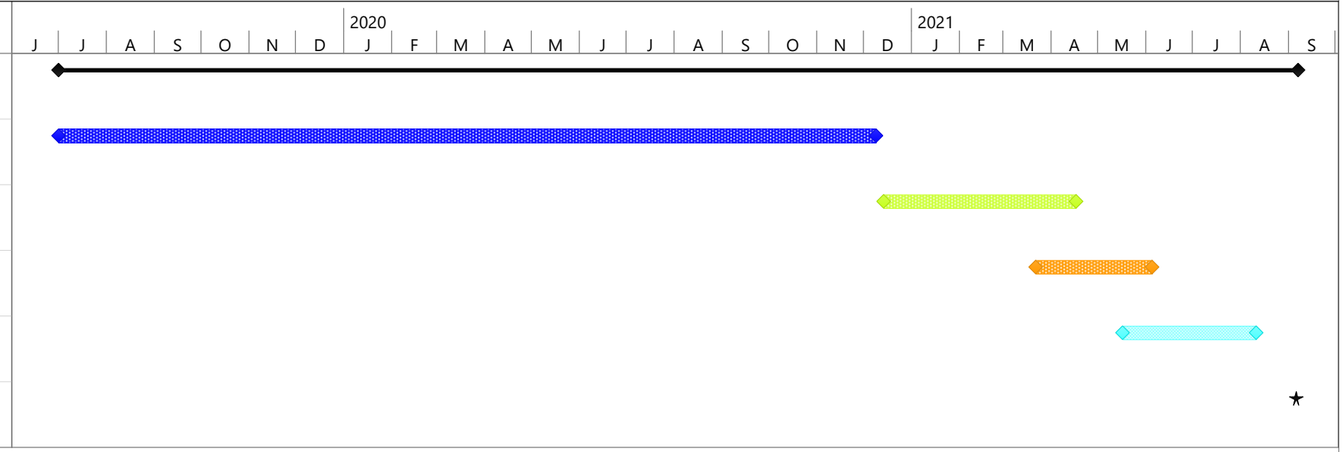


Project: 00082
Date: Fri 4/23/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisition
Bidding and Contracts
Construction

NEW RIVERSIDE PARK/BARN SITE
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**NEW RIVERSIDE PARK/BARN SITE**	**571 days**	**Mon 7/1/19**	**Mon 9/6/21**
2	**Planning and Conceptual Master Plan**	**377 days**	**Mon 7/1/19**	**Tue 12/8/20**
27	**Final Design (Phase 1)**	**90 days**	**Mon 12/14/20**	**Fri 4/16/21**
36	**Permitting (Phase 1)**	**55 days**	**Mon 3/22/21**	**Fri 6/4/21**
40	**Bidding (Phase 1)**	**62 days**	**Mon 5/17/21**	**Tue 8/10/21**
46	**Construction Start**	**1 day**	**Mon 9/6/21**	**Mon 9/6/21**

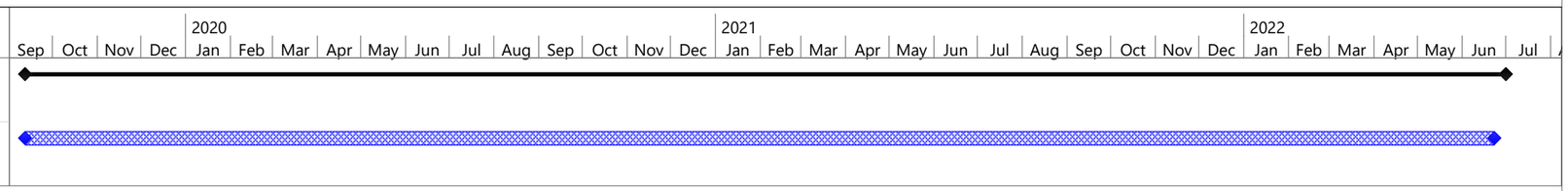


Project: 00085
Date: Tue 1/5/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Easements and Land Acquisition
Bidding and Contracts
Construction

GHOST ROADS
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**GHOST ROADS**	**731 days**	**Thu 9/12/19**	**Thu 6/30/22**
2	**Planning and Conceptual Design**	**731 days**	**Thu 9/12/19**	**Thu 6/30/22**

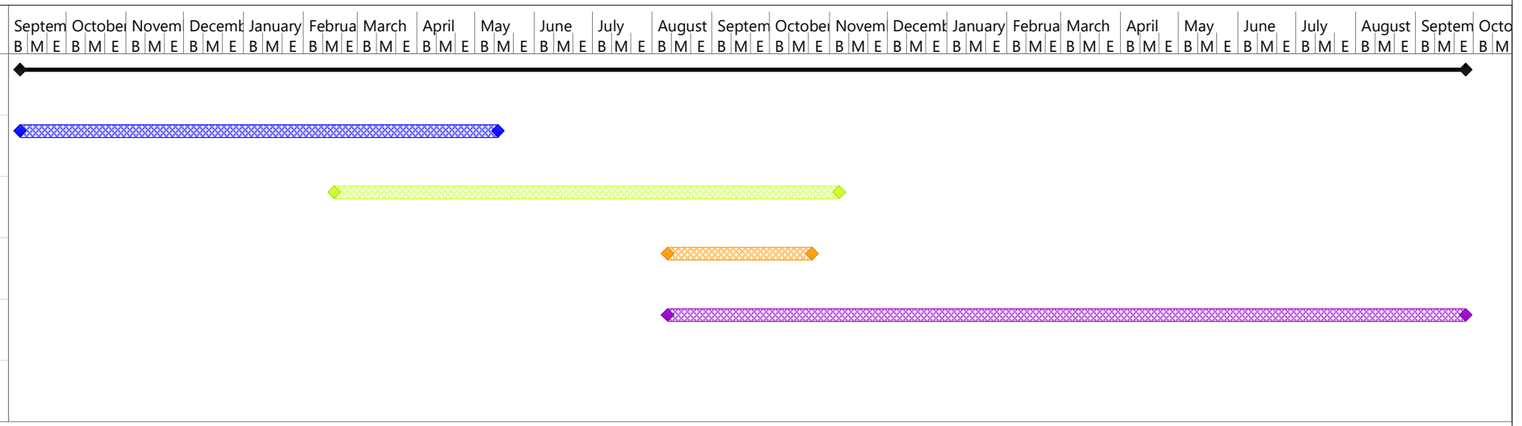


Project: 00093
Date: Tue 1/5/21

Milestone	◆	Project Duration	◆——◆	Permitting	◆▒▒◆	Construction	◆▒▒◆
Critical Task	★	Planning and Conceptual Design	◆▒▒◆	Easements and Land Acquisition	◆▒▒◆		
Task	▬	Final Design and Construction Documents	◆▒▒◆	Bidding and Contracts	◆▒▒◆		

BOUNDARY STREET STREETSCAPE
PROPOSED SCHEDULE

ID	Task Name	Duration	Start	Finish
1	**BOUNDARY STREET STREETSCAPE**	**536 days**	**Mon 9/7/20**	**Mon 9/26/22**
2	**Planning and Conceptual Design**	**178 days**	**Mon 9/7/20**	**Wed 5/12/21**
13	**Final Planning and Construction Documents**	**188 days**	**Wed 2/17/21**	**Fri 11/5/21**
27	**Permitting Phase**	**55 days**	**Mon 8/9/21**	**Fri 10/22/21**
32	**Easements and Land Acquisition**	**296 days**	**Mon 8/9/21**	**Mon 9/26/22**
41	**Construction**			



Project: 00094
Date: Wed 1/27/21

Milestone
Critical Task
Task
Project Duration
Planning and Conceptual Design
Final Design and Construction Documents
Permitting
Bidding and Contract
Easements and Land Acquisitions
Construction

DON RYAN
CENTER FOR INNOVATION

Director's Report - DRCI
April 2021

Entrepreneur Program Update

- 9 STARTUP companies in Program
  - Names
- 2 GROWTH companies in Program
  - Lames
- PRESTART Program starting in May

HEROES Update

- Brad Barnett (PM) hired March 1
- Program launch May 20 at Veteran's park/HUB
- Developing scholarship program
- 3 STARTUP companies
- 1 GROWTH companies

Program Pipeline KPIs

- 70 leads
- 28 Opportunities
- 14 closed customers

Membership KPIs

- 114 Members before Resiliency
- 749 Resiliency Plan
- **863 Total Members of DRCI**

Hardeeville Partnership

- Ongoing weekly review meetings
- Developing scholarship program
- May 13th – Hosting Business Leadership meeting at HUB
- June 2nd – DRCI presenting to Margaritaville
- Fourth on Main event

Economic Development

- Project Mercury on hold

Marketing / Operations

- **Board members**
- April newsletter was communicated to all business license holders in Bluffton
- New DRCI website successfully launched
- Interviews held for Administrative and Operations position, candidate identified
- Communications
    - DRCI featured in local Sun Newspapers
    - Feature in Bluffton Today newspaper
- 2 virtual networking events held
- Boosted membership ads on Social Media to drive increased results
- Increased focus on GROWTH program marketing to drive higher participation

INTEROFFICE MEMORANDUM

TO: MEMBERS OF TOWN COUNCIL

FROM: SCOTT M. MARSHALL, INTERIM TOWN MANAGER

SUBJECT: INTERIM TOWN MANAGER MONTHLY REPORT – APRIL 2021

DATE: APRIL 30, 2021

CC: KIM CHAPMAN, TOWN CLERK

Town Operations / Community Meetings

April 5:
- BMH Weekly COVID-19 Call
- Met with Captain Babkiewick

April 6:
- Weekly meeting with Chief Price
- Monthly CIP meeting with Bryan McIlwee and Pat Rooney
- B-weekly meeting with Debbie Szpanka, PIO

April 7: Senior Staff Meeting

April 8:
- Martin Family Park Ribbon Cutting Ceremony
- Meeting at BJWSA re: Elevated Water Storage Tank

April 12:
- BMH Weekly COVID-19 Call
- Teleconference with Dominion Energy officials re: Palm Tree Hazards
- Beaufort Town Council Meeting for LOST presentation

April 13:
- Weekly meeting with Chief Price
- Met with Chief Price re: After Hours Warrants
- Met with Chief Price re: personnel updates
- Weekly meeting with Kim Chapman, Town Clerk

April 14:
- Teleconference with Class and Comp Study Contractor
- Met with HR, Emergency Management and Interim Assistant Town Manager re: reopening Town facilities to the public

April 15: Met with Katherine Robinson and HR Department

April 19: Met with Chris Forster, Lindsay Housaman re: Budget Presentation

April 20:
- Weekly meeting with Chief Price
- Bi-weekly meeting with Debbie Szpanka, PIO
- Weekly meeting with Kim Chapman, Town Clerk

April 21
- Met with Mayor Sulka, John O'Toole, Mike Levine, Frank Jones and Steve Edwards re: EviCore facilities
- Senior Staff Meeting

April 22:

- Met with Heather Colin re: 71 Calhoun Street
- Met with Lee Levesque, Debbie Szpanka and Lindsay Housaman re: emergency management communication strategies

April 23: Met with Growth Management staff and Kessler Hotels representatives regarding potential future project
April 26: Attended stimulus finding discussion meeting with Beaufort County and representatives from other municipalities
April 27:

- Weekly meeting with Chief Price
- SOLOCO Board Meeting
- Meeting with Chris Forster re: budget
- Weekly meeting with Kim Chapman, Town Clerk
- Met with Christine Smith re: Classification and Compensation Study

April 28: Attended Virtual State of the Region Event
April 29: Met with Chief Price and Katherine Robinson
April 30: Attended Arbor Day Celebration at Oscar Frazier Park

Town Council / Attorney Related Meetings
April 7: Monthly meeting with Terry Finger, Town Attorney
April 8: Weekly meeting with Mayor and Mayor Pro-Tem at Martin Family Park
April 13: Town Council Meeting
April 20: Quarterly CIP Workshop
April 22: Weekly meeting with Mayor and Mayor Pro-Tem
April 26: Attended portion of Town Council Executive Session to discuss personnel matters
April 29: Weekly meeting with Mayor and Mayor Pro-Tem

Other Activities of Note
April 16: Professional Development, ICMA Webinar: Asking Police Chiefs the Right Questions
April 20: Professional Development, ICMA Webinar: The Link Between Affordable Housing and Short-Term Rentals
April 28: Professional Development, ICMA Webinar: Kickstarting Inclusion

TOWN COUNCIL

STAFF REPORT

Executive Office

MEETING DATE:	May 11, 2021
ISSUE:	Consideration of a Resolution to Approve Renewal of the Memorandum of Understanding with Cornerstone Church to Provide Public Parking in the Bluffton Historic District
PROJECT MANAGER:	Lisa Cunningham Clerk of Court, Interim Assistant Town Manager

RECOMMENDATION:

Request Town Council's consideration of the Resolution at Attachment 1, approving the Town Manager or designee to enter into an agreement to amend the MOU with Cornerstone Church to provide public parking in the Historic District. The amendment will effectively renew the MOU for an additional year.

BACKGROUND/DISCUSSION:

The Calhoun Street and Adjacent Areas Study, approved in February 2016, aided the final urban design plan for the Calhoun Street corridor. The need for additional parking opportunities to service the growing visitor and worker population was a finding of the Study. Town Council reviewed and authorized Staff to facilitate shared parking agreements with entities within the Historic District which have existing parking facilities.

In the spring of 2016, as part of the annual budget submission process, Council was informed of the opportunity for a shared parking agreement with Cornerstone Church, at the corner of Calhoun Street and May River Road and provided direction to Staff to pursue.

The Town subsequently entered into an MOU with Cornerstone Church to provide 50 public parking spaces at all times, except during Sunday services and at other annual events sponsored by the church, at a cost to the Town of $1,000 per month. The terms of the initial MOU were for two years, effective as of June 14, 2016, and are renewable annually upon mutual consent.

A series of Town Council-approved amendments have ensured that this agreement remains active under the original financial terms.

Amendment #4 to the MOU, found as Exhibit "A" to Attachment 1, has been drafted and agreed to by Cornerstone Church. The amendment will extend the MOU for an additional year under the original financial terms.

NEXT STEPS:

Pending Town Council approval of the Resolution at Attachment 1, Staff will execute the amendment to the MOU with Cornerstone Church.

ATTACHMENTS:

1. Resolution to Approve Renewal of the Memorandum of Understanding with Cornerstone Church to Provide Public Parking in the Bluffton Historic District
2. Memorandum of Understanding with Cornerstone Church
3. Recommended Language to Support Motion for Approval of Resolution

RESOLUTION

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA TO APPROVE RENEWAL OF THE MEMORANDUM OF UNDERSTANDING WITH CORNERSTONE CHURCH TO PROVIDE PUBLIC PARKING IN THE BLUFFTON HISTORIC DISTRICT

WHEREAS, the Calhoun Street and Adjacent Areas Study identified a need for additional parking opportunities to service the growing visitor and worker population in the Bluffton Historic District; and

WHEREAS, the Town Council of the Town of Bluffton reviewed the Calhoun Street and Adjacent Areas Study and subsequently authorized Town Staff to facilitate shared parking agreements with entities within the Bluffton Historic District; and

WHEREAS, such a shared parking agreement between the Town of Bluffton and Cornerstone Church was initially entered into on June 14, 2016 for a period of two years and was subsequently renewed in 2018, 2019, & 2020 for terms of one year each; and

WHEREAS, it is the desire of the Town of Bluffton and Cornerstone Church to renew this agreement for an additional year.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Bluffton that it authorizes the Town Manager or his designee to enter into an agreement, herein identified in whole as Exhibit "A" to this Resolution, to amend the Memorandum of Understanding between the Town of Bluffton and Cornerstone Church to provide public parking in the Historic District for an additional year from the effective date of the document.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION. SIGNED, SEALED AND DELIVERED AS OF THIS DAY OF , 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

ATTEST:

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

ATTACHMENT 1

EXHIBIT "A"

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AMENDMENT # 4
TO
MEMORANDUM OF UNDERSTANDING

WITNESSETH:

WHEREAS, Memorandum of Understanding (hereinafter "MOU") and commercial lease ("Lease") was made and entered into the 14th day of June 2016 between the Town of Bluffton (hereinafter the "Town") and Cornerstone Church of Bluffton (hereinafter "Cornerstone") to memorialize public access and use of the church parking lot; and

WHEREAS, on the 5th day of March 2018, the Town provided written notice and on the 12th day of March 2018 Cornerstone acknowledged the parties' mutual desire to exercise the option to extend the Lease for one additional one-year term effective July 1, 2018 through June 30, 2019 which was documented as Amendment 1; and

WHEREAS, on July 11, 2019, the parties added the right to terminate the lease with thirty (30) days' written notice plus the exercise of an additional one-year term effective July 1, 2019 through June 30, 2020 which was documented as Amendment 2; and

WHEREAS, on May 20, 2020, the parties exercised an additional one-year term effective July 1, 2020 through June 30, 2021 documented as Amendment 3; and

WHEREAS, the Town and Cornerstone now agree to further amend the MOU and Lease as described herein.

NOW, THEREFORE, in exchange for the mutual promises written herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Town and the Cornerstone agree as follows:

1. Town and Cornerstone agree to renew the MOU and Lease for one additional one-year term for the period from June 30, 2021 to June 30, 2022.

2. All other terms and conditions of the Lease shall remain in full force and effect and remain unchanged except as stated herein.

IN WITNESS WHEREOF, the parties hereto have caused the within Amendment # 4 to be executed this ____ day of _____, 2021.

TOWN OF BLUFFTON
20 Bridge Street
PO Box 386
Bluffton, SC 29910

Signed: _____ Date: _____

Print Name: _____

Title: _____

Witnesses: _____

CORNERSTONE CHURCH BLUFFTON
1300 May River Road
PO Box 2540
Bluffton, SC 29910

Signed: _____ Date: _____

Print Name: _____

Title: _____

Witnesses: _____

Memorandum of Understanding

I. Background

Adopted in 2006 by the Town of Bluffton Town Council, the Old Town Master Plan presents a comprehensive set of guiding design principles and urban design directives. It further provides policy guidance for the Town of Bluffton Historic District, hereafter referred to as the Historic District. In this regard, the Old Town Master Plan advises that the Town create walkable streets, enhance the tree canopy, and manage stormwater runoff by mimicking natural stormwater systems. It provides that the Town and community craft unique projects with the intent of preserving and enhancing the Bluffton character.

The Calhoun Street and Adjacent Area Study (Study) was approved in February 2016 and is a compilation of several elements that led ultimately to a final urban design plan for the Calhoun Street corridor. This Study serves as a guide in directing Capital Improvement Projects and applicable policy decisions. The need for additional parking opportunities to service the growing visitor and worker population within the Historic District was a finding in the Study. Bluffton's Town Council reviewed and authorized Staff to facilitate shared parking agreements with entities within the Historic District which have existing parking facilities. This Memorandum of Understanding is the realization of the goal to provide opportunities for additional parking options.

II. Parties to the Memorandum

The **Town of Bluffton** is an incorporated town in Beaufort County, South Carolina.

Cornerstone Church is a 501(c)3 non-profit church located in the Town of Bluffton.

III. Purpose of this Memorandum

The Parties hereto intend this MOU to constitute an outline of the major terms, conditions and understandings of the Parties, which may be set forth more thoroughly in a definitive agreement between the Parties relating to the subject matter of this MOU; however, this MOU shall not and is not intended to be a binding and enforceable agreement of the Parties. This MOU reflects the mutual understandings of the Parties regarding those actions, permits, approvals and/or agreements lawful and necessary to accomplish the creation of a shared parking agreement to establish a public parking area for the general public visiting and working in the Bluffton Historic District. The Parties intend to actively participate and to work together collaboratively, in good faith and with due diligence, to negotiate the terms of the development of the Project. These undertakings are personal to the Parties and neither this MOU nor its terms shall be assigned to any other person or entity without the unanimous consent of the Parties.

IV. Mutual Goals

Goal 1: The parties to this memorandum have the shared goal of facilitating a shared parking agreement to establish a public parking area for the general public visiting and working in the Historic District.

Goal 2: Additionally, the parties to this memorandum have recognized that the establishment and use of a public parking area requires funds to improve and maintain the parking infrastructure.

Goal 3: Additionally, the parties to this memorandum seek to form a private/public partnership to provide a solution to the challenge of adequate parking for visitors and workers within the Historic District.

V. Parties Roles and Responsibilities

Cornerstone Church shall provide:

- Public access and use of the entire church parking lot located nearest to Calhoun Street (see Exhibit A), including visitors and employees in the Historic District, via an initial two-year commercial lease agreement renewable annually upon the same terms and conditions in the Town of Bluffton's sole discretion, which lease agreement shall be recorded in the Office of the Register of Deeds for Beaufort County, South Carolina;
- Parking will be open to the public at all times except during the following times:
    - Sunday morning from 8:30am through 12:30pm
    - Bluffton Village Festival (May)
    - Christmas at Cornerstone Festival (December)
- Provision of liability insurance.

The Town of Bluffton shall provide;

- An annual rental fee of Twelve Thousand and No/100 ($12,000.00) payable in four equal quarterly installments of Three Thousand and No/100 ($3,000) Dollars to Cornerstone Church.
- An amount of $750 annually for the specific purpose of reimbursing Cornerstone Church for the additional expense of adding the Town of Bluffton as an additional insured as specified in item VI.C. of this agreement.
- Provision of public parking signs at the entrance to and within the designated parking area;
- Improvement of the existing grass parking area to a gravel base; and
- Quarterly maintenance of the parking area including gravel (as needed), leveling of the existing gravel base and reset curb stops (as needed)

VI. Conditions

A. The Town of Bluffton and Cornerstone Church agree to notify each jurisdiction immediately of:

a. Any major change in the financial condition of either entity in the course of the year, and

b. Any proposed major change in the intended expenditure of the monies.

B. Nothing in this MOU is intended to, nor shall be deemed to, constitute an agent or an agency of each organization. No representation will be made by The Town of Bluffton and Cornerstone Church that would create an apparent agency; and The Town of Bluffton and Cornerstone Church shall have no power to act for each entity in any manner or to create debts or obligations that would be binding upon each organization; and each organization shall not be responsible for any obligation or expenses of either entity.

C. *As a material condition to the terms of the proposed lease agreement, the Town agrees to undertake all customary maintenance responsibilities for the Leased Area. The Church shall maintain a commercial general liability policy of insurance providing coverage against liability for personal and bodily injury, death and property damage having limits of not less than Three Million Dollars per person and per occurrence. Such insurance shall name the Town as an additional insured as for any liability or occurrence arising in the Leased Area.*

D. The Town of Bluffton and Cornerstone Church agree that by acceptance of public funds provided herein, The Town of Bluffton act as a "public body" as defined in the S.C. Freedom of Information Act (§30-4-10 et seq), S.C. Code of Laws for 1976 as amended with respect to the expenditure of those funds, and all activities regarding the expenditure of these funds must be in compliance with said Act.

Signed by: Scott M. Marshall Date: 6/14/16

Print Name: SCOTT M. MARSHALL

Its: DEPUTY TOWN MANAGER

Town of Bluffton
20 Bridge Street
Bluffton, SC 29910
(843)-706-4500

Signed by: Robert J. Hawkins Date: 6/14/2016

Print Name: ROBERT J. HAWKINS

Its: EXECUTIVE DIRECTOR

Cornerstone Church of Bluffton
1300 May River Road
Bluffton, SC 29910
(843) 757-3472

RECOMMENDED LANGUAGE TO SUPPORT ADOPTION OF RESOLUTION

"I move to adopt the Resolution to Approve Renewal of the Memorandum of Understanding with Cornerstone Church to Provide Public Parking in the Bluffton Historic District."

TOWN COUNCIL

STAFF REPORT
Executive Office

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of a Resolution to Adopt the Amended Town of Bluffton Town Council Operating and Administrative Procedures Manual
PROJECT MANAGER:	Lisa Cunningham, Interim Assistant Town Manager

RECOMMENDATION:

Consideration of a Resolution to Adopt the Amended Town of Bluffton Town Council Operating and Administrative Procedures Manual.

BACKGROUND/DISCUSSION:

On February 11, 2014, the Town Council approved the Town Council Operating and Administrative Procedures Manual for the Town of Bluffton. The Council Procedures Manual sets forth how the Town Council functions, its practices, and procedures.

In response to the Strategic Plan Fiscal Year 2021-2022 adopted as an Action Agenda Item to amend the Town of Bluffton Town Council Operating and Administrative Procedures Manual in order to ensure the manual was aligned with the Town of Bluffton Code of Ordinances and the South Carolina Code of Laws.

Revisions included eliminating redundancy and streamlining Town Council procedures when conducting Town business. In addition, the revisions include the recently adopted Town of Bluffton Ordinance to allow for Electronic Meetings.

NEXT STEPS:

Pending Town Council Adoption by Resolution to Amend the Town of Bluffton Town Council Operating and Administrative Procedures Manual.

ATTACHMENTS:

1. Resolution to Adopt the Amended Town of Bluffton Town Council Operating and Administrative Procedures Manual.
2. Draft of the amended version of the Town of Bluffton Town Council Operating and Administrative Procedures Manual, contained herein as Exhibit “A”.
3. Recommended language to Support Motion for Approval of Resolution.

RESOLUTION

A RESOLUTION TO AMEND THE TOWN OF BLUFFTON TOWN COUNCIL OPERATING AND ADMINISTRATIVE PROCEDURES MANUAL

WHEREAS, the Town Council of the Town of Bluffton, South Carolina is authorized by the Town of Bluffton Code of Ordinances to determine its own policies and procedures for conducting business; and

WHEREAS, the Town of Bluffton Town Council Operating and Administrative Procedures Manual was approved by Town Council on February 11, 2014; and

WHEREAS, Town Council identified revisions of this manual as an Action Agenda Item in its Fiscal Year 2021-2022 Strategic Plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA AS FOLLOWS:

1. The Town Council of the Town of Bluffton, South Carolina, hereby adopts the amended version of the Town of Bluffton Town Council Operating and Administrative Procedures Manual, which is attached hereto as Exhibit "A" and incorporated herein.

2. The attached Town Council Operating and Administrative Procedures Manual shall supersede any previously adopted manuals.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATLEY UPON ADOPTION. SIGNED, SEALED AND DELIVERED AS OF THIS DAY OF ,2021.

_____

Lisa Sulka, Mayor
Town of Bluffton, South Carolina

ATTEST:

_____

Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

RECOMMENDED LANGUAGE TO SUPPORT ADOPTION OF RESOLUTION

"I move to adopt the Resolution to amend the Town of Bluffton Town Council Operating and Administrative Procedures Manual"

EXHIBIT "A"

TOWN COUNCIL
OPERATING AND ADMINISTRATIVE PROCEDURES MANUAL

Adopted by Resolution May 11, 2021

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Section A: Introduction and Roles

1. Introduction

The Town Council (hereafter referred to as the "Council") shall adopt a Town Council Operating and Administrative Procedures Manual by Resolution detailing the rules of order, policies and procedures by which the Council, Town Manager and Town Attorney shall conduct Council business and activities. The policies and procedures contained herein, are established so that expectations and practices can be clearly articulated to guide council members in their actions. This manual provides a summary of important aspects of Council activities. However, it cannot incorporate all material and information necessary for undertaking the business of the Council. Many other laws, policies, plans, and documents exist which bind the Council to certain courses of action and practices. This manual shall supersede any previously adopted manuals.

2. Roles

Mayor and Council Term of Office

The Town Council shall be composed of a Mayor and of four Council members. [Town Ordinance 2-2] All five (5) members of the Council are elected at large to four (4) year staggered terms. Mayor runs for office of Mayor. [Town Ordinance 2-3(b)].

Mayor

The Mayor shall preside at all regular and special meetings of Council, and shall execute on behalf of Council all ordinances, resolutions, directives, deeds, bonds and other official instruments or documents directed by state law or Town Council. The Mayor shall have other such duties and perform such functions as may be requested by Town Council. [Town Ordinance 2.6(a)]

Mayor Pro Tem

The Town Council shall elect from among its members a Mayor Pro Tempore at the first January meeting following a general election. The Mayor Pro Tempore shall act for the Mayor during the absence or disability of the Mayor. In case of a vacancy in the office of Mayor, the Mayor Pro Tempore shall serve until a successor is elected. [Town Ordinance 2.6 (b)]

Members of Council

Shall have the power and authority to adopt such ordinances and resolutions as it shall deem proper. Shall have equal votes. No Council member (including the Mayor and Mayor Pro Tempore) has more power than any other Council member, and all should be treated with equal respect.

Section B: Meeting Categories

1. **Public Meeting Law**
   A public meeting is any meeting conducted by a state, regional or local governing body to decide or consider any matter. Thus, any meeting conducted by this Council in which a matter is decided or considered must comply with State Freedom of Information Act in South Carolina Code §30-4-60.

2. **Regular Meeting**
   Regular meetings are held in the Mayor Henry "Emmett" McCracken Jr. Town Council Chambers, at the Theodore D. Washington Municipal Building, located at 20 Bridge Street, on the Second Tuesday of every month at 5:00 p.m. unless Council reschedules the meeting due to a holiday or unforeseen conflict.

3. **Workshop Sessions**
   A workshop is a meeting of the Council held for the purpose of informally discussing matters which are of interest to the Council, and not for the purpose of taking final action on any matter. Staff often presents policy alternatives and is more directly engaged in the dialogue and Council provide general direction to staff. To include Quarterly Workshops to discuss the Five-Year Capital Improvement Plan that are held January, April, July and October. The five-year plan serves as a guide for determining priorities, planning, financing, and construction of capital projects.

   The Council workshops are usually held on the day of the Council's regular meeting, at such time as shall be set forth in the notice of the workshop. The Council may hold special workshops on other dates, subject to the notification requirement. Notice of each regular Council workshop shall be given in the same manner as a regular Council meeting. No proposed policy, position, resolution, ordinance, rule, regulation, or formal action of any kind shall be adopted at a workshop. Workshop items will be placed on the regular Council agenda for the appropriate action.

4. **Special Meeting**
   Special meetings are those that are held outside of the regular schedule of meetings for a specific purpose.
   Special meetings may be held whenever called by the Mayor in cases of emergency when, in the judgment of the Mayor, the good of the Municipality requires it, or upon request of a majority of the members of the Council. [Town Ordinance 2-44 (d)(1)(2)(3)]

5. Emergency Meeting

An emergency meeting may be called by the Mayor, Town Manager or by a majority of the Council where there exits 1) a crippling disaster or other activity which severely impairs public health or safety; 2) such other circumstances specified by state law as authorizing the conduct of an emergency meeting. Any emergency meeting shall be called, noticed and conducted only in accordance with the procedures set forth in State law.

6. Electronic and Telephonic Meeting

Council members may attend any regular, special, or emergency meeting of council by telephonic or other electronic means, and shall be considered present for all purposes, if the meeting has been properly noticed, and all participating council members can be heard and can hear the public proceedings including any comments made by other members of Council, Town Staff, and, as applicable, members of the public. Any number of council members, including all, may attend telephonically or by other electronic means. Council members in attendance by telephonic or other electronic means shall have all rights, including, but not limited to, the right to make motions, second motions, and discuss and vote on all matters under consideration by council in accordance with [Town Ordinance 2-50 (c)].

7. Executive Session

An executive session is a meeting, or a portion of a meeting, that is closed to the general public for the purpose of considering a limited number of matters in accordance with South Carolina Code §30-4-70. The executive session may include staff or other authorized participants. No adoption of any proposed policy position, resolution, rule, regulation, or formal action can occur at an executive session. A majority vote of Councilmembers shall be necessary to call such sessions, and the reason shall be stated in the motion, as required by the Freedom of Information Act. Any action which results from an Executive Session shall be taken in open session prior to such action becoming effective. It shall be unacceptable for a member of Council or other person in attendance to disclose to another person or to make public the substance of a matter discussed in executive session. [Town Ordinance 2-52 (b)(c)(d)]

Section C: Administrative Procedure

1. **Parliamentary Procedure**
   It is the policy of the Council that, unless otherwise required by State law or other regulation, all Town Council meetings shall be conducted under the current edition of Robert's Rules of Order.

2. **Quorum**
   All actions of the Town Council shall require a quorum. A majority of the total membership of the Town Council shall constitute a quorum for the purpose of transacting Council business. [Town Ordinance 2-50 (a)(b)]

3. **Public Postings**
   Public notices of all Council meetings, must be posted by the Town Clerk a minimum of 24 hours before any meeting, as provided in the Open Meeting laws in Accordance with SC Code §30-4-80.

4. **Agenda**
   Matters to be considered at a regular meeting shall be placed on a written Agenda prepared under the supervision of the Town Manager and Town Clerk, to be approved by the Mayor. The Agenda shall be publicly posted at least 24 hours prior to the meeting. Matters not on the Agenda may be considered after favorable consideration of a motion for an off-Agenda item. [Town Ordinance 2-45 (a)(b)(c)]

5. **Minutes**
   The minutes of all meetings of the Town Council shall be a matter of permanent public record. At each regular Council meeting, the minutes of the previous meeting or meetings shall be presented for approval. Minutes shall not be considered the official record of a meeting until approved by the Town Council. Any member of Council desiring to express a position in the minutes on a matter voted upon by the Town Council may do so by presenting the position in writing to Council no later than the next regular meeting. No person shall make any change in the minutes or remove same from Town Hall without prior approval of the Town Council. The Town Clerk is responsible for the preparation of Council meeting minutes. [Town Ordinance 2-47 (a)(b)(c)(d)]

6. **Public Comment**

There shall be on the Agenda of every meeting a time designated for Public Comment. Upon request, any citizen is entitled to address the Council at a regular meeting on matters pertaining to the Agenda items only. Council may regulate or cease public comment with reasonable rules and regulations pertaining to public comment and proper protocol.

Public comments for electronic meetings. Individuals wishing to provide written comments for any public comment period, to include public hearings, may submit written comments to the clerk no later than two hours prior to any meeting of Council in accordance with instructions printed on the meeting agenda. In absence of established procedures for admitting individuals desiring to make public comment into the electronic forum, the Town Clerk, or other person as designated by the Mayor, may read such comments aloud during the applicable public comment period.[Town Ordinance 2-46]

7. **Meeting Disruptions**

Persons interrupting a meeting or session of court or violating rules of protocol may be removed from the meeting upon direction/order of the presiding official. [Town Ordinance 2-49 (b)]

Section D: Council Authority

1. **Duties of the Presiding Officer**

   Open the meeting at the appointed time and call the meeting to order. Preserve order, decorum, the fair and equitable treatment of all speakers in front of the Council. Keeps discussion and questions focused on the specific agenda item under consideration. State and put to a vote all questions that legitimately come before the Council and announce the results of each vote. Although not prohibited, the presiding officer generally does not propose a motion.

2. **Powers of Town Council**

   The Council is the legislative authority that creates and enacts the policies and ordinances under which the Town operates. The Council acts on all legislative matters of the Town, adopting or approving all ordinances, resolutions, contracts and matters requiring policy decisions.

   The Council acts as a body. No member has any extraordinary powers beyond those of other members. While the Mayor and Mayor Pro Tem have some additional ceremonial and administrative responsibilities, in the establishment of policies, voting and in other significant areas, all members are equal. It is also important to note that policy is established by at least a majority vote of the Council. In turn, it is staff's responsibility to ensure the policy of the Council is upheld.

Section E. Council Protocol

1. Order of Business on the Agenda

I. Call to Order
II. Pledge of Allegiance
III. Invocation
IV. Adoption of the Agenda
V. Adoption of Minutes
VI. Presentations, Celebrations, and Recognitions
VII. Public Comment
VIII. Communications from Mayor and Council
IX. Workshop Agenda Items
X. Formal Agenda Items
XI. Consent Agenda Items
XII. Executive Session
XIII. Action from Executive Session
XIV. Adjournment

2. Motions

Any council member may bring a matter of business properly before the Council by making a motion. Any member, except the member making the motion may second a motion. Once a motion is seconded, it shall be restated by the Mayor and opened for discussion. Robert's Rules of Order provides for four general types of motions: main motions, subsidiary motions, incidental motions, and renewal motions.

Main Motions

The most important are main motions, which bring before the council, for its action, any particular subject. Main motions cannot be made when any other motions are before the group.

Subsidiary Motions

Subsidiary motions are motions which direct or change how a main motion is handled.

Incidental Motions

Incidental motions are housekeeping motions which are in order at any time, taking precedence over main motions and subsidiary motions.

Renewal Motions

Once the group has taken action, renewal motions require the group to further discuss or dispose of a motion.

Section F: Council Expectations

1. Code of Conduct

   All Town Council Members will conduct themselves in conformance with the Code of Ethics, found in Title 8 and Chapter 13 in South Carolina Code of Laws.

   a. No public official, public member, or public employee may cause the employment, appointment, promotion, transfer, or advancement of a family member to a state or local office or position in which the public official, public member, or public employee supervises or manages. A public official, public member, or public employee may not participate in an action relating to the discipline of the public official's, public member's or public employee's family member.

   b. A former public official, former public member, or former public employee holding office, membership, or employment may not serve as a lobbyist or represent clients before the agency or department on which the public official, public member, or public employee formerly served in a matter in which he directly and substantially participated for one year after terminating his public service or employment.

   c. It is a breach of ethical standards for a public official, public member, or public employee who participates directly in procurement to resign and accept employment with a person contracting with the governmental body if the contract falls or would fall under the public official's, public member's, or public employee's official responsibility.

   d. No person may use government personnel, equipment, materials, or an office building in an election campaign. A person may use public facilities for a campaign purposes if they are available on similar terms to all candidates and committees. Likewise, government personnel may participate in election campaign on their own time and on non-government premises.

   e. A public official, public member, or public employee may not have an economic interest in a contract with the state or it's political subdivisions if the public official, public member, or public employee is authorized to perform an official function (including writing or preparing the contract, accepting bids, and awarding of the contracts) relating to the contract.

Section G: Overview of Town Documents

1. **Code of Ordinances**
   The Code describes the organization of Town Council meetings and responsibilities, as well the Code contains a variety of laws including, but not limited to, zoning standards, health and safety issues, building standards, and revenue and finance issues. The Code of Ordinances is available on the Town's website https://www.townofbluffton.sc.gov/.

2. **Council Strategic Plan**
   The Council sets both long-term goals and short-term objectives for the Town as part of a Strategic Plan. The goal-setting process includes a review of the previous year's goals and objectives including progress toward completion and updating. The budget is then written with the objective of working toward completion of those goals and objectives.

3. **Annual Budget**
   The annual budget is set for the fiscal year, beginning July 1 and ending June 30, and is the primary tool and road map for accomplishing the goals and objectives of the Town. By adopting the annual budget, the Council makes policy decisions, sets priorities, allocates resources, and provides the framework for government operations. The budget also provides a description of Town services and the resources used to provide those services, and contains both a broad overview, as well as, descriptions of programs and services organized by department.

4. **Comprehensive Plan**
   The State-mandated Comprehensive Plan addresses the Town's long-range planning needs relative to land use, transportation, economic development, open space and housing, and provides a policy framework for various matters that fall within these areas.

5. **Capital Improvement Plan**
   Capital Improvement Plan serves as a guide for determining priorities, planning, financing and construction of capital projects which add to, support, or improve the physical infrastructure, capital assets, or productive capacity of Town services.

6. **Annual Financial Audit**
   The annual financial audit includes the financial statements of the Town for a fiscal year. It includes the financial condition of the Town as reflected in the balance sheet, the results of operations as reflected in income statements, an analysis of the uses of Town funds, and related footnotes. The annual financial audit also includes statements for the various groups of funds and a consolidated group of statements for the Town as a whole. The Council has the responsibility of hiring an independent auditor, and for reviewing and approving the audit.

7. Comprehensive Annual Financial Report

The Comprehensive Annual Financial Report known as a "CAFR" is a set of financial statements that comply with the accounting requirements established by the Governmental Accounting Standards Board (GASB). The CAFR consists of three sections: Introductory, Financial and Statistical.

Introductory

The introductory section orients and guides the reader through the report.

Financial

The financial section presents the entity's basic financial statements as well as notes to the statements and the independent auditors' report.

Statistical

The statistical section provides additional financial and statistical data, including data about financial trends that may better inform the reader about the government's activities.

Section H: Orientation

1. Orientation of New Council Members

It is important for council members to gain an understanding of the full range of services and programs provided by the Town.

As new members join the Council, the following will be provided in a timely manner:

a. The Town Manager will host an orientation program to distribute materials outlining Town policy and protocol.

b. The Town Manager will facilitate a meeting with the Town Attorney for conflict-of-interest training, review of current legal matters, review of parliamentary procedures, and other items as needed.

c. The Town Clerk will arrange meetings with key Department Heads for the new council member to be briefed on current projects within each department and to tour Town facilities.

d. The Town Clerk will arrange a meeting for a briefing on various aspects of Town Hall, including, but not limited to, travel procedures, e-mail, electronic media, etc.

e. The Town Clerk will provide information for attendance of the Municipal Association of South Carolina and Council Members.

A publication that provides additional useful information is the Handbook for Municipal Officials in South Carolina published by the Municipal Association of South Carolina. The Guide contains general information on the role and responsibilities of council members and on the specific requirements and laws that govern Council actions.

TOWN COUNCIL

STAFF REPORT
Executive Office

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of a Resolution to Approve the Adoption of the 2020 Lowcountry Natural Hazard Mitigation Plan
PROJECT MANAGER:	Lisa Cunningham, Interim Assistant Town Manager

RECOMMENDATION:

Request Town Council to Approve the Resolution to Adopt the 2020 Lowcountry Natural Hazard Mitigation Plan.

BACKGROUND/DISCUSSION:

Lowcountry Council of Governments has completed the 5-year multi-jurisdictional hazard mitigation plan for Beaufort, Colleton, Hampton, and Jasper Counties known as the 2020 Lowcountry Natural Hazard Mitigation Plan.

This plan contains mitigation strategies to reduce or eliminate long term risk to people and property from natural hazards and their effects. The plan has been approved by the South Carolina Emergency Management Agency and is now under review by FEMA.

If Resolution is approved by Town Council, then Lowcountry Council of Governments can receive final approval from FEMA to remain eligible for future pre-disaster mitigation funding.

NEXT STEPS:

Pending Town Council approval to Adopt the 2020 Lowcountry Natural Hazard Mitigation Plan.

ATTACHMENTS:

1. Memorandum from the Lowcountry Council of Governments.
2. Resolution to approve the adoption of the 2020 Lowcountry Hazard Mitigation Plan.
3. The 2020 Lowcountry Natural Hazard Mitigation Plan contained herein as Exhibit "A".
4. Recommended language to Support Motion for Approval of Resolution.

RESOLUTION

A RESOLUTION APPROVING THE ADOPTION OF THE 2020 LOWCOUNTRY NATURAL HAZARD MITIGATION PLAN

WHEREAS, the Town of Bluffton Town Council recognizes the threat that natural hazards pose to people and property within the Town of Bluffton; and

WHEREAS, the Town of Bluffton has been an "official participant" in the planning process of the natural hazard mitigation plan, hereby known as the 2020 Lowcountry Natural Hazard Mitigation Plan prepared by the Lowcountry Council of Governments in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS, the 2020 Lowcountry Natural Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long term risk to people and property in Town of Bluffton from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Town of Bluffton Town Council demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the 2020 Lowcountry Natural Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

The Town Council of the Town of Bluffton endorses and adopts the 2020 Lowcountry Natural Hazard Mitigation Plan, contained herein as Exhibit "A".

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATLEY UPON ADOPTION. SIGNED, SEALED AND DELIVERED AS OF THIS DAY OF ,2021.

_____

Lisa Sulka, Mayor
Town of Bluffton, South Carolina

ATTEST:

_____

Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

Lowcountry
COUNCIL OF GOVERNMENTS

Serving Beaufort • Colleton • Hampton • Jasper Counties

MEMORANDUM

To: County Administrators and City/Town Administrators
From: Sabrena P. Graham, Executive Director
Subject: Adoption of the 2020 Lowcountry Natural Hazard Mitigation Plan
Date: April 14, 2021

According to the Federal Emergency Management Agency (FEMA), local governments must have an approved Local Hazard Mitigation Plan (LHMP) to be eligible to receive FEMA's Hazard Mitigation Assistance (HMP) grant programs. Such a Plan contains mitigation strategies to reduce or eliminate long-term risk to people and property from natural hazards and their effects. It also contains courses of action the local government would follow to reduce vulnerability and exposure to future hazard events.

We are happy to report the Lowcountry Council of Governments has completed the 5-year multi-jurisdictional hazard mitigation plan, hereby known as "2020 Lowcountry Natural Hazard Mitigation Plan" for Beaufort, Colleton, Hampton, and Jasper Counties, as well as the municipalities within them. The Plan has been approved by the South Carolina Emergency Management Agency (SCEMD) and is now under review by FEMA.

For FEMA to approve the plan, we must include documentation that the governing body for each participating jurisdiction has adopted the plan. We do not need approval from each municipality although we do encourage them to adopt the plan as well. Enclosed is a draft resolution for your use. Please return a fully executed copy of the resolution to Sr. Planner Maleena Parkey via email at mparkey@lowcountrycog.org or to the mailing address below.

Thank you for allowing Lowcountry COG to prepare this plan on your behalf. We appreciate all the support and assistance from you and/or your staff in this regional effort. We are asking all jurisdictions to adopt the plan (via the resolution or some other method) by May 31, 2021 so that we may receive final approval from FEMA and remain eligible for future pre-disaster mitigation funding opportunities.

Thank you again,

Sabrena P. Graham

Attachments:

1. Draft Resolution
2. 2020 Lowcountry Natural Hazard Mitigation Plan

Lowcountry Council of Governments
PO Box 98|634 Campground Road
Yemassee, South Carolina 29945
P: 843.473.3990 F: 843.726.5165
www.lowcountrycog.org

2020 LOWCOUNTRY
Natural Hazard Mitigation Plan

March 2021

Beaufort County

City of Beaufort
Town of Bluffton
Town of Hilton Head Island
Town of Port Royal

Colleton County

Town of Cottageville
Town of Edisto Beach
Town of Lodge
Town of Smoaks
City of Walterboro
Town of Williams

Hampton County

Town of Brunson
Town of Estill
Town of Furman
Town of Gifford
Town of Hampton
Town of Luray
Town of Scotia
Town of Varnville
Town of Yemassee

Jasper County

City of Hardeeville
Town of Ridgeland

The 2020 Lowcountry Natural Hazard Mitigation Plan would not be possible without the support of Beaufort, Colleton, Hampton, and Jasper Counties, the contribution of the Steering Committee, and the participation of stakeholders and the public.

For further information, questions, and comments, please contact:

Maleena Parkey, PhD, Principal Planner
Planning Department
Lowcountry Council of Governments
P.O. Box 98|634 Campground Road
Yemassee, South Carolina 29945
Phone: 843-473-3987
Email: mparkey@lowcountrycog.org

Prepared by

Lowcountry
COUNCIL OF GOVERNMENTS

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SECTION 1: INTRODUCTION AND PLANNING PROCESS

1.1 INTRODUCTION

According to the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended by the Disaster Mitigation Act of 2000, the Natural Hazard Mitigation Plan is required by the Federal Emergency Management Agency (FEMA) for all counties in the State of South Carolina. The plan *"is the representation of the jurisdiction's commitment to reduce the risks from natural hazards, serving as a guide for decision makers as they commit resources to reducing the effects of natural hazards."* Moreover, it must meet the requirements of Title 44 Code of Federal Regulations (CFR) §201.6 for FEMA approval and eligibility to apply FEMA Hazard Mitigation Assistance grant programs.

The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 Beaufort County Hazard Mitigation Plan and the 2015 Lowcountry Natural Hazard Mitigation Plan which includes Colleton, Hampton, and Jasper Counties. The result is the first fully multi-jurisdictional plan for all the counties in the Lowcountry region, including Beaufort, Colleton, Hampton, and Jasper. The plan provides a profile of the most common natural hazards in the region, including historic locations and past occurrence data, probability of future occurrence, and loss information. The plan also includes social vulnerability indicators for identifying populations at greatest risk from the effects of natural hazards. Finally, the plan identifies the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The plan was prepared by the Lowcountry Council of Governments (LCOG).

FEMA Requirements

The 2020 Lowcountry Natural Hazard Mitigation Plan addresses the FEMA requirements including:

Planning Process

- 44 CFR §201.6(c)(1): The plan shall document the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.
- 44 CFR §201.6(b)(2): The planning process shall include an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and non-profit interests to be involved in the planning process.
- 44 CFR §201.6(b)(1): The planning process shall include an opportunity for the public to comment on the plan during the drafting stage and prior to plan approval.
- 44 CFR §201.6(b)(3): The planning process shall include the review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.
- 44 CFR §201.6(c)(4) (iii): The plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process.
- 44 CFR §201.6(c)(4)(i) The plan maintenance process shall include a section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

Hazard Identification and Risk Assessment

- 44 CFR §201.6(c)(2)(i): The risk assessment shall include a description of the type, location and extent of all natural hazards that can affect the jurisdiction as well as information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction
- 44 CFR §201.6(c)(2)(ii): The risk assessment shall include an overall summary of each hazard and its impact on the community as well as an overall summary of each hazard and its impact on the community. The plan must address NFIP insured structures that have been repetitively damaged by floods.
- 44 CFR §201.6 (c) (2) (iii): For multi-jurisdictional plans, the risk assessment section must assess each jurisdiction's risks where they vary from the risks facing the entire planning area.

Mitigation Strategy

- 44 CFR§201.6(c)(3): The plan shall include a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs, and resources, and its ability to expand on and improve these existing tools.
- 44 CFR §201.6(c)(3)(i): The hazard mitigation strategy shall include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.
- 44 CFR §201.6(c)(3)(ii): The hazard mitigation strategy shall address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate. The hazard mitigation strategy shall include a section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.
- 44 CFR §201.6(c)(3)(iii): The hazard mitigation strategy shall include an action plan, describing how the actions identified will be prioritized, implemented, and administered by each local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.
- 44 CFR §201.6(c)(3)(iv): For multi-jurisdictional plans, there must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan.
- 44 CFR §201.6(c)(4)(ii): The plan shall include a process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvements, when appropriate.

Plan Review

- 44 CFR §201.6(d)(3): A local jurisdiction must review and revise its plan to reflect change in development and priorities as well as progress in local mitigation efforts.

Plan Adoption

- 44 CFR §201.6(c)(5): The plan shall include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan. For multi-jurisdictional plans, each jurisdiction requesting approval of the plan must document that it has been formally adopted.

Composition of the Plan

The documentation of the planning process includes seven sections along with appendices and references.

Section 1: Introduction and Planning Process

Introduction to the 2020 Lowcountry Natural Hazard Mitigation Plan and its requirements and the planning process.

Section 2: Lowcountry Profile

Physical and socioeconomic conditions unique to the Lowcountry region including its location, geographical landscape, population, housing, and economy.

Section 3: Hazard Identification and Profile

Hazards relevant to the Lowcountry region with a description of each hazard, its location, extent, occurrences, and its future probability. It is important to understand the natural hazards that affect the Lowcountry region.

Section 4: Vulnerability Assessment

Social vulnerability indicators along with loss information in the Lowcountry region. Vulnerability is determined by assessing the probability and historical loss from each hazard. Loss information is an estimate of direct monetary losses (property and crop) and human losses (injuries and deaths) for each hazard in each county.

Section 5: Community Capability Assessment

Overview of counties and corresponding jurisdictions' efforts in incorporating the current hazard mitigation plans into other various policies, plans, and ordinances. These include, but are not limited to Comprehensive Plans, Zoning Ordinances, Land Use Plans, and Flood Mitigation Plans.

Section 6: Hazards Mitigation Strategy

Goals and strategies identified to mitigate natural hazards for the counties and municipalities participating in this plan. The goals and strategies are revised and updated from those appearing in the 2015 Beaufort County Hazard Mitigation Plan and the 2015 Lowcountry Region Natural Hazard Mitigation Plan.

Section 7: Plan Maintenance

This section details how the plan will be monitored and maintained over the next five years.

1.2 PLANNING PROCESS

To meet the requirements of Title 44 Code of Federal Regulations (CFR) §201.6, the planning process of the 2020 Lowcountry Natural Hazard Mitigation Plan follows the guidance of the *Local Mitigation Handbook* (FEMA, 2013). The Handbook's tasks were translated into the planning process workflow as illustrated in Figure 1.

Planning Area and Resources

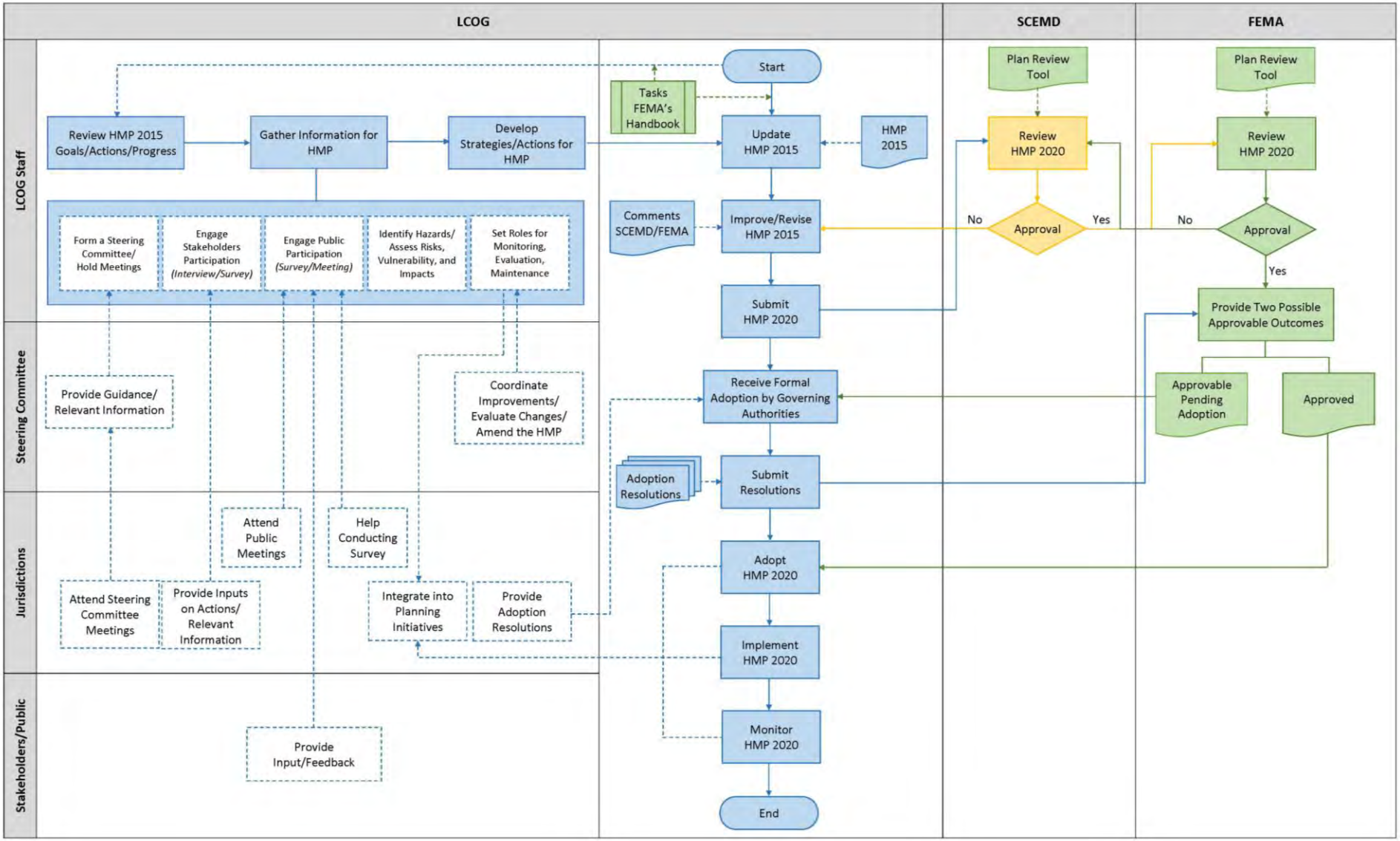
The 2020 Lowcountry Natural Hazard Mitigation Plan was coordinated by the Planning Department of the LCOG, under an individual Memorandum of Understanding (MOUs) between each county and the LCOG (See Appendix A). The planning team comprises representatives from the four counties, the Town of Hilton Head Island, the Town of Edisto beach, and the LCOG staff. The team members participated in and contributed to the plan update by serving as members of the Steering Committee and as liaisons to their respective jurisdictions, reviewing all technical information, helping in gathering information from stakeholders, and providing relevant information.

Technical assistance was provided by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI). This included the natural hazards profile and vulnerability assessment updated to the most recent available data. The HVRI is an interdisciplinary research and graduate and undergraduate training center focused on the newly emergent field of hazard vulnerability science. In addition to basic research, HVRI facilitates local, state, and federal government efforts to improve emergency preparedness, planning, and response and disaster resilience through its outreach activities including providing technical assistance.

The socioeconomic information unique to the Lowcountry region including population, housing, and economy were obtained from the U.S. Census Bureau and South Carolina Department of Employment and Workforces. Other resources used throughout the planning process included, but were not limited to, Federal Emergency Management Agency (FEMA), National Oceanic and Atmospheric Administration (NOAA), National Lightning Detection Network (NLDN), South Carolina Emergency Management Division (SCEMD), South Carolina Department of Natural Resources (SCDNR), Southeast Regional Climate Center (SERCC), and United States Geological Survey (USGS).

Lastly, the information from the residents of the Lowcountry region were integral to the planning process. The planning effort involved opportunities for public comment through a community survey and a public participation process.

Figure 1: 2020 Lowcountry Natural Hazard Mitigation Plan Workflow



Planning Team Organization

The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 Beaufort County Hazard Mitigation Plan and the 2015 Lowcountry Natural Hazard Mitigation Plan which expires June 3, 2021 and March 31, 2021, respectively (LCOG 2015a & LCOG 2015b). Building on the foundation of the 2015 Plans, in October 2018 the LCOG began working with the participating jurisdictions on grant submission for the "Hazard Mitigation Plan Update for Beaufort, Colleton, Hampton, and Jasper Counties." The grant was submitted to FEMA in December 2018 and awarded in October 2019.

Hazard Mitigation Plan Steering Committee

In 2020, the Steering Committee was formed to help in the creation and development of the Plan. The steering committee members were chosen based on their expertise in natural hazard preparation and planning within their respective jurisdictions. These included the heads of the county emergency service offices, the jurisdictional representatives, and the LCOG staff. The steering committee includes:

- Beaufort County
  Pamela Cobb, Disaster Recovery Coordinator
  100 Ribaut Road, Beaufort, SC 29902
  843-255-2721, pcobb@beaufortgov.net
- Town of Hilton Head Island
  Shari Mendrick, Floodplain Administrator, Town of Hilton Head Island
  1 Town Center Court, Hilton Head Island, SC 29928
  843-341-4687, sharim@hiltonheadislandsc.gov
- Colleton County
  David Greene, Deputy Chief/Emergency Manager, Fire Rescue
  113 Mable T. Willis Boulevard, Walterboro, SC 29488
  843-539-1960, dgreene@colletoncounty.org
- Town of Edisto Beach
  Iris Hill, Town Administrator
  2414 Murray Street, Edisto Beach, SC 29438
  843-869-2505 extension 211, ihill@townofedistobeach.com
- Hampton County
  Susanne Peeples, Director, Emergency Management
  703 2nd Street West, Hampton, SC 29924
  803-914-2150, speeples@hamptoncountysc.org
- Jasper County
  Russell Wells, Interim Director, Emergency Services
  1509 Grays Hwy, Ridgeland, SC 29936
  843-726-7607, rwells@jaspercountysc.gov
- Lowcountry Council of Governments
  Stephanie Rossi, Director, Planning Department
  PO Box 98|634 Campground Road, Yemassee, SC 29945
  843-473-3958, srossi@lowcountrycog.org
  Maleena Parkey, Senior Planner (Project Manager), Planning Department
  843-473-3987, maprkey@lowcountrycog.org

The roles of the Steering Committee members throughout the planning process included:

- Acting as liaisons for the plan update between their jurisdictions and LCOG staff.
- Providing guidance on how to approach the plan update.
- Providing information regarding hazard preparedness and other activities related to hazard mitigation in their respective jurisdictions.
- Assisting in public information and communication through their respective organizations.
- Assisting in development of internal policies and procedures to implement relevant recommendations.
- Assisting in implementation of recommendations of the Plan including, but not limited to, the applications for funding for the Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) grants.

In March 2020, the LCOG informed the steering committee, of the planning process and timeframe of the plan update. Two steering committee meetings followed. All meeting minutes are included in Appendix B-1. One-on-one meetings were also scheduled with each steering committee member to discuss any issues as needed.

First Steering Committee Meeting

The first steering committee meeting was held on August 27, 2020. The purposes were to ensure that all members understand their roles and the plan's purpose, to inform the work progress, and to discuss action updates, and the tasks needed in the plan update.

Second Steering Committee Meeting

The second steering committee meeting was held on December 7, 2020. This meeting emphasized updating and refining the goals and strategies and finalizing the plan.

One-On-One Meeting

One-on-one meetings were held between steering committee members and LCOG staff. The purpose of these meetings was to gain further perspectives and information regarding the mitigation actions and strategies, critical facilities, and other relevant information. Summaries of the meetings are shown in the Appendix B-2.

Stakeholders and Public Participation

Building on the 2015 Plans and the current situation with the COVID-19 pandemic, in-person outreach to distribute and gather information regarding the natural hazard mitigation was very limited. LCOG developed an approach that would take advantage of the now widespread use of social media, computers, smartphones, and other devices to obtain meaningful input from stakeholders and public. Traditional press releases were also distributed along with legal notices in the most heavily distributed regional newspapers.

Jurisdictional Participation

The LCOG adopted the previous plan's criteria for counties and municipalities to officially participate in the planning process. These criteria included:

- Beaufort, Colleton, Hampton, and Jasper Counties and LCOG establishing a partnership under the Memorandum of Understanding.
- The jurisdiction's mayor, administrator, or manager providing input or comments on the Natural Hazard Mitigation Plan.
- The jurisdiction's EMS Director or appointed representative serving as a member of the Steering Committee and providing input and comments on the Natural Hazard Mitigation Plan and the planning process.
- The jurisdiction's representative providing input and comments on the Natural Hazard Mitigation Plan and the planning process.
- The LCOG Planning staff personally discussing the Natural Hazard Mitigation Plan with a jurisdiction's mayor, administrator, manager, or appointed representative, and providing with input or comments.

Table 1 shows how each jurisdiction participated in the planning process.

Emergency Manager Survey

The LCOG developed the emergency manager survey for participating jurisdictions as shown in Appendix C-1. The survey was distributed via email to the steering committee members to help gather information and reach out to emergency managers in their respective jurisdictions. The LCOG also worked with steering committee members individually to update actions, critical facilities, and other relevant information needed. This information assisted in the analysis of completed actions and documentation of the need for future actions.

Table 1: Jurisdictional Participation

Participating Jurisdictions			Steering Committee	Stakeholders/ Public Participation	Document Review	Additional Information
Beaufort County	Eric Greenway	Interim County Administrator		✓	✓	
	Ashley Jacobs	County Administrator (former)		✓		
	Pamela Cobb	Disaster Recovery Coordinator	✓	✓	✓	
	Charles Atkinson	Building Codes Director		✓		
City of Beaufort	William Prokop	City Manager		✓	✓	
	Reece Bertholf	Assistant City Manager/Fire Chief		✓		
	David Prichard	Community and Economic Development Director		✓		
	Matthew Street Clair	Public Projects and Facilities Director		✓		
	George Erdel	E.M. Coordinator and Public Information Officer, Police Department		✓		
	Martie McTeer	Development review Coordinator				✓
Town of Bluffton	Marc Orlando	Town Manager (former)		✓	✓	
	Stephanie Price	Chief of Police		✓	✓	
	Donald Chandler	Captain – Support Division Commander, Police Department		✓		
	Morganne Whatley	Customer Service Supervisor				✓
Town of Hilton Head Island	Shari Mendrick	Floodplain Administrator	✓	✓	✓	
	Nancy Stephens	Application/Records Manager				✓
Town of Port Royal	Van Willis	Town Manager		✓	✓	
	Linda Bridges	Planning Administrator		✓		
Colleton County	Kevin Griffin	County Administrator		✓	✓	
	David Greene	Deputy Chief, Fire Rescue	✓	✓	✓	

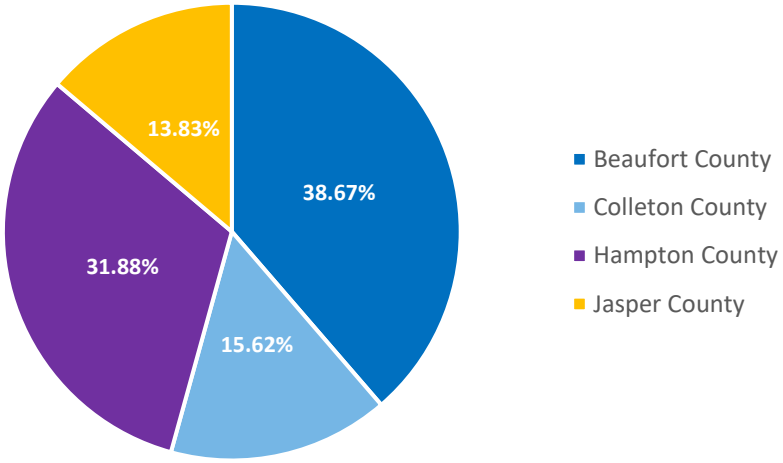
Participating Jurisdictions			Steering Committee	Stakeholders/ Public Participation	Document Review	Additional Information
	Janet Laney	Captain, Fire Rescue		✓		
	Adrienne Stokes	Staff, Fire Rescue		✓		
	Zach Montgomery	Planning and Development Director				✓
Town of Edisto Beach	Iris Hill	Town Administrator	✓	✓	✓	
	Margaret Green	Building Permit Technician				✓
City of Walterboro	Bonnie Ross	Planning Technician				✓
Hampton County	Rose Dobson-Elliot	County Administrator		✓	✓	
	Susanne Peeples	Emergency Management Director	✓	✓	✓	✓
	Renee Bennett	Office Manager				✓
Town of Hampton	Keith Browning	Building Official				✓
Town of Yemassee	Matthew Garnes	Town Clerk				✓
Jasper County	Andrew Fulghum	County Administrator		✓	✓	
	Russell Wells	Interim Director, Emergency Services	✓	✓	✓	
City of Hardeeville	Ashley Moody	Permit Technician				✓
Town of Ridgeland	Joshua Rowland	Planning and Community Development Director				✓

Community Survey

The LCOG developed the community survey in both English and Spanish to gather information on the Lowcountry residents' experiences and perceptions of natural hazards, planning and preparation for natural hazards, and support of community hazard mitigation activities. The survey was distributed through Survey Monkey as shown in Appendix C-2. Since not everyone has access to the internet, paper copies were distributed. LCOG issued a press release with a link to the survey and distributed the survey via its website, newsletter, and social media accounts. Also, counties and municipalities assisted in distributing the survey link via their webpages, emails, social media, as well as distributing paper copies. Examples of survey distribution can be seen in Appendix C-3.

The community survey was open continuously for more than three months. Overall, there were 864 responses of which 781 came from residents of the four counties. The other 83 responses came from Charleston, Chatham (GA), Orangeburg, and Richland Counties, or there was no location disclosed. Of the total responses, 38.67% were from Beaufort County, 15.62% were from Colleton County, 31.88% were from Hampton County, and 13.83% were from Jasper County, as shown in Figure 2.

Figure 2: Community Survey Responses



The survey results identified twelve hazards that cause damage to property and loss of life for Lowcountry residents. These are:

- Tornado
- Hurricane
- Windstorm
- Lightning
- Hail
- Drought
- Earthquake
- Wildfire
- Flood
- Winter Storm
- Coastal Erosion
- Extreme Heat

The most frequently cited hazards to cause damage to property are hurricanes, windstorms, and lightning, while the hazards of greatest concern for their life and property are hurricanes, tornadoes, and lightning. This data is supported by the hazards profile and vulnerability assessment in Section 3 and 4. All survey results can be seen in the Appendix C-4.

The community survey was distributed to both the public and specific groups, including senior populations and businesses as shown in Appendix C-5.

Hazard Identification and Profile

The hazard identification and risk assessment compiled for the Lowcountry region covers twelve different hazards that are of most concern in the region. These hazards include tornado, hurricane wind/storm surge, windstorm, lightning, hail, drought, earthquake, wildfire, flood (including King tides and sea level rise), winter storm, coastal erosion, and extreme heat. The profiles include historic location and occurrence data along with loss information and social vulnerability indicators.

Given the prior approved plans from 2015 the current profiles provide only updated (2012-present) data and information on location and occurrences, notable events, future probabilities, loss and damage information, and social vulnerability.

Mitigation Strategy

The goals and strategies towards the hazard mitigation for the Lowcountry region from the 2015 plans were revised to respond the region's current conditions. This included assessing the updated socioeconomic conditions, community survey results, emergency manager survey results, hazard identification and profiles, and the implementation status of the 2015 mitigation actions. The revised goals and strategies are the guide for formulating the 2020 hazard mitigation actions.

Plan Review

All participating jurisdictions were contacted and notified of the planning process and the progress of the plan. The progress report and the draft final plan were distributed to the steering committee and stakeholders for review and comments. Also, the draft final plan was made available to the public for review. The results are the following.

- Progress Reports
  - Hazard identification and vulnerability assessment: The report was distributed to the steering committee members for review on August 25, 2020. Review comments were received from the steering Committee member from the Town of Edisto Beach on August 27, 2020.
  - Community survey, emergency survey, demographic data collection and mapping: A status update was distributed to the steering committee members on September 15, 2020. No comments were received.
  - Lastly, the report included completed, nearly completed, and remaining tasks to understand the timeframe for the completion of the 2020 Plan. This update was distributed to the steering committee members on November 17, 2020. No comments were received.

- Draft Final Plan – The draft final plan was completed and made available to the public for review between December 11, 2020 to January 8, 2021, and to stakeholders and steering committee members for review between December 22, 2020 to January 8, 2021. The plan was made available via LCOG's website and social media accounts. Counties and municipalities assisted in distributing the plan via their webpages, emails, social media. Advertisements have been run in local newspapers, as well. Examples of distributions can be seen in Appendix D. Comments were received during the comment period, with closing date on January 8, 2021. The plan revision was made accordingly.

- Final Plan
  - The final plan was submitted to the State Hazard Mitigation Officers (SHMO) for review and comments on January 15, 2021. LCOG received the completed Plan Review Tool on February 18, 2021 and made revisions accordingly.
  - The revised final plan was submitted to the State Hazard Mitigation Officers (SHMO) on March 1, 2021.

Plan Adoption

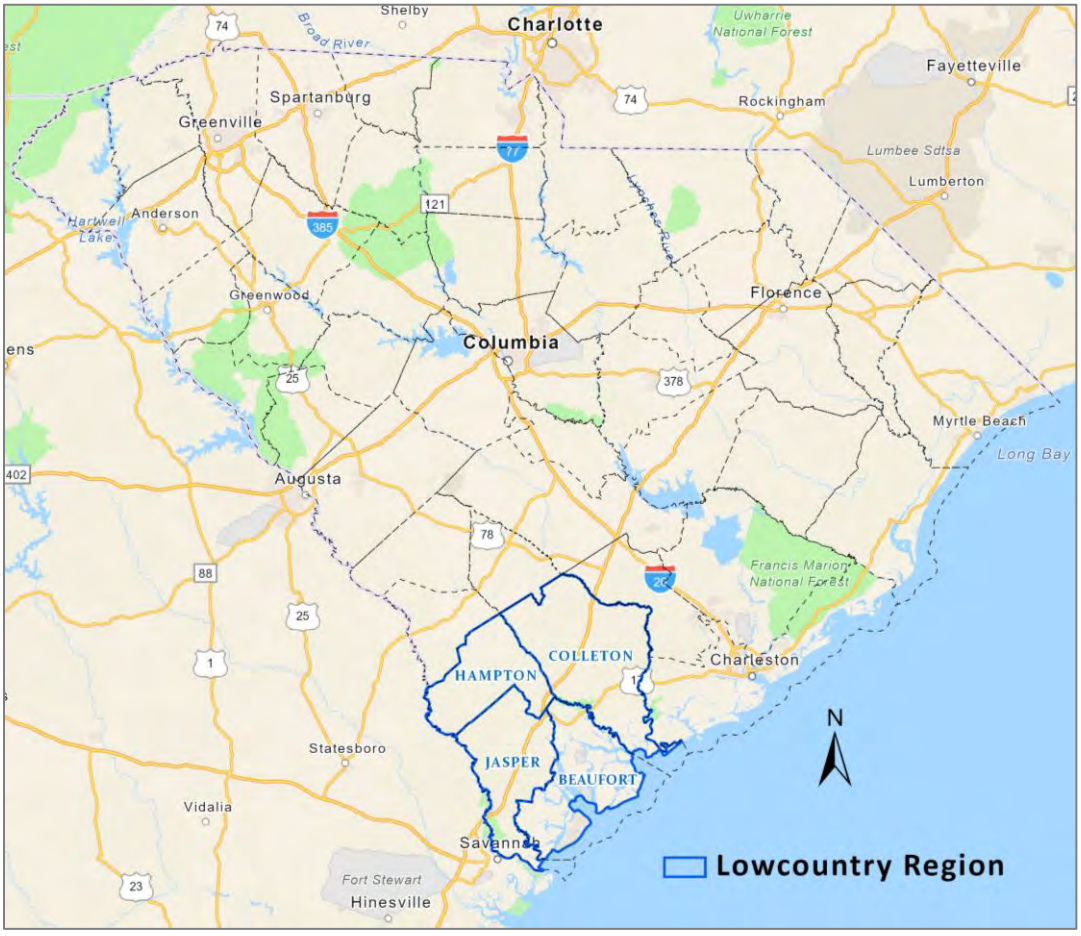
To avoid repeated attempts to adopt the plan prior to FEMA approval, the 2020 Lowcountry Natural Hazard Mitigation will be adopted by participating jurisdictions as soon as FEMA's approval is received.

SECTION 2: LOWCOUNTRY PROFILE

2.1 LOWCOUNTRY AREA

With land area of 2,848 square miles, the Lowcountry region comprises Beaufort, Colleton, Hampton, and Jasper Counties, twenty-one municipalities, and unincorporated areas such as, Daufuskie Island, Islandton, Early Branch, and Coosawhatchie. The Lowcountry Region is bisected by Interstate-95 and US 278 runs diagonally from the northwest to the southeast. The interstate is not only a major cross-country corridor, but also a critical conduit for the local economy and a gateway to the region's top tourist destinations. The region's economy is also driven, by the Port of Charleston the Port of Savannah in Georgia and multiple military installations in the Beaufort and Savannah areas. US 17 connects the Lowcountry to downtown Savannah and the future Jasper Ocean Terminal to the south and to Charleston in the north. The region is served by CSX rail and Amtrak, with a passenger depot in the Town of Yemassee. There is a general aviation airport in each county, in addition to the nearby Charleston and Savannah-Hilton Head International Airports. All major transportation modes would be impacted by a significant hazard situation. The following maps shows areas that are included in this plan.

Figure 3: Lowcountry Location



Beaufort County

Beaufort County, approximately 576 square miles in land area, is situated along the southern portion of South Carolina's Atlantic coastal plain. It is bordered by Colleton County on the northeast, Hampton County on the northwest, Jasper County on the southwest, and the Atlantic Ocean on the south. Most areas are comprised largely of tidal marshes and swamps. Beaufort County's climate is generally subtropical with hot summers and mild winters. It is wet and partly cloudy year-round. The average annual rainfall is approximately 49 inches with 105 days per year. Over the course of the year, the temperature typically varies from 42°F to 90°F and is rarely below 29°F or above 96°F (FEMA, 2020 & Weatherspark.com).

There are four municipalities within Beaufort County, the City of Beaufort and the Towns of Bluffton, Hilton Head Island, and Port Royal.

Colleton County

Colleton County, approximately 1,056 square miles in land area, is situated in the southwestern region of South Carolina, on the Atlantic Ocean. It is bordered by Bamberg and Orangeburg Counties to the north, Allendale and Hampton Counties to the west, the Atlantic Ocean and Beaufort County to the south, Charleston County to the east, and Dorchester County to the northeast. The county is situated on a low coastal plain, with a significant portion of its area consisting of tidal marshes and swamps. Most of the land situated in the floodplains is undeveloped marshland with some residential, commercial, and industrial development. Colleton County's climate is humid and subtropical. The summers are hot and oppressive while the winters are short and cold. It is wet and partly cloudy year-round. The average annual rainfall is approximately 47 inches with 96 days per year. Over the course of the year, the temperature typically varies from 38°F to 91°F and is rarely below 26°F or above 97°F (FEMA, 2020 & Weatherspark.com).

There are six municipalities within Colleton County including the City of Walterboro and the Towns of Cottageville, Edisto Beach, Lodge, Smoaks, and Williams.

Hampton County

Hampton County, approximately 559 square miles in land area, is situated in the southeastern part of South Carolina. It is bordered on the northwest by Allendale County, to the west by Screven County, GA, to the southwest by Effingham County, GA, the north by Bamberg County, to the south by Jasper County, to the southeast by Beaufort County, and to the east by Colleton County, SC. Hampton County's climate is humid and subtropical. The summers are hot and oppressive, and the winters are short and cold. It is wet and partly cloudy year-round. The average annual rainfall is approximately 48 inches with 106 days per year. Over the course of the year, the temperature typically varies from 38°F to 92°F and is rarely below 25°F or above 98°F (FEMA, 2020 & Weatherspark.com).

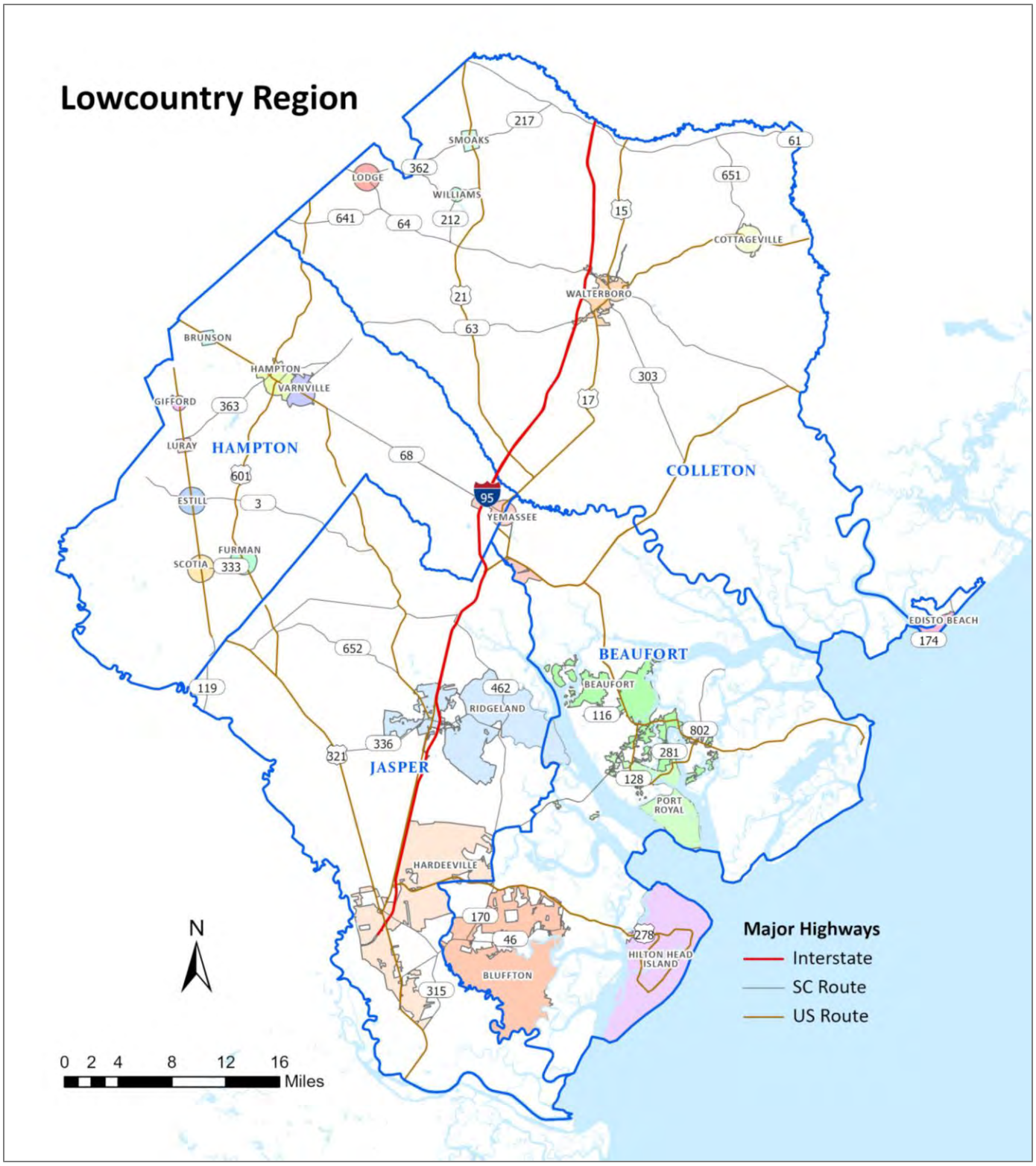
There are nine municipalities within Hampton County including the Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee.

Jasper County

Jasper County, approximately 655 square miles in land area, is situated in the southeastern portion of South Carolina in the Atlantic coastal plain. The county is bordered by Beaufort County on the northeast, Chatham County, GA on the southwest, Effingham County, GA on the west across the Savannah River, Hampton County on the north, and the Atlantic Ocean on the south. Jasper County's climate is humid and subtropical. The summers are long and hot, and the winters are short and cold. It is wet and partly cloudy year-round. The average annual rainfall is approximately 48 inches with 105 days per year. Over the course of the year, the temperature typically varies from 40°F to 92°F and is rarely below 26°F or above 98°F (FEMA, 2020 & Weatherspark.com).

There are two municipalities within Jasper County, the City of Hardeeville and the Town of Ridgeland.

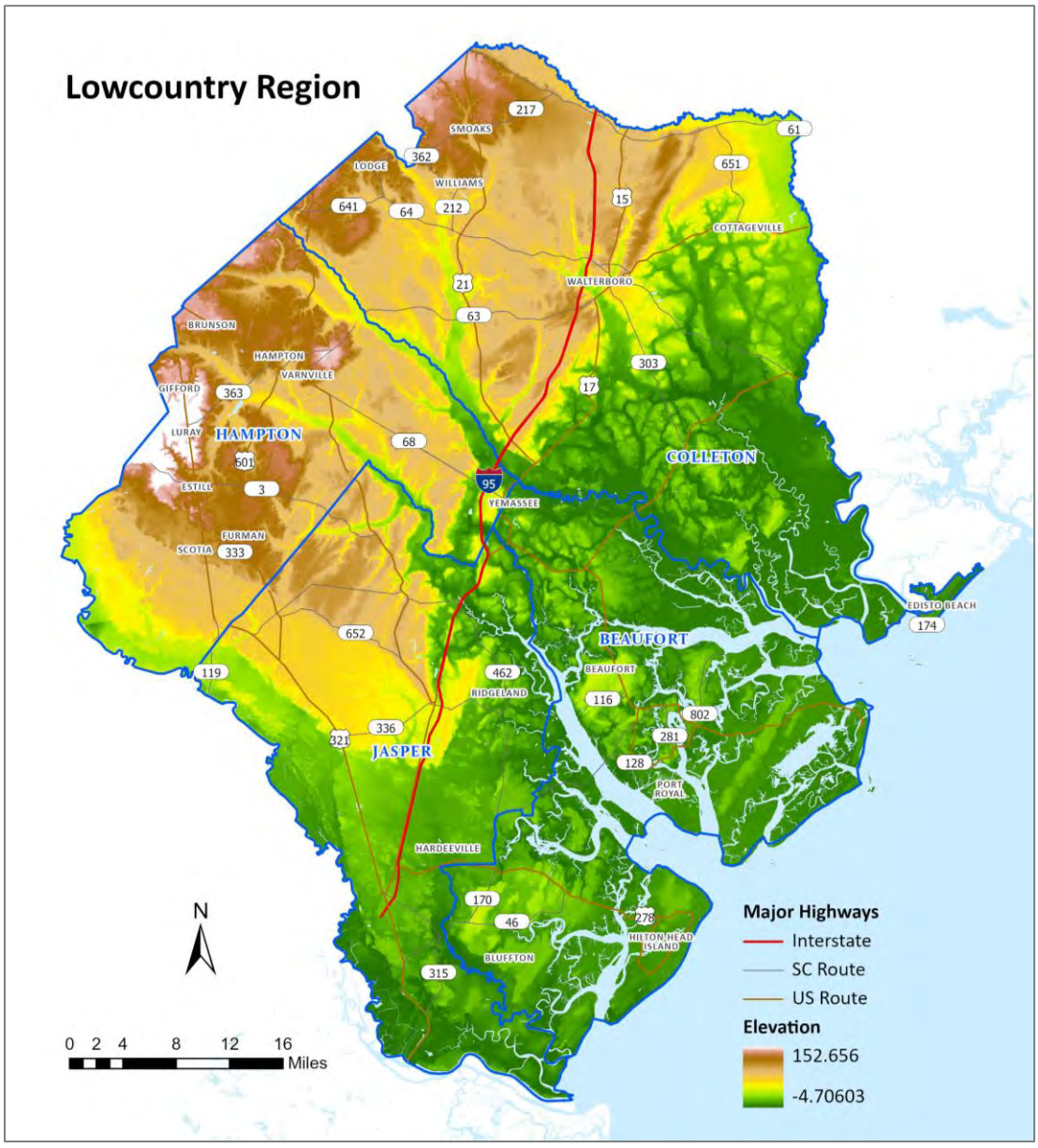
Figure 4: County and Municipality Location



Source: South Carolina Department of Natural Resource (SCDNR)

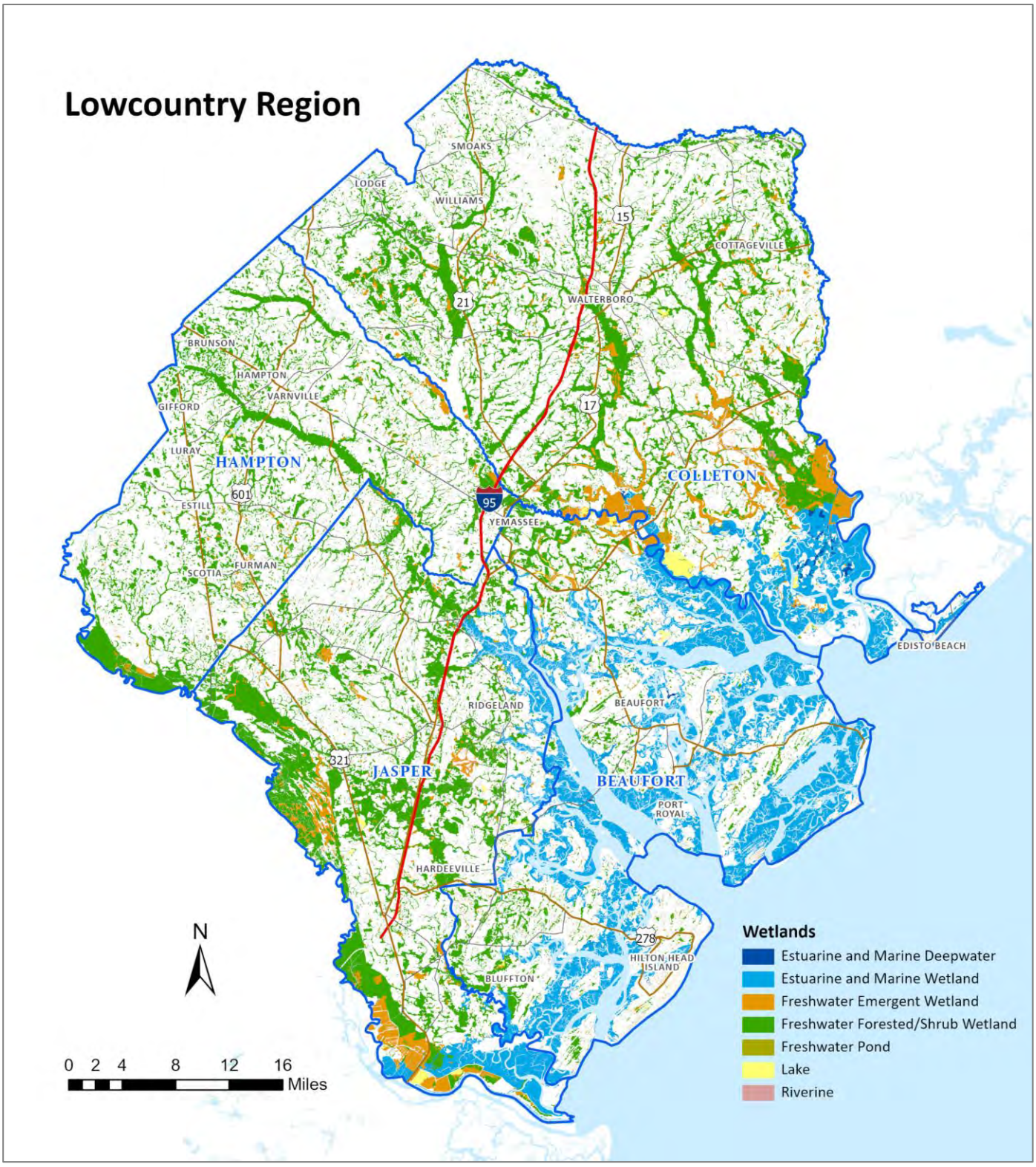
The Lowcountry is characterized by its proximity to the ocean, saltwater marshes, forested wetlands, and large tracts of pine forests. Lowcountry forested areas support diverse wildlife communities, clean water, renewable material, and recreation. They can also provide fuel for wildfires if they are not managed. The Lowcountry elevation slopes up gently inland with tidal creeks reaching into the three major watersheds of the Savannah, Salkehatchie, and Edisto Rivers. The marshes and wetlands offer unique and attractive amenities for residential development; however, they can also make construction problematic because of environmental constraints. The area's abundant saltwater marshes are filled with sea grass which weaken and/or dissipate waves and retain sediment during storms, a value hard to put a price on. The landscape is a desirable place to call home particularly where a waterfront, marsh view, or other distinctive waterbody exist, however, this landscape can also make housing and other buildings vulnerable to flooding and wind damage.

Figure 5: Elevation



Source: South Carolina Department of Natural Resource (SCDNR) and U.S. Geological Survey (USGS)

Figure 6: Wetlands



Source: South Carolina Department of Natural Resource (SCDNR)

2.2 LOWCOUNTRY POPULATION

Population and Density

Between 2000 and 2010, the four county Lowcountry region was one of the fastest growing regions in the state, with Beaufort County being the fastest growing among the larger counties and Jasper County in the top ranks of the smaller counties. Table 2 shows that between 2010 and 2018, population growth in the Lowcountry slowed when compared with the period 2000 through 2010. The population growth reversed in Colleton and Hampton Counties between 2010 and 2018.

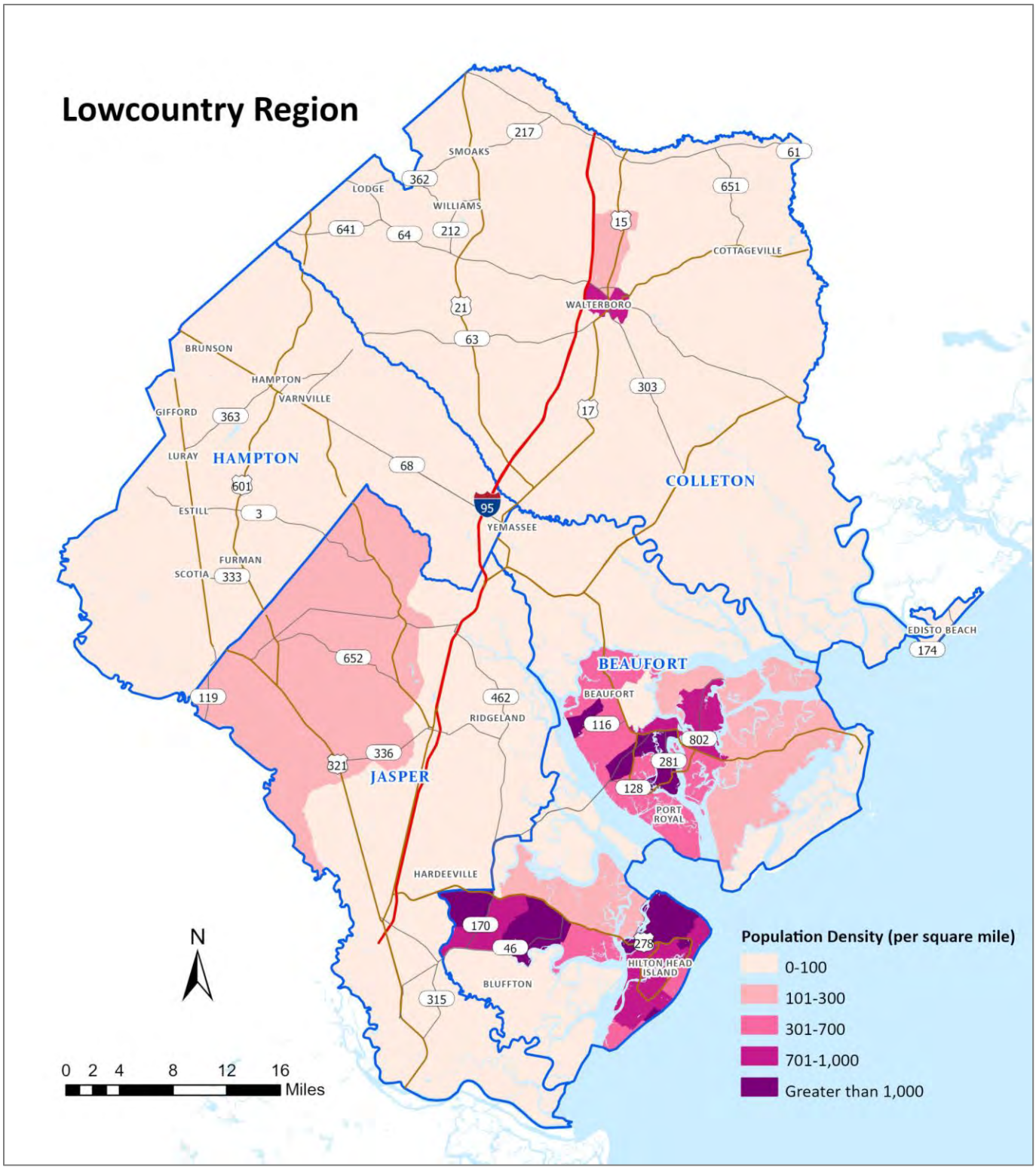
Table 2: Population Growth 2000-2018

Jurisdictions	2000	2010	2015	2018	Percent Change 2000-2010	Percent Change 2010-2018	Percent Change 2015-2018
Beaufort County	**120,937**	**162,233**	**171420**	**188,715**	**34.1%**	**16.3%**	**10.1%**
City of Beaufort	12,950	12,361	12,839	13,357	-4.5%	8.1%	4.0%
Town of Bluffton	1,275	12,978	14,607	23,097	917.9%	78.0%	58.1%
Town of Hilton Head Island	33,862	37,099	39,071	39,639	9.6%	6.8%	1.5%
Town of Port Royal	3,950	10,678	11,513	13,037	170.3%	22.1%	13.2%
Colleton County	**38,264**	**38,892**	**38,004**	**37,660**	**1.6%**	**-3.2%**	**-0.9%**
Town of Cottageville	707	766	853	744	8.3%	-2.9%	-12.8%
Town of Edisto Beach	641	414	600	407	-35.4%	-1.7%	-32.2%
Town of Lodge	114	120	96	113	5.3%	-5.8%	17.7%
Town of Smoaks	140	126	143	119	-10.0%	-5.6%	-16.8%
City of Walterboro	5,153	5,398	5,312	5,468	4.8%	1.3%	2.9%
Town of Williams	116	117	131	112	0.9%	-4.3%	-14.5%
Hampton County	**21,386**	**21,090**	**20,473**	**19,351**	**-1.4%**	**-8.2%**	**-5.5%**
Town of Brunson	589	554	547	502	-5.9%	-9.4%	-8.2%
Town of Estill	2,425	2,040	2,244	1,874	-15.9%	-8.1%	-16.5%
Town of Furman	286	239	264	217	-16.4%	-9.2%	-17.8%
Town of Gifford	370	288	363	264	-22.2%	-8.3%	-27.3%
Town of Hampton	2,837	2,808	2,726	2,531	-1.0%	-9.9%	-7.2%
Town of Luray	115	127	176	116	10.4%	-8.7%	-34.1%
Town of Scotia	227	215	163	201	-5.3%	-6.5%	23.3%
Town of Varnville	2,074	2,162	2,277	1,991	4.2%	-7.9%	-12.6%
Town of Yemassee	807	1,027	893	962	27.3%	-6.3%	7.7%
Jasper County	**20,678**	**24,777**	**26,549**	**28,971**	**19.8%**	**16.9%**	**9.1%**
City of Hardeeville	1,793	2,952	4,353	6,515	64.6%	120.7%	49.7%
Town of Ridgeland	2,518	4,036	4,030	3,831	60.3%	-5.1%	-4.9%

Source: U.S. Census Bureau, Population Estimates, Annual Estimates of the Resident Population

With a total population of 274,697, the average population density in the Lowcountry area is 96 people per square mile (see Figure 7). The densest areas are in portions of the City of Beaufort and the Towns of Bluffton, Hilton Head Island and Port Royal.

Figure 7: Population Density by Census Tract 2018



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Annual Estimates of the Resident Population 2018

Aging Population

As shown in Table 3, the number of people older than 65 has markedly increased in all four counties since 2010. The increase in older population is in line with much of the rest of the United States and has implications for the regional economy and community services.

Table 3: Age Cohorts 2000-2018

Beaufort County					
Ages	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Total Population	**120,937**	**162,233**	**188,715**	**34.15%**	**16.32%**
Under 5 years	8,110	10,960	9,662	35.14%	-11.84%
5 to 9 years	8,033	9,566	9,658	19.08%	0.96%
10 to 14 years	7,747	8,553	10,015	10.40%	17.09%
15 to 19 years	8,722	9,956	10,776	14.15%	8.24%
20 to 24 years	10,002	11,756	11,967	17.54%	1.79%
25 to 34 years	16,434	20,137	20,814	22.53%	3.36%
35 to 44 years	16,433	17,534	18,844	6.70%	7.47%
45 to 54 years	14,019	18,580	19,735	32.53%	6.22%
55 to 59 years	6,397	9,886	12,050	54.54%	21.89%
60 to 64 years	6,286	12,273	13,752	95.24%	12.05%
65 to 74 years	11,329	20,137	30,623	77.75%	52.07%
75 to 84 years	5,913	9,698	15,975	64.01%	64.72%
85 years +	1,512	3,197	4,844	111.44%	51.52%

Colleton County					
Ages	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Total Population	**38,264**	**38,892**	**37,660**	**1.64%**	**-3.17%**
Under 5 years	2,649	2,579	2,252	-2.64%	-12.68%
5 to 9 years	2,957	2,515	2,289	-14.95%	-8.99%
10 to 14 years	3,053	2,706	2,436	-11.37%	-9.98%
15 to 19 years	2,889	2,682	2,226	-7.17%	-17.00%
20 to 24 years	2,045	2,229	2,109	9.00%	-5.38%
25 to 34 years	4,682	4,157	4,455	-11.21%	7.17%
35 to 44 years	5,617	4,709	4,020	-16.17%	-14.63%
45 to 54 years	5,478	5,763	4,782	5.20%	-17.02%
55 to 59 years	2,183	2,869	2,761	31.42%	-3.76%
60 to 64 years	1,783	2,605	2,735	46.10%	4.99%
65 to 74 years	2,794	3,635	4,667	30.10%	28.39%
75 to 84 years	1,641	1,741	2,208	6.09%	26.82%
85 years +	493	702	720	42.39%	2.56%

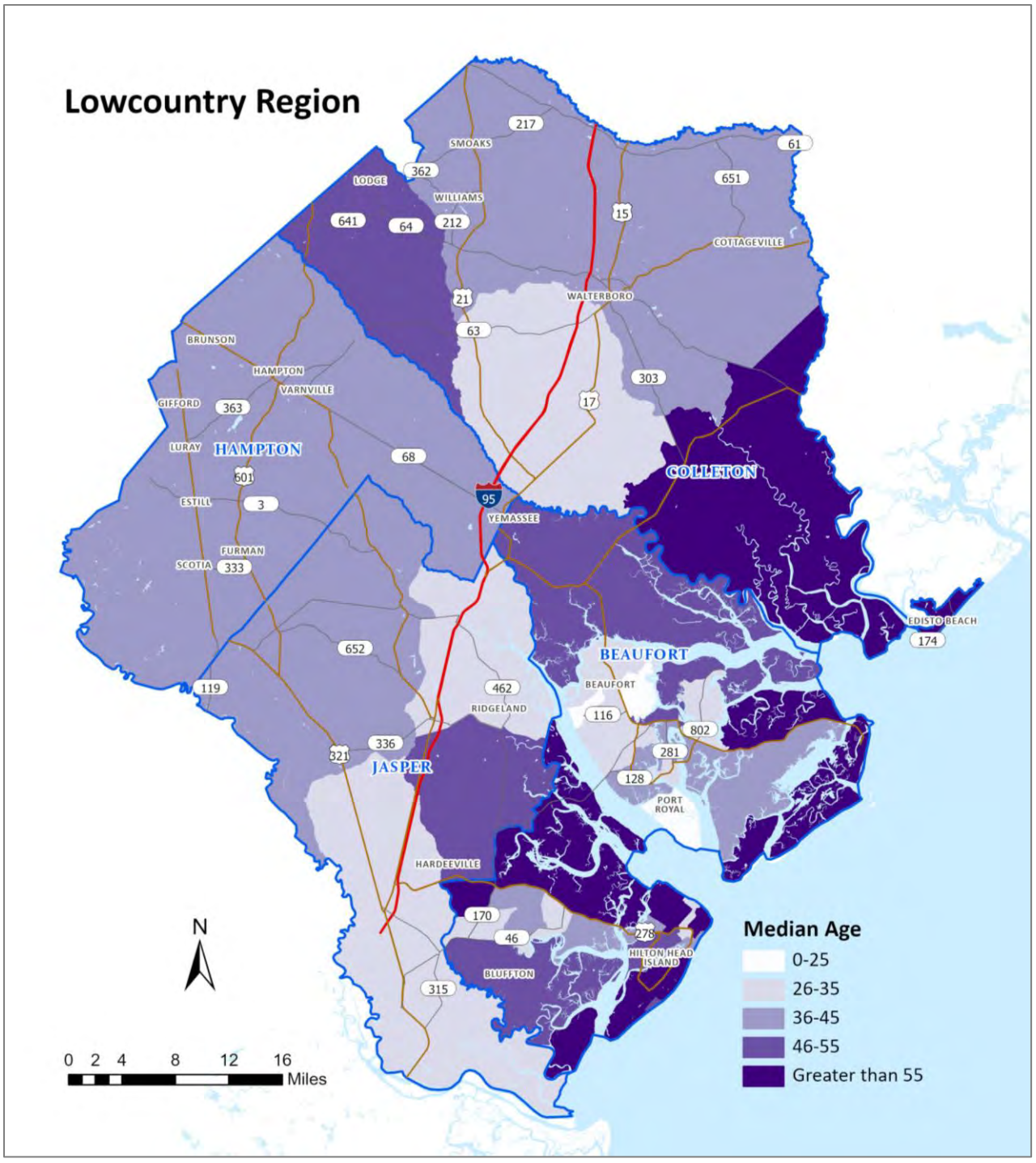
Hampton County					
Ages	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Total Population	**21,386**	**21,090**	**19,351**	**-1.38%**	**-8.25%**
Under 5 years	1,431	1,347	1,029	-5.87%	-23.61%
5 to 9 years	1,659	1,326	1,119	-20.07%	-15.61%
10 to 14 years	1,774	1,473	1,224	-16.97%	-16.90%
15 to 19 years	1,599	1,524	1,157	-4.69%	-24.08%
20 to 24 years	1,256	1,229	1,140	-2.15%	-7.24%
25 to 34 years	3,052	2,648	2,540	-13.24%	-4.08%
35 to 44 years	3,290	2,915	2,464	-11.40%	-15.47%
45 to 54 years	2,923	3,103	2,471	6.16%	-20.37%
55 to 59 years	1,010	1,420	1,319	40.59%	-7.11%
60 to 64 years	797	1,276	1,325	60.10%	3.84%
65 to 74 years	1,447	1,655	2,123	14.37%	28.28%
75 to 84 years	874	869	1,066	-0.57%	22.67%
85 years +	274	305	374	11.31%	22.62%

Jasper County					
Ages	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Total Population	**20,678**	**24,777**	**28,971**	**19.82%**	**16.93%**
Under 5 years	1,499	1,859	1,659	24.02%	-10.76%
5 to 9 years	1,602	1,711	1,622	6.80%	-5.20%
10 to 14 years	1,559	1,546	1,668	-0.83%	7.89%
15 to 19 years	1,483	1,751	1,503	18.07%	-14.16%
20 to 24 years	1,527	1,969	1,911	28.95%	-2.95%
25 to 34 years	3,063	3,685	3,904	20.31%	5.94%
35 to 44 years	3,282	3,217	3,198	-1.98%	-0.59%
45 to 54 years	2,538	3,524	3,593	38.85%	1.96%
55 to 59 years	1,041	1,428	2,181	37.18%	52.73%
60 to 64 years	815	1,300	2,122	59.51%	63.23%
65 to 74 years	1,273	1,671	3,703	31.26%	121.60%
75 to 84 years	738	785	1,445	6.37%	84.08%
85 years +	258	313	462	21.32%	47.60%

Source: U.S. Census Bureau, Population Estimates, Annual Estimates of the Resident Population for Selected Age Groups

With an increasingly aging population, it is likely that there will be greater demands for healthcare and other age-appropriate services in the region. Older age groups are often retirees on fixed incomes. The declining numbers of younger people in the region suggests a shrinking current and future labor force. With an aging population, community development and planning may need to be reoriented to create appropriate services and infrastructure to suit different age groups. Figure 8 illustrates the median age of the population in the Lowcountry in 2018.

Figure 8: Median Age by Census Tract 2018



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Median Age by Sex

Population Diversity

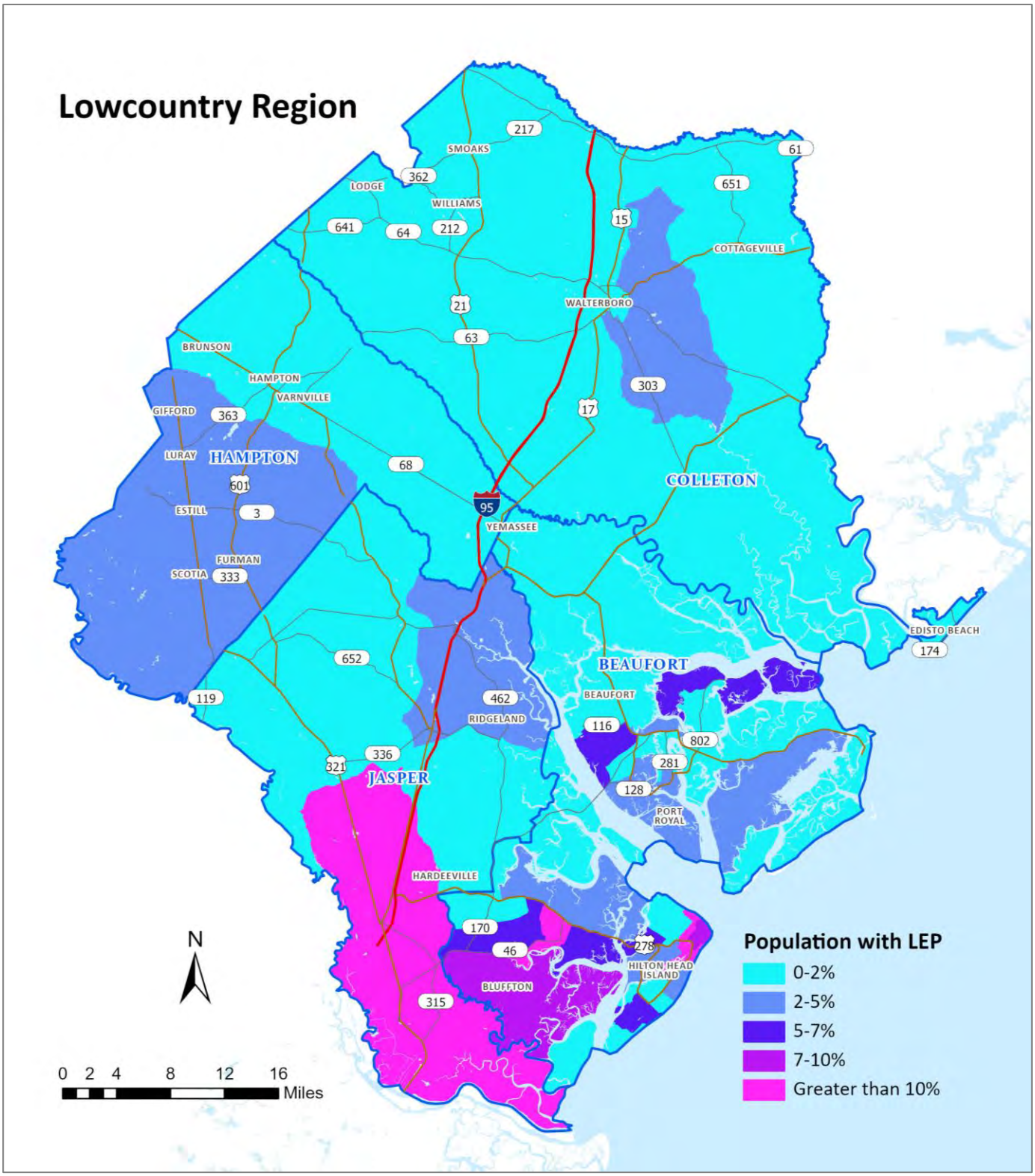
As shown in Table 4, each county has had significant changes in the population's composition. Historically the area's population was almost entirely composed of Blacks and whites, with relatively small numbers of Asians, Hispanics, and Native Americans. Between 2000 and 2010, there was an influx of Hispanics to the region, with the largest increases in Beaufort and Jasper Counties. The Hispanic population has continued to grow in the region from 2010 to 2018, although at a significantly lower rate. This growth is correlated to areas with populations who have limited English proficiency (see Figure 9).

Table 4: Race and Ethnicity 2000-2018

	Year	Total Population	Total White	Total Black	Total Hispanic
Beaufort County	2000	120,937	85,451	29,005	8,208
	2010	162,233	124,690	31,942	19,567
	2018	188,715	147,015	34,379	21,060
Percent Change	2000-2010	34.10%	45.90%	10.10%	138.40%
	2010-2018	16.32%	17.90%	7.63%	7.63%
Colleton County	2000	38,264	21,245	16,140	551
	2010	38,892	22,626	15,242	1,094
	2018	37,660	22,449	14,025	1,274
Percent Change	2000-2010	1.60%	6.50%	-5.60%	98.50%
	2010-2018	-3.17%	-0.78%	-7.98%	16.45%
Hampton County	2000	21,386	9,173	11,906	547
	2010	21,090	9,241	11,435	744
	2018	19,351	8,481	10,388	800
Percent Change	2000-2010	-1.40%	0.70%	-4.00%	36.00%
	2010-2018	-8.25%	-8.22%	-9.16%	7.53%
Jasper County	2000	20,678	8,766	10,895	1,190
	2010	24,777	12,643	11,540	3,752
	2018	28,971	15,826	12,178	3,828
Percent Change	2000-2010	19.80%	44.20%	5.90%	215.30%
	2010-2018	16.93%	25.18%	5.53%	2.03%
Lowcountry	2000	201,265	124,635	67,946	10,496
	2010	246,992	169,200	70,159	25,157
	2018	274,697	193,771	70,970	26,962
Percent Change	2000-2010	22.72%	35.76%	3.26%	139.68%
	2010-2018	11.22%	14.52%	1.16%	7.17%

Note: The whites, Blacks, and Hispanics add up to more than the total county populations because Hispanics have been counted as members of one or more of the other races as well.
Source: U.S. Census Bureau, Population Estimates, Annual Estimates of the Resident Population by Sex, Race, and Hispanic Origin

Figure 9: Population with Limited English Proficiency (LEP) by Census Tract 2018



Note: Population with LEP refers to percent population 5 years and over who speak English less than very well.
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Language Spoken at Home

2.3 LOWCOUNTRY HOUSING

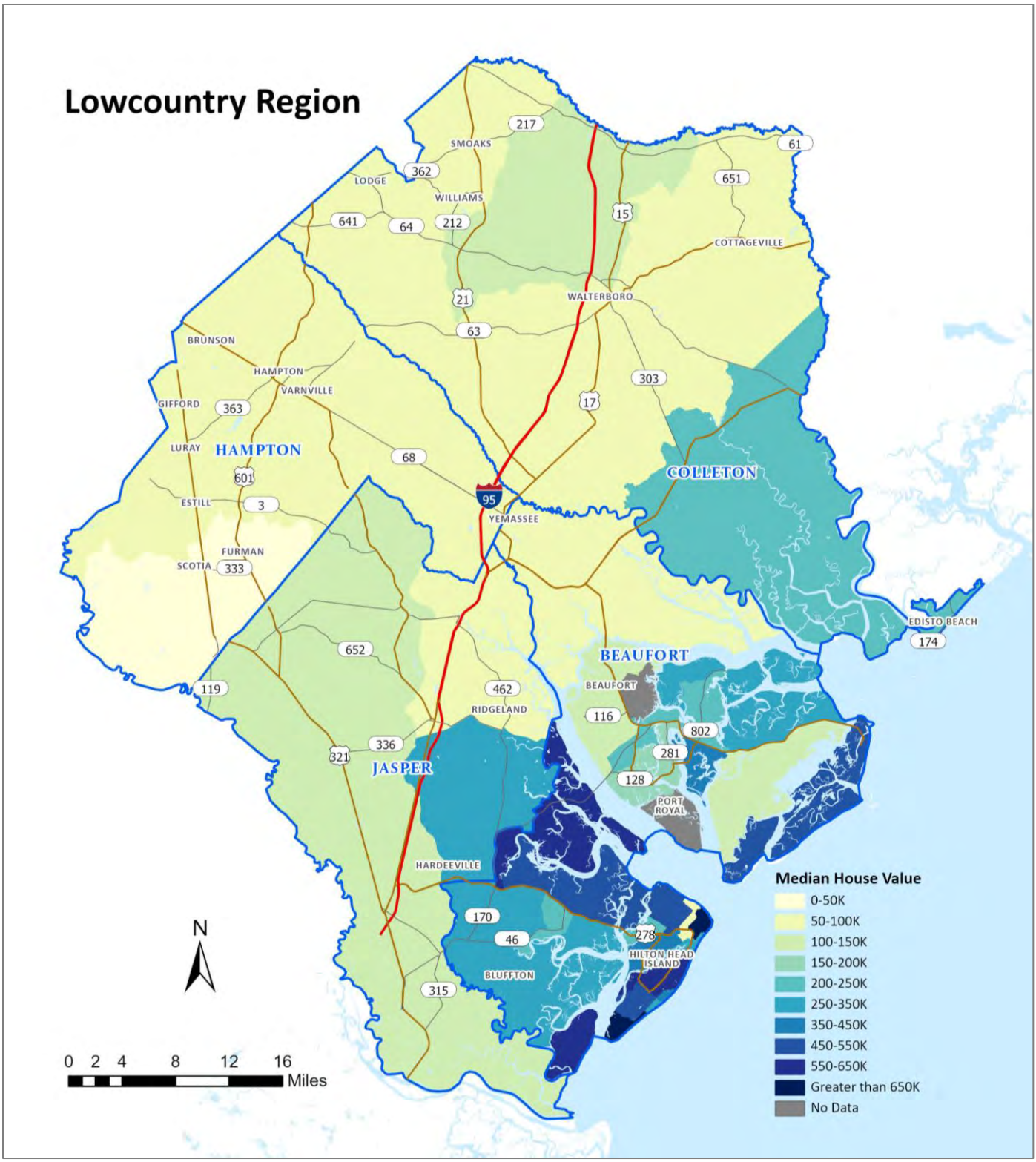
Table 5 provides a historic perspective of housing growth in the Lowcountry. The data shows several trends, including the significant reduction in the growth of total housing units from 2010 to 2018 compared to the percent growth of previous decades. In the same period, the median house price had decreased except for Jasper County. Figure 10 illustrates the median house price in the Lowcountry in 2018. The majority of the Lowcountry's housing units were built between 1970 and 2009. These details are shown in Table 6.

Table 5: Housing Stock 2000-2018

County	Units and Value	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Beaufort	**Total Housing Units**	**60,509**	**93,023**	**97,831**	**53.73%**	**5.17%**
	Occupied Units	45,532	64,945	70,607	42.64%	8.72%
	Percent Occupied	73.2%	70.6%	72.2%	-3.55%	2.27%
	Vacant Units	14,977	28,078	27,224	87.47%	-3.04%
	Percent Vacant	24.8%	30.2%	27.8%	21.77%	-7.95%
	Median House Price	$213,900	$290,900	$288,900	36.00%	-0.69%
Colleton	**Total Housing Units**	**18,129**	**19,901**	**20,015**	**9.77%**	**0.57%**
	Occupied Units	14,470	15,131	15,145	4.57%	0.09%
	Percent Occupied	80.3%	75%	75.7%	-6.60%	0.93%
	Vacant Units	3,659	4,770	4,870	30.36%	2.10%
	Percent Vacant	20.2%	24.0%	24.3%	18.81%	1.25%
	Median House Price	$73,200	$90,000	$85,100	22.95%	-5.44%
Hampton	**Total Housing Units**	**8,582**	**9,140**	**9,140**	**6.50%**	**0.00%**
	Occupied Units	7,444	7,598	6,924	2.07%	-8.87%
	Percent Occupied	78.1%	73.7%	75.8%	-5.63%	2.85%
	Vacant Units	1,138	1,542	2,216	35.50%	43.71%
	Percent Vacant	13.3%	16.9%	24.2%	27.07%	43.20%
	Median House Price	$62,300	$79,600	$73,000	27.77%	-8.29%
Jasper	**Total Housing Units**	**7,928**	**10,299**	**11,562**	**29.91%**	**12.26%**
	Occupied Units	7,042	8,517	9,982	20.95%	17.20%
	Percent Occupied	77.7%	68.9%	86.3%	-11.33%	25.25%
	Vacant Units	886	1,782	1,580	101.13%	-11.34%
	Percent Vacant	11.2%	17.3%	13.7%	54.46%	-20.81%
	Median House Price	$77,600	$118,700	$154,400	52.96%	30.08%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Selected Housing Characteristics

Figure 10: Median House Value by Census Tract 2018



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Selected Housing Characteristics

Table 6: Housing Stock by Year Built 2018

County	Year Built	Housing Units	Percent of Total Housing Units
Beaufort	**Total Housing Units**	**97,831**	**100.0%**
	2014 or Later	2,520	2.6%
	2010 to 2013	2,955	3.0%
	2000 to 2009	28,458	29.1%
	1990 to 1999	21,169	21.6%
	1980 to 1989	21,625	22.1%
	1970 to 1979	13,429	13.7%
	1960 to 1969	3,240	3.3%
	1950 to 1959	2,852	2.9%
	1940 to 1949	692	0.7%
	1939 or Earlier	891	0.9%
Colleton	**Total Housing Units**	**20,015**	**100.0%**
	2014 or Later	241	1.2%
	2010 to 2013	207	1.0%
	2000 to 2009	2,561	12.8%
	1990 to 1999	4,981	24.9%
	1980 to 1989	4,367	21.8%
	1970 to 1979	3,566	17.8%
	1960 to 1969	1,656	8.3%
	1950 to 1959	1,310	6.5%
	1940 to 1949	540	2.7%
	1939 or Earlier	586	2.9%
Hampton	**Total Housing Units**	**9,140**	**100.0%**
	2014 or Later	15	0.2%
	2010 to 2013	299	3.3%
	2000 to 2009	899	9.8%
	1990 to 1999	2,078	22.7%
	1980 to 1989	1,677	18.3%
	1970 to 1979	1,676	18.3%
	1960 to 1969	1,081	11.8%
	1950 to 1959	617	6.8%
	1940 to 1949	302	3.3%
	1939 or Earlier	496	5.4%
Jasper	**Total Housing Units**	**11,562**	**100.0%**
	2014 or Later	604	5.2%
	2010 to 2013	1,086	9.4%
	2000 to 2009	2,515	21.8%
	1990 to 1999	2,504	21.7%
	1980 to 1989	1,877	16.2%
	1970 to 1979	1,230	10.6%
	1960 to 1969	739	6.4%
	1950 to 1959	439	3.8%
	1940 to 1949	380	3.3%
	1939 or Earlier	188	1.6%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Selected Housing Characteristics

2.4 LOWCOUNTRY ECONOMY

Employment

A useful picture of jobs and employment comes from comparing the labor force and employment numbers with those from the past. Table 7 shows that Beaufort and Jasper Counties have seen an increase in labor force since 2010. The Lowcountry region's unemployment rate has continued to fall during this period.

According to the South Carolina Department of Employment and Workforce (SCDEW), in 2020, the top five industries that employ Lowcountry residents include ambulatory health care services, food services and drinking places, heavy and civil engineering construction, real estate, and administrative and support services.

Table 7: Employment 2000-2019

County	Income Type	2000	2010	2019	Percent Change 2000-2010	Percent Change 2010-2019
Beaufort	Civilian Labor Force	51,639	65,336	77,858	26.5%	19.2%
	Number of Employed	49,972	59,684	75,797	19.4%	27.0%
	Number of Unemployed	1,667	5,652	2,061	239.1%	-63.5%
	Unemployment Rate	3.2%	8.7%	2.6%	171.9%	-70.1%
Colleton	Civilian Labor Force	16,110	16,827	16,821	4.5%	0.0%
	Number of Employed	15,479	8,784	16,283	-43.3%	85.4%
	Number of Unemployed	631	2,314	538	266.7%	-76.8%
	Unemployment Rate	3.9%	13.8%	3.2%	253.8%	-76.8%
Hampton	Civilian Labor Force	8,412	8,785	8,416	4.4%	-4.2%
	Number of Employed	9,039	7,659	8,187	-15.3%	6.9%
	Number of Unemployed	373	1,126	229	201.9%	-79.7%
	Unemployment Rate	4.4%	12.8%	2.7%	190.9%	-78.9%
Jasper	Civilian Labor Force	9,294	10,896	12,685	17.2%	16.4%
	Number of Employed	8,952	9,823	12,363	9.7%	25.9%
	Number of Unemployed	342	1,073	322	213.7%	-70.0%
	Unemployment Rate	3.7%	9.8%	2.5%	164.9%	-74.5%

Source: SC WORKS, Labor Force Employment and Unemployment (LAUS)

Income

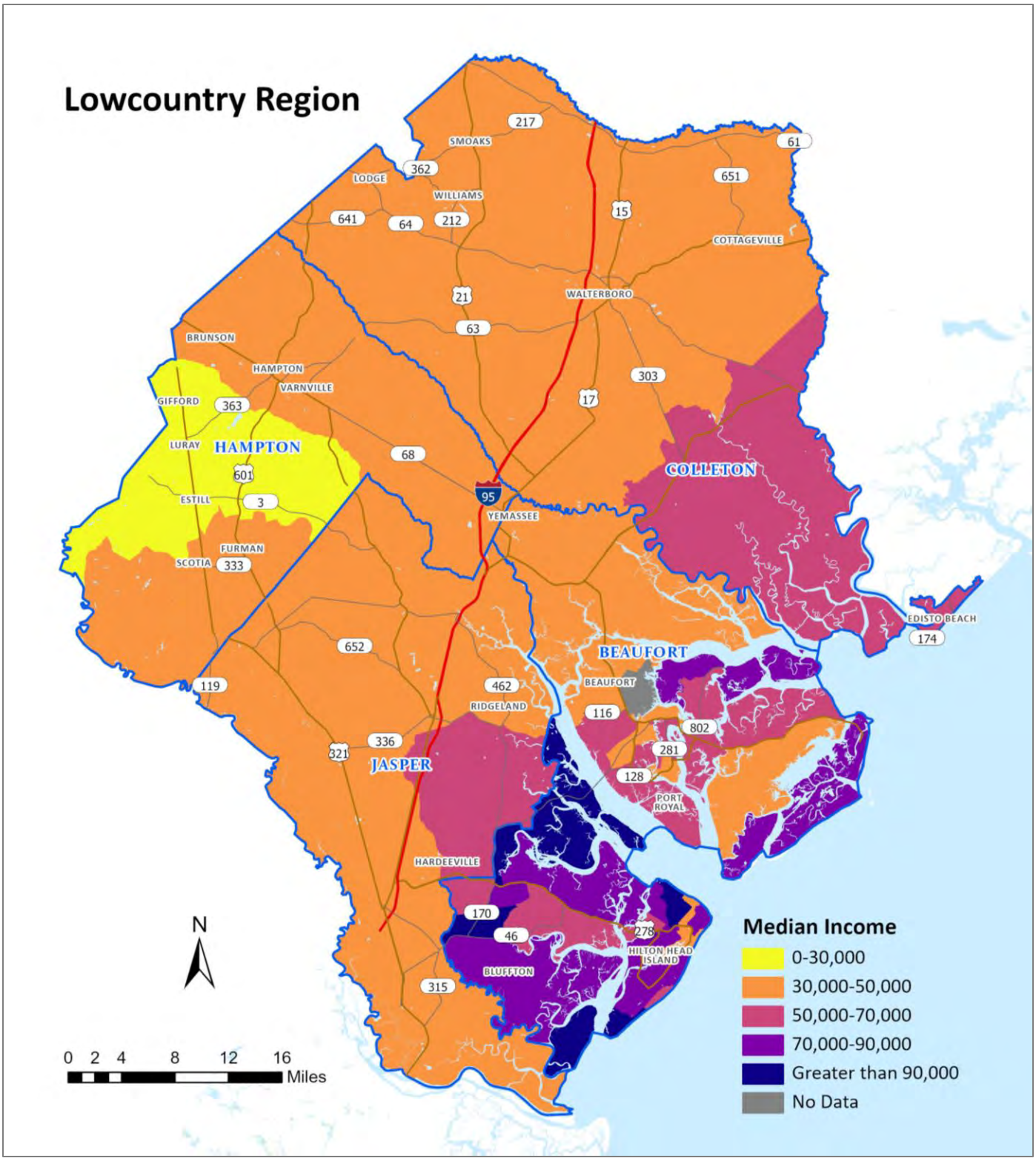
Incomes are distributed unevenly in the Lowcountry with Beaufort County reporting higher median household and per capita incomes than the state since 2000. Table 8 shows substantial increases in all income measures in all four counties from 2000 to 2018, however, with the inflation adjustment, all median incomes have decreased since 2000. Between 2010 and 2018, inflation-adjusted median household incomes had declined in all four counties, while inflation-adjusted per capita incomes had decreased in Beaufort and Hampton Counties. Figure 11 illustrates the median household income in the Lowcountry in 2018.

Table 8: Income Measures 2000-2018

County	Income Type	2000	2010	2018	Percent Change 2000-2010	Percent Change 2010-2018
Beaufort	Median Household Income	$46,992	$55,286	$63,110	17.65%	14.15%
	Adjusted Median Household Income	$67,604	$63,925	$63,110	-5.44%	-1.27%
	Per Capita Income	$25,377	$32,731	$36,306	28.98%	10.92%
	Adjusted Per Capita Income	$36,882	$37,845	$36,306	2.61%	-4.07%
Colleton	Median Household Income	$29,733	$33,263	$36,276	11.87%	9.06%
	Adjusted Median Household Income	$43,213	$38,460	$36,276	-11.00%	-5.68%
	Per Capita Income	$14,831	$17,842	$21,003	20.30%	17.72%
	Adjusted Per Capita Income	$21,555	$20,630	$21,003	-4.29%	1.81%
Hampton	Median Household Income	$28,771	$34,846	$32,453	21.12%	-6.87%
	Adjusted Median Household Income	$41,815	$40,291	$32,453	-3.64%	-19.45%
	Per Capita Income	$13,129	$16,262	$17,523	23.86%	7.75%
	Adjusted Per Capita Income	$19,081	$18,803	$17,523	-1.46%	-6.81%
Jasper	Median Household Income	$30,727	$37,393	$41,930	21.69%	12.13%
	Adjusted Median Household Income	$44,657	$43,236	$41,930	-3.18%	-3.02%
	Per Capita Income	$14,161	$17,997	$22,406	27.09%	24.50%
	Adjusted Per Capita Income	$20,581	$20,809	$22,406	1.11%	7.67%
South Carolina	Median Household Income	$37,082	$43,939	$51,015	18.49%	16.10%
	Adjusted Median Household Income	$53,894	$50,805	$51,015	-5.73%	0.41%
	Per Capita Income	$18,795	$23,443	$27,986	24.73%	19.38%
	Adjusted Per Capita Income	$27,316	$27,106	$27,986	-0.77%	3.25%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Median Income in the Past 12 Months and Per Capita in the Past 12 Months; U.S. Bureau of Labor Statistics, Consumer Price Index (CPI) Inflation Calculator

Figure 11: Median Household Income by Census Tract 2018



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, Median Income in the Past 12 Months

SECTION 3: HAZARDS IDENTIFICATION AND PROFILE

It is important to understand natural hazards that affect the Lowcountry region. This section details hazards relevant to the Lowcountry region with description of each hazard and its past and future occurrences.

3.1 NATURAL HAZARDS IDENTIFICATION

The natural hazard identification and profiles compiled for the 2020 Lowcountry Natural Hazard Mitigation Plan cover twelve different hazards. They are of most concern having historically affected the Lowcountry region. These hazards include:

- Tornado
- Hurricane
- Windstorm
- Lightning
- Hail
- Drought
- Earthquake
- Wildfire
- Flood
- Winter Storm
- Coastal Erosion
- Extreme Heat

Since the 2015 Plan, the Lowcountry region has faced many severe natural disaster events. The impacted areas in the four counties have received federal assistance available under emergency and major disaster declarations.

According to FEMA (2020b), all emergency and major disaster declarations are made solely at the discretion of the U.S. President. The Stafford Act §401 states in part that *"All requests for a declaration by the President that a major disaster exists shall be made by the Governor of the affected State."*

Table 9 provides all declarations related to the identified natural hazards in the Lowcountry region since 2015. The detail on public assistance funded projects can be seen in Appendix E.

Emergency Declarations

- Involve any occasion or instance when the President determines federal assistance is needed.
- Supplement State and local or Indian tribal government efforts in providing emergency services, such as the protection of lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe in any part of the United States.
- Provide assistance (not exceed $5 million) in a single emergency.

Major Disaster Declarations

- Involve any natural event, including any hurricane, tornado, storm, high water, wind-driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought, or, regardless of cause, fire, flood, or explosion, that the President determines has caused damage of such severity that it is beyond the combined capabilities of state and local governments to respond.
- Provide a wide range of federal assistance programs for individuals and public infrastructure, including funds for both emergency and permanent work.

Emergency Work

- Category A: Debris removal
- Category B: Emergency protective measures

Permanent Work

- Category C: Roads and bridges
- Category D: Water control facilities
- Category E: Public buildings and contents
- Category F: Public utilities
- Category G: Parks, recreational, and other facilities

(Source: FEMA, 2020a & 2020f)

Table 9: Disaster Declarations 2015-2020

Declaration Date	Declaration ID	Declaration Type	Disaster	County	Assistance Type (category)
2020-05-01	DR-4542-SC	Major Disaster Declaration	Severe Storms, Tornadoes, and Straight-line Winds	Colleton and Hampton	Individual Assistance and Public Assistance (A-G)
2020-05-17	DR-4479-SC	Major Disaster Declaration	Severe Storms, Tornadoes, Straight-line Winds, and Flooding	Hampton	Public Assistance (A-G)
2019-09-30	DR-4464-SC	Major Disaster Declaration	Hurricane Dorian	Beaufort, Colleton, and Jasper	Public Assistance (A-G)
2019-09-01	EM-3421-SC	Emergency Declaration	Hurricane Dorian	Beaufort, Colleton, Hampton, and Jasper	Public Assistance (B)
2018-09-16	DR-4394-SC	Major Disaster Declaration	Hurricane Florence	Colleton	Public Assistance
				Jasper	Public Assistance (B)
2018-09-10	EM-3400-SC	Emergency Declaration	Hurricane Florence	Beaufort, Colleton, Hampton, and Jasper	Public Assistance
2017-09-16	DR-4346-SC	Major Disaster Declaration	Hurricane Irma	Beaufort, Colleton, Hampton, and Jasper	Public Assistance
2017-09-17	EM-3386-SC	Emergency Declaration	Hurricane Irma	Beaufort, Colleton, Hampton, and Jasper	Public Assistance (B)
2016-10-11	DR-4286-SC	Major Disaster Declaration	Hurricane Matthew	Beaufort, Colleton, Hampton, and Jasper	Individual Assistance and Public Assistance (A-G)
2016-10-06	EM-3378-SC	Emergency Declaration	Hurricane Matthew	Beaufort, Colleton, Hampton, and Jasper	Public Assistance (B)
2015-10-05	DR-4241-SC	Major Disaster Declaration	Severe Storms and Flooding	Beaufort	Public Assistance
				Colleton	Individual Assistance and Public Assistance
2015-10-03	EM-3373-SC	Emergency Declaration	Severe Storms and Flooding	Beaufort, Colleton, Hampton, and Jasper	Public Assistance (B)

Source: Federal Emergency Management Agency (FEMA)

Data and Terminology

The data used for hazard identification and profiles are from publicly available sources and include geospatial references. All the weather-related hazard data used in this plan have a period of record of 20 years or more, which is sufficient to cover annual and decadal variability under climate change. For the hurricane/tropical storms, data from 1988 were included to capture Hurricane Hugo as the storm of record for the state (in terms of impact). The impact data are derived from the Spatial Hazard Event and Loss Dataset for the U.S. (SHELDUS™) and represent estimates of monetary and human losses.

It is important to understand natural hazards that affect the Lowcountry region. This information will be considered in planning, preparation and developing projects and actions for community mitigation strategies.

This plan provides updated hazard data and information (2012-2019) on:

- Characteristics and Classification: A brief description of and Identification of relevant data regarding each hazard.
- Location and Extent: The location of past occurrences and notable hazard events and the strength or magnitude of the hazard.
- Future Probability: The probability data of each hazard occurring in any given year.

Terminology for Future Probability

- *Total counts:* The overall number of events, instances, or damages in the period of record, or a specified time frame such as 2012-2019.
- *Annualized counts:* The average number of events, instances, or damages per year in the period of record or specified time frame such as 2012-2019.
- *Period of record:* The inclusive years (time frame) for which reported geospatial data are available at county or sub-county geographies.
- *Recurrence frequency:* The expected time (in years) between occurrences of events or instances, based on past events regardless of magnitude or intensity. It is the number of years in the record/ number of events.
- *Future probability (% chance of occurrence):* The likelihood (or percent chance of occurrence) per year. It is the number events or instances/by the number of years in the record or specified time frame, multiplied by 100.
- In some instances, the probability of the event occurring with a given magnitude at a specific location has been predetermined such as the 100-year flood plain. In this example, the 100-year floodplain represents a 2% chance of a flood of that magnitude in a given year. We provide those modeled probabilities where available.

3.2 TORNADO

Characteristics and Classification

According to National Severe Storms Laboratory (NSSL) (2020a), a tornado is a violently rotating column of air that extends from a thunderstorm cloud to the ground. Tornadoes are some of the most violent events present in the atmosphere as winds can reach 300 mph. The National Weather Service issues a *tornado watch* when there are favorable conditions for tornadic formulation well in advance to allow the population affected to stay alert for severe weather. A *tornado warning* is issued if a tornado has been reported in the area either on radar or by individuals and requires immediate protective actions by the warned population.

Since 1950, there have been numerous tornadoes in South Carolina. The State averages approximately eleven tornadoes a year, which ranks twenty-sixth in the nation for tornado strikes causing damage. Tornadoes have claimed forty-seven casualties in South Carolina and have injured 1,057 residents since 1950 (SCEMD, 2020a).

Tornado intensity and severity are measured using the Fujita Scale, which assigns a rating based on damages. The National Weather Service implemented the Enhanced Fujita Scale (EF-Scale) in 2007 to update the older Fujita Scale. The Enhanced Fujita Scale (EF-Scale) takes more variables into account and produces more consistent and accurate tornado ratings, still ranging from EF-0 (weakest) to EF-5 (strongest) (SPC, 2020). These variables cover structures, trees, construction types, and more.

Table 10: Enhanced Fujita Scale for Tornado Damage

Scale	Typical Damage
EF-0 (65-85 mph)	Light damage – Peels surface off some roofs, some damage to gutters or siding, broken off trees, and shallow-rooted trees pushed over.
EF-1 (86-110 mph)	Moderate damage – Roofs severely stripped, mobile homes overturned or badly damaged, loss of exterior doors, and windows and other glass broken.
EF-2 (111-135 mph)	Considerable damage – Roofs torn off well-constructed houses, foundations of frame homes shifted, mobile homes completely destroyed, large trees snapped or uprooted, light-object missiles generated, and cars lifted off ground.
EF-3 (136-165 mph)	Severe damage – Entire stories of well-constructed houses destroyed, severe damage to large buildings such as shopping malls, trains overturned, trees debarked, heavy cars lifted off the ground and thrown, and structures with weak foundations blown away some distance.
EF-4 (166-200 mph)	Devastating damage – Whole frame houses well-constructed houses and whole frame houses completely leveled, and cars thrown and small missiles generated.
EF-5 (>200 mph)	Incredible damage – Strong frame houses leveled off foundations and swept away, automobile-sized missiles fly through the air in excess of 100 m (109 yd), high-rise buildings have significant structural deformation, incredible phenomena will occur.
EF No rating	Inconceivable damage – Should a tornado with the maximum wind speed in excess of EF-5 occur, the extent and types of damage may not be conceived.

Source: Storm Prediction Center (SPC)

Location and Extent

Sixty-nine tornados have touched down in the Lowcountry since 1950. The majority of these were in Beaufort and Colleton Counties. Over half of these resulted in some damage and/or a human injury or death. For the 2012-2019 period there were eight tornado touchdowns (Figure 12) in the following areas:

Beaufort County

Beaufort County has experienced two tornadoes between 2012-2019 with no damage reported. These events include:

- July 13, 2013: An EF-0 tornado touchdown in Frogmore. A waterspout formed offshore and possibly moved onshore on Hunting Island before moving back over the water and dissipating. No damage was reported since it moved over marshland.

City of Beaufort

- June 23, 2014: An EF-0 tornado touchdown in City of Beaufort. A waterspout developed and remained nearly stationary over the river near Waterfront Park.

Towns of Bluffton, Hilton Head Island, and Port Royal

- There was no record of tornado events in these towns.

Colleton County

Between 2012-2019, Colleton County has experienced four tornadoes which caused $136,713 in financial loss and no injuries or deaths. The notable events include:

- February 24, 2012: An EF-1 tornado touched down south of Islandton and traveled 2 miles east toward SC-63 where it lifted. The event damaged several structures and toppled trees and power lines. Damages totaled $136,713.
- May 4, 2017: An EF-1 tornado in Colleton County adjacent to I-95 near the Hendersonville rest area caused damage to houses, trees, power lines, and displaced mobile homes from their original positions. There were no figures reported for damage amounts.

City of Walterboro and the Towns of Cottageville, Edisto Beach, Lodge, Smoaks, and Williams.

- There was no record of tornado events in these city and towns.

Hampton County

Below is the only tornado event in Hampton County between 2012-2019 with no financial loss and no injuries or deaths.

Town of Gifford

- April 3, 2017: An EF-0 tornado touched down about 2.7 miles east of Gifford then traveled approximately one third of a mile east-northeast before lifting near Thomas Hamilton Road. The damage was limited to uprooting of small soft and hardwood trees.

Towns of Brunson, Estill, Furman, Hampton, Luray, Scotia, Varnville, and Yemassee

- There was no record of tornado events in these towns.

Jasper County

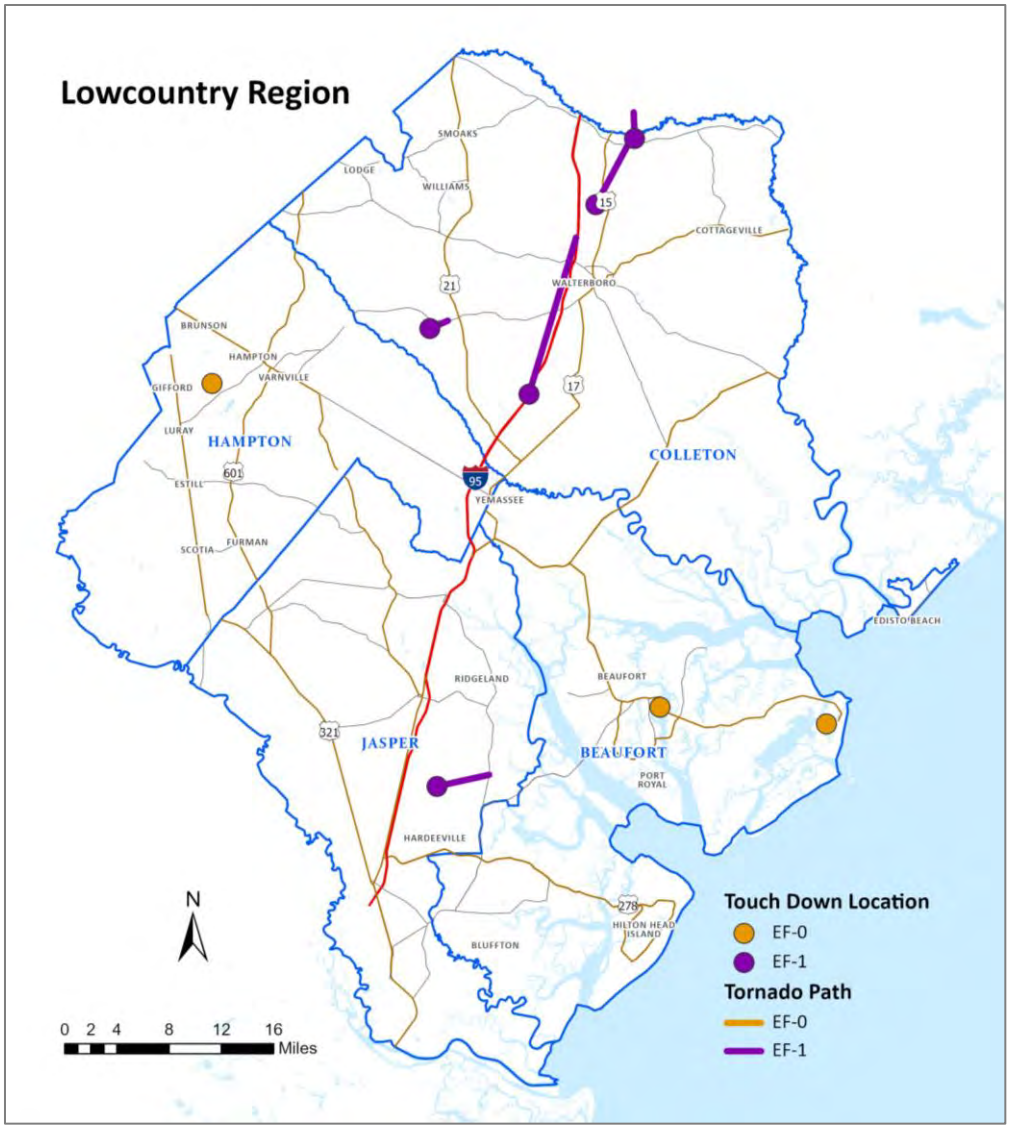
The following is a tornado event in Jasper County inflicting $437 thousand in damages.

- June 11, 2012: An EF-1 tornado touched down between the communities of Okatie and Switzerland and traveled four miles northeast where it lost ground contact near the intersection of SC-462 and Snake Road. The event took out hundreds of trees.

City of Hardeeville and Town of Ridgeland

- There was no record of tornado events in these jurisdictions. However, considerable damage to trees was found south of Ridgeland with a damage pattern consistent with a tornado.

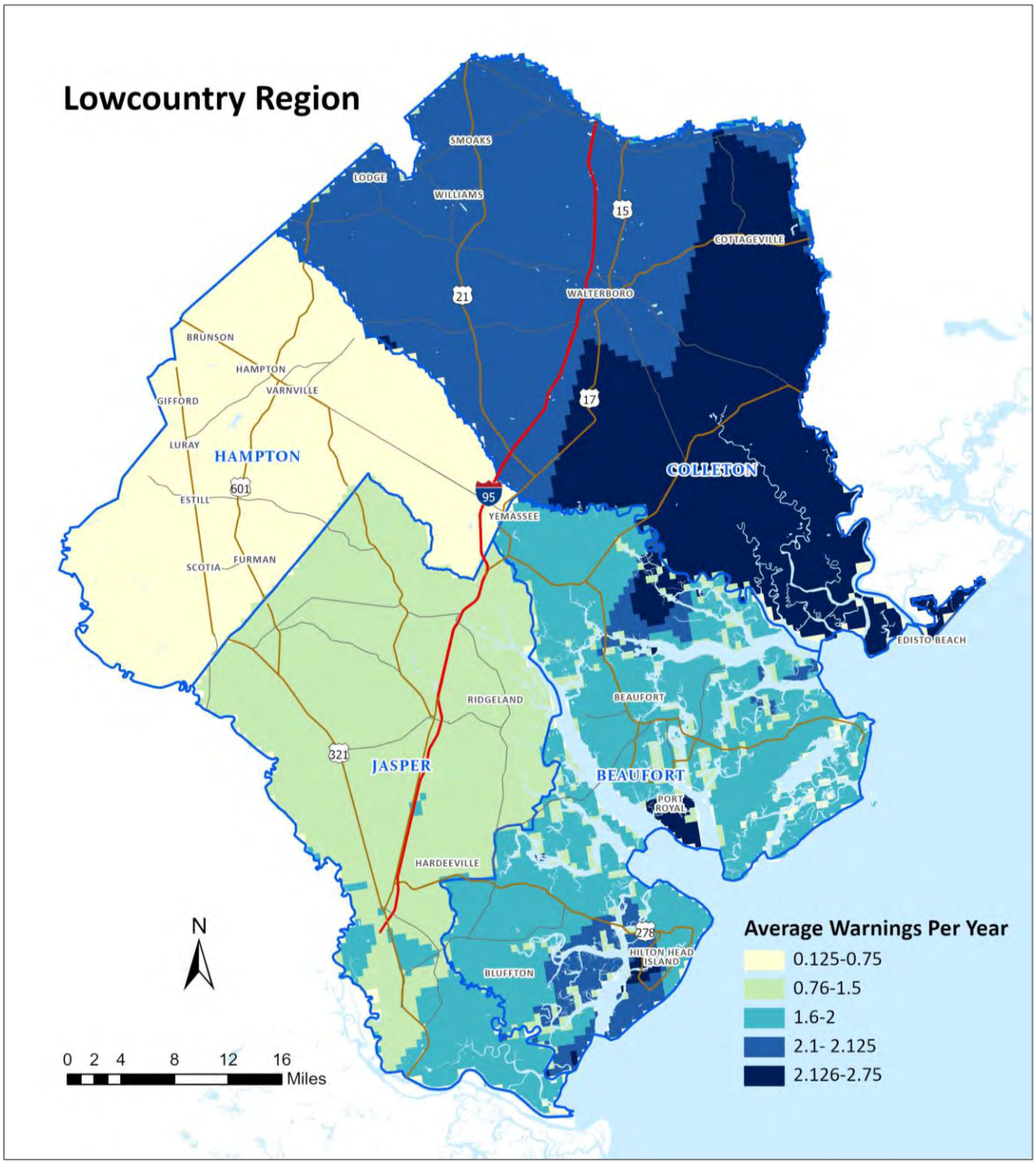
Figure 12: Tornado and Tornado Track 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Another way to gauge the potential risk of tornadic activity in the region is to examine tornado warnings issued by the U.S. Weather Service. Not all warnings result in a tornado touchdown, but such warnings provide a proxy for the likely location and frequency of tornados (Figure 13). For the Lowcountry region, the highest annual average of warnings occurred in Colleton County, Beaufort County, and the Town of Hilton Head Island.

Figure 13: Tornado Warnings 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Future Probability

Tornado events are random in their geographic patterns. While they can occur during any time of the year, they are most prevalent in the spring and summer months, and during the Atlantic hurricane season, which occurs from June to November. Tornado events are relatively low frequency and less than 100% chance of occurring in any given year as shown in Table 11.

Table 11: Tornado Historical and Recent Hazards Events 1986-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**17**	**33**	**0.5**	**1.94**	**52%**	**2**
City of Beaufort	3	33	0.1	11.00	9%	1
Town of Bluffton	3	33	0.1	11.00	9%	0
Town of Hilton Head Island	2	33	0.1	16.50	6%	0
Town of Port Royal	0	33	0.0	*	*	0
Colleton County	**17**	**33**	**0.5**	**1.94**	**52%**	**4**
Town of Cottageville	0	33	0.0	*	*	0
Town of Edisto Beach	0	33	0.0	*	*	0
Town of Lodge	0	33	0.0	*	*	0
Town of Smoaks	1	33	0.0	33.00	3%	0
City of Walterboro	2	33	0.1	16.50	6%	0
Town of Williams	0	33	0.0	*	*	0
Hampton County	**8**	**33**	**0.2**	**4.13**	**24%**	**1**
Town of Brunson	1	33	0.0	33.00	3%	0
Town of Estill	0	33	0.0	*	*	0
Town of Furman	0	33	0.0	*	*	0
Town of Gifford	1	33	0.0	33.00	3%	1
Town of Hampton	3	33	0.1	11.00	9%	0
Town of Luray	0	33	0.0	*	*	0
Town of Scotia	0	33	0.0	*	*	0
Town of Varnville	1	33	0.0	33.00	3%	0
Town of Yemassee	0	33	0.0	*	*	0
Jasper County	**6**	**33**	**0.2**	**5.50**	**18%**	**1**
City of Hardeeville	3	33	0.1	11.00	9%	0
Town of Ridgeland	1	33	0.0	33.00	3%	0

Note: Symbol (*) refers to “no value” because the hazard events have a value of zero.
Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

3.3 HURRICANE

Characteristics and Classification

Tropical cyclones originate over warm tropical waters in the northern hemisphere and have closed, circulating winds that rotate in a counterclockwise direction. Tropical depressions, tropical storms, and hurricanes are examples of tropical cyclones. Tropical depressions have maximum sustained surface wind speeds up to 38 mph. When wind speeds reach a sustained level of 39 mph or more, the system is formally classified as a tropical storm and receives a name. When the winds reach a sustained 74 mph the event is re-classified to a hurricane.

Hurricanes come in varying intensities measured by the Saffir-Simpson Hurricane Wind Scale. The scale ranges from one to five with higher numbers representing higher wind speeds and stronger storms. Once a storm reaches Category 3 (111 mph sustained winds) it is considered a Major Hurricane due to its increased potential to cause significant loss as shown in Table 12 (NHC, 2020a).

Table 12: Hurricane Category Description

Category	Sustained Wind	Types of Damage Due to Hurricane
1	**74-95 mph 64-82 kt 119-153 km/h**	*Very dangerous winds will produce some damage:* Well-constructed frame homes could have damage to roof, shingles, and vinyl siding and gutters. Large branches of trees will snap, and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	**96-110 mph 83-95 kt 154-177 km/h**	*Extremely dangerous winds will cause extensive damage:* Well-con- structed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (major)	**111-129 96-112 kt 178-208 km/h**	*Devastating damage will occur:* Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (major)	**130-156 mph 113-136 kt 209-251 km/h**	*Catastrophic damage will occur:* Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted, and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (major)	**157 mph or higher 137 kt or higher 252 km/h or higher**	*Catastrophic damage will occur:* A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

Source: National Hurricane Center (NHC)

According to the National Hurricane Center (NHC) (2020b) and National Weather Service (2020a), there are four different hazards associated with tropical storms and hurricanes.

Strong Winds

Winds are the defining factor for tropical storms and hurricanes. The onset of tropical storm force winds ends preparedness activities such as evacuations as those wind speeds pose a danger to people and structures. Hurricane-force winds (74 mph and up) can occur at some distances from the eye of the storm. They can destroy structures and can turn regular debris into airborne hazards.

Heavy Rain

Tropical cyclones have enormous potential for precipitation and can carry that potential far inland. Widespread heavy precipitation gives rise to inland and flash flooding. Flooding in low-lying areas can persist for days. Rainfall is usually worse during larger storms and slower storms. In 2016, Hurricane Matthew dropped six to twelve inches of rain across the coast which led to significant freshwater flooding.

Tornadoes

Tropical cyclones are capable of spawning tornadoes. Most commonly these tornadoes occur in rain bands well-removed from the storm's eye, but it is possible for them to appear near the eyewall. Typically, these tornadoes are weak, but tornadoes of any strength can cause destruction and loss of life.

Storm Surge

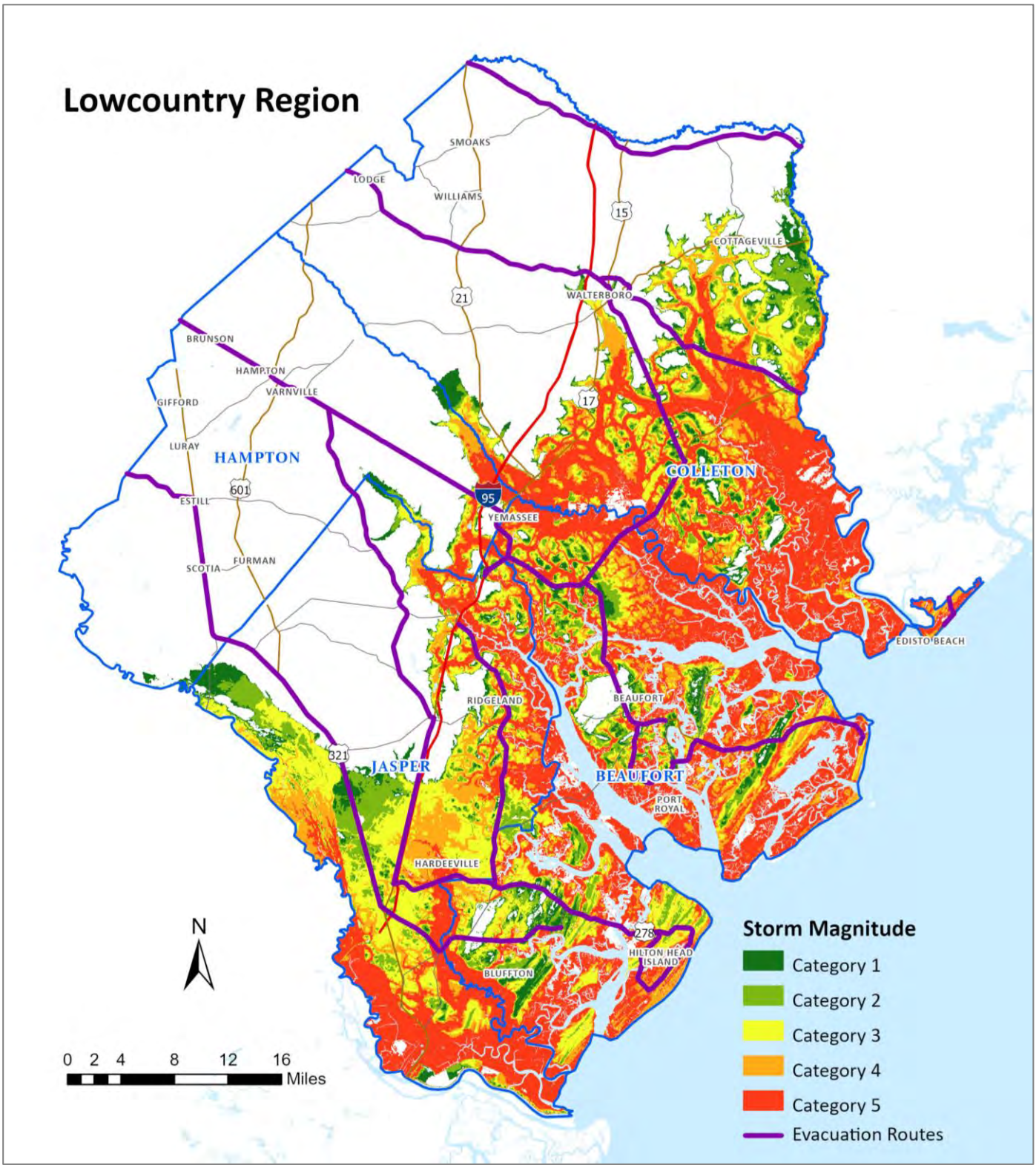
Hurricanes and tropical storms can push sea water up to 20 feet higher than normal tides, due to the strong winds, forward speed, and the low pressure associated with the storms. Storm surge is highest in the upper right quadrant near the north side of the storm's eye. For example, if the storm surge is added to the top of a high tide, the coastal flooding and surge will be exacerbated, whereas a low tide has the potential to mitigate those effects. High seas can erode beaches, destroy buildings, and ruin coastal structures such as docks or revetments. As a hurricane's path and timing are narrowed upon its approach to land, scientists use the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model to predict the storm surge that may occur (Figure 14).

The SLOSH model uses factors in its calculations such as the underwater terrain, wind speeds, storm direction, and the shape of the coastline (UCAR, 2020). In 2017, the National Hurricane Center (NHC) (2019a) began issuing graphics detailing storm surge warnings and watches as part of its suite of warning products and messaging.

All four counties in the Lowcountry are at significant risk for storm surge with the potential of stretching inland as far as I-95 in places with a category 1 hurricane. Storm surge risk is a major issue for coastal evacuation in Beaufort, Colleton, and Jasper Counties.

Storm surge measurements for the Lowcountry region are obtained from the National Weather Service's Fort Pulaski, GA Tide Gauge.

Figure 14: Storm Surge Risk



Source: Hazards and Vulnerability Research Institute (HVRI), based on NOAASLOSH Model Run Outputs

Location and Extent

Throughout the long period of record of hurricanes and their paths, there has been only one major hurricane (Hurricane Gracie, a category 4 storm which made landfall near Edisto Island in 1959) to make landfall or pass through the Lowcountry region (Historical Hurricane Tracks, 2020). Tropical storms are the most prevalent in the Lowcountry. (Table 13 and Figure 15).

Table 13: Storm Tracks Affecting the Lowcountry Region 1850-2019

Type of Storm	Number Passing through the Region	Number Passing within 50 Nautical Miles of Region	Recent (2012-2019) Passing Through or Within 50 Nautical Miles
Hurricane-Category 5	0	0	0
Hurricane-Category 4	1	2	0
Hurricane-Category 3	0	4	0
Hurricane-Category 2	5	10	1
Hurricane-Category 1	8	16	0
Tropical Storm	19	61	7
Tropical Depression	12	33	0
Subtropical Storm	1	3	0
Subtropical Depression	1	3	0
Extratropical Storms	8	9	0
Total	**55**	**141**	**8**

Source: Historical Hurricane Tracks

When Hurricanes strike the Lowcountry, the extent of the impact often encompasses the entire region. Since 2012, three tropical storms transected the Lowcountry region. Hurricane Hermine (September 2, 2016) moved from the Gulf of Mexico through the Florida panhandle, then northeast through southern Georgia, before transecting the South Carolina coastal counties as a tropical storm. The sustained winds in the Lowcountry reached 34 mph, and damage was mostly constrained to downed trees and power lines.

While no hurricane tracks traversed the region since 2012, a number of hurricanes passed within 50 nautical miles of the coast. These hurricanes produced enough damage in the region to warrant Presidential Disaster Declarations (PDD). According to FEMA (2020a), these include:

Hurricane Joaquin – 2015 (DR-4241-SC) - Public Assistance for Beaufort County and Individual Assistance and Public Assistance for Colleton County

Joaquin, a category 4 hurricane, made landfall on several islands of the Bahamas on October 1-2, 2015, reaching estimated maximum sustained winds of 120 kt (138 mph) on October 2. Moisture from Joaquin contributed to a multi-day rainfall event that caused historic flooding in Charleston and Columbia. Rainfall amounts exceeding 15 inches occurred in the area extending from the South Carolina Lowcountry northwestward through the Midlands. (NHC, 2016).

Hurricane Matthew – 2016 (DR-4286-SC) – Individual Assistance and Public Assistance for Beaufort, Colleton, Hampton, and Jasper Counties

Matthew travelled over the Caribbean as a Category 4 storm but then traveled north-northwest paralleling the Southeast coast and weakening as it moved north. Hurricane Matthew made its last landfall on October 8, 2016 near McClellanville, SC as a weak Category 1 hurricane (75 mph winds). The strongest sustained winds that the Lowcountry measured were 58 kts (66.7 mph). The storm surge at Fort Pulaski in nearby Georgia was 7.7 ft above normal tides, resulting in three to five feet of inundation. Matthew also brought 16.9 inches of rain to a gauge at Edisto Island. Beaufort County received some of the most extensive damage in the state; highways were flooded and damaged, boats washed ashore, and many structures and trees were damaged in winds gusts of up to 95 kts (109.3 mph). The Town of Edisto Beach (Colleton County) was also especially hard-hit, losing power, road access and suffering structural damage. There was severe coastal erosion on Fripp Island and Edisto Island. (NCEI, 2020a and NHC, 2017).

Hurricane Irma – 2017 (DR-4346-SC) – Public Assistance for Beaufort, Colleton, Hampton, and Jasper Counties

Irma skirted up the Florida peninsula in September of 2017. Irma's sustained winds during its final landfall were 97 kts (111.6 mph), which weakened as it travelled Northwest farther onto shore. Areas throughout Georgia and South Carolina experienced tropical storm force winds as a result, with Charleston measuring gusts of 52 kts (59.8 mph), and sustained winds of 42 kts (48.3 mph). The storm also brought a surge of 4.7 ft to Fort Pulaski. Although the surge was less than that of Matthew, higher tides coinciding with the surge resulted in greater inundation than seen the year before. Irma brought nine inches of rain to Beaufort over the span of three days and caused substantial coastal erosion on Edisto Beach. Irma damaged trees, powerlines, sea walls, homes, and airports (NHC, 2018).

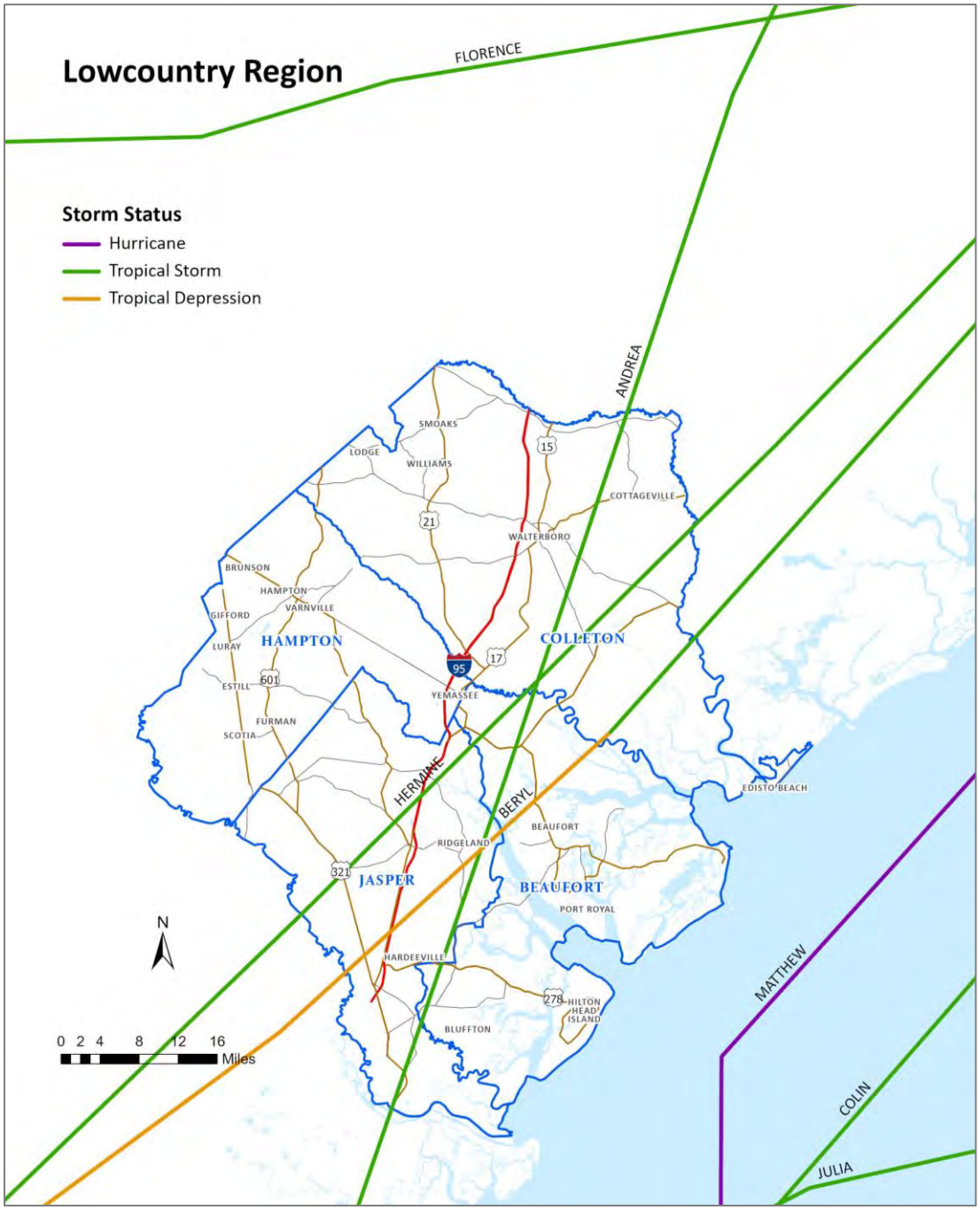
Hurricane Florence – 2018 (DR-4394-SC) – Public Assistance for Colleton County and Public assistance (category B) for Jasper County

Florence made landfall in southern North Carolina in mid-September of 2018. Florence carried windspeeds of 80 kts (90 mph) upon landfall and continued in a Southwest direction through northern South Carolina, dissipating as it trudged through the state. The storm lingered in the region, dropping significant rain across the state, leaving lowland floods in its wake. The northern portions of the state suffered most of the damage (NHC, 2019).

Hurricane Dorian – 2019 (DR-4464-SC) – Public Assistance for Beaufort, Colleton, and Jasper Counties

Dorian skimmed the coast of the Carolinas in September of 2019. Coastal areas in South Carolina experienced 45 to 55 kts (51.7-63.2 mph) sustained winds, two to four feet of storm surge, and heavy rainfall. Pawley's Island received the most rain in the state with 15.21 inches. There were no casualties in South Carolina. Some areas lost power due to heavy winds knocking over trees and powerlines (NHC, 2020c).

Figure 15: Hurricane and Tropical Storm Tracks 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI), based on the International Best Track Archive for Climate Stewardship (IBTrACS), Tropical Cyclone Best Track Data

Beaufort County

Between 2012-2019, there were eight hurricanes and tropical storms that have affected the county with $263,586 in financial loss, and no report deaths or injuries. The following are the notable events.

- October 7, 2016: A Hurricane Matthew scattered tree damage and significant power outages in the county. Tree and structural damage increased with southward progress along U.S. 21. Damage was consistent with wind gusts around 100 mph. Extensive shingle/roof damage occurred to about 50% of homes on Harbor Island, consistent with wind gusts 100-110 mph.
- September 2, 2016: A passage of Tropical Storm Hermine with a peak wind gust of 45 miles per hours blew down numerous trees across the county. Impacted communities include Laurel Bay, Lady's Island, Hilton Head, and Bluffton. Some trees blocked roadways and fell on homes and cars causing various degrees of damage.
- On May 9, 2019: The Automated Weather Observing System (AWOS) at the Beaufort County Airport measured peak sustained winds of 40 mph and a peak wind gust of 52 mph. these strong winds associated with Hurricane Dorian took down numerous trees across the county. Isolated to scattered power outages were also reported. South Carolina Highway Patrol reported a couple of unmoored boats washed ashore along Sea Island Parkway. In an unknown location in the county, three sailboats washed ashore. The event caused over $260,00 in financial loss, with no death and injuries.

City of Beaufort

- June 6, 2013: A Tropical Storm Andrea passed over the area bringing periods of heavy rain and damaging wind gusts. A tree down along North Street was reported.
- September 11, 2017: Strong winds associated with Hurricane Irma blew down numerous trees and power lines down across the city. The Automated Surface Observing Systems (ASOS) at the Beaufort Marine Corps Air Station measured peak sustained winds of 30 mph and a peak wind gust of 61 mph.

Town of Hilton Head Island

- September 2, 2016: A Tropical Storm Hermine caused significant damage to 13 homes with an estimated total damage of approximately $250,000. The wind gust was ranging from 48 to 62 miles per hour.
- On May 9, 2019: The AWOS at the Hilton Head Airport (KHXD) measured peak sustained winds of 53 mph and a peak wind gust of 67 mph. The Weather flow site at Pritchards Island near Beaufort measured peak sustained winds of 35 mph and a peak wind gust of 61 mph.

Town of Bluffton

- October 10, 2018: The Town was impacted by Topical Storm Michael included wind damage in the form of isolated to scattered trees and power lines blown down, heavy rainfall and minor levels of storm surge. There were no reports of injuries or fatalities across the area.

Town of Port Royal

- October 7, 2016: A strong wind associated with Hurricane Matthew scattered tree damage and significant power outages in the area. Port Royal Plantation was submerged in water.

Colleton County

Between 2012-2019, there were eight hurricanes and tropical storms that have affected the county with over six million in financial loss, and no report deaths or injuries. The following are the notable events.

- June 7, 2013: A Tropical Storm Andrea passes over the area bringing periods of heavy rain and damaging wind gusts. The South Carolina Department of Highways reported a tree down in many areas - near the intersection of Round O Road and Cottageville Highway, near the intersection of White Hall Road and Abberly Drive, near the intersection of Connley Road and Cross Swamp Road, and at the intersection of Bells Highway and Confederate Highway.
- October 10, 2018: A Tropical Storm Michael caused 8 trees and a few power lines down, most notably around Ritter, Hendersonville, Ruffin, Canadys, Ashepoo, and Islandton. A maximum sustained wind of 36 mph and gust of 51 mph occurred at the Lowcountry Regional Airport in Walterboro during this event.
- September 4, 2019: Colleton County Emergency Management reported several trees down across the entire county due to strong winds associated with Hurricane Dorian. The RAWS site in the ACE Basin near the Colleton County and Charleston County line measured a peak wind gust of 60 mph.

Town of Edisto Beach

- Between 2012-2019, the town has experienced major hurricane including Hurricane Jaoquin in 2015, Hurricane Matthew in 2016, Hurricane Irma in 2017, Hurricane Florence in 2018, and Hurricane Dorian in 2019. Total reported damage from these hurricane events were $4,917,071.

City of Walterboro and Towns of Cottageville, Lodge, Smoaks, and Williams

- Between 2012-2019, the city and towns have experienced hurricanes and tropical storms with little to no damage.

Hampton County

Between 2012-2019, there were eight hurricanes and tropical storms that have affected the county with light damage. The following are the notable events.

- June 7, 2013: A Tropical Storm Andrea passes over the area bringing periods of heavy rain and damaging wind gusts. The South Carolina Department of Highways reported a tree down in many areas - Pond Town Road and Prince William Road.
- September 2, 2016: Hampton County Emergency Management reported scattered trees blown down due to the passage of Tropical Storm Hermine.
- October 8, 2016: There was a report on numerous trees down along Highway 119 near the 321 Junction during Hurricane Matthew.

Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee

- Between 2012-2019, all towns have experienced hurricanes and tropical storms with little to no damage.

Jasper County

Between 2012-2019, there were eight hurricanes and tropical storms that have affected the county with light damage. The following are the notable events.

- May 27, 2012: A Tropical Storm Beryl slowly moved to the area producing tropical storm force winds, rip currents, and areas of heavy rainfall. The trees down were reported on Deerfield Road and Old House Road.
- September 11, 2017: Jasper County Emergency Management reported multiple trees down across the county due to strong winds associated with Hurricane Irma.
- October 10, 2018: A strong wind associated with Hurricane Michael blew down a tree down near Ridgeland.
- September 4, 2019: Jasper County Emergency Management reported several trees down across the entire county due to strong winds associated with Hurricane Dorian.

City of Hardeeville and Town of Ridgeland

- June 6, 2013: A Tropical Storm Andrea occurred with showers and thunderstorms causing a tree down along Interstate 95 near mile marker 10, on John Smith Road, and on Highway 17 between Hardeeville and Ridgeland.
- October 8, 2016: The Jasper County 911 Call Center reported Interstate 95 closed between Ridgeland and Hardeeville due to many trees down on the road as well as water covering the road surface near exit 22 during Hurricane Matthew.

Future Probability

Table 14 shows that the future probability of hurricanes and tropical storms is relatively high in the Lowcountry region, with high consequences based on damages (see Loss Information Section).

Table 14: Hurricane and Tropical Storms Historical and Recent Hazards Events 1988-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**28**	**32**	**0.9**	**1.14**	**88%**	**8**
City of Beaufort	28	32	0.9	1.14	88%	8
Town of Bluffton	28	32	0.9	1.14	88%	8
Town of Hilton Head Island	28	32	0.9	1.14	88%	8
Town of Port Royal	28	32	0.9	1.14	88%	8
Colleton County	**28**	**32**	**0.9**	**1.14**	**88%**	**8**
Town of Cottageville	28	32	0.9	1.14	88%	8
Town of Edisto Beach	28	32	0.9	1.14	88%	8
Town of Lodge	28	32	0.9	1.14	88%	8
Town of Smoaks	28	32	0.9	1.14	88%	8
City of Walterboro	28	32	0.9	1.14	88%	8
Town of Williams	28	32	0.9	1.14	88%	8
Hampton County	**28**	**32**	**0.9**	**1.14**	**88%**	**8**
Town of Brunson	28	32	0.9	1.14	88%	8
Town of Estill	28	32	0.9	1.14	88%	8
Town of Furman	28	32	0.9	1.14	88%	8
Town of Gifford	28	32	0.9	1.14	88%	8
Town of Hampton	28	32	0.9	1.14	88%	8
Town of Luray	28	32	0.9	1.14	88%	8
Town of Scotia	28	32	0.9	1.14	88%	8
Town of Varnville	28	32	0.9	1.14	88%	8
Town of Yemassee	28	32	0.9	1.14	88%	8
Jasper County	**28**	**32**	**0.9**	**1.14**	**88%**	**8**
City of Hardeeville	28	32	0.9	1.14	88%	8
Town of Ridgeland	28	32	0.9	1.14	88%	8

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's International Best Track Archive for Climate Stewardship (IBTrACS)

3.4 WINDSTORM

Characteristics and Classification

There are two different types of wind hazards, strong winds and Thunderstorms winds. *Strong winds* are non-convective winds gusting less than 58 mph. *Thunderstorm winds* are winds associated with convective storms that produce lightning within 30 minutes of the wind gusts (NWS, 2016). These gusts can reach 80 mph in the Lowcountry, and can fell trees, damage structures, and topple powerlines. Although lightning is an integral feature of thunderstorm winds, the perils associated with lightning are in a separate section of this report.

According to Storm Prediction Center (SPC) (2018), thunderstorms occur when air rises quickly, creates clouds which then generates precipitation. Straight-line thunderstorm winds typically occur with descending air pushed down by the precipitation of the storm in the downdraft, although winds associated with the updraft can occasionally cause minor damage. There are a few types of thunderstorms, but the straight-line winds associated with them generally are inflow winds, downbursts, the gust front, and the rear flank downdraft.

Thunderstorm wind events are defined as winds occurring within 30 minutes of lightning. Winds and wind gusts of any speed also are recorded if they cause damage or produce injuries or fatalities and whether they are produced by convection or not. Maximum sustained winds over 58 mph are recorded regardless of any associated loss. Non-convective strong wind gusts less than 40 mph resulting in damage, injury, or a fatality are recorded (NWS, 2016).

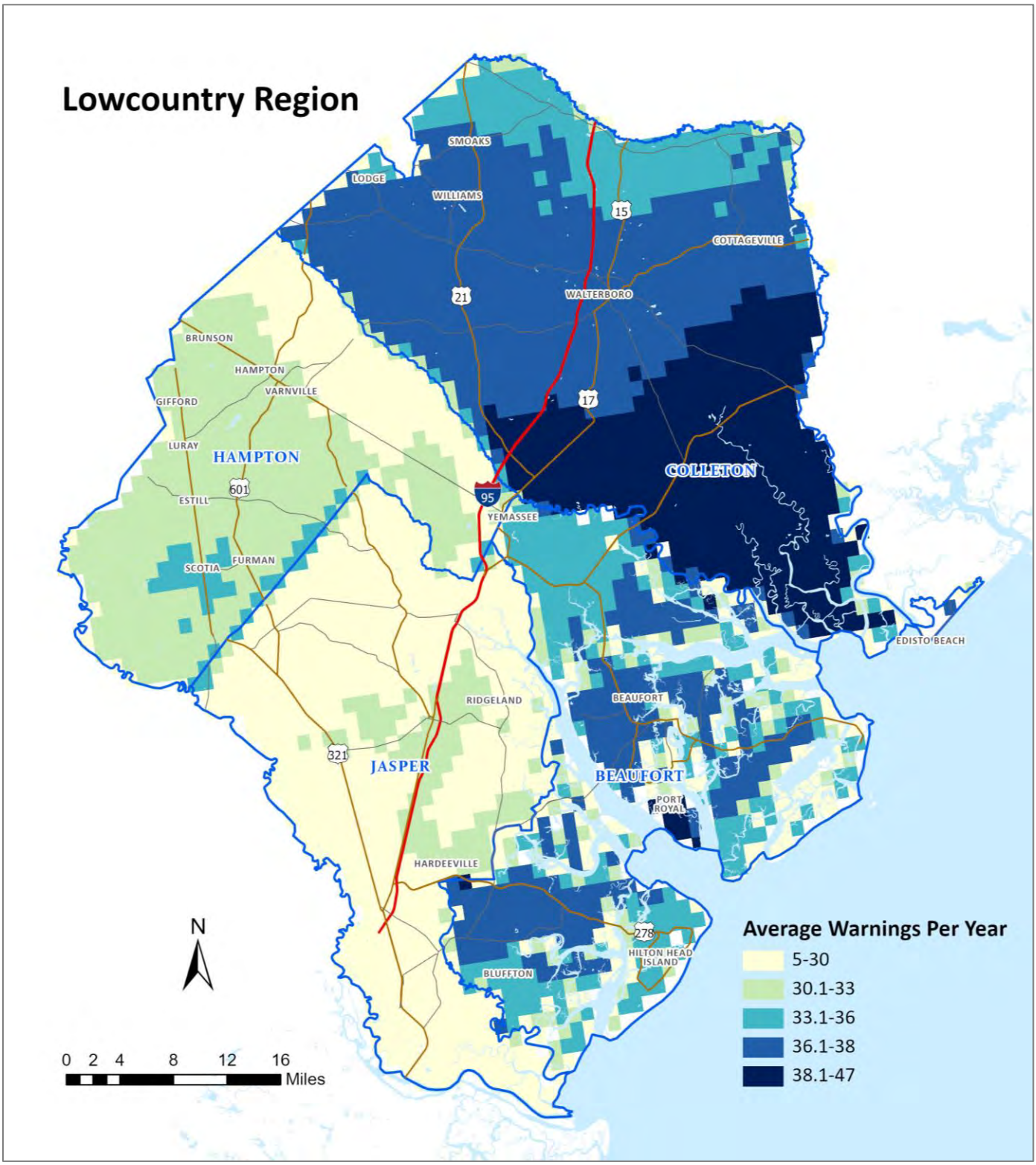
Types of Wind

- *Inflow winds:* coming from the air being pulled up into the storm. These are usually negligible, but they can cause minor damage.
- *A downburst:* occurring when the wind reaching the surface for the first time is strong enough to cause damage.
- *The gust front:* representing winds that are being pushed along the ground ahead of the storm.
- *A rear flank downdraft:* occurring when a storm with a rotating updraft pulls the downdrafts to the side and behind the storm. These can reach speeds of up to 70 mph.
- *The derecho:* a widespread, long lived, and damaging thunderstorm. The storm's wind damage swath must extend more than 240 miles with wind gusts exceeding 57 mph along most of the length of the storm's path.

Location and Extent

Thunderstorm winds including strong winds are frequent occurrences in the Lowcountry region. There are over 2,000 wind events in the Lowcountry counties, with over half of these creating some type of damage or a human injury. The majority of the wind events occurred in Colleton County. As depicted in Figure 16, the issuance of severe storm warnings for thunderstorm winds and strong winds shows the higher concentration in Colleton County and is a useful measure of the prevalence of this hazard.

Figure 16: Severe Thunderstorm and Strong Wind Warnings 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI), NOAA National Weather Service, Iowa Environmental Mesonet

Beaufort County

Beaufort Colleton has experienced 148 windstorms between 2012-2019 with approximately $260,000 in damage and two injuries. There have been several recent events worth noting in the county.

- July 1, 2012: Thunderstorm winds gusting up to 75 mph swept across the county, bringing down large amounts of trees and powerlines. Power was not fully restored for a few days.
- June 17, 2016: Thunderstorm winds gusting up to 75 mph brought down trees and powerlines across the county. The $50,000 property damage was reported in the Town of Hilton Head and also a large tree fell and injured two people.

City of Beaufort and Towns of Bluffton, Hilton Head Island, and Port Royal

- Between 2012-2019, the city and towns have experienced windstorms with little to no damage.

Colleton County

Colleton County has experienced 244 windstorms between 2012-2019. A Colleton County emergency manager reported several trees down throughout the county. These windstorms caused approximately $170,000 in total property damage, and one death and no injuries. Notable events include:

- December 21, 2012: A strong cold front swept through the county during the evening and overnight hours. There was a report of a tree down along Palmetto Boulevard on Edisto Beach.
- April 9, 2019: Very strong low to mid-level wind fields and ample forcing contributed to the development of a strong squall line of thunderstorms, which produced widespread damaging winds. Numerous trees down were reported in Hendersonville. Also, the Colleton County fire and rescue reported trees and power lines down at the recreation center near the Walterboro Airport. The property damage totaled $17,500.

City of Walterboro and Towns of Cottageville, Edisto Beach, Smoaks, and Williams

- Between 2012-2019, these jurisdictions have experienced windstorms with little to no damage.

Town of Lodge

- Between 2012-2019, there was no notable windstorm events.

Hampton County

Between 2012-2019, Hampton County has experienced 103 windstorms with $879,535 in financial loss, and no deaths or injuries. Notable events include:

- July 1, 2012: Thunderstorms fired along an inland surface trough axis, multicell thunderstorms then generated cold pools which drove severe convection through the entire county. Trees and powerlines were down countywide. More than 1,000 people were without power through July 2, 2012.
- June 6, 2018: Thunderstorm winds gusting up to an estimated 81 mph caused the collapse of the roof on a furniture store in the county. Five people were rescued from the building but were otherwise unharmed. Some other buildings sustained light damage.

Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee

- Between 2012-2019, the towns have experienced windstorms with little to no damage.

Jasper County

Between 2012-2019, Jasper County has experienced 156 windstorms with $129,461 in financial loss, and no deaths or injuries. Notable events include:

- June 11, 2012: Beginning in Switzerland, strong winds developed in associated with the strong pressure gradient and the presence of a strong low-level jet. A spotter reported a tree down and on a power line on Jasper Road. Numerous trees were also uprooted or snapped off in the woods on both sides of the road. The total damage was $30,000.

City of Hardeeville

- June 22, 2019: A strong to severe thunderstorm developed across the county. The Department of Highways reported power lines down at the intersection of Main Street and Epps Avenue in the City of Hardeeville.

Town of Ridgeland

- July 1, 2012: Thunderstorms generating cold pools through the entire county. It was estimated 10 to 15 trees and power lines down in the Town of Ridgeland.

Future Probability

In comparison with other hazards, thunderstorm winds and strong winds are high frequency events (see Table 15). They have more than 100% chance of occurring in any given year and they recur almost monthly, but with lower consequences based on damages (see Loss Information Section). Less than half of the recorded thunderstorm wind/strong wind events caused any crop or property damage, nor did they result in any human casualty (death or injury).

Table 15: Severe Thunderstorms and Windstorms Historical and Recent Hazards Events 1996-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**268**	**24**	**11.2**	**0.09**	**1,117%**	**148**
City of Beaufort	59	24	2.5	0.41	246%	15
Town of Bluffton	40	24	1.7	0.60	167%	9
Town of Hilton Head Island	38	24	1.6	0.63	158%	17
Town of Port Royal	9	24	0.4	2.67	38%	4
Colleton County	**440**	**24**	**18.3**	**0.05**	**1,833%**	**244**
Town of Cottageville	52	24	2.2	0.46	217%	26
Town of Edisto Beach	5	24	0.2	4.80	21%	0
Town of Lodge	5	24	0.2	4.80	21%	0
Town of Smoaks	18	24	0.8	1.33	75%	8
City of Walterboro	91	24	3.8	0.26	379%	35
Town of Williams	11	24	0.5	2.18	46%	4
Hampton County	**196**	**24**	**8.2**	**0.12**	**817%**	**103**
Town of Brunson	11	24	0.5	2.18	46%	3
Town of Estill	24	24	1.0	1.00	100%	12
Town of Furman	14	24	0.6	1.71	58%	9
Town of Gifford	11	24	0.5	2.18	46%	6
Town of Hampton	41	24	1.7	0.59	171%	15
Town of Luray	6	24	0.3	4.00	25%	1
Town of Scotia	4	24	0.2	6.00	17%	4
Town of Varnville	19	24	0.8	1.26	79%	8
Town of Yemassee	9	24	0.4	2.67	38%	3
Jasper County	**262**	**24**	**10.9**	**0.09**	**1,092%**	**156**
City of Hardeeville	35	24	1.5	0.69	146%	21
Town of Ridgeland	35	24	1.5	0.69	146%	9

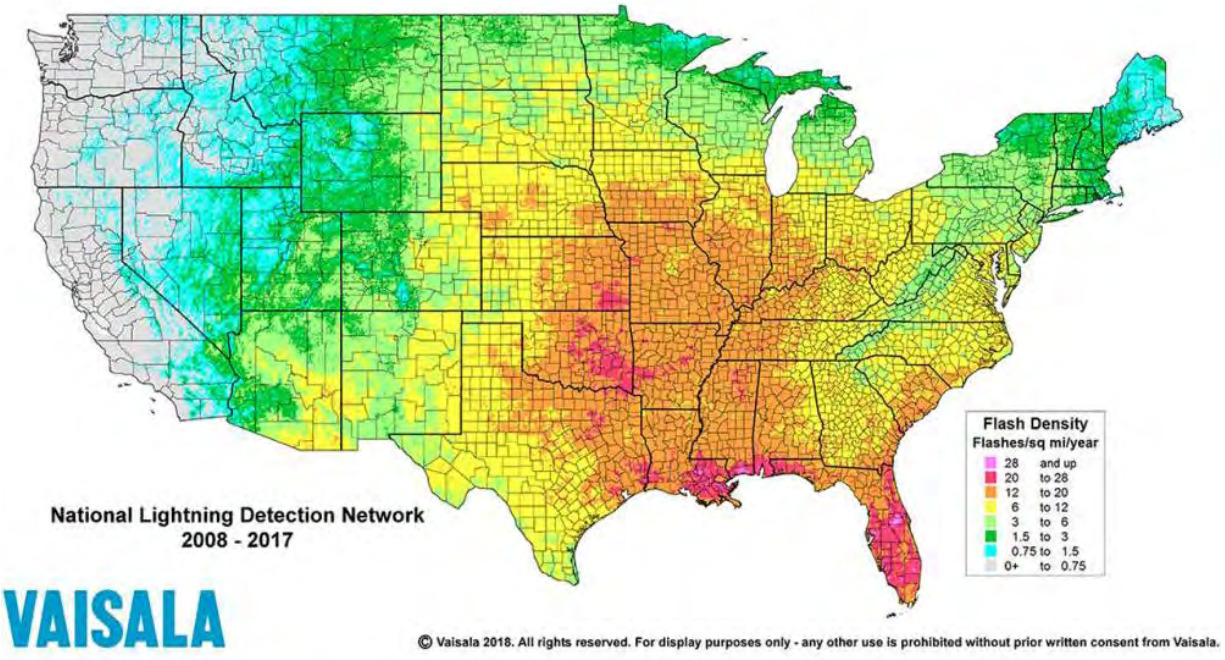
Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events database

3.5 LIGHTNING

Characteristics and Classification

Lightning is an electrical discharge that results in a giant spark between two clouds, or cloud and the ground. Although lightning is associated with severe storms, lightning strikes have been recorded 25 miles away from the storm cloud. It takes five seconds for thunder to travel one mile, so for every five seconds the sound is removed from the flash equals one mile between you and the flash (NWS, 2020b). Figure 17 shows the lightning density across the nation.

Figure 17: National Cloud-to-Ground Lightning Incidence



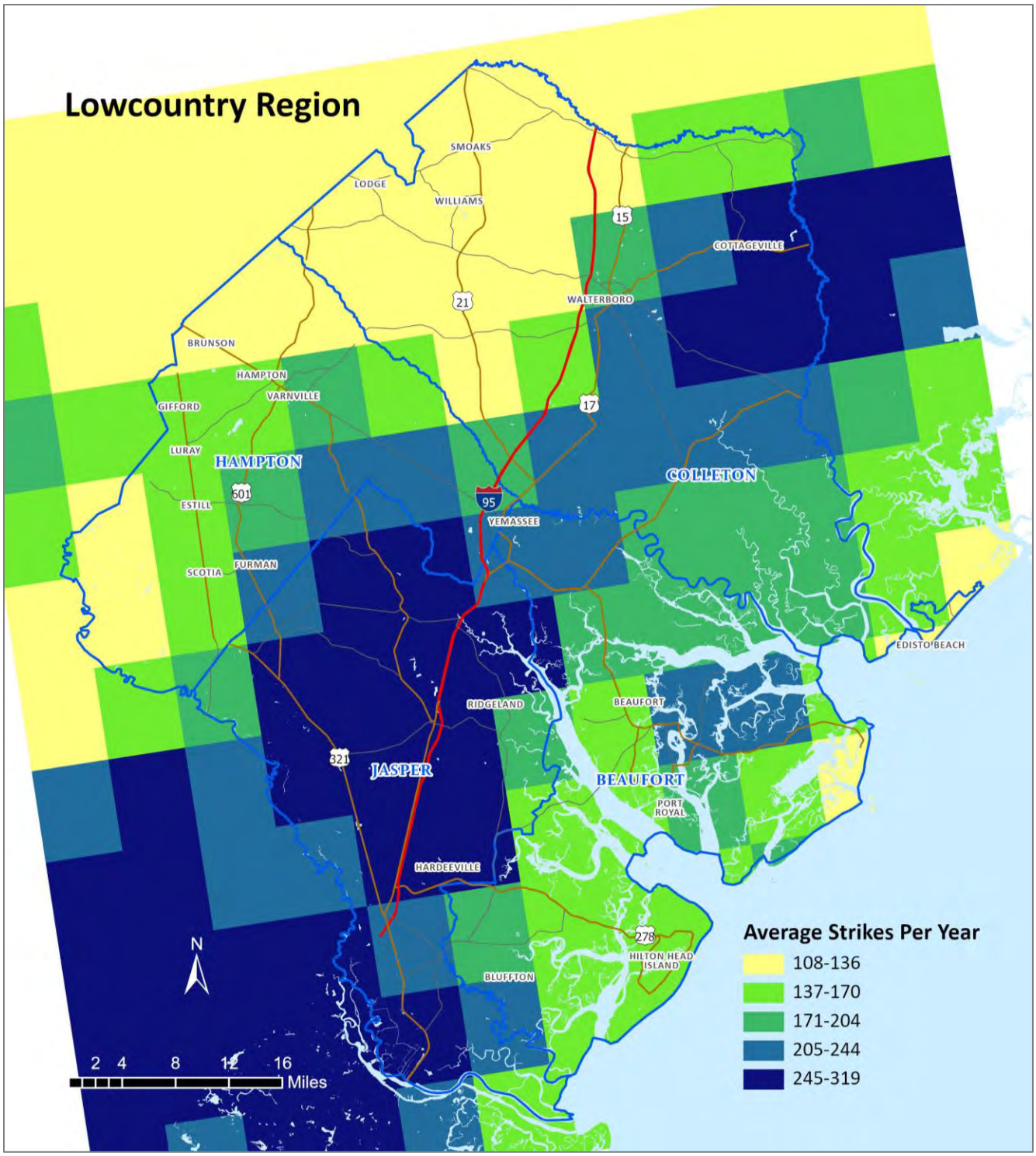
Source: National Lightning Detection Network (NLDN)

The primary hazards associated with lightning are structural damages to buildings and potential fire. There are also electrocution hazards to people from lightning strikes resulting in injuries or deaths especially when outdoors in unsheltered areas such as golf courses or on the water.

Location and Extent

Lightning strikes in the Lowcountry recorded by the National Lightning Detection Network starting in 1999 number over 330,000. The majority of these (36%) were in Colleton County. When looking at yearly averages, there is also a concentration or hotspot of lightning strikes in Jasper County (Figure 18).

Figure 18: Average Lightning Strikes per Year 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI); National Lightning Detection Network (NLDN)

Beaufort County

While there have been numerous lightning strikes and events within the county between 2012-2019, there has only been one notable strike on August 19, 2018, southeast of Marine Corps Air Station (MCAS), City of Beaufort. The following are some notable events.

- July 25, 2014: Scattered thunderstorms developed in the afternoon hours and produced numerous lightning strikes. Beaufort County emergency manager reported several structure fires on Newpoint Road, Flycatcher Lane, and Dore Drive due to a lightning strike.
- June 25, 2015: Numerous showers and thunderstorms developed after midnight producing damaging wind gusts. There was a report on a house that was struck by lightning. It hit the rear of the home and flames eventually came through the roof. The damage was approximately $10,000.

City of Beaufort

- August 19, 2018: The lightning even occurred southeast of Marine Corps Air Station (MCAS), City of Beaufort which resulted in $1.7million worth of property damage. None have resulted in fatalities, injuries, or crop damage. The Island Packet Newspaper reported a house in the Pleasant Point neighborhood was struck by lightning and burned to the ground.

Town of Bluffton

- June 9, 2015: A structure fire caused by lightning in the 20-block area of Ironwood Circle was reported.
- July 8, 2017: A suspected lightning strike resulted in a building fire off of Burnt Church Road resulting in $5,000 damage.

Town of Port Royal

- July 5, 2019: Scattered to numerous thunderstorms developed and produced damaging wind gusts as well as numerous cloud- to-ground lightning strikes. A building on Richmond Avenue was struck by lightning with little damage of $1,000.
- August 17, 2019: Moisture convergence along a weak trough of low pressure and building instability during the afternoon led to several thunderstorms across the area. A home was struck by lightning. The extent of damage was minor, but one individual was displaced.

Colleton County

Between 2012-2019, numerous lightning strikes have occurred through the entire county resulting in $108,268 property damage, and no deaths or injuries. Notable events include:

- April 5, 2017: The event occurred in Hendersonville. Lightning struck a large oak tree which resulted in a fire that destroyed a 30x50 foot workshop, tools, and moderate size utility tractor. The damage totaled $40,000.
- August 6, 2018: The media relayed a report of a double-wide mobile home catching fire and burning to the ground due to lightning striking the roof causing $68,000 in damage.

City of Walterboro and Towns of Cottageville, Edisto Beach, Lodge, Smoaks, and Williams

- All municipalities in Colleton County have experienced lightning strikes with little to no damage.

Hampton County

There have been numerous lightning strikes in Hampton County between 2012-2019 with no financial loss, and no deaths or injuries.

Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee

- There have been numerous lightning strikes in these towns between 2012-2019 with no financial loss, and no deaths or injuries.

Jasper County

There have been numerous lightning strikes in Jasper County between 2012-2019 with light damage, and two injuries or no deaths.

City of Hardeeville and Town of Ridgeland

- There have been numerous lightning strikes in these jurisdictions between 2012-2019 with no financial loss, and no deaths or injuries.

Future Probability

Lightning is a frequent hazard that occurs multiple times per day or even per hour in strong thunderstorms as shown in Table 16. The recurrence frequency for lightning is less than 0.01 per year, but if converted to a daily frequency of occurrence, it would be roughly every 0.38 days.

Table 16: Lightning Historical and Recent Hazards Events 1999-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**20,166**	**21**	**960.3**	**<0.01**	**96,029%**	**32,481**
City of Beaufort	20,166	21	960.3	<0.01	96,029%	32,481
Town of Bluffton	20,166	21	960.3	<0.01	96,029%	32,481
Town of Hilton Head Island	20,166	21	960.3	<0.01	96,029%	32,481
Town of Port Royal	20,166	21	960.3	<0.01	96,029%	32,481
Colleton County	**34,597**	**21**	**1647.5**	**<0.01**	**164,748%**	**42,333**
Town of Cottageville	34,597	21	1647.5	<0.01	164,748%	42,333
Town of Edisto Beach	34,597	21	1647.5	<0.01	164,748%	42,333
Town of Town	34,597	21	1647.5	<0.01	164,748%	42,333
Town of Smoaks	34,597	21	1647.5	<0.01	164,748%	42,333
City of Walterboro	34,597	21	1647.5	<0.01	164,748%	42,333
Town of Williams	34,597	21	1647.5	<0.01	164,748%	42,333
Hampton County	**19,914**	**21**	**948.3**	**<0.01**	**94,829%**	**21,509**
Town of Brunson	19,914	21	948.3	<0.01	94,829%	21,509
Town of Estill	19,914	21	948.3	<0.01	94,829%	21,509
Town of Furman	19,914	21	948.3	<0.01	94,829%	21,509
Town of Gifford	19,914	21	948.3	<0.01	94,829%	21,509
Town of Hampton	19,914	21	948.3	<0.01	94,829%	21,509
Town of Luray	19,914	21	948.3	<0.01	94,829%	21,509
Town of Scotia	19,914	21	948.3	<0.01	94,829%	21,509
Town of Varnville	19,914	21	948.3	<0.01	94,829%	21,509
Town of Yemassee	19,914	21	948.3	<0.01	94,829%	21,509
Jasper County	**27,595**	**21**	**1314.0**	**<0.01**	**131,405%**	**33,241**
City of Hardeeville	27,595	21	1314.0	<0.01	131,405%	33,241
Town of Ridgeland	27,595	21	1314.0	<0.01	131,405%	33,241

Source: Hazards and Vulnerability Research Institute (HVRI) and National Centers for Environmental Information

3.6 HAIL

Characteristics and Classification

Hail is the frozen precipitation from convective thunderstorms. Any thunderstorm with the right conditions can spawn hail, meaning hail can occur anywhere. Hail in the Lowcountry has ranged from the size of a pea (a quarter of an inch), to the size of a large apple (three inches). Hail can damage cars, buildings, ruin crops, and cause bodily harm to people and livestock caught outside without any protection. Hail is the result of the water droplets moving through the atmosphere where temperatures can reach lower than -40°F, quickly freezing the droplets. As the frozen droplets continue the updraft and downdraft motion within the storm and any additional liquid water that it collides with can freeze and grow the size of the hail. When the hail has grown too big for the winds to keep in the air, it will fall to the ground. Larger hailstone will fall faster, with teacup-sized hail falling between 44 and 72 mph, and thus doing more damage (NSSL, 2020b).

Location and Extent

Hail is described using known objects to estimate the size of the hail (Table 17). The larger the hail size the more damage produced (NWS, 2020c). Hail ranging from the size of golf balls to baseballs damaged 62 planes and numerous cars on Hilton Head Island on March 15, 2008. Roughly ten percent of the planes were total losses and an additional 25% were no longer air worthy. The associated damages totaled $1.17 million. More recently, on August 2, 2012 hail ranging from the size of golf balls to baseballs (~2.75 in) fell in Colleton County near the intersection of SC-17 and SC-303 (NCEI, 2020b).

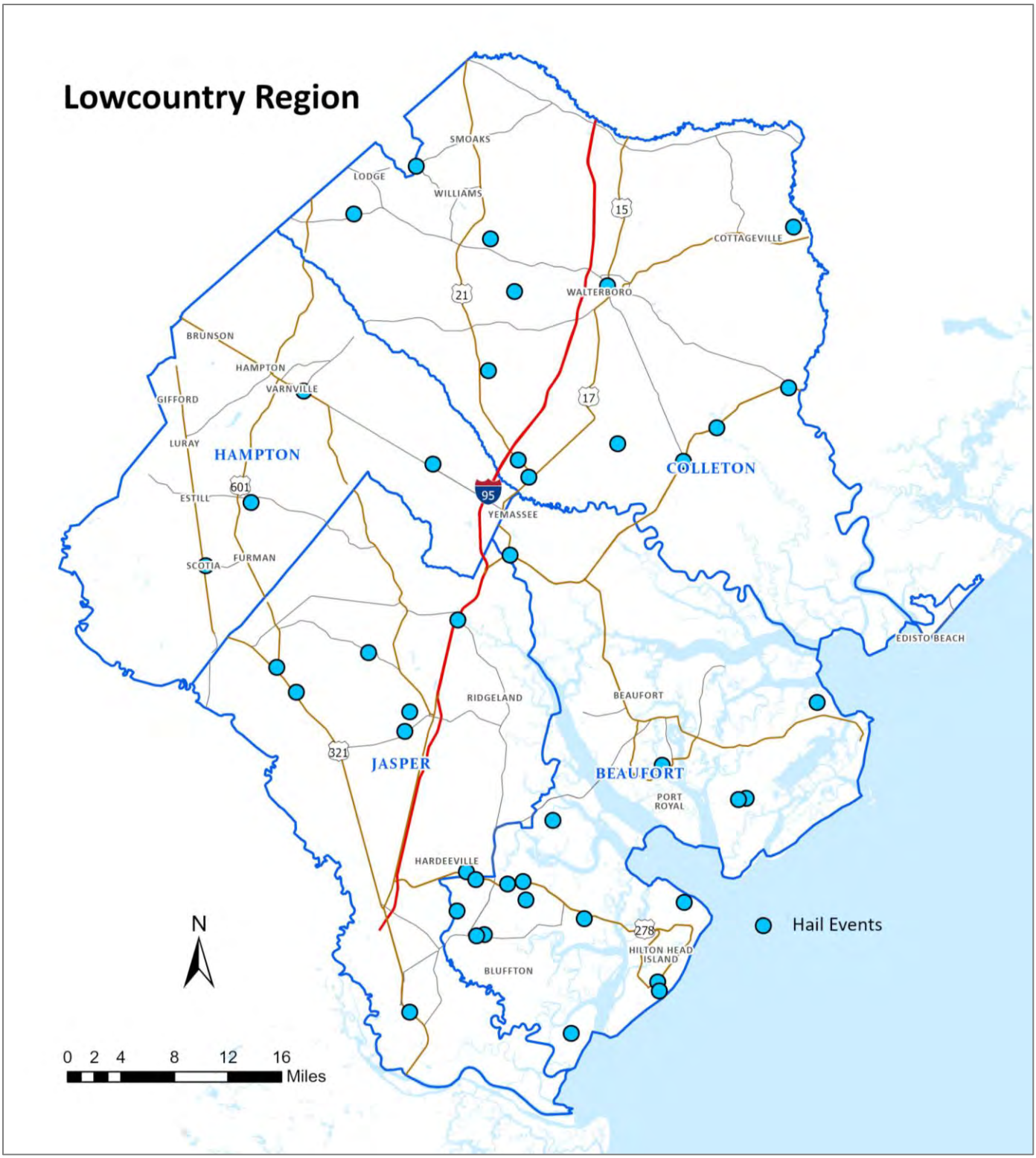
A total of 45 hail events have been recorded from 2012-2019. There were no deaths or damages associated with these events. The location of hail events shows a random pattern throughout the region (Figure 19). A small hot spot of hail events appears in eastern section of Beaufort County near the Jasper county line.

Table 17: Estimations of Hail Diameters

Known Object	Estimated Diameter (inches)
Pea	1/4
Marble	1/2
Dime/Penny	3/4
Nickel	7/8
Quarter	1
Ping-Pong Ball	1 1/2
Golf Ball	1 3/4
Lime	2
Tennis Ball	2 1/2
Baseball	2 3/4
Large Apple	3
Softball	4
Grapefruit	4 1/2

Source: National Weather Service (NWS)

Figure 19: Geographic Distribution of Recent Hail Events 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Beaufort County

Between 2012-2019, the county has experienced 20 significant storms that have produced hail. There have been no reported damage, injuries, or fatalities. Example of events are the following:

- August 16, 2012: Thunderstorms developed in the afternoon hours with numerous reports of nickel to quarter sized hail in the Town of Bluffton and Pritchardville. The hail fell for five minutes.

Town of Hilton Head Island

- April 25, 2015: Strong instability and a strongly sheared environment set up favorable conditions for hail in the town of Hilton Head Island. The public reported penny size hail on the northern end of the Island.

City of Beaufort and Towns of Bluffton and Port Royal

- There was no record of hail events in the city and town.

Colleton County

Fifteen hail events have occurred in Colleton County. There have been no reported damage, injuries, or deaths. Example of events are the following.

- August 2, 2012: Thunderstorms produced scattered wind damage and multiple instances of large hail. The public reported golf ball to baseball sized hail near the intersection of Highway 17 and Highway 303 in Green Pond.
- July 21, 2016: Isolated to scattered thunderstorms developed in the afternoon hours across portions of southeast South Carolina. A couple of these storms became strong enough to produce damaging wind gusts and large hail. A trained spotter reported hail that ranged from quarter sized to golf ball sized, covering a porch.

City of Walterboro

- September 3, 2013: Several thunderstorms along with low temperature produced hail in the county. The media reported quarter size hail near the Hampton Street Theatre in the City of Walterboro.

Town of Cottageville

- September 30, 2019: Thunderstorms developed ahead of a weak backdoor cold front and became strong enough to produce large hail and damaging wind gusts. A trained spotter reported pea to quarter sized hail in the Town of Cottageville.

Towns of Edisto Beach, Lodge, Smoaks, and Williams

- There was no record of hail events in these towns.

Hampton County

Between 2012-2019, there have been three hail events in Hampton County with no reported damage, injuries, or deaths. Some events include:

- August 14, 2013: Scattered to numerous showers and thunderstorms developed in the afternoon, with a few producing large hail and damaging wind gusts. The Hampton County Emergency Manager relayed a report of one-inch hail in Early Branch.

Town of Scotia

- March 18, 2013: A Severe Thunderstorm was monitored around 7:30 pm for the area. It maintained its strength and intensified at times as it entered the county. Quarter-sized hail was reported in the Town of Scotia.

Town of Varnville

- April 29, 2013: Numerous thunderstorms formed in the afternoon due to a sea breeze and a mid-level disturbance that moved in the area. Three-quarter-inch hail in Varnville were reported.

Town of Yemassee

- April 29, 2013: Numerous thunderstorms formed in the afternoon due to a sea breeze and a mid-level disturbance that moved in the area. One-inch hail in Pocotaligo was reported.

Towns of Brunson, Estill, Furman, Gifford, Hampton, and Luray

- There was no record of hail events in these towns.

Jasper County

Seven hail events have occurred in Jasper County between 2012-2019. There have been no reported damage, injuries, or deaths. Example of events are the following.

- March 16, 2012: Thunderstorms developed along inland surface boundaries and pushed toward the coast. Public reported penny sized hail at the Jasper County Recycling Center.
- June 25, 2018: Numerous strong to severe thunderstorms across the region produced dime to penny size hail. Hail caused small tree limbs to come down across the county.

City of Hardeeville

- April 29, 2013: Numerous thunderstorms formed in the afternoon due to a sea breeze and a mid-level disturbance that moved in the area. One-inch hail was reported on New River Parkway in Hardeeville.

Town of Ridgeland

- May 15, 2012: There were development of numerous showers and thunderstorms across the area during the mid-late afternoon. An observer reported penny-sized hail near the Town of Ridgeland.

Future Probability

In comparison with other hazards, hail is a high frequency event (see Table 18). It has more than 100% chance of occurring in any given year, but with lower consequences based on damages (see Loss Information Section).

Table 18: Hail Historical and Recent Hazards Events 1989-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**67**	**31**	**2.2**	**0.46**	**216%**	**20**
City of Beaufort	19	31	0.6	1.63	61%	0
Town of Bluffton	25	31	0.8	1.24	81%	3
Town of Hilton Head Island	20	31	0.6	1.55	65%	1
Town of Port Royal	5	31	0.2	6.20	16%	0
Colleton County	**73**	**31**	**2.4**	**0.42**	**235%**	**15**
Town of Cottageville	16	31	0.5	1.94	52%	3
Town of Edisto Beach	3	31	0.1	10.33	10%	0
Town of Lodge	2	31	0.1	15.50	6%	0
Town of Smoaks	5	31	0.2	6.20	16%	0
City of Walterboro	34	31	1.1	0.91	110%	1
Town of Williams	3	31	0.1	10.33	10%	0
Hampton County	**31**	**31**	**1.0**	**1.00**	**100%**	**3**
Town of Brunson	5	31	0.2	6.20	16%	0
Town of Estill	2	31	0.1	15.50	6%	0
Town of Furman	1	31	0.0	31.00	3%	0
Town of Gifford	0	31	0.0	*	*	0
Town of Hampton	12	31	0.4	2.58	39%	0
Town of Luray	0	31	0.0	*	*	0
Town of Scotia	1	31	0.0	31.00	3%	1
Town of Varnville	4	31	0.1	7.75	13%	1
Town of Yemassee	4	31	0.1	7.75	13%	1
Jasper County	**33**	**31**	**1.1**	**0.94**	**106%**	**7**
City of Hardeeville	10	31	0.3	3.10	32%	1
Town of Ridgeland	10	31	0.3	3.10	32%	2

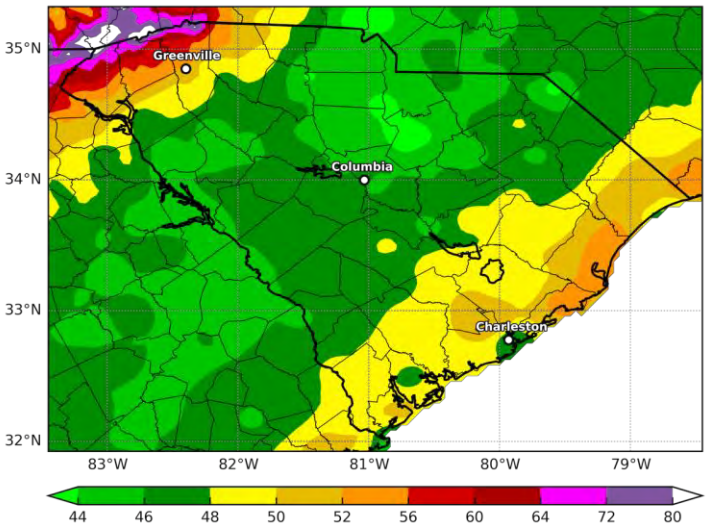
Note: Symbol (*) refers to “no value” because the hazard events have a value of zero.
Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA’s Storm Events database

3.7 DROUGHT

Characteristics and Classification

Drought occurs when a region receives lower-than-normal precipitation for a prolonged period. This deficit can affect agriculture, the economy, water levels, the environment, increase health problems, and increase wildfire risk. Droughts vary in severity based on the lack of precipitation, length of the event, and the area where it occurs. Droughts can occur at any time during the year, but historically the Fall is the driest season in South Carolina. The annual precipitation in the Lowcountry ranges between 46 and 56 inches as shown in Figure 20, with the lower end of the range falling further inland. Droughts can last from months to years and are often tied to long-term pressure systems in the Atlantic or the El Niño–Southern Oscillation (ENSO). This multi-year cycle originates in the Pacific Ocean but has widespread consequences reaching South Carolina.

Figure 20: SC Average Annual Precipitation (inches)



Source: Southeast Regional Climate Center (Map Credit: Jordan McLeod)

The state is wetter during the El Niño phase, and drier during La Niña (SC State Climate Office, 2020a). There are many factors that come together to classify a drought, including spatial extent, duration, and severity. The U.S. Drought Monitor uses these factors in their classifications and updates their drought designations on a weekly basis. Their drought classifications have five distinct categories and range from D0 (Abnormally Dry) to D4 (Exceptional Drought). South Carolina uses seven different indicators to measure drought status. These include the US Drought Monitor for South Carolina, crop moisture index, Palmer Drought severity index, streamflow levels, lake/reservoir levels, groundwater levels, and the Keetch-Byram drought index (SC State Climate Office, 2020b).

Location and Extent

Drought is a large-scale event that generally covers entire counties or regions rather than smaller geographic units. South Carolina's drought status at any given period is determined by the state's Drought Response Committee. Table 19 illustrates the drought status of Lowcountry counties from 2012-2020 as determined by the last SC Drought Response Committee meeting on January 30, 2020.

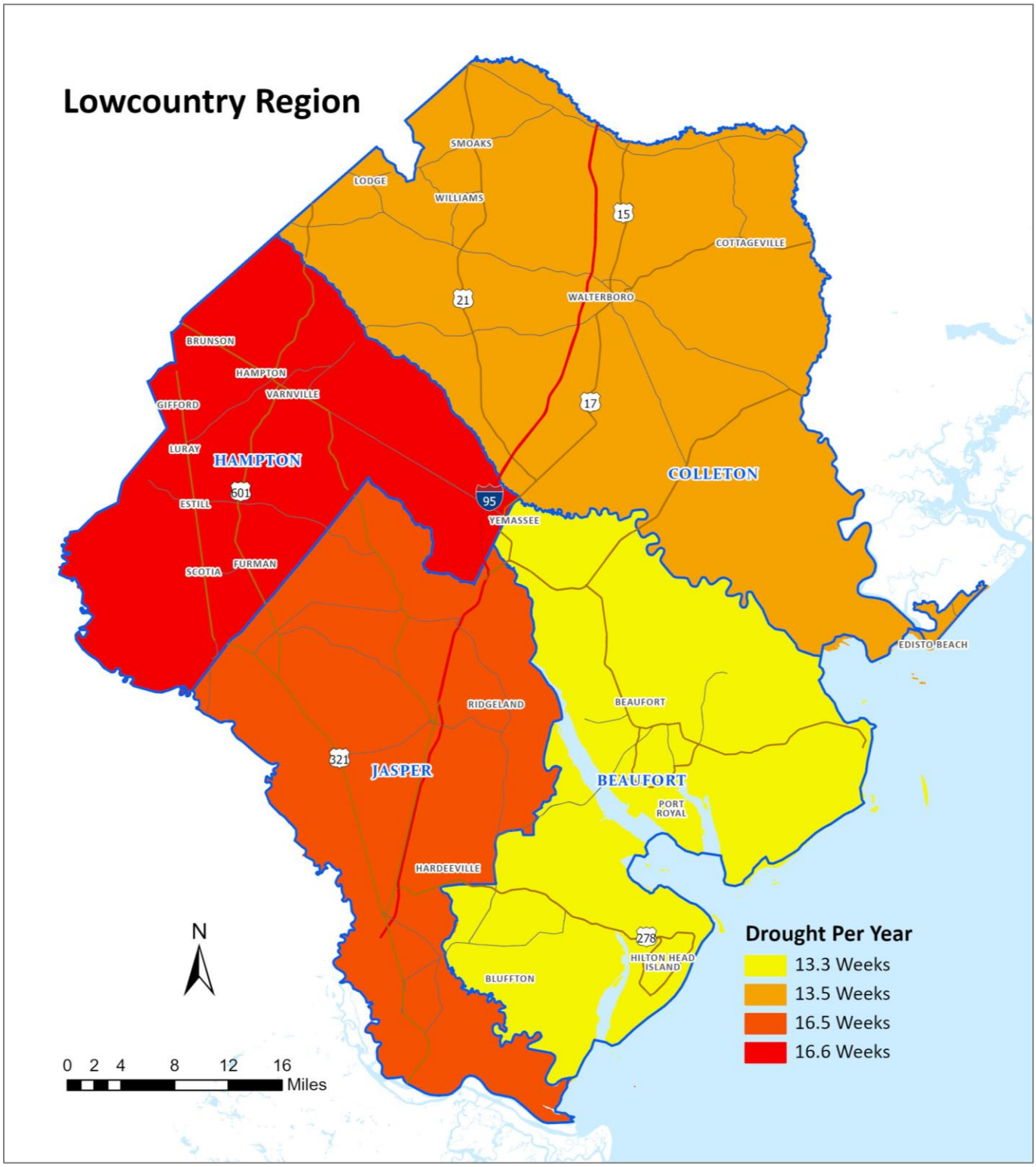
Table 19: Highest Drought Level Status 2012-2020

County	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beaufort	Moderate	Moderate	Incipient	Incipient	Incipient	Normal	Normal	Moderate	Normal
Colleton	Moderate	Moderate	Incipient	Moderate	Incipient	Incipient	Incipient	Moderate	Normal
Hampton	Moderate	Moderate	Incipient	Moderate	Incipient	Incipient	Incipient	Moderate	Normal
Jasper	Moderate	Moderate	Incipient	Incipient	Incipient	Normal	Normal	Moderate	Normal

Source: SC State Climate Office

Another mechanism used to compare counties is the number of drought days the county experienced (Figure 21). Using the U.S. Drought Monitor for South Carolina, the Lowcountry experienced an average of 60 drought days during the past twenty years, but none of these conditions were severe.

Figure 21: Drought Frequency – Weeks of Drought per Year 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Beaufort County

Between 2012-2019, Beaufort County experienced an average of 13.3 drought weeks per year with no reported damage, and no deaths or injuries.

City of Beaufort and Towns of Bluffton, Hilton head Island, and Port Royal

- All municipalities in the county experienced the same drought weeks per year with no reported damage, and no deaths or injuries as well.

Colleton County

The county experienced an average of 13.5 drought weeks per year between 2012-2019. There has been no reported damage, and no deaths or injuries.

City of Walterboro and Towns of Cottageville, Edisto Beach, Lodge, Smoaks, and Williams

- All municipalities in the county experienced the same drought weeks per year with no reported damage, and no deaths or injuries as well.

Hampton County

Hampton County experienced an average of 16.6 drought weeks per year between 2012-2019. There has been no reported damage, and no deaths or injuries. However, there were significant impacts from the drought on farms in the county. Many dryland corn fields were reported to be beyond recovery. Concerns were also raised about poor pollination occurring due to the high heat in irrigated fields. Crops that were not in the reproductive phase were struggling and growing very slowly.

Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee

- All municipalities in the county experienced the same drought weeks per year with no reported damage, and no deaths or injuries as well.

Jasper County

Between 2012-2019, Jasper County experienced an average of 16.5 drought weeks per year with no reported damage, and no deaths or injuries.

City of Hardeeville and Town of Ridgeland

- All municipalities in the county experienced the same drought weeks per year with no reported damage, and no deaths or injuries as well.

Future Probability

Table 20 shows that future drought events are very high with more than 1,000% chance of occurring in any given year. However, the consequences based on damages are low (see Loss Information Section).

Table 20: Drought Historical and Recent Hazards Events by Drought Week 2000-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**342**	**20**	**17.1**	**0.06**	**1,710%**	**107**
City of Beaufort	342	20	17.1	0.06	1,710%	107
Town of Bluffton	342	20	17.1	0.06	1,710%	107
Town of Hilton Head Island	342	20	17.1	0.06	1,710%	107
Town of Port Royal	342	20	17.1	0.06	1,710%	107
Colleton County	**352**	**20**	**17.6**	**0.06**	**1,760%**	**108**
Town of Cottageville	352	20	17.6	0.06	1,760%	108
Town of Edisto Beach	352	20	17.6	0.06	1,760%	108
Town of Lodge	352	20	17.6	0.06	1,760%	108
Town of Smoaks	352	20	17.6	0.06	1,760%	108
City of Walterboro	352	20	17.6	0.06	1,760%	108
Town of Williams	352	20	17.6	0.06	1,760%	108
Hampton County	**406**	**20**	**20.3**	**0.05**	**2,030%**	**133**
Town of Brunson	406	20	20.3	0.05	2,030%	133
Town of Estill	406	20	20.3	0.05	2,030%	133
Town of Furman	406	20	20.3	0.05	2,030%	133
Town of Gifford	406	20	20.3	0.05	2,030%	133
Town of Hampton	406	20	20.3	0.05	2,030%	133
Town of Luray	406	20	20.3	0.05	2,030%	133
Town of Scotia	406	20	20.3	0.05	2,030%	133
Town of Varnville	406	20	20.3	0.05	2,030%	133
Town of Yemassee	406	20	20.3	0.05	2,030%	133
Jasper County	**396**	**20**	**19.8**	**0.05**	**1,980%**	**132**
City of Hardeeville	396	20	19.8	0.05	1,980%	132
Town of Ridgeland	396	20	19.8	0.05	1,980%	132

Source: Hazards and Vulnerability Research Institute (HVRI)

3.8 EARTHQUAKE

Characteristics and Classification

Earthquakes typically occur near tectonic plate boundaries but can occur in the middle of plates. South Carolina is located in the interior of the North American plate and does not have an active plate boundary nearby. However, the energy released from the sudden displacement of rock in the Earth's crust can occur in weak spots along known faults and fault systems or inferred faults.

Earthquakes vary in magnitude and intensity. Two different scales are used to describe the physical force of the earthquake or the amount of energy released by measuring the amplitude of the shock waves.

- The Moment Magnitude scale is an instrument-based measurement of the physical force of the earthquake measured by the amplitude of the shock waves.
- The Modified Mercalli Intensity scale measuring the impacts that do not have a mathematical basis; instead, it is a ranking based on observed effects. According to U.S. Geological Survey (USGS) (2020a), the lower numbers of the intensity scale generally deal with the way the earthquake is felt by people. The higher numbers of the scale are based on observed structural damage as shown in Table 21.

There are multiple effects associated with the release of energy waves from earthquakes, first *shaking the ground side to side and then up and down.* These waves can cause destruction on the surface from the shaking. After these primary effects, secondary effects are possible, and can be just as destructive in certain case. These secondary effects include:

- *Aftershocks:* Aftershocks are tremors that follow the original event and are often smaller. They can happen for weeks to years after the event. The larger the original event, the stronger the aftershocks can be and the longer they can persist.
- *Soil Liquefaction:* Liquefaction occurs when the movement of earth forces water into the soil around structures, making the very ground behave more like a liquid than a solid. This can cause the foundation of structures to sink or shift. The occurrence of liquefaction depends on several factors like soil type, soil saturation, and shaking characteristics.
- *Fires:* The movement of earth can cause gas line ruptures and can snap powerlines creating fire-prone environments. At the same time, waterlines might break making it more difficult to put out any fires occur (SCEMD, 2020b).
- *Landslides:* One of the triggers for landslide occurrence is earthquake. Landslides are mass movement of soil and might include rock falls that can cause significant damage.

Table 21: Earthquake Intensity Description

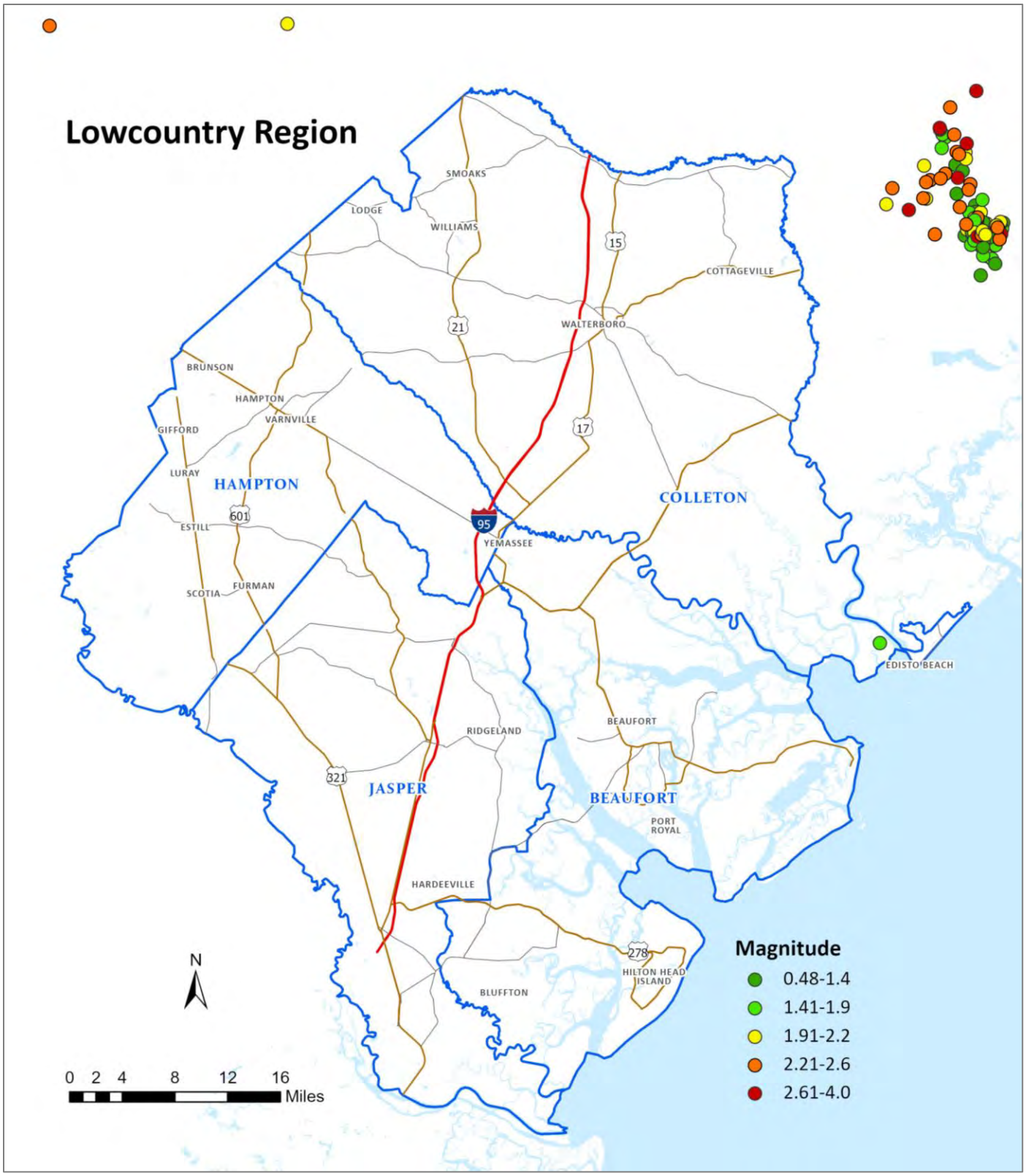
Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest,especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Note: Abbreviated description of the levels of modified Mercalli intensity.
Source: US Geological Survey (USGS)

Location and Extent

Earthquakes are low probability events in South Carolina and rarely felt. However, the August 31, 1886 Charleston Earthquake is notable because of its intensity (intensity X on the Modified Mercalli Scale). According to the State Hazard Mitigation Plan, earthquakes such as the 1886 Charleston event have a frequency of occurrence on the order of 400-500 years. Other evidence suggests that places near Bluffton may have occurrences in the range of every 2000 years (SCEMD 2018). Given evidence of prior large events in the Lowcountry, it appears that any given year has about a 1/400 chance of a large earthquake event. Figure 22 illustrates the earthquake events in the Lowcountry region and nearby area.

Figure 22: Recent Earthquakes near the Lowcountry Region 2000-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Beaufort County

There was no record of earthquake events in the recent period (2000-2019).

City of Beaufort and Towns of Bluffton, Hilton head Island, and Port Royal

- There was no record of earthquake events in the recent period (2000-2019).

Colleton County

There was no record of earthquake events in the recent period (2000-2019).

Town of Edisto Beach

- Between 2000-2019, the earthquake event occurred in the Town of Edisto Beach with 1.88 magnitude. No damage was reported.

City of Walterboro and Towns of Cottageville, Lodge, Smoaks, and Williams

- There was no record of earthquake events in the recent period (2000-2019).

Hampton County

There was no record of earthquake events in the recent period (2000-2019).

Towns of Brunson, Estill, Furman, Gifford, Hampton, Luray, Scotia, Varnville, and Yemassee

- There was no record of earthquake events in the recent period (2000-2019).

Jasper County

There was no record of earthquake events in the recent period (2000-2019).

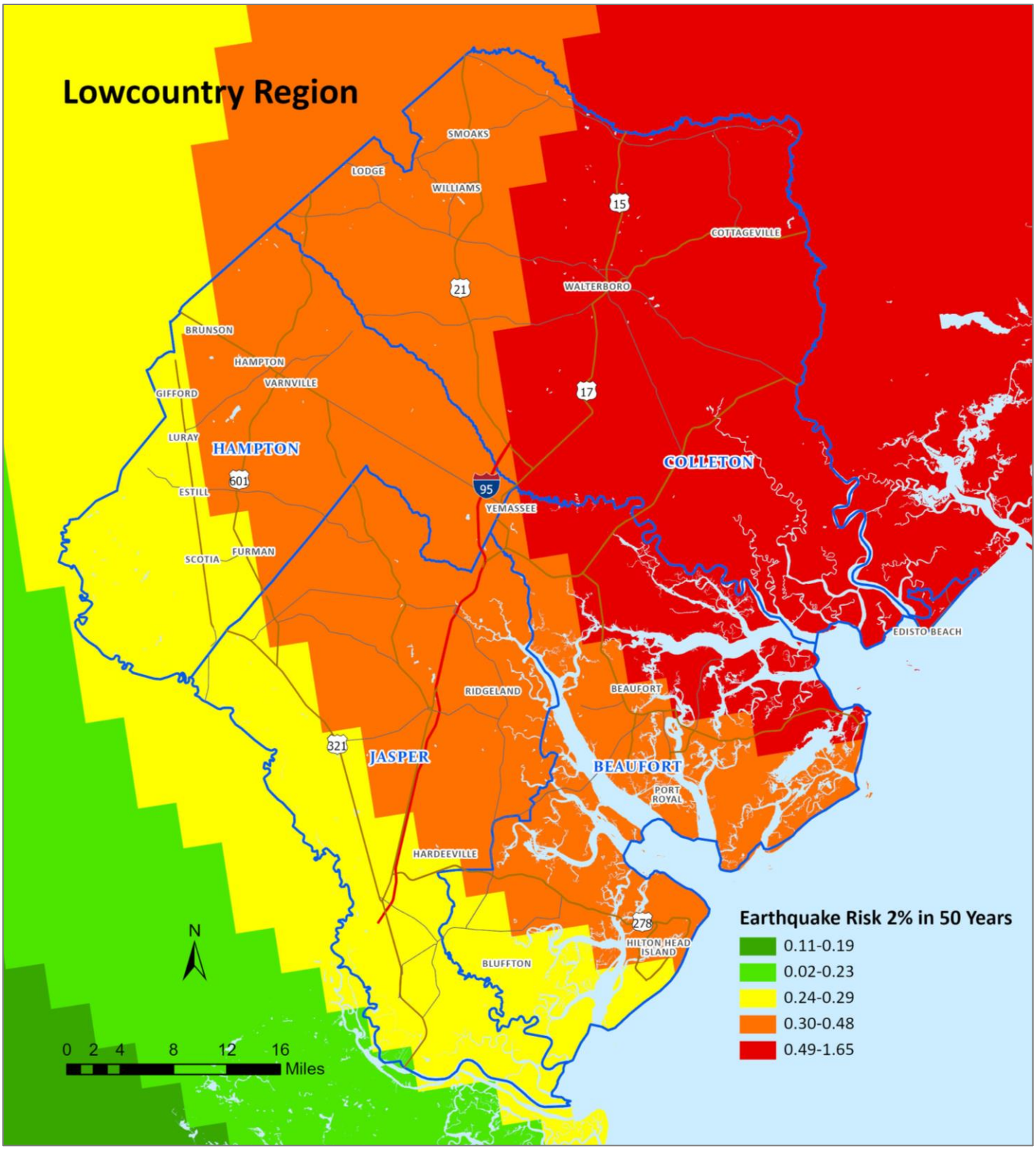
City of Hardeeville and Town of Ridgeland

- There was no record of earthquake events in the recent period (2000-2019).

Future Probability

For the Lowcountry region, there is a potential for liquefaction and tsunami activity from localized earthquakes. The U.S. Geological Survey provides probability maps of potential earthquake risk. Potential earthquake risk using peak ground acceleration (PGA) shows the amount of ground motion expected with a 2% probability of being exceeded in 50 years. The highest hazard areas are color coded red, with the lowest hazard areas in blue. The Lowcountry counties range from red to yellow showing a moderate to high hazard potential (Figure 23). In addition, according to SCEMD (n.d.), most of the Lowcountry area east of Interstate 95 has a high potential for liquefaction (Figure 24).

Figure 23: Earthquake Risk – Peak Ground Acceleration of 2% in 50 Years



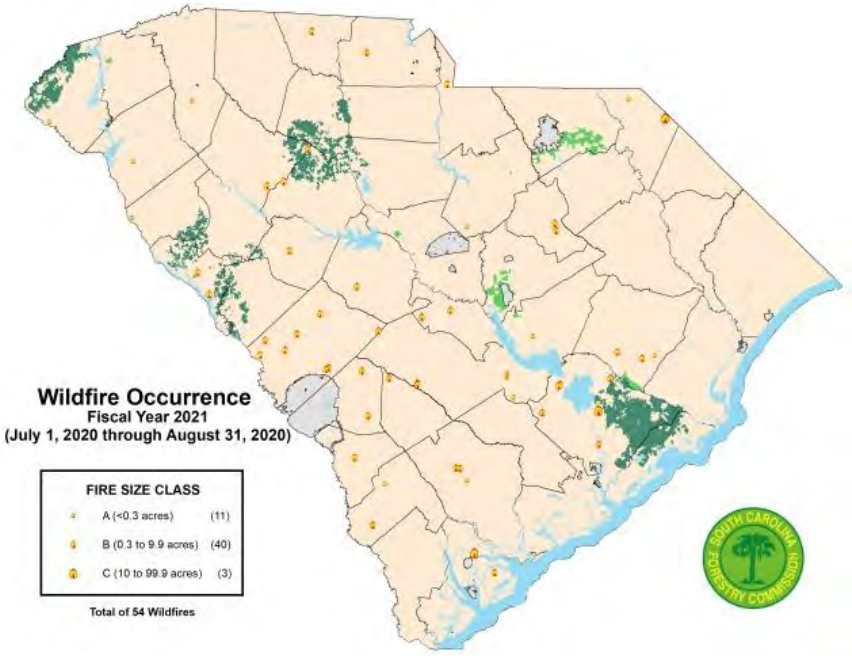
Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 24: Geologic Hazards of South Carolina – Liquefaction Potential

Source: SC Emergency Management Division (SCEMD)

3.9 WILDFIRE

Characteristics and Classification



According to the South Carolina Forestry Commission (SCFC) (2020), a wildfire includes any outdoor fire that is not controlled and supervised. Wildfires damage forests, natural habitats, water quality, and air quality. The state's fire season extends from winter to early spring when the vegetation is dormant and dry.

Wildfires have several origins, some natural and some human. They spread faster with dry and windy conditions, burning fuels that include trees, brush, pine straw, and grasses. The causes identified by the SCFC are below (SCFC, 2020).

- *Debris Burning:* Any fire that escapes a planned setting falls into this category. This includes burning trash and prescribed burns. These account for 35% to 45% of South Carolina wildfires.
- *Woods Arson:* Fires that are set to one's property without their permission, regardless of intent. Arson accounts for 25% to 30% of South Carolina wildfires.
- *Equipment Use:* Fires started inadvertently with farm equipment or automobiles account for 5% of South Carolina wildfires.
- *Children:* Children's actions, including playing with fireworks, matches, and lighters cause 3% to 5% of South Carolina wildfires.
- *Smoking:* Although difficult to verify, careless smoking practices cause an estimated 3% to 4% of South Carolina wildfires, mostly along roadways.
- *Campfires:* Campfires make up 1% to 3% of wildfires. Most campfires are in the summer, when lush vegetation makes growth fire-resistant, which explains the low number.
- *Lightning:* Usually joined by rain and already humid summer conditions, lightning rarely spark wildfires. Lightning causes only 2% of South Carolina wildfires.
- *Railroad:* Given changes in engine technology, these types of wildfires are less common. Fires originate from sparks via braking or carbon build-up in the engines. These account for 1% to 2% of South Carolina's wildfires.
- *Miscellaneous:* This category catches all other wildfires, including accidental fires via fireworks, structural fires that light brush afire, and unattended warming fires. This category accounts for 4% to 6% of wildfires.

Location and Extent

Since 2005, over 3,300 wildfires occurred in the Lowcountry region. Nearly 40% of these were in Colleton County (Table 22). One of the most notable recent fires was on January 15, 2011. Persistent dry conditions across southern South Carolina gave rise to wildfires near Beaufort County, with damages totaling $1.12 million.

Table 22: Wildfire Events 2005-2019 by Acres Burned

	Number Small Wildfires (burn < 15.5 acres)	Number Medium Wildfires (burn 15.5-32.8 acres)	Number Large Wildfires (burn > 32.8 acres)
Beaufort County	372	18	8
Colleton County	1,204	76	59
Hampton County	564	26	29
Jasper County	864	41	56
Total	**3,004**	**161**	**152**

Source: SC Forestry Commission (SCFC)

Beaufort County

With a moderate risk of wildfire events, Beaufort County had 398 wildfires between 2005-2019. The majority of events (93.5%) are small-sized fires (less than 15.5 acres), 4.5% are medium (15.5-32.8 acres), and 2% are large (more than 32.8 acres). Between 2012-2019, the large annual wildfires concentrated in the northern part of the county.

Colleton County

The county has the highest risk of wildfire events. Between 2005-2019, there has been 1,339 wildfires in the county where 90% are small-sized fires (less than 15.5 acres), 5.6% are medium (15.5-32.8 acres), and 4.4% are large wildfires (more than 32.8 acres). Recently, large annual wildfires concentrated in the northern Colleton County, especially in the City of Walterboro and the Town of Smoaks.

Hampton County

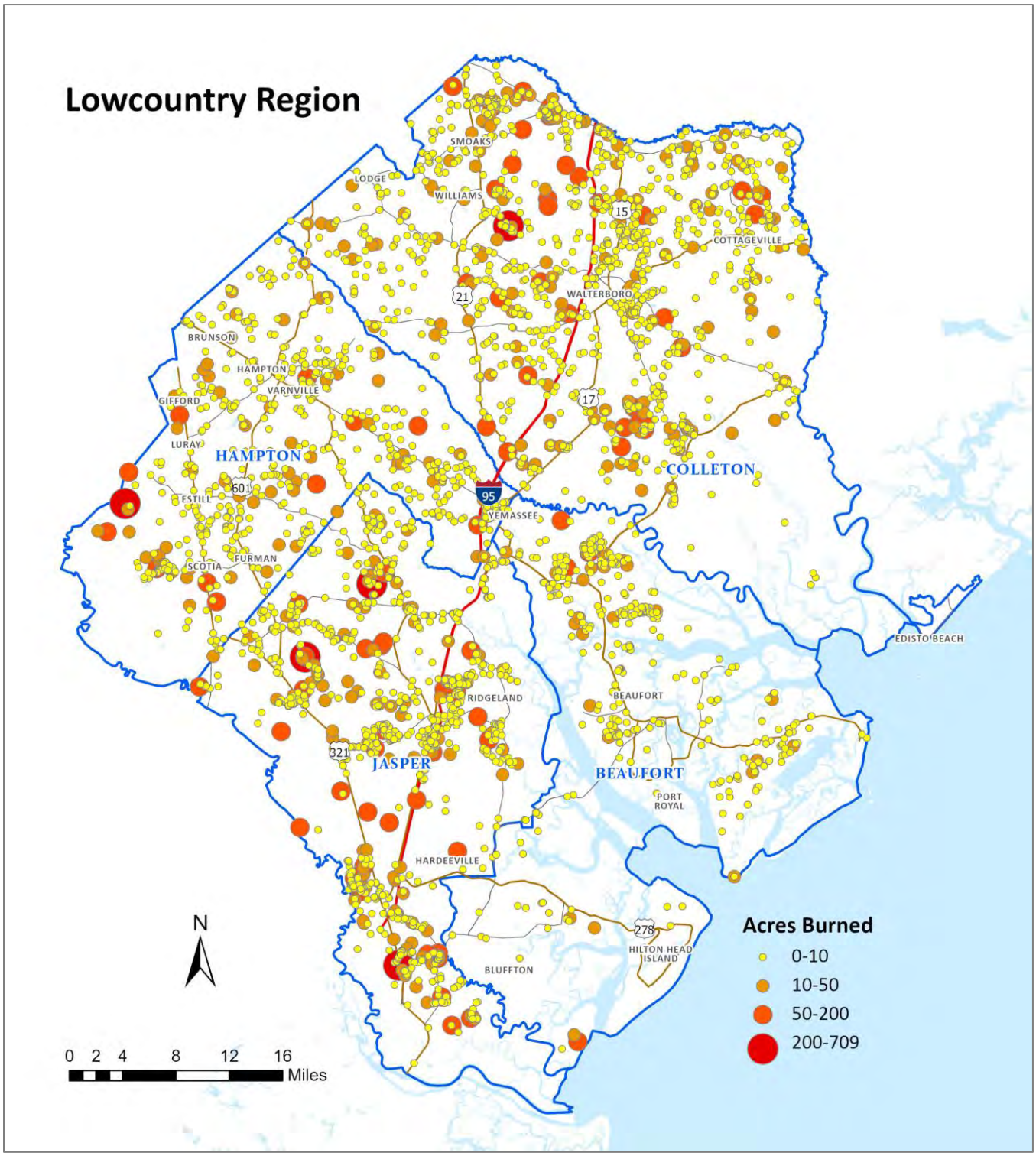
Hampton County has a high risk of wildfire events. Between 2005-2019, there has been 619 wildfires in the county where 91.1% are small-sized fires (less than 15.5 acres), 4.2% are medium (15.5-32.8 acres), and 4.7% are large wildfires (more than 32.8 acres). Recently, large annual wildfires concentrated are in the area of the Towns of Estill, Scotia, and Varnville.

Jasper County

The county has a high risk of wildfire events. Between 2005-2019, there have been 961 wildfires in the county where 89.9% are small-sized fires (less than 15.5 acres), 4.3% are medium (15.5-32.8 acres), and 5.8% are large wildfires (more than 32.8 acres). Recently, both the City of Hardeeville and the Town of Ridgeland have had the concentration of annual wildfires.

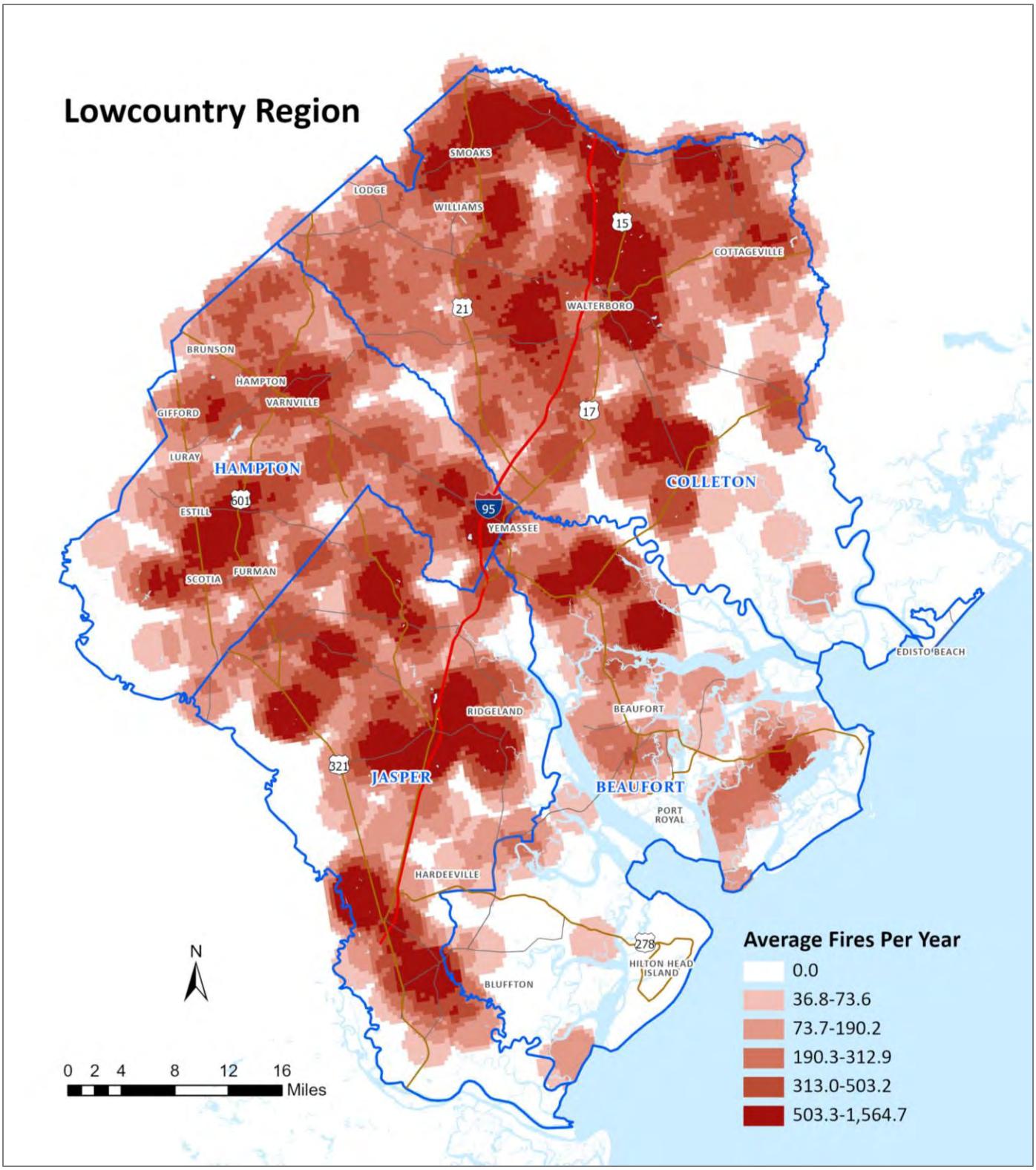
The location of the fires by size shows the inland area at higher risk from the immediate coastline (Figure 25). This pattern is highlighted even more in the recent period (2012-2019) showing a large annual concentrated occurrence of wildfires in northern Colleton County, with smaller concentrations in the other three counties (Figure 26).

Figure 25: Wildfire Locations 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI); South Carolina Forestry Commission (SCFC)

Figure 26: Annual Wildfire Risk 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI); South Carolina Forestry Commission (SCFC)

Future Probability

Table 20 shows that the future probability of wildfire events is very high particularly in Colleton and Jasper Counties, with more than 10,000% chance of occurring in any given year.

Table 23: Wildfire Historical and Recent Hazards Events 1988-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	1,728	32	54	0.02	5,400%	137
City of Beaufort	n/a	32	n/a	n/a	n/a	n/a
Town of Bluffton	n/a	32	n/a	n/a	n/a	n/a
Town of Hilton Head Island	n/a	32	n/a	n/a	n/a	n/a
Town of Port Royal	n/a	32	n/a	n/a	n/a	n/a
Colleton County	4,910	32	153.4	0.01	15,344%	607
Town of Cottageville	n/a	32	n/a	n/a	n/a	n/a
Town of Edisto Beach	n/a	32	n/a	n/a	n/a	n/a
Town of Lodge	n/a	32	n/a	n/a	n/a	n/a
Town of Smoaks	n/a	32	n/a	n/a	n/a	n/a
City of Walterboro	n/a	32	n/a	n/a	n/a	n/a
Town of Williams	n/a	32	n/a	n/a	n/a	n/a
Hampton County	2,075	32	64.8	0.02	6,484%	268
Town of Brunson	n/a	32	n/a	n/a	n/a	n/a
Town of Estill	n/a	32	n/a	n/a	n/a	n/a
Town of Furman	n/a	32	n/a	n/a	n/a	n/a
Town of Gifford	n/a	32	n/a	n/a	n/a	n/a
Town of Hampton	n/a	32	n/a	n/a	n/a	n/a
Town of Luray	n/a	32	n/a	n/a	n/a	n/a
Town of Scotia	n/a	32	n/a	n/a	n/a	n/a
Town of Varnville	n/a	32	n/a	n/a	n/a	n/a
Town of Yemassee	n/a	32	n/a	n/a	n/a	n/a
Jasper County	3,771	32	117.8	0.01	11,784%	387
City of Hardeeville	n/a	32	n/a	n/a	n/a	n/a
Town of Ridgeland	n/a	32	n/a	n/a	n/a	n/a

Note: Data are not available in municipality level.
Source: Hazards Vulnerability and Research Institute (HVRI) and South Carolina Forestry Commission

3.10 FLOOD

Characteristics and Classification

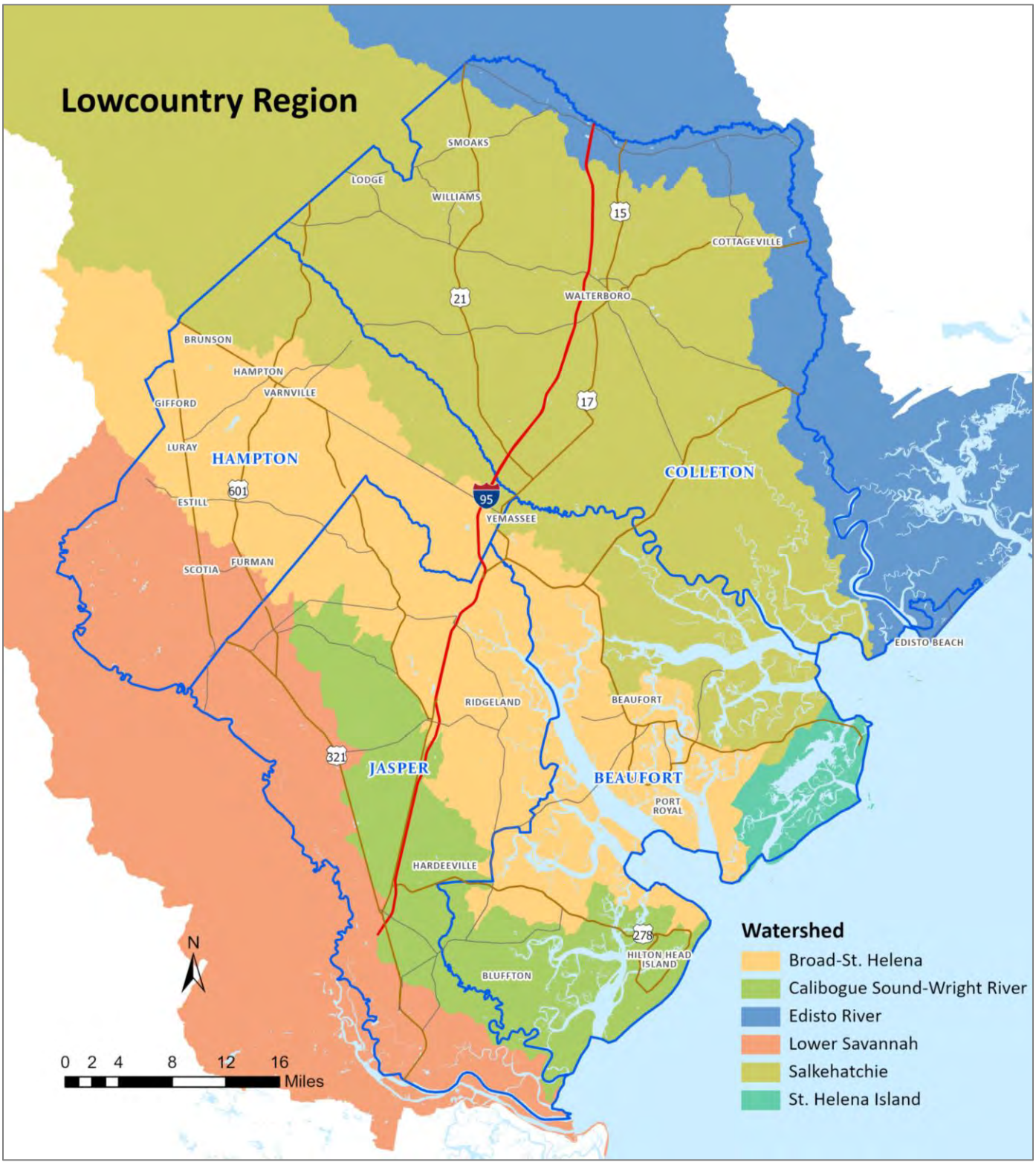
Flooding occurs when water flows or collects in areas that are usually dry. This can happen because of heavy rain, snow melt, high tides, dam breaks, etc. Floods can be for short duration or last weeks, and they can be a few inches or the height of houses. Floods claim more lives in the U.S. than tornadoes, hurricanes, or lightning. Moreover, flooding is the most expensive natural disaster, costing $5 billion on average every year (NSSL, 2020c). Given the Lowcountry's position in the low-lying coastal plains of South Carolina, not only is there a risk from riverine flooding from the lower Savannah River and ACE Basin (Ashepoo, Combahee, and Edisto) as rivers and their tributaries make their way to the Atlantic (Figure 27), but the region is also at increased risk for coastal flooding, storm surges, and tidal (King Tides) flooding.

There are two general types flooding—general flooding where flooding occurs over several days, and flash flooding where floodwaters rise quickly within minutes to hours and then quickly dissipate. According to the 2018 South Carolina Hazards Mitigation Plan (SCEMD, 2018), examples of flash flood types include urban, dam/levee failures, and debris/ice jams. General floods include riverine, coastal, and local drainage. The following flood types predominate in the Lowcountry.

- *River (or riverine) Flood:* Also called overbank flooding, this type of flooding occurs when water levels in a river exceed the rivers defined banks and spill over into the surrounding floodplain.
- *Coastal Flood:* This type of flooding is the product of a several factors. When coastal waters are higher-than-high tide, those waters can swell onto low-lying areas, and it can get worse by rainfall or winds pushing water onshore. King tides are abnormally high tides that occur when the moon, earth, and sun align, and the moon is at its closest position to earth. These events occasionally generate coastal flooding and can be exacerbated by wind and rain. Sea level rise means these events will happen more frequently (City of Charleston, 2020).
- *Local Drainage Flooding:* Local drainage problems frequently occur in low-lying flat areas where normal drainage patterns become disrupted by lack of maintenance of channels or culverts, lower capacity storm sewer systems, or other types of blockages.
- *Flash Flood:* Flash flood events are rapid onset events usually the result of intense rainfall occurring in a short time span, typically less than 6 hours. Urbanized areas contribute to flash flooding due to the number of impervious surfaces (roads, parking lots, streets) that prevent the rainfall from being absorbed by the soil. The runoff moves quickly over the paved surfaces increasing the likelihood of flash flooding especially in lower-lying areas such as road or rail underpasses.

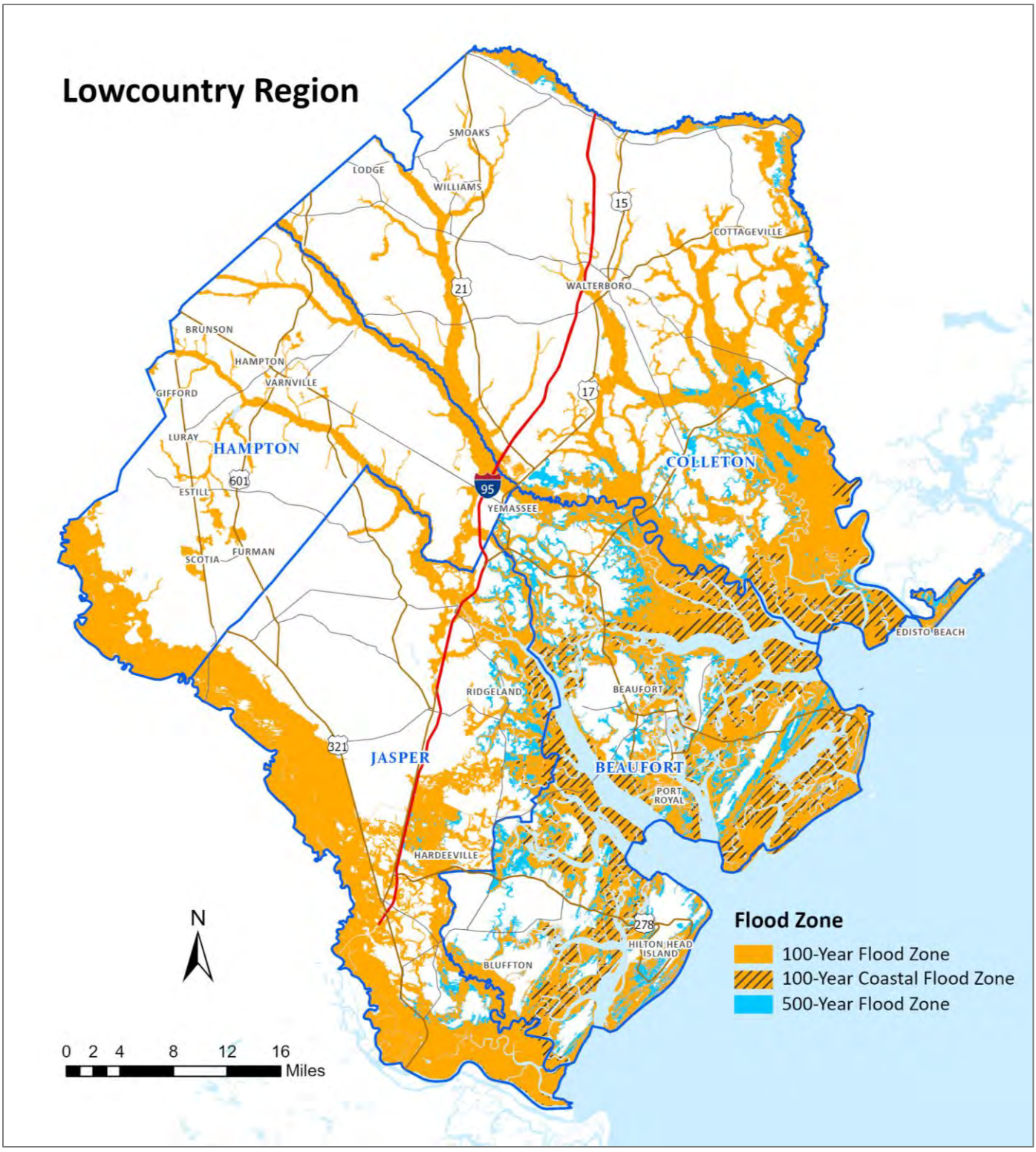
Flooding is a major hazard threat in the Lowcountry region as it combines both coastal flood hazards and riverine flood hazards. Approximately 41% of the land area in the four-county region lies within FEMA's regulated flood zone (Special Flood Hazard Area of SFHA, commonly known as the 100-year flood zone). Within the SFHA, 9% of the land area is in the VE zone and subject to wave action greater than 3 feet. The VE zone represents the highest flood risk potential. The SFHA has a one percent probability of occurring in any given year, while the 500-year flood hazard has a 0.2% probability (Figure 28). Approximately 4.6% of the Lowcountry land area lies within the 500-year flood zone. Coastal flood hazard areas (shown in the crosshatch pattern in Figure 28) include VE zones, coastal AE zones with wave heights from 1.5-3 feet, and AE zones designated as Limit of Moderate Wave Action (LiMWA) with wave heights less than 1.5 feet (FEMA, 2020c). Figure 29 illustrates the coastal flood hazard layers. More details on definition of flood zone can be seen in Appendix F.

Figure 27: Drainage Areas – Watershed



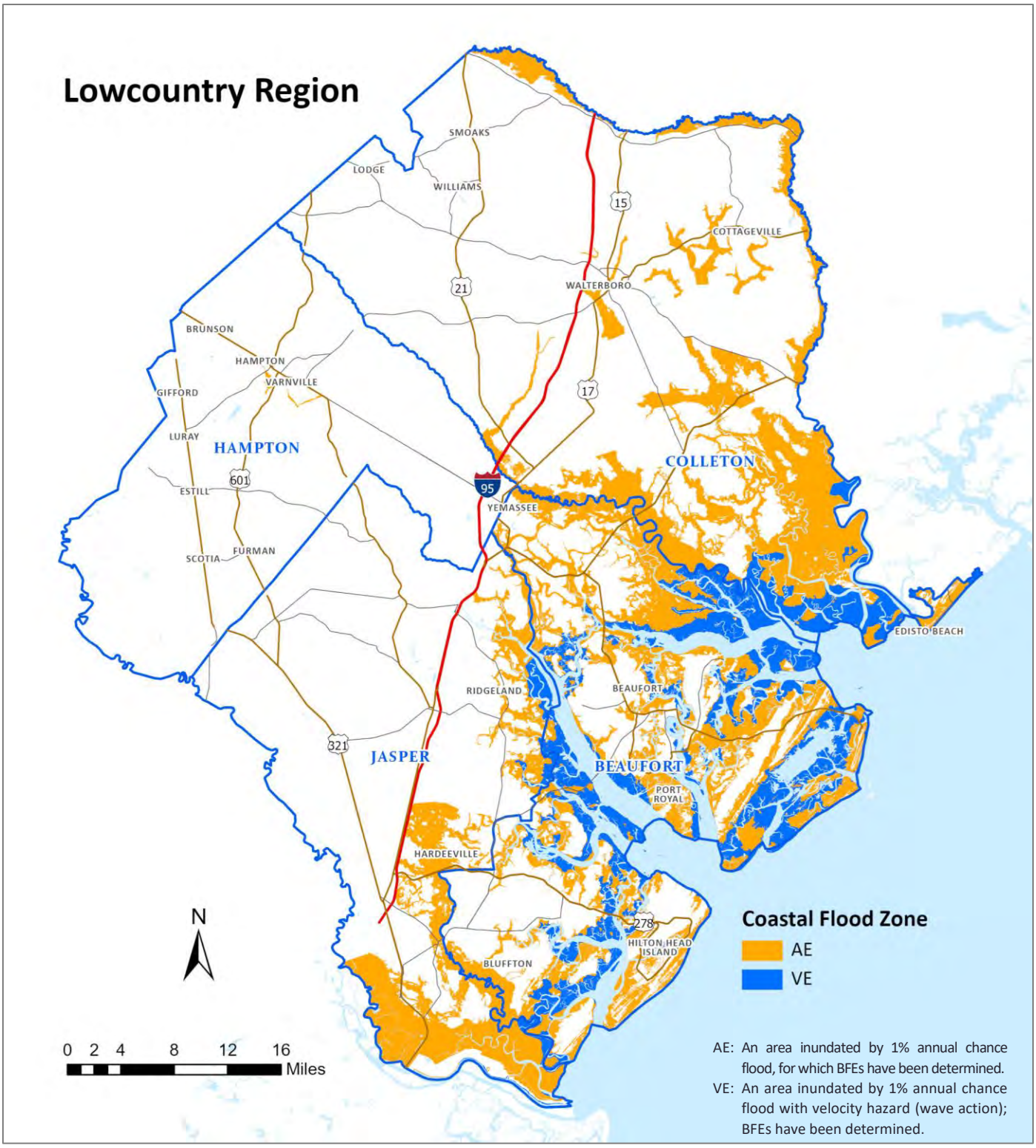
Source: US Geological Survey (USGS), Watershed Basin Dataset

Figure 28: FEMA-Designated Flood Zones



Source: Hazards and Vulnerability Research Institute (HVRI); National Flood Insurance Program

Figure 29: FEMA-Designated Coastal Flood Zones

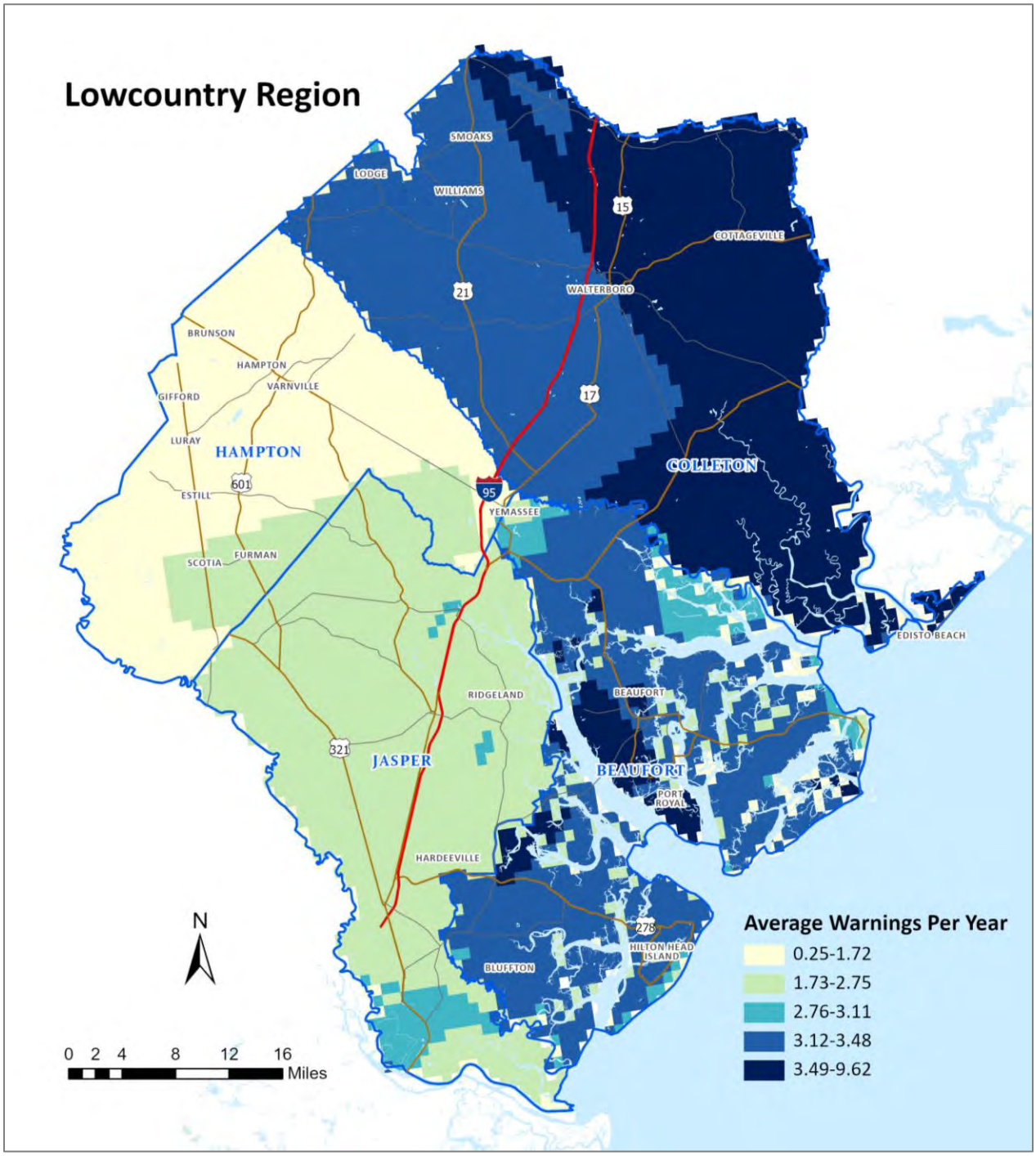


Source: Hazards and Vulnerability Research Institute (HVRI); National Flood Insurance Program

Flash Flooding

Because of the rapidity of occurrence and the localized conditions that are quite variable, one way of determining flash flooding is to use National Weather Service flash flood guidance which shows the geographic distribution of the potential risk. As shown in Figure 30, most of the Lowcountry averages around 3 flash flood warnings per year, but major sections of Beaufort County and eastern Colleton show higher than average warnings per year suggesting a slightly higher risk level for flash flooding.

Figure 30: Flash Flood Warnings 2012-2019

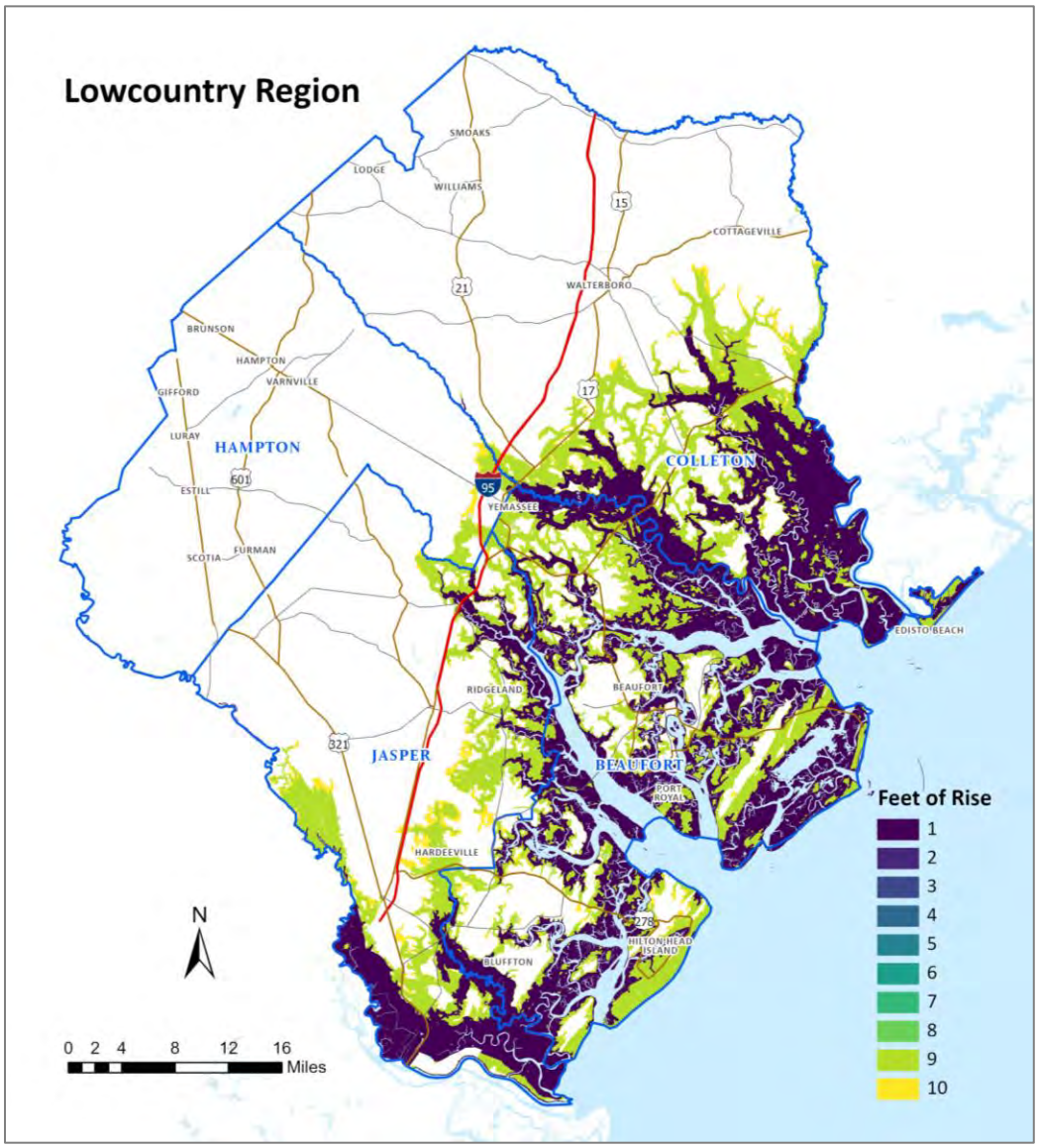


Source: Hazards and Vulnerability Research Institute (HVRI); National Weather Service, Iowa Environmental Mesonet

Sea Level Rise

Given the Lowcountry's position on the Atlantic Coast, the Lowcountry is at special risk for sea level rise. The rate of sea level rise is very likely to be higher in the remainder of the 21st century than it was in the last 50 years. The Fort Pulaski (Georgia) station, NOAA's water level station, has recorded sea level since 1935, and in this period, the mean sea level has increased at a rate of about 1.09 feet per 100 years (NOAA, 2020). Sea level rise threatens infrastructure like buildings, power plants, roads, and railways. The encroaching saltwater can poison freshwater habitats and agricultural water supplies. It also means that storm surge and coastal flooding will be more severe and more frequent. Approximately 22% of the Lowcountry's land area is subject to one to two feet of inundation from sea level rise. Using 2018 population estimates from the American Community Survey, roughly 68,000 people live in the potential inundation areas (Census block groups where more than 50.1% of the land area would be covered) by a one-to-two-foot rise in sea levels, or 25% of the region's population (Figure 31).

Figure 31: Sea Level Rise Impact



Source: Hazards and Vulnerability Research Institute (HVRI); NOAA Sea Level Rise Viewer

Location and Extent

Since 2012, there have been 67 flood events recorded from 2012-2019 (NCEI 2020a). The majority of these were listed as flash flood events. Beaufort County experienced the most flooding (primarily coastal), followed by Colleton County, with an even distribution of flood types (Table 24).

Table 24: Recent Flood Types 2012-2019

County	Flood	Flash Flood	Coastal Flood
Beaufort	-	5	17
Colleton	6	7	6
Hampton	-	13	-
Jasper	-	13	-
Total	6	38	23

Source: NCEI, 2020a

During the time leading up to Hurricane Joaquin (October 3-5, 2015) the state received up to 20 inches of rain in 4 days, spurring both flash and coastal floods. Damaged infrastructure, businesses and homes took months to repair.

Beaufort County

There have been 22 flood events recorded from 2012-2019 in the county. These events consisted primarily of coastal floods. Total damage of $10,607 was reported. Below are some notable events.

- July 21, 2014: Areas of numerous to widespread showers and thunderstorms developed in the afternoon hours and anchored along the southeast South Carolina coast and produced flash flooding in Beaufort County.
- October 27 and 28 2015: Major coastal flood stage levels were recorded at the Charleston Harbor (CHTS1) tide gauge. This impacted the county coastal area. Law enforcement and park services indicated road closures on Dockside Road, Yacht Club Road, Scott Creek Road, Jungle Shores Drive and Palmetto Boulevard near the entrance of Edisto Beach State Park. A flood berm along Palmetto Boulevard was also reported destroyed and water was under beach homes. Twenty structures sustained flood damage, including two businesses and 18 homes. Also, several roads flooded, and water was around some homes.
- August 29, 2019: There were a few days of moderate to major coastal flooding during high tide cycles near the Southeast South Carolina coast. There was a report that a boat ramp on Bay Street and a boat ramp near Pigeon Park flooded.

Town of Hilton Head Island

- July 21, 2014: A flash flood causing a vehicle stalled in three feet of water on North Calibogue Cay Road. An estimated six inches of water in a foyer and a completely flooded elevator shaft in a building along Lighthouse Road was reported.
- October 8, 2016: A local newspaper showed video at the Tabby Walk Villas on Hilton Head Island flooded with an unknown depth of water entering first floor units. A portion of Fort Walker Drive was also undermined and completely collapsed during heavy rain associated with Hurricane Matthew.

City of Beaufort and Towns of Bluffton and Port Royal

- There was no record of flood events in the city and towns between 2012-2019.

Colleton County

There have been 19 flood events recorded from 2012-2019 in the county. The damage totaled over $2.15 million. The flood risk map of Colleton County and all jurisdictions are shown in Figure 32. The notable events include:

- July 11, 2013: Thunderstorms popped up in the afternoon, producing heavy rain over a short period of time. A roadway collapse on Carters Ford Road due to flash flooding was reported. The damage of $20,000 was also reported.
- October 3, 2015: Flash flooding was prevalent for several days. The most significant flooding occurred in areas along and near smaller creeks. An emergency manager reported a few roads near Walterboro closed due to flooding. Roads closed due to flooding included but are not limited to Cane Branch Road and Ruffin Road at a railroad crossing. Dodge Lane was also washed out due to flooding. The damage totaled $1.5 million.

Town of Cottageville

- July 12, 2013: Ongoing thunderstorms with near two inches of rain continued throughout the night causing area flooding. Happiness Lane was impassable due to the Edisto River flood.
- October 5, 2015: An emergency manager reported several roads closed due to rising river levels on the Edisto River. Roads closed included Long Creek Landing Road, Good Hope Landing Lane, Ladolce Lane, Pierce Road and the end of Lakeview Lane.

Town of Edisto Beach

- October 14, 2016: Strong wind and long fetch over coastal waters produced a series of elevated tides and shallow coastal flooding along coastal areas. Law enforcement reported saltwater up to and beginning to flow under damaged homes on Palmetto Boulevard. Water did not reach the road.
- August 29, 2019: A few days of moderate to major coastal flooding during high tide cycles flooded Dockside Road. Water was several inches deep inside the building.

City of Walterboro

- October 3, 2015: Flash flooding was prevalent for several days. Law enforcement reported Ivanhoe Road closed between Forest Hill Road and West Washington Street due to flooding. The damage totaled $507,720 thousand.

Towns of Lodge and Smoaks

- There was no record of flood events in the recent year (2012-2019).

Hampton County

Between 2012-2019, there have been 13 flood events in the county causing a light damage of $7,545 reported. The notable events include:

- June 4, 2013: Severe thunderstorm produced heavy rain over a short period of time across the county. The estimated five inches of rain had already fallen since midafternoon. Many farm fields in Valentine completely flooded.
- July 11, 2013: Numerous thunderstorms popped up in the afternoon producing heavy rain over a short period of time. Several roads in Nixville were closed due to flash flooding.
- October 8, 2018: Heavy rains from passing Hurricane Matthew resulted in two sections of Pocotaligo Road being washed out where water was overflowing from Buckfield Pont into the Tulifiny River. A section of Pocoaligo Road was also washed out near the Vizsla Loop.

Town of Brunson

- July 11, 2013: Numerous thunderstorms popped up in the afternoon producing heavy rain over a short period of time. Several road closures were reported closed due to flash flooding. Light damage was reported.

Town of Estill

- June 4, 2013: Severe thunderstorm produced heavy rain over a short period of time. Significant standing water along Jackson Street and surrounding yards were reported. No damage was reported.

Town of Furman

- June 6, 2016: Heavy rain associated with the Tropical Storm Colin caused a roadway washout near the intersection of Town Hall Road and Highway 601. No damage was reported.

Town of Hampton

- August 19, 2013: Numerous showers and thunderstorms developed across the region. Law enforcement reports that portions of Highway 278 were closed due to flash flooding. Several side streets off of Highway 278 were closed including Willard, 3rd, 5th, and Holly. Also, Highway 363 and Wade Hampton were closed as well as Highway 601 and Magnolia. No damage was reported.

Town of Luray

- July 11, 2013: Numerous thunderstorms popped up in the afternoon producing heavy rain over a short period of time. Several road closures were reported closed due to flash flooding. Light damage was reported.

Town of Varnville

- July 11, 2013: Numerous thunderstorms popped up in the afternoon producing heavy rain over a short period of time. Dennis Boulevard, Maple Street, Main Street and several others were flooded and closed. Light damage was reported.

Towns of Gifford, Scotia, and Yemassee

- There was no record of flood events in recent years (2012-2019).

Jasper County

There have been 13 flood events in the county between 2012-2019. These resulted in $35,443 in financial loss. The notable events include:

- May 29, 2016: A Tropical Storm Bonnie impacted across portions of southeast South Carolina and southeast Georgia. The storm totaled rainfall amounts of six to ten inches in many areas and resulted in flash flooding in Jasper County. There was significant flooding ongoing on Interstate 95 near mile marker 22. Both the northbound and southbound lanes are closed and completely impassable. Highway 17 was also flooded near Interstate 95 and a gas station had an unknown amount of water in the building. A few cars were submerged in the flood waters on both Interstate 95 and Highway 17. Interstate 95 was closed between exit 18 and exit 24 for almost 24 hours. The damage totaled $10,000.
- September 11, 2017: The widespread heavy rain associated with Hurricane Irma resulted in several reports of flash flooding with water entering homes and businesses. Jasper County Emergency Management reported homes flooded and inaccessible on Cherry Hill Road near the intersection with Highway 462. At least one person was stranded and in need of rescue. The damage totaled $25,000.

City of Hardeeville

- There was no record of flood event in the city between 2012-2019.

Town of Ridgeland

- May 29, 2016: Tropical Storm Bonnie impacted many areas and resulted in flash flooding. Main Road in Ridgeland was flooded and closed. Also, numerous secondary roads flooded or closed including portions of Calf Pen Bay Road, Captain Bill Road, Frontage Road, and Great Swamp Road. There was about six inches of water in a residence on Captain Bill Road. Also, water was entering a home on Brandon Cove.

Future Probability

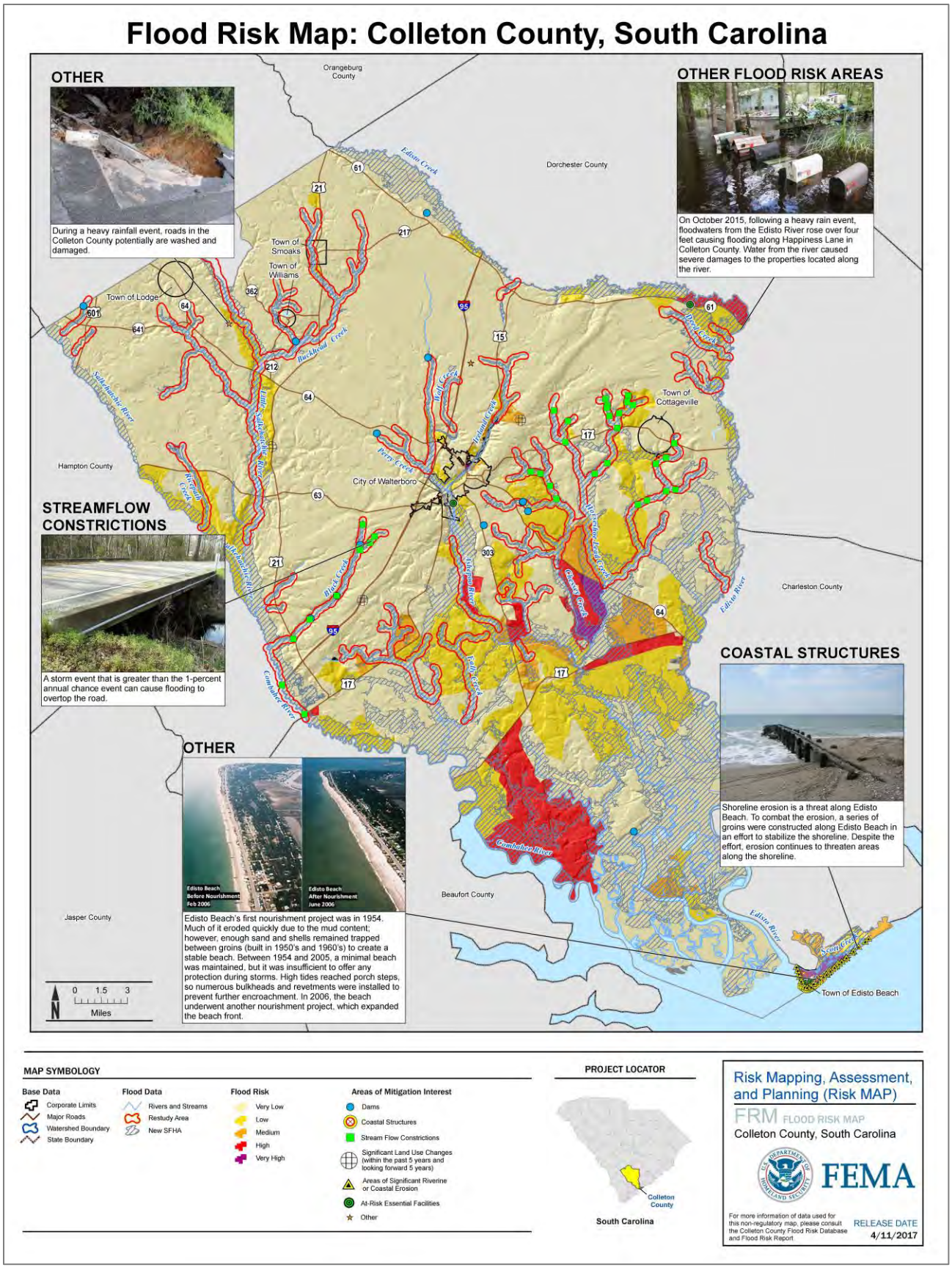
The future probability of flood events is high particularly in Beaufort County, with more than 100% chance of occurring in any given year (Table 25). The recent impact from flooding can be seen in the Loss Section.

Table 25: Flooding Historical and Recent Hazards Events 1996-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**32**	**24**	**1.3**	**0.75**	**133%**	**22**
City of Beaufort	4	24	0.2	6.00	17%	0
Town of Bluffton	5	24	0.2	4.80	21%	0
Town of Hilton Head Island	5	24	0.2	4.80	21%	1
Town of Port Royal	1	24	0.0	24.00	4%	0
Colleton County	**23**	**24**	**1.0**	**1.04**	**96%**	**19**
Town of Cottageville	1	24	0.0	24.00	4%	2
Town of Edisto Beach	0	24	0.0	*	*	5
Town of Lodge	0	24	0.0	*	*	0
Town of Smoaks	0	24	0.0	*	*	0
City of Walterboro	2	24	0.1	12.00	8%	1
Town of Williams	0	24	0.0	*	*	0
Hampton County	**8**	**24**	**0.3**	**3.00**	**33%**	**13**
Town of Brunson	1	24	0.0	24.00	4%	1
Town of Estill	2	24	0.1	12.00	8%	2
Town of Furman	1	24	0.0	24.00	4%	1
Town of Gifford	0	24	0.0	*	*	0
Town of Hampton	2	24	0.1	12.00	8%	2
Town of Luray	1	24	0.0	24.00	4%	1
Town of Scotia	0	24	0.0	*	*	0
Town of Varnville	2	24	0.1	12.00	8%	2
Town of Yemassee	0	24	0.0	*	*	0
Jasper County	**10**	**24**	**0.4**	**2.40**	**42%**	**13**
City of Hardeeville	1	24	0.0	24.00	4%	0
Town of Ridgeland	7	24	0.3	3.43	29%	6

Note: Symbol (*) refers to “no value” because the hazard events have a value of zero.
Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 32: Colleton County Flood Risk Map 2017



Source: Federal Emergency Management Agency (FEMA)

3.11 WINTER STORM

Characteristics and Classification

A winter storm includes events where the main types of precipitation are snow, sleet, or freezing rain. Most deaths related to winter storms, such as those involving automobiles, snow shoveling, and exposure to the cold are labeled as indirect deaths. All winter storms have some form of frozen precipitation which interact differently when on the ground. Sometimes storms can have multiple types of precipitation hazards.

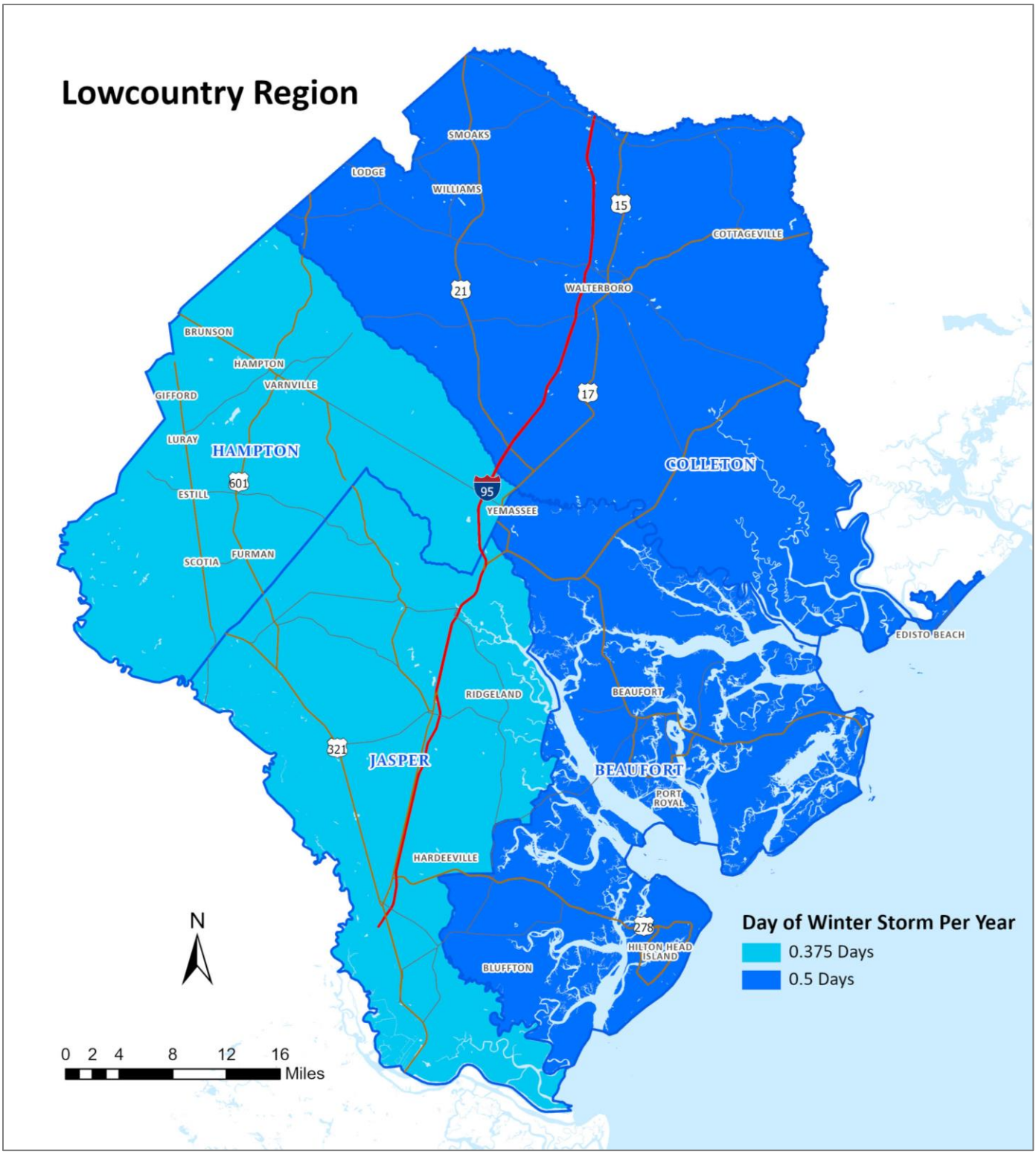
Winter storms are a generic classification of cold-weather hazards. These include blizzards, ice storms, and nor'easters. There are many different types of hazard events associated with the generic category of winter storms (NSSL, 2020d). These are described below.

- *Blizzard:* Blizzards combine strong winds that either blow snow that has already fallen, or snow that comes with the storm. The wind paired with the snow inhibits visibility, making for very dangerous driving conditions and lasts for at least three hours.
- *Ice Storm:* An ice storm results with the accretion of at least 0.25 inches of ice on surfaces. The weight of ice can snap trees and power lines and makes for hazardous walking and driving conditions. Freezing rain starts as snow before its descent to the ground and melts completely in a thick layer of warm air. The now-water droplet goes through a thin layer of cold air just before it reaches the ground, making the water close to freezing temperatures as it strikes the ground. If the water lands on something cold enough, the water will freeze on contact. The ice will form a glaze on objects, trees, cars, roads, and power lines. If enough ice forms, then the event will be labeled an ice storm.
- *Snow:* Flakes form as water droplets freeze and stick together. Snow will reach the ground if it remains in air below 32F on its journey from the cloud to the ground and accumulates if ground temperatures are below freezing.
- *Nor'easter:* These are very strong coastal winter storms that form in the Atlantic Ocean. Heavy precipitation (rain and snow) and strong winds producing large waves are part of these systems and produce considerable beach erosion.

Location and Extent

Winter storms generally affect large geographic areas. Given the southern and coastal location of the Lowcountry counties, winter storms are infrequent events, although nor'easters occasionally affect the region's beaches. According to the State Hazard Mitigation Plan 2018 (SCEMD, 2018), from 1986-2015, the four Lowcountry counties averaged two or less days of winter weather per year. For the 2012-2019 period, there were fewer occurrences—averages of less than one-half day for Beaufort and Colleton, and less than that for Hampton and Jasper (Figure 33). Below are some notable events across the Lowcountry region.

Figure 33: Winter Storm Per Year 2012-2019



Source: Hazards and Vulnerability Research Institute (HVRI)

Beaufort County

For the 2012-2019 period, there was average of one-half day of winter weather per year across the county. Some notable events include:

- January 28, 2014: A strong cold air pushed temperatures to around freezing across the county. Ice was accumulated up to one quarter of an inch at various locations. Bridges to Hilton Head Island were impassable due to ice on the morning of January 29, 2014.
- February 12, 2014: A major ice storm occurred with one to three quarters of an inch of ice accumulation. Numerous large tree limbs were down due to ice around Sheldon.

City of Beaufort

- December 29, 2017: A peak storm totaled ice accumulation of less than one inch on elevated surfaces such as trees and roadway signs.

Town of Bluffton

- January 3, 2018: Following the storm, very cold air persisted across the region allowing snow to stay on the ground and on area roadways. There was a report of 4 inches of snow near the Town.

Town of Hilton Head Island

- January 28, 2014: A strong cold air pushed temperatures to around freezing across the town. Ice was accumulated up to one quarter of an inch.
- January 3, 2018: Following the storm, very cold air persisted across the region allowing snow to stay on the ground and on area roadways. The highest amount measured was four and one-half inches.

Town of Port Royal

- January 28, 2014: A strong cold air pushed temperatures to around freezing across the town. Ice was accumulated up to one quarter of an inch.

Colleton County

There were four winter storm evets across the county between 2012-2019. Some notable events include:

- January 28, 2014: Storm totaled ice accumulations ranged up to one inch in isolated locations with one quarter to three quarters of an inch more prevalent. The ice accumulations resulted in numerous trees down across many portions of the county as well as associated power outages.
- January 3, 2018: Following the storm, very cold air persisted across the region allowing snow to stay on the ground and on area roadways. An estimated four to five inches of snow was reported across coastal portions of Colleton County, including five inches measured in Bennetts Point.

Town of Cottageville

- January 3, 2018: Storm totaled snowfall ranged from four to five inches around Cottageville.

Town of Edisto Beach

- January 3, 2018: Following the storm, very cold air persisted across the region allowing snow to stay on the ground and on area roadways. An estimated four to five inches of snow was reported in the area.

Town of Lodge

- January 3, 2018: The event began as rain for many areas before changing over to snow. Reports were received of two inches in the area.

Town of Smoaks

- February 12, 2014: A major ice storm occurred with one to three quarters of an inch of ice accumulation. The heaviest amounts were reported west of Interstate 95.

City of Walterboro

- February 12, 2014: The combination of moisture associated with the passing low and cold temperatures caused light rain to freeze during early morning hours. The media reported light icing on metal surfaces in the area.

Town of Williams

- The town has experienced winter weather between 2012-2019 with no notable events.

Hampton County

Between 2012-2019, there was average of less than one-half day of winter weather per year across the county. Some notable events include:

- January 28, 2014: Temperatures were near or below freezing at many locations through January 31, 2014. One quarter of an inch of ice was reported. There was also a tree reported down on Highway 68 near the Bing Street intersection due to the weight of ice accumulation.
- February 12, 2014: Storm total ice accumulations across the county ranged from one quarter to one half of an inch. Numerous trees and large tree limbs were reported down due to ice. Also, a car crashed into a downed tree in icy conditions resulting in one death and two injuries.
- January 3, 2018: Hampton County Emergency Management reported that storm total snowfall ranged between 2 and 4 inches across the county.

Town of Estill

- January 3, 2018: Storm totaled snowfall of two inches across the town with no damage reported.

Town of Hampton

- January 3, 2018: Storm totaled snowfall of two inches across the town with no damage reported.

Town of Yemassee

- February 12, 2014: A major ice storm occurred with one to three quarters of an inch of ice accumulation. Numerous large tree limbs were down due to ice.

Towns of Brunson, Furman, Gifford, Luray, Scotia, and Varnville

- These towns have experienced winter weather between 2012-2019 with no notable events.

Jasper County

There were three winter storm events across the county between 2012-2019. Some notable events include:

- February 12, 2014: Storm totaled ice accumulation across inland portions of Jasper County ranged from trace amounts up to one quarter of an inch. Ice accumulation was confined to areas west of Interstate 95 and north of Highway 336. The highest ice accumulation amounts were in and around Grays and Robertville.
- January 28, 2014: Temperatures were near or below freezing at many locations. Jasper County law enforcement reported that an ice-covered large tree limb fell onto power lines along Grays Highway near the Mill Pond Road intersection.
- January 3, 2018: Most of the precipitation fell as snow, with amounts ranging from two to four inches of snow in the coastal portion of the county.

City of Hardeeville

- The city has experienced winter weather between 2012-2019 with no notable events.

Town of Ridgeland

- February 12, 2014: Storm totaled ice accumulation across inland portions of Jasper County ranged from trace amounts up to one quarter of an inch. Ice accumulation was confined to areas west of Interstate 95 and north of Highway 336. The highest ice accumulation amounts were in and around Ridgeland.
- January 3, 2018: Three to four inches of snow was measured around Ridgeland. The highest amount in the county was 6 inches which was received via social media just east of Ridgeland. In addition to the snow, the event began as freezing rain.

Future Probability

The future probability of winter storm events is low in the Lowcountry region, with less than 50% chance of occurring in any given year in all counties (Table 26).

Table 26: Winter Historical and Recent Hazards Events 1996-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**6**	**24**	**0.3**	**4.00**	**25%**	**4**
City of Beaufort	6	24	0.3	4.00	25%	4
Town of Bluffton	6	24	0.3	4.00	25%	4
Town of Hilton Head Island	6	24	0.3	4.00	25%	4
Town of Port Royal	6	24	0.3	4.00	25%	4
Colleton County	**10**	**24**	**0.4**	**2.40**	**42%**	**4**
Town of Cottageville	10	24	0.4	2.40	42%	3
Town of Edisto Beach	5	24	0.2	4.80	21%	2
Town of Lodge	10	24	0.4	2.40	42%	3
Town of Smoaks	10	24	0.4	2.40	42%	3
City of Walterboro	10	24	0.4	2.40	42%	3
Town of Williams	10	24	0.4	2.40	42%	3
Hampton County	**7**	**24**	**0.3**	**3.43**	**29%**	**3**
Town of Brunson	7	24	0.3	3.43	29%	3
Town of Estill	7	24	0.3	3.43	29%	3
Town of Furman	7	24	0.3	3.43	29%	3
Town of Gifford	7	24	0.3	3.43	29%	3
Town of Hampton	7	24	0.3	3.43	29%	3
Town of Luray	7	24	0.3	3.43	29%	3
Town of Scotia	7	24	0.3	3.43	29%	3
Town of Varnville	7	24	0.3	3.43	29%	3
Town of Yemassee	7	24	0.3	3.43	29%	3
Jasper County	**6**	**24**	**0.3**	**4.00**	**25%**	**3**
City of Hardeeville	6	24	0.3	4.00	25%	3
Town of Ridgeland	6	24	0.3	4.00	25%	3

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

3.12 COASTAL EROSION

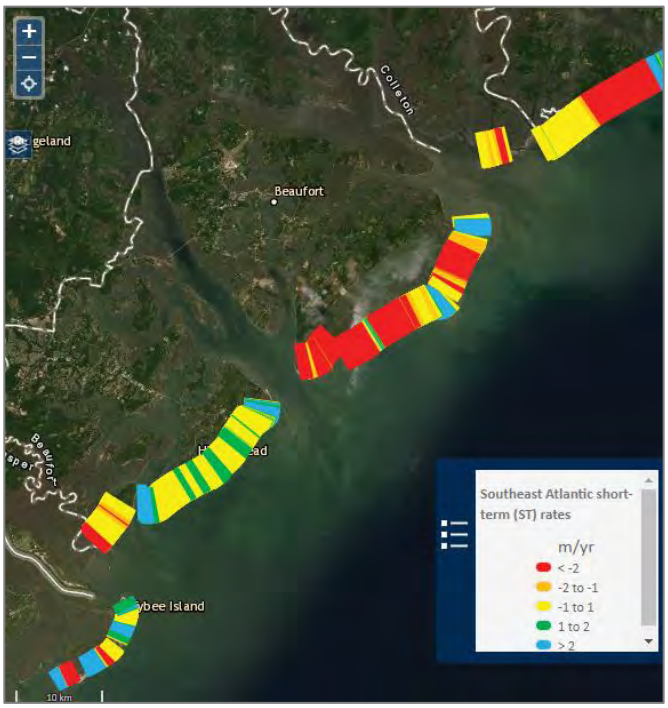
Characteristics and Classification

Changes in the coastline occur in both long-term and short-term time frames due to the characteristics of the shore, ocean currents, tides, winds, extreme weather events, and human practices.

According to the national database of short-term shoreline change (USGS, 2020b), short-term rates (less than 30 years) of change for Lowcountry open-ocean sandy beaches show erosion (negative shoreline change) averaging two meters per year in Beaufort County (Hunting and Fripp Islands), while Hilton Head Island shows a relatively stable profile or positive change (accretion) (see Figure 34).

South Carolina's Department of Health and Environmental Control (SCDHEC) (2010) maintains and reviews jurisdictional lines at beaches, thereby tracking changes in the coast over time. Given the Lowcountry's position on the Atlantic coast it is prone to significant losses via coastal erosion.

Figure 34: Short-Term Coastal Erosion Rates



Source: US Geological Survey (USGS)

Coastal erosion is a natural process with the potential for erosion determined by soil characteristics, vegetative cover, topography, and climate. Major storms can cause coastal erosion due to high winds blowing the sand off beaches, as well as high surf and storm surge which moves the sand landward. Human intervention in the natural system such as development and construction in riparian areas, as well as along the coast, can accelerate erosion. Rising sea levels due to climate change also contribute to increasing erosion rates.

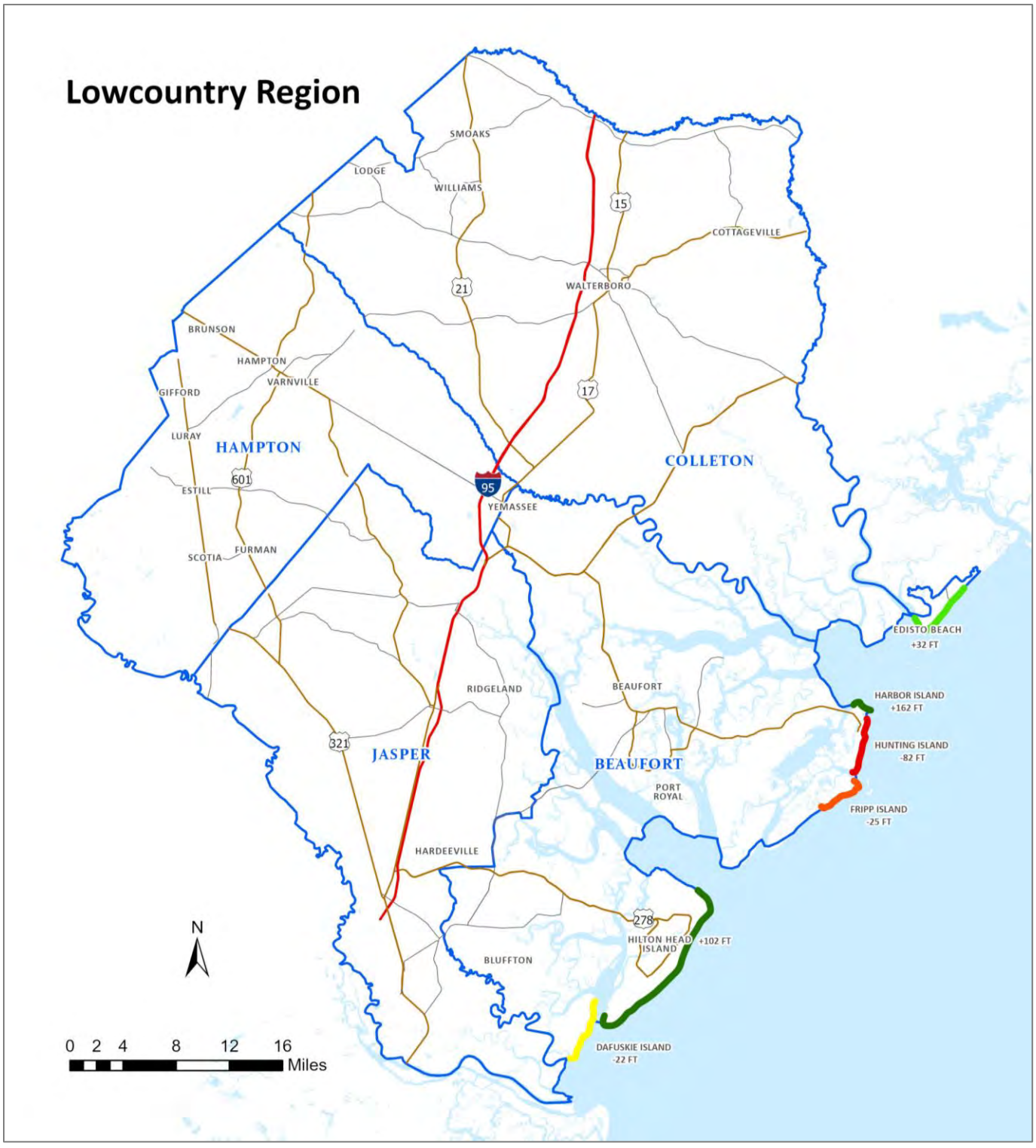
Location and Extent

Beaufort and Colleton Counties

The most recent evaluation of beach erosion rates is the 2010 DHEC-OCRM study (Shoreline Change Advisory Committee, 2010), which shows Edisto Beach (Colleton County), Hunting Island (Beaufort County), Hilton Head Island (Beaufort County), and Daufuskie Island (Beaufort County) as major areas of concern (see Figure 35). According to the recent measurements of beach profiles on the OCRM Beach Erosion Research and Monitoring Profile Viewer (B.E.R.M. Explorer), the lines represent changes from the most seaward jurisdictional lines based on the 2018 Beachfront Management Reform Act (determined by baselines established by 2008-2012 setback lines or newer setback lines proposed by SCDHEC in 2017).

The viewer also provides shoreline rate changes (erosion or accretion) along with baseline and setback lines (SCDHEC, 2020). While Figure 34 (above) shows the short-term natural erosion rates, Figure 35 illustrates changes in the shoreline where erosion (shown in red, orange, and yellow) occurred, and beach shorelines with accretion (shown in light and dark green), mostly through sand replenishment projects.

Figure 35: Average Change in Waterline per Beach 2014-2018



Source: SC Department of Health and Environmental Control (SCDHEC)

Table 27 presents the number and costs of beach re-nourishment projects permitted by SCDHEC-OCRM from 1977-2020.

Table 27: Beach Nourishment Projects 1977-2020

Project Location	Total Number	Number/Cost since 2015 ($m)	Local Cost ($m)	Private Cost ($m)	State Cost ($m)	Federal Cost ($m)	Total Cost ($m)
Daufuskie	1	0	0	6	0	0	6
Edisto Beach	3	1/$18.8	10.5	0	14.7	3	28.2
Hilton Head Island	8	2/$31.9	76.5	0	7.3	0	83.8
Hunting Island	4	0	0	0	7.3	4.2	11.5
Total	16	3/$50.7	87.0	6.0	29.3	7.2	129.5

Source: SC Department of Health and Environmental Control (SCDHEC)

Future Probability

Given the dynamic nature of coastal zones in terms of sediment erosion and accretion, it is impossible to compute specific past occurrences of coastal erosion events and their recurrence intervals. The future probability of coastal erosion is high given the dynamic nature of sediment transport, sea level rise, and development/recreational demands of the beach resources in the region.

3.13 EXTREME HEAT

Characteristics and Classification

Extreme heat is classified as heat indices that exceed the average that an area usually experiences in the summertime. This means different areas have different thresholds for what constitutes extreme heat. The heat index (the apparent temperature) accounts for both the measured air temperature as well as the humidity. Extreme heat can affect's a person's ability to keep their body temperature from raising, leading to heat-related illness such as heat stroke, heat exhaustion, and possibly death. Although the old and very young are at the most risk to be affected, anyone who is not careful can experience heat related illness. (CDC, 2020).

According to the National Weather Service (NWS) (2020d), Charleston Office considers heat risks when the heat index reaches 95 degrees and issues advisories and warnings (Table 28). The hazards associated with extreme heat impair human health and include heat cramps, heat exhaustion, and heatstroke. Heat stroke is life threatening and occurs when the body is unable to prevent a substantial rise in its core temperature. It often includes loss of consciousness, mental confusion, convulsions, and a fast heart rate, all of which can become life threatening.

Table 28: Risk Level Classification

Risk Level	Definition
None	Maximum Apparent Temperature < 95
Limited	Maximum Apparent Temperature 95 to 104
Elevated	Maximum Apparent Temperature 105 to 109 or Maximum Apparent Temperature greater than or equal to 100 for 4 consecutive days.
Significant	Maximum Apparent Temperature 110 to 114 or Maximum Apparent Temperature greater than or equal to 105 for 4 consecutive days.
Extreme	Maximum Apparent Temperature greater than or equal to 115 or Maximum Apparent Temperature greater than or equal to 105 for 5 consecutive days.

Source: National Weather Service (NWS)

Location and Extent

In August 1999, heat and humidity combined to produce heat indices ranging from 110-120 degrees in the Lowcountry region, with an all-time record for Beaufort County tied. There was one death associated with this event. Another heat wave in July 2010 produced a heat index value of 116 degrees at the Beaufort Marine Corps Station (NCEI, 2020b).

All Counties and Municipalities

- There were no extreme heat events in the period 2012-2019.

Future Probability

As shown in Table 29, the future probability of extreme heat events in the Lowcountry region is relatively low, with less than 100% chance of occurring in any given year.

Table 29: Extreme Heat Historical and Recent Hazards Events 1996-2019

	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Beaufort County	**14**	**24**	**0.6**	**1.71**	**58%**	**0**
City of Beaufort	14	24	0.6	1.71	58%	0
Town of Bluffton	14	24	0.6	1.71	58%	0
Town of Hilton Head Island	14	24	0.6	1.71	58%	0
Town of Port Royal	14	24	0.6	1.71	58%	0
Colleton County	**9**	**24**	**0.4**	**2.67**	**38%**	**0**
Town of Cottageville	9	24	0.4	2.67	38%	0
Town of Edisto Beach	9	24	0.4	2.67	38%	0
Town of Lodge	9	24	0.4	2.67	38%	0
Town of Smoaks	9	24	0.4	2.67	38%	0
City of Walterboro	9	24	0.4	2.67	38%	0
Town of Williams	9	24	0.4	2.67	38%	0
Hampton County	**5**	**24**	**0.2**	**4.80**	**21%**	**0**
Town of Brunson	5	24	0.2	4.80	21%	0
Town of Estill	5	24	0.2	4.80	21%	0
Town of Furman	5	24	0.2	4.80	21%	0
Town of Gifford	5	24	0.2	4.80	21%	0
Town of Hampton	5	24	0.2	4.80	21%	0
Town of Luray	5	24	0.2	4.80	21%	0
Town of Scotia	5	24	0.2	4.80	21%	0
Town of Varnville	5	24	0.2	4.80	21%	0
Town of Yemassee	5	24	0.2	4.80	21%	0
Jasper County	**7**	**24**	**0.3**	**3.43**	**29%**	**0**
City of Hardeeville	7	24	0.3	3.43	29%	0
Town of Ridgeland	7	24	0.3	3.43	29%	0

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

3.14 OVERALL HAZARD OCCURRENCE AND FUTURE PROBABILITY

Below are the summary tables (tables 30-34) for the combined Lowcountry region and by each county. These tables illustrate the number of hazard events by type, years in data record, annual event, recurrence interval, future probability (percent change of occurrence), and number of recent events.

Table 30: Lowcountry Summary of Historical and Recent Hazards Events

Hazards	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)[2]	Future Probability (% chance/year)	Total Number 2012-2019
Tornado	49	33	1.5	0.67	148%	8
Hurricane	28[1]	32	8.8	1.14	88%	8
Windstorm	292[1]	24	121.7	0.82	1,215%	163
Lightning	101,272	21	4,822.5	0.0002	482,248%	129,564
Hail	204	31	6.6	0.15	648%	38
Drought	374[1]	20	187.1	0.05	1,870%	120[1]
Earthquake	n/a	n/a	n/a	n/a	n/a	n/a
Wildfire	12,484	32	390.1	0.003	39,013%	1,399
Flood	73	24	3.0	0.33	304%	33
Winter Storm	29	24	1.2	0.83	121%	14
Coastal Erosion	n/a	n/a	n/a	n/a	n/a	n/a
Extreme Heat	9[1]	24	3.8	2.67	38%	0

Note: [1]Event occurred in multiple counties on the same day. Therefore, the regional summary used the average of all county events to avoid inflating the actual number of discrete events. [2]Recurrence frequency less than one indicate high frequency events on the order of seasonal, monthly, or weekly time frames with multiple occurrences within a one-year time frame.
Source: Hazards and Vulnerability Research Institute (HVRI)

Table 31: Beaufort County Summary of Historical and Recent Hazards Events

Hazards	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Tornado	17	33	0.5	1.94	52%	2
Hurricane	28	32	0.9	1.14	88%	8
Windstorm	268	24	11.2	0.09	1,117%	148
Lightning	20,166	21	960.3	0.00	96,029%	32,481
Hail	67	31	2.2	0.46	216%	13
Drought	342	20	17.1	0.06	1,710%	107
Earthquake	n/a	n/a	n/a	n/a	n/a	n/a
Wildfire	1,728	32	54.0	0.02	5,400%	137
Flood	32	24	1.3	0.75	133%	22
Winter Storm	6	24	0.3	4.0	25%	4
Coastal Erosion	n/a	n/a	n/a	n/a	n/a	n/a
Extreme Heat	14	24	0.6	1.71	58%	0

Note: Recurrence frequency less than one indicate high frequency events on the order of seasonal, monthly, or weekly time frames with multiple occurrences within a one-year time frame.
Source: Hazards and Vulnerability Research Institute (HVRI)

Table 32: Colleton County Summary of Historical and Recent Hazards Events

Hazards	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Tornado	17	33	0.5	1.94	52%	4
Hurricane	28	32	0.9	1.14	88%	8
Windstorm	440	24	18.3	0.05	1,833%	244
Lightning	34,597	21	1,47.5	0.00	164,748%	42,333
Hail	73	31	2.4	0.42	235%	15
Drought	352	20	17.6	0.06	1,760%	108
Earthquake	n/a	n/a	n/a	n/a	n/a	n/a
Wildfire	4,910	32	153.4	0.01	15,343%	607
Flood	23	24	1.0	1.04	96%	19
Winter Storm	10	24	0.4	2.4	42%	4
Coastal Erosion	n/a	n/a	n/a	n/a	n/a	n/a
Extreme Heat	9	24	0.4	2.67	38%	0

Note: Recurrence frequency less than one indicate high frequency events on the order of seasonal, monthly, or weekly time frames with multiple occurrences within a one-year time frame.
Source: Hazards and Vulnerability Research Institute (HVRI)

Table 33: Hampton County Summary of Historical and Recent Hazards Events

Hazards	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Tornado	8	33	0.2	4.13	24%	1
Hurricane	28	32	0.9	1.14	88%	8
Windstorm	196	24	8.2	0.12	817%	103
Lightning	19,914	21	900.7	0.00	90,067%	21,509
Hail	31	31	1.0	1.00	100%	3
Drought	406	20	20.3	0.05	2,030%	133
Earthquake	n/a	n/a	n/a	n/a	n/a	n/a
Wildfire	2,075	32	64.8	0.02	6,484%	268
Flood	8	24	0.3	3.0	33%	13
Winter Storm	7	24	0.3	3.4	29%	3
Coastal Erosion	n/a	n/a	n/a	n/a	n/a	n/a
Extreme Heat	5	24	0.2	4.80	21%	0

Note: Recurrence frequency less than one indicate high frequency events on the order of seasonal, monthly, or weekly time frames with multiple occurrences within a one-year time frame.
Source: Hazards and Vulnerability Research Institute (HVRI)

Table 34: Jasper County Summary of Historical and Recent Hazards Events

Hazards	Total Number	Years in Data Record	Annualized Count	Recurrence Frequency (in years)	Future Probability (% chance/year)	Total Number 2012-2019
Tornado	6	33	0.2	5.5	18%	1
Hurricane	28	32	0.9	1.14	88%	8
Windstorm	262	24	10.9	0.09	1,092%	156
Lightning	27,595	21	1,314.0	0.00	131,405%	33,241
Hail	33	31	1.1	0.94	106%	7
Drought	396	20	19.8	0.05	1,980%	132
Earthquake	n/a	n/a	n/a	n/a	n/a	n/a
Wildfire	3,771	32	117.8	0.01	11,784%	387
Flood	10	24	0.4	2.4	42%	13
Winter Storm	6	24	0.3	4.0	25%	3
Coastal Erosion	n/a	n/a	n/a	n/a	n/a	n/a
Extreme Heat	7	24	0.3	3.43	29%	0

Note: Recurrence frequency less than one indicate high frequency events on the order of seasonal, monthly, or weekly time frames with multiple occurrences within a one-year time frame.
Source: Hazards and Vulnerability Research Institute (HVRI)

SECTION 4: VULNERABILITY ASSESSMENT

This section provides overall social vulnerability indicators along with loss information for the Lowcountry region. Vulnerability is determined by assessing the probability and historical loss from each hazard. Loss information is an estimate of direct monetary losses (property and crop) and human losses (injuries and deaths) for each hazard in each county.

4.1 SOCIAL VULNERABILITY

Social vulnerability provides a general description of susceptibility to harm and reflects the ability of people to prepare for, respond to, and recover from natural hazards. The Social Vulnerability Index (SoVI®) developed by Hazards and Vulnerability Research Institute (HVRI) at the University of South Carolina, is a quantitative measure designed to graphically illustrate census tracts that contain socially vulnerable populations. Determining social vulnerability involves several indicators including socioeconomic status, gender, race and ethnicity, age, employment loss, residential property, renters, occupation, family structure, education, medical services and access, social dependence, and special-needs population. Details on these metrics are displayed in Appendix G.

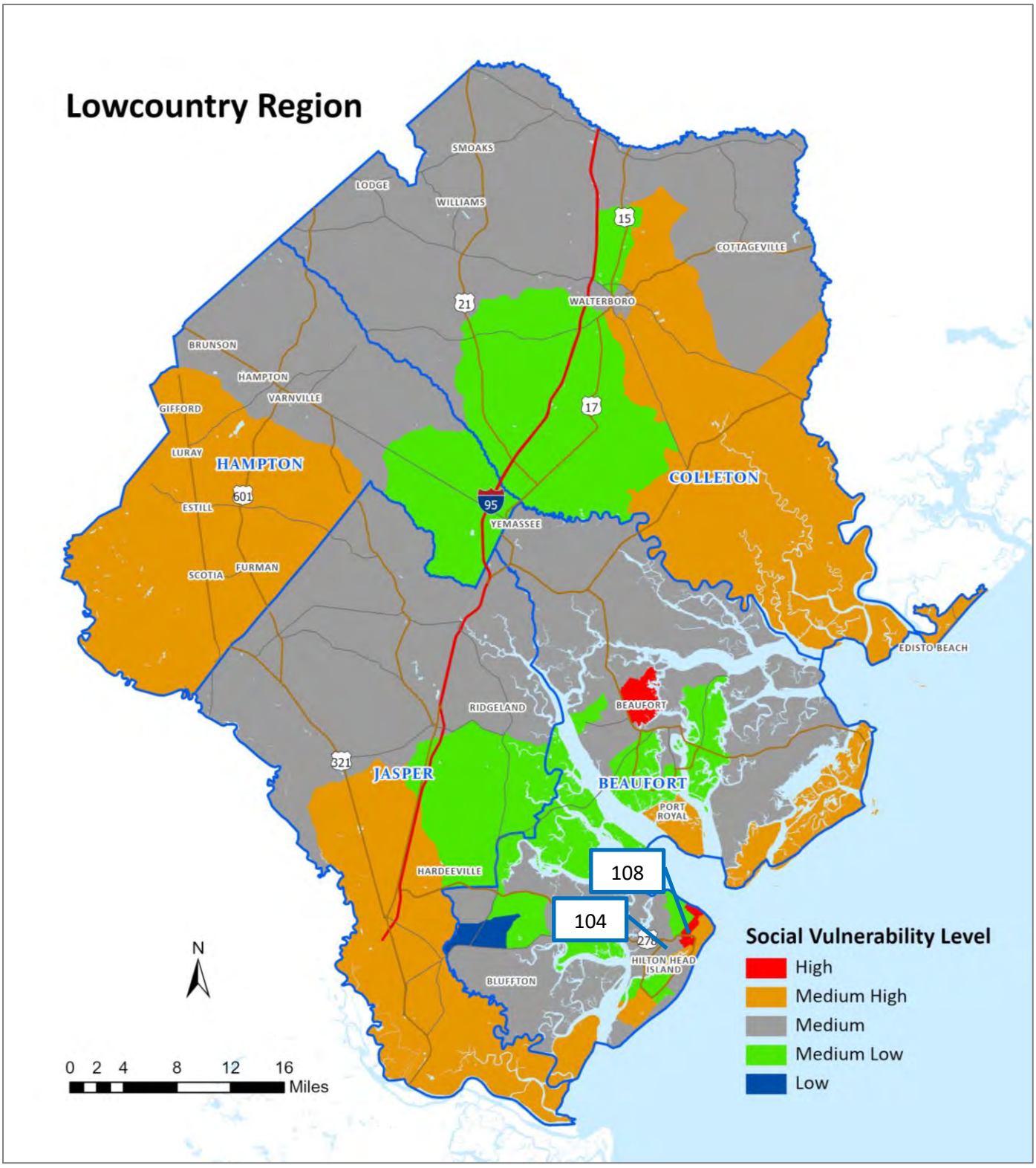
Lowcountry Social Vulnerability

Due to relatively few numbers of census tracts in the Lowcountry region, the study area (or comparison standard) for SoVI® is the entire state. For example, the social vulnerability in Census Tract 108 on Hilton Head Island (Figure 36) is a function of social status (poverty, renters, service sector employees) and ethnicity (Hispanic, English as a second language). This contrasts with the drivers of social vulnerability in the other high category, also in Beaufort County (Census Tract 104, Marine Corps Air Station) where social vulnerability reflects congregate living, race, and poverty. Table 35 shows the social vulnerability level of each jurisdiction. Examples of the relationship between social vulnerability and hazard exposure are displayed in the following maps (Figure 37-40).

Table 35: Municipality Social Vulnerability Level

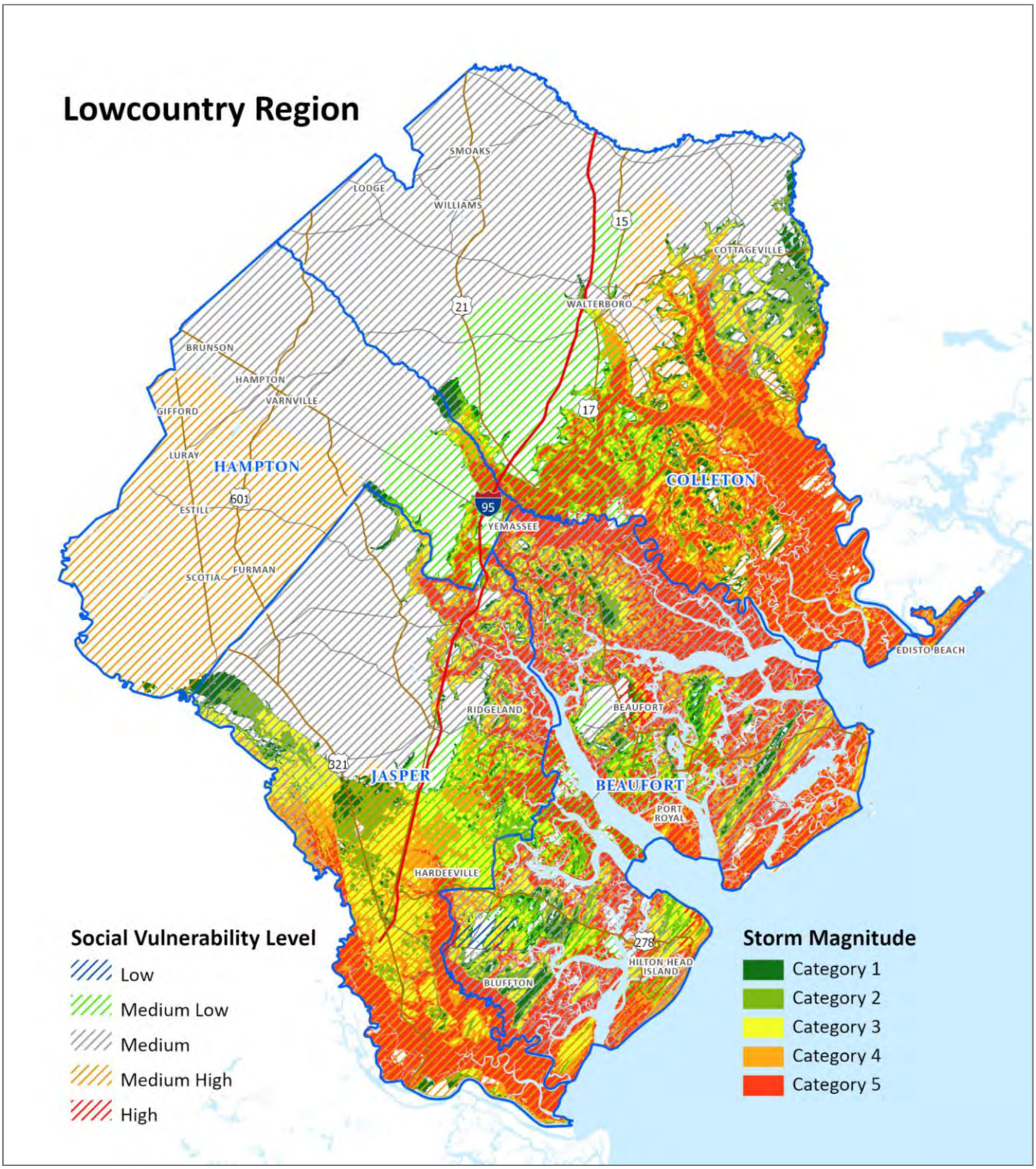
Jurisdictions	Social Vulnerability Level		Jurisdictions	Social Vulnerability Level
Beaufort County			**Hampton County**	
City of Beaufort	High		Town of Brunson	Medium
Town of Bluffton	Medium		Town of Estill	Medium High
Town of Hilton Head Island	Medium Low-High		Town of Furman	Medium High
Town of Port Royal	Medium High		Town of Gifford	Medium High
Colleton County			Town of Hampton	Medium
Town of Cottageville	Medium		Town of Luray	Medium High
Town of Edisto Beach	Medium High		Town of Scotia	Medium High
Town of Lodge	Medium		Town of Varnville	Medium
Town of Smoaks	Medium		Town of Yemassee	Medium-Medium Low
City of Walterboro	Medium		**Jasper County**	
Town of Williams	Medium		City of Hardeeville	Medium High
			Town of Ridgeland	Medium

Figure 36: Social Vulnerability Level by Census Tracts 2018



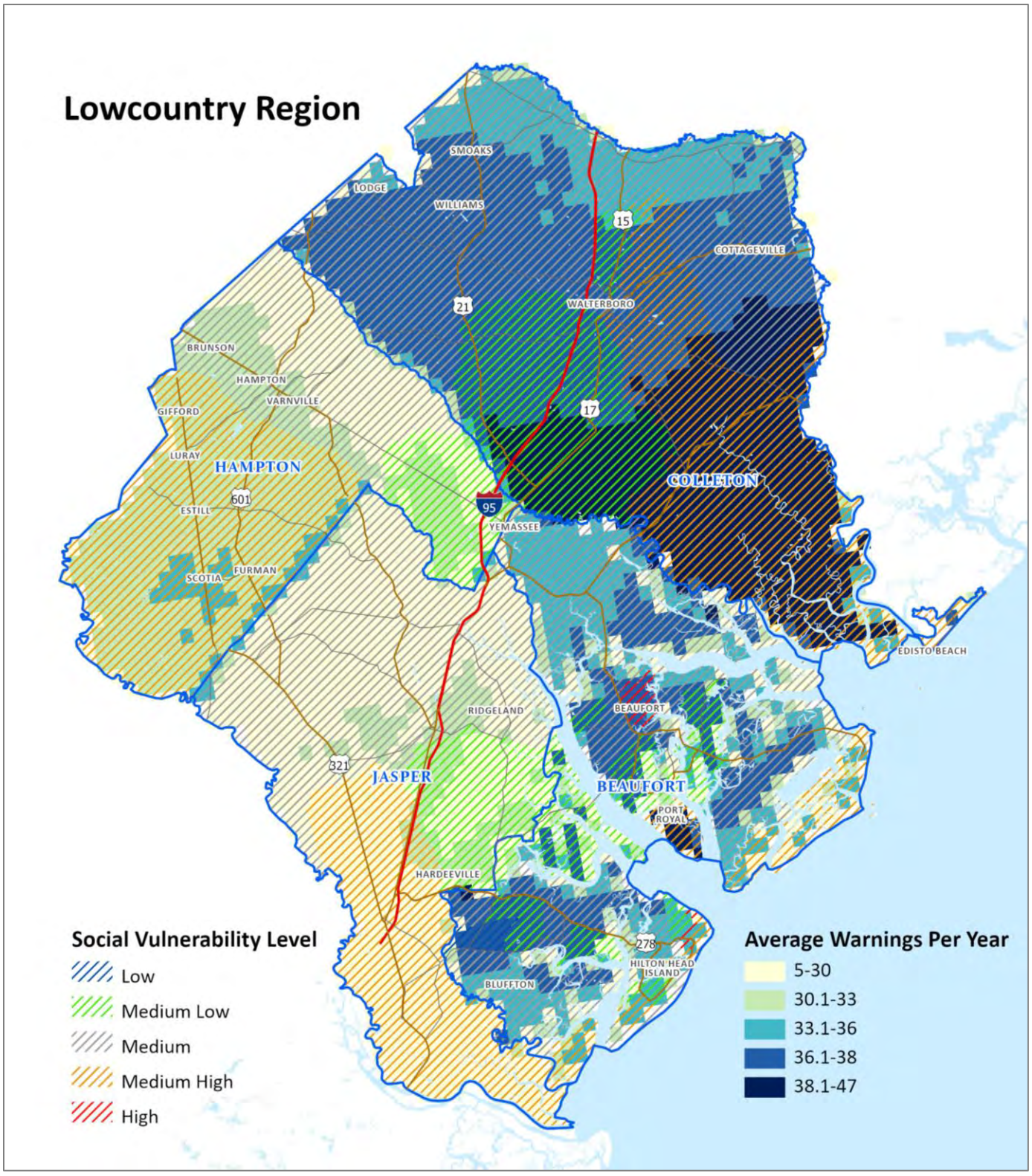
Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 37: Social Vulnerability and Storm Surge Risk



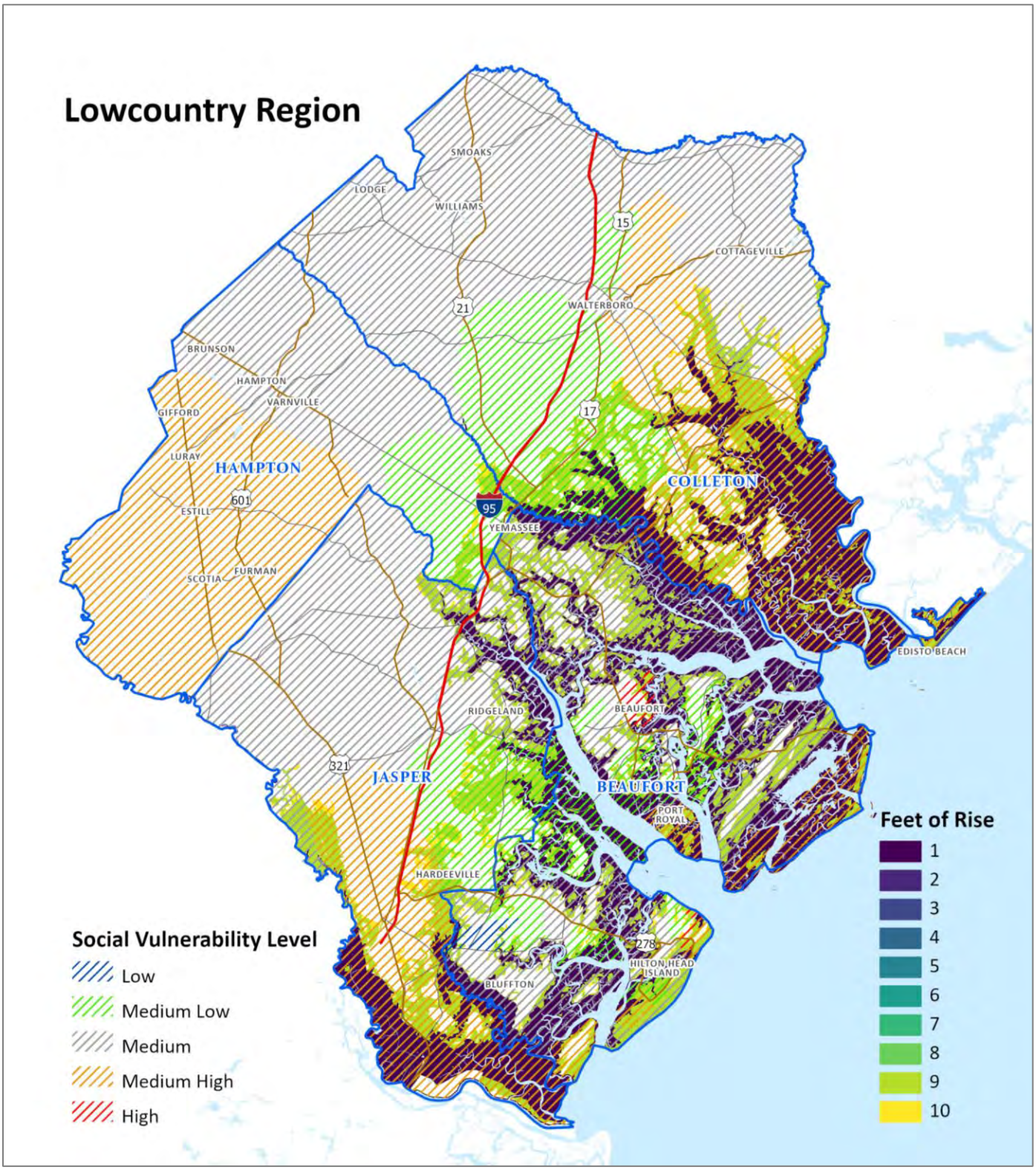
Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 38: Social Vulnerability and Severe Thunderstorm and Strong Wind Warnings



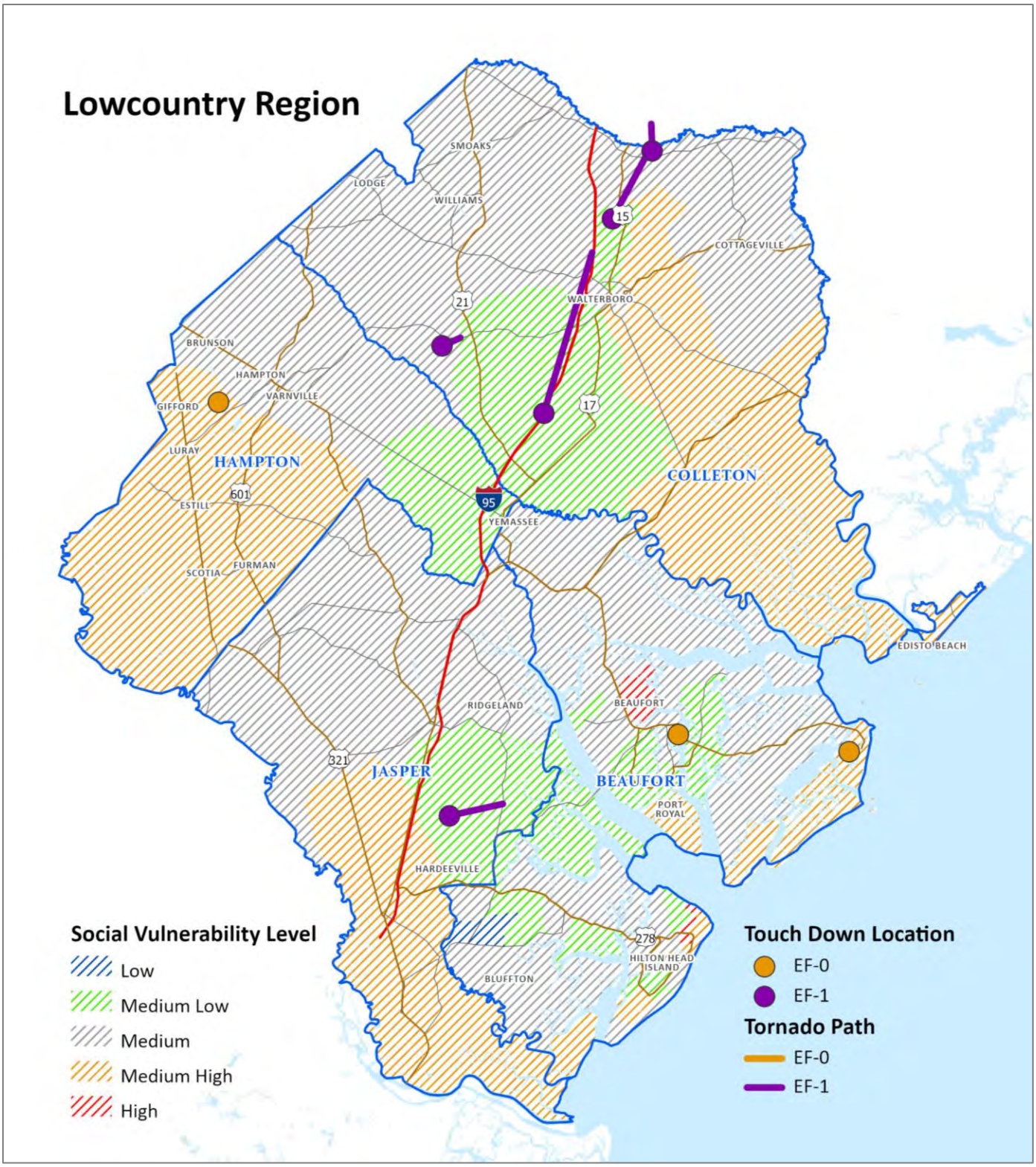
Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 39: Social Vulnerability and Sea Level Rise Risk



Source: Hazards and Vulnerability Research Institute (HVRI)

Figure 40: Social Vulnerability and Tornado Incident



Source: Hazards and Vulnerability Research Institute (HVRI)

4.2 LOSS INFORMATION

Hazard loss information was compiled using the Spatial Hazard Event and Loss Dataset for the U.S. (SHELDUS™). The most recent version of SHELDUS™ (v. 18.1) was released in December 2019. SHELDUS™ provides estimates for each county of direct monetary losses (property and crop) and human losses (injuries and deaths) for 18 different hazard types for the period 1960-2018 (v. 18.1). In many instances, such as hurricanes and tropical storms, the loss information may be lower than expected because of the recording of direct losses in that county. It may also reflect the recording methods of a variety of publicly available sources such as NOAA's National Centers for Environmental Information, the U.S. Geological Survey, FEMA, and others, which provide the source data for SHELDUS™. Despite these caveats, SHELDUS™ represents the most comprehensive source for natural hazard event and loss data for the nation.

Lowcountry

As shown in Table 36, the Lowcountry's historic loss patterns are the result of winter storms, drought, and floods. Crop losses which were caused by winter weather (ice storms), drought, and heat accounted for 46% of the total losses. Property losses resulted from flooding and hurricanes/tropical storms. Severe thunderstorms and wind coupled with lightning are the deadliest and caused the most injuries to the population. More recently (2012-2018), flooding and lightning contribute the most to the loss picture.

Table 36: Lowcountry Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$4,436,792	1	30	$574,193	0	0
Hurricane	$44,710,716	2	0	$6,391,875	0	0
Windstorm	$20,814,566	13	27	$1,282,557	0	3
Lightning	$7,586,528	12	37	$1,865,237	0	2
Hail	$2,095,203	0	2	$0	0	0
Drought	$62,783,136	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	$2,727,718	0	0	$0	0	0
Flood	$59,249,953	2	0	$2,229,997	0	0
Winter Storm	$62,642,363	8	3	$0	0	0
Coastal Erosion	$4,142,513	7	4	$0	4	3
Extreme Heat	$49,403,312	8	2	$0	0	0
Total	**$320,592,799**	**53**	**105**	**$12,343,859**	**4**	**8**

Source: Hazards and Vulnerability Research Institute (HVRI)

Beaufort County

As seen in Table 37, Beaufort County historically, accounts for 32% of the total natural hazard losses for the Lowcountry region and roughly 40% of the total property losses. The main drivers of the losses are flooding, followed by hurricanes/tropical storms, winter weather, and drought. Fatalities and injuries typically have been from severe windstorms/thunderstorms and lightning. In the recent time frame between 2012-2018, losses were primarily due to lightning. Table 38-41 shows natural hazard losses for municipalities in Beaufort County.

Table 37: Beaufort County Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$2,852,800	1	13	$0	0	0
Hurricane	$15,663,080	0	0	$263,586	0	0
Windstorm	$6,477,837	9	15	$104,148	0	2
Lightning	$5,431,162	8	30	$1,755,891	0	0
Hail	$1,398,750	0	0	$0	0	0
Drought	$15,737,585	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	$1,505,226	0	0	$0	0	0
Flood	$24,837,894	0	0	$10,607	0	0
Winter Storm	$15,403,762	2	0	$0	0	0
Coastal Erosion	$1,564,070	4	3	$0	4	3
Extreme Heat	$12,350,828	1	1	$0	0	0
Total	**$103,222,993**	**25**	**62**	**$2,134,232**	**4**	**5**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 38: City of Beaufort Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$195,300	0	0	$7,000	0	0
Lightning	$1,752,000	0	1	$1,701,000	0	0
Hail	$500	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	$0	0	0	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$1,947,800**	**0**	**1**	**$1,708,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 39: Town of Bluffton Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$40,000	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$34,500	0	0	$2,000	0	0
Lightning	$61,000	0	0	$15,000	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$4,000	0	0	$0	0	0
Winter Storm	$0	0	0	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$139,500**	**0**	**0**	**$17,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 40: Town of Hilton Head Island Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$500,000	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$149,000	0	0	$51,000	0	0
Lightning	$1,475,000	1	2	$1,250,000	1	1
Hail	$1,000,500	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	$0	0	0	$0	0	0
Coastal Erosion	n/a	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$3,124,500**	**1**	**2**	**$1,301,000**	**1**	**1**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 41: Town of Port Royal Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$34,000	0	0	$0	0	0
Lightning	$3,000	0	0	$3,000	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	$0	0	0	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$37,000**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Colleton County

According to Table 42, Hurricanes/tropical storms and flooding constitute about 40% of the historic losses in Colleton County. Winter storms and drought make up another 33% of the total. Crop and property losses were equal in their proportion to the total. Hurricanes, coastal erosion, lightning, winter storms and extreme heat resulted in fatalities. Most of the injuries occurred from tornadoes. In the recent time frame between 2012-2018, damages from flooding were the highest, and there is a significant reduction in deaths and injuries. Table 43-48 shows natural hazard losses for municipalities in Colleton County.

Table 42: Colleton County Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$594,625	0	10	$136,713	0	0
Hurricane	$19,752,699	2	0	$6,123,597	0	0
Windstorm	$6,971,284	0	6	$169,413	1	0
Lightning	$1,423,589	2	4	$108,268	0	0
Hail	$320,485	0	1	$0	0	0
Drought	$15,737,470	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	$388,892	0	0	$0	0	0
Flood	$19,546,549	0	0	$2,176,402	0	0
Winter Storm	$16,177,568	3	1	$0	0	0
Coastal Erosion	$1,454,804	2	1	$0	0	0
Extreme Heat	$12,350,828	1	0	$0	0	0
Total	**$94,718,794**	**10**	**23**	**$8,714,393**	**1**	**0**

Note: Hurricane losses include $4,917,071 of the Town of Edisto Beach and 1,206,525.85 of the Colleton County.
Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 43: Town of Cottageville Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$34,000	0	0	$0	0	0
Lightning	$3,000	0	0	$3,000	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	$0	0	0	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$37,000**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 44: Town of Edisto Beach Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	n/a	0	$4,917,071	0	0
Windstorm	$12,500	0	0	$0	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	n/a	n/a	n/a	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$12,500**	**0**	**0**	**$4,917,071**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 45: Town of Lodge Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	n/a	n/a	n/a	0	0
Windstorm	$0	0	0	$0	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$0**	**0**	**0**	**$0**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 46: Town of Smoaks Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	n/a	n/a	n/a	0	0
Windstorm	$9,500	0	0	$3,500	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$9,500**	**0**	**0**	**$3,500**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 47: City of Walterboro Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	n/a	n/a	n/a	0	0
Windstorm	$0	0	0	$50,250	0	0
Lightning	$10,000	0	0	$0	0	0
Hail	$2,000	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$507,720	0	0	$507,720	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$519,720**	**0**	**0**	**$557,970**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 48: Town of Williams Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	n/a	n/a	n/a	0	0
Windstorm	$12,000	0	0	$3,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$12,000**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Hampton County

As depicted in Table 49, historical impact of natural hazards on Hampton County is largely due to winter storms, drought, and heat. Sixty percent of the impact is from crop losses. Fatalities resulted from windstorms, lightning, flooding, winter storms, and extreme heat, while injuries came from tornadoes. Windstorms/thunderstorms produced the most damage in the recent time frame between 2012-2018. Tables 50-58 show natural hazard losses for municipalities in Hampton County.

Table 49: Hampton County Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$432,417	0	6	$0	0	0
Hurricane	$4,368,308	0	0	$1,078	0	0
Windstorm	$2,511,503	2	2	$879,535	0	0
Lightning	$663,992	2	0	$0	0	0
Hail	$221,762	0	0	$0	0	0
Drought	$15,570,610	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	$388,892	0	0	$0	0	0
Flood	$2,325,209	2	0	$7,545	0	0
Winter Storm	$15,663,203	2	1	$0	1	2
Coastal Erosion	$17,661	0	0	$0	0	0
Extreme Heat	$12,350,828	3	1	$0	0	0
Total	**$54,514,386**	**11**	**10**	**$888,158**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 50: Town of Brunson Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$9,250	0	0	$1,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$2,000	0	0	$2,000	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$11,250**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 51: Town of Estill Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$35,500	0	0	$16,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$35,500**	**0**	**0**	**$16,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 52: Town of Furman Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$3,000	0	0	$500	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$3,000**	**0**	**0**	**$500**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 53: Town of Gifford Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$7,000	0	0	$3,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$7,000**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 54: Town of Hampton Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$99,000	0	0	$34,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$99,000**	**0**	**0**	**$34,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 55: Town of Luray Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$2,000	0	0	$0	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$2,000	0	0	$2,000	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$4,000**	**0**	**0**	**$2,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 56: Town of Scotia Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$2,000	0	0	$2,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$2,000**	**0**	**0**	**$2,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 57: Town of Varnville Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$13,000	0	0	$1,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$1,000	0	0	$1,000	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$14,000**	**0**	**0**	**$2,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 58: Town of Yemassee Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$13,500	0	0	$3,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	$0	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$13,500**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Jasper County

More than 64% of Jasper County's historic losses were crop losses caused by drought and winter storm events (Table 59). Most of the residential losses were from flooding. More recently, the losses were from tornadoes. Tables 60-61 show natural hazard losses for municipalities in Jasper County.

Table 59: Jasper County Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$556,950	0	1	$437,480	0	0
Hurricane	$4,926,629	0	0	$3,614	0	0
Windstorm	$4,853,941	3	5	$129,461	0	0
Lightning	$67,786	0	2	$1,078	0	2
Hail	$154,206	0	0	$0	0	0
Drought	$15,737,470	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	$444,709	0	0	$0	0	0
Flood	$12,540,300	0	0	$35,443	0	0
Winter Storm	$15,397,828	1	1	$0	0	0
Coastal Erosion	$1,105,978	0	0	$0	0	0
Extreme Heat	$12,350,828	2	0	$0	0	0
Total	**$68,136,626**	**6**	**9**	**$607,076**	**0**	**2**

Source: Hazards and Vulnerability Research Institute (HVRI)

Table 60: City of Hardeeville Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$50,000	0	1	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$59,750	0	0	$10,250	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	n/a	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$109,750**	**0**	**1**	**$10,250**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

Table 61: Town of Ridgeland Historical and Recent Losses

Hazards	Historical Impact 1960-2018			Recent Impact 2012-2018		
	Total Losses ($2018)	Deaths	Injuries	Total Losses ($2018)	Deaths	Injuries
Tornado	$0	0	0	$0	0	0
Hurricane	n/a	0	0	n/a	0	0
Windstorm	$12,500	0	0	$3,000	0	0
Lightning	$0	0	0	$0	0	0
Hail	$0	0	0	$0	0	0
Drought	n/a	0	0	$0	0	0
Earthquake	$0	0	0	$0	0	0
Wildfire	n/a	0	0	$0	0	0
Flood	$0	0	0	$0	0	0
Winter Storm	n/a	n/a	n/a	$0	0	0
Coastal Erosion	n/a	0	0	$0	0	0
Extreme Heat	$0	0	0	$0	0	0
Total	**$12,500**	**0**	**0**	**$3,000**	**0**	**0**

Source: Hazards and Vulnerability Research Institute (HVRI) and NOAA's Storm Events Database

4.3 HAZARD POTENTIAL RANKING

According to the historical data and current assessment, the twelve natural hazards are ranked based on different factors including loss information, hazard profiles, and community survey results. Table 62 displays the ranking.

Table 62: Lowcountry Hazard Potential Ranking 2012-2018

Hazards	Property Damage[1]	Frequency (in years)	Future Probability (% chance per year)	Residents' Opinion[2]
Hurricane	1	9	9	1
Flood	2	5	6	5
Lightning	3	1	1	3
Tornado	4	6	7	2
Windstorm	5	7	4	4
Drought	6	3	3	10
Winter Storm	7	8	8	9
Extreme Heat	8	10	10	6
Coastal Erosion	9	n/a	n/a	7
Wildfire	10	2	2	12
Hail	11	4	5	8
Earthquake	12	n/a	n/a	11

Note: [1]Recent impact between 2012 and 2019; [2]Ranked by the residents' greatest cause of concern for their life and property

4.4 OVERALL VULNERABILITY BY HAZARD

This section organizes vulnerability in terms of locations and then hazard type. Since each jurisdiction has relatively the same amount of probability within each county, unless noted, their vulnerability is similar.

Beaufort County

Tornado

The county has relatively moderate likelihood for experiencing tornadoes, with a 52% chance of occurrence. Between 2012 and 2018, there were 2 tornado events in the county between the communities of Okatie and Switzerland, which caused no financial losses, and no injuries or deaths.

Hurricane

The county has a relatively high likelihood for experiencing hurricanes, with an 88% chance of occurrence. Between 2012 and 2018, there were 8 hurricane events in the county, which caused $263,586 in financial losses, and no injuries or deaths.

Windstorm

There is a relatively high likelihood for experiencing windstorms, with an 1,117% chance of occurrence. Between 2012 and 2018, there were 148 windstorm events in the county, which caused $104,148 financial losses, and 2 injuries and no deaths.

Lightning

Beaufort County has a relatively high likelihood for experiencing lightning, with a 96,029% chance of occurrence. Between 2012 and 2018, there were 32,481 lightning events in the county, which caused $1,755,891 financial losses, and no injuries or deaths.

Hail

The county has a relatively high likelihood for experiencing hailstorms, with a 216% chance of occurrence. Between 2012 and 2018, there were 13 hailstorm events in the county, which caused no financial losses, and no injuries or deaths.

Earthquake

The county has a low probability events and rarely felt.

Wildfire

The county has a relatively high likelihood for experiencing wildfires, with a 5,400% chance of occurrence. Between 2012 and 2018, there were 137 wildfire events in the county, which caused no financial losses, and no injuries or deaths.

Flood

The county has a relatively high likelihood for experiencing flooding, with a 133% chance of occurrence. Between 2012 and 2018, there were 22 flooding events in the county, which caused $10,607 financial losses, and no injuries or deaths.

Winter Storm

The county has a relatively low likelihood for experiencing winter storms, with a 25% chance of occurrence. Between 2012 and 2018, there were 4 winter storm events in the county, which caused no financial losses, and no injuries or deaths.

Extreme Heat

The county has a relatively moderate likelihood for experiencing extreme heat, with a 58% chance of occurrence. Between 2012 and 2018, there were no extreme heat events in the county.

Drought

Beaufort County has a relatively high likelihood for experiencing drought, with a 1,710% chance of occurrence. Between 2012 and 2018, there were 107 drought events in the county, which caused no financial losses, and no injuries or deaths.

Colleton County

Tornado

The county has a relatively moderate likelihood for experiencing tornadoes, with a 52% chance of occurrence. Between 2012 and 2018, there were 4 tornado events in the county, which caused $136,713 in financial losses, and no injuries or deaths.

Hurricane

Colleton County has a relatively high likelihood for experiencing tornadoes, with an 88% chance of occurrence. Between 2012 and 2019, there were eight hurricane events in the county, which caused $6,123,597 in financial losses, and no injuries or deaths.

Windstorm

There is a relatively high likelihood for windstorms, with an 1,833% chance of occurrence. Between 2012 and 2019, there were 244 windstorm events in the county, which caused $169,413 in financial losses, and no injuries and one death.

Lightning

The county has a relatively high likelihood for experiencing lightning, with a 164,748% of chance occurrence. Between 2012 and 2019, there were 42,333 lightning events in the county, which caused $108,268 in financial losses, and no injuries or deaths.

Hail

Colleton County has a relatively high likelihood for experiencing lightning, with a 235% of chance occurrence. Between 2012 and 2019, there were 15 hailstorm events in the county, which caused no financial losses, and no injuries or deaths.

Earthquake

The county has a low probability for earthquakes, and they are rarely felt.

Wildfire

The county has a relatively high likelihood for experiencing wildfires, with a 31,093% of chance occurrence. Between 2012 and 2019, there were 1399 wildfire events in the county, which caused no financial losses, and no injuries or deaths.

Flood

Colleton County has a relatively high likelihood for experiencing flooding, with a 96% of chance occurrence. Between 2012 and 2019, there were 19 flooding events in the county, which caused $2,176,402 in financial losses, and no injuries or deaths.

Winter Storm

The county has a relatively low likelihood for experiencing winter storms, with a 42% of chance occurrence. Between 2012 and 2019, there were 4 winter storm events in the county, which caused no financial losses, and no injuries or deaths.

Extreme Heat

The county has a relatively low likelihood for experiencing extreme heat, with a 38% of chance occurrence. Between 2012 and 2019, there were no extreme heat events in the county.

Drought

There is a relatively high likelihood for experiencing drought in the county, with a 1760% of chance occurrence. Between 2012 and 2019, there were 108 drought events in the county, which caused no financial losses, and no injuries or deaths.

Hampton County

Tornado

The county has a relatively low likelihood for experiencing tornadoes, with a 24% chance of occurrence. Between 2012 and 2018, there was 1 tornado event in the county, which caused no financial losses, and no injuries or deaths.

Hurricane

Hampton County has a relatively high likelihood for experiencing hurricanes, with an 88% chance of occurrence. Between 2012 and 2018, there were 8 hurricane events in the county, which caused $1,078 in financial losses, and no injuries or deaths.

Windstorm

The county has a relatively high likelihood for experiencing windstorms, with an 817% chance of occurrence. Between 2012 and 2018, there were 103 windstorm events in the county, which caused $879,535 in financial losses, and no injuries or deaths.

Lightning

The county has a relatively high likelihood for experiencing lightning, with a 90,067% chance of occurrence. Between 2012 and 2018, there were 21,509 lightning events in the county, which caused no financial losses, and no injuries or deaths.

Hail

Hampton County has a relatively high likelihood for experiencing hailstorms, with a 100% chance of occurrence. Between 2012 and 2018, there were 3 hailstorm events in the county, which caused no financial losses, and no injuries or deaths.

Earthquake

The county has a low probability events and rarely felt.

Wildfire

The county has a relatively high likelihood for experiencing wildfires, with a 6,484% chance of occurrence. Between 2012 and 2018, there were 268 wildfire events in the county, which caused no financial losses, and no injuries or deaths.

Flood

There is a relatively low likelihood for experiencing flooding, with a 33% chance of occurrence. Between 2012 and 2018, there were 13 flooding events in the county, which caused $7,545 financial losses, and no injuries or deaths.

Winter Storm

The county has a relatively low likelihood for experiencing winter storms, with a 29% chance of occurrence. Between 2012 and 2018, there were 3 winter storm events in the county, which caused no financial losses, and no injuries or deaths.

Extreme Heat

The county has a relatively low likelihood for experiencing extreme heat, with a 21% chance of occurrence. Between 2012 and 2018, there were no extreme heat events in the county.

Drought

Hampton County has a relatively high likelihood for experiencing drought, with a 2,030% chance of occurrence. Between 2012 and 2018, there were 133 drought events in the county, which caused no financial losses, and no injuries or deaths.

Jasper County

Tornado

The county has a relatively low likelihood for experiencing tornadoes, with a 18% chance of occurrence. Between 2012 and 2018, there was 1 tornado event in the county, which caused $437,480 financial losses, and no injuries or deaths.

Hurricane

Jasper County has a relatively high likelihood for experiencing hurricanes, with an 88% chance of occurrence. Between 2012 and 2018, there were 8 hurricane events in the county, which caused $3,614 financial losses, and no injuries or deaths.

Windstorm

The county has a relatively high likelihood for experiencing windstorms, with a 1,092% chance of occurrence. Between 2012 and 2018, there were 156 windstorm events in the county, which caused $129,461 in financial losses, and no injuries or deaths.

Lightning

There is a relatively high likelihood for experiencing lightning, with a 131,405% chance of occurrence. Between 2012 and 2018, there were 33,241 lightning events in the county, which caused $1,078 in financial losses, and 2 injuries and no deaths.

Hail

The county has a high likelihood for experiencing hailstorms, with a 106% chance of occurrence. Between 2012 and 2018, there were 7 hailstorm events in the county, which caused no financial losses, and no injuries or deaths.

Earthquake

The county has a low probability events and rarely felt.

Wildfire

Jasper County has a high relatively likelihood for experiencing wildfires, with a 11,784% chance of occurrence. Between 2012 and 2018, there were 387 wildfire events in the county, which caused no financial losses, and no injuries or deaths.

Flood

The county has a low likelihood for experiencing flooding, with a 42% chance of occurrence. Between 2012 and 2018, there were 13 flooding events in the county, which caused $35,443 financial losses, and no injuries or deaths.

Winter Storm

The county has a relatively low likelihood for experiencing winter storms, with a 25% chance of occurrence. Between 2012 and 2018, there were 3 winter storm events in the county, which caused no financial losses, and no injuries or deaths.

Extreme Heat

Jasper County has a relatively low likelihood for experiencing extreme heat, with a 29% chance of occurrence. Between 2012 and 2018, there were no extreme heat events in the county.

Drought

The county has a relatively high likelihood for experiencing drought, with a 1,980% chance of occurrence. Between 2012 and 2018, there were 132 drought events in the county, which caused no financial losses, and no injuries or deaths.

4.5 BUILDING AND VEHICLE INVENTORY

In addition to the loss information provided using the Spatial Hazard Event and Loss Dataset for the U.S. (SHELDUS™), FEMA's Hazards United States – Multi Hazard (HAZUS-MH) is another tool to help in estimate the dollar replacement values for the Lowcountry's assets. The Lowcountry's assets including specifically buildings and vehicles that are vulnerable to damage are shown in Tables 63-64. The total value of the Lowcountry's buildings that were exposed to the hazards is over $30 billion. Meanwhile, the total value of vehicles in the region exposed to hazards is over $3 billion. Details for each county are displayed in Tables 65 and 66.

Table 63: Lowcountry Building Exposure by General Occupancy

General Occupancy	Number	Value
Residential	111,038	$24,937,663,000
Commercial	4,834	$3,527,270,000
Industrial	1,311	$620,012,000
Agriculture	335	$94,571,000
Religion	572	$419,288,000
Government	203	$172,700,000
Education	176	$239,353,000
Total Exposure	**118,469**	**$30,010,857,000**

Source: HAZUS-MH

Table 64: Lowcountry Vehicle Exposure by Type

	Daytime			Nighttime	
Type	**Number**	**Value**		**Number**	**Value**
Car	114,071	$1,657,184,207		126,500	$1,840,406,363
Light Truck	83,690	$1,147,703,982		92,856	$1,275,420,547
Heavy Truck	5,812	$279,898,543		6,137	$295,694,481
Total Exposure	**203,573**	**$3,084,786,732**		**225,493**	**$3,411,521,391**

Source: HAZUS-MH

The time of the day a vehicle is exposed can help in additional loss estimation, in particular with flood events. According to FEMA (2020d), "because vehicles are used by their owners throughout the day, the Flood Model has identified two "snapshots" of time, the nighttime, when passenger vehicles are more likely to be concentrated near residential structures and commercial industrial vehicles are more likely to remain in commercial areas, and the daytime where the commercial and industrial areas will see an influx of all varieties of vehicles."

Table 65: County and Municipality Building Exposure by General Occupancy

County and Municipality	Exposure	Residential	Commercial	Industrial	Agriculture	Religion	Government	Education	Total Exposure
Beaufort County	**Number**	**73,568**	**3,203**	**867**	**180**	**291**	**116**	**98**	**78,323**
	Value	**$19,460,525,000**	**$2,490,084,000**	**$353,192,000**	**$48,855,000**	**$214,231,000**	**$108,148,000**	**$129,515,000**	**$22,804,550,000**
City of Beaufort	Number	4,512	520	110	21	55	54	19	**5,291**
	Value	$1,134,478,000	$369,987,000	$32,373,000	$5,614,000	$57,511,000	$58,101,000	$25,597,000	**$1,683,661,000**
Town of Bluffton	Number	5,122	216	62	12	19	1	9	**5,441**
	Value	$1,149,328,000	$254,658,000	$28,126,000	$3,590,000	$14,263,000	$1,090,000	$5,139,000	**$1,456,194,000**
Town of Hilton Head Island	Number	20,077	1,076	257	53	73	13	22	**21,571**
	Value	$7,204,737,000	$1,004,200,000	$121,759,000	$15,134,000	$59,737,000	$6,634,000	$33,390,000	**$8,445,591,000**
Town of Port Royal	Number	2,701	193	37	5	15	15	7	**2,973**
	Value	$1,053,824,000	$117,453,000	$17,773,000	$1,462,000	$12,232,000	$18,266,000	$5,264,000	**$1,226,274,000**
Unincorporated Areas	Number	41,156	1,198	401	89	129	33	41	**43,047**
	Value	$8,918,158,000	$743,786,000	$153,161,000	$23,055,000	$70,488,000	$24,057,000	$60,125,000	**$9,992,830,000**
Colleton County	**Number**	**18,834**	**904**	**263**	**89**	**177**	**40**	**42**	**20,349**
	Value	**$2,889,222,000**	**$528,853,000**	**$137,590,000**	**$26,822,000**	**$115,853,000**	**$33,441,000**	**$46,448,000**	**$3,778,229,000**
Town of Cottageville	Number	365	23	6	1	3	2	0	**400**
	Value	$33,409,000	7,767,000	$942,000	$197,000	$1,349,000	$454,000	$0	**$44,118**
Town of Edisto Beach	Number	1,811	43	9	4	3	1	2	**1,873**
	Value	$617,156,000	$20,974,000	$1,926,000	$639,000	$1,631,000	$1,249,000	$1,064,000	**$644,639,000**
Town of Lodge	Number	75	6	1	2	0	2	0	**86**
	Value	$11,784,000	$2,168,000	$85,000	$204,000	$0	$1,703,000	$0	**$15,944,000**
Town of Smoaks	Number	65	0	2	0	0	0	0	**67**
	Value	$7,590,000	$0	$2,693,000	$0	$0	$0	$0	**$10,283,000**
City if Walterboro	Number	2,261	277	38	9	36	18	17	**2,656**
	Value	$383,511,000	$197,282,000	$14,011,000	$1,565,000	$36,401,000	$21,310,000	$17,829,000	**$671,909,000**
Town of Williams	Number	52	3	0	1	0	0	0	**56**
	Value	$7,044,000	$1,402,000	$0	$265,000	$0	$41,000	$0	**$8,752,000**
Unincorporated Areas	Number	14,205	552	207	72	135	17	23	**15,211**
	Value	$1,828,728,000	$299,260,000	$117,933,000	$23,952,000	$76,472,000	$8,684,000	$27,555,000	**$2,426,657,882**

County and Municipality	Exposure	Residential	Commercial	Industrial	Agriculture	Religion	Government	Education	Total Exposure
Hampton County	**Number**	**8,735**	**445**	**99**	**42**	**68**	**26**	**22**	**9,437**
	Value	**$1,183,698,000**	**$207,479,000**	**$58,639,000**	**$10,873,000**	**$55,584,000**	**$17,579,000**	**$40,183,000**	**$1,574,035,000**
Town of Brunson	Number	275	8	2	1	2	0	1	**289**
	Value	$27,843,000	$3,634,000	$596,000	$77,000	$1,060,000	$0	$1,864,000	**$35,074,000**
Town of Estill	Number	799	64	10	2	10	3	6	**894**
	Value	$128,328,000	$32,372,000	$4,910,000	$423,000	$8,958,000	$2,357,000	$17,536,000	**$194,884,000**
Town of Furman	Number	135	5	0	3	0	0	0	**143**
	Value	$14,754,000	$1,223,000	$0	$1,169,000	$0	$0	$0	**$17,146,000**
Town of Gifford	Number	149	2	1	1	0	0	0	**153**
	Value	$17,259,000	$592,000	$251,000	$77,000	$0	$156,000	$0	**$18,335,000**
Town of Hampton	Number	1,290	151	19	6	19	7	6	**1,498**
	Value	$187,349,000	$73,714,000	$19,147,000	$956,000	$18,675,000	$4,079,000	$6,087,000	**$310,007,000**
Town of Luray	Number	58	0	0	0	0	0	0	**58**
	Value	$7,112,000	$0	$0	$0	$0	$0	$0	**$7,112,000**
Town of Scotia	Number	90	1	0	0	0	0	0	**91**
	Value	$10,405,000	$283,000	$0	$0	$0	$0	$0	**$10,688,000**
Town of Varnville	Number	815	60	9	3	10	5	2	**904**
	Value	$109,662,000	$36,115,000	$5,896,000	$595,000	$6,934,000	$2,208,000	$5,488,000	**$166,898,000**
Town of Yemassee	Number	53	3	1	1	0	0	0	**58**
	Value	$4,438,000	$2,326,000	$192,000	$134,000	$0	$0	$0	**$7,090,000**
Unincorporated Areas	Number	5,071	151	57	25	27	11	7	**5,349**
	Value	$676,548,000	$57,220,000	$27,647,000	$7,442,000	$19,957,000	$8,778,922	$9,208,000	**$806,723,000**
Jasper County	**Number**	**9,901**	**282**	**82**	**24**	**36**	**21**	**14**	**10,360**
	Value	**$1,404,218,000**	**$300,854,000**	**$70,591,000**	**$8,021,000**	**$33,620,000**	**$13,532,000**	**$23,207,000**	**$1,854,043,000**
City of Hardeeville	Number	1,165	65	20	3	6	3	2	**1,264**
	Value	$202,354,000	$67,393,000	$26,502,000	$741,000	$9,334,000	$1,971,000	$9,470,000	**$317,765,000**
Town of Ridgeland	Number	1,079	126	28	9	18	12	7	**1,279**
	Value	$210,723,000	$172,713,000	$30,156,000	$4,902,000	$17,007,000	$9,843,000	$9,372,000	**$454,716,000**
Unincorporated Areas	Number	7,657	91	34	12	12	6	5	**7,817**
	Value	$991,141,000	$60,748,000	$13,933,000	$2,378,000	$7,279,000	$1,718,000	$4,365,000	**$1,081,562,000**

Table 66: County and Municipality Vehicle Exposure by Type

County and Municipality	Exposure	Daytime				Nighttime			
		Car	Light Truck	Heavy Truck	Total Exposure	Car	Light Truck	Heavy Truck	Total Exposure
Beaufort County	**Number**	**77,863**	**57,146**	**3,824**	**138,833**	**82,019**	**60,137**	**4,036**	**146,192**
	Value	**$1,133,778,787**	**$785,681,347**	**$184,803,344**	**$2,104,263,478**	**$1,194,976,773**	**$827,290,561**	**$195,212,228**	$2,217,479,562
City of Beaufort	Number	10,177	7,488	438	18,103	7,551	5,538	469	13,558
	Value	$148,027,149	$102,884,605	$21,000,380	$271,912,134	$109,947,956	$76,123,651	$22,598,235	$208,669,842
Town of Bluffton	Number	4,378	3,220	243	7,841	2,581	1,896	250	4,727
	Value	$63,746,642	$44,234,343	$11,778,474	$119,759,459	$37,505,080	$26,003,166	$12,098,045	$75,606,291
Town of Hilton Head Island	Number	31,174	22,893	1,460	55,527	33,675	24,668	1,538	59,881
	Value	$454,477,256	$315,124,662	$71,446,945	$841,048,863	$454,477,256	$315,124,662	$71,446,945	$841,048,863
Town of Port Royal	Number	5,161	3,787	225	9,173	4,064	2,981	242	7,287
	Value	$75,197,195	$52,067,087	$10,819,761	$138,084,043	$59,206,341	$41,023,753	$11,641,515	$111,871,609
Unincorporated Areas	Number	26,973	19,758	1,458	48,189	34,148	25,054	1,537	60,739
	Value	$392,330,545	$271,370,650	$69,757,784	$733,458,979	$533,840,140	$369,015,329	$77,427,488	$980,282,957
Colleton County	**Number**	**18,715**	**13,734**	**1,026**	**33,475**	**23,332**	**17,127**	**1,090**	**41,549**
	Value	**$270,939,253**	**$187,595,906**	**$48,803,057**	**$507,338,216**	**$339,018,565**	**$235,073,819**	**$51,816,155**	**$625,908,539**
Town of Cottageville	Number	316	228	17	561	454	333	17	**804**
	Value	$4,607,738	$3,133,400	$776,101	$8,517,239	$6,625,228	$4,573,802	$776,101	**$11,975,131**
Town of Edisto Beach	Number	1,318	972	50	2,340	2,110	1,543	52	**3,705**
	Value	$19,127,915	$13,317,706	$2,419,609	$34,865,230	$30,835,108	$21,312,697	$2,556,568	**$54,704,373**
Town of Lodge	Number	72	50	3	125	74	54	4	**132**
	Value	$1,022,937	$669,959	$136,959	$1,829,855	$1,063,616	$732,982	$182,612	**$1,979,210**
Town of Smoaks	Number	44	31	7	82	77	58	8	**143**
	Value	$627,358	$417,111	$365,224	$1,409,693	$1,117,945	$796,005	$410,877	**$2,324,827**
City if Walterboro	Number	4,338	3,195	235	7,768	3,293	2,402	245	**5,940**
	Value	$63,013,336	$43,818,744	$11,276,291	$118,108,371	$47,892,830	$33,101,164	$11,732,821	**$92,726,815**
Town of Williams	Number	44	34	3	81	71	52	3	**126**
	Value	$613,979	$442,673	$136,959	$1,193,611	$995,908	$682,866	$136,959	**$1,815,733**
Unincorporated Areas	Number	12,583	9,224	711	22,518	17,253	12,685	761	**30,699**
	Value	$181,925,990	$125,796,313	$33,691,914	$341,414,217	$250,487,930	$173,874,303	$36,020,217	**$460,382,450**

County and Municipality	Exposure	Daytime				Nighttime			
		Car	Light Truck	Heavy Truck	Total Exposure	Car	Light Truck	Heavy Truck	Total Exposure
Hampton County	**Number**	**8,528**	**6,251**	**451**	**15,230**	**10,728**	**7,929**	**475**	**19,132**
	Value	**$122,681,951**	**$84,799,382**	**$21,365,604**	**$228,846,937**	**$155,053,276**	**$108,018,952**	**$22,552,582**	**$285,624,810**
Town of Brunson	Number	193	146	8	347	327	243	8	**578**
	Value	$2,741,482	$1,946,854	$365,224	$5,053,560	$4,744,509	$3,323,225	$365,224	**$8,432,958**
Town of Estill	Number	1,083	791	63	1,937	1,189	884	67	**2,140**
	Value	$15,558,932	$10,692,270	$2,967,445	$29,218,647	$17,139,622	$11,993,215	$3,150,057	**$32,282,894**
Town of Furman	Number	88	68	5	161	146	108	5	**259**
	Value	$1,268,095	$934,958	$228,265	$2,431,318	$2,140,069	$1,478,367	$228,265	**$3,846,701**
Town of Gifford	Number	91	61	1	153	169	124	1	**294**
	Value	1,295,666	821,567	45,653	2,162,886	2,413,882	1,656,041	45,653	**4,115,576**
Town of Hampton	Number	2,090	1,541	144	3,775	1,857	1,362	150	**3,369**
	Value	$30,174,117	$21,002,118	$6,893,603	$58,069,838	$26,806,361	$18,538,425	$7,167,521	**$52,512,307**
Town of Luray	Number	27	17	0	44	57	43	0	**100**
	Value	$368,550	$215,135	$0	$583,685	$844,945	$606,180	$0	**$1,451,125**
Town of Scotia	Number	54	39	1	94	113	82	2	**197**
	Value	$627,358	$417,111	$365,224	$1,409,693	$1,622,724	$1,112,128	$91,306	**$2,826,158**
Town of Varnville	Number	994	729	37	1,760	1,066	791	40	**1,897**
	Value	$14,317,324	$9,895,257	$1,734,814	$25,947,395	$15,433,914	$10,816,300	$1,871,773	**$28,121,987**
Town of Yemassee	Number	58	42	2	102	70	52	2	**124**
	Value	$831,837	$568,719	$91,306	$1,491,862	$1,022,395	$720,075	$91,306	**$1,833,776**
Unincorporated Areas	Number	3,850	2,817	190	6,857	5,734	4,240	200	**10,174**
	Value	$55,498,590	$38,305,393	$8,674,070	$102,478,053	$82,884,855	$57,774,996	$9,541,477	**$150,201,328**
Jasper County	**Number**	**8,965**	**6,559**	**511**	**16,035**	**10,421**	**7,663**	**536**	**18,620**
	Value	**$129,784,216**	**$89,627,347**	**$24,926,538**	**$244,338,101**	**$151,357,749**	**$105,037,215**	**$26,113,516**	**$282,508,480**
City of Hardeeville	Number	1,927	1,414	119	3,460	1,625	1,192	126	**2,943**
	Value	$28,016,062	$19,370,127	$5,843,584	$53,229,773	$23,706,456	$16,436,687	$6,163,155	**$46,306,298**
Town of Ridgeland	Number	3,139	2,301	242	5,682	2,012	1,485	251	**3,748**
	Value	$45,590,045	$31,550,143	$12,006,739	$89,146,927	$29,162,933	$20,256,229	$12,417,616	**$61,836,778**
Unincorporated Areas	Number	3,899	2,844	150	6,893	6,784	4,986	159	**11,929**
	Value	$56,178,109	$38,707,077	$7,076,215	$101,961,401	$98,488,360	$68,344,299	$7,532,745	**$174,365,404**

4.6 DEVELOPMENT TREND

To understand the vulnerability of the built environment within each community, an assessment of the development trends was necessary. This allows us to focus on where and what type of future development will occur and thus determine how to fortify it to be hazard resistant.

Table 67 and Figure 41 depicts the population projections for the Lowcountry region used to determine how the Lowcountry may change over the next 20 years. Based on the 2010 population, the Lowcountry region is projected to increase in population by 1.2% annually to over 360,000 people in 2040. Beaufort and Jasper Counties are anticipating an increase in population by 1.7% and 1.9% annually through 2040. On the other hand, Colleton and Jasper Counties are projected to experience negative population growth by -0.3% and -1.3% per year in the same period. This suggests a need for significant development of residential structures as well as commercial structures and infrastructure to keep up with the resulting demand.

Notes

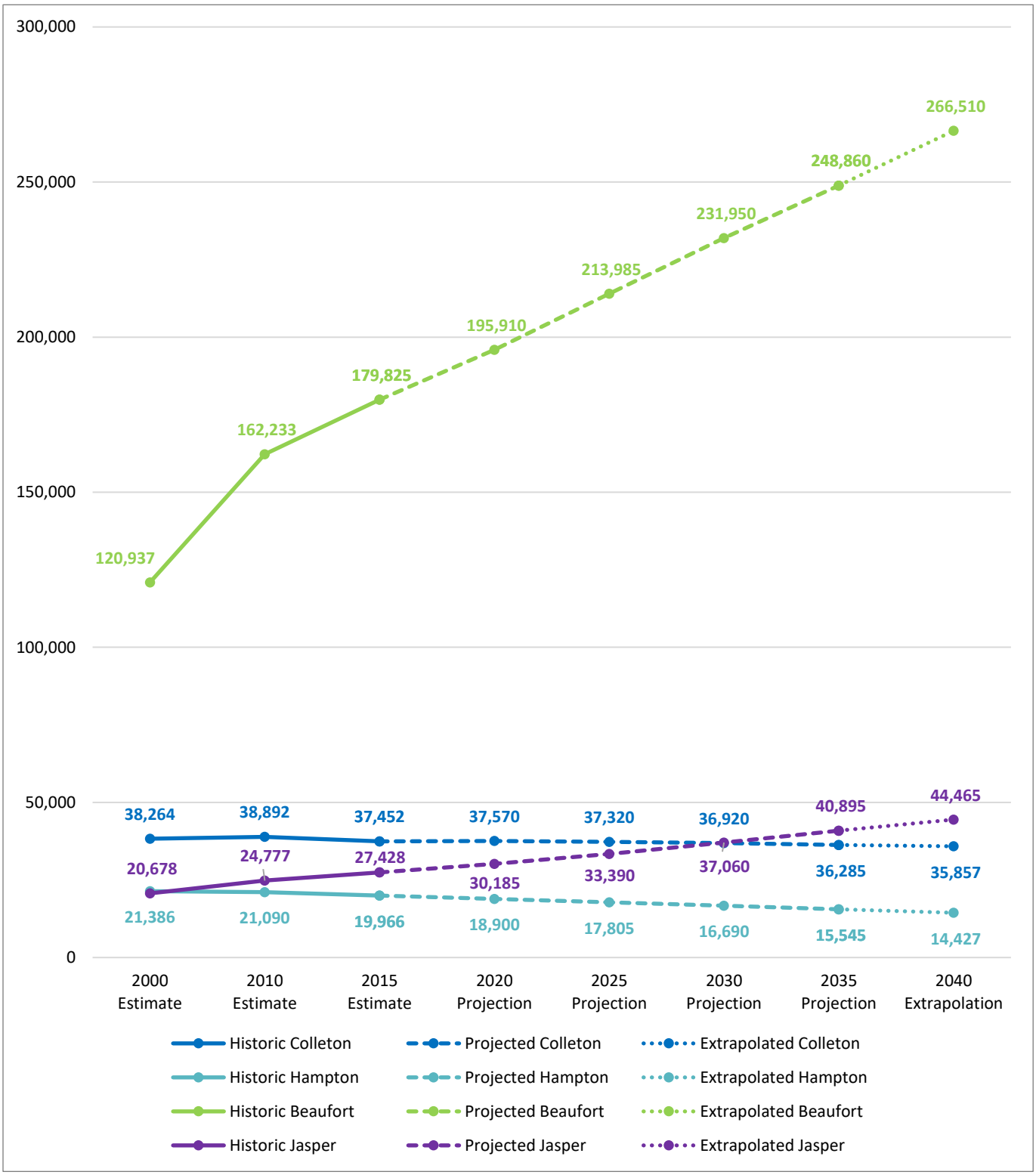
- Data for population projections are from U.S. Census Bureau, Annual Estimates of the Resident Population – Vintage 2018 and S.C. Department of Health and Environmental Control – Vital Records Department.
- Population projections 2020-2035 are calculated by S.C. Department of Revenue and Fiscal Affairs – Health and Demographics Section, using 2000 and 2010 estimates for the purpose of trend analysis.
- Population projections for 2040 were extrapolated from the 2020-2035 projections.

Table 67: Historic and Projected Population 2000-2040

County	Estimate			Projection					Annual Change 2010-2040
	2000	2010	2015	2020	2025	2030	2035	2040	
Colleton	38,304	38,896	37,452	37,570	37,320	36,920	36,285	35,857	-0.3%
Hampton	21,344	21,072	19,966	18,900	17,805	16,690	15,545	14,427	-1.3%
Beaufort	122,306	162,846	179,825	195,910	213,985	231,950	248,860	266,510	1.7%
Jasper	20,721	24,931	27,428	30,185	33,390	37,060	40,895	44,465	1.9%
Lowcountry	**204,675**	**249,755**	**266,686**	**284,585**	**304,525**	**324,650**	**343,620**	**363,299**	**1.2%**

Source: S.C. Department of Revenue and Fiscal Affairs Office, S.C. Community Profiles, S.C. Population Estimates from 2000-2015 and Population Projections from 2020-2035 (revised November 2019)

Figure 41: Historic and Projected Populations 2000-2040



Source: S.C. Revenue and Fiscal Affairs Office, S.C. Community Profiles, S.C. Population Estimates from 2000-2015 and Population Projections from 2020-2035 (revised November 2019)

Building permit data can also be used to track development trends. Building permits are a vital economic indicator tied to construction employment, future tax revenues, local purchases of building supplies, furniture, appliances, and other home furnishings. Table 68 shows the number of building permits issued each year for the construction of new dwelling units between 2011 and 2018. This data suggests continued recovery from the recent recession, which caused a sharp decline in construction throughout the region. In Jasper county, housing construction has continued to increase since 2011. In 2018, Jasper county had the most home construction in the region.

Table 68: Building Permits 2015-2019

County and Municipality	Permits	2015	2016	2017	2018	2019
Beaufort County						
Single Family Home	Number	1,471	1,375	3,453	1,523	1,350
	Value	$559,188,548	$526,088,095	$698,022,637	$580,118,656	$494,621,296
Single Family Home (w/o Land)	Average	$380,142	$382,610	$202,150	$380,905	$366,386
Manufactured Home	Number	N/A	N/A	218	16	157
	Value	N/A	N/A	N/A	815289	$1,596,925.43
Multifamily Home	Number	N/A	20	60	45	639
	Value	$39,030,060	$69,889,390	$39,178,636	$69,659,142	$140,021,970
Commercial Building	Number	109	70	261	113	82
	Value	$124,591,911	$136,682,140	$121,981,704	$207,113,347	$155,224,681
Town of Hilton Head Island						
Single Family Home	Number	1,471	1,375	3,453	1,523	1,350
	Value	$559,188,548	$526,088,095	$698,022,637	$580,118,656	$494,621,296
Single Family Home (w/o Land)	Average	$380,142	$382,610	$202,150	$380,905	$366,386
Manufactured Home	Number	N/A	N/A	218	16	157
	Value	N/A	N/A	N/A	815289	$1,596,925.43
Multifamily Home	Number	N/A	20	60	45	639
	Value	$39,030,060	$69,889,390	$39,178,636	$69,659,142	$140,021,970
Commercial Building	Number	109	70	261	113	82
	Value	$124,591,911	$136,682,140	$121,981,704	$207,113,347	$155,224,681
Colleton County						
Single Family Home	Number	39	56	51	57	50
	Value	$7,520,147	$16,752,782	$15,588,905	$13,147,929	$13,218,345
Single Family Home (w/o Land)	Average	$192,824	$299,157	$305,665	$230,665	$264,367
Manufactured Home	Number	72	103	207	137	102
	Value	N/A	N/A	N/A	34200	455,488
Multifamily Home	Number	0	0	0	0	0
	Value	$0	$0	$0	$0	$0
Commercial Building	Number	12	13	13	20	7
	Value	$10,596,542	$10,831,101	$10,559,313	$5,748,953	$2,711,842
Town of Edisto Beach						
Single Family Home	Number	1,471	1,375	3,453	1,523	1,350
	Value	$559,188,548	$526,088,095	$698,022,637	$580,118,656	$494,621,296

County and Municipality	Permits	2015	2016	2017	2018	2019
Single Family Home (w/o Land)	Average	$380,142	$382,610	$202,150	$380,905	$366,386
Manufactured Home	Number	N/A	N/A	218	16	157
	Value	N/A	N/A	N/A	815289	$1,596,925.43
Multifamily Home	Number	N/A	20	60	45	639
	Value	$39,030,060	$69,889,390	$39,178,636	$69,659,142	$140,021,970
Commercial Building	Number	109	70	261	113	82
	Value	$124,591,911	$136,682,140	$121,981,704	$207,113,347	$155,224,681
Hampton County						
Single Family Home	Number	7	8	9	6	10
	Value	$1,204,236	$1,610,646	$2,033,119	$1,627,238	$2,159,829
Single Family Home (w/o Land)	Average	$172,034	$201,331	$225,902	$271,206	$215,983
Manufactured Home	Number	13	21	32	44	39
	Value	$886,004	$1,498,846	$2,277,056	$3,785,120	$3,344,630
Multifamily Home	Number	0	1	0	0	0
	Value	$0	$2,948,677	$0	$0	$0
Commercial Building	Number	8	12	12	7	10
	Value	$5,311,884	$18,431,757	$50,478,794	$8,042,493	$7,222,664
Jasper County						
Single Family Home	Number	242	235	256	442	609
	Value	$58,212,931	$57,146,563	$61,512,090	N/A	$138,622,469
Single Family Home (w/o Land)	Average	$240,549	$243,177	$240,282	N/A	$227,623
Manufactured Home	Number	68	85	94	110	180
	Value	N/A	N/A	$9,400	N/A	$4,200,146
Multifamily Home	Number	4	27	0	0	0
	Value	$8,570,871	$34,681,057	$0	$0	$0
Commercial Building	Number	9	24	18	29	30
	Value	$12,232,181	$13,869,604	$25,819,472	$44,394,702	$43,820,232

Source: Counties and Municipalities' Database

4.7 CRITICAL FACILITIES

According to FEMA (2007), critical facilities refer to all manmade structures or other improvements providing services and functions essential to a community, especially during and after a disaster. If they are destroyed, damaged, or if their functionality is impaired there is potential to cause serious bodily harm, extensive property damage, or disruption of vital socioeconomic activities.

It is important that critical facilities are protected from natural hazards and that their structural integrity is maintained by means of necessary improvements.

Critical facilities in the Lowcountry's jurisdictions comprise both public and private facilities and vary from one jurisdiction to another (Table 69). These include:

- Police Stations
- Fire Stations
- Emergency Operation Centers
- Medical Care Facilities
- Schools
- Communication
- Wastewater Treatment and Potable Water Facilities
- Transportation Facilities including airports (including air medical services), bus, ferry, and port

Figures 42- 46 below depict the critical facilities in Beaufort, Colleton, Hampton, and Jasper Counties along with evacuation routes. Details of these critical facilities are shown in Appendix H.

Example of Critical Facility

- Police stations, fire stations, critical vehicle and equipment storage facilities, and emergency operation centers
- Medical facilities, including hospitals, nursing homes, blood banks, and health care facilities (including those storing vital medical records)
- Schools and day care centers, especially if designated as shelters or evacuation centers
- Power generating stations and other public and private utility facilities
- Drinking water and wastewater treatment plants
- Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, and/or water-reactive materials.

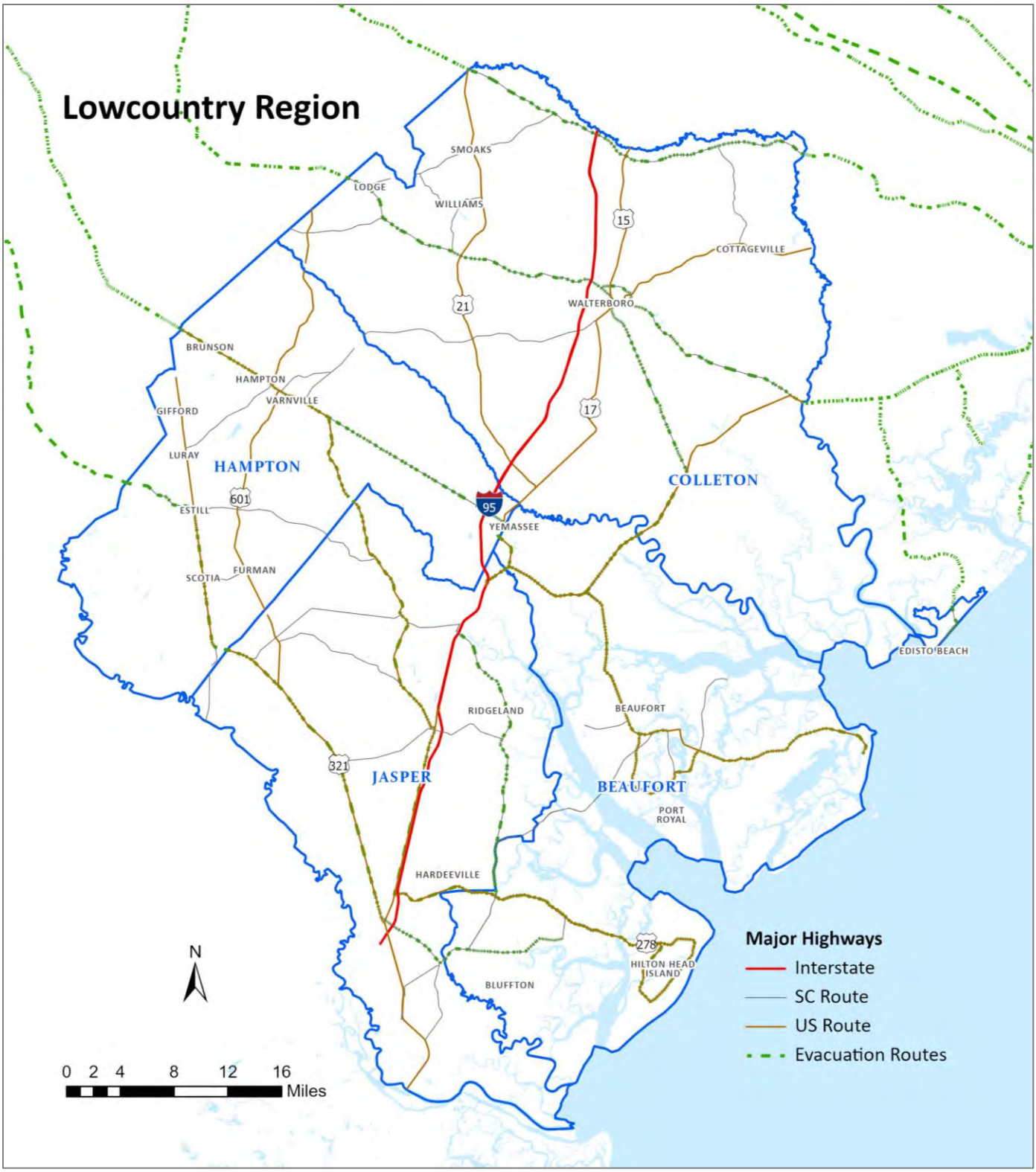
Source: FEMA (n.d.)

Table 69: Number of Critical Facilities

County and Municipality	Police Station	Fire Station	Emergency Operation Center	Medical Care Facility	School	Communication	Potable Water Facility	Wastewater Facility	Transportation Facility
Beaufort County	**6**	**33**	**1**	**4**	**55**	**6**	**70**	**10**	**12**
City of Beaufort	2	9	1	3	23	3	4	0	3
Town of Bluffton	2	4	1	0	14	0	7	0	1
Town of Hilton Head Island	1	8	1	1	9	1	51	6	5
Town of Port Royal	1	1	0	0	1	0	2	0	0
Unincorporated Areas	0	11	0	0	8	1	6	4	3
Colleton County	**6**	**30**	**0**	**0**	**17**	**0**	**38**	**0**	**8**
Town of Cottageville	1	2	0	0	1	0	0	0	0
Town of Edisto Beach	1	1	0	0	0	0	6	1	0
Town of Lodge	0	2	0	0	1	0	0	0	0
Town of Smoaks	0	2	0	0	0	0	6	0	0
City if Walterboro	4	10	1	1	13	1	21	2	1
Town of Williams	0	1	0	0	0	0	0	0	0
Unincorporated Areas	0	11	0	0	2	0	11	0	7
Hampton County	**7**	**10**	**1**	**1**	**9**	**2**	**35**	**4**	**2**
Town of Brunson	1	1	0	0	1	0	3	1	0
Town of Estill	1	3	0	0	2	0	9	1	0
Town of Furman	0	0	0	0	0	0	0	0	0
Town of Gifford	1	1	0	0	0	0	2	0	0
Town of Hampton	1	1	1	0	2	2	9	1	2
Town of Luray	0	0	0	0	0	0	0	0	0
Town of Scotia	0	0	0	0	0	0	0	0	0
Town of Varnville	2	2	0	1	3	0	4	0	0
Town of Yemassee	1	1	0	0	1	0	7	1	0
Unincorporated Areas	0	1	0	0	0	0	1	0	0
Jasper County	**3**	**12**	**1**	**1**	**12**	**0**	**22**	**6**	**4**
City of Hardeeville	2	2	0	1	4	0	9	2	2
Town of Ridgeland	1	6	1	0	8	0	13	2	2
Unincorporated Areas	0	4	0	0	0	0	0	2	0

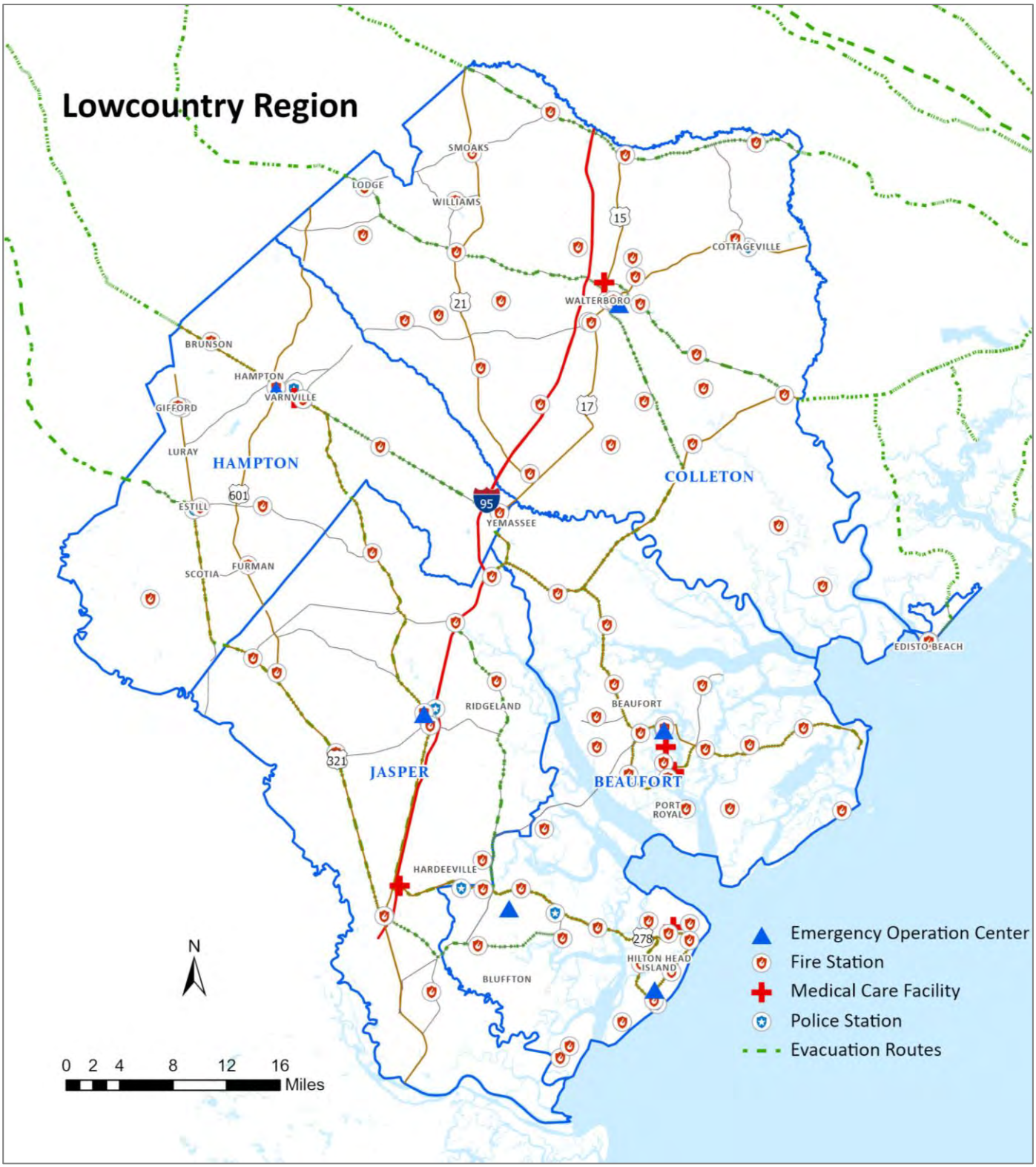
Source: HAZUS-MH and Counties' Database

Figure 42: Evacuation Routes



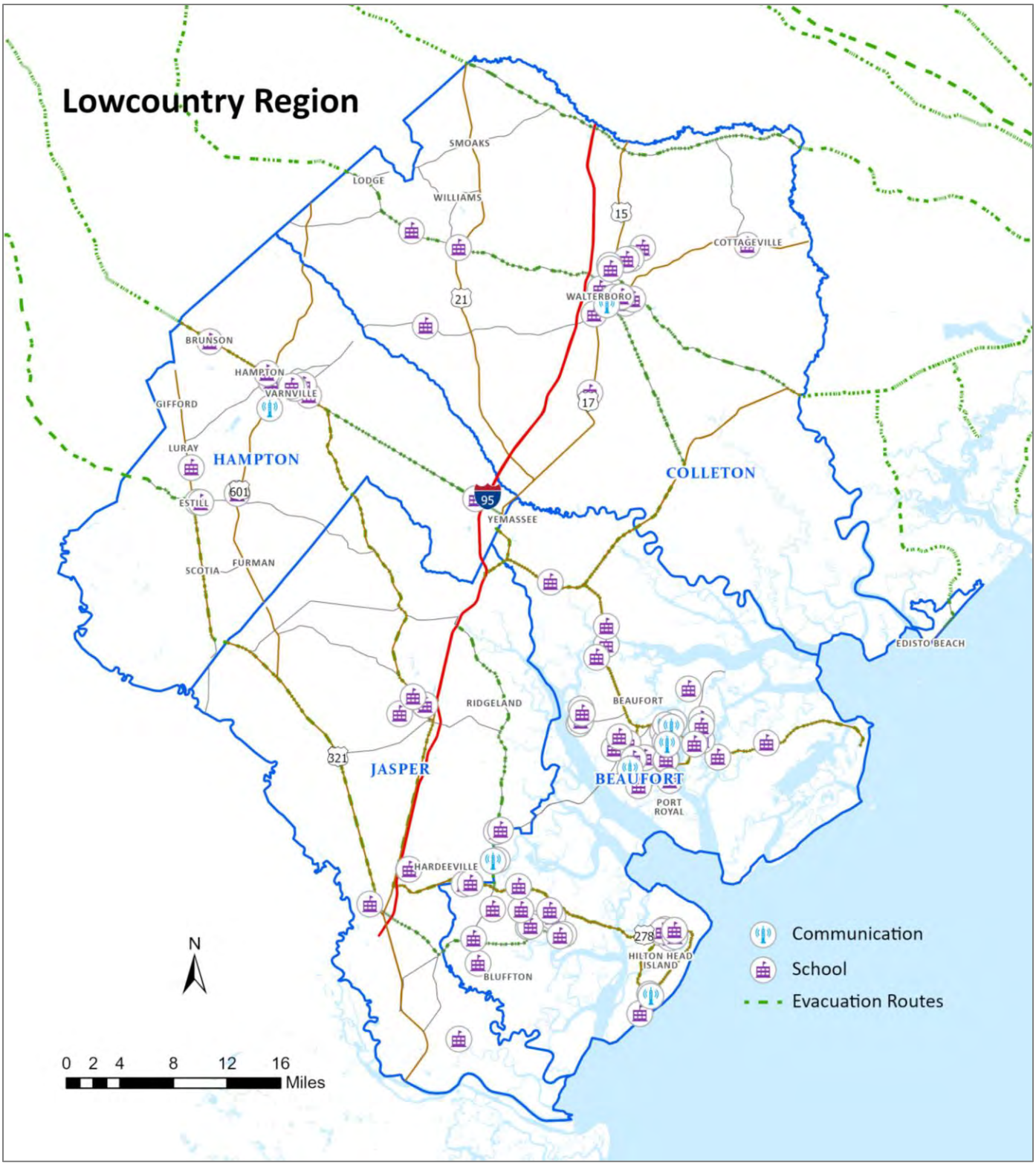
Source: HAZUS-MH and Counties' Database

Figure 43: Emergency Services



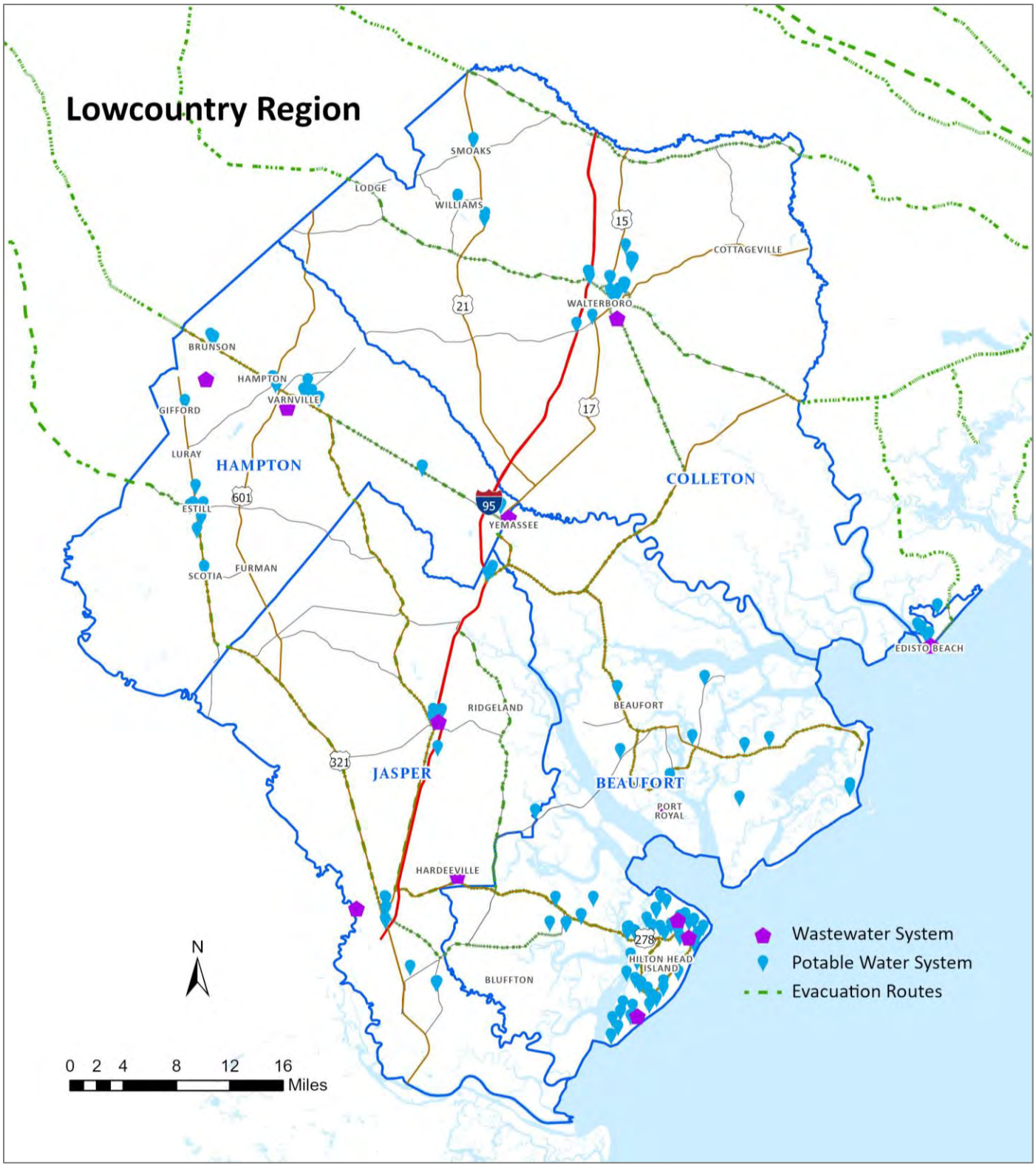
Source: HAZUS-MH and Counties' Database

Figure 44: Communication Stations and Schools



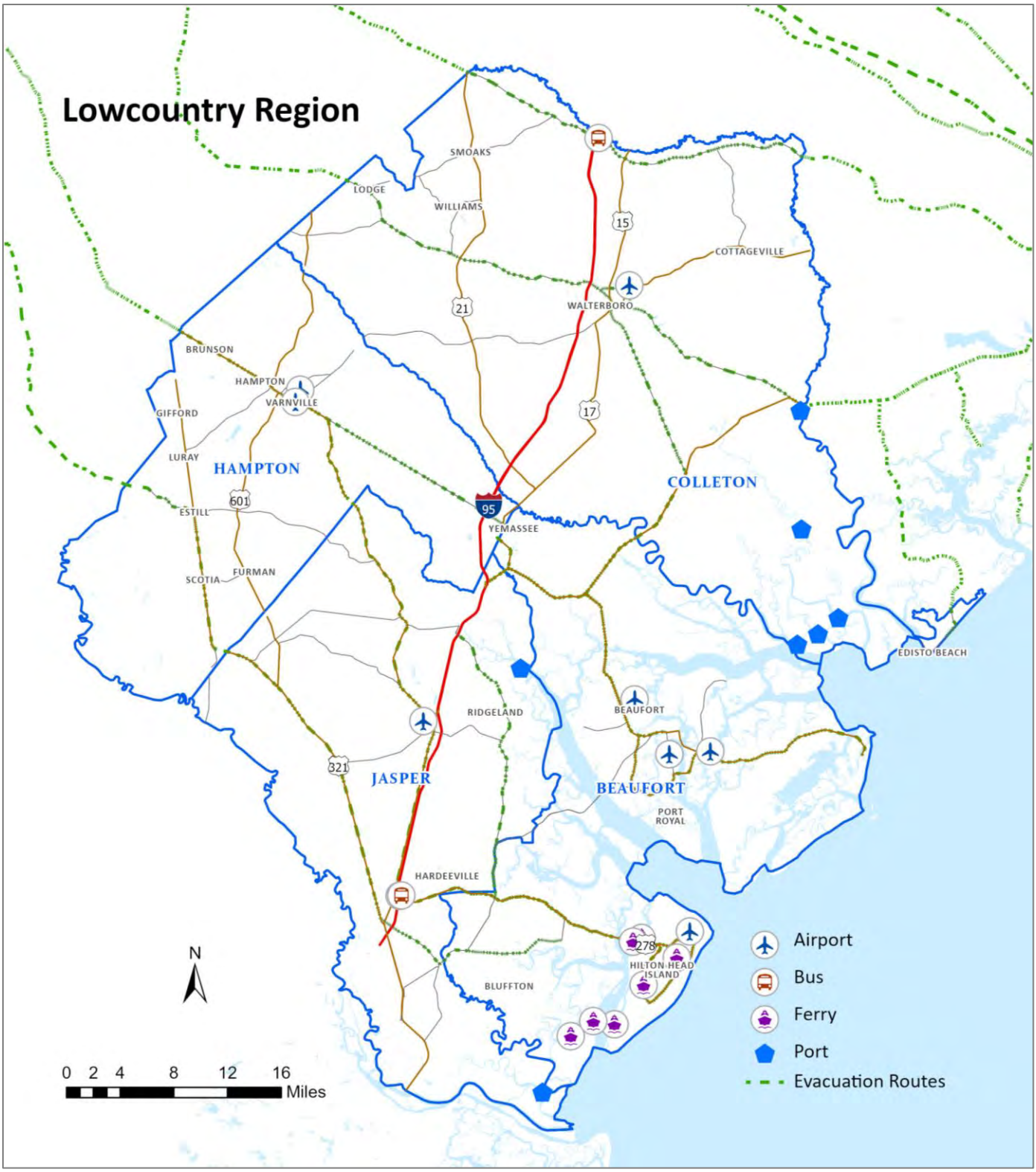
Source: HAZUS-MH and Counties' Database

Figure 45: Wastewater Treatment and Potable Water Facilities



Source: HAZUS-MH and Counties' Database

Figure 46: Transportation Facilities



Source: HAZUS-MH and Counties' Database

SECTION 5: COMMUNITY CAPABILITY ASSESSMENT

This section provides an overview of counties' and corresponding jurisdictions' efforts in incorporating the current hazard mitigation plans into other various policies, plans, and ordinances. These include, but are not limited to Comprehensive Plans, Zoning Ordinances, Land Use Plans, and Flood Mitigation Plans.

5.1 EXISTING DEPARTMENTS, POLICIES, PLANS, AND ORDINANCES REVIEW

Department Capability Review

Table 70 lists all county and municipal departments directly involved in hazard mitigation. These include fire or emergency medical service, police, planning, community and economic development, and public works departments. All four counties have all departments with relative functions to hazard mitigation, while not all municipalities have all departments in place. However, municipalities, especially with small populations, receive services through their corresponding counties or other agencies.

Table 70: County and Municipality Departments Review

Jurisdictions	Fire/EMS	Police	Planning/ C&ED	Public Works/ Projects/ Facilities
Beaufort County	✓	✓	✓	✓
City of Beaufort	✓	✓	✓	✓
Town of Bluffton	✓	✓	✓	✓
Town of Hilton Head Island	✓		✓	✓
Town of Port Royal	✓	✓	✓	✓
Colleton County	✓	✓	✓	✓
Town of Cottageville	✓	✓		
Town of Edisto Beach	✓	✓	✓	✓
Town of Lodge	✓			
Town of Smoaks	✓			
City of Walterboro	✓	✓		✓
Town of Williams	✓			
Hampton County	✓	✓	✓	✓
Town of Brunson	✓	✓		
Town of Estill	✓	✓		✓
Town of Furman		✓		
Town of Gifford	✓	✓		
Town of Hampton	✓	✓		✓
Town of Luray				
Town of Scotia				
Town of Varnville	✓	✓		
Town of Yemassee	✓	✓	✓	✓
Jasper County	✓	✓	✓	✓
City of Hardeeville	✓	✓	✓	✓
Town of Ridgeland	✓	✓	✓	✓

Source: Counties and Municipalities – Website and Personal Communication

Policies, Plans, and Ordinances Review

Counties and municipalities are encouraged to incorporate the hazard mitigation plan into their policies, plans, and ordinances. Table 71 identifies each jurisdiction's policies, plans, and ordinances concerning natural hazards, mitigation, and emergency preparedness. Note that not all policies, plans, and ordinances are mentioned and identified. Further incorporation is encouraged as this hazard mitigation plan continues to be amended and updated.

Table 71: Policies, Plans, and Ordinances Addressing Natural Hazards

Jurisdictions	Policies, Plans, and Ordinances Addressing Natural Hazards	Sources
Beaufort County	Comprehensive Plan 2010 (Comprehensive Plan 2020 in Process)	Beaufort County, 2010a
	Northern Beaufort County Plan	Beaufort County, n.d.-a
	Southern Beaufort County Regional Plan	Beaufort County, n.d.-b
	Okatie River Watershed Management Plan 2002	Beaufort County, 2002
	Stormwater Management Plan 2006	Beaufort County, 2006
	Daufuskie Island Plan 2010	Beaufort County, 2010b
	Battery Creek Watershed Management Plan 2013	Beaufort County, 2013
	Disaster Recovery Plan 2016	Beaufort County, 2016
	Flood Damage Prevention Ordinance 2020	Municode, n.d.-a
	Disaster Recovery Ordinance 2019	Municode, n.d.-a
	Community Development Code 2020	Municode, n.d.-b
	All ICC Building Codes without amendments	LCOG, 2015a
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
City of Beaufort	Comprehensive Plan 2009 (Comprehensive 2020 in Process)	City of Beaufort, 2009
	Historic Preservation Plan 2008	City of Beaufort, 2008
	Battery Creek Watershed Management Plan 2013	Beaufort County, 2013
	Unified Development Ordinance 2006	Municode, n.d.-c
	Flood Damage Prevention Ordinance 2020	Municode, n.d.-c
	Zoning Ordinance 2020	Municode, n.d.-c
	All ICC Building Codes without amendments	LCOG, 2015a
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
Town of Bluffton	Comprehensive Plan 2007 (Comprehensive Plan 5-Year audit 2014)	Town of Bluffton, 2014
	May River Watershed Action Plan 2011	Town of Bluffton, 2011
	Flood Damage Prevention Ordinance 2020	Municode, n.d.-d
	Emergency Permitting Procedures Ordinance 2020	Municode, n.d.-d
	Unified Development Ordinance 2020	Municode, n.d.-d
	All ICC Building Codes without amendments	LCOG, 2015a
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Hilton Head Island	Comprehensive Plan 2020-2040	Town of Hilton Head, 2020
	Broad Creek Management Plan 2002	Town of Hilton Head, 2020
	Beach Management Plan 2017	Town of Hilton Head, 2017
	Fire Rescue Strategic Plan 2018-2023	Town of Hilton Head, 2019

Jurisdictions	Policies, Plans, and Ordinances Addressing Natural Hazards	Sources
	Land Management Ordinance 2014	Municode, n.d.-e
	All ICC Building Codes without amendments	LCOG, 2015a
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
Town of Port Royal	Comprehensive Plan 2009 (Update of 2014, Comprehensive Plan 2020 in Process)	Town of Port Royal, 2009
	Flood Damage Prevention Ordinance 2010	Municode, n.d.-f
	All ICC Building Codes without amendments	LCOG, 2015a
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
Colleton County	Comprehensive Plan 2030	Colleton County, 2020
	Emergency Operations Plan 2018	Colleton County, 2018
	Floodplain Ordinance 2008	Municode, n.d.-g
	Flood Damage Prevention Ordinance 2018	Municode, n.d.-g
	Zoning Ordinance 2018	Municode, n.d.-g
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
Town of Cottageville	Comprehensive Plan 2003	Town of Cottageville, 2003
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Edisto Beach	Comprehensive Plan 2010	Town of Edisto Beach, 2010
	Local Comprehensive Beach Management Plan 2017	Town of Edisto Beach, 2017
	Flood Damage Prevention Ordinance 2020	Municode, n.d.-h
	Zoning Ordinance 2020	Municode, n.d.-h
	Land Development and Subdivision Regulations	Municode, n.d.-h
	National Flood Insurance Program (NFIP)	FEMA, 2020b
	Community Rating System (CRS)	FEMA, 2019b
Town of Lodge	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Smoaks	National Flood Insurance Program (NFIP)	FEMA, 2020b
City of Walterboro	Comprehensive Plan 2010	City of Walterboro, 2010
	Unified Development Ordinances 2019	Municode, n.d.-i
Town of Williams	National Flood Insurance Program (NFIP)	FEMA, 2020b
Hampton County	Comprehensive Plan 2009	Hampton County, 2009
	Unified Land Development Ordinance 1994	Hampton County, 1994
	Stormwater Management and Erosion and Sediment Control Ordinance 2003	Hampton County, 2003
	Flood Damage Prevention Ordinance 2012	Hampton County, 2012
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Brunson	Comprehensive Plan 2000	Town of Brunson, n.d.-b
	Emergency Response Plan	Town of Brunson, n.d.-b
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Estill	Comprehensive Plan 2010	Town of Estill, 2010
	Zoning and Land Development Regulations Ordinance 2012.	Town of Estill, 2012
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Furman	National Flood Insurance Program (NFIP)	FEMA, 2020b

Jurisdictions	Policies, Plans, and Ordinances Addressing Natural Hazards	Sources
Town of Gifford	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Hampton	Comprehensive Plan 2008	Town of Hampton, 2008
	Flood Prevention Ordinance 2013	Municode, n.d.-j
	Zoning Ordinance 2013	Municode, n.d.-j
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Luray	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Scotia	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Varnville	Comprehensive Plan 2012	Town of Varnville, 2012
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Jasper County	Comprehensive Master Plan 2018	Jasper County, 2018
	Flood Damage Prevention Ordinance 2015-2016	Municode, n.d.-k
	Zoning Ordinance 2017	Municode, n.d.-k
	Land Development Regulation 2020	Municode, n.d.-k
	National Flood Insurance Program (NFIP)	FEMA, 2020b
City of Hardeeville	Comprehensive Plan 2019	City of Hardeeville, 2019
	Flood Damage Prevention Ordinance 2020	Municode, n.d.-l
	Zoning and Development Ordinances	Municode, n.d.-l
	National Flood Insurance Program (NFIP)	FEMA, 2020b
Town of Ridgeland	Comprehensive Plan 2017	Town of Ridgeland, 2017
	Flood Damage Prevention Ordinance 2019	Municode, n.d.-m
	Zoning Ordinance 2019	Municode, n.d.-m
	National Flood Insurance Program (NFIP)	FEMA, 2020b

Source: Counties and Municipalities – Website and Personal Communication

National Flood Insurance Program (NFIP)

All four counties participate in the National Flood Insurance Program (NFIP), as do several municipalities (Table 72). If communities participate in the Community Rating System, they receive discounts on the NFIP premiums. In addition to selected municipalities, Beaufort and Colleton Counties participate which includes all the unincorporated areas under their jurisdiction.

CRS Premium Discounts by Class and Flood Zone			
Class	**Discount**	**Class**	**Discount**
1	45%	6	20%
2	40%	7	15%
3	35%	8	10%
4	30%	9	5%
5	25%	10	-

Another way to monitor the flood hazard is to identify the number of properties that filed multiple flood insurance claims for repeated flooding. Properties experiencing repetitive loss have filed flood insurance claims of more than $1,000 that were then paid by the NFIP within a rolling window of 10 years. Reducing the number of properties with repetitive loss is part of the overall flood mitigation strategy for the state.

Table 72: Communities Participating in the National Flood Insurance Program

	Current Effective Map Date[1]	Community Rating System Class (% Discount)[2]	Number of Repetitive Loss Properties[3]			
			Total	Residential	Non-Residential	Commercial
Beaufort County	11/04/1992	5 (25)	229	224	-	5
City of Beaufort	09/29/1986	7 (15)	3	3	-	-
Town of Bluffton	12/18/1986	-	-	-	-	-
Town of Hilton Head Island	09/29/1986	5 (25)	106	106	-	-
Town of Port Royal	09/29/1986	9 (5)	-	-	-	-
Colleton County	12/21/2017	7 (15)	11	11	-	-
Town of Cottageville	12/21/2017	-	-	-	-	-
Town of Edisto Beach	12/21/2017	6 (20)	41	n/a	n/a	n/a
City of Walterboro	12/21/2017	-	1	1	-	-
Town of Williams	12/21/2017	-	-	-	-	-
Hampton County	09/29/2010	-	-	-	-	-
Town of Brunson	09/29/2010	-	-	-	-	-
Town of Estill	09/29/2010	-	-	-	-	-
Town of Furman	09/29/2010	-	-	-	-	-
Town of Gifford	09/29/2010	-	-	-	-	-
Town of Hampton	09/29/2010	-	2	n/a	n/a	n/a
Town of Luray	09/29/2010	-	-	-	-	-
Town of Scotia	09/29/2010	-	-	-	-	-
Town of Varnville	09/29/2010	-	-	-	-	-
Town of Yemassee	09/01/1986	-	-	-	-	-
Jasper County	10/18/2019	-	11	6	-	5
City of Hardeeville	09/29/2010	-	-	-	-	-
Town of Ridgeland	10/18/2019	-	-	-	-	-

Note: Data as of 9/24/2019, Counties include unincorporated areas
Source: [1]FEMA (2020e), [2]FEMA (2019b), [3]SCEMD (2018, p. 102-104) and Counties and Municipalities

SECTION 6: HAZARD MITIGATION STRATEGY

This section presents the hazard mitigation goals and strategies for the counties and municipalities participating in this plan. The goals and strategies from the 2015 plans, Beaufort County Hazard Mitigation Plan and Lowcountry Region Natural Hazard Mitigation Plan, were revised based on the information from the above Sections. The update of the 2015 hazard mitigation actions is taken into account in the revision of these goals and strategies. Lastly, the new actions are presented here for the 2020 Lowcountry Natural Hazard Mitigation Plan.

6.1 UPDATE OF 2015 HAZARD MITIGATION ACTIONS

The 2015 Plan was evaluated to identify what actions had and had not been implemented by the respective counties and municipalities. This process provides information on what impediments caused unsuccessful implementation. This process was completed by the Steering Committee and emergency managers for all counties and municipalities. Table 72 below is the summary of completed mitigation actions categorized into four mitigation types, including (1) local plans and regulations, (2) structure and infrastructure projects, (3) natural systems protection, and (4) education and awareness programs (FEMA, 2013). An explanation of each type of mitigation can be found in Appendix I. The full list of hazard mitigation actions from the 2015 plans and their status can be seen in Appendix J.

2015 Completed Hazard Mitigation Actions

Table 73: Summary of 2015 Completed Hazard Mitigation Actions

Mitigation Types	2015 Completed Actions
Local Plans and Regulations	▪ Beaufort, Colleton, Hampton, and Jasper Counties and Town of Edisto Beach formalized mutual-aid agreements with SCDOT and SCEMD for debris removal. ▪ Beaufort County, Colleton County, and Town of Hilton Head Island are now recognized as TsunamiReady communities. ▪ City of Beaufort adopted a resolution to become a member of the American Flood Coalition. ▪ Colleton County identified primary zoning districts to define as resource conservation to protect fragile wetlands, marshes, beaches and sand dunes, rivers, creeks, islands, and other natural resources critical to the ecosystems within the ACE Basin. ▪ Colleton County created plans for maintaining adequate road and debris clearing capabilities, stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities, and detailed floodplain management planning and mapping in accordance with the CRS. ▪ Hampton County enforced newest building codes by monitoring new renovations and construction.
Structure and Infrastructure Projects	▪ Beaufort County created a joint permitting center for post-hazard recovery by Building Codes creating a one-stop shop that is located on the 2nd floor of the Administration Building. ▪ Beaufort County hardened the Fire Station for Daufuskie Fire Department to also be utilized as an emergency shelter.

Mitigation Types	2015 Completed Actions
	▪ City of Beaufort undertook inventory of emergency response survey and purchased support vehicles (2 LMTVs), 60 kw-generator, field A/C units, and mobile kitchen. ▪ Hilton Head Island completed a study of vulnerable bridges to determine which ones should be hardened and conduct maintenance of these bridges and HHI Causeways, the study of Urban Tree Cover Vulnerability and Risks, and Power Line Survey. ▪ Hilton Head Island purchased a support trailer and new ambulances for Fire-Rescue, replaced tow vehicles for Fire Rescue, and purchased a new generator for the Island Recreation Center. Additionally, $50K has been allocated to install a new generator at the Fire Rescue communications tower. ▪ Colleton County Identified specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages. ▪ Several studies were conducted by Colleton County including Areas with Repetitive Flooding Study, Shelter Suitability Survey, Inventory of Emergency Response Survey, and a cost-benefit analysis for making improvements to the County Airport. ▪ Colleton County improved emergency services and critical facilities including adding backup power for EM shelters, generators connection, installing software enabling social media calls integrated into the 911 dispatch systems, and providing transportation to get residents in need to emergency shelters. ▪ Colleton County identified and elevated roads and bridges above the base flood elevation to maintain dry access including construction, reconstruction, or repair of drainage, and stabilization or armoring of vulnerable shoulders or embankments. ▪ A new Fire Chief was hired at Colleton County. ▪ Town of Edisto Beach conducted areas with repetitive flooding study, completed the Myrtle Street Drainage project and is working on drainage in the Arc/Billow streets area, constructed a reverse osmosis water plant and three new wells and storage facility, implemented design of a new Town Hall Complex to include an emergency operations center, renovated the fire station barracks and implemented a sea turtle protection project installing turtle safe lighting along Palmetto Boulevard. ▪ Hampton County undertook an Evacuation Needs Study, Special Needs Population Study, and Shelter Suitability Survey. ▪ Hampton County has made improvements to utilities (water, sewer, and electric), generators, Information Technology System, data storage, and back-up power. ▪ Jasper County evaluated its backup power system to ensure all shelters have adequate emergency power resources. ▪ Jasper County added a new Fire Rescue Station 34 ($1.5 mil) and remodeled existing Fire Rescue Station 35 ($270K). ▪ Jasper County repaired the roof at the County Emergency Services/911 communications Center ($125K) and is adding a transfer switch to the Criminal Investigation Division of Sheriff's Office for backup generator support ($7K). ▪ Ridgeland-Hardeeville High School campus completed a 2 MW generator installation, added wind shutters on all openings, and installed a generator on the wastewater lift-station for campus (all cost $1.7 mil). ▪ Jasper County Emergency Services received LEMPG funds and received the SAFER Grant for the recruiting and retention of volunteer firefighters.

Mitigation Types	2015 Completed Actions
Natural Systems Protection	▪ Hilton Head Island completed Mitchelville/Palmetto Hall Watershed Study in July 2019. ▪ Colleton County encouraged farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts. ▪ Colleton County identified and protected wetlands that serve as flood storage areas. ▪ Colleton County completed an analysis for renewable energy options: costs, benefits, environmental effects, technological potential, and political acceptability. ▪ Hampton County safely increased tree plantings around buildings to shade parking lots and along public rights-of-way.
Education and Awareness Programs	▪ City of Beaufort developed an effective local outreach program that raises public awareness about flood related issues. These include, but are not limited to, flood protection brochure, annual hurricane fair, flood education and preparedness program at a middle and high school, and city's substantial damage rules. ▪ Hilton Head Island made outreach efforts to rural populations and local businesses and distributed Hazard Publications to tourist and hotels. ▪ Several awareness events made by counties including coordinating with churches and other faith-based institutions to ensure they understand services provided in the aftermath of a hazard event, utilizing social media posting information regarding a hazard strike, conducting Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability, and posting information in public spaces and home improvement stores regarding how to prepare homes, family, and property for disasters. ▪ City of Walterboro and Towns of Cottageville, Lodge, and Smoaks promoted use of National Oceanic and Atmospheric Administration (NOAA) weather radios. ▪ Jasper County engaged in the distribution of hurricane preparedness guides in English and Spanish for the communities and utilized social media platforms to share information with public and keep them informed.

2015 Implementation Impediments

There are similar impediments across jurisdictions in implementing hazard mitigation actions. Some actions were not completed, deferred, or discarded mainly due to lack of funding, shortage of personnel, ineffective communication, and political will. Lack of funding leads to the competing actions' prioritization. The available funding can be diverted to the actions of higher or lower priorities. Jurisdictions also had difficulties in staff recruitment and retention. Less staff coupled with less expertise can diminish jurisdictions' capabilities to accomplish the mitigation actions. Engaging and communicating with the public relating to hazard risk and preparedness can be challenging. Finally, lack of political may lead to unclear policy establishments and implementation of hazard mitigation action.

6.2 UPDATE OF HAZARD MITIGATION STRATEGY

The mitigation strategies below serve as the most recent update and present the forward motion of the counties and participating jurisdictions. This process was completed by the Steering Committee, with the assistance of the LCOG. These goals and strategies are consistent with the previous plans' guiding principles.

Guiding Principles

- Bridging the unique needs and common goals of the four counties and their communities.
- Saving lives and protecting property.
- Taking a regional approach.
- Complementing the State Plan.
- Accessing funding to implement recommendations (projects and policies).

Goals and Strategies

Building from the 2015 plans, these goals and strategies were reviewed and determined to reflect regional and local needs in response to the natural hazards both before and after their occurrences. They are based on the information gathered throughout the planning process including the socioeconomic condition's analysis, hazards profile and vulnerability assessment, stakeholders and public input, and progress on the actions of the previous plans. The goals and strategies are influenced by:

- *Changes in Community Needs:* Population growth and projections indicate development patterns that could influence the effects of hazards, increasing the demand for services in case of emergency. The trend indicates an increase of vulnerable populations including elderly, low-income, and Hispanics (language proficiency). New technology leads to the need for innovative emergency services and critical facilities. These conditions have continued since the 2015 plans.
- *Changes in Hazard Conditions:* There have been more frequent hurricanes in the past five years including Hurricane Joaquin, Hurricane Matthew, Hurricane Irma, Hurricane Florence, and Hurricane Dorian**.** These hurricanes produced damages to warrant Presidential Disaster Declarations (PDD).

Below are the new six goals and thirty strategies for the 2020 Lowcountry Natural Hazard Mitigation Plan.

- Goal: A broad based statement of intent that establishes the direction for the Lowcountry Natural Hazard Mitigation Plan. Goals state desired outcomes for the overall implementation process.
- Strategy: An overall approach or method for attaining goals.
- Action: A specific approach, or project/program that aims to reduce vulnerability and risk in the impact area involving a specific entity, interest, and funding mechanism. Actions should match hazard mitigation goals.

Table 74: 2020 Hazard Mitigation Goals and Strategies

Goals	Strategies
1. Protection of Structural Projects, Utilities, and other Critical Facilities and Systems from Natural Hazards	1.1 Continue to protect critical facilities both public and private (roads, bridges, water, sewer, electricity, and others) and critical services (fire, rescue, medical, and others) from natural hazard threats. 1.2 Continue to identify and schedule repairs and other improvements needed to ensure buildings are in adequate condition and with adequate equipment to function in the event of a disaster. 1.3 Inspect and assess utilities' capability and vulnerability to ensure they can handle natural disasters. 1.4 Ensure integrity of dams, levees, seawalls detention/retention basins, channel modification, retaining walls, and storm sewers. 1.5 Determine adequacy of current regional communications infrastructure and address needed improvements.
2. Enhancement of Public Education and Awareness of Natural Hazards	2.1 Develop an ongoing public communications and education program including a website, pamphlets, informational packets, and articles in the local media. 2.2 Include information on how to respond to natural hazard threats including mitigation techniques, protective measures, and evacuation preparedness that businesses and homeowners can take. 2.3 Incorporate the use of local television channels, email, and social media, including Facebook ™ and Twitter™ to ensure that as many segments of the population as possible are reached.
3. Improvement of Policies and Standards to Reduce the Impacts of Natural Hazards	3.1 Continue efforts to revise, update, and improve plans, codes, zoning, and other mechanisms to address natural hazard mitigation, and expand on present policies to further protect the counties and incorporated municipalities (floodplains, repetitive loss areas, and others). 3.2 Continue to enforce policies and ordinances for zoning, floodplains, flood damage prevention, stormwater management, building codes, beach renourishment, and others. 3.3 Encourage participation in the National Flood Insurance Program (NFIP) and work toward the lowering of the CRS rating. 3.4 Continue to seek grant funding for hazard mitigation related projects and programs. 3.5 Consider more rigorous standards for hazard-resistant construction, increased regulation of construction in hazard-prone areas as well as enhanced enforcement of existing regulations.
4. Enhancement of Emergency Services through Sustained System and Technology Improvements	4.1 Continue to update the Emergency Operation/Response Plan on an annual basis including information on responsible parties and contact information. 4.2 Maintain sufficient and up to date equipment and training for EMS, police, fire, and other departments to ensure the prompt responses and the safety of residents. 4.3 Maintain warning systems, evacuation planning, and emergency response training. 4.4 Maintain safe and efficient evacuation routes – continue to cooperate with each other and SCDOT on highways connecting the counties. 4.5 Maintain sufficient and safe shelters for potential needs - should be

Goals	Strategies
	able to accommodate all members of the area's population, including those with special medical or other needs. 4.6 Maintain the IT capabilities of local governments to ensure continuity of operations in the event of disaster, including supporting the use of centralized technology, located as far inland as possible, and developing a hosted (for instance, the "cloud") storage system. 4.7 Coordinate with the county and regional offices of the various state human services departments. 4.8 Maintain and enhance working relationships among local governments.
5 Protection of Properties and Resources	5.1 Encourage use of innovative hazard-resistant construction techniques/materials (reinforced, impact-resistant doors, storm-resistant windows, hurricane shutters, and others). 5.2 Advise/assist property owners in retrofitting homes, businesses, and institutional facilities. 5.3 Monitor and maintain trees and branches, in public areas, at risk of breaking or falling during hazards incidents (heavy rain, wind, storm etc.) and damaging property. 5.4 Utilize currently available information and mapping to help determine the areas and magnitude of impacts from flooding and sea level rise. 5.5 Seek grants for protective measures – include elevation and property acquisition for flooding mitigation. 5.6 Enhance floodplain protection, habitat preservation, wetland restoration and forest management.
6. Assistance of Targeted Vulnerable Population	6.1 Undertake outreach campaign to low-income, elderly, and Limited English Proficient (LEP)populations. 6.2 Promote volunteer involvement in emergency preparedness and response through education training program. 6.3 Continue to provide emergency preparedness and response through Area Agency on Aging (AAA), local councils, and relevant agencies.

6.3 2020 NEW HAZARD MITIGATION ACTIONS

New hazard mitigation actions are based on changing conditions and the reassessment of goals and strategies of the 2020 Plan. These actions involve a specific approach or project/program aimed at hazard mitigation, involving a specific entity, interest, and funding mechanism. By identifying specific actions, the plan helps participating jurisdictions to engage in distinct actions that will reduce their exposure to future hazard events and disasters. In the event of a large-scale incident, all jurisdictions will need to work together.

Cost-Benefit Analysis

New hazard mitigation actions have been prioritized using a similar approach as the 2015 Plans. Table 75 explains scoring criteria used as a cost-benefit tool to further prioritize the actions. These criteria consider legal, economic, political, and environmental conditions. Each condition was ranked as either a cost or a benefit, and then scores corresponded to a high, medium, or low priority. With the highest score at 27 and the lowest at zero (0), the actions were prioritized as follow:

- High Priority: Scores greater than 20
- Medium Priority: Score between 10-19
- Low Priority: Scores less than 10

Table 75: Prioritization Scoring Criteria

Criteria	Numeric Score			
	0	1	2	3
Strategy Effectiveness, in Terms of Affected Structures	No effect on risk or hazard	Affects several structures within the community	Affects many structures within the community	Affects most structures within the community
Percentage of Population Benefitted	Less than 10% benefitted	10% to 15% benefitted	50% to 75% benefitted	Greater than 75% benefitted
Time to Implement	Cannot be implemented	Long term	Within one year	Immediate
Time to Impact	Cannot be implemented	Long term	Within one year	Immediate
Cost to Community	Completely unaffordable	Expensive	Inexpensive	Little to no Cost
Funding Source	No known Funding source is available	Requires outside Funding	Requires budget consideration	Within existing county budget
Cost to Others	Cost to others is unacceptable	Expensive, but manageable	Cost is easily managed by others	No cost to others
Community Support	Opposed by the entire community	Some community opposition	Acceptable only to those affected by the project	Acceptable community wide
Project Feasibility	Not possible	Accomplished with extensive design and planning	Accomplished with some design and planning	Easily accomplished

The cost-benefit review was done in which actions that have maximum benefits from their associated costs are ranked higher in priority than those that have lower benefits from their costs. Action prioritization does not indicate the level of importance. It helps to identify actions that can immediately aid in the mitigation of the most likely and dangerous natural hazards. Action prioritization was assessed based on retaining NFIP compliance. NFIP compliance is based on three basic aspects: flood plain identification and mapping, flood-plain management, and flood insurance. Currently, the only Lowcountry community sanctioned under the NFIP is Smoaks.

2020 New and Ongoing Hazard Mitigation Actions

Considering current socioeconomic conditions, record of natural hazard incidents, and public input, each jurisdiction identified and proposed specific action(s) that, if accomplished, will reduce vulnerability and risk in the area.

Below is a summary of new actions as well as actions that have continued (ongoing) from the 2015 plans. These actions are categorized into four mitigation types recommended by FEMA (2013). These include (1) local plans and regulations, (2) structure and infrastructure projects, (3) natural systems protection, and (4) education and awareness programs. The explanation of each mitigation type can be seen in Appendix I. The full list of the 2020 new and ongoing hazard mitigation actions are displayed in Appendix K.

Table 76: Summary of 2020 New and Ongoing Hazard Mitigation Actions

Mitigation Types	2020 New and Ongoing Actions
Local Plans and Regulations	▪ Provide routine update of Hazard Mitigation Plan and append the new hazard mitigation plan to all comprehensive plans as they are updated, or at earliest date available. ▪ All communities to continue to support storm water management plan for future projects and develop watershed master plans through detailed inventory and modeling projects to identify and mitigate flood hazards. ▪ Continue to enforce floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations, and any other pertinent ordinances. ▪ Continue to train building officials on most up to date code requirements for hazard resistant construction. ▪ Maintain or improve the CRS rating. ▪ Conduct storm water drainage study and plan to identify drainage ditches and promote cleanup. ▪ Enforce rules against removal of wetlands. ▪ Update and enforce zoning and building codes and policies to ensure no new structures built within floodplains. ▪ Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities and make improvements. ▪ Enforce Building Code – overseeing strict adherence to new building standards by closely monitoring all new renovations and construction.
Structure and Infrastructure Projects	▪ Support ongoing efforts for a regional warehouse for emergency supply storage - a site was identified in Colleton County; training is pending for future operations.

Mitigation Types	2020 New and Ongoing Actions
	▪ Determine the vulnerability of backup power for critical facilities; create a strategy for additional investment in generators and electrical upfits – pending grant projects awarded; conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget. ▪ Seek funding for hazard mitigation projects, educate staff and public on grant programs and funding opportunities, and provide training to staff on disaster response and recovery. ▪ Make needed improvements to the causeway and bridge as it is the primary evacuation route – paving highways to allow 4 lanes of traffic to evacuate during hazard events and providing materials for stranded motorists during a hazard. ▪ Identify and elevate roads and bridges above the base flood elevation to maintain dry access in situations where flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments. ▪ Assist private home and business owners to obtain funding for retrofitting hazard prone buildings – currently having a project pursuing to assist a homeowner in elevating their home. ▪ Continue to evaluate need to harden critical facilities (Town Hall, Fire and Rescue Headquarters and other critical facilities as listed in this plan) to reduce vulnerability to hazards. ▪ Continue to implement structural drainage projects. ▪ Inspect and improve utility and communication lines and develop new or upgrading existing water delivery systems to eliminate breaks and leaks. ▪ Improve information technology system – providing laptops for backing up important data, scanning and storing important documents. ▪ Provide shelter development to strengthen county and municipality buildings designated as hurricane shelters. ▪ Identify vulnerable and special need population and develop rescue and evacuation procedures suitable for them. ▪ Develop an inventory of public and commercial buildings that may be particularly vulnerable to earthquake damage, including pre-1940s homes and homes with cripple wall foundations. ▪ Conduct an assessment and cost benefit-analysis for making improvement to the County Airport (Jasper County) and make improvements where needed.
Natural Systems Protection	▪ Continue to maintain open space related to storm water management and areas subject to repetitive flooding - maintain natural waterways to ensure adequate conveyance and acquisition for parks and other permanent open space. ▪ Continue to perform periodic nourishment of its beaches. ▪ Identify and protect wetlands that serve as flood storage areas and promote Wetland Protection Preservation through education of public about buffer zones and regulating these through development ordinances. ▪ Offer a list of city foresters, county extension offices, local nurseries and landscape firms that can provide advice on tree selection and soil conditions.

Mitigation Types	2020 New and Ongoing Actions
	▪ Construct primary dunes and lengthen groin system per Army Corps of Engineers Alternatives (Dune option is $13,000,0000). ▪ Collect and archive hydrologic data to understand system behavior and biological and chemical processes. ▪ Identify and analyze renewable energy options – costs, benefits, environmental effects, technological potential, and political acceptability. ▪ Encourage farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts.
Education and Awareness Programs	▪ Continue and enhance outreach efforts to local businesses, particularly hotels and assisted living facilities, to strengthen disaster preparedness; regularly distribute information, for example “Flood Hazards” brochure. ▪ Develop the use of social media/smart phone technology to inform citizens of hazard threats. ▪ Continue to work with regional media to promote public awareness of disaster preparedness. ▪ Educate the public on the threat of sea level rise and associated hazards, exploring best practices for adaptation to this threat. ▪ Provide warning systems education to make residents understand the meaning of warning systems and to schedule system testing. ▪ Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios. ▪ Conduct targeted hazard mitigation educational programs in areas with known social vulnerability. ▪ Provide hazard training in schools.

SECTION 7: PLAN MAINTENANCE

7.1 MONITORING AND EVALUATION

The 2020 Lowcountry Natural Hazard Mitigation Plan will be monitored, evaluated, and maintained by staff at LCOG, in cooperation with the Steering Committee. LCOG will evaluate the Plan annually, or more frequently as conditions change and modifications are needed. The Steering Committee will continue to meet once annually, or as necessary to coordinate improvements, evaluate changes, and amend the plan as needed, over the next five years. While the mitigation actions will be completed by each individual jurisdiction, LCOG staff will assist with providing data and grant writing, when requested. Appendix L provides details on relevant federal mitigation funding sources.

In coordination with the Steering Committee, LCOG's role is to:

- Facilitate Steering Committee meetings
- Notify the jurisdictions of grant opportunities
- Assist with grant writing
- Update the database of Community Mitigation Actions
- Evaluate changes to Community Mitigation Actions
- Update database of storm/hazard events
- Update general mapping
- Update socio-economic data
- Draft notices to the media and public regarding changes to the Plan or related activities

It will be the responsibility of the jurisdictions to integrate hazard mitigation planning principles included in this Plan in other local planning initiatives, such as comprehensive planning and capital improvement programs (CIP). If requested, LCOG will provide technical assistance to local jurisdictions to ensure new initiatives complement this Hazard Mitigation Plan.

7.2 CONTINUED PUBLIC INVOLVEMENT

As part of this plan, individual jurisdictions are responsible for year-round activities associated with public information and preparation for hazards. LCOG will facilitate an ongoing discussion for the general public utilizing social media such as Facebook and LinkedIn, that provides tips, information on potential events from the perspective of past regional storms, and other information as it becomes available. The strategy will provide an outlet for engagement from the community about natural hazard mitigation between plan updates. A web page is also set up on the Lowcountry Council of Governments' website to highlight community aspects of this plan and will be updated as needed. A PDF version of this Plan is also available via the LCOG's website.

APPENDICES

APPENDIX A: MEMORANDUM OF UNDERSTANDING

Lowcountry
COUNCIL OF GOVERNMENTS

Serving Beaufort • Colleton • Hampton • Jasper Counties

MEMORANDUM of UNDERSTANDING
BETWEEN
Beaufort County
AND
Lowcountry Council of Governments (LCOG)

SUBJECT: 2020 Lowcountry Natural Hazard Mitigation Plan

1. The purpose of this MOU is to engage the services of the Planning Department of the Lowcountry Council of Governments (LCOG) to prepare a FEMA approved Hazard Mitigation Plan Update for Beaufort, Colleton, Hampton, and Jasper Counties in compliance with 44 CFR Part 201.

2. Work will consist of, but not be limited to the following tasks:
   a. Review existing plans
   b. Data collection, risk identification, and vulnerability assessment
   c. Establish and manage a project steering committee
   d. Develop land use scenarios
   e. Develop hazard mitigation strategies
   f. Develop and implement a public engagement strategy
   g. Develop recommendations
   h. Complete a draft and final document for review
   i. Complete all SCEMD and FEMA revisions

3. The LCOG planning department has been awarded a grant by FEMA for the plan update. The local counties will supply the 25% local match. The total cost of the project is $47,145.07. Federal share is $35,358.79 and local share is $11,786.28.

4. As agreed, upon at the October 2nd, 2018 Lowcountry Natural Hazard Mitigation Plan Steering Committee meeting, the local share is to be split between the four participating counties.

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Lowcountry
COUNCIL OF GOVERNMENTS

Serving Beaufort • Colleton • Hampton • Jasper Counties

5. The local share for Beaufort County will be $2,946.57 payable by the completion date.

6. The completion date will be on or before March 31, 2021.

7. This agreement shall become effective on the date of signing.

Signed:

Beaufort County

10.6.20
Date

Lowcountry Council of Governments

10/5/2020
Date

Lowcountry Council of Governments
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MEMORANDUM of UNDERSTANDING
BETWEEN
Colleton County
AND
Lowcountry Council of Governments (LCOG)

SUBJECT: 2020 Lowcountry Natural Hazard Mitigation Plan

1. The purpose of this MOU is to engage the services of the Planning Department of the Lowcountry Council of Governments (LCOG) to prepare a FEMA approved Hazard Mitigation Plan Update for Beaufort, Colleton, Hampton, and Jasper Counties in compliance with 44 CFR Part 201.

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   d. Develop land use scenarios
   e. Develop hazard mitigation strategies
   f. Develop and implement a public engagement strategy
   g. Develop recommendations
   h. Complete a draft and final document for review
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COUNCIL OF GOVERNMENTS

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5. The local share for Colleton County will be $2,946.57 payable by the completion date.

6. The completion date will be on or before March 31, 2021.

7. This agreement shall become effective on the date of signing.

Signed:

Colleton County

10-14-2020
Date

Lowcountry Council of Governments

10/5/2020
Date

Lowcountry Council of Governments
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Lowcountry
COUNCIL OF GOVERNMENTS

Serving **Beaufort • Colleton • Hampton • Jasper** *Counties*

MEMORANDUM of UNDERSTANDING
BETWEEN
Hampton County
AND
Lowcountry Council of Governments (LCOG)

SUBJECT: 2020 Lowcountry Natural Hazard Mitigation Plan

1. The purpose of this MOU is to engage the services of the Planning Department of the Lowcountry Council of Governments (LCOG) to prepare a FEMA approved Hazard Mitigation Plan Update for Beaufort, Colleton, Hampton, and Jasper Counties in compliance with 44 CFR Part 201.

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   c. Establish and manage a project steering committee
   d. Develop land use scenarios
   e. Develop hazard mitigation strategies
   f. Develop and implement a public engagement strategy
   g. Develop recommendations
   h. Complete a draft and final document for review
   i. Complete all SCEMD and FEMA revisions

3. The LCOG planning department has been awarded a grant by FEMA for the plan update. The local counties will supply the 25% local match. The total cost of the project is $47,145.07. Federal share is $35,358.79 and local share is $11,786.28.

4. As agreed, upon at the October 2nd, 2018 Lowcountry Natural Hazard Mitigation Plan Steering Committee meeting, the local share is to be split between the four participating counties.

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5. The local share for Hampton County will be $2,946.57 payable by the completion date.

6. The completion date will be on or before March 31, 2021.

7. This agreement shall become effective on the date of signing.

Signed:

Hampton County

10-5-2020
Date

Lowcountry Council of Governments

10/5/2020
Date

Lowcountry Council of Governments
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MEMORANDUM of UNDERSTANDING
BETWEEN
Jasper County
AND
Lowcountry Council of Governments (LCOG)

SUBJECT: 2020 Lowcountry Natural Hazard Mitigation Plan

1. The purpose of this MOU is to engage the services of the Planning Department of the Lowcountry Council of Governments (LCOG) to prepare a FEMA approved Hazard Mitigation Plan Update for Beaufort, Colleton, Hampton, and Jasper Counties in compliance with 44 CFR Part 201.

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   d. Develop land use scenarios
   e. Develop hazard mitigation strategies
   f. Develop and implement a public engagement strategy
   g. Develop recommendations
   h. Complete a draft and final document for review
   i. Complete all SCEMD and FEMA revisions

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4. As agreed, upon at the October 2nd, 2018 Lowcountry Natural Hazard Mitigation Plan Steering Committee meeting, the local share is to be split between the four participating counties.

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COUNCIL OF GOVERNMENTS

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5. The local share for Jasper County will be $2,946.57 payable by the completion date.

6. The completion date will be on or before March 31, 2021.

7. This agreement shall become effective on the date of signing.

Signed:

Jasper County	Lowcountry Council of Governments
10-5-20	10/5/2020
Date	Date

Lowcountry Council of Governments
PO Box 98|634 Campground Road
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P: 843.726.5536 F: 843.726.5165
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APPENDIX B: MEETINGS

APPENDIX B-1: STEERING COMMITTEE MEETINGS

First Meeting

MEETING MINUTES
Lowcountry Hazard Mitigation Plan Update
Steering Committee Meeting 1
Thursday, August 27, 2020 at 10:00 a.m. EST
Zoom Meeting: https://us02web.zoom.us/j/84444225528?pwd=SFBsTkJiV1A2YUZMQStESUhDb0tuUT09
Meeting ID: 844-4422-5528 Passcode: 776627 Phone: 877-853-5247

Steering Committee Members Present:

Pamela Cobb	Disaster Recovery Coordinator	Beaufort County
Shari Mendrick	Floodplain Administrator	Town of Hilton Head Island
Iris Hill	Town Administrator	Town of Edisto Beach
Susanne Peeples	Emergency Management Director	Colleton County
Frank Edwards	Director/Fire Chief, Emergency Services	Jasper County
Russell Wells	Deputy Director, Emergency Services	Jasper County

Steering Committee Members Absent:

David Green	Chief, Fire-Rescue	Colleton County

LCOG Staff Present:

Stephanie Rossi	Planning Director
Maleena Parkey	Senior Planner
Christian Dammel	Planner

Others Present:

Janet Laney	Captain, Fire-Rescue	Colleton County (representing David Greene)

1. **Introduction of Members**
   a. Introduction of steering committee members and LCOG staff.
   b. Frank Edwards requested his name to be removed from the steering committee members due to his departure from Jasper County.
2. **The Purpose of Steering Committee – Maleena Parkey**
   a. Provide guidance for update of Plan
      i. Steering committee will provide guidance on how to approach the plan update.
   b. Provide information and data
      i. The emergency manger survey will be sent to the steering committee to provide information regarding hazard preparedness and other activities related to hazard mitigation in each county and municipality.

c. Assist in public information and communication through own organizations
    i. Steering committee will help in distributing a community survey to take public opinion into account in the plan update.
d. Assist in implementation of recommendations of Plan
    i. LCOG has shared information with the steering committee regarding the applications for funding for the Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FEMA) grants. The deadline to submit BRIC Applications is December 18, 2020.
    ii. Steering committee will help develop internal policies and procedures to implement relevant recommendations.

3. Progress Report on the Plan Update – Maleena Parkey

a. The Lowcountry currently has two active hazard mitigation plans, one in Beaufort County which is active until June 3, 2020 and another for Colleton, Hampton, and Jasper Counties until March 3, 2020. This plan update, for the first time, develops a hazard mitigation plan for all four counties.
b. The planning process will include a review of whether and how well the goals and objectives developed in 2015 have been met. These goal and objectives are based on the overall guiding principles including bridging the unique needs and common goals of the four counties and their communities, saving lives and protecting property, taking a regional approach, complementing the State Plan, and accessing funding to implement recommendations.
c. The proposed plan update aims to develop policies, actions, and projects to implement locally the specific goals of the South Carolina Plan 2018.
d. The existing plan review, data collection and update, steering committee setup and meeting are completed. Dr. Susan Cutter will present the finding of hazard identification and vulnerability assessment which is part of the data collection and update. There are two tasks in process, including developing future land use scenarios and developing updated policies, actions, and projects.

4. Presentation of Lowcountry Hazard Identification and Assessment 2020 – Dr. Susan Cutter

a. Dr. Cutter, Director of Hazards and Vulnerability Research Institute at University of South Carolina, presented an overview of the Lowcountry hazard identification and vulnerability assessment.
b. Iris Hill will provide comments on the Lowcountry Hazard Identification and Vulnerability Assessment report after finishing the review.

5. Follow-Up Activities – Maleena Parkey

a. Action items update – LCOG will follow up with the update of action items provided to steering committee for review.
b. Emergency manager survey – the steering committee will be expecting the emergency manager survey. LCOG will be contacting each member to get all answers and set up an individual meeting as needed.
c. Critical facilities i.e. hurricane shelters, utilities, EMS, hospitals – critical facilities as part of the emergency manager survey also need to be updated.
d. Capability assessment – LCOG is reviewing the existing policies, regulations, and plans i.e. comprehensive plan, zoning ordinances, land use ordinances, building codes in each jurisdiction to determine if they address hazard mitigation. LCOG will need assistance from the steering committee to identify if there are any missing items.

e. Community survey - the community survey will be distributed through Survey Monkey. Since not everyone has access to internet, paper copies will be distributed to residents as well. LCOG will need assistance from counties and municipalities for distributing the survey link via their webpages, emails, or social media as well as paper copies distribution.
    i. Russell Wells suggested the community survey translated to Spanish to reflect the region's cultural diversity.
    ii. Maleena Parkey responded that LCOG will have the community survey translated to Spanish in both electronic and paper versions.

6. Next Meetings

a. Next meeting will be arranged after receiving information from emergency manager and community surveys. Also, this information is needed in updating strategies, goals, and objective of the plan.

7. Adjourn

Second Meeting

MEETING MINUTES
Lowcountry Hazard Mitigation Plan Update
Steering Committee Meeting 2
Monday, December 7, 2020 at 1:00 p.m. EST
Zoom Meeting: https://us02web.zoom.us/j/89502732763?pwd=RmY2V243OHVFbFVsYlNmbTVuRktYZz09
Meeting ID: 844-4422-5528 Passcode: 776627 Phone: 877-853-5247

Steering Committee Members Present:

Pamela Cobb	Disaster Recovery Coordinator	Beaufort County
Shari Mendrick	Floodplain Administrator	Town of Hilton Head Island
David Greene	Chief, Fire-Rescue	Colleton County
Iris Hill	Town Administrator	Town of Edisto Beach
Russell Wells	Deputy Director, Emergency Services	Jasper County

Steering Committee Members Absent:

Susanne Peeples	Emergency Management Director	Hampton County

LCOG Staff Present:

Stephanie Rossi	Planning Director
Maleena Parkey	Senior Planner

Others Present:

Janet Laney	Captain, Fire-Rescue	Colleton County
Adrianne Stokes	Fire-Rescue	Colleton County

1. **Welcome and Introduction of Members – Maleena Parkey**
   a. Introduction of steering committee members, guests, and staff
   b. Ms. Parkey extended a welcome and thanked everyone for their assistance in the plan update.
2. **Update on the 2020 Lowcountry Natural Hazard Mitigation Plan – Maleena Parkey**
   a. Hazard Events, Social Vulnerability, and Loss Information
      ii. Overall, the probability of each hazard is higher than when it was studied in the 2015 plan. The total losses in the Lowcountry region between 2012-2019 is $11,533,967. In the same period, the hazard incidents have caused 4 deaths, and 8 injuries. The social vulnerability data has shown the area in the Lowcountry with different social vulnerability level. This level is based on the social vulnerability concepts including socioeconomic status, gender, race and ethnicity, age, employment loss, residential property, renters, occupation, family structure, education, medical services and access, social dependence, and special-needs population.
   b. Community Survey Results
      ii. As of November 30, 2020, there are 864 responses from the community survey; 38.67% from Beaufort County, 15.62% from Colleton County, 31.88% from Hampton County, and 13.83% from Jasper County. The overall 2020 survey results are similar to the 2015 results, except for the question regarding the importance of preparation for the natural hazards. The 2020 results show

that 73.5% of respondents agree to the importance of preparation for the natural hazards compared to 57.5% in the 2015 results. Note to the respondents' preference to receive information regarding natural hazards, television, email, and social media are the top three.

iii. David Greene pointed out that the results of the respondents' preference to receive information regarding natural hazards were influenced by the age gap.

iv. Ms. Parkey responded that LCOG targeted public in general as well as specific groups including senior citizen, LEP, and businesses. Therefore, LCOG would reanalyze that question to see if it showed the difference.

c. Actions Update and Emergency Manager Survey – Maleena Parkey

i. LCOG has received the update of hazard mitigation actions and emergency survey results. These will be consolidated and presented in four categories: local plans and regulations, structure and infrastructure projects, natural systems protection, and education and awareness programs.

d. Initial Draft Plan

i. LCOG has prepared the Initial Draft Plan based on information gathered so far. It comprises seven sections including: Introduction and planning process, Lowcountry profile, hazard identification and profile, vulnerability assessment, community capability assessment, hazards mitigation strategy, and plan maintenance.

3. Goals and Strategies Revision – Maleena Parkey

a. LCOG have proposed "Goals and Strategies" for the 2020 Plan building from the 2015 plans. These then were developed based on the information gathered throughout the planning process including socioeconomic conditions analysis, hazards profile and vulnerability assessment, stakeholders and public inputs, and progress on the actions of the previous plans.

b. Shari Mendrick asked if these goals and strategies consolidated the goals and strategies from the 2015.

c. Ms. Parkey responded that the proposed 2020 goals and strategies have consolidated and simplified the 2015 goals and strategies.

d. Mr. Greene and Ms. Mendrick said the proposed goals and strategies were well written.

e. Steering committee members adopted the proposed goals and strategies.

4. Schedule for the Plan Completion and Submission to SCEMD and FEMA – Maleena Parkey

a. The 2015 plans are active until 2021. For Beaufort County, the plan will be active until June 3, 2021. For Colleton, Hampton, and Jasper Counties, the plan will be active until March 31, 2021.

b. LCOG provided the timeframe of the SCEMD and FEMA review and approval which will affect the timeframe of 2020 plan completion. Between SCEMD and FEMA, it would take them approximately 8 weeks. Moreover, the final draft needs to make available to public for review and comments. This process takes at least 4 weeks and is required by FEMA. These two tasks totaled 12 weeks. Therefore, the final draft Plan need to be completed by mid-December.

5. Next Steps

a. LCOG provided tentative dates for the next steps from the plan completion to the distribution of the final draft plan to steering committee, stakeholders, and public for review, submission to SCEMD, the final revision of the plan, and the plan adoption.

6. Adjourn

APPENDIX B-2: ONE-ON-ONE MEETINGS SUMMARY

Date	Attendees	Summary
August 14, 2020	▪ David Greene, Deputy Chief, Fire Rescue, Colleton County ▪ Janet Laney, Captain, Fire-Rescue, Colleton County ▪ Adrianne Stokes, Fire-Rescue, Colleton County	LCOG staff virtually met with David Greene and his team to discuss the hazard mitigation actions update and define next steps
October 6, 2020	▪ Shari Mendrick, Floodplain Administrator, Town of Hilton Head Island	LCOG staff virtually met with Shari Mendrick to discuss the hazard mitigation actions update and the results of the emergency manager survey
October 26, 2020	▪ Susan Peeples, Director, Emergency Management Division, Hampton County	LCOG staff virtually met with Susan Peeples to discuss the hazard mitigation actions update, the results of the emergency manager survey, and the critical facilities update.
October 28, 2020	▪ David Greene, Deputy Chief, Fire Rescue, Colleton County	LCOG staff had a phone meeting with David Greene to discuss the results of the emergency manager survey and the critical facilities update.

APPENDIX C: STAKEHOLDERS AND PUBLIC PARTICIPATION

APPENDIX C-1: EMERGENCY MANAGER SURVEY

EMERGENCY MANAGER SURVEY
2020 LOWCOUNTRY NATURAL HAZARD MITIGATION PLAN

The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper Counties. The responses to the questionnaire will assist LCOG in determining the status of proposed actions in the 2015 Hazard Mitigation Plans. The survey's questions refer to activities from 2015-2020, as well as proposed actions in the 2015 Plans. Please feel free to mark or comment on any areas that is no longer needed.

1. What improvements have been made to the critical facilities infrastructure? Please be specific as possible, naming the place, cost and what work was completed, if known.
   - ☐ New or Repaired Fire Stations (including roofing and weatherization projects)
   - ☐ Headquarters, Dispatch Centers, Mobile Dispatch Vehicle
   - ☐ Major Health Facilities, Nursing Homes
   - ☐ Schools, Shelters, Evacuation Routes
   - ☐ Utilities (water, sewer, and electric), Generators, Potable Water Improvements (Water Stations)
   - ☐ Road Paving and Widening, Traffic Cameras, Utilities – Tree Trimming and Removal
   - ☐ New Construction, Replacement, Maintenance
   - ☐ Information Technology System, Data Storage, Back-up
   - ☐ Land Acquisitions
   - ☐ Others (please specify) ……
2. Which known facilities need improvements to strengthen their durability during and after an event? What are the needs?
3. Has there been a loss, major damage, or closing of critical facilities, if so which facilities and why?
4. What studies or surveys have been undertaken to better understand the weaknesses and needs regarding hazard mitigation?
   - ☐ Evacuation Needs Study, Special Needs Population Study
   - ☐ Urban Tree Cover Vulnerability and Risks Study, Power Line Survey
   - ☐ Stormwater Drainage Study
   - ☐ Areas with Repetitive Flooding Study
   - ☐ Nursing Home Safety and Evacuation Survey
   - ☐ Shelter Suitability Survey
   - ☐ Inventory of Emergency Response Survey
   - ☐ Others (please specify) ……

5. What educational or marketing efforts have been made in terms of hazard preparedness?
   - ☐ Training for Grant Writing
   - ☐ Outreach Efforts (rural population, local businesses)
   - ☐ Educational Series (schools, public)
   - ☐ Composting Program
   - ☐ Hazard Publication to Tourist and Hotels
   - ☐ Others (please specify) ……
6. Have there been changes in leadership for emergency services personnel? if so, what positions and who?
7. Have grant funds been allocated for improvements to emergency services? If so, for what purpose, which source, and how much?
8. Has there been any purchase and/or distribution of emergency supplies? If so, what, for who, and the estimated cost?
   - ☐ Weather Radios
   - ☐ Fans
   - ☐ Support Vehicles
   - ☐ Major Equipment, please describe ……
   - ☐ Generators
   - ☐ Satellite Phones
   - ☐ Others (please specify) ……
9. What natural disasters or major events have triggered the utilization or deployment of emergency management services? What costs were associated with the event?
10. If debris removal was required, what resources, including cost, were needed and what was the estimated volume, if known?
    - ☐ Labor
    - ☐ Trucks
    - ☐ Public Works
    - ☐ Others (please specify) ……

APPENDIX C-2: COMMUNITY SURVEY

2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

2. In what county is your household located?

- Beaufort
- Colleton
- Hampton
- Jasper

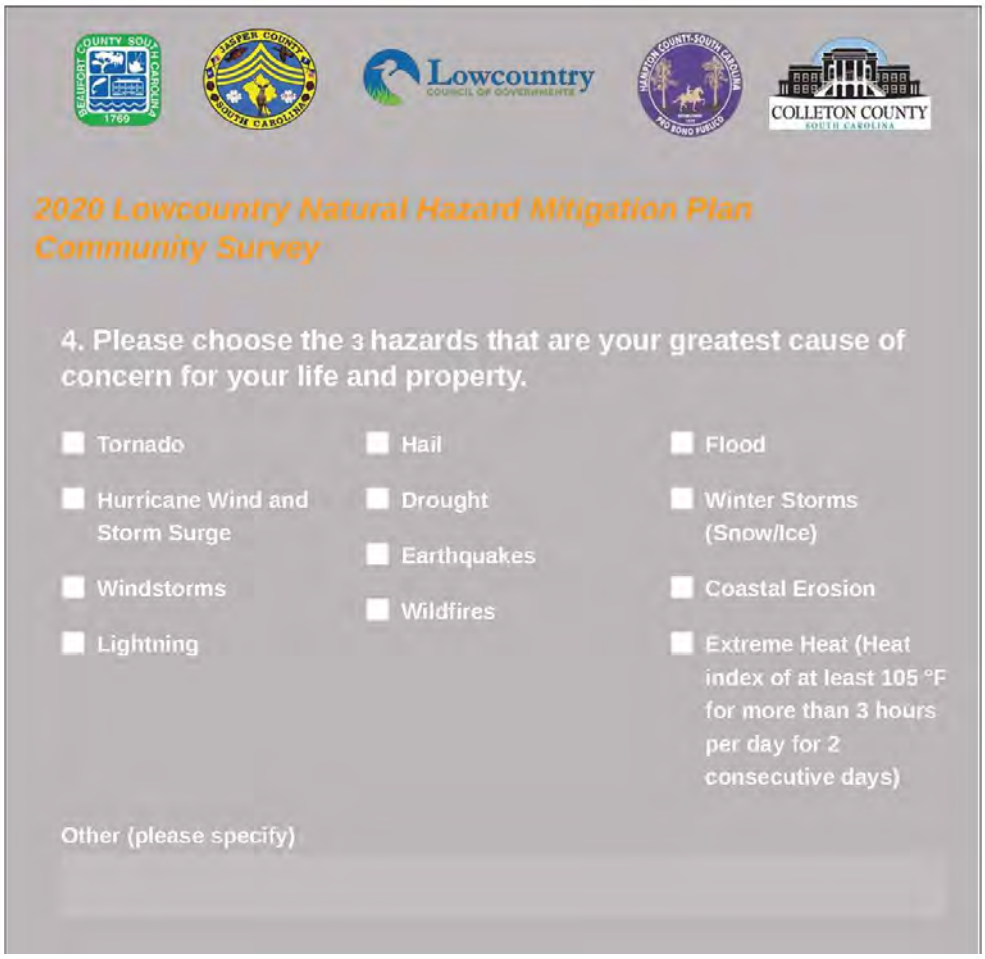
Other (please specify)

2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

3. Which of the following hazards have caused life or property damage at your place of residence? (Select all that apply)

- Tornado
- Hurricane Wind and Storm Surge
- Windstorms
- Lightning
- Hail
- Drought
- Earthquakes
- Wildfires
- Flood
- Winter Storms (Snow/Ice)
- Coastal Erosion
- Extreme Heat (Heat index of at least 105 °F for more than 3 hours per day for 2 consecutive days)
- Not Applicable

Other (please specify)



2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

4. Please choose the 3 hazards that are your greatest cause of concern for your life and property.

- ☐ Tornado
- ☐ Hurricane Wind and Storm Surge
- ☐ Windstorms
- ☐ Lightning
- ☐ Hail
- ☐ Drought
- ☐ Earthquakes
- ☐ Wildfires
- ☐ Flood
- ☐ Winter Storms (Snow/Ice)
- ☐ Coastal Erosion
- ☐ Extreme Heat (Heat index of at least 105 °F for more than 3 hours per day for 2 consecutive days)

Other (please specify)

2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

5. Have you made any improvements to your property to protect against natural hazards?

- ○ Yes
- ○ No

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
6. Please indicate what type of improvements you have made by selecting from the options provided below.
Insulation
Window and Door Reinforcements/Replacements
Elevation of Structure
Tree Maintenance/Removal
Roof Replacement/Repair
Brush Removal
Other (please specify)

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
7. Please indicate which of the following home improvements you benefit from the most
Insulation
Window and Door Reinforcements/Replacements
Elevation of Structure
Tree Maintenance/Removal
Roof Replacement/Repair
Brush Removal
Other (please specify)

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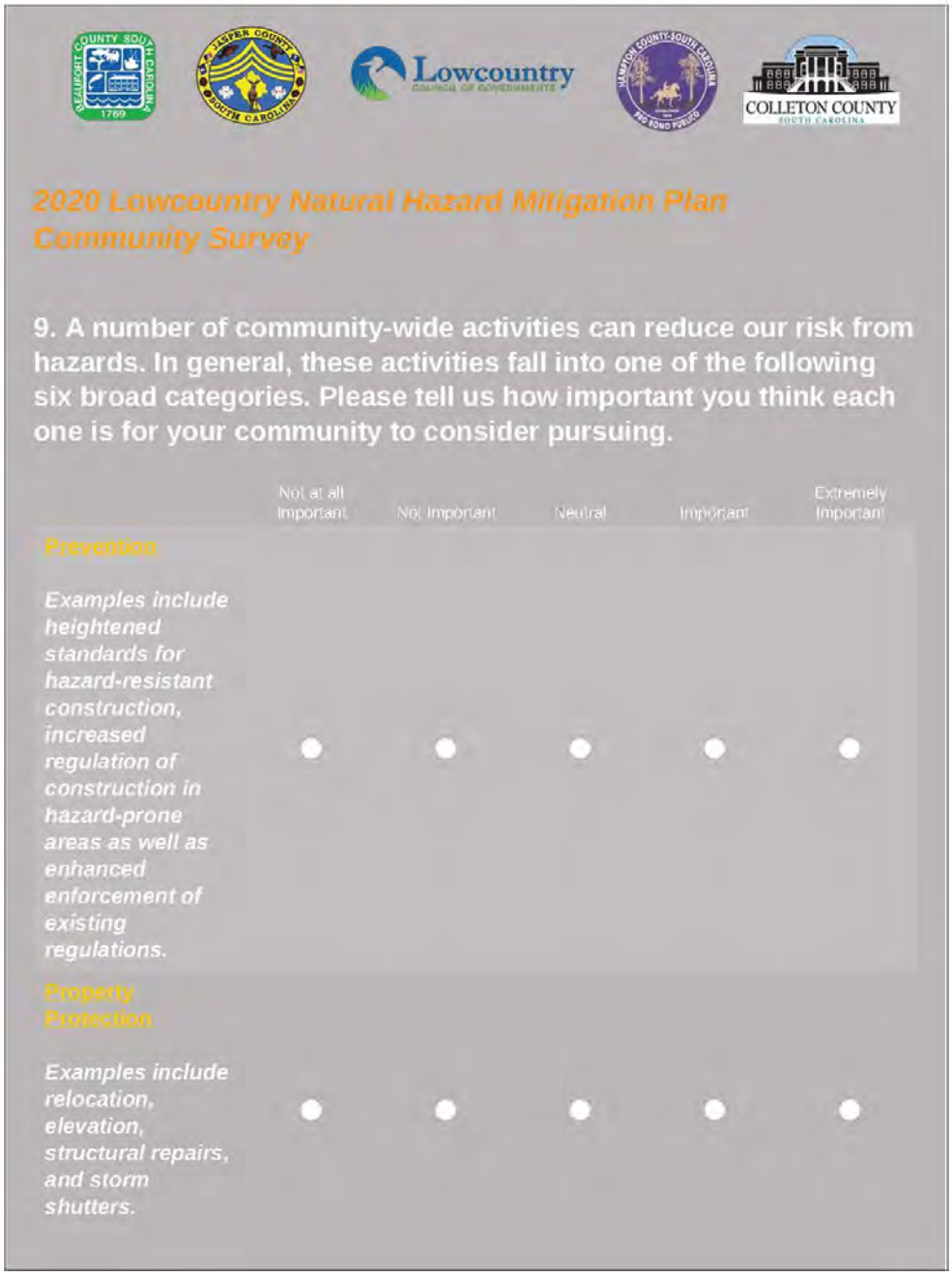
COLLETON COUNTY
SOUTH CAROLINA
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
8.
Please indicate your level of agreement with the following statement: My household is prepared in the event of a natural disaster.
Strongly agree
Agree
Somewhat agree
Neither agree nor disagree
Somewhat disagree
Disagree
Strongly disagree



2020 Lowcountry Natural Hazard Mitigation Plan Community Survey

9. A number of community-wide activities can reduce our risk from hazards. In general, these activities fall into one of the following six broad categories. Please tell us how important you think each one is for your community to consider pursuing.

	Not at all Important	Not Important	Neutral	Important	Extremely Important
Prevention *Examples include heightened standards for hazard-resistant construction, increased regulation of construction in hazard-prone areas as well as enhanced enforcement of existing regulations.*	○	○	○	○	○
Property Protection *Examples include relocation, elevation, structural repairs, and storm shutters.*	○	○	○	○	○

	Not at all Important	Not Important	Neutral	Important	Extremely Important
Natural Resource Protection *Examples include floodplain protection, habitat preservation, wetland restoration and forest management.*	○	○	○	○	○
Structural Projects *Examples include dams, levees, seawalls detention/retention basins, channel modification, retaining walls, and storm sewers.*	○	○	○	○	○
Emergency Services *Example include warning systems, evacuation planning, emergency response training, and protection of critical facilities or systems.*	○	○	○	○	○
Public Education and Awareness *Examples include outreach projects, school education programs, library materials, and demonstration events.*	○	○	○	○	○

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
10. What is the best way for you to receive information on how to make your home and community more resistant to natural hazards? (Please choose 3)
Television
Radio
Email
Social Media (Facebook, Twitter)
Conventional Mail
Public Meetings/Workshops
Website
Newspaper
Other (please specify)

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COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
11. Please provide your Zip Code.

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2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
12. If you have any other comments, questions, or concerns, please specify below.

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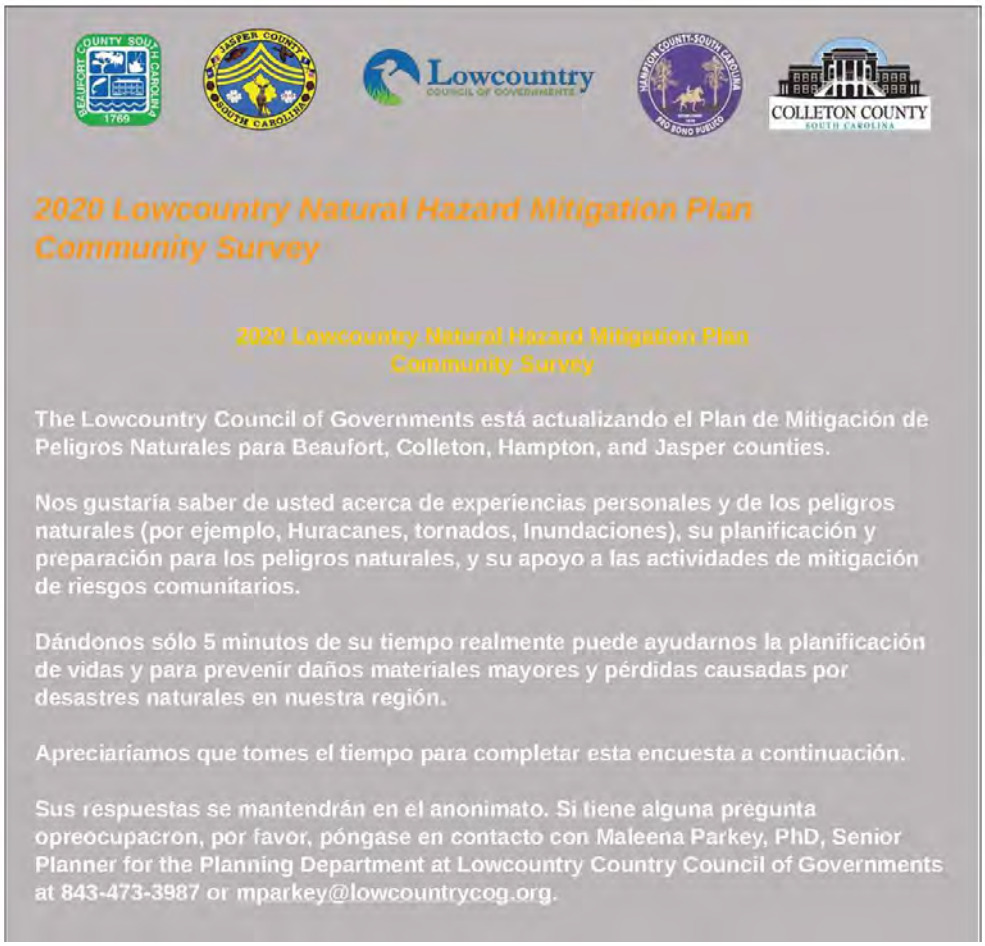
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
13. Please leave your email here for additional information pertaining to natural hazard mitigation (Optional).

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
Thank you for participating in our survey. Your feedback is very important.



2020 Lowcountry Natural Hazard Mitigation Plan Community Survey

2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

The Lowcountry Council of Governments está actualizando el Plan de Mitigación de Peligros Naturales para Beaufort, Colleton, Hampton, and Jasper counties.

Nos gustaría saber de usted acerca de experiencias personales y de los peligros naturales (por ejemplo, Huracanes, tornados, Inundaciones), su planificación y preparación para los peligros naturales, y su apoyo a las actividades de mitigación de riesgos comunitarios.

Dándonos sólo 5 minutos de su tiempo realmente puede ayudarnos la planificación de vidas y para prevenir daños materiales mayores y pérdidas causadas por desastres naturales en nuestra región.

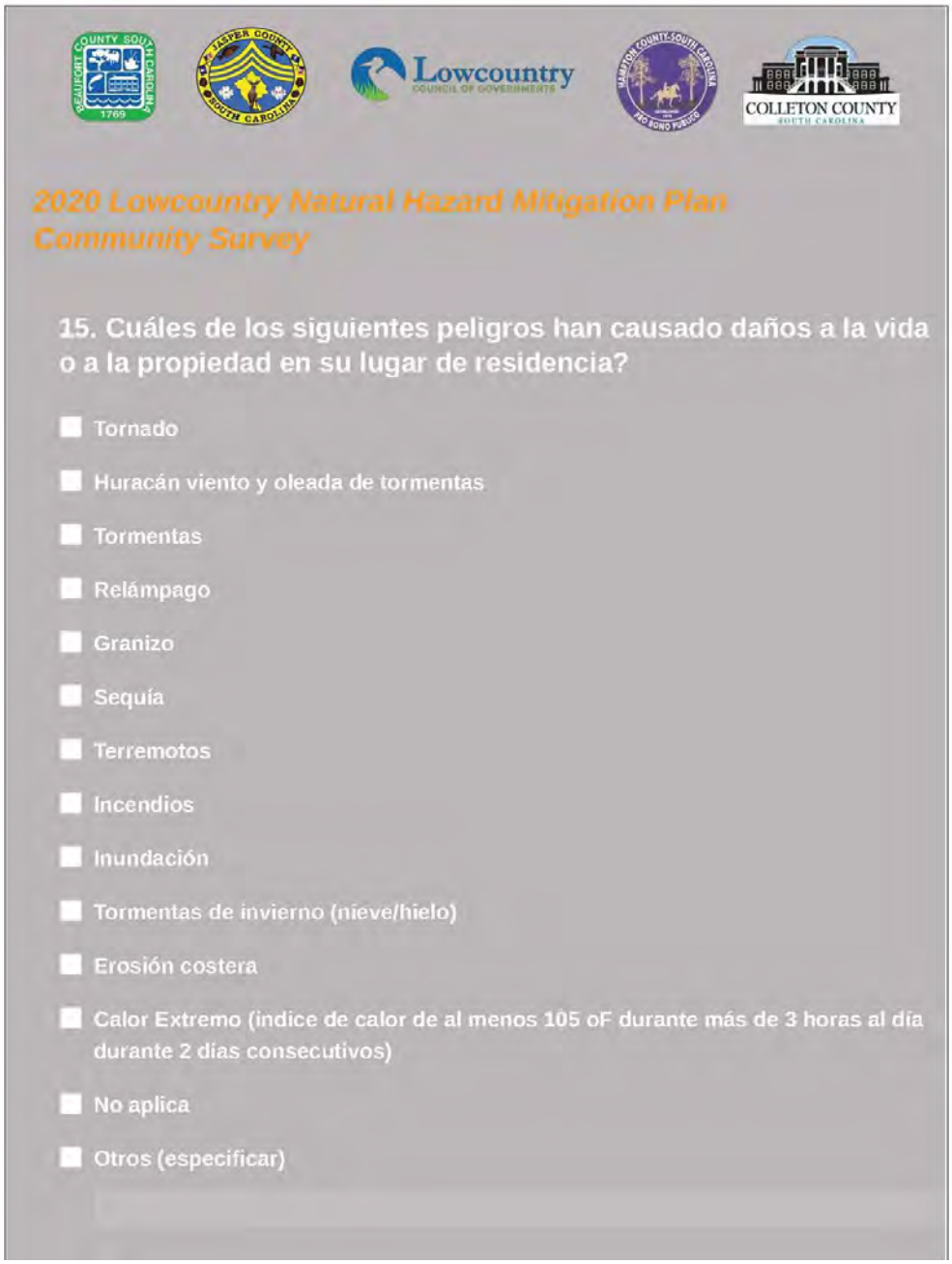
Apreciaríamos que tomes el tiempo para completar esta encuesta a continuación.

Sus respuestas se mantendrán en el anonimato. Si tiene alguna pregunta opreocupacron, por favor, póngase en contacto con Maleena Parkey, PhD, Senior Planner for the Planning Department at Lowcountry Country Council of Governments at 843-473-3987 or mparkey@lowcountrycog.org.

2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

14. En qué condado se encuentra su hogar?

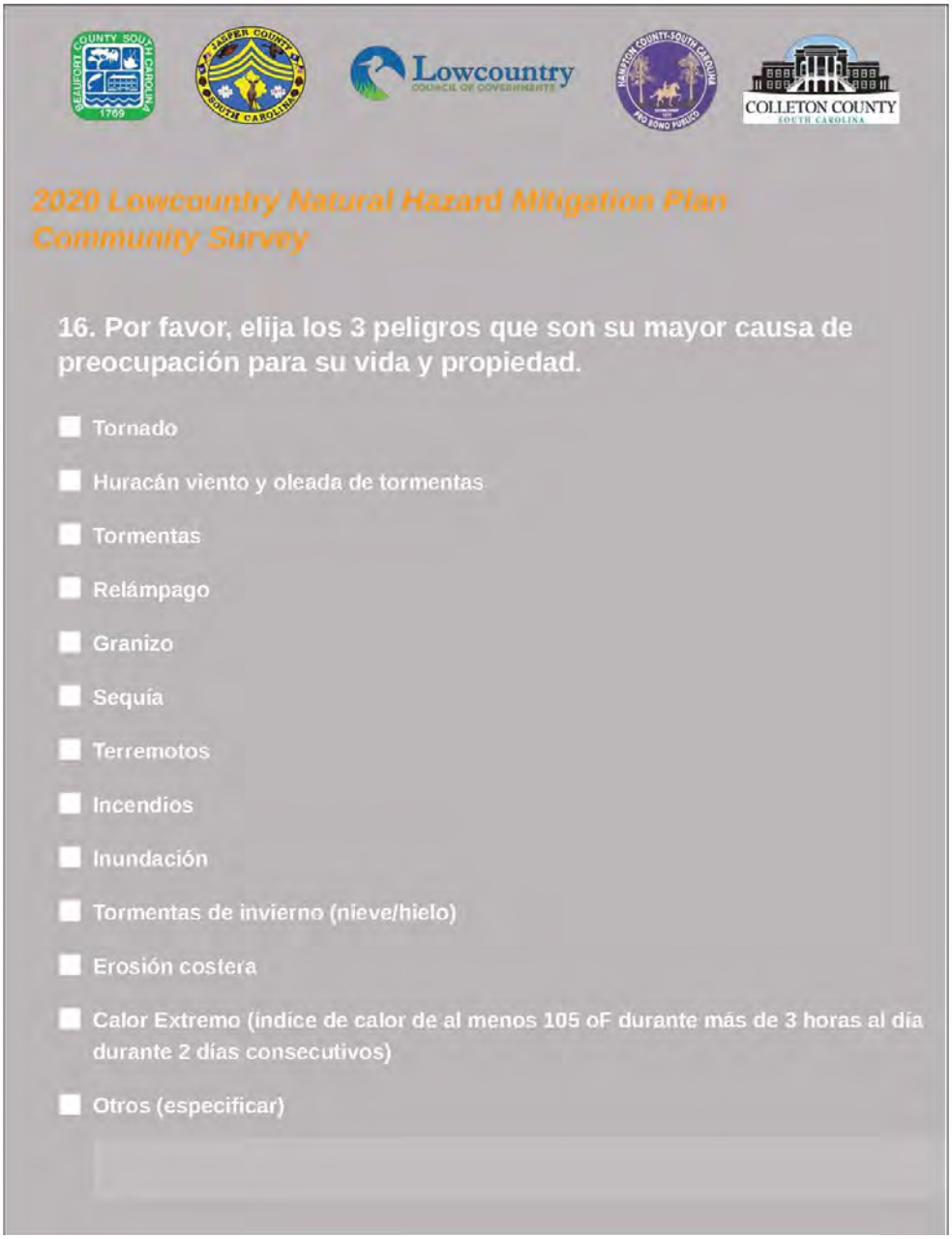
- Beaufort
- Colleton
- Hampton
- Jasper
- Otro (please specify)



2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

15. Cuáles de los siguientes peligros han causado daños a la vida o a la propiedad en su lugar de residencia?

- [ ] Tornado
- [ ] Huracán viento y oleada de tormentas
- [ ] Tormentas
- [ ] Relámpago
- [ ] Granizo
- [ ] Sequía
- [ ] Terremotos
- [ ] Incendios
- [ ] Inundación
- [ ] Tormentas de invierno (nieve/hielo)
- [ ] Erosión costera
- [ ] Calor Extremo (indice de calor de al menos 105 oF durante más de 3 horas al día durante 2 dias consecutivos)
- [ ] No aplica
- [ ] Otros (especificar)



2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey

16. Por favor, elija los 3 peligros que son su mayor causa de preocupación para su vida y propiedad.

- [ ] Tornado
- [ ] Huracán viento y oleada de tormentas
- [ ] Tormentas
- [ ] Relámpago
- [ ] Granizo
- [ ] Sequía
- [ ] Terremotos
- [ ] Incendios
- [ ] Inundación
- [ ] Tormentas de invierno (nieve/hielo)
- [ ] Erosión costera
- [ ] Calor Extremo (índice de calor de al menos 105 oF durante más de 3 horas al día durante 2 días consecutivos)
- [ ] Otros (especificar)

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
17. Ha realizado alguna mejora en su propiedad para protegerse de los peligros naturales?
Sí
No

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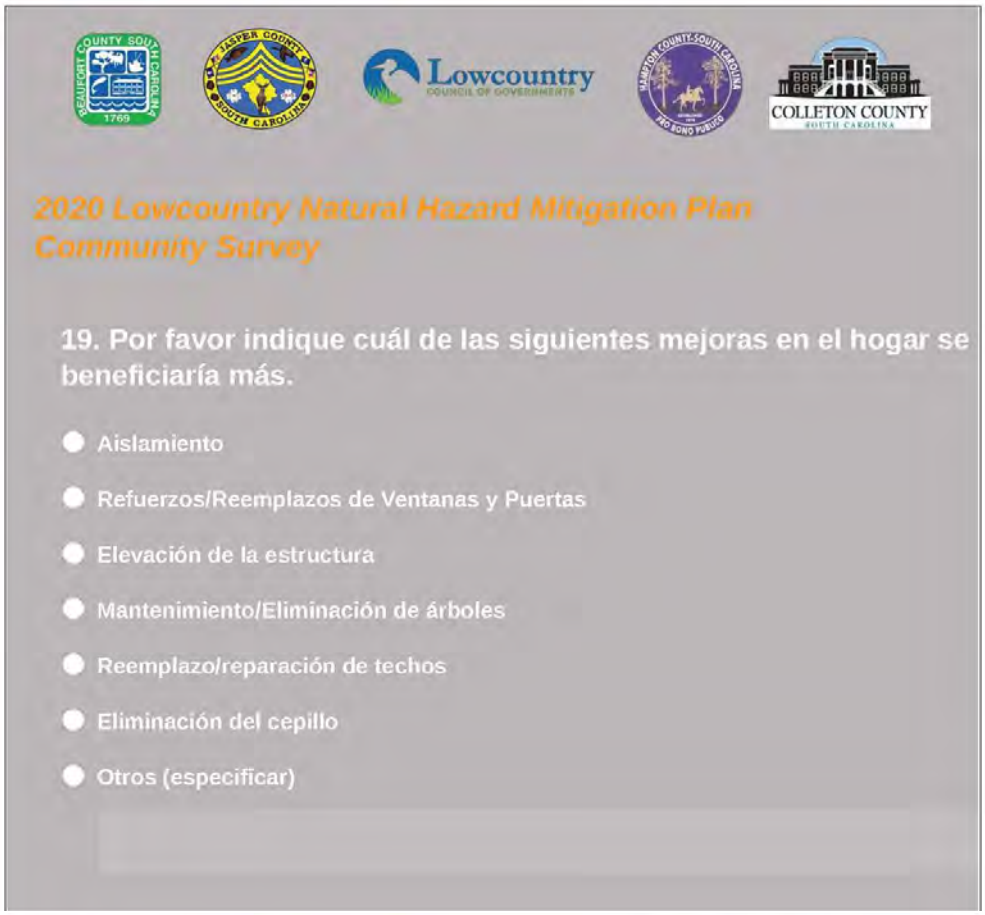
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
18. Por favor indique qué tipo de mejoras ha realizado.
Aislamiento
Refuerzos/Reemplazos de Ventanas y Puertas
Elevación de la estructura
Mantenimiento/Eliminación de árboles
Reemplazo/reparación de techos
Eliminación del cepillo
Otros (especificar)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COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
19. Por favor indique cuál de las siguientes mejoras en el hogar se beneficiaría más.
Aislamiento
Refuerzos/Reemplazos de Ventanas y Puertas
Elevación de la estructura
Mantenimiento/Eliminación de árboles
Reemplazo/reparación de techos
Eliminación del cepillo
Otros (especificar)

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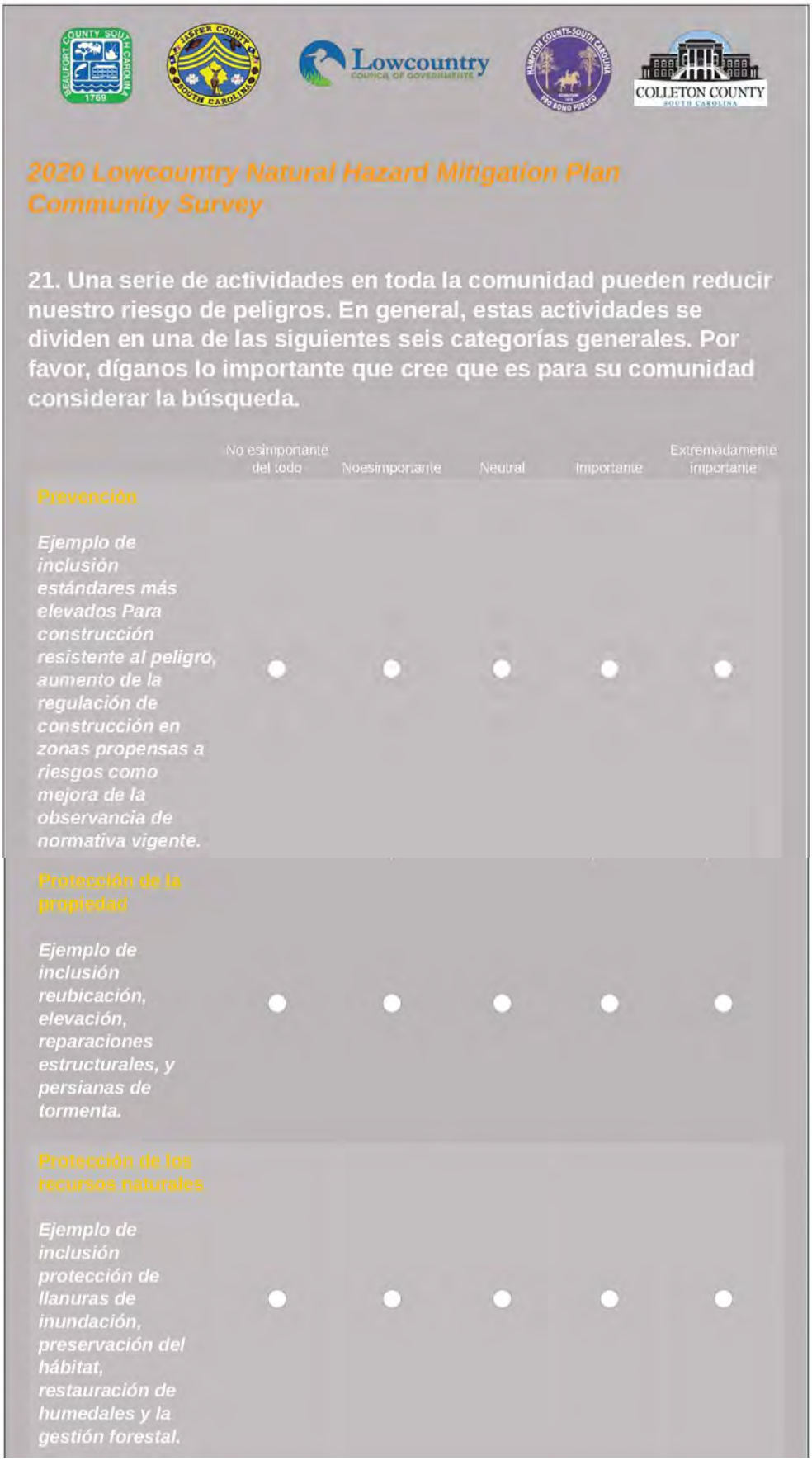
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
20. Por favor indique su nivel de acuerdo con la siguiente declaración: Mi hogar está preparado en caso de un desastre natural.
Fuertemente en desacuerdo
Discrepar
Algo en desacuerdo
Neutral
Algo de acuerdo
Acuerdo
Fuertemente de acuerdo



2020 Lowcountry Natural Hazard Mitigation Plan Community Survey

21. Una serie de actividades en toda la comunidad pueden reducir nuestro riesgo de peligros. En general, estas actividades se dividen en una de las siguientes seis categorías generales. Por favor, díganos lo importante que cree que es para su comunidad considerar la búsqueda.

	No esimportante del todo	Noesimportante	Neutral	Importante	Extremadamente importante
Prevención *Ejemplo de inclusión estándares más elevados Para construcción resistente al peligro, aumento de la regulación de construcción en zonas propensas a riesgos como mejora de la observancia de normativa vigente.*	○	○	○	○	○
Protección de la propiedad *Ejemplo de inclusión reubicación, elevación, reparaciones estructurales, y persianas de tormenta.*	○	○	○	○	○
Protección de los recursos naturales *Ejemplo de inclusión protección de llanuras de inundación, preservación del hábitat, restauración de humedales y la gestión forestal.*	○	○	○	○	○

Proyectos estructurales
Ejemplo de inclusión dresas, diques, muros marinos, cuencas de detención/retención, modificación del canal, muros de contención, and alcantarillas pluviales.
Servicios de Emergencia
Ejemplo de inclusión sistemas de alerta, planificación de evacuación, capacitación en respuesta de emergencia, y la protección de instalaciones o sistemas críticos
Educación y Sensibilización Pública
Ejemplo de inclusión proyectos de divulgación, programas de educación escolar, materiales de la biblioteca, y eventos de demostración.

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COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
22. Cuál es la mejor manera de recibir información sobre cómo hacer que su hogar y comunidad sean más resistentes a los peligros naturales? Por favor, elija 3.
Televisión
Radio
Correo electrónico
Redes sociales (Facebook, Twitter)
Otros (especificar)
Correo convencional
Reuniones/Talleres Públicos
Sitio web
Periódico

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2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
23. Por favor proporcione su código postal.

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2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
24. Si tiene otros comentarios, preguntas o inquietudes, especifique.

Lowcountry
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2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
25. Por favor dejaras su email acá para información adicional pretendiente al de mitigación de riesgos naturales (Opcional).

Lowcountry
COLLETON COUNTY
2020 Lowcountry Natural Hazard Mitigation Plan
Community Survey
Gracias por tomarse el tiempo para completar la encuesta.

APPENDIX C-3: SURVEY DISTRIBUTION

Press Release

Lowcountry
COUNCIL OF GOVERNMENTS

Serving Beaufort • Colleton • Hampton • Jasper Counties

For Immediate Release
September 4, 2020

The Lowcountry Council of Governments announces:

THE LOWCOUNTRY COUNCIL OF GOVERNEMTNS IS CONDUCTING A FOUR COUNTY COMMUNITY SURVEY FOR BEAUFORT COLLETON, HAMPTON AND JASPER COUNTIES ON NATURAL HAZARDS

If you live in Beaufort, Colleton, Hampton or Jasper County we want to hear from you! The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.

We would like to hear from you about your personal experiences and perceptions of natural hazards (i.e. hurricanes, tornados, floods), your planning and preparation for natural hazards, and your support of community hazard mitigation activities.

Your thoughts and experiences can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.

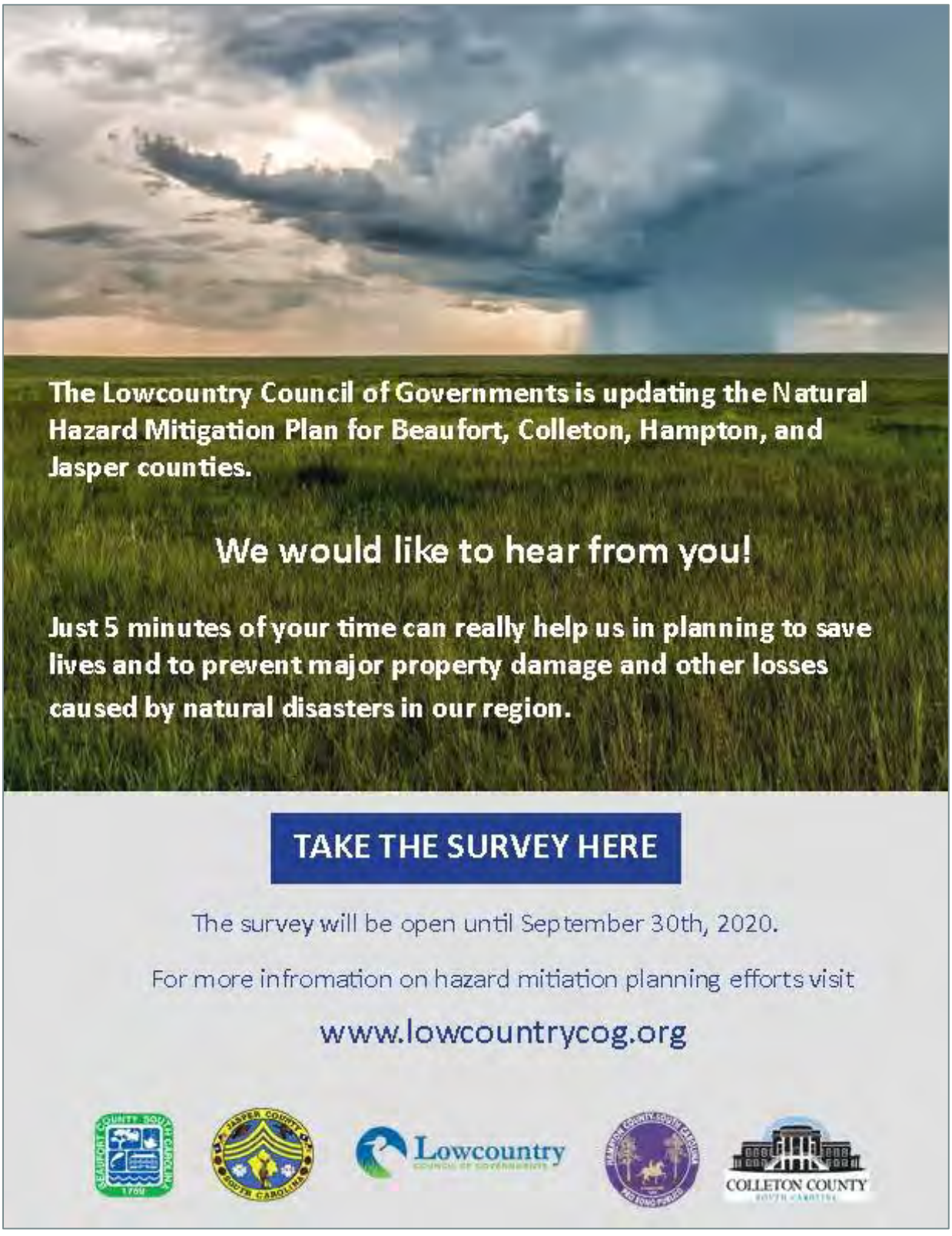
We have developed a short 5-minute anonymous survey to get to know your thoughts on issues that will affect the development of the plan.

The will be active until September 30th, 2020 and can be found here:
https://www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020

Contact Maleena Parkey, PhD, Senior Planner for the Planning Department at Lowcountry Country Council of Governments at 843-473-3987 or mparkey@lowcountrycog.org.

Lowcountry Council of Governments
PO Box 98|634 Campground Road
Yemassee, South Carolina 29945
Main: 843.473.3990 Planning: 843.473.3958 Fax: 843.726.5165
www.lowcountrycog.org

Flyer


The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.
We would like to hear from you!
Just 5 minutes of your time can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.
TAKE THE SURVEY HERE
The survey will be open until September 30th, 2020.
For more infromation on hazard mitiation planning efforts visit
www.lowcountrycog.org
Lowcountry
COLLETON COUNTY

QR Code

The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.
We would like to hear from you!
Just 5 minutes of your time can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.
www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020
The survey will be open until September 30th, 2020
For more infromation on hazard mitiation planning efforts visit
www.lowcountrycog.org
Lowcountry
COUNCIL OF GOVERNMENTS
COLLETON COUNTY
SOUTH CAROLINA

Link

COMMUNITY SURVEY
2020 LOWCOUNTRY NATURAL HAZARD MITIGATION PLAN

The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.

We would like to hear from you about your personal experiences and perceptions of natural hazards (i.e. hurricanes, tornados, floods), your planning and preparation for natural hazards, and your support of community hazard mitigation activities.

Giving us just 5 minutes of your time can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.

We would appreciate you taking the time to complete this survey below.

https://www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020

Your responses will be kept anonymous. If you have any questions or concerns, please contact Maleena Parkey, PhD, Senior Planner for the Planning Department at Lowcountry Country Council of Governments at 843-473-3987 or mparkey@lowcountrycog.org.

ENCUESTA DE LA COMUNIDAD
2020 LOWCOUNTRY PLAN DE MITIGACIÓN DE RIESGOS NATURALES

The Lowcountry Council of Governments está actualizando el Plan de Mitigación de Peligros Naturales para Beaufort, Colleton, Hampton, and Jasper counties.

Nos gustaría saber de usted acerca de experiencias personales y de los peligros naturales (por ejemplo, Huracanes, tornados, Inundaciones), su planificación y preparación para los peligros naturales, y su apoyo a las actividades de mitigación de riesgos comunitarios.

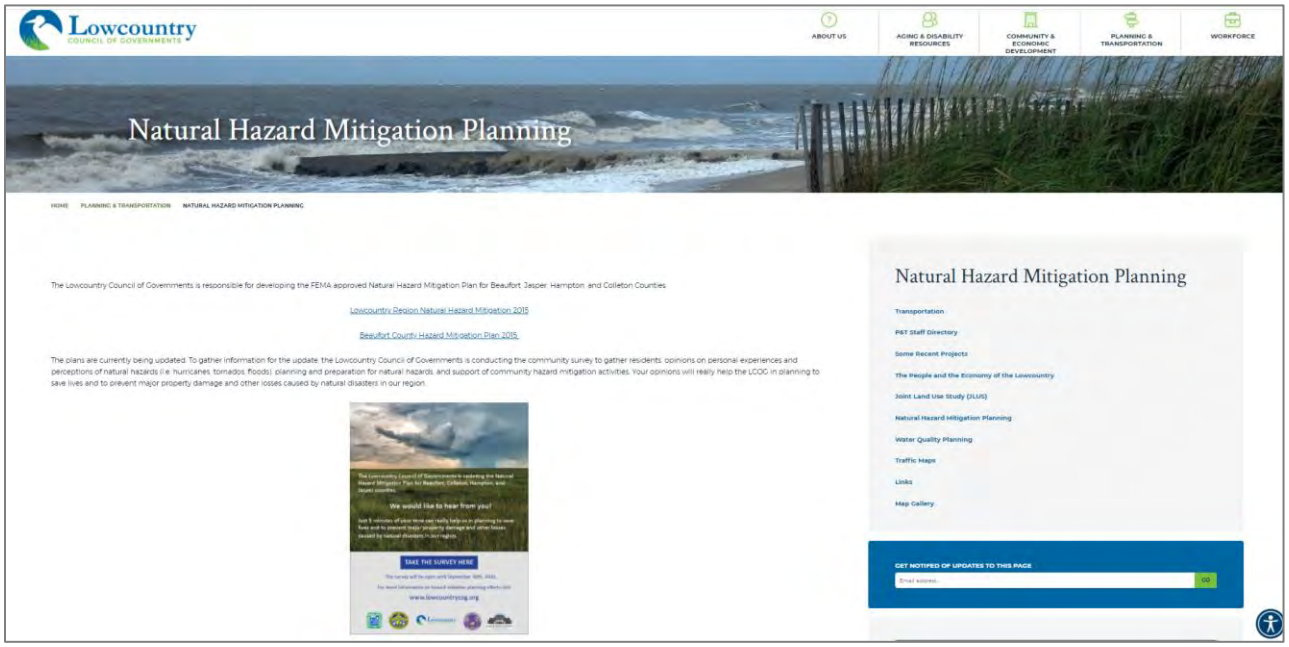
Dándonos sólo 5 minutos de su tiempo realmente puede ayudarnos la planificación de vidas y para prevenir daños materiales mayores y pérdidas causadas por desastres naturales en nuestra región.

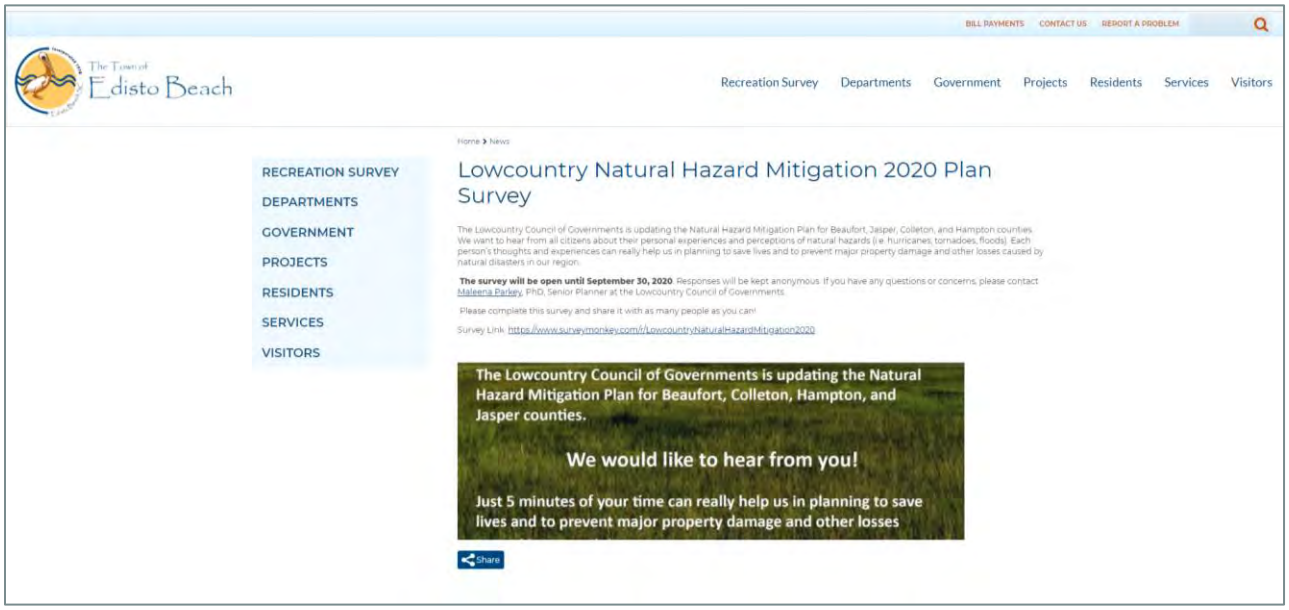
Apreciaríamos que tomes el tiempo para completar esta encuesta a continuación.

https://www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020

Sus respuestas se mantendrán en el anonimato. Si tiene alguna pregunta o preocupacione, por favor, póngase en contacto con Maleena Parkey, PhD, Senior Planner for the Planning Department at Lowcountry Country Council of Governments at 843-473-3987 or mparkey@lowcountrycog.org.

Local Newspaper, Website, and Social Media

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CONTACT US
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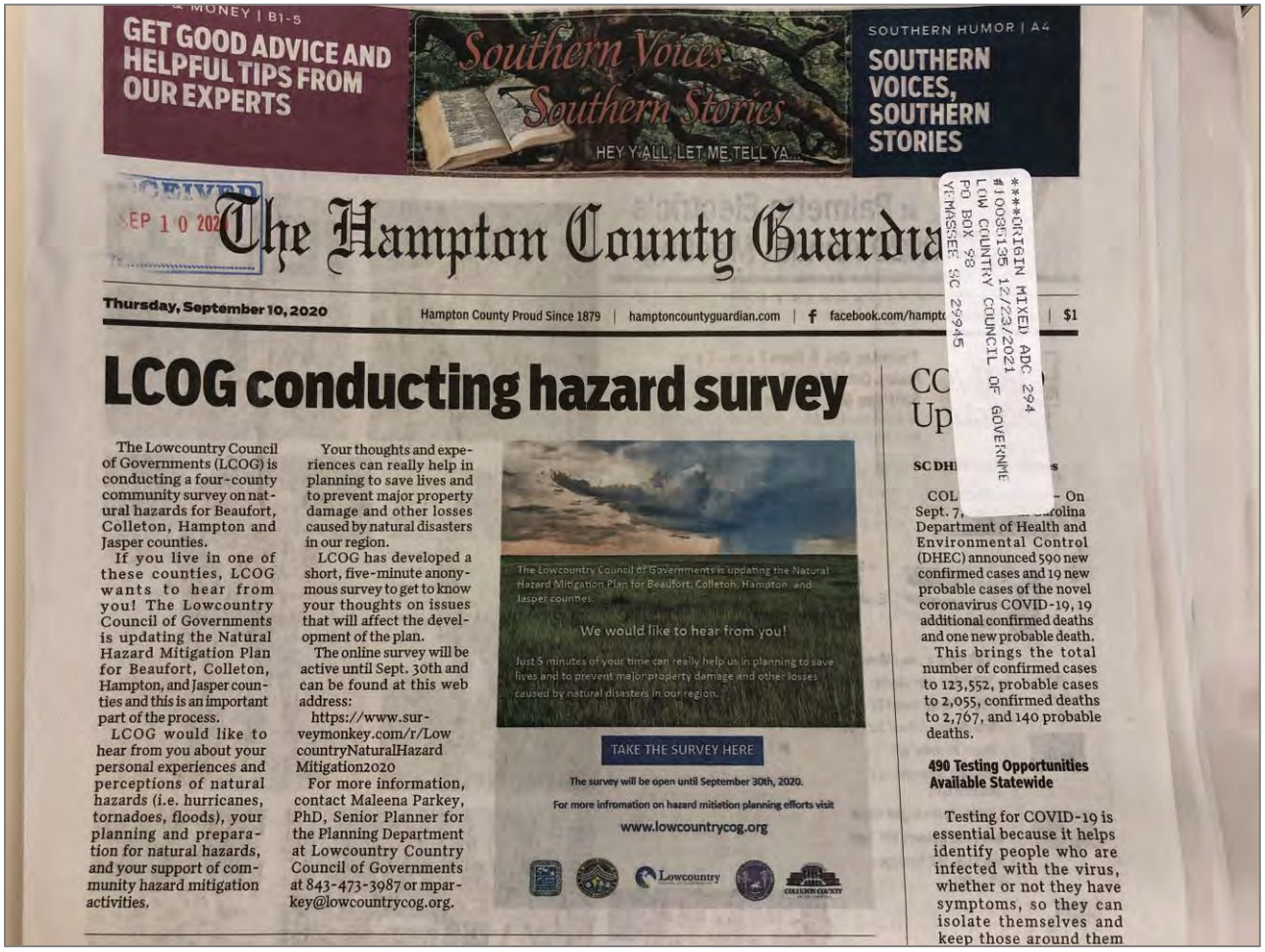
The Town of Edisto Beach
Recreation Survey
Departments
Government
Projects
Residents
Services
Visitors
RECREATION SURVEY
DEPARTMENTS
GOVERNMENT
PROJECTS
RESIDENTS
SERVICES
VISITORS
Home › News
Lowcountry Natural Hazard Mitigation 2020 Plan Survey
The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Jasper, Colleton, and Hampton counties. We want to hear from all citizens about their personal experiences and perceptions of natural hazards (i.e. hurricanes, tornadoes, floods). Each person's thoughts and experiences can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.
The survey will be open until September 30, 2020. Responses will be kept anonymous. If you have any questions or concerns, please contact Maleena Parkey, PhD, Senior Planner at the Lowcountry Council of Governments.
Please complete this survey and share it with as many people as you can!
Survey Link: https://www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020
The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.
We would like to hear from you!
Just 5 minutes of your time can really help us in planning to save lives and to prevent major property damage and other losses
Share


MONEY | B1-5
GET GOOD ADVICE AND HELPFUL TIPS FROM OUR EXPERTS
Southern Voices Southern Stories
HEY Y'ALL, LET ME TELL YA...
SOUTHERN HUMOR | A4
SOUTHERN VOICES, SOUTHERN STORIES
RECEIVED
SEP 10 202
The Hampton County Guardian
Thursday, September 10, 2020
Hampton County Proud Since 1879 | hamptoncountyguardian.com | facebook.com/hampt
$1
LCOG conducting hazard survey
The Lowcountry Council of Governments (LCOG) is conducting a four-county community survey on natural hazards for Beaufort, Colleton, Hampton and Jasper counties.
If you live in one of these counties, LCOG wants to hear from you! The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties and this is an important part of the process.
LCOG would like to hear from you about your personal experiences and perceptions of natural hazards (i.e. hurricanes, tornadoes, floods), your planning and preparation for natural hazards, and your support of community hazard mitigation activities.
Your thoughts and experiences can really help in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.
LCOG has developed a short, five-minute anonymous survey to get to know your thoughts on issues that will affect the development of the plan.
The online survey will be active until Sept. 30th and can be found at this web address:
https://www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020
For more information, contact Maleena Parkey, PhD, Senior Planner for the Planning Department at Lowcountry Council of Governments at 843-473-3987 or mparkey@lowcountrycog.org.
The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton, and Jasper counties.
We would like to hear from you!
Just 5 minutes of your time can really help us in planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.
TAKE THE SURVEY HERE
The survey will be open until September 30th, 2020.
For more infromation on hazard mitiation planning efforts visit
www.lowcountrycog.org
Lowcountry
COLLETON COUNTY
Up
SC DH
COL
Sept. 7,
Department of Health and Environmental Control (DHEC) announced 590 new confirmed cases and 19 new probable cases of the novel coronavirus COVID-19, 19 additional confirmed deaths and one new probable death.
This brings the total number of confirmed cases to 123,552, probable cases to 2,055, confirmed deaths to 2,767, and 140 probable deaths.
490 Testing Opportunities Available Statewide
Testing for COVID-19 is essential because it helps identify people who are infected with the virus, whether or not they have symptoms, so they can isolate themselves and keep those around them
****ORIGIN MIXED ADC 294
#100856135 12/23/2021
LOW COUNTRY COUNCIL OF GOVERNME
PO BOX 98
YEMASSEE SC 29945

Town of Hilton Head Island
America's Favorite Island - A Great Place to Live, A Great Place to Visit

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Government | Online Services | Departments | Our Island | Public Safety | Publications

Hilton Head Island COVID-19 Hub

Individuals Required to Wear Face Coverings in Commercial Business Establishments

Coronavirus Disease 2019 (COVID-19)

- Updates & News
  - Hilton Head Island COVID-19 Updates
  - Actualizaciones del COVID-19 en Hilton Head Island
  - Video Updates & Messages
  - News Releases
  - Announcements & Reminders
  - COVID-19 Cases on Hilton Head Island
- Restrictions & Actions
- Community Resources
- Questions & Answers
- Public Health
- Business Resources
- Community Heroes
- Reliable Sources & Links

Coronavirus Info Portal

Subscribe to Updates

To sign up for Public Safety updates via email, enter your email address below.

*Email Address

Submit

Coronavirus (COVID-19) Portal

The Town and Fire Rescue along with Emergency Services Agencies across the country are monitoring the Coronavirus (COVID-19) situation to protect the public's health.

Latest Updates - September 9, 2020

An Update from Deputy Town Manager Josh Gruber

Here's an update on what's happening around Town:

Disasters Don't Wait. Make Your Plan Today.
That's the theme of this year's National Preparedness Month (NPM), which is recognized each September to promote family and community disaster planning now and throughout the year. As we continue to respond to COVID-19, there is no better time to prepare for all potential disasters. With three months, including September, remaining in the 2020 hurricane season, we always remind our businesses, residents and guests to be prepared and visit our website at hiltonheadislandsc.gov for useful tips on disaster planning.

Input Sought for Natural Hazard Mitigation Plan
The Lowcountry Council of Governments is updating the Natural Hazard Mitigation Plan for Beaufort, Jasper, Colleton, and Hampton counties, and need your input on a survey regarding this topic. They want to hear from all citizens about their personal experiences and perceptions of natural hazards (i.e. hurricanes, tornadoes, floods). Each person's thoughts and experiences can really help with planning to save lives and to prevent major property damage and other losses caused by natural disasters in our region.

Please complete this survey and share it with as many people as you can!
Survey Link:
www.surveymonkey.com/r/LowcountryNaturalHazardMitigation2020

The survey will be open until September 30, 2020. Responses will be kept anonymous. If you have any questions or concerns, please contact Malenna Parkey, PhD, Senior Planner at the Lowcountry Council of Governments at mparkey@lowcountrycog.org.

COVID-19 Cases in Our Community
Hilton Head Regional Healthcare CEO Jeremy Clark gave an update on

COVID-19 Cases on Hilton Head Island

Current Hilton Head Island Restrictions

Frequently Asked Questions

What if you are Showing Symptoms?

Mask Up! Resources

Community Resources

- Community Resources
- Medical Resources
- Business Resources
- Community Business Resource Directory
- accelerateSC

Information Sources

Monitor reliable information sources for the latest updates.

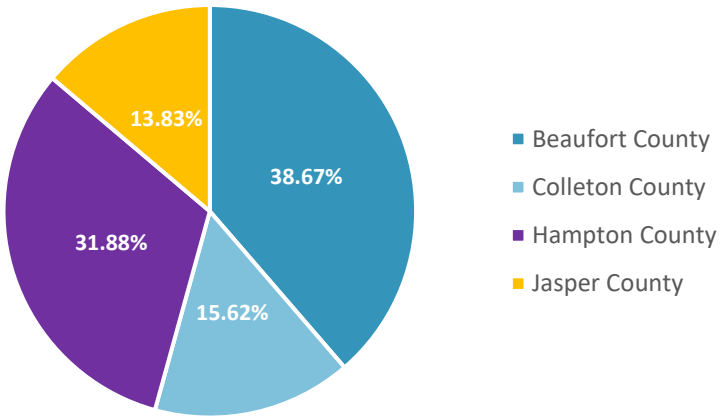
- Centers for Disease Control (CDC)
- SC Department of Health & Environmental Control (DHEC)
- accelerateSC
- SC COVID-19 Monitoring & Testing Updates
- World Health Organization (WHO)

APPENDIX C-4: SURVEY RESULTS

Question 1

In what county is your household located?

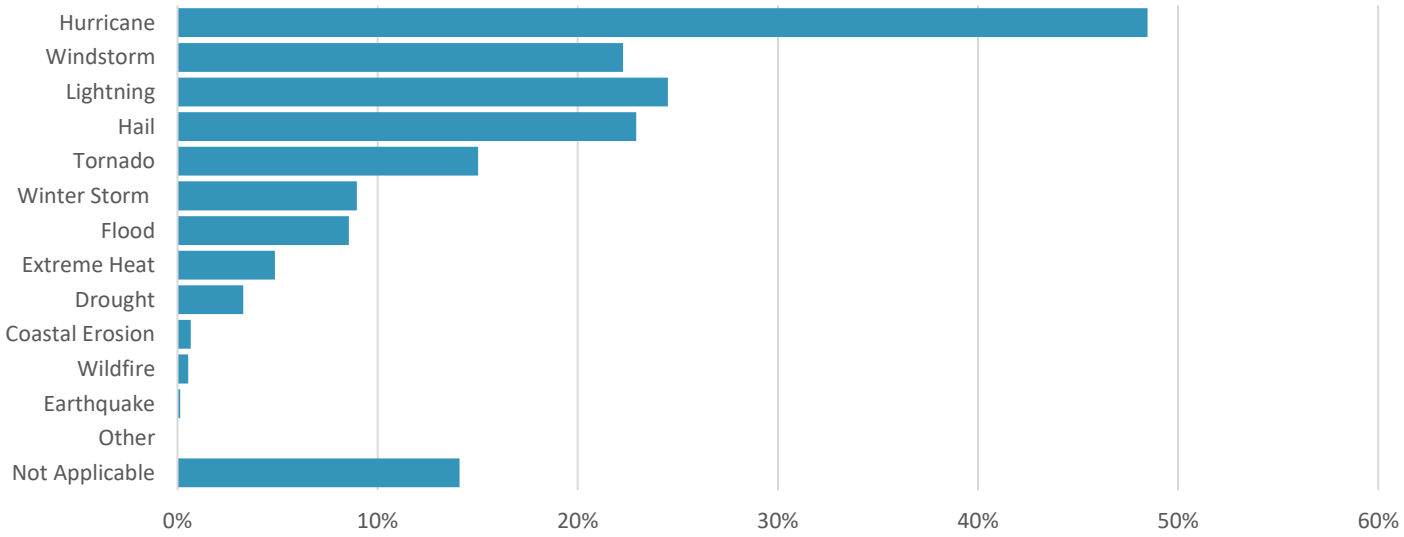
Overall, there were 864 responses of which 781 came from residents of the four counties. The other 83 responses came from Charleston, Chatham (GA), Orangeburg, and Richland Counties, or there was no location disclosed. Of the total responses, 38.67% were from Beaufort County, 15.62% were from Colleton County, 31.88% were from Hampton County, and 13.83% were from Jasper County.



Question 2

Which of the following hazards have caused life or property damage at your place of residence?

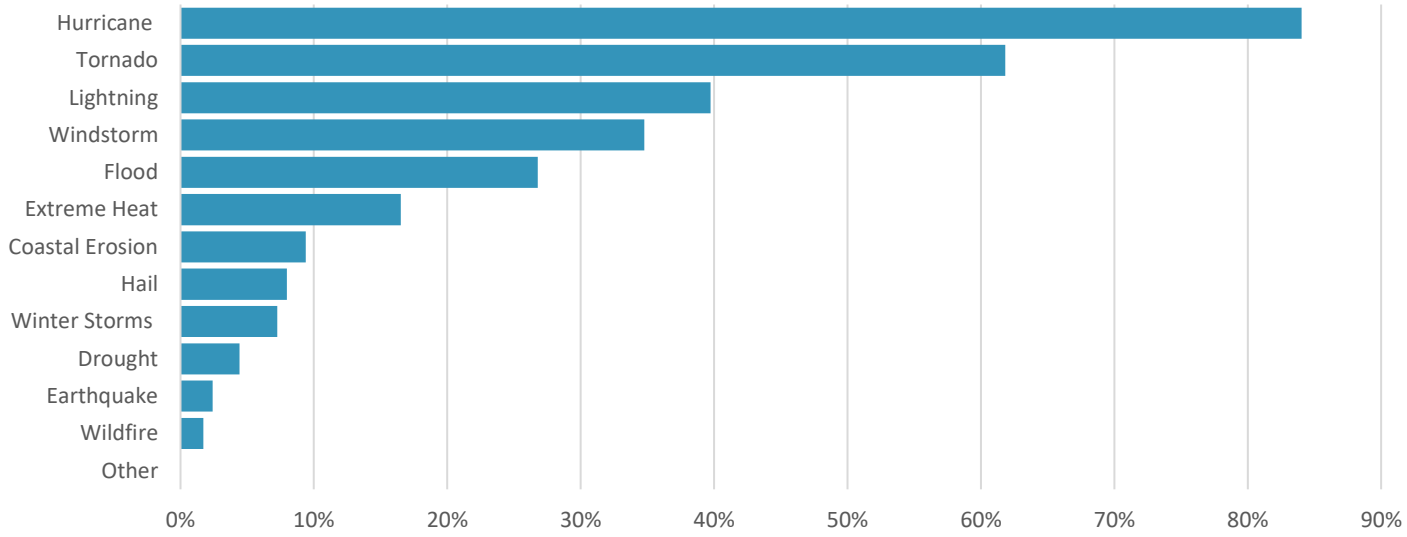
The results show that the most frequently cited hazards to cause damage to property for Lowcountry residents are hurricanes, Windstorms, and lightning. These data support with the vulnerability analysis presented in the hazard mitigation plan and the focus of hazard mitigation actions.



Question 3

Please choose the 3 hazards that are your greatest cause of concern for your life and property.

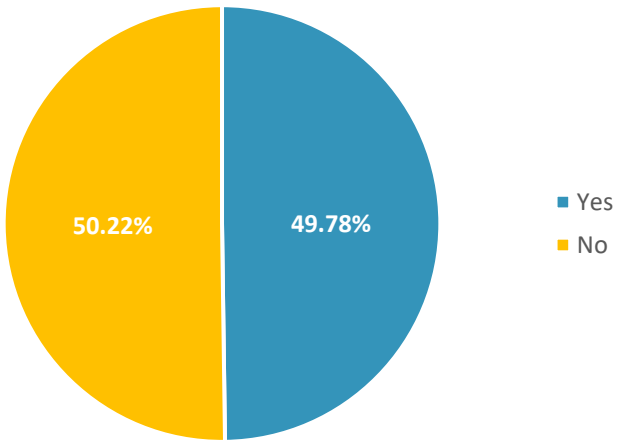
This question allows respondents to identify the hazards that are the greatest cause of concern for their life and property. The top three hazards of greatest concern are hurricanes, tornadoes, and lightning. These hazards correlated with the most frequently cited hazards to cause damage to property for Lowcountry residents.



Question 4

Have you made any improvements to your property to protect against natural hazards?

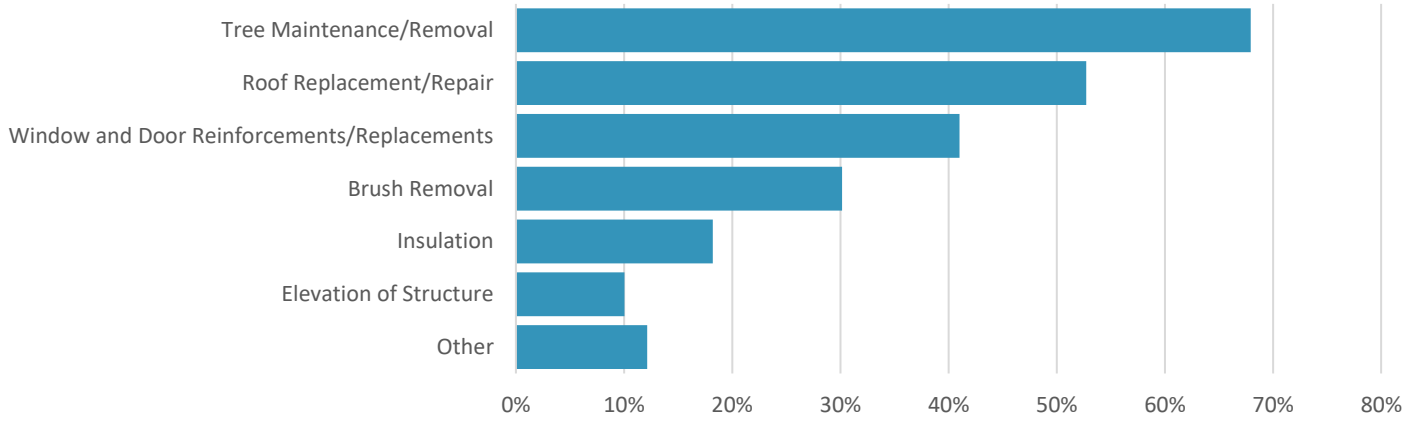
The results show that the respondents who have and have not made any improvements to their homes to reduce their vulnerability are about the same.



Question 5

If you answered yes to question 4, please indicate what type of improvements you have made.

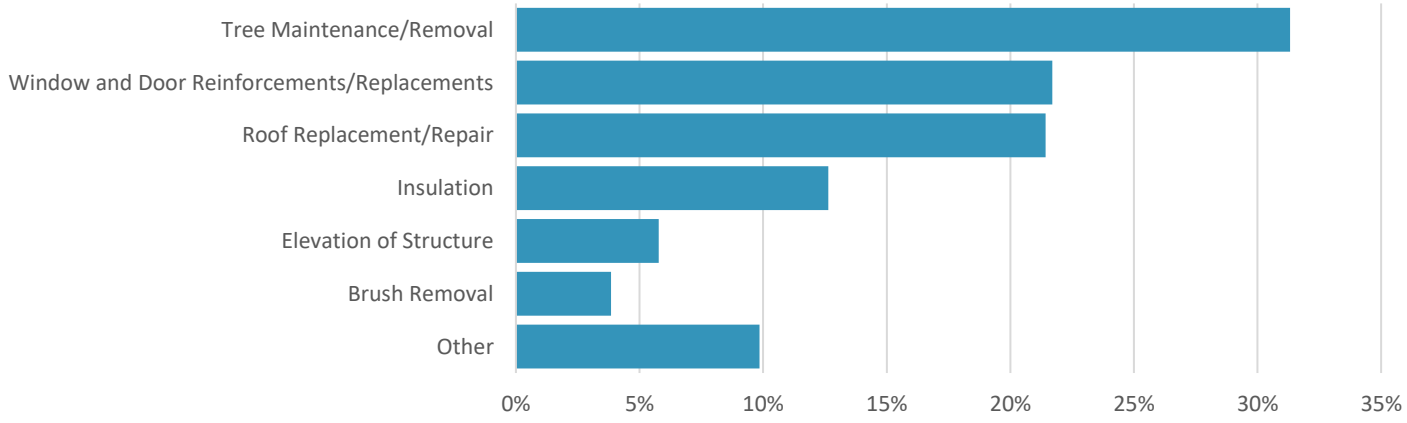
The results show that the most common improvements made by homeowners to increase resilience to natural hazards include the maintenance and removal of trees in the vicinity of homes, the replacement/enhancement of roofs, windows, and doors. Tree maintenance is largely an issue for individual property owners as private lands greatly outnumber public properties. Respondents also indicate other improvements including, for example, adding backup generators and power surge protectors, fence replacement, and safe room built in the center of home.



Question 6

If you answered no to question 4, please indicate which of the following home improvements you benefit from the most?

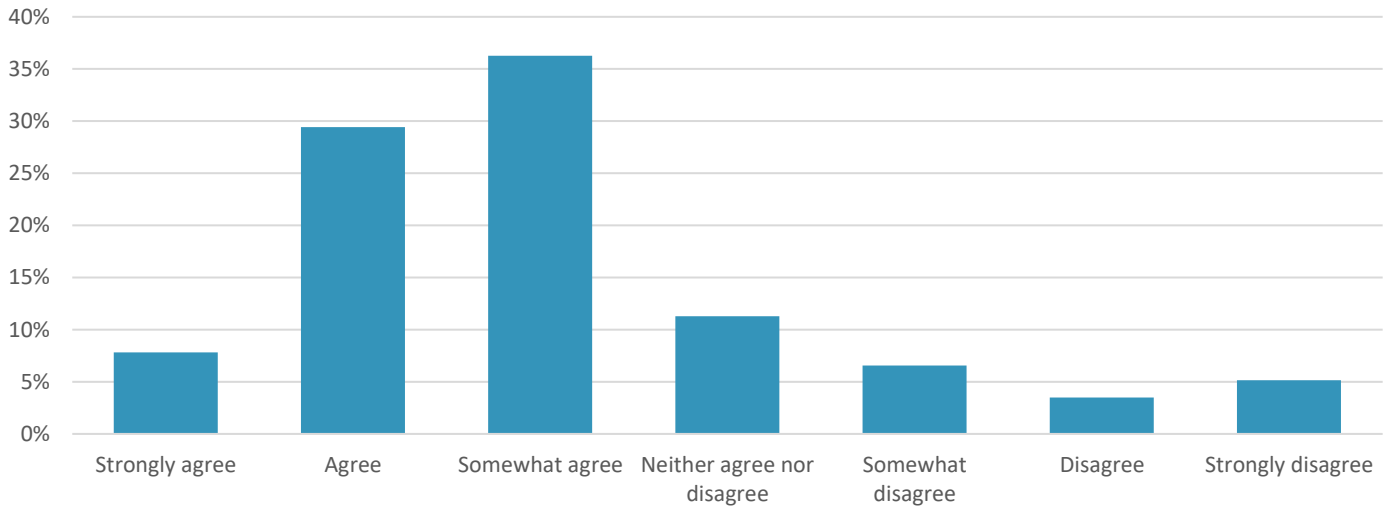
This question allows respondents to identify their needs for improvements to their property for protection from the natural hazards. The three highest priority investments are tree maintenance/removal, window and door reinforcements/replacements, and roof replacement/repair, respectively. Respondents also indicate that they benefit from the electrical system, water drainage system, and flooring materials.



Question 7

Please indicate your level of agreement with the following statement: My household is prepared in the event of a natural disaster.

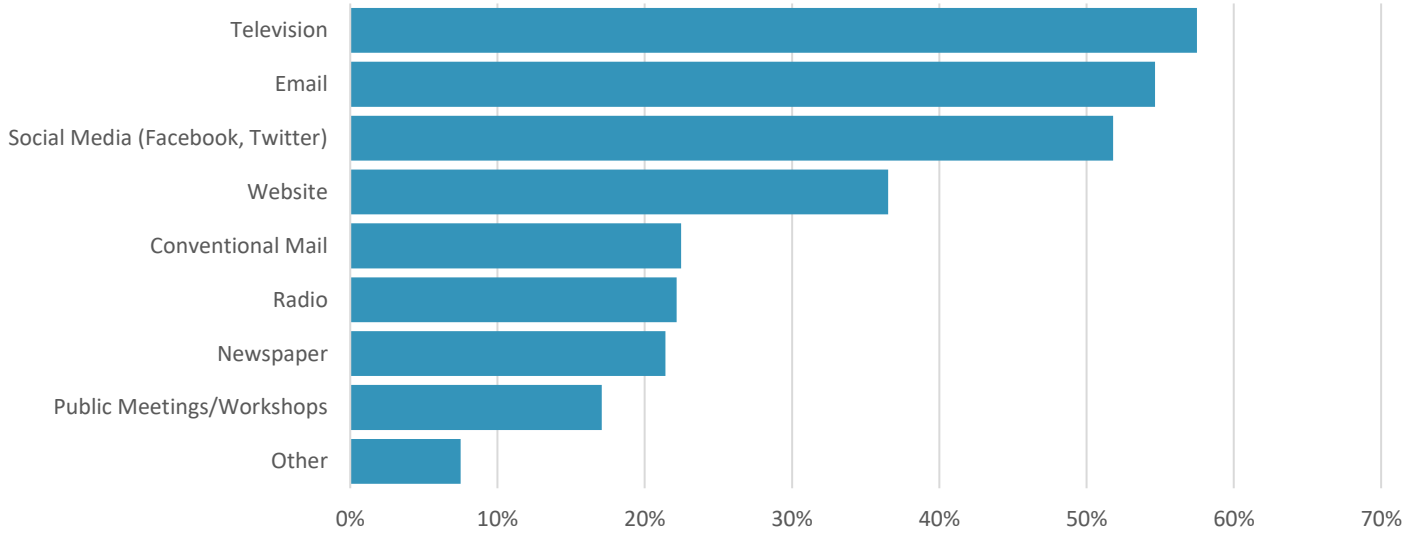
This question indicates the importance of preparation for the natural hazards. Over 70% of respondents agree to this statement.



Question 8

What is the best way for you to receive information on how to make your home and community more resistant to natural hazards? Please choose 3.

This question identifies the respondents' preferred communication channel on hazard preparation and planning. Television, email, and social media are the top three respondents' favorites. Among others, respondents also would like to receive weather alert via phones from their corresponding jurisdictions.



Question 9

A number of community-wide activities can reduce our risk from hazards. In general, these activities fall into one of the following six broad categories. Please tell us how important you think each one is for your community to consider pursuing.

This question allows respondents to indicate the level of importance of community-wide hazard mitigation efforts. The results show that the most important strategy concerns emergency services and critical facilities. The next important strategy is the prevention such as hazard resistant construction standards and, enforcement of building and zoning codes, and regulation of construction in hazard-prone areas. While these two categories achieve the greatest support, all strategies are endorsed to a large degree in the survey.

Activities	Not at all Important	Not Important	Neutral	Important	Extremely Important
Prevention Examples include heightened standards for hazard-resistant construction, increased regulation of construction in hazard-prone areas as well as enhanced enforcement of existing regulations.	1.34%	2.23%	16.64%	46.51%	33.28%
Property Protection Examples include relocation, elevation, structural repairs, and storm shutters.	1.63%	2.38%	18.42%	46.06%	31.50%
Natural Resource Protection Examples include floodplain protection, habitat preservation, wetland restoration and forest management.	2.23%	3.57%	17.38%	43.83%	32.99%
Structural Projects Examples include dams, levees, seawalls detention/retention basins, channel modification, retaining walls, and storm sewers.	2.67%	5.79%	18.57%	41.01%	31.95%
Emergency Services Examples include warning systems, evacuation planning, emergency response training, and protection of critical facilities or systems.	0.00%	1.34%	6.39%	26.89%	65.38%
Public Education and Awareness Examples include outreach projects, school education programs, library materials, and demonstration events.	1.49%	1.93%	13.97%	41.01%	41.60%

Question 10

Please provide your zip code.

This question helped to identify the specific location of respondents. Therefore, it helped to determine the planning area.

Question 11

If you have any other comments, questions, or concerns, please specify.

This question allows respondents to provide additional comments related to the hazard mitigation, including issues that were not addressed in the survey. These are shown below.

- I've worked to make other communities resilient during my career and it all starts with good codes and good enforcement.
- All storm sewers are overgrown/clogged with debris...Town of HHI does nothing to clear all these storm drains, hence the additional damage from water unable to drain away. Total neglect
- I do not think the minimum elevation requirements in flood zones should be lowered, as is being proposed by builders in this area. They need to use the old flood plain maps, especially with global warming.
- New commercial and residential building should be limited and have restrictions to preserve the low country.
- Managed retreat is the best way to mitigate coastal flooding issues.
- Stop building so many houses! Use Raised slabs at least 18 inches, no more vinyl homes, must be hardy board or brick.
- Removal of dangerous pine trees should be encouraged, rather than charge exorbitant permit fees
- Availability for more affordable property damage options i.e. Insurance, debris removal, roofing updates etc.
- Nothing is really going to protect us or our property from a truly strong hurricane (Hugo class). That's what insurance is for.
- The allowance of more and more surface area to be covered by non-permeable materials (concrete, asphalt, etc.) will increase the level of regular flooding from run-off and result in continued property damage.
- We have been discouraged from removing dangerous overly tall pine trees near our home even though we are willing to replace them with other trees. We wish to do this because we had pine trees through our roof and a window during Hurricane Matthew. We also were flooded then because lagoon gates were not operating properly.
- Does the Lowcountry Regional Water and Sewer department have emergency plans, such as pumping their tanks full in case of power outages that will affect the pumps? Installing emergency connects for generators at their pump sites. I think it is ridicules that when power is lost for several days, we don't have water.
- The county needs to do a better job making owners of vacant land maintain and remove dead trees.
- Dead trees along roadways and power lines should be removed. Non-working power lines along roadways should be remove (may be miss-identified as downed powerlines resulting in recovery crews wasting resources).
- Signs that was knocked down Alpine drive in Early Branch. Ever since that our street was closed in Early Branch.
- Beach Renourishments are a must have.
- Ongoing beach renourishment is great.
- My concern is for the overbuilding on HHI. Putting in a golf cart park on the waterfront is an outrageous offense to the environment. Building homes in new communities is overtaxing our natural resources. and bending rules to accommodate tourism is an outrage.
- More attention should be paid to global warming.

- I can take care of my property. I am more concerned with the differences in communities for plans. Also, the road to Edisto beach from Edisto island could easily be washed away. Needs to be a bridge. We need to relax certain environmental hindrances on fortifying our own properties (i.e. seawalls). Edisto Beach needs to dredge canals to allow for better drainage from storm surge and heavy rains. Installation of storm sewers would be a plus as well.
- Roads are in need of repair. Important for evacuation and daily use.
- Roads for evacuation are horrible and need to be fixed.
- Maintain and lengthen groins. Build protective dune. Build community tornado shelter.
- we are MUSC ordered quarantined since March. how do we maintain quarantine when evacuating?
- Not as much evacuation. Small amount of emergency personnel remaining on island.
- Most of my friends and me too have pets. Please include solutions for pet owners
- I think town emails, community and gated community emails, social media, phone recordings update dated.
- Home security during an island evacuation.
- All information we can get in advance is important!
- organized and timely re-entry in the case of mandatory evacuation.
- send text messages with regard to work shops, info added to town or county website, strategy or policy changes etc.
- What are we prepared as a community to global warming? How will the application of Arbour Nature improve our community in the event of another hurricane or tornado?
- Don't restrict HHI homeowners from having contractors they hire from taking storm debris to designated sites.
- Hampton county need grants to help those who lost jobs to be able to get help with renovation or getting a better home for protection.
- Would like to see counties have a list of volunteers showing type of equipment they could provide to help with clean up so that EMS could call these folks for help after a storm knowing they will get kind of help they need.
- Would like to have someone to inspect her house (senior citizen) to see how much weatherization she would need to have done and will LCOG help with paying for it?
- Are you going to help the citizens?
- Are you going to assist seniors in weatherizing their homes?
- Many of our community is elderly and living alone. Please make sure any of the vulnerable is safe and has the ability to do what is needed to help themselves.
- County does not maintain ditch at corner intersection. High weeds and water at intersection.
- Low income families and senior citizens would benefit from information regarding home repairs/improvement. JCNU provided services/improvements for roof replacement/repair. Need a large dying tree removed.
- Clear ditch.
- Drainage systems/ditches need to be upgraded and maintained. Many yards remain flooded after heavy rains.
- Keeping ditches clean, clear grass and weeds from water drain off better. Also scrapping the dirt roads, they have potholes and clear brush on to see better. Also remove non inhabited mobile homes and homes to deter illegal activities.
- Lots of limbs hanging over roads and old trees leaning near roadway.
- Keep government out of my business.
- Timely and effective evacuation for the elderly.
- The reason for those things not repaired is because I don't have money.

- Stay prepared and readily give information. Be timely and accurate.
- Meals on wheels is a blessing and all the volunteers are so nice.
- Would I be able to have 3 oak trees removed because they are hanging over the house?
- The weeds by the road grow 15 feet high by the road we turn in on. A lot of elderly do not have email, text etc.

Question 12

Please leave your email here for additional information pertaining to natural hazard mitigation (Optional).

This question allowed respondents to provide their email address for future information related natural hazards.

APPENDIX C-5: ADDITIONAL STAKEHOLDERS

Council on Aging

- Colleton County Council on Aging
- Hampton County Council on Aging
- Jasper County Council on Aging

Businesses

- B&D Trucking Enterprise
- Be-Green Industries
- Beaufort County Adult Education
- Beaufort County School District
- Beaufort Economic Development
- Colleton County Adult Education
- Colleton County Economic Development
- Department of Social Services
- Dominion Energy
- Harris Pillow Supply
- Hilton Head Regional
- Jasper/Hampton Adult Education
- Josie Creations
- Pak Net Inc
- Palmetto Training Inc
- Ready SC
- Ross Innovative Employment Service
- South Carolina Department of Employment and Workforce
- South Carolina Department of Vocation Rehabilitation
- South Carolina Manufacturing Partnership
- Spencer Industries
- Technical College of The Lowcountry
- Tico Industries
- Town of Estill
- United States Postal Service

APPENDIX D: PLAN REVIEW

Advertisement

Hilton Head Island • Bluffton

THE ISLAND PACKET

AFFIDAVIT OF PUBLICATION

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446663	0004827039	Public Notice 2020 Lowcountry Hazard Mitigation	0 Lowcountry Hazard Mitigation P	2	22

Attention:

LC COUNCIL OF GOVERNMENT
P.O. BOX 98
YEMASSEE, SC 299450098

Public Notice
2020 Lowcountry Hazard Mitigation Plan

The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft Hazard Mitigation Plan for Beaufort, Jasper, Hampton and Colleton Counties.

The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 plan. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The report can be viewed on the Lowcountry COG website at https://www.lowcountrycog.org. Copies are also available upon request.

Written comments on the draft will be accepted until close of business on January 6th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at mparkey@lowcountrycog.org. For additional information regarding the draft Hazard Mitigation Plan, please call (843) 473-3987.

STATE OF)
SOUTH CAROLINA) AFFIDAVIT
COUNTY OF BEAUFORT)

I, Michelle Long, makes oath that the advertisment, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

1 Insertions

Published On

December 13, 2020

Michelle Long
Inside Classified Accounts
Representative

Subscribed and sworn to before me this 15th day of December, 2020

Amy L. Robbins
Notary Public for South Carolina
My Commission Expires
November 27, 2022

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The Hampton County Guardian

P.O. Box 625, 306 Lee Avenue, Hampton, SC 29924
Voice (803) 943-4645 • Fax (803) 943-9365
Michael DeWitt, Jr., Managing Editor

AFFIDAVIT OF PUBLICATION
STATE OF SOUTH CAROLINA
COUNTY OF HAMPTON

Personally appeared before me, **MICHAEL DEWITT**, who being duly sworn according to law, deposes and says he/she is employed with The Hampton County Guardian newspaper, published weekly on Thursday, and who further deposes that the Notice, a true copy, is hereto affixed, was published in The Hampton County Guardian on said issue(s) of:

December 17, 2020

Advertising Dates

Michael DeWitt

For the Publisher, Managing Editor

Sworn to before me this 17th day of December, 2020

PUBLIC NOTICE
2020 Lowcountry
Hazard Mitigation Plan

The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft Hazard Mitigation Plan for Beaufort, Jasper, Hampton and Colleton Counties. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry Region. The report can be viewed on the Lowcountry COG website at https://www.lowcountrycog.org. Copies are also available upon request.

Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at: mparkey@lowcountrycog.org. For additional information regarding the draft Hazard Mitigation Plan, please call (843) 473-3987.
#10743(1tchH)12/17/20

JANET B. KEELS NOTARY PUBLIC SOUTH CAROLINA

Notary Seal

Notary Public for South Carolina

September 4, 2024
My Commission Expires

LEGAL ADS

Legals

RECYCLE THIS NEWSPAPER

ANNOUNCEMENT:

Hampton School District One
is looking to fill
Teacher & Paraprofessional vacancies.
Please visit our website at:
www.hampton1.org
Under employment opportunities for a complete listing of vacancies.

NOTICE OF PUBLIC SALE

Property of the following tenants will be sold to satisfy rental liens ONLINE in accordance with Title 39, Chapter 20, Section 10 through 50 of the South Carolina Lien Statutes. The undersigned will sell at public sale by competitive bidding from December 4th 2020 to December 18th 2020 on or after 1:00 pm EST on WWW.LOCKERFOX.COM with pictures attached. The Auction will end on December 18th, 2020 at 1 PM. Said property is stored at Storage Rentals of America #43 at 601 Elm St W. Hampton, SC 29924.

Unit: Tenant Name: Items
0218 Dan Williams
Household Goods
0239 Rachel Segars
Household Goods
0424 Jennifer Glover
Household Goods
0532 Willisee Smart
Household Goods

Purchases must be paid for at the time of purchase by cash only. All purchased items are sold as is, where is, and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
#10740(2tchH)12/17/20

STATE OF SOUTH CAROLINA
COUNTY OF HAMPTON
IN THE COURT OF COMMON PLEAS
C/A 2020-CP-25-00026

SUMMONS AND NOTICE OF FILING OF COMPLAINT

JPMorgan Chase Bank, National Association,
PLAINTIFF,

VS.

Seth Owens; Darlene Denise Hall a/k/a Darlene D. Hall; Daphne Wallace a/k/a Daphne H. Owens a/k/a Daphne Clarissa Hayes a/k/a Daphen Hayes Owens a/k/a Daphne Hayes Wallace; and SRP Federal Credit Union,
DEFENDANT(S).
(190268.00272)

TO THE DEFENDANT(S) DARLENE DENISE HALL A/K/A DARLENE D. HALL ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above entitled action, copy of which is herewith served upon you, and to serve copy of your answer upon the undersigned at their offices, 2712 Middleburg Drive, Suite 200, P.O. Box 2065, Columbia, South Carolina 29202, within thirty (30) days after service hereof upon you, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for a general Order of Reference of this cause to the Special Referee for Hampton County, which Order shall, pursuant to Rule 53(e) of the South Carolina Rules of Civil Procedure, specifically provide that the said Special Referee is authorized and empowered to enter a final judgment in this cause.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE AND/OR MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian Ad Litem to represent said minor(s) within thirty (30) days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff(s) herein.

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action was filed in the office of the Clerk of Court for Hampton County on January 13, 2020.

SCOTT AND CORLEY, P.A.
By:
Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996
Reginald P. Corley (reggiec@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angig@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allisonh@scottandcorley.com), SC Bar #68530
Matthew E. Rupert (matthewr@scottandcorley.com), SC Bar #100740
Louise M. Johnson (ceasiej@scottandcorley.com), SC Bar #16586
H. Guyton Murrell (guytonm@scottandcorley.com), SC Bar #64134
Craig T. Smith (craigs@scottandcorley.com), SC Bar #102831
Jordan D. Beumer (jordanb@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
2712 Middleburg Drive, Suite 200
Columbia, SC 29204
803-252-3340
#10741(3tchH)12/31/20

PUBLIC NOTICE
2020 Lowcountry Hazard Mitigation Plan

The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft Hazard Mitigation Plan for Beaufort, Jasper, Hampton and Colleton Counties. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry Region. The report can be viewed on the Lowcountry COG website at https://www.lowcountrycog.org. Copies are also available upon request.

Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at: mparkey@lowcountrycog.org. For additional information regarding the draft Hazard Mitigation Plan, please call (843) 473-3987.
#10743(1tchH)12/17/20

STATE OF SOUTH CAROLINA
COUNTY OF HAMPTON
IN THE COURT OF COMMON PLEAS
C/A 2020-CP-25-00417
SUMMONS AND NOTICE OF FILING COMPLAINT
Nationstar mortgage LLC d/b/a Mr. Cooper,

PLAINTIFF,
VS.
Larry Pryor a/k/a Larry D. Pryor a/k/a Larry Donnie Pryor, et. al.
DEFENDANT(S).
(201070.00126)

TO THE DEFENDANT(S) JIMMY PRYOR, INDIVIDUALLY, AS HEIR OR DEVISEE OF THE ESTATE OF WILLIE LESLIE PRYOR A/K/A WILLIE LESSIE PRYOR, DECEASED; CALVIN PRYOR A/K/A CALVIN LEROY PRYOR A/K/A CALVIN L. PRYOR, INDIVIDUALLY, AS HEIR OR DEVISEE OF THE ESTATE OF WILLIE LESLIE PRYOR A/K/A WILLIE LESSIE PRYOR, DECEASED; RAY PRYOR, INDIVIDUALLY, AS HEIR OR DEVISEE OF THE ESTATE OF WILLIE LESLIE PRYOR A/K/A WILLIE LESSIE PRYOR, DECEASED; AND GERALD PRYOR, INDIVIDUALLY, AS HEIR OR DEVISEE OF THE ESTATE OF WILLIE LESLIE PRYOR A/K/A WILLIE LESSIE PRYOR, DECEASED ABOVE NAMED:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in the above entitled action, copy of which is herewith served upon you, and to serve copy of your answer upon the undersigned at their offices, 2712 Middleburg Drive, Suite 200, P.O. Box 2065, Columbia, South Carolina 29202, within sixty (60)[1] days after service hereof upon you, exclusive of the day of such service, and if you fail to answer the Complaint within the time aforesaid, the Plaintiff in this action will apply to the Court for the relief demanded in the Complaint, and judgment by default will be rendered against you for the relief demanded in the Complaint.

YOU WILL ALSO TAKE NOTICE that should you fail to Answer the foregoing Summons, the Plaintiff will move for a general Order of Reference of this cause to the Special Referee for Hampton County, which Order shall, pursuant to Rule 53(e) of the South Carolina Rules of Civil Procedure, specifically provide that the said Special Referee is authorized and empowered to enter a final judgment in this cause.

TO MINOR(S) OVER FOURTEEN YEARS OF AGE AND/OR MINOR(S) UNDER FOURTEEN YEARS OF AGE AND THE PERSON WITH WHOM THE MINOR(S) RESIDES AND/OR TO PERSONS UNDER SOME LEGAL DISABILITY:

YOU ARE FURTHER SUMMONED AND NOTIFIED to apply for the appointment of a Guardian Ad Litem to represent said minor(s) within sixty (60)[2] days after the service of this Summons and Notice upon you. If you fail to do so, application for such appointment will be made by the Plaintiff(s) herein.

NOTICE IS HEREBY GIVEN that the original Complaint in the above entitled action was filed in the office of the Clerk of Court for Hampton County on October 13, 2020.

SCOTT AND CORLEY, P.A.
By:
Ronald C. Scott (rons@scottandcorley.com), SC Bar #4996
Reginald P. Corley (reggiec@scottandcorley.com), SC Bar #69453
Angelia J. Grant (angig@scottandcorley.com), SC Bar #78334
Allison E. Heffernan (allisonh@scottandcorley.com), SC Bar #68530
Matthew E. Rupert (matthewr@scottandcorley.com), SC Bar #100740
Louise M. Johnson (ceasiej@scottandcorley.com), SC Bar #16586
H. Guyton Murrell (guytonm@scottandcorley.com), SC Bar #64134
Jordan D. Beumer (jordanb@scottandcorley.com), SC Bar #104074
ATTORNEYS FOR THE PLAINTIFF
2712 Middleburg Drive, Suite 200
Columbia, SC 29204
803-252-3340
#10739(3tchH)12/17/2

Notice to Creditors

NOTICE TO CREDITORS OF ESTATES
IN THE MATTER OF DANNY HUGH JARRELL
C/A 2020ES2500200

All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of Hampton County, the address of which is P.O. Box 601, Hampton, SC 29924, within (8) eight months after the date of the first publication of this Notice to Creditors, or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et. seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed from (FORM #371ES) indicating the name and the address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
ESTATE:
Danny Hugh Jarrell
DATE OF DEATH:
November 16, 2020
PERSONAL REPRESANTATIVE:
Woodrow Wesley Jarrell
2094 Turner Expressway
Varnville, SC 29944
#10742(tchH)12/31/20

NOTICE OF CREDITORS OF ESTATES
IN THE MATTER OF KATIE COOPER GARVIN
C/A 2020ES2500180

All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of Hampton County, the address of which is P.O. Box 601, Hampton, SC 29924, within (8) eight months after the date of the first publication of this Notice to Creditors, or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et. seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed from (FORM #371ES) indicating the name and the address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
ESTATE:
Katie Cooper Garvin
DATE OF DEATH:
October 8, 2020
PERSONAL REPRESANTATIVE:
Conchita G. Bostick
P.O. Box 1232
Estill, SC 29918
#10744(tchH)12/31/20

NOTICE TO CREDITORS OF ESTATES
IN THE MATTER OF MERRY C. McALHANEY
C/A 2020ES2500193

All persons having claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of Hampton County, the address of which is P.O. Box 601, Hampton, SC 29924, within (8) eight months after the date of the first publication of this Notice to Creditors, or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et. seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed from (FORM #371ES) indicating the name and the address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as to the claim.
ESTATE:
Merry C. McAlhaney
DATE OF DEATH:
July 26, 2020
PERSONAL REPRESANTATIVE:
Sandy M. Crosby
3028 Prince Williams Rd.
Brunson, SC 29911
#10736(tchH)12/17/20

MOVIE REVIEW

HBO's Bee Gees doc tracks their highs, lows

By Ed Symkus
More Content Now

Do you have a favorite Bee Gees song? How about a favorite Bee Gee? For the younger members of this readership, do you know who the Bee Gees were?

They were the British trio of the Gibb brothers: Barry and (three years younger) twins Robin and Maurice. They knew early on that they could sing, that they had the special gift of sibling harmony (think of the Everly Brothers, the Beach Boys). They did it on stages, then they moved into recording studios.

They made the Top 20 chart two dozen times, with nine songs hitting No. 1. Constantly reinventing themselves, they moved from longing ballads ("To Love Somebody," "I Started a Joke") to exciting dance numbers ("You Should Be Dancing," "Stayin' Alive").

Frank Marshall's documentary stretches from home movies of them as kids to segments last year of sole remaining Bee Gee Barry – Maurice died in 2003, Robin in 2012 – thinking out loud about the fact that his immediate family is gone, but he has fantastic memories.

The film is a collection of those memories, some from Barry, others in separate interview sessions with the three brothers in 1999.

Still more are told through photos and archival footage, in the studio, at play, in old TV clips, a great deal of it onstage.

It opens with a clip of their gorgeous harmonies at a 1979 concert in Oakland, while they were still riding the huge wave of popularity that sprung from their songs on the soundtrack of "Saturday Night Fever."

But it wasn't all smooth sailing. The Bee Gees story is a rocky ride of ups and downs, successes and failures, and them, at one point, moving from being pop stars to pariahs.

In the 1999 interviews, each Gibb brother chats about how the band started, how their sound developed, memories of certain gigs and each other. Added to that are interviews with their label mate Eric Clapton, Maurice's former wife and British pop star Lulu, and Noel Gallagher, who knows a bit about sibling harmonies from working with his brother Liam in Oasis.

We find out that all three Gibbs decided early on that they were going to become famous.

There's background on the creation of their first hit "New York Mining Disaster 1941."

We discover that, at least in their case, success leads to fame, fame leads to inflated egos, and all of that led to inner turmoil and, in 1969, a breakup. Barry, in 2019, recalls, "Our three lives were now different lives," and in 1999 says, "It was really me and Robin who were in conflict; Maurice was in the middle."

But change was routine, almost always due to the people they worked with, among them producer-promoter-label owner Robert Stigwood, label owner Ahmet Ertegun (who suggested that Barry add falsetto singing to the mix) and producer Arif Mardin (who moved them toward an R&B sound).

They were mainstream stars in the late '60s, had gotten back together but were worried about their musical future by the mid-'70s – when they again turned things around with a new sound on the single "Jive Talkin'" – and hit astonishing heights with their contributions to the disco-drenched "Saturday Night Fever," which became, at the time, the biggest selling album in the history of music.

They were on top again. What could go wrong? Everything, in the form of the anti-disco movement, which soon toppled them from their perch, leaving them confused and frustrated.

Ed Symkus can be reached at esymkus@rcn.com.

Press Release

Lowcountry
COUNCIL OF GOVERNMENTS

Serving Beaufort • Colleton • Hampton • Jasper *Counties*

For Immediate Release
December 11th, 2020

THE LOWCOUNTRY COUNCIL OF GOVERNMENT IS SEEKING PUBLIC COMMENT ON THE 2020 HAZARD MITIGATION PLAN UPDATE FOR BEAUFORT, COLLETON, HAMPTON AND JASPER COUNTIES

The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft Hazard Mitigation Plan for Beaufort, Colleton, Hampton and Jasper Counties.

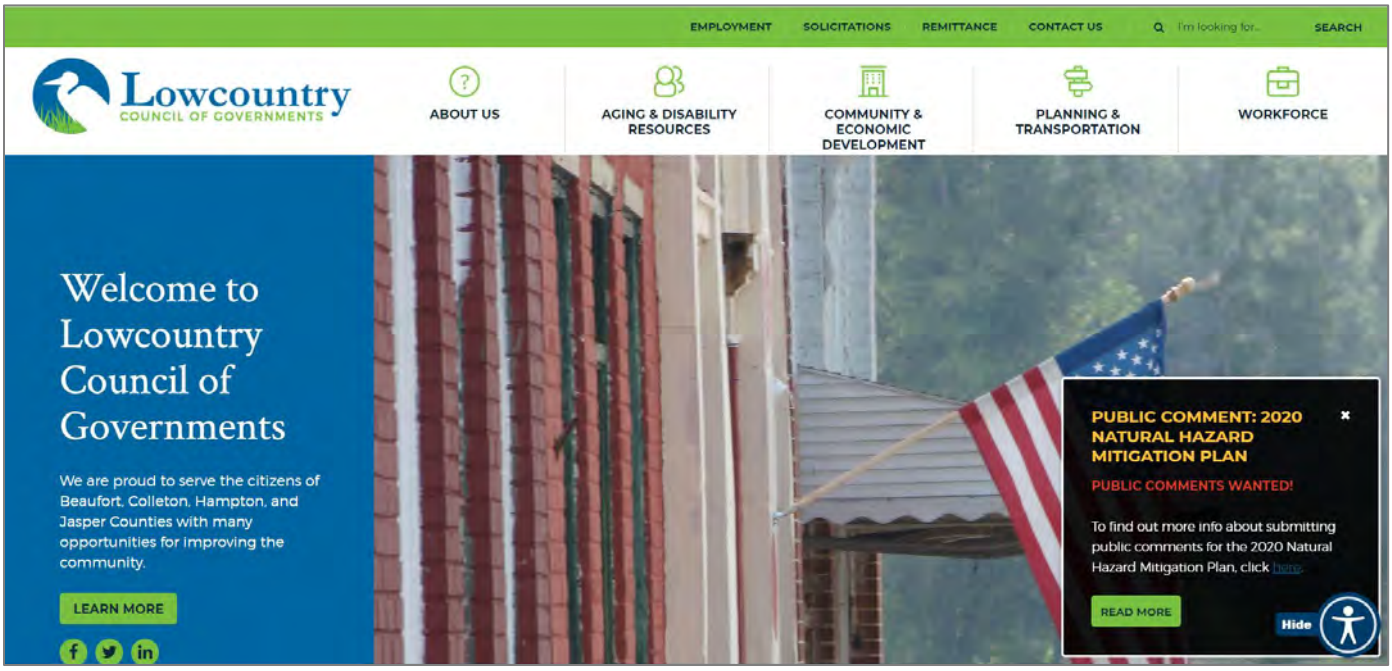
The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 plan and combines the four counties into one streamlined document. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The plan represents the jurisdictions commitment to reduce the risks from natural hazards as well as serve as a guide for decision makers as they commit resources to reducing the effects of natural hazards.

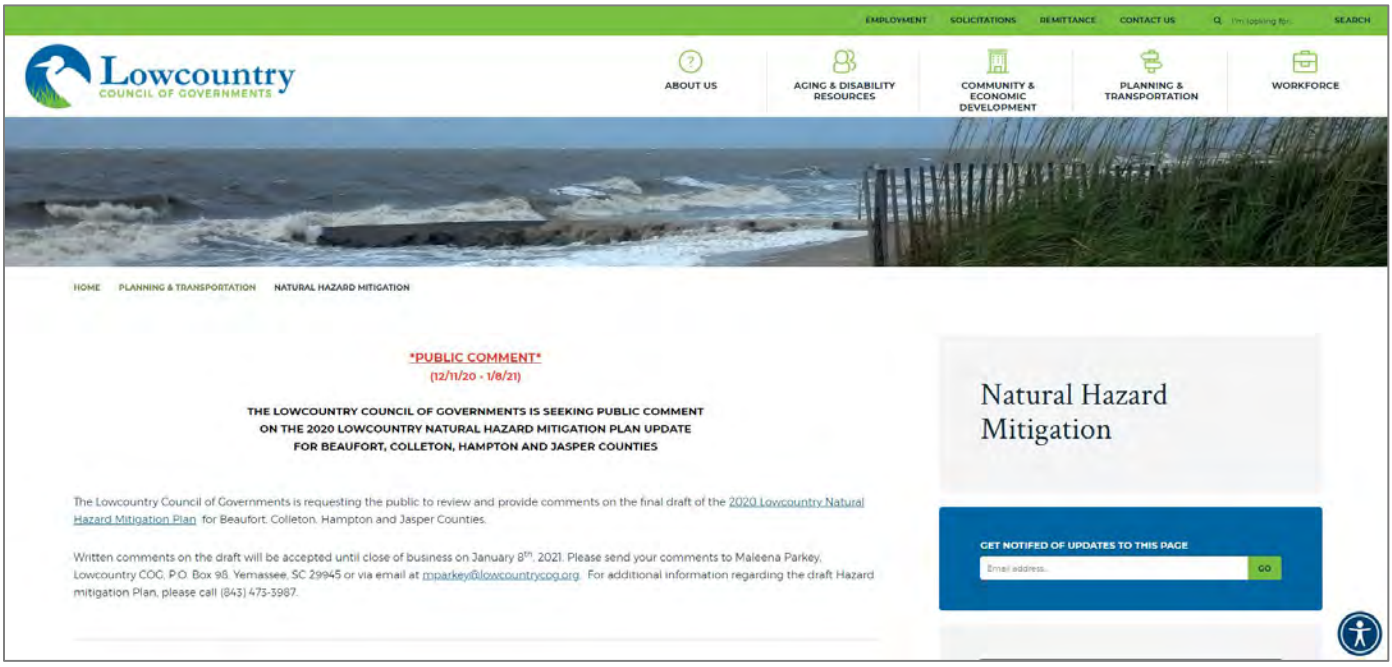
The report can be viewed on the Lowcountry COG website at https://www.lowcountrycog.org. Copies are also available upon request.

Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at mparkey@lowcountrycog.org. For additional information regarding the draft Hazard mitigation Plan, please call (843) 473-3987.

Lowcountry Council of Governments
PO Box 98 | 634 Campground Road
Yemassee, South Carolina 29945
Main: 843.473.3990 Planning: 843.473.3958 Fax: 843.726.5165
www.lowcountrycog.org

Website and Social Media





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Lowcountry Council of Governments
December 14, 2020 at 12:19 PM
! Public Comments Wanted !
The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft of the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton and Jasper Counties. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The report can be viewed on the Lowcountry COG website at https://www.lowcountrycog.org/.../Natural_Hazard_Mi.../index.php. Copies are also available upon request.
Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at mparkey@lowcountrycog.org. For additional info, please call (843) 473-3987.
LOWCOUNTRYCOG.ORG
PUBLIC COMMENT 12 11 20 1 8 21 THE LOWCOUNTRY COUNCIL OF GOVERNMENTS IS SEEKING PUBLIC COMMENT ON THE 2020 LOWCOUNTRY NATURAL HAZARD MITIGATION PLAN...
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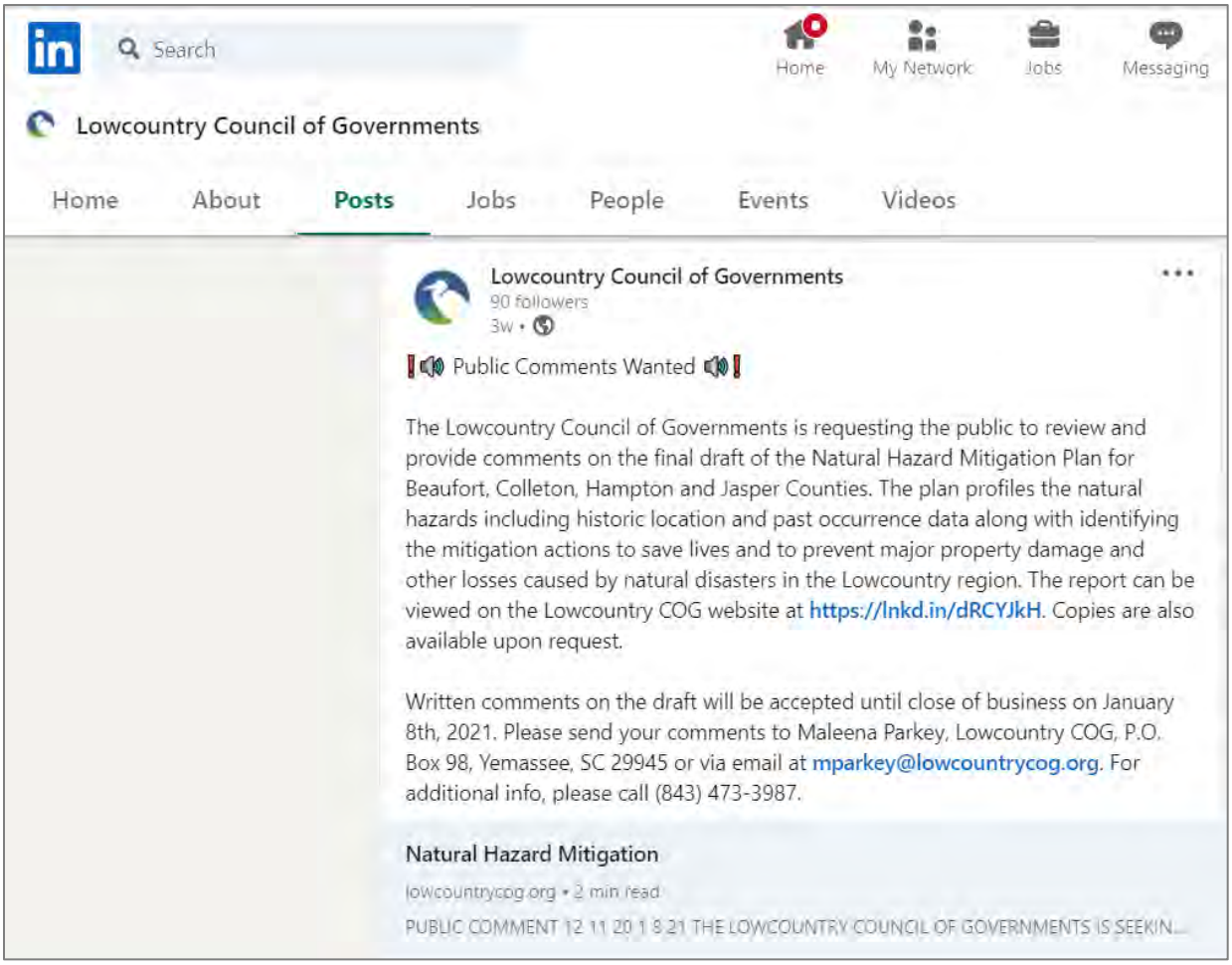
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! Public Comments Wanted !
The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft of the Natural Hazard Mitigation Plan for Beaufort, Colleton, Hampton and Jasper Counties. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and to prevent major property damage and other losses caused by natural disasters in the Lowcountry region. The report can be viewed on the Lowcountry COG website at https://lnkd.in/dRCYJkH. Copies are also available upon request.
Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Maleena Parkey, Lowcountry COG, P.O. Box 98, Yemassee, SC 29945 or via email at mparkey@lowcountrycog.org. For additional info, please call (843) 473-3987.
Natural Hazard Mitigation
lowcountrycog.org • 2 min read
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Town of Hilton Head Island

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Hilton Head Island COVID-19 Hub

Individuals Required to Wear Face Coverings in Commercial Business Establishments

Coronavirus Disease 2019 (COVID-19)

- Updates & News
- Restrictions & Actions
- Community Resources
- Questions & Answers
- Public Health
- Business Resources
- Community Issues
- Website Sources & Links

Coronavirus Info Portal

Subscribe to Updates

To sign up for Public Safety updates via email, enter your email address below.

*Email Address

Submit

Coronavirus (COVID-19) Portal

The Town and Fire Rescue along with Emergency Services Agencies across the country are monitoring the Coronavirus (COVID-19) situation to protect the public's health.

Latest Updates - December 14, 2020

An update from Deputy Town Manager Josh Gruber

Here's an update on what's happening around Town:

Last Town Council Meeting for 2020
Tomorrow, December 15th, will be our last Town Council meeting for the year. The meeting is posted to our website at www.hiltonheadislandsc.gov. Citizens who wish to address Town Council during the meeting by phone must contact the Town Clerk at 843.341.4701 or kristew@hiltonheadislandsc.gov no later than 12:00 p.m. the day of the meeting. Additionally, you can view the meeting on the Town's Facebook Page at facebook.com/TownofHiltonHeadIslandSC or website at www.hiltonheadislandsc.gov. The meeting may also be viewed on Hargray channels 9 & 113 and Spectrum channel 1304.

Fire Rescue Thanks You for the Donations
Our Fire Rescue Division would like to thank everyone who donated gifts and food for its Holiday Drive to support Santa's Workshop at the Deep Well Project. Your donation will help brighten the holidays for families and children in the Hilton Head Island community.

Applications for Hilton Head Island Beach Parking Passes
Effective today, we are requesting that applications for 2021-2022 beach parking passes be mailed to or dropped off at a collection box at our Facility Management office at 12A Gateway Circle. With the concerns around the rise of COVID-19 cases, we are limiting person-to-person interaction for processing these applications. The collection box is located in front of the building. You may obtain an application for a beach parking pass, instructions on submitting it and other pertinent information from the Town's website at www.hiltonheadislandsc.gov.Â Also, applications for beach parking passes will not be accepted at Town Hall and beach parking passes are not available at Town Hall.

Please allow Town staff time to review and process applications. Upon approval, the beach pass will be mailed to the applicant. For more information on beach parking passes, call 843-342-4580 or visit the Town's website at www.hiltonheadislandsc.gov; in the "How Do I" section of the home page, click on "Obtain" and choose "beach parking pass."

Free Course on Business Continuity Planning
The Town's Emergency Management Division is partnering with the Hilton Head Island-Bluffton Chamber of Commerce to present a free one-day course on Business Continuity Planning on January 20, 2021.Â The course will provide the foundation for building a business continuity plan to help your business manage difficult situations or events that impact you business' ability to operate. The course will be held from 8 a.m. to 5 p.m. at the Palmera Inn & Suites, 12 Park Lane. Lunch will be provided. Registration for the course is required through the Rural Domestic Preparedness Consortium website at www.ruraltraining.org. The course number and title is "MGT 381: Business Continuity Planning." A FEMA Student Identification is required and can be obtained at https://cdp.dhs.gov/femasid. For more information regarding the course, contact Tom Dunn, Emergency Manager for the Town, at 843-247-3744 or thomasd@hiltonheadislandsc.gov.

2020 Lowcountry Hazard Mitigation Plan Draft Available for Public Review
The Lowcountry Council of Governments is requesting the public to review and provide comments on the final draft of the Hazard Mitigation Plan for Beaufort, Jasper, Hampton and Colleton counties. The 2020 Lowcountry Natural Hazard Mitigation Plan is an update of the 2015 plan. The plan profiles the natural hazards including historic location and past occurrence data along with identifying the mitigation actions to save lives and preventÂ major property damage and other loses caused by natural disasters in the Lowcountry region. The report can be viewed on the Lowcountry COG website at www.lowcountrycog.org. Copies are also available upon request. Written comments on the draft will be accepted until close of business on January 8th, 2021. Please send your comments to Melaena Parkey, Lowcountry COG, P. O. Box 98, Yemassee, S.C. 29945 or via email at mparkey@lowcountrycog.org. For additional information regarding the draft Hazard Mitigation Plan, please call 843-473-3987.

COVID-19 Cases on Hilton Head Island

Current Hilton Head Island Restrictions

Frequently Asked Questions

What if you are Showing Symptoms?

Mask Up! Resources

Community Resources

- Community Resources
- Medical Resources
- Business Resources
- Community Business Resource Directory
- accelerateSC

Information Sources

Monitor reliable information sources for the latest updates.

- Centers for Disease Control (CDC)
- SC Department of Health & Environmental Control (DHEC)
- accelerateSC
- SC COVID-19 Monitoring & Testing Updates
- World Health Organization (WHO)

APPENDIX E: PUBLIC ASSISTANCE FUNDED PROJECT SUMMARIES

Below is unedited data from FEMA's National Emergency Management Information System (NEMIS), OpenFEMA Dataset: Public Assistance Funded Project Summaries - v1, and subject to a small percentage of human error (FEMA, 2020f). This dataset is not intended to be used for any official federal financial reporting.

BEAUFORT COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
TOTAL 2015-2019					**102,462,589.14**	**77,704,813.88**
Total 2015					**1,103,698.72**	**827,774.04**
DR-4241-SC	2015-10-05	Flood	G	Recreational or Other	3,500.00	2,625.00
DR-4241-SC	2015-10-05	Flood	G	Recreational or Other	1,100,198.72	825,149.04
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	151,410.57	113,557.93
Total 2016					**95,027,676.34**	**72,079,007.05**
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	-	-
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	134,985.69	101,239.27
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	8,696.17	6,522.13
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	79,774.85	59,831.14
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	16,975.51	12,731.63
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	15,204.30	11,403.23
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,853,736.17	4,507,376.85
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	24,522.68	18,392.01
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	368,956.47	276,717.35
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	34,460.43	25,845.32
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	15,983.66	11,987.75
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	15,743.66	11,807.75
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	73,623.75	55,217.81
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	69,720.19	52,290.14
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	37,390.57	28,042.93
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	254,525.00	190,893.75
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	37,937.00	28,452.75
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	6,003.99	4,502.99
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	224,896.91	168,672.68
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	28,347.89	21,260.92
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	202,689.16	152,016.87
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	22,331.69	16,748.77
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	6,900.00	5,175.00
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	236,317.00	177,237.75
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	8,098,765.70	6,236,049.59
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	61,815.34	46,361.51
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	12,921.72	10,983.46
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,671.72	4,537.38
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	5,953.16	4,464.87

BEAUFORT COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,969.67	5,074.22
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	4,819.50	3,924.04
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	56,034.65	47,629.45
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	16,396.76	13,117.41
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	55,690.15	41,767.61
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	41,802.69	31,352.02
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	9,457,950.00	7,093,462.50
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	11,995.47	8,996.60
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	97,488.96	73,116.72
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	32,443.16	24,332.37
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	118,884.17	89,163.13
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	28,861.76	21,646.32
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	945,795.75	709,346.81
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,660,544.36	4,245,408.27
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	9,288.73	6,966.55
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	7,677,981.80	5,912,045.99
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	-	-
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	43,564.91	32,673.68
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	1,326,800.00	995,100.00
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	568,715.72	426,536.79
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	4,099.28	3,074.46
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	66,694.27	50,020.70
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	207,621.33	155,716.00
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	276,062.88	207,047.16
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	570,691.09	428,018.32
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	4,506.55	3,379.91
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	11,446.18	8,584.64
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	47,709.00	35,781.75
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	8,500.00	6,375.00
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	-	-
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	10,000.00	7,500.00
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	31,989.48	25,591.58
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	7,051.46	5,288.60
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	14,230.49	10,672.87
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	158,509.90	118,882.43
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	53,827.25	40,370.44
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	85,710.09	64,282.57
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	25,530.72	19,148.04
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	241,685.21	181,263.91
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	48,123.85	36,092.89
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	43,212.49	32,409.37

BEAUFORT COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	31,716.33	23,787.25
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	18,256,756.76	4,057,702.71
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	273,461.94	205,096.46
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	206,770.90	155,078.17
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	67,659.90	50,744.93
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	3,818.43	2,863.82
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	9,262,233.47	6,946,675.10
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	7,064,599.55	5,298,449.67
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	398,302.12	298,726.59
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	22,633.89	16,975.42
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	23,699.58	17,774.69
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	66,705.53	50,029.15
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	12,693.67	9,520.25
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	3,139,013.92	2,354,260.44
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	4,293,149.34	3,219,862.01
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	32,444.14	24,333.11
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	23,824.35	17,868.26
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	6,848,414.99	5,136,311.24
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	804,796.91	603,597.68
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	10,489.94	7,867.45
Total 2017					**5,240,242.13**	**3,973,489.07**
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	15,857.11	11,892.83
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	11,154.72	8,366.04
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	6,883.69	5,162.77
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	23,202.81	17,402.11
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	74,441.34	55,831.01
DR-4346-SC	2017-10-16	Hurricane	C	Roads and Bridges	5,940.00	4,455.00
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	18,412.00	13,809.00
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	71,218.77	53,414.08
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	51,921.47	38,941.10
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	6,616.05	4,962.04
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	37,294.85	27,971.14
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	5,155.98	3,866.99
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	99,486.46	74,614.85
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	65,521.84	49,141.38
DR-4346-SC	2017-10-16	Hurricane	C	Roads and Bridges	76,774.51	57,580.88
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	5,689.40	4,267.05
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	8,413.88	6,310.41
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	20,505.00	15,378.75
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	19,196.94	14,397.71
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	66,408.16	49,806.12

BEAUFORT COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	5,013.91	3,760.43
DR-4346-SC	2017-10-16	Hurricane	D	Water Control Facilities	7,784.52	5,838.39
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	6,290.10	4,717.58
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	35,121.90	26,341.43
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	21,213.66	15,910.25
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	16,595.94	12,446.96
DR-4346-SC	2017-10-16	Hurricane	G	Recreational or Other	16,005.00	12,003.75
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	469,553.94	352,165.46
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	34,874.49	26,155.87
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	23,045.39	17,284.04
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	3,288.89	2,466.67
DR-4346-SC	2017-10-16	Hurricane	G	Recreational or Other	2,947,966.00	2,210,974.50
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	71,648.44	53,736.33
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	4,745.95	3,559.46
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	37,004.00	27,753.00
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	56,735.32	42,551.49
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	334,639.46	250,979.60
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	285,390.56	214,042.92
DR-4346-SC	2017-10-16	Hurricane	Z	State Management	173,229.68	173,229.68
Total 2019					**1,090,971.95**	**824,543.72**
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	8,206.50	6,154.88
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	27,158.90	20,369.18
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	73,296.01	54,972.01
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	31,416.59	23,562.44
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	51,045.38	38,284.04
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	410.33	410.33
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	1,570.83	1,570.83
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	2,552.27	2,552.27
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	88,525.67	66,394.25
DR-4464-SC	2019-09-30	Hurricane	E	Public Buildings	10,418.56	7,813.92
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	21,840.02	16,380.02
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	1,878.88	1,878.88
DR-4464-SC	2019-09-30	Hurricane	A	Debris Removal	64,655.94	48,491.96
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	312,276.32	234,207.24
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	18,846.62	18,846.62
DR-4464-SC	2019-09-30	Hurricane	A	Debris Removal	24,259.50	18,194.63
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	352,613.63	264,460.22

COLLETON COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
TOTAL 2015-2020					**10,156,088.81**	**7,687,349.19**
Total 2015					**1,597,646.34**	**1,198,234.77**
DR-4241-SC	2015-10-05	Flood	B	Protective Measures	60,412.28	45,309.21
DR-4241-SC	2015-10-05	Flood	B	Protective Measures	14,874.23	11,155.67
DR-4241-SC	2015-10-05	Flood	G	Recreational or Other	21,482.28	16,111.71
DR-4241-SC	2015-10-05	Flood	E	Public Buildings	1,134.13	850.60
DR-4241-SC	2015-10-05	Flood	E	Public Buildings	1,000.00	750.00
DR-4241-SC	2015-10-05	Flood	E	Public Buildings	1,000.00	750.00
DR-4241-SC	2015-10-05	Flood	G	Recreational or Other	25,704.54	19,278.41
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	9,751.75	7,313.81
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	13,310.79	9,983.09
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	9,285.64	6,964.23
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	8,070.50	6,052.88
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	9,147.05	6,860.29
DR-4241-SC	2015-10-05	Flood	C	Roads and Bridges	11,458.57	8,593.93
DR-4241-SC	2015-10-05	Flood	B	Protective Measures	4,145.58	3,109.19
DR-4241-SC	2015-10-05	Flood	G	Recreational or Other	1,406,869.00	1,055,151.75
Total 2016					**6,314,683.28**	**4,799,053.16**
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	12,783.42	9,587.57
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	112,275.42	95,434.11
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	31,328.27	25,062.62
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	20,065.75	15,049.31
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	1,944,419.41	1,458,314.56
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	23,069.12	17,301.84
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	269,689.07	202,266.80
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	7,125.00	5,343.75
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	714,271.28	535,703.46
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	1,387,635.54	1,040,726.65
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	72,794.60	54,595.95
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	29,896.13	22,583.54
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	6,049.92	4,537.44
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	105,163.90	84,131.12
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	192,364.31	144,273.24
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	157,291.71	117,968.78
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	6,644.20	4,983.15
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	117,661.54	88,246.16
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	6,334.00	4,750.50
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	21,968.22	16,476.17
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	32,250.25	24,187.69
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	16,360.91	13,906.77

COLLETON COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	17,359.38	13,019.54
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	47,511.25	35,633.44
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	6,105.00	4,578.75
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	197,465.17	148,098.88
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	42,329.18	31,746.89
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	239,033.50	203,178.48
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	385,752.50	308,602.00
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	91,685.33	68,764.00
Total 2017					**1,184,592.68**	**888,444.53**
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	109,420.01	82,065.01
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	12,447.44	9,335.58
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	50,058.41	37,543.80
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	101,708.63	76,281.47
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	67,546.34	50,659.76
DR-4346-SC	2017-10-16	Hurricane	E	Public Buildings	15,416.57	11,562.43
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	76,043.46	57,032.60
DR-4346-SC	2017-10-16	Hurricane	G	Recreational or Other	612,694.01	459,520.51
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	7,794.84	5,846.13
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	2,715.34	2,036.51
DR-4346-SC	2017-10-16	Hurricane	G	Recreational or Other	48,625.62	36,469.22
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	80,122.01	60,091.51
Total 2018					**249,064.19**	**189,007.93**
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	5,294.52	3,970.89
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	13,491.75	10,118.81
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	84,688.10	63,516.08
DR-4394-SC	2018-09-16	Hurricane	Z	State Management	1,748.85	1,748.85
DR-4394-SC	2018-09-16	Hurricane	A	Debris Removal	31,535.59	23,651.69
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	105,215.10	78,911.33
DR-4394-SC	2018-09-16	Hurricane	Z	State Management	1,829.52	1,829.52
DR-4394-SC	2018-09-16	Hurricane	Z	State Management	5,260.76	5,260.76
Total 2019					**1,168,000.34**	**878,755.33**
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	40,211.60	30,158.70
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	20,023.37	15,017.53
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	111,596.52	83,697.39
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	22,312.40	16,734.30
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	1,001.17	1,001.17
DR-4464-SC	2019-09-30	Hurricane	A	Debris Removal	70,562.16	52,921.62
DR-4464-SC	2019-09-30	Hurricane	F	Public Utilities	178,069.44	133,552.08
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	10,019.10	10,019.10
DR-4464-SC	2019-09-30	Hurricane	G	Recreational or Other	678,280.00	508,710.00

COLLETON COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	35,924.58	26,943.44
Total 2020					**356,306.56**	**269,506.91**
DR-4542-SC	2020-05-01	Severe Storm(s)	B	Protective Measures	14,190.54	10,642.91
DR-4542-SC	2020-05-01	Severe Storm(s)	A	Debris Removal	116,439.64	87,329.73
DR-4542-SC	2020-05-01	Severe Storm(s)	B	Protective Measures	17,789.63	13,342.22
DR-4542-SC	2020-05-01	Severe Storm(s)	B	Protective Measures	32,148.94	24,111.71
DR-4542-SC	2019-09-30	Hurricane	Z	State Management	9,107.94	9,107.94
DR-4542-SC	2020-05-01	Severe Storm(s)	E	Public Buildings	18,227.20	13,670.40
DR-4542-SC	2020-05-01	Severe Storm(s)	F	Public Utilities	148,402.67	111,302.00

HAMPTON COUNTY						
Declaration Number	**Declaration Date**	**Hazard Types**	**Damage Category**	**Damage Category Description**	**Project Amount ($)**	**Federal Share Amount ($)**
TOTAL 2016-2020					**2,103,794.29**	**1,636,033.38**
Total 2016					**1,923,054.72**	**1,500,349.76**
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,707.88	4,280.91
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	397,642.25	337,995.91
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	19,159.76	16,285.80
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	19,806.46	14,854.85
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	27,465.22	23,345.44
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	11,523.61	9,218.89
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	7,632.39	6,105.91
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	48,881.06	36,660.80
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	121,142.44	90,856.83
DR-4286-SC	2016-10-11	Hurricane	G	Recreational or Other	19,869.38	14,902.04
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	4,411.22	3,535.15
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	6,830.89	5,123.17
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	55,540.90	41,655.68
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	15,000.00	11,250.00
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	248,948.56	199,158.85
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	26,651.66	19,988.75
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	118,247.41	88,685.56
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	56,400.00	42,300.00
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	250,235.51	187,676.63
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	19,200.00	14,400.00
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	5,000.00	3,750.00
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	57,798.52	43,348.89
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	27,775.87	20,831.90
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	352,183.73	264,137.80
Total 2017					**152,609.88**	**114,457.42**
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	8,424.63	6,318.47
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	12,290.41	9,217.81
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	8,190.62	6,142.97
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	41,092.41	30,819.31
DR-4346-SC	2017-10-16	Hurricane	C	Roads and Bridges	82,611.81	61,958.86
Total 2020					**28,129.69**	**21,226.20**
DR-4492-SC	2020-03-27	Biological	B	Protective Measures	8,720.34	6,540.26
DR-4542-SC	2020-05-01	Severe Storm(s)	F	Public Utilities	10,313.34	7,735.01
DR-4542-SC	2020-05-01	Severe Storm(s)	Z	State Management	515.67	515.67
DR-4542-SC	2020-05-01	Severe Storm(s)	C	Roads and Bridges	8,580.34	6,435.26

JASPER COUNTY						
Declaration	**Declaration**	**Hazard**	**Damage**	**Damage Category**	**Project**	**Federal Share**
TOTAL 2016-2020					**5,030,738.19**	**3,789,751.02**
Total 2016					**3,198,137.06**	**2,408,195.80**
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	122,289.05	91,716.79
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	9,654.03	7,240.52
DR-4286-SC	2016-10-11	Hurricane	F	Public Utilities	2,435,255.34	26,441.51
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	38,185.38	28,639.04
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	10,792.08	8,094.06
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	98,906.13	74,179.60
DR-4286-SC	2016-10-11	Hurricane	C	Roads and Bridges	5,886.43	4,414.82
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	50,523.52	37,892.64
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	3,402.06	2,551.55
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	172,676.51	129,507.38
DR-4286-SC	2016-10-11	Hurricane	B	Protective Measures	98,682.07	74,011.55
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	62,578.46	50,062.77
DR-4286-SC	2016-10-11	Hurricane	A	Debris Removal	64,640.71	54,944.60
DR-4286-SC	2016-10-11	Hurricane	E	Public Buildings	24,665.29	18,498.97
Total 2017					**1,129,968.38**	**847,476.30**
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	607,152.00	455,364.00
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	36,699.18	27,524.39
DR-4346-SC	2017-10-16	Hurricane	A	Debris Removal	4,350.00	3,262.50
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	23,244.18	17,433.14
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	30,641.04	22,980.78
DR-4346-SC	2017-10-16	Hurricane	B	Protective Measures	169,410.49	127,057.87
DR-4346-SC	2017-10-16	Hurricane	F	Public Utilities	258,471.49	193,853.62
Total 2018					**265,207.59**	**200,889.65**
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	27,821.75	20,866.31
DR-4394-SC	2018-09-16	Hurricane	Z	State Management	1,391.09	1,391.09
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	222,669.17	167,001.88
DR-4394-SC	2018-09-16	Hurricane	B	Protective Measures	6,780.86	5,085.65
DR-4394-SC	2018-09-16	Hurricane	Z	State Management	6,544.72	6,544.72
Total 2019					**430,112.78**	**327,704.98**
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	22,656.97	16,992.73
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	46,278.68	34,709.01
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	1,132.85	1,132.85
DR-4464-SC	2019-09-30	Hurricane	F	Public Utilities	51,762.09	38,821.57
DR-4464-SC	2019-09-30	Hurricane	B	Protective Measures	288,933.47	216,700.10
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	4,902.04	4,902.04
DR-4464-SC	2019-09-30	Hurricane	Z	State Management	14,446.68	14,446.68
Total 2020					**7,312.38**	**5,484.29**
DR-4542-SC	2020-05-01	Severe Storm	B	Protective Measures	7,312.38	5,484.29

APPENDIX F: DEFINITIONS OF FEMA FLOOD ZONE DESIGNATIONS

Flood Zone	Description
Moderate to Low Risk Areas	
B and X	Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.
C and X	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.
High Risk Areas	
A	Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.
AE	The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.
AH	Areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
AO	River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.
AR	Areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements will apply, but rates will not exceed the rates for unnumbered A zones if the structure is built or restored in compliance with Zone AR floodplain management regulations.
A99	Areas with a 1% annual chance of flooding that will be protected by a Federal flood control system where construction has reached specified legal requirements. No depths or base flood elevations are shown within these zones.
High Risk -Coastal Areas	
V	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. No base flood elevations are shown within these zones.
VE, V1 - 30	Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations derived from detailed analyses are shown at selected intervals within these zones.
Undetermined Risk Areas	
D	Areas with possible but undetermined flood hazards. No flood hazard analysis has been conducted. Flood insurance rates are commensurate with the uncertainty of the flood risk.

Source: FEMA Glossary

APPENDIX G: SOCIAL VULNERABILITY CONCEPTS AND METRICS

Social Vulnerability Concept	Description	Increase (+) Or Decrease (-) Social Vulnerability
Socioeconomic Status (Income, Political Power, Prestige)	Socioeconomic status affects the ability of a community to absorb losses and cope with hazard impacts. Wealth enables communities to better prepare for disasters through mitigation and absorb and recover from losses more quickly using insurance, social safety nets, and entitlement programs. Low status communities have little ability to absorb losses due to poverty and disadvantaged populations.	High Status (-) Low Income or Status (+)
Gender	Women often have a more difficult time during recovery than men because of sector-specific employment (e.g., personal services), lower wages, and family care responsibilities.	Gender (+)
Race and ethnicity	These factors impose language and cultural barriers and affect access to post-disaster funding and occupation of high-hazard areas.	Non-White (+) Non-Anglo (+)
Age	Extremes of age affect movement out of harm's way and require outside supervision and care. Parents lose time and money caring for children when day care facilities are affected; the elderly may have mobility constraints or medical and cognitive concerns increasing the burden of care before, during, and after the emergency.	Elderly (+) Children (+)
Employment loss	The potential loss of employment following a disaster increases the existing number of unemployed workers in a community. Such losses compound the impact of the hazard and leads to a slower recovery from the disaster. At an individual level, employment loss equates to a lower ability to pay for necessary goods and services, effectively lowering the ability to prepare and recovery from disasters.	Unemployment (+)
Residential property	Home value is an indicator of financial capacity. The value and quality of residential construction affect potential losses and recovery. Expensive homes are costly to replace, mobile homes are easily destroyed by water and winds. The viability of neighborhoods based on the number of unoccupied housing units also contributes to slower long-term recovery.	Mobile Homes (+)
Renters	People rent because they are transients, do not have the financial resources for home ownership, or do not want the responsibility of home ownership. They often lack access to information about financial aid during recovery and are not covered by current federal disaster recovery programs. In extreme cases, renters lack sufficient shelter options when lodging becomes uninhabitable or too costly to afford.	Renters (+)

Social Vulnerability Concept	Description	Increase (+) Or Decrease (-) Social Vulnerability
Occupation	Some occupations, especially those characterized as primary extractive industries, may be severely affected by a hazard event. Primary sector jobs are impacted first during major disasters. For example, self-employed fishermen suffer when their means of production is lost (boats), and they may not have the requisite capital to resume work in a timely fashion; therefore, they may seek alternative employment. The same is true of migrant workers engaged in agriculture. Low-skilled service jobs (housekeeping, childcare, and gardening) may suffer similarly as disposable income fades and the need for services declines.	Professional or Managerial (-) Clerical or Laborer (+) Service Sector (+)
Family structure	Families with large numbers of dependents and/or single-parent households often have limited resources to outsource care for dependents and thus must juggle work responsibilities with care for family members. All these factors affect coping with and recovering from hazards.	Large Families (+) Single-Parent Households (+)
Education	Education is linked to socioeconomic status in that higher educational attainment affects lifetime earnings, and limited education constrains the ability to understand warning information and access recovery information.	Little Education (+) Highly Educated (-)
Medical Services and Access	Health care providers, including physicians and hospitals, are important post-event sources of relief. The lack of proximate medical services lengthens the time needed to obtain short-term relief and achieve longer-term recovery from disasters. Nursing homes represent an increase in socially vulnerable people as the resident populations are less able to independently cope with disasters. The availability of health insurance is another factor influencing social vulnerability.	Higher Density of Medical (-) Nursing Homes (+) Hospitals (+)
Social dependence	People who are totally dependent on social services (social security, food assistance) for survival are already economically and socially marginalized and require additional support in the post-disaster period.	High Dependence (+) Low Dependence (-)
Special-needs population	Special-needs populations (infirm, institutionalized, transient, homeless) are difficult to identify, let alone measure and monitor. Yet it is this segment of society that invariably is left out of recovery efforts, largely because of this invisibility in communities.	Large Number of Special Needs (+) Small Number of Special Needs (-)

Source: Hazards and Vulnerability Research Institute (HVRI); Cutter, Boruff, and Shirley (2003)

APPENDIX H: LIST OF CRITICAL FACILITIES

POLICE STATION				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Beaufort County				
Beaufort County Sheriff's Office - Main	2001 Duke Street	Beaufort	29902	(843) 470-3200
Beaufort Police Department	1901 Boundary Street, Suite 102	Beaufort	29902	(843) 322-7900
Bluffton Police Department	39 Persimmon Street, Suite 601	Bluffton	29910	(843) 706-4550
Beaufort County Sheriff's Office	7 Lagoon Road	Hilton Head Island	29928	(843) 842-4111
Port Royal Police Department	1748 Paris Avenue	Port Royal	29935	(843) 986-2220
Colleton County				
Colleton County Sheriff's Office	112 South Miller Street	Walterboro	29488	(843) 549-2211
Cottageville Police Department	10913 Cottageville Highway	Cottageville	29435	(843) 835-8655
Edisto Beach Police Department	2414 Murray Street	Edisto Beach	29438	(843) 869-2505
Walterboro Police Department	242 Hampton Street	Walterboro	29488	(843) 549-1811
Colleton County Detention Center	22 Klein Street	Walterboro	29488	(843) 549-5742
South Carolina Highway Patrol Troop	100 Mable T Willis Boulevard	Walterboro	29488	(843) 538-3129
Hampton County				
Hampton County Sheriff's Office	411 Cemetery Road	Varnville	29944	(803) 914-2200
Brunson Police Department	240 N Manker St, Po Box 300	Brunson	29911	Not Available
Estill Police Department	205 East Railroad Avenue	Estill	29918	(803) 625-3699
Gifford Police Department	236 Walker St, Po Drawer 189	Gifford	29932	Not Available
Hampton Police Department	608 1st Street West	Hampton	29924	(803) 943-2421
Varnville Police Department	95 East Palmetto Avenue	Varnville	29944	(803) 943-2979
Yemassee Police Department	101 Town Circle	Yemassee	29945	(803) 589-6315
Jasper County				
Jasper County Sheriff's Office	12008 North Jacob Smart Boulevard	Ridgeland	29936	(843) 726-7777
Hardeeville Police Department	36 Main Street	Hardeeville	29927	(843) 784-2233
Ridgeland Police Department	One Town Square	Ridgeland	29936	(843) 726-7530

FIRE STATION				
Name	**Address**	**City**	**Zip Code**	**Phone**
Beaufort County				
Burton Fire District - Headquarters	36 Burton Hill Road	Beaufort	29906	843-521-5550
Burton Fire District Station 892	14 Bruce K Smalls Drive	Beaufort	29906	843-525-4006
Burton Fire District Station 893	602 Parris Island Gateway	Beaufort	29906	843-521-5550
Burton Fire District Station 894	158 Bay Pines Road	Beaufort	29906	843-521-5550
Burton Fire District Station 895	2 Market	Beaufort	29906	843-521-5550
Hilton Head Island Fire and Rescue Headquarters	40 Summit Drive	Hilton Head Island	29926	843-682-5100
Hilton Head Island Fire and Rescue Station 1	70 Cordillo Parkway	Hilton Head Island	29928	843-341-4741
Hilton Head Island Fire and Rescue Station 2	65 Lighthouse Road	Hilton Head Island	29928	843-341-4741
Hilton Head Island Fire and Rescue Station 3	534 William Hilton Parkway	Hilton Head Island	29928	843-341-4741
Hilton Head Island Fire and Rescue Station 4	400 Squire Pope Road	Hilton Head Island	29926	843-341-4741
Hilton Head Island Fire and Rescue Station 5	20 Whooping Crane Way	Hilton Head Island	29926	843-341-4741
Hilton Head Island Fire and Rescue Station 6	12 Dalmation Lane	Hilton Head Island	29926	843-682-5110
Hilton Head Island Fire and Rescue Station 7	1001 Marshland Road	Hilton Head Island	29926	845-341-4741
Daufuskie Island Fire District Station 1	400 Haig Point Road	Daufuskie Island	29915	843-785-2116
Daufuskie Island Fire District Station 2	2 White School Lane	Daufuskie Island	29915	843-785-2116
Bluffton Township Fire District	25 William Pope Drive	Okatie	29909	843-757-2800
Bluffton Township Fire District	178 May River Road	Bluffton	29910	843-757-3736
Bluffton Township Fire District	357 Fording Island Road	Bluffton	29910	843-757-2800
Bluffton Township Fire District	12 Buckingham Plantation Drive	Bluffton	29910	843-837-2888
Bluffton Township Fire District	155 Callawassie Drive	Okatie	29909	843-757-2800
Bluffton Township Fire District	2 Bridge Street	Bluffton	29910	843-757-4041
Lady's Island Saint Helena Fire District	100 Polowana Road	Saint Helena Island	29920	843-525-7692
Lady's Island Saint Helena Fire District	237 Sea Island Parkway	Beaufort	29907	843-525-7692
Lady's Island Saint Helena Fire District Station 21	725 Sams Point Road	Beaufort	29907	843-525-7692
Lady's Island Saint Helena Fire District Station 22	1617 Sea Island Parkway	Saint Helena Island	29920	843-525-7692
Lady's Island Saint Helena Fire District Station 23	632 Lands End Road	Saint Helena Island	29920	843-525-7692
City of Beaufort Fire Department Headquarters	135 Ribaut Road	Beaufort	29902	843-525-7055
City of Beaufort Fire Department Station 2	1120 Ribaut Road	Beaufort	29902	843-525-7055
Sheldon Township Fire Department Station 40	5 Fire Station Lane	Seabrook	29940	843-846-9221
Sheldon Township Fire Department Station 41	66 Kean Neck Road	Seabrook	29940	843-846-3988
Fripp Island Fire Department	291 Tarpon Boulevard	Fripp Island	29920	843-838-4085
Parris Island Fire Rescue-DoD	175 Wake Boulevard	Parris Island	29902	843-228-3637

FIRE STATION				
Name	**Address**	**City**	**Zip Code**	**Phone**
Town of Port Royal Fire Department	1750 Paris Avenue	Port Royal	29935	843-986-2248
Colleton County				
Colleton County Fire Rescue - Headquarters	113 Mable T. Willis Boulevard	Walterboro	29488	843-539-1960
Station 1 - South Walterboro	229 Mable T. Willis Boulevard	Walterboro	29488	843-539-1960
Station 2 - Jacksonboro	150 Clinic Drive	Jacksonboro	29474	Not Available
Station 3 - Lodge	8667 Lodge Highway	Lodge	29082	Not Available
Station 4 - Ruffin	2425 Azalea Patch Road	Ruffin	29475	Not Available
Station 5 - Canadys	13871 Augusta Highway	Round O.	29474	843-538-2813
Station 6 - Green Pond	503 Fire Station Road	Green Pond	29946	843-539-1960
Station 7 - Town of Smoaks	27250 Lowcountry Highway	Smoaks	29481	Not Available
Station 8 - Hendersonville	3551 Black Creek Road	Yemassee	29945	Not Available
Station 9 - Cottageville	199 Rehoboth Road	Cottageville	29435	Not Available
Station 10 - Islandton	1985 Adnah Church Road	Islandton	29929	Not Available
Station 12 - Neyles	8348 Charleston Highway	Walterboro	29488	Not Available
Station 13 - Intercommunity	1477 Lowcountry Highway	Yemassee	29488	843-844-7101
Station 14 - Edisto	2414 Murray Street	Edisto Island	29438	843-869-2505
Station 15 - Islandton	547 Ashton Road	Islandton	29929	Not Available
Station 16 - Williams	245 Joel Padgett Street	Williams	29493	Not Available
Station 17 - Canadys	6800 Sunrise Road	Smoaks	29481	Not Available
Station 18 - Bells	12232 Bells Highway	Ruffin	29945	Not Available
Station 19 - North Walterboro	1118 Thunderbolt Drive	Walterboro	29488	843-538-6959
Station 21 - Bennetts Point	15583 Bennetts Point Road	Green Pond	29446	Not Available
Station 22 - Ritter	3547 Possum Corner Road	Walterboro	29488	843-539-1960
Station 23 - Ashton	8454 Ashton Road	Islandton	29082	Not Available
Station 24 - Foxfield	111 Foxfield Road	Walterboro	29488	Not Available
Station 25 - White Hall	1558 White Hall Road	Yemassee	29945	843-844-8873
Station 26 - Mount Carmel	2970 Mount Carmel Road	Walterboro	29488	Not Available
Station 27 - Hampton Street	421 Hampton Street	Walterboro	29488	843-539-1960
Station 28 - Bennetts Point	9012 Bennetts Point Road	Green Pond	29946	Not Available
Station 29 - Cane Branch	8737 Cane Branch Road	Walterboro	29488	Not Available
Station 30 - Bonnie Doone	217 Crumley Road	Walterboro	29488	843-539-1960
Station 31 - Breland	15505 Lowcountry Highway	Ruffin	29475	Not Available
Station 32 - Sidneys	15238 Round O Road	Round O	29474	Not Available

FIRE STATION				
Name	**Address**	**City**	**Zip Code**	**Phone**
Station 33 - Risher Mountain	153 Risher Mountain Road	Walterboro	29488	Not Available
Station 34 - Pierce Rd	3142 Pierce Road	Cottageville	29435	Not Available
Station 35 - Ions	5278 Round O Road	Cottageville	29435	Not Available
Station 36 - Grubers	19576 Augusta Highway	Cottageville	29435	Not Available
Hampton County				
Station 10	240 North Manker Street	Brunson	29911	803-914-2153
Station 12	1850 Shirley Road	Garnett	29922	803-625-0965
Station 20	500 Second Street	Estill	29918	803-625-4977
Station 30	30 Mckenzie Trail	Estill	29918	803-625-0961
Station 40	190 Sumpter Street	Gifford	29923	803-625-9566
Station 50	500 Second Street West	Hampton	29924	803-943-2899
Station 60	54 Palm Street	Varnville	29944	803-943-2979
Station 70	101 Town Circle	Yemassee	29945	843-589-2565
Station 80	5207 Browning Gate Road	Estill	29918	803-625-0962
Station 90	6936 Yemassee Highway	Varnville	29944	803-914-0644
Jasper County				
Town of Ridgeland Fire Department	49 Railroad Avenue South	Ridgeland	29936	843-726-7523
Station 30	1509 Grays Highway	Ridgeland	29936	843-726-7612
Station 31	6691 West Frontage Road	Ridgeland	29936	843-726-4124
Station 32	4340 Coosaw Scenic Drive	Ridgeland	29936	843-726-5623
Station 33	630 Campground Road	Ridgeland	29936	843-726-4021
Station 34	196 Mead Road	Hardeeville	29927	Not Available
Station 35	Stiney Road	Hardeeville	29927	Not Available
Station 36	4820 Lowcountry Drive	Ridgeland	29936	Not Available
Station 43	3648 Cypress Branch Road	Pineland	29934	843-726-7607
Station 44	9705 Cotton Hill Road	Pineland	29934	843-726-3098
Station 45	15307 Grays Highway	Early Branch	29916	843-726-4018
Station 46	900 Fire Tower Road	Ridgeland	29936	843-717-2182
Station 47	30 Daniel O Morris Boulevard	Tillman	29943	843-717-4005
Station 81	1462 Red Dam Road	Hardeeville	29927	843-784-6336

EMERGENCY OPERATION CENTER				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Beaufort County Emergency Operations Center	2001 Duke Street	Beaufort	29902	843-470-3100
Bluffton Emergency Operations Center	101 Progressive Street	Bluffton	29910	843-706-4550
Hilton Head Emergency Operations Center	1 Town Center Court	Hilton Head Island	29926	843-682-5100
Colleton County Emergency Operations Center	108 Simmons Street	Walterboro	29488	843-549-5632
Hampton County Emergency Operations Center	703 2nd Street West	Hampton	29924	803-914-2150
Jasper County Emergency Operations Center	1509 Grays Highway	Ridgeland	29936	843-726-7607

MEDICAL CARE FACILITY				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Naval Hospital Beaufort	1 Pinckney Boulevard	Beaufort	29902	Not Available
Beaufort Memorial Hospital	955 Ribaut Road	Beaufort	29902	(843) 522-5200
Beaufort Community-Based Outpatient Clinic	1 Pinckney Boulevard	Beaufort	29902	(843) 770-0444
Hilton Head Hospital	25 Hospital Center Boulevard	Hilton Head Island	29926	(843) 689-8206
Colleton Medical Center	501 Robertson Boulevard	Walterboro	29488	(843) 782-2000
Hampton Regional Medical Center	595 W Carolina Avenue	Varnville	29944	(803) 943-2771
Coastal Carolina Hospital	1000 Medical Center Drive	Hardeeville	29927	(843) 784-8181

SCHOOL				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Beaufort County				
Robert Smalls International Academy	43 W. K. Alston Drive	Beaufort	29906	(843) 322-2535
Bridges Preparatory School	1100 Boundary Street	Beaufort	29901	(843) 982-7737
Right Choice School	2900 Mink Point Boulevard	Beaufort	29902	(843) 322-0733
Lady's Island Elementary School	73 Chowan Creek Bluff	Beaufort	29907	(843) 322-2292
Beaufort Elementary School	1800 Prince Street	Beaufort	29906	(843) 322-2679
Joseph S. Shanklin Elementary School	121 Morrall Drive	Beaufort	29906	(843) 466-3461
Mossy Oaks Elementary School	2510 Mossy Oaks Boulevard	Beaufort	29902	(843) 322-2951
Beaufort Middle School	2501 Mossy Oaks Boulevard	Beaufort	29902	(843) 322-5665
Coosa Elementary School	45 Middle Road	Beaufort	29907	(843) 322-6146
Beaufort High School	84 Sea Island Parkway	Beaufort	29907	(843) 322-2110
Riverview Charter School	81 Savannah Highway	Beaufort	29906	(843) 379-0133
Broad River Elementary School	474 Broad River Road	Beaufort	29906	(843) 322-8410
Battery Creek High School	1 Blue Dolphin Drive	Beaufort	29906	(843) 322-5545
Lady's Island Middle School	30 Cougar Drive	Beaufort	29907	(843) 322-3167
Robert E. Galer Elementary School	221 E. Cardinal Lane	Beaufort	29906	(912) 369-6691
Middleton S. Elliott Elementary School	345 Elliott Drive	Beaufort	29906	(912) 408-3380
Charles F Bolden Elementary/Middle School	2 Albacore Street	Beaufort	29906	(843) 846-9283
Lowcountry Montessori School	749 Broad River Drive	Beaufort	29906	(843) 322-0577
Beaufort Christian School	378 Parris Island Gateway	Beaufort	29906	Not Available
Beaufort Academy	240 Sams Point Road	Beaufort	29907	Not Available
EC Montessori and Grade School	15 Celadon Drive	Beaufort	29907	Not Available
St Peters Catholic School	70 Ladys Island Drive	Beaufort	29907	Not Available
Technical College of the Lowcountry	921 Ribaut Road	Beaufort	29901	(800) 768-8252
May River High School	601 New Riverside Road	Bluffton	29910	(843) 836-4900
Pritchardville Elementary School	9447 Evan Way	Bluffton	29910	(843) 707-0501
River Ridge Academy	3050 River Ridge Drive	Bluffton	29910	(843) 836-4600
Bluffton Middle School	30 New Mustang Road	Bluffton	29910	(843) 707-0776
Bluffton High School	12 H. E. McCracken Circle	Bluffton	29910	(843) 706-8809
Red Cedar Elementary School	11 Box Elder Lane	Bluffton	29910	(843) 707-0604
Michael C. Riley Elementary School	200 Burnt Church Road	Bluffton	29910	(843) 706-8369
H. E. McCracken Middle School	250 H. E. McCracken Circle	Bluffton	29910	(843) 706-8770

SCHOOL				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Bluffton Elementary School	160 H. E. McCracken Circle	Bluffton	29910	(843) 706-8540
Cross Schools	495 Buckwalter Parkway	Bluffton	29910	Not Available
May River Montessori School	60 Calhoun Street	Bluffton	29910	Not Available
St Gregory the Great School	323 Fording Island Road	Bluffton	29909	Not Available
University of South Carolina-Beaufort	1 University Boulevard	Bluffton	29909	(843) 208-8000
Professional Golfers Career College	4454 Bluffton Park Crescent Building 200	Bluffton	29910	(866) 797-7422
Hilton Head Island Middle School	55 Wilborn Road	Hilton Head Island	29926	(843) 689-4595
Hilton Head Island High School	70 Wilborn Road	Hilton Head Island	29926	(843) 689-4805
Hilton Head Island Elementary School	10 Wilborn Drive	Hilton Head Island	29926	(843) 342-4101
Hilton Head Island Early Childhood Center	165 Pembroke Drive	Hilton Head Island	29926	(843) 689-0422
Hilton Head Island Elementary School	30 School Road	Hilton Head Island	29926	(843) 342-4206
Heritage Academy	11 New Orleans Road	Hilton Head Island	29928	Not Available
Hilton Head Christian Academy	55 Gardner Drive	Hilton Head Island	29926	Not Available
Hilton Head Preparatory School	8 Foxgrape Road	Hilton Head Island	29928	Not Available
St Francis Catholic School	45 Beach City Road	Hilton Head Island	29926	Not Available
Agape Christian Academy	42 Keans Neck Road	Lobeco	29931	Not Available
Okatie Elementary School	53 Cherry Point Road	Okatie	29909	(843) 322-7701
Technical College of the Lowcountry	100 Community College Drive	Okatie	29909	Not Available
Port Royal Elementary School	1214 Paris Avenue	Port Royal	29935	(843) 322-0834
Whale Branch Elementary	15 Stuart Point Road	Seabrook	29940	(843) 466-1064
Whale Branch Middle School	2009 Trask Parkway	Seabrook	29941	(843) 466-3084
Whale Branch Early College High School	169 Detour Road	Seabrook	29940	(843) 466-2701
Yoruba Royal Academy	56 Bryant Lane	Sheldon	29941	Not Available
St. Helena Elementary School	1025 Sea Island Parkway	St. Helena	29920	(843) 838-0367
Colleton County				
Cottageville Elementary School	648 Peirce Road	Cottageville	29435	(843) 782-4528
New Hope Christian School - Islandton	5144 Forks Road	Islandton	29929	Not Available
Community Christian Academy	15893 Bells Highway	Lodge	29082	Not Available
Bells Elementary School	12088 Bells Highway	Ruffin	29475	(843) 782-0012
Colleton County Middle School	1379 Tuskegee Airmen Drive	Walterboro	29488	(843) 782-0040
Northside Elementary School	1929 Industrial Road	Walterboro	29488	(843) 782-0015
Thunderbolt Career and Technology Center	1069 Thunderbolt Road	Walterboro	29488	(843) 782-4514

SCHOOL				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Hendersonville Elementary School	6089 Hendersonville Highway	Walterboro	29488	(843) 782-0027
Forest Hills Elementary School	633 Hiers Corner Road	Walterboro	29488	(843) 782-4512
Black Street Early Childhood Center	256 Smith Street	Walterboro	29488	(843) 782-4516
Colleton County High School	150 Cougar Nation Drive	Walterboro	29488	(843) 782-0031
Colleton Preparatory Academy	165 Academy Road	Walterboro	29488	Not Available
North Walterboro Christian Academy	2177 Jefferies Highway	Walterboro	29488	Not Available
First Baptist Kindergarten	125 S Memorial Avenue	Walterboro	29488	Not Available
Faith Baptist Academy	64 Hendersonville Highway	Walterboro	29488	Not Available
Cosmetic Arts Institute	1789 Hampton Street	Walterboro	29488	(843) 549-8587
University of South Carolina Salkehatchie	807 Hampton Street	Walterboro	29488	(843) 549-6314
Hampton County				
Brunson Elementary School	34 College Street	Brunson	29911	(803) 398-5584
Estill Elementary School	318 4th Street	Estill	29918	(803) 625-5030
Estill Middle School	1450 Columbia Highway Suite B	Estill	29918	(803) 625-5200
Estill High School	1450 Columbia Highway	Estill	29918	(803) 625-5100
Patrick Henry Academy	8766 Savannah Highway	Estill	29918	Not Available
Hampton Elementary School	505 Hoover Street	Hampton	29924	(803) 943-3251
Ben Hazel Primary School	628 Railroad Avenue West	Hampton	29924	(803) 943-3659
Community Christian Academy	436 Wade Hampton Road	Hampton	29924	Not Available
Varnville Elementary School	395 Pine Street East	Varnville	29944	(803) 943-2376
North District Middle School	611 Tillman Avenue	Varnville	29944	(803) 943-3507
Wade Hampton High School	115 Airport Road	Varnville	29944	(803) 943-3568
Fennell Elementary School	131 Yemassee Highway	Yemassee	29945	(803) 398-5591
Jasper County				
Ridgeland-Hardeeville High School	250 Jaguar Trail	Ridgeland	29936	(843) 489-8844
Beaufort-Jasper Academy for Career Excellence	80 Lowcountry Drive	Ridgeland	29936	(843) 987-8107
Ridgeland Elementary School	250 Jaguar Trail	Ridgeland	29936	(843) 489-8845
Ridgeland High School	5 Correctional Road	Ridgeland	29936	(803) 896-3252
John Paul II Catholic School	4211 N Okatie Highway	Ridgeland	29936	Not Available
Step of Faith Christian Academy	9009 Tarboro Road	Ridgeland	29936	Not Available
Thomas Heyward Academy	1727 Malphrus Road	Ridgeland	29936	Not Available

COMMUNICATION				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
WAGP The Light 88.7 FM	PO Box 119 Highway 280	Beaufort	29901	Not Available
Oldies 92.1	2617 Boundary Street	Beaufort	29902	Not Available
WVGB Radio 1490 AM	806 Monson Street	Beaufort	29902	Not Available
WJWJ-TV	Not Available	Beaufort	29901	Not Available
Adventure Radio Group	1 St. Augustine Place	Hilton Head Island	29928	Not Available
The River 98.7 FM	1623 Okatie Highway	Okatie	31408	Not Available
WALI 93.7 FM	724 S. Jefferies Boulevard	Walterboro	29488	Not Available
WBHC AM-FM	P.O. Box 666 Highway 601	Hampton	29924	Not Available

WASTEWATER FACILITY				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Beaufort County				
Port Royal WWTP	285 Castle Rock Road	Beaufort	29906	Not Available
Hilton Head Reverse Osmosis	21 Oak Park Drive	Hilton Head Island	29925	Not Available
Hilton Head No 1 PSD WWTP	21 Oak Park Drive	Hilton Head Island	29926	843-6815525
South Island PSD WWTP (Sewage)	2 Lawton Road	Hilton Head Island	29938	843-785-6224
South Island PSD WWTP (Water)	2 Lawton Road	Hilton Head Island	29938	843-785-6224
US Marines/Parris Island Depot	Parris Island	Parris Island	29905	Not Available
US Marines/Parris Island Depot	Parris Island	Parris Island	29905	Not Available
Colleton County				
Edisto Beach WWTP	2517 Holmes Street	Edisto Beach	29438	843-869-2505
Walterboro WWTP	777 Gervais Street	Walterboro	29488	843-549-2545
Hampton County				
Brunson Wastewater WWTP	(Off Of) South Main Street	Brunson	29911	803-632-3633
Estill Wastewater WWTP	Morrison Street	Estill	29918	803-625-3816
Hampton Wastewater WWTP	100 Saluda Street	Hampton	29924	803-943-2951
Yemassee Wastewater WWTP	Railroad Avenue	Yemassee	29945	843-589-2565
Jasper County				
Hardeeville WWTP	2529 Church Road	Hardeeville	29927	843-784-3256
Cherry Point WWTP	Jasper Station Road	Ridgeland	29936	843-987-9200

TRANSPORTATION				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Beaufort County				
Airport				
Beaufort County	Po Drawer 1228	Beaufort	29901	843-525-7151
Beaufort County Memorial Hospital	955 Ribaut Road	Beaufort	29902	843-522-5200
Beaufort MCAS /Merritt Field	Geiger Boulevard	Beaufort	20373	843-228-7512
Hilton Head Island	120 Beach City Road	Hilton Head Island	29926	843-255-2942
Ferry				
Harbor Town	Not Available	Hilton Head Island	29928	Not Available
Opossum Point Landing	Not Available	Hilton Head Island	29928	Not Available
Salty Fare Village	40 Palmetto Parkway	Hilton Head Island	29926	Not Available
Jenkins Island, Hilton Head Island	Not Available	Hilton Head Island	29926	Not Available
Hilton Head Island, Broad Creek Marina	18 Simmons Road	Hilton Head Island	29926	Not Available
Haig Point	Not Available	Daufuskie Island	29915	Not Available
Cooper River Landing	Cooper River Landing Road	Daufuskie Island	29915	Not Available
Colleton County				
Airport				
Lowcountry Regional	537 Aviation Way	Walterboro	29488	843-549-2549
Bus				
Circle C Travel Plaza	11109 Augusta Hwy	Walterboro	29488	Not Available
Port				
Junction Coosaw River	Atlantic Intracoastal Waterway	Green Pond	29446	Not Available
Junction Combahee & Coosaw RV	Atlantic Intracoastal Waterway	Green Pond	29446	Not Available
Junction Ashepoo Coosaw Cut-Off	Atlantic Intracoastal Waterway	Green Pond	29446	Not Available
Bennetts Point	Atlantic Intracoastal Waterway	Green Pond	29446	Not Available
Green Pond	Ashepoo River	Green Pond	29446	Not Available
Willtown Bluff	South Edisto River	Jacksonboro	29452	Not Available
Johossee Island	South Edisto River	Jacksonboro	29452	Not Available
Hampton County				
Airport				
Hampton County	201 Jackson Avenue		29924	803-943-7500
Hampton Regional Medical Center	595 W Carolina Avenue	Varnville	29944	803-943-2771

TRANSPORTATION				
Name	**Address**	**City/Town**	**Zip Code**	**Phone**
Jasper County				
Airport				
Ridgeland-Claude Dean	358 Third Avenue	Ridgeland	29936	843-726-7759
Bus				
Hilton Head Island-Bluffton	448 Independence Blvd	Hardeeville	29927	Not Available
Hilton Head Island-Bluffton	574 Independence Blvd	Hardeeville	29927	Not Available
Port				
Turtle Island	Atlantic Intracoastal Waterway	Bluffton	29910	Not Available
Mayo Wharf Coosawhatchie River	Broad River, SC	Ridgeland	29936	Not Available

APPENDIX I: TYPES OF MITIGATION ACTIONS

Mitigation Type	Description	Examples
Local Plans and Regulations	These actions include government authorities, policies, or codes that influence the way land and buildings are developed and built.	▪ Comprehensive plans ▪ Land use ordinances ▪ Subdivision regulations ▪ Development review ▪ Building codes and enforcement ▪ NFIP Community Rating System ▪ Capital improvement programs ▪ Open space preservation ▪ Stormwater management regulations and master plans
Structure and Infrastructure Projects	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards. Many of these types of actions are projects eligible for funding through the FEMA Hazard Mitigation Assistance program.	▪ Acquisitions and elevations of structures in flood prone areas ▪ Utility undergrounding ▪ Structural retrofits. ▪ Floodwalls and retaining walls ▪ Detention and retention structures ▪ Culverts ▪ Safe rooms
Natural Systems Protection	These are actions that minimize damage and losses and preserve or restore the functions of natural systems.	▪ Sediment and erosion control ▪ Stream corridor restoration ▪ Forest management ▪ Conservation easements ▪ Wetland restoration and preservation
Education and Awareness Programs	These are actions to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. These actions may also include participation in national programs, such as StormReady1 or Firewise2 Communities. Although this type of mitigation reduces risk less directly than structural projects or regulation, it is an important foundation. A greater understanding and awareness of hazards and risk among local officials, stakeholders, and the public is more likely to lead to direct actions.	▪ Radio or television spots ▪ Websites with maps and information ▪ Real estate disclosure ▪ Presentations to school groups or neighborhood organizations ▪ Mailings to residents in hazard-prone areas. ▪ StormReady ▪ Firewise Communities

Source: FEMA, 2013

APPENDIX J: UPDATE OF 2015 HAZARD MITIGATION ACTIONS

Table below displays the list of the hazard mitigation actions from the 2015 plans categorized by status. These include:

- *Complete* refers to actions that were fully implemented and successfully concluded.
- *Ongoing* refers to actions with implementation still underway or actions that are continuous.
- *Incomplete/Deferred* refers to actions were not implemented or deferred due to impediments.

BEAUFORT COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Protect the Chelsea Water Treatment Plant from Flood damage.		✓	
2. Formalize mutual aid agreements with Counties, DOT, SCEMD for debris removal.	✓		
3. Create survey to ID most vulnerable County facilities, particularly in terms of Wind ratings for roofs, and create a CIP list of these structures.		✓	
4. Update all Flood maps with new municipal and county boundaries	✓		
5. Explore and implement protective measures for the Beaufort County Library and the District Special Collection.			✓
6. Determine the vulnerability of backup power for critical facilities. Create a strategy for additional investment in generators and electrical upfits.		✓	
7. Staff dedicated to seeking funding for hazard mitigation projects, provide routine update of hazard plans, exercise other staff on plans, provide training to staff on disaster response and recovery.		✓	
8. Work to enhance County GIS data with more detailed information on individual structures.		✓	
9. Explore the creation of Recovery Operations Center addition to Public Works Building with expanded facilities for key recovery personnel (kitchen, bunks, showers).			✓
ONGOING ACTIONS FROM 2015			
10. Place protective measures on all administrative buildings to ensure administrative functions can continue.		✓	
11. Conduct engineering inspections of the County fire stations to determine mitigation retrofitting measures necessary.		✓	
12. Conduct a study of vulnerable bridges to determine which ones should be hardened.		✓	
13. Provide maintenance and replacement of critical bridges.		✓	
14. Work toward the TsunamiReady community designation.	✓		
15. Continue replacement of lift station control panels with waterproof NEMA devices.		✓	
16. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.		✓	
17. Work with Regional media to promote public awareness of disaster preparedness.		✓	

BEAUFORT COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
18. Enhance programs dealing with drought, educating the public about proper water usage and appropriate behavior during drought conditions (to include distribution of drought education materials).		✓	
19. Ensure all fire marshals burn bans are strictly enforced, especially during drought conditions.		✓	
20. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.		✓	
21. Work to enhance education programs for historic properties.		✓	
22. Beaufort to create a centralized information technology system to access pertinent information during a disaster.		✓	
23. Append this to all comprehensive plans as they are updated, or at earliest date available.		✓	
24. Work to expedite re-build of historic structures post disaster.		✓	
25. Continue enforcing seismic program & regulations in building codes.		✓	
26. All communities to continue to support Beaufort County's SWM Utility/Plan for future SWM projects.		✓	
27. Undertake a program to study poorly drained areas and remedy them through best practices.		✓	
28. Continue education program for the agricultural sector that promote sustainable practices (BMPS) and hazard resilience (particularly during drought).		✓	
29. Make updated GPS systems available for emergency personnel.		✓	
30. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.		✓	
31. Enhance radio technology for all building officials for hazard preparation.		✓	
32. Continue to work with SCDNR to update maps based on newer/more accurate topography data.		✓	
33. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.		✓	
34. Train Building Officials on most up to date code requirements for hazard resistant construction.		✓	
35. Building Codes Department will conduct SCDNR approved classes for Floodplain management.		✓	
36. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.		✓	
37. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.		✓	
38. Support ongoing efforts for a regional warehouse for emergency supply storage.			✓
39. Explore the service of special needs and other vulnerable populations for evacuation and sheltering.		✓	
40. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation.		✓	
41. Continue to develop the use of social media/smart phone technology to inform citizens of hazard threats.		✓	
42. Maintain or improve the County's CRS rating.		✓	

CITY OF BEAUFORT			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Create a joint permitting center for post-hazard recovery.			✓
2. Explore the potential for solar installations on public facilities for backup emergency power	✓		
3. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.		✓	
4. Consider the amendment of the City ordinance to allow for the temporary use of RV's and trailers for accommodation post-disaster.		✓	
5. Explore existing procedures for the suspension of electrical services following a mandatory evacuation.	✓		
6. Provide updated GPS systems available for emergency personnel		✓	
7. Explore the development of a manual for stormwater BMP's.			✓
8. Consider the adoption of the 1 ft. freeboard standard for new construction in Floodplains.	✓		
ONGOING ACTIONS FROM 2015			
9. Create survey to ID most vulnerable structures in City and create a CIP list of these structures.	✓		
10. Conduct engineering inspections of county fire stations to determine mitigation retrofitting measures necessary.	✓		
11. Study of vulnerable bridges to determine which ones should be hardened.	Mainly Beaufort County		
12. Maintenance and replacement of critical bridges.	Mainly Beaufort County		
13. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.		✓	
14. Work with Regional media to promote public awareness of disaster preparedness.		✓	
15. Support and enhance programs dealing with drought, educating the public about proper water usage and appropriate behavior during drought conditions (to include distribution of drought education materials).	✓		
16. Work to enhance public education programs for historic property, including a pamphlet for distribution to the public.		✓	
17. Ensure all fire marshals burn bans are strictly enforced, especially during drought conditions.	✓		
18. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.		✓	
19. Append this to all comprehensive plans as they are updated, or at earliest date available.	✓		
20. Continue tree surveys and enhance efforts to ensure the health of Beaufort's urban forest.		✓	
21. Continue enforcing seismic program &regulations in building codes.		✓	
22. All communities to continue to support Beaufort County’s SWM Utility/plan for future SWM project.		✓	
23. Undertake a program to study poorly drained areas and remedy them through best practices.	✓		
24. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.		✓	
25. Continue to work with SCDNR to update maps based on newer/more accurate topography data.		✓	

CITY OF BEAUFORT			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
26. Work with the USACE and FEMA to develop new maps.		✓	
27. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.		✓	
28. Train Building Officials on most up to date code requirements for hazard resistant construction.		✓	
29. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.		✓	
30. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.		✓	
31. Enforce property maintenance code to correct deteriorating conditions.		✓	
32. Maintain or improve the City's CRS rating.		✓	
33. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.		✓	
34. Continue to develop to the National Standard for hazard planning and preparedness according to the THIRA framework.		✓	
35. Continue and enhance outreach efforts to local businesses, particularly hotels and assisted living facilities, to strengthen disaster preparedness.		✓	
36. Formalize and streamline disaster response procedures across City departments. Coordinate planning and communication related to disaster preparedness.		✓	
37. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.		✓	

TOWN OF BLUFFTON			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Update all Flood maps with new municipal and county boundaries.		✓	
2. Enforce property maintenance code to correct deteriorating conditions.	✓		
3. Educate Bluffton staff and public on HM grant programs and funding opportunities.	✓		
ONGOING ACTIONS FROM 2015			
4. Place protective measures on all administrative buildings to ensure administrative functions can continue.		✓	
5. Conduct engineering inspections of county fire stations to determine mitigation retrofitting measures necessary.		✓	
6. Conduct a study of vulnerable bridges to determine which ones should be hardened.		✓	
7. Provide maintenance and replacement of critical bridges.		✓	
8. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.		✓	
9. Work with Regional media to promote public awareness of disaster preparedness.		✓	
10. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.		✓	
11. Continue tree survey for vulnerable trees to re- enforce them against hazards (Wind, Flood).		✓	
12. Work to expedite re-build of historic structures post disaster.		✓	
13. Continue enforcing seismic program &regulations in building codes.		✓	
14. All communities to continue to support Beaufort County’s SWM Utility/Plan for future SWM project.		✓	
15. Continue a program to study poorly drained areas and remedy them through best practices.		✓	
16. Make updated GPS systems available for emergency personnel.		✓	
17. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.		✓	
18. Enhance radio technology for all building officials for hazard preparation.		✓	
19. Continue to work with SCDNR to update maps based on newer/more accurate topography data.		✓	
20. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.		✓	
21. Train Building Officials on most up to date code requirements for hazard resistant construction.		✓	
22. Advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.		✓	
23. Explore the service of special needs and other vulnerable populations for evacuation and sheltering.		✓	
24. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.		✓	
25. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.		✓	
26. Append this to all comprehensive plans as they are updated, or at earliest date available.		✓	
27. Maintain or improve the City's CRS rating.		✓	

TOWN OF HILTON HEAD ISLAND			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Evaluate need to harden critical facilities (Town Hall, Fire and Rescue Headquarters and other critical facilities as listed in this plan) to reduce vulnerability to hazards.		✓	
2. Educate HH staff and public on HM grant programs and funding opportunities.		✓	
ONGOING ACTIONS FROM 2015			
3. Continue to conduct engineering inspections of fire stations as necessary to determine mitigation retrofitting measures necessary.	✓		
4. Conduct a study of vulnerable bridges to determine which ones should be hardened and conduct maintenance of these bridges and HHI Causeways.	✓		
5. Work with regional media to promote public awareness of disaster preparedness.		✓	
6. Distribute “Flood Hazards” brochure regularly.		✓	
7. Continue to implement structural drainage projects.		✓	
8. All communities to continue to support Beaufort County’s SWM Utility/Plan for future SWM project.		✓	
9. Continue to maintain open space related to storm water management.		✓	
10. Continue to perform periodic nourishment of its beaches.		✓	
11. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.		✓	
12. Continue to work with SCDNR to update maps based on newer/more accurate topography data.		✓	
13. Scan and store elevation certificates for convenience and ease of access on Town of Hilton Head Island website (although all written documents will be maintained).		✓	
14. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.		✓	
15. Continue to Train Building Officials on most up to date code requirements for hazard resistant construction.		✓	
16. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.		✓	
17. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.		✓	
18. Append this to all comprehensive plans as they are updated, or at earliest date available.		✓	
19. Maintain or improve the Town's CRS rating.		✓	
20. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.		✓	

TOWN OF PORT ROYAL			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Place protective measures on all administrative buildings to ensure administrative functions can continue.			✓
2. Work with Regional media to promote public awareness of disaster preparedness.		✓	
3. Append this to all comprehensive plans as they are updated, or at earliest date available.	✓		
4. Consider the use of priority development zones in non-hazard prone areas.			✓
5. Create survey to ID most vulnerable public structures in Town and create a CIP list of these structures.			✓
6. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.			✓
7. Incentivize sharing of docks in zoning ordinances.			✓
8. Make updated GPS systems available for emergency personnel.			✓
9. Continue to work with SCDNR to update maps based on newer/more accurate topography data.		✓	
10. Update all Flood maps with new municipal and county boundaries.	✓		
11. Create a joint permitting center for post- hazard recovery.			✓
ONGOING ACTIONS FROM 2015			
12. Conduct a study of bridges to determine which ones should be hardened.		✓	
13. Provide maintenance and replacement of critical bridges.		✓	
14. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.	✓		
15. Enhance programs dealing with drought, educating the public about proper water usage and appropriate behavior during drought conditions (to include distribution of drought education materials).		✓	
16. Work to enhance public education program for historic property, including a pamphlet for distribution to the public.		✓	
17. Create tree survey for vulnerable trees to re-enforce them against hazards.			✓
18. Continue enforcing seismic programs & regulations in building codes.		✓	
19. All communities to continue to support Beaufort County’s SWM Utility/Plan for future SWM projects.		✓	
20. Undertake a program to study poorly drained areas and remedy them through best practices.		✓	
21. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.		✓	
22. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.		✓	
23. Train Building Officials on most up to date code requirements for hazard resistant construction.		✓	
24. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.		✓	
25. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.		✓	

TOWN OF PORT ROYAL			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
26. Enforce property maintenance code to correct deteriorating conditions.		✓	
27. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.		✓	
28. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.		✓	
29. Maintain or improve the City's CRS rating.		✓	

COLLETON COUNTY			
2015 Hazard Mitigation Actions	**Status in 2020**		
	Complete	**Ongoing**	**Incomplete/ Deferred**
PROPOSED ACTIONS FROM 2015			
1. Add generators to radio stations to ensure emergency public information.	No radio station		
2. Increase reserve fuel storage at the Emergency Operations Center.	On a natural gas line, No fuel storage		
3. Plan for and maintain adequate road and debris clearing capabilities Continue to establish mutual aid agreements, including with SCDOT.	✓		
4. Encourage farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts.	✓		
5. Utilize social media and post information listing what one should have if a hazard strike Post same information in public spaces, including home improvement stores.	✓		
6. Identify and protect wetlands that serve as Flood storage areas.	✓		
7. Coordinate with Churches and other faith-based intuitions to understand services they provide in the aftermath of an event Evaluate needs.	✓		
8. Identify specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages.	✓		
9. Acquire software enabling social media calls to be integrated into the 911 Dispatch systems.	✓		
10. Update aerial imaging and mapping of county.	✓		
11. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	✓		
12. Identify and analyze renewable energy options: costs, benefits, environmental effects, technological potential, and political acceptability.	✓		
13. Conduct an inventory and map current community facilities, including tele- communications; assess the condition of facilities for determining if repair or replacement is required Identify current community facilities deficiencies and future needs.	✓		
14. Increase tree plantings (Safely) around buildings to shade parking lots and along public rights-of-way.	✓		
15. Conduct an assessment and cost benefit-analysis for making improvement to the County Airport. Make improvements where needed.	✓		
16. Provide provisions for transportation to get those in need to emergency shelters.	✓		
17. Identify and elevate roads and bridges above the base Flood elevation to maintain dry access in situations where Flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.	✓		
18. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	✓		
19. Conduct detailed Floodplain management planning and mapping in accordance with the CRS.	✓		
ONGOING ACTIONS FROM 2015			
20. Continue review critical facilities – evaluation, inspections, reinforcements, and remodeling – so structures physically capable to withstand hazards.		✓	

COLLETON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
21. Backup power adequate so can be up and running shortly after disaster Generators essential Need them in Critical Facilities.	✓		
22. Backup power for EM Shelters Continue project encumber generator connections and generator purchases.	✓		
23. Provide training to Personnel who will in the future deal with hazard mitigation and the grant writing thereof.		✓	
24. Pave highways to allow 4 lanes of traffic to evacuate during hazard.		✓	
25. Provide information to residents on how to prepare homes, family, and property for disasters.	✓	✓	
26. Oversee strict adherence to newest building standards by monitoring new renovations and construction.		✓	
27. Inspect and manage vegetation that could damage critical facilities.		✓	
28. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
29. Identify ham radio operators.			
30. Improve existing critical facilities by replacing doors and Windows at older facilities.		✓	
31. Ensure critical facilities have adequate emergency power resources, including fuel storage.		✓	
32. Provide hazard training in schools.		✓	
33. Install Cameras on hurricane evacuation routes.		✓	
34. Retrofit selected fire stations so they can serve as a shelter for emergency workers during events Pre-wired for generators, supplied with generators.		✓	
35. Conduct in-dept Evacuation Route Study to analyze current efficiency, adequacy, and safety of evacuation routes within Colleton County.		✓	
36. Continue Special Needs Evacuation Study – Nursing home and hospital evacuation plans assessed to ensure safety and efficiency.		✓	
37. Backup Power Evaluation to ensure shelters having adequate emergency power resources.		✓	
38. Evacuation measures for those in need – Provisions for transportation to get those in need to emergency shelters.			
39. Special Need Population Inventory Identify vulnerable and special needs members of the population.		✓	
40. Develop rescue and evacuation procedures for special populations.		✓	
41. Public Education and Awareness: Teaching residents how to prepare homes, family, and property for disasters.		✓	
42. Public Education and Awareness: Packets circulated during season of hazard.		✓	
43. Tourist Education: continue coordination of work with the visitor's bureau to alert tourists to possible hazards in areas of vulnerability Materials can be left in visitor centers, hotels, attractions, etc.		✓	
44. Continue to oversee strict adherence to new building standards by closely monitoring all new renovations and construction.		✓	
45. Conduct Inventory/survey for county's emergency response services to identify existing needs or shortfalls in Personnel, equipment, or required resources.		✓	
46. Zoning and building codes and policies constantly updated and enforced to ensure no new structures built within Floodplains.		✓	

COLLETON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
47. Wetland Protection: Stringent rules against removal of wetlands.		✓	
48. Wetland Protection Preservation through education of public about buffer zones and regulating these through development ordinances.		✓	
49. Inspection of Lines: Ensure lines clear of limbs or other obstructions that may damage them during Windstorms or other natural hazards.		✓	
50. Establish satellite telephone system for use in case of emergencies.			
51. Instigate Earthquake training in schools.		✓	
52. Handout SC's Earthquake Preparedness of Schools brochure and implement training.		✓	
53. Purchase support vehicles to reach rural locations during hazard.		✓	
54. Remove potential tree problems.		✓	
55. Assess trees in public areas to see if they are dead, dying, or could cause potential problems if struck by lightning or are fire conducive.		✓	
INCOMPLETED/DEFERRED ACTIONS FROM 2015			
56. Posted boards near grocery stores and hardware stores listing what one should have if a hazard struck.		✓	
57. Sell portable radios for everyone, so that they can tune in when a hazard is near, occurring, or the aftermath.		✓	
58. Publicize events at Local hardware stores that show how to save your property during a hazard.		✓	
59. Provide free water and set up water stations when the temperature will be about 102.		✓	
60. Train those in rural areas for how to protect their homes, and what to do during an event.		✓	
61. Train people with equipment and supplies for a winter storm.		✓	
62. Offer a list of city foresters, county extension offices, Local nurseries and landscape firms that can provide advice on tree selection for your area and soil conditions.		✓	
63. Create Incentive, publicize, or provide, fans or other types of cooling elements for popular outdoor areas during times of high heat.		✓	
64. Pave highways to allow 4 lanes of traffic to evacuate during hazard.		✓	
65. Provide materials for stranded motorists during a hazard.		✓	
66. Provide materials for stranded motorists during a hazard.		✓	
67. Purchase equipment and supplies in case of a winter storm.		✓	
68. Set up community compost pile that people can purchase soil from to help enrich soil properties and protect against drought.		✓	
69. Incentivize against bagging leaves and grass, this also enriches the soil.		✓	
70. Provide a place for blankets, and coverings, that people can pick up and use for property protection during hail.		✓	
71. Provide shelter spaces during hail and other storms.		✓	
72. Enforce rules against removal of wetlands.		✓	

COLLETON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
73. Replacement of utilities.		✓	
74. Fire Station Upgrades Retrofit certain fire stations to meet International Building codes Wind design requirements so it can serve as a shelter for emergency workers during events Pre-wired for generators, supplied with generators.		✓	
75. Replace old or leaky roofs on specific critical facilities to preserve the structures.		✓	
76. EM Service Workers shelter Several County buildings identified as future hurricane shelters for emergency works. These need strengthening.		✓	
77. Shelter Development Strengthen county and municipality buildings in order to designate as hurricane shelters.		✓	
78. Warning systems education: educate residents of meaning warning systems and schedule testing.		✓	
79. Structure Sealing Provide waterproof doors and seals for wall openings and/or seal components for critical facilities within Flood zones.		✓	
80. Install back-flow prevention valves in sewers and drains at critical facilities.		✓	
81. Water Seals Improve seals on all wall penetrations below Flood water levels at critical facilities.		✓	
82. Storm water drainage study and plan to identify drainage ditches and promote cleanup.		✓	
83. Acquire and preserve parcels of land subject to repetitive Flooding or areas known to have been affected by Flooding at a great extent.		✓	
84. Consider areas subject to repetitive Flooding for acquisition for parks and other permanent open space.		✓	
85. Provide county and constituent Municipalities with laptops for backing up important data prior to disaster striking in order to set up temporary offices elsewhere.		✓	
86. Scanning of important data and information.		✓	
87. Construction of a safe storage area to house important information and documents.		✓	
88. Inspection of communication lines to ensure reliability.		✓	
89. Improvement of old or worn communication lines.		✓	
90. Creation of mobile dispatch unit to ensure communications not eliminated due to natural hazard.		✓	
91. In need of Portable Repeaters to upgrade Colleton County's emergency communication systems in case of power outage Current system inadequate.		✓	
92. Creation of camera system to oversee traffic and threats to traffic from hazards.		✓	
93. Inspection of utility lines.		✓	
94. Improvement of utilities.		✓	
95. Strengthen utility poles/conductor fixtures within Colleton County.		✓	

TOWN OF COTTAGEVILLE			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	✓		
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	

TOWN OF EDISTO BEACH			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Make needed improvements to the causeway and bridge as it is the primary evacuation route.	Move Schedule 5-10 Years		
2. Ensure generator capacity at lift and pump stations.		✓	
3. Ensure generator capacity at the Civic Center to enable the facility to be designated a heating and cooling center for senior population and off beach emergency operations center.		✓	
4. Install Windows with impact glazing at the municipal complex.	Remove		
5. Build new fire station.	Remove		
6. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	Proposed		
7. Install lightning protection devices and methods, such as lightning rods and grounding, on communications infrastructure and other critical facilities.	Proposed		
8. Perform maintenance including fuel management techniques such as pruning and clearing dead vegetation, selective logging, cutting high grass, planting fire-resistant vegetation, and creating fuel/fire breaks.	Remove		
9. Develop new or upgrading existing water delivery systems to eliminate breaks and leaks.	Proposed		
10. Developing an inventory of public and commercial buildings that may be particularly vulnerable to Earthquake damage, including pre-1940s homes and homes with cripple wall foundations.	Remove		
11. Include measures such as structural bracing, shutters, laminated glass in windowpanes, and hail-resistant roof coverings or flashing in building design to minimize damage.	Proposed		
ONGOING ACTIONS FROM 2015			
12. Purchase and Maintain the needed equipment to clear debris.		✓	
13. Ensure strict building regulation for elevated buildings and retreat.		✓	
14. Construct primary dunes and lengthen groin system per Army Corps of Engineers Alternatives.		✓	

TOWN OF LODGE			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	✓		
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	

TOWN OF SMOAKS			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	✓		
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	

CITY OF WALTERBORO			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Clear the sediment in the Ireland Creek.		✓	
ONGOING ACTIONS FROM 2015			
2. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
3. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	✓		
4. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
5. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	
6. Ensure that the Fire Dept has the needed apparatus.		✓	

HAMPTON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Add generators to radio stations to ensure emergency public information.			✓
2. Add traffic cameras at Savannah Highway and Elm Street			✓
3. Increase reserve fuel storage at the Emergency Operations Center.	✓		
4. Plan for and maintaining adequate road and debris clearing capabilities.	✓		
5. Encourage farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts.			✓
6. A new generator for the City's Wastewater Treatment Plant – the current generator that we have is at the end of its useful life.	✓		
7. Utilize social media and post information listing what one should have if a hazard strikes Post same information in public spaces, including home improvement stores.		✓	
8. Identify and protect wetlands that serve as Flood storage areas.		✓	
9. Coordinate with Churches and other faith-based intuitions to understand services they provide in the aftermath of an event Evaluate needs.	✓		
10. Identify specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages.	✓		
11. Acquire software enabling social media calls to be integrated into the 911 Dispatch systems.	✓		
12. Update aerial imaging and mapping of county.		✓	
13. Install generator at Hampton County Senior Center - cooling center – Yemassee.			✓
14. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
15. Identify and analyze renewable energy options: costs, benefits, environmental effects, technological potential, and political acceptability.			✓
16. Conduct an inventory and map current community facilities, including tele- communications; assess the condition of facilities for determining if repair or replacement is required Identify current community facilities deficiencies and future needs.		✓	
17. Increase tree plantings (Safely) around buildings to shade parking lots and along public rights-of-way.		✓	
18. Do an assessment and cost benefit-analysis for making improvement to the County Airport. Make improvements where needed.		✓	
19. Provide provisions for transportation to get those in need to emergency shelters.		✓	
20. Identify and Elevate roads and bridges above the base Flood elevation to maintain dry access in situations where Flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.		✓	
21. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.			✓

HAMPTON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
22. Warning System Education: Educate residents of warning systems meaning and schedule testing.		✓	
23. Building Code: Oversee strict adherence to newest building standards by monitoring new renovations and construction.		✓	
24. Inspection of Lines: Ensure lines are clear of limbs or other obstructions that may cause damage during Windstorms or other natural hazards.		✓	
25. Install/Keep up to date with Warning Systems.		✓	
26. Instigate Earthquake training in schools.		✓	
27. Handout SC's Earthquake Preparedness of Schools brochure and implement training.		✓	
28. Remove potential tree problems.		✓	
29. Continue to Scan important and historic documents to backup information and to compile with State Archive requirements.		✓	
30. Provide information to residents on how to prepare homes, family, and property for disasters.		✓	
31. Oversee strict adherence to newest building standards by monitoring new renovations and construction.		✓	
32. Identify ham radio operators.		✓	
33. Inspect and manage vegetation that could damage critical facilities.		✓	
34. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
35. Improve existing critical facilities by replacing doors and Windows at older facilities.		✓	
36. Ensure critical facilities have adequate emergency power resources, including fuel storage.		✓	
37. Provide hazard training in schools.		✓	
38. Facility Evaluated: Critical Facilities evaluated Inspections, Reinforcements, and remodeling so structures physically capable to withstand hazards.	✓		
39. Conduct Special Need Population Inventory.		✓	
40. Rescue and Evacuation for Special Populations.		✓	
41. Workshops and Classes: Teach residents how to prepare homes, family, and property for disasters.		✓	
42. Public Education and Awareness- Informational Packets: Packets circulated during season of hazard.		✓	
43. Purchase specific piece of equipment that would help emergency response and preparedness.	✓		
44. Vegetation Management: Inspect and manage vegetation that could damage critical facilities if felled by Wind.		✓	
45. Building Code Wind Standards: Adhere to new building standards (ISO 9000 Building Standards as of 2004).		✓	
46. Flood map update.		✓	
47. Creation of mobile dispatch unit to ensure communications not eliminated due to natural hazard.		✓	
48. Camera system to oversee traffic and threats to traffic from hazards.			✓

HAMPTON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
49. Strengthen utility poles/ conductor fixtures within Colleton County.		✓	
50. Wetland Protection: Preservation through education of public about buffer zones and regulating these through development ordinances.		✓	
INCOMPLETE/DEFERRED ACTIONS FROM 2015			
51. SPEC building hardened.			✓
52. Post boards near grocery stores and hardware stores listing what one should have if a hazard struck.		✓	
53. Publicize events at Local hardware stores that show how to save your property during a hazard.		✓	
54. Provide free water and set up water stations when the temperature will be about 102.			✓
55. Train those in rural areas for how to protect their homes, and what to do during an event.		✓	
56. Train people with equipment and supplies for a winter storm.		✓	
57. Offer a list of city foresters, county extension offices, Local nurseries and landscape firms that can provide advice on tree selection for your area and soil conditions.		✓	
58. Incentivize, publicize, or provide fans or other types of cooling elements for popular outdoor areas during times of high heat.		✓	
59. Pave highways to allow 4 lanes of traffic to evacuate during hazard.			✓
60. Purchase support vehicles to reach rural locations during hazard.		✓	
61. Provide materials for stranded motorists during a hazard.		✓	
62. Assess trees in public areas to see if they are dead, dying, or could cause potential problems if struck by lightning or are fire conducive.		✓	
63. Purchase equipment and supplies in case of a winter storm.			✓
64. Set up community compost pile that people can purchase soil from to help enrich soil properties and protect against drought.			✓
65. Incentivize against bagging leaves and grass, this also enriches the soil.			✓
66. Provide a place for blankets, and coverings, that people can pick up and use for property protection during hail.			✓
67. Provide shelter spaces during hail and other storms.			✓
68. Enforce rules against removal of wetlands.			✓
69. Roof Repair: Replace older or leaky roofs on specific critical facilities to preserve structures.		✓	
70. Add hurricane shutters for emergency shelters.		✓	
71. Provide shelter development.		✓	
72. Tourist Education: Coordinate with Visitor's bureau to alert tourists to potential hazards.			✓
73. Conduct Roof Conditions Survey: Roof study for new roofs on homes to ensure can sustain high wind speeds.			✓
74. Structure Sealing: Provide waterproof doors and seals for wall openings and/or seal components for critical facilities w/in Flood zones.			✓

HAMPTON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
75. Water Seals: Improve seals on all wall penetrations below Flood water levels at critical facilities.			✓
76. Conduct storm water drainage study and plan to identify drainage ditches and promote cleanup.			✓
77. Land Acquisition: Acquire and preserve parcels of land subject to repetitive Flood.			✓
78. Land Acquisition: Purchase areas subject to repetitive Flooding for acquisition for parks and other permanent open space.			✓
79. Conduct Special Needs Evacuation Study.		✓	
80. Conduct Backup Power Evaluation.		✓	
81. Provide evacuation measures for those in need.		✓	
82. Power Generators for Critical Facilities: Hampton County needs twelve 40-60 kw generators. The cost is $800 each These will provide limited power to fire departments and EMS bases.	✓		
COMPLETE ACTIONS FROM 2015			
83. Conduct a survey for schools and other buildings as possible shelter locations.	✓		
84. Bring designated buildings up to code for shelter space to withstand Wind, such as replacing roofs and putting graphite walls.	✓		
85. Sell portable radios for everyone, so that they can tune in when a hazard is near, occurring, or the aftermath.	✓		
86. Provide training to Personnel who will in the future deal with hazard mitigation and the grant writing thereof.	✓		
87. Keep up to date with technological advancements, including but not limited to, setting up a remote database for important files for backup.	✓		
88. Ensure backup power adequate so can be up and running shortly after disaster. Generators essential.	✓		
89. Electronic Manual Transfer Switches for EM Shelters: Hampton County shelters need three electric manual transfer switches per shelter, 27 totals. The cost is $4,200 each, fully installed.	✓		
90. Conduct Evacuation Route Study.	✓		
91. Distribute Shelter List Publication.	✓		
92. Set up Web Site to include instruction and information of what to do in hazard emergency, including evacuation routes and shelters.	✓		
93. EM Resp Prep Eval: Conduct Inventory/survey for county's emergency response services to identify existing needs or shortfalls in personnel, equipment, or required resources.	✓		
94. EM Response Training: Train employees and emergency workers for specific natural hazard events.	✓		
95. Flood Zone Building Policies: Zoning and building codes should ensure no new structures built within Floodplains.		✓	
96. Wetland Protection: Stringent rules against removal of wetlands.	✓		
97. Improve old or worn communication lines.	✓		
98. School Weather Radios: Provide updated weather radios to schools for early warning.	✓		
99. Install back-flow prevention valves in sewers and drains at critical facilities.	✓		

HAMPTON COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
100. Provide county and constituent Municipalities with laptops for backing up important data prior to disaster striking in order to set up temporary offices elsewhere.	✓		
101. Scan important data and information.	✓		
102. Construction of a safe storage area to house important information and documents.	✓		
103. Inspection communication lines to ensure reliability.		✓	
104. Inspection of utility lines.		✓	
105. Improvement of utilities.		✓	
106. Replacement of utilities.	✓		
107. Reinforcements, and remodeling on structures so can physically be capable to withstand hazards.	✓		

TOWN OF ESTILL			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF FURMAN			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF GIFFORD			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF HAMPTON			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF LURAY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF SCOTIA			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF VARNVILLE			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

TOWN OF YEMASSEE			
2015 Town of Yemassee Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.			✓
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.		✓	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.		✓	

JASPER COUNTY			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
PROPOSED ACTIONS FROM 2015			
1. Ensure critical facilities have adequate emergency power resources, including fuel storage.		✓	
2. Conduct a study on the possible usage of transportable generators on a regional basis for critical facilities.	Proposed		
3. Provide provisions for transportation to get those in need to emergency shelters.	Proposed		
4. Identify specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages.	Proposed		
5. Identify and elevate roads and bridges above the base Flood elevation to maintain dry access in situations where Flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.	Proposed		
6. Plan for and maintaining adequate road and debris clearing capabilities.	Proposed		
7. Encourage farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts.	Proposed		
8. Acquire software enabling social media calls to be integrated into the 911 Dispatch systems.		✓	
9. Identify and analyze renewable energy options: costs, benefits, environmental effects, technological potential, and political acceptability.	Proposed		
10. Conduct an inventory and map current community facilities, including tele- communications; assess the condition of facilities for determining if repair or replacement is required Identify current community facilities deficiencies and future needs.	Proposed		
11. Utilize social media and post information listing what one should have if a hazard strikes Post same information in public spaces, including home improvement stores.	Proposed		
12. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	Proposed		
13. Identify and protect wetlands that serve as Flood storage areas.	Proposed		

JASPER COUNTY			
2015 Hazard Mitigation Actions	**Status in 2020**		
	Complete	**Ongoing**	**Incomplete/ Deferred**
14. Create small area plans for stormwater drainage and housing in neighborhoods or watersheds with high vulnerabilities. Make improvements.	Proposed		
15. Install generator at Jasper County Senior Center – cooling center–Ridgeland.	Proposed		
16. Do an assessment and cost benefit-analysis for making improvement to the County Airport. Make improvements where needed.	Proposed		
17. Update aerial imaging and mapping of county.	Proposed		
ONGOING ACTIONS FROM 2015			
18. Vegetation Management: inspect and manage vegetation that could damage critical facilities if felled by Wind.		✓	
19. Education and public outreach regarding any or all potential natural hazards.		✓	
20. Facility Eval: Critical Facilities evaluated Inspections, Reinforcements, and remodeling so structures physically capable to withstand hazards.		✓	
21. Public Education and Awareness- Informational Packets: Packets continued to be circulated during season of hazard.		✓	
22. EM Response Training of employees and emergency workers for specific natural hazard events.		✓	
23. Provide hazard training in schools.			✓
24. Backup Power Eval Ensure all shelters have adequate emergency power resources.	✓		
25. Public Education and Awareness- Workshops and Classes: Continue teaching residents how to prepare homes, family, and property for disasters.		✓	
26. Building Code: Oversee strict adherence to new building standards by closely monitoring all new renovations and construction.		✓	
27. Building Code Wind Standards: Adhere to new building standards (ISO 9000 Building Standards as of this plan).		✓	
28. Map Update: Update Floodplain maps.		✓	
29. Inspection of communication lines to ensure reliability.		✓	
30. Improvement of old or worn communication lines.		✓	
31. Inspection of lines: Ensure lines clear of limbs or other obstructions that may damage them during Windstorms or other natural hazards.		✓	
32. Inspection of utility lines.		✓	
33. Improvement of utilities.		✓	
34. Replacement of utilities.		✓	
35. Strengthen utility poles/conductor fixtures.		✓	

CITY OF HARDEEVILLE			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	Proposed		
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	Proposed		

TOWN OF RIDGELAND			
2015 Hazard Mitigation Actions	Status in 2020		
	Complete	Ongoing	Incomplete/ Deferred
ONGOING ACTIONS FROM 2015			
1. Survey trees cover to ensure decreased vulnerability. Make improvements.		✓	
2. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.		✓	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	Proposed		
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	Proposed		

APPENDIX K: 2020 NEW AND ONGOING HAZARD MITIGATION ACTIONS

The table below represents the general format in which each mitigation action is recorded. Each action should be designed to achieve the goals identified in the Hazard Mitigation Strategy. By identifying specific projects and policies, the local mitigation action plans help participating counties and municipalities to engage in distinct actions that will reduce their exposure to future hazard events and disasters.

- *Mitigation Action:* A specific approach, or project/program that aims to reduce vulnerability and risk in the impact area involving a specific entity, interest, and funding mechanism. Actions should match hazard mitigation goals.
- *Associated Hazard:* Indicate the hazard(s) the action attempts to mitigate.
- *Priority:* Using scoring table to indicate whether the action is a
  - High priority: score greater than 20
  - Medium priority: score 10-19
  - Low priority: score less than 10
- *Goal:* Indicate the goal(s) relevant to the action(s).
- *Estimated Cost:* If applicable, estimate a dollar amount required to accomplish the mitigation action(s).
- *Potential Funding:* If applicable, indicate sources of funding (i.e. previous established fund or existing operating budgets (internal sources), federal or state grant (external sources).
- *Schedule:* Indicate when the action will begin the implementation process and be completed.
- *Notes:* Additional information regarding the project, milestones, impediments, etc.

The hazard mitigation actions are categorized by status. Blue means "proposed action(s)," and yellow means "ongoing action(s)."

BEAUFORT COUNTY								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Support ongoing efforts for a regional warehouse for emergency supply storage.	All Hazards	Med	1	20k	Counties, PDM	Public Works, EMD	2021	A site was identified in Colleton County, training is pending for future operations.
2. Protect the Chelsea Water Treatment Plant from Flood damage.	Windstorm, Hurricane	Low	1	30k	BJWSA, PDM, HMGP	BJWSA	Ongoing	
3. Create survey to ID most vulnerable County facilities, particularly in terms of Wind ratings for roofs, and create a CIP list of these structures.	Windstorm, Flood,	Med	5	6k	County	Planning, Administration	Ongoing	Master Plan 2018.
4. Determine the vulnerability of backup power for critical facilities. Create a strategy for additional investment in generators and electrical upfits.	All Hazards	Med	1	50k	Counties, PDM, HMPG	Public Works, EMD	Ongoing	Grant projects awarded – pending.
5. Seek funding for Hazard Mitigation projects, provide routine update of hazard plans, exercise other staff on plans, provide training to staff on disaster response and recovery.	All Hazards	High	3, 4	50k	All jurisdictions, HGMP, PDM	Engineering and Infrastructure	Ongoing	Beaufort County's Disaster Recovery continues to seek grant funding opportunities and implement grant projects.
6. Work to enhance County GIS data with more detailed information on individual structures	All Hazards	High	4	5k	GIS Department	GIS Department	Ongoing	Parcels change and update quarterly.
7. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.	All Hazards	Med	3	N/A	City, SCEMD, PDM	Planning	Ongoing	Beaufort County currently has a project it is pursuing to assist a homeowner in elevating their home.
8. Should place protective measures on all administrative buildings to ensure administrative functions can continue.	Thunderstorm, Hurricane, Tornado	High	1	5k	PDM, HMGP, County and All Municipalities	Public Works, Engineering	Ongoing	
9. Conduct engineering inspections of all fire stations to determine mitigation retrofitting measures necessary.	All Hazards	Med	1	20k	County, PDM, HMGP	Engineering, Fire	Ongoing	

BEAUFORT COUNTY								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
10. Study vulnerable bridges to determine which ones should be hardened.	Hurricane, Windstorm	Med	1	5k	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT, Public Works	Ongoing	
11. Provide maintenance and replacement of critical bridges.	Hurricane, Windstorm, Earthquake	Med	1	5 mil.	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT	Ongoing	
12. Continue replacement of lift station control panels with waterproof NEMA devices.	Flood	High	1	5k	PDM, HMGP	BJWSA	Ongoing	
13. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.	Hurricane	High	2	5k	All Jurisdiction, PDM, HMGP	Building Codes	Ongoing	
14. Work with regional media to promote public awareness of disaster preparedness.	All Hazards	High	2	2k	County, All Municipalities	Building Codes/Emergency Preparedness	Ongoing	
15. Enhance programs dealing with drought, educating the public about proper water usage and appropriate behavior during drought conditions (to include distribution of drought education materials).	Drought	Med	2	3k	All Jurisdiction, PDM, HMGP	Planning, BJWSA, Soil and Water District	Ongoing	
16. Ensure all fire marshals burn bans are strictly enforced, especially during drought conditions.	Drought	High	3	10k	All jurisdictions	Fire	Ongoing	
17. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.	Wildfire (Land Fire)	Med	2	5k	All Jurisdictions, PDM, HMGP, SCDNR	EMD	Ongoing	
18. Work to enhance education programs for historic properties.	Flood, Earthquake	Med	2, 5	2k	SHPO, All Jurisdictions	Planning	Ongoing	
19. Create a centralized information technology system to access pertinent information during a disaster.	All Hazards	Med	4	10k	PDM, HMGP	Emergency Management, Building	Ongoing	

BEAUFORT COUNTY								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
20. Append this to all comprehensive plans as they are updated, or at earliest date available.	All Hazards	High	2, 3	N/A	All Jurisdictions	Planning	Ongoing	
21. Work to expedite re-build of historic structures post disaster.	All Hazards	Low	3	5k	All Jurisdictions, HMGP, SHPO	Building Codes	Ongoing	
22. Continue enforcing seismic program & regulations in building codes.	Earthquake	High	3	N/A	All Jurisdictions	Building Codes	Ongoing	
23. Continue to support Beaufort County's SWM Utility/Plan for future SWM projects.	Flood	High	3, 5	N/A	BJWSA, All Jurisdictions	Public Works, Planning, Building	Ongoing	
24. Undertake a program to study poorly drained areas and remedy them through best practices.	Flood	Med	3, 5	20k	All Jurisdictions (except HHI), HGMP, PDM, CDBG	Public Works, Engineering	Ongoing	
25. Continue education program for the agricultural sector that promote sustainable practices (BMPS) and hazard resilience (particularly during drought).	Drought	Med	2, 3	3k	All Jurisdictions	Planning, Soil and Water District	Ongoing	
26. Make updated GPS systems available for emergency personnel.	All Hazards	Med	4	50k	PDM, HGMP, All Jurisdictions	Emergency Management, GIS, Building	Ongoing	
27. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.	All Hazards	Med	4	N/A	All Jurisdictions	Building, Engineering, Public Works	Ongoing	
28. Enhance radio technology for all building officials for hazard preparation.	All Hazards	Med	4	10k	All Jurisdictions, PDM, HGMP	Emergency Management, Police, Fire, Building Codes	Ongoing	
29. Continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	4	Unknown	County, SCDNR, PDM, HGMP	SCDNR, Planning, Building	Ongoing	
30. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.	Flood	High	3	N/A	All Jurisdictions	Building	2021 Ongoing	

BEAUFORT COUNTY								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
31. Train Building Officials on most up to date code requirements for hazard resistant construction.	All Hazards	High	3, 4	5k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
32. Conduct SCDNR approved classes for Floodplain management by Building Codes Department.	Flood	Med	2, 3, 4	No Cost	Beaufort County with All Jurisdictions Participating	Building	Ongoing	
33. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.	All Hazards	High	2	10k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
34. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.	All Hazards	High	3	20k	All Jurisdictions	Planning, Building	Ongoing	
35. Explore the service of special needs and other vulnerable populations for evacuation and sheltering.	All Hazards	Med	4, 6	5k	County, PDM, HMGP	EMD, EMS, Community	Ongoing	
36. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation.	Flood	High	2, 3	N/A	County	Planning, Engineering, SC Sea Grant, LCOG	Ongoing	
37. Continue to develop the use of social media/smart phone technology to inform citizens of hazard threats.	All Hazards	High	2, 3	5k	County	EMD, IT, EMS	Ongoing	
38. Maintain or improve the County's CRS rating.	Flood	Med	3, 5	N/A	All Jurisdictions	Planning, Building	Ongoing	
39. Work to enhance public education programs for historic property, including a pamphlet for distribution to the public.	Flood, Earthquake	Med	2, 5	2k	SHPO, City	Planning	Ongoing	
40. Continue tree surveys and enhance efforts to ensure the health of Beaufort's urban forest.	Flood, Windstorm	Med	3, 5	20k	All jurisdictions, PDM, HMGP, SC Forestry Commission	Planning	Ongoing	

BEAUFORT COUNTY								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
41. Continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	4	Unknown	All jurisdictions, SCDNR, PDM, HGMP	SCDNR, FEMA, Planning Building	Ongoing	
42. Work with the USACE and FEMA to develop new maps.	Flood	High	4	Unknown	County, SCDNR, PDM, HGMP	FEMA, Planning, Building	Ongoing	
43. Continue to develop to the National Standard for hazard planning and preparedness according to the THIRA framework.	All Hazards	High	3	N/A	City, PDM	EMD	Ongoing	
44. Continue and enhance outreach efforts to local businesses, particularly hotels and assisted living facilities, to strengthen disaster preparedness.	All Hazards	High	2	N/A	All jurisdictions, COC	EMD, EMS	Ongoing	Beaufort County's Disaster Recovery Department is in regular communication with business partners and the chambers to make sure lines of communication are open for response and recovery efforts.
45. Formalize and streamline disaster response procedures. Coordinate planning and communication related to disaster preparedness.	All Hazards	High	3	N/A	All jurisdictions	All Departments	Ongoing	

CITY OF BEAUFORT								
2020 New and Ongoing Mitigation Actions	Hazard	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
1. Explore a partnership with the Army Corps of Engineers for a mitigation study grant, or a CAP feasibly in response to resiliency towards sea level rise.	Flood	High	3, 5	Unknown	WRDA Bills	Planning, EMD	5 yrs.	Funding is essential.
2. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.	All Hazards	Med	3, 5	N/A	City, SCEMD, PDM	Planning	Ongoing	
3. Consider the amendment of the City ordinance to allow for the temporary use of RV's and trailers for accommodation post-disaster.	All Hazards	High	3	N/A	City	Planning	Ongoing	
4. Update GPS systems available for emergency personnel.	All Hazards	Med	4	50k	PDM, HGMP, All Jurisdictions	Fire, Building	Ongoing	
5. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.	Hurricane, Flood	High	2	10k	City	Planning	Ongoing	
6. Work with regional media to promote public awareness of disaster preparedness.	All Hazards	High	2	2k	County, All Municipalities	Planning, EMD	Ongoing	
7. Work to enhance public education programs for historic property, including a pamphlet for distribution to the public	Flood, Earthquake	Med	2	2k	SHPO, City	Planning	Ongoing	
8. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.	Wildfire (Land Fire)	Med	2	5k	All Jurisdiction, PDM, HMGP, SCDNR	Soil and Water District, Planning	Ongoing	
9. Continue tree surveys and enhance efforts to ensure the health of Beaufort's urban forest.	Flood, Windstorm	Med	3, 5	20k	City, PDM, HMGP, SC Forestry Commission	Planning	Ongoing	
10. Continue enforcing seismic program &regulations in building codes.	Earthquake	High	3	N/A	All Jurisdictions	Building	Ongoing	

CITY OF BEAUFORT								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
11. All communities to continue to support Beaufort County's SWM Utility/Plan for future SWM project.	Flood	High	3, 5	N/A	BJWSA, All Jurisdictions	Public Works, BJWSA, Planning	Ongoing	
12. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.	All Hazards	Med	4	N/A	All Jurisdictions	Building	Ongoing	
13. Continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	4	Unknown	County, SCDNR, PDM, HGMP	SCDNR, FEMA, Planning Building	Ongoing	
14. Work with the USACE and FEMA to develop new maps.	Flood	High	4	Unknown	County, SCDNR, PDM, HGMP	FEMA, Planning, Building	Ongoing	
15. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.	Flood	High	3	N/A	City	Building	Ongoing	
16. Train Building Officials on most up to date code requirements for hazard resistant construction.	All Hazards	High	3, 4	5k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
17. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.	All Hazards	High	3, 5	10k	City	Building	Ongoing	
18. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.	All Hazards	High	4	20k	All Jurisdictions	Building, Planning	Ongoing	
19. Enforce property maintenance code to correct deteriorating conditions.	All Hazards	Med	4	N/A	City	Building	Ongoing	
20. Maintain or improve the City's CRS rating.	Flood	Med	3, 5	N/A	All Jurisdictions	Planning, Building	Ongoing	

CITY OF BEAUFORT								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
21. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.	All Hazards	High	2, 4	5k	All Jurisdictions	EMD, EMS	Ongoing	
22. Continue to develop to the National Standard for hazard planning and preparedness according to the THIRA framework.	All Hazards	High	3	N/A	City, PDM	EMD	Ongoing	
23. Continue and enhance outreach efforts to local businesses, particularly hotels and assisted living facilities, to strengthen disaster preparedness.	All Hazards	High	2	N/A	City, COC	EMD	Ongoing	
24. Formalize and streamline disaster response procedures across City departments. Coordinate planning and communication related to disaster preparedness.	All Hazards	High	3	N/A	City	All Departments	Ongoing	
25. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.	Flood	High	2, 3	N/A	All Jurisdictions	Planning, Building, LCOG	Ongoing	

TOWN OF BLUFFTON								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Update all Flood maps with new municipal and county boundaries.	Flood	Med	4	N/A	All Jurisdictions	SCDNR, FEMA, Planning, Building	Ongoing	
2. Protective measures should be placed on all administrative buildings to ensure administrative functions can continue.	Windstorm, Hurricane, Tornado	High	1	50k	PDM, HMGP, County and All Municipalities	Public Works, Engineering	Ongoing	New Town Hall in 2019.
3. Conduct engineering inspections of county fire stations to determine mitigation retrofitting measures necessary.	All Hazards	Med	1	20k	County, PDM, HMGP	Engineering, Fire District	Ongoing	
4. Study vulnerable bridges to determine which ones should be hardened.	Hurricane, Windstorm	Med	1	Unknown	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT, Public Works, Planning, Engineering	Ongoing	As funds are available.
5. Provide maintenance and replacement of critical bridges.	Hurricane, Windstorm, Earthquake	Med	1	5 mil.	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT, Public Works, Planning, Engineering	Ongoing	As funds are available.
6. Distribute “Citizen’s Guide to Flood Awareness” brochure regularly.	Hurricane	High	2	5k	All Jurisdiction, PDM, HMGP	Planning, Emergency Preparedness, Building	Ongoing	
7. Work with Regional media to promote public awareness of disaster preparedness.	All Hazards	High	2	2k	County, All Municipalities	Planning, Building	Ongoing	
8. Continue to support education programs to inform the community about the danger of land fires and resources on how to prevent them.	Wildfire (Land Fire)	Med	2	5k	All Jurisdiction, PDM, HMGP, SCDNR	Soil and Water District, Fire District, Planning	Ongoing	
9. Continue tree survey for vulnerable trees to reenforce them against hazards (Wind, Flood).	Flood, Windstorm	Med	3, 5	20k	All Jurisdictions, PDM, HMGP, SC Forestry Commission	Planning	Ongoing	
10. Work to expedite re-build of historic structures post disaster.	All Hazards	Low	3	5k	All Jurisdictions, HMGP	Building	Ongoing	
11. Continue enforcing seismic program &regulations in building codes.	Earthquake	High	3	N/A	All Jurisdictions	Building	Ongoing	

TOWN OF BLUFFTON								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
12. All communities to continue to support Beaufort County's SWM Utility/Plan for future SWM project.	Flood	High	3, 5	N/A	BJWSA, All Jurisdictions	Public Works, BJWSA, Planning	Ongoing	
13. Continue a program to study poorly drained areas and remedy them through best practices.	Flood	Med	3, 5	20k	All Jurisdictions (except HHI), HGMP, PDM, CDBG	Public Works, Planning	Ongoing	
14. Make updated GPS systems available for emergency personnel.	All Hazards	Med	4	50k	PDM, HGMP, All Jurisdictions	Emergency, Building	Ongoing	
15. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.	All Hazards	Med	4	N/A	All Jurisdictions	Building	Ongoing	
16. Enhance radio technology for all building officials for hazard preparation.	All Hazards	Med	4	10k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
17. Town will continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	4	Unknown	County, SCDNR, PDM, HGMP	SCDNR, FEMA, Planning, Building	Ongoing	
18. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.	Flood	High	3	N/A	All Jurisdictions	Building	Ongoing	
19. Train Building Officials on most up to date code requirements for hazard resistant construction.	All Hazards	High	3, 4	5k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
20. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.	All Hazards	High	3	20k	All Jurisdictions	Building, Planning	Ongoing	
21. Explore the service of special needs and other vulnerable populations for evacuation and sheltering.	All Hazards	Med	4, 6	N/A	All Jurisdictions, PDM	Planning, EMD, EMS	Ongoing	

TOWN OF BLUFFTON								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
22. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.	Flood	High	2, 3	N/A	All Jurisdictions	Planning, Building, LCOG	Ongoing	
23. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.	All Hazards	High	2, 3	5k	All Jurisdictions	EMD, EMS	Ongoing	
24. Append this to all comprehensive plans as they are updated, or at earliest date available.	All Hazards	High	2, 3	N/A	All Jurisdictions	Planning	Ongoing	
25. Maintain or improve the City's CRS rating.	Flood	Med	3, 5	N/A	All Jurisdictions	Planning, Building	Ongoing	

TOWN OF HILTON HEAD ISLAND								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Evaluate need to harden critical facilities (Town Hall, Fire and Rescue Headquarters and other critical facilities as listed in this plan) to reduce vulnerability to hazards.	All Hazards	High	1	5k	Public Projects & Facilities	Public Projects & Facilities	Ongoing	In 2019 Town staff submitted a Hazard Mitigation Grant Program grant application to SC-EMD/FEMA for a generator to be located at the soon to be constructed Fire Station 2 in Sea Pines. In March 2020 Town staff was notified the Hazard Mitigation Grant Program (HMGP) application for the generator at Fire Station 2 in Sea Pines was not selected by SC-EMD/FEMA for funding. The next HMGP funding cycle closes on November 30, 2020 and the Fire Station 2 generator application will be re-submitted to SC-EMD/FEMA for consideration. In January 2020 Town staff submitted a Pre-Disaster Mitigation (PDM) grant application to SC-EMD/FEMA for a generator to be located at the Town's 911 Tower.
2. Educate HH staff and public on HM grant programs and funding opportunities.	All Hazards	High	3, 5	5k	Community Development, County, LCOG	Community Development, County, LCOG	Ongoing	Staff continues to advise Hilton Head Island residents on the SC-DNR/FEMA Flood Mitigation Program grant application process when available.
3. Work with regional media to promote public awareness of disaster preparedness.	All Hazards	High	4	2k	Community Development, Emergency Management	Community Development, Emergency Management	Ongoing	Staff continues to advise Hilton Head Island residents on the SC-DNR/FEMA Flood Mitigation Program grant application process when available.
4. Distribute "Flood Hazards" brochure regularly.	Hurricane, Flood	High	2, 4	10k	Community Development	Community Development	Ongoing	The "Be Prepared! A Guide to Flood Hazards and How to Stay Safe" is mailed to each household within Town limits on an annual basis. Also, the

TOWN OF HILTON HEAD ISLAND								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
								postcard is distributed at flood hazard public presentations throughout the year. Approximately 1800 were distributed at presentations in 2019.
5. Continue to implement structural drainage projects.	Flood	High	1, 5	100k	Community Development, Engineering	Community Development, Engineering	Ongoing	The following projects are completed or underway: • Jarvis Creek Pump Station – Major rehabilitation project has been completed - including electrical system upgrades, monitoring system upgrades, rehabbing the emergency generator, and elevating the emergency cutoff switches above flood stage. • Main Street Weir - Major overhaul including both operational and safety improvements; completed in 2019 • Wexford Channel Levee at Long Cove – 300 linear feet of levee raised and reinforced just upstream of the Wexford Pump Station to protect facility from extreme storm surge breach and re-circulation of flow; completed in June, 2019 • Ashmore Channel Mathews Drive Outfall - Replaced the failed neoprene tide valves with stainless steel flap gates; completed in July 2018 • Lawton Creek Pump Station – undergoing major electrical and monitoring system upgrades, new emergency generator system, new pump building, elevating electrical controls, refurbishing pumps – to be completed by June 2021

TOWN OF HILTON HEAD ISLAND								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
								• Various location: Storm Pipes lined, replaced, upsized at numerous locations; July 2019-June 2020.
6. Continue to support Beaufort County's SWM Utility/Plan for future SWM project.	Flood	High	1, 5	N/A	All Departments	All Departments	Ongoing	Beaufort County completed a county-wide Storm Water Master Plan 2018, but with only limited, macro-scale analysis on Hilton Head Island systems. The Town continues to develop watershed master plans through detailed inventory and modeling projects to identify and mitigate flood hazards. Island-wide inventory and modeling program is currently 30% complete; at current funding level, programmed for completion in 2026. As each watershed is modelled, mitigation projects are identified, evaluated, budgeted, and programmed for implementation as CIP projects. Mitchelville/Palmetto Hall Watershed Study was completed in July 2019. Lower Jarvis Creek, Gum Tree and Jonesville Watershed studies are in process, to be completed by the end of 2020.
7. Continue to perform periodic nourishment of its beaches.	Flood, Coastal Erosion	Med	5	17 mil.	Community Development, Public Projects & Facilities	Community Development, Public Projects & Facilities	Ongoing	The 2016 beach renourishment project was completed in December 2016. This project placed approximately 2.0 million cubic yards of sand along the Atlantic Ocean-front and Port Royal Sound-front shorelines. Monitoring and preliminary design/permitting work for the next project is ongoing.

TOWN OF HILTON HEAD ISLAND								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
8. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.	All Hazards	Med	4	N/A	Emergency Management	Emergency Management	Ongoing	The Emergency Management Coordinator annually reviews, and checks equipment assigned to emergency management, which includes the EOC equipment and base camp deployment package. Air conditioning and other upgrades were added to Western Shelter to provide sleeping or workspace for staff if a facility is not available. The Town executed a contract to upgrade the EOC to replace carpeting, painting, and adding additional workspace to allow for more personnel to effectively operate.
9. Continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	5	N/A	SCDNR, Community Development	SCDNR, Community Development	Ongoing	Beaufort County is currently under a map revision by FEMA. Preliminary draft maps were released in June 2017. According to FEMA's proposed schedule, the new Digital Flood Insurance Rate Maps (DFIRMs) are expected to become effective for flood insurance rating and building permit purposes in Spring – Summer 2021.
10. Scan and store elevation certificates for convenience and ease of access on Town of Hilton Head Island website (although all written documents will be maintained).	Flood	Med	5	10k	Community Development, Records Dept., MIS Dept.	Community Development, Records Dept., MIS Dept.	Ongoing	Finished construction elevation certificates for all new construction, substantial improvements, residential renovations, accessory structures, etc. are received daily. These are reviewed, signed, and scanned into the appropriate building permit in the Energy system.

TOWN OF HILTON HEAD ISLAND								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
11. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.	Flood	High	3, 5	N/A	Community Development	Community Development	Ongoing	Town staff revised and Town Council adopted the Flood Damage Controls Ordinance on February 19, 2019. The Town is currently under a Flood Insurance Rate Map Revision by FEMA, for which, we anticipate adopting higher regulatory standards to accommodate significant decreases to the effective base flood elevations. The 2018 International Building Code and International Residential Code with State Modifications were adopted and went into effect January 1, 2020.
12. Continue to Train Building Officials on most up to date code requirements for hazard resistant construction.	All Hazards	High	3, 5	5k	Community Development	Community Development	Ongoing	The Town of Hilton Head Island building official attended the 2020 South Carolina Association of Hazard Mitigation Annual Conference and received a total of 12 hours of continuing education since 2019.
13. Study vulnerable bridges to determine which ones should be hardened and conduct maintenance of these bridges and HHI Causeways.	Hurricane, Windstorm, Earthquake	Med	1	Unknown	SCDOT, Engineering	SCDOT, Engineering	Ongoing	This mitigation action was carried over from the previous hazard mitigation plan and completed as a partnership with Beaufort County in 2012. The causeway leading from the mainland to the Mackay Creek bridge was hardened (rip rap) after Mathew (2017) by the SCDOT.

TOWN OF PORT ROYAL								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Should place protective measures on all administrative buildings to ensure administrative functions can continue.	Windstorm, Hurricane, Tornado	High	1	50k	PDM, HMGP, All Municipalities	Building, Engineering	2021	
2. Consider the use of priority development zones in non-hazard prone areas.	Flood	Med	3	N/A	Town	Planning, Administration	2021	
3. Create survey to ID most vulnerable public structures in Town and create a CIP list of these structures.	Windstorm, Flood	Med	1	6k	Town	Planning	2021	
4. Assist private home and business owners to obtain funding for retrofitting hazard prone buildings.	All Hazards	Med	3	200k	SHPO, All Jurisdictions, PDM, HMGP	USCB	2021	
5. Incentivize sharing of docks in zoning ordinances.	Coastal Erosion	Med	3, 5	Unknown	All Jurisdictions	Planning	2021	
6. Make updates GPS systems available for emergency personnel.	All Hazards	Med	4	50k	PDM, HGMP, All Jurisdictions	Fire, Building	2021	
7. Create a joint permitting center for post- hazard recovery.	All Hazards	Med	3	N/A	All Jurisdictions	Building	2021	
8. Create tree survey for vulnerable trees to re-enforce them against hazards	Flood, Windstorm	Med	3	20k	Town, PDM, HMGP, SC Forestry Commission	Planning, Building	2021	
9. Work with regional media to promote public awareness of disaster preparedness.	All Hazards	High	2	2k	County, All Municipalities	Planning, Administration	2021	
10. Study vulnerable bridges to determine which ones should be hardened.	Hurricane, Windstorm	Med	1	Unknown	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT, County Engineering, Planning	Ongoing	
11. Provide maintenance and replacement of critical bridges.	Hurricane, Windstorm, Earthquake	Med	1	5 mil.	SCDOT, PDM, HMGP, County, Municipalities, Federal Highways	SCDOT, County Engineering, Planning	Ongoing	

TOWN OF PORT ROYAL								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
12. Enhance programs dealing with drought, educating the public about proper water usage and appropriate behavior during drought conditions (to include distribution of drought education materials).	Drought	Med	2	3k	All Jurisdictions, PDM, HMGP	Planning, Soil and Water District	Ongoing	
13. Work to enhance public education program for historic property, including a pamphlet for distribution to the public.	Flood, Earthquake	Med	2	2k	SHPO, All Jurisdictions	Planning	Ongoing	
14. Continue enforcing seismic programs & regulations in building codes.	Earthquake	High	3	N/A	All Jurisdictions	Building	Ongoing	
15. Continue to support Beaufort County's SWM Utility/Plan for future SWM projects.	Flood	High	3, 5	N/A	BJWSA, All Jurisdictions	Public Works, BJWSA, Planning	Ongoing	
16. Undertake a program to study poorly drained areas and remedy them through best practices.	Flood	Med	3, 5	20k	All Jurisdictions (except HHI), HGMP, PDM, CDBG	Planning	Ongoing	
17. Conduct periodic surveys of the equipment used by emergency personnel and write the appropriations into their budget.	All Hazards	Med	4	N/A	All Jurisdictions	Fire, Police, Building	Ongoing	
18. Continue to enforce Floodplain regulations to ensure proper development in compliance with all building codes, FEMA regulations and any other pertinent ordinances.	Flood	High	3	N/A	All Jurisdictions	Building	Ongoing	
19. Train Building Officials on most up to date code requirements for hazard resistant construction.	All Hazards	High	3	5k	All Jurisdictions, PDM, HGMP	Building	Ongoing	
20. Sponsor and conduct workshops for local engineers, architects and contractors on IBC and hazard resistant construction.	All Hazards	High	2	10k	All Jurisdictions, PDM, HGMP	Building	Ongoing	

TOWN OF PORT ROYAL								
2020 New and Ongoing Mitigation Actions	**Hazard**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
21. Actively advocate to public officials the adoption of the latest version of universally accepted building codes without amendments.	All Hazards	High	2, 3	20k	All Jurisdictions	Planning, Building	Ongoing	
22. Enforce property maintenance code to correct deteriorating conditions.	All Hazards	Med	3	N/A	All Jurisdictions	Building, Codes, Planning	Ongoing	
23. Support ongoing efforts educate the public on the threat of Sea Level Rise and associated hazards, exploring best practices for adaptation to this threat.	Flood	High	2, 3	N/A	All Jurisdictions	Planning, Building Codes	Ongoing	
24. Continue to develop the use of social media/smart phone technology to inform citizens of Hazard threats.	All Hazards	High	2, 3	N/A	All Jurisdictions	EMS	Ongoing	
25. Maintain or improve the Town's CRS rating.	Flood	Med	3, 5	N/A	All Jurisdictions	Planning, Building	Ongoing	
26. Continue to work with SCDNR to update maps based on newer/more accurate topography data.	Flood	High	4	Unknown	All jurisdictions, SCDNR, PDM, HGMP	SCDNR, FEMA, Planning, Building	Ongoing	
27. Append this to all comprehensive plans as they are updated, or at earliest date available.	All Hazards	High	2, 3	N/A	All Jurisdictions	Planning	Ongoing	
28. Update all Flood maps with new municipal and county boundaries.	Flood	Med	4	N/A	All Jurisdictions	SCDNR, FEMA, Planning, Building	Ongoing	
29. Distribute "Citizen's Guide to Flood Awareness" brochure regularly.	Hurricane	High	2	5k	All Jurisdiction, PDM, HMGP	Planning, Building	Ongoing	

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Backup Power Evaluation: Ensure shelters have adequate emergency power resources.	Hurricane, Flood	Med	4	500k	Local Funds, PDM	County Official	3-5 yrs.	All shelters wired for generator connectivity. No Funding to support generator purchases.
2. Remove potential tree problems.	Lightning, Wildfire	Med	3	250k	Local Funds, PDM, HMGP	County Official	3-5 yrs.	Tree cleared after ice storm Some tree were cleared at the Pruit Health and Behavioral Health.
3. Assess trees in public areas to see if they are dead, dying, or could cause potential problems if struck by lightning or are fire conducive.	Lightning, Wildfire	Med	3	30k	Local Funds, PDM	County Official	3-5 yrs.	Tree cleared after ice storm. Some trees were cleared at the Pruit Health and Behavioral Health.
4. Post boards near grocery stores and hardware stores listing what one should have if a hazard struck.	Earthquake, Tornado, Hurricane, Flood	High	2	30k	Local Funds, PDM	County Official	3-5 yrs.	
5. Train those in rural areas for how to protect their homes, and what to do during an event.	All Hazards	High	2	250k	Local Funds, PDM	County Official	3-5 yrs.	
6. Train people with equipment and supplies for a winter storm.	Winter Storm	High	2	50k	Local Funds, PDM	County Official	3-5 yrs.	
7. Create Incentive, publicize, or provide, fans or other types of cooling elements for popular outdoor areas during times of high heat.	Extreme Heat	Low	3	100k	Local Funds, PDM	County Official	3-5 yrs.	
8. Pave highways to allow 4 lanes of traffic to evacuate during hazard.	Hurricane	Low	3	7 mil.	Local Funds, PDM, HMGP	County Official	5 or more yrs.	
9. Provide materials for stranded motorists during a hazard.	All Hazards	Med	3	2 mil.	Local Funds, PDM	County Official	3-5 yrs.	
10. Purchase equipment and supplies in case of a winter storm.	Winter Storm	Med	3	500k	PDM, HMGP	County Official	3-5 yrs.	
11. Set up community compost pile that people can purchase soil from to help enrich soil properties and protect against drought.	Drought	Med	3	75k	Local Funds, PDM	County Official	5 or more yrs.	
12. Incentivize against bagging leaves and grass, this also enriches the soil.	Drought	High	3	50k	Local Funds, PDM	County Official	3-5 yrs.	

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
13. Provide a place for blankets, and coverings, that people can pick up and use for property protection during hail.	Hail	High	3	50k	Local Funds, PDM	County Official	3-5 yrs.	
14. Provide shelter spaces during hail and other storms.	Hail, Winter Storm, Lightning	High	3	500k	Local Funds, PDM, CDBG	County Official	3-5 yrs.	
15. Fire Station Upgrades: Retrofit certain fire stations to meet International Building codes Wind design requirements so it can serve as a shelter for emergency workers during events Pre-wired for generators, supplied with generators.	All Hazards	High	1	2 mil.	PDM, CDBG, HMGP	County Official	3-5 yrs.	No funding to support.
16. Replace old or leaky roofs on specific critical facilities to preserve the structures.	All Hazards	High	1	1 mil.	PDM, CDBG	County Official	3-5 yrs.	No funding to support.
17. Identify several County buildings as future hurricane shelters for emergency works.	Hurricane, Flood	High	4	750k	PDM, CDBG, HMGP	County Official	3-5 yrs.	No funding to support.
18. Shelter Development: Strengthen county and municipality buildings in order to designate as hurricane shelters.	Hurricane, Flood	High	4	15 mil.	PDM, CDBG, HMGP	County Official	3-5 yrs.	No funding to support.
19. Acquire and preserve parcels of land subject to repetitive Flooding or areas known to have been affected by Flooding at a great extent.	Flood	High	5	300k	Local Funds, PDM, FMA	County Official	3-5 yrs.	No funding to support.
20. Consider areas subject to repetitive Flooding for acquisition for parks and other permanent open space.	Flood	High	5	100k	Local Funds, PDM, FMA	County Official	3-5 yrs.	No funding to support.
21. Provide county and constituent Municipalities with laptops for backing up important data prior to disaster striking in order to set up temporary offices elsewhere.	All Hazards	Med	4	100k	Local Funds, PDM	County Official	3-5 yrs.	No funding to support.

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
22. Construct a safe storage area to house important information and documents.	All Hazards	High	4	150k	Local Funds, PDM	County Official	3-5 yrs.	No funding to support.
23. Inspect communication lines to ensure reliability.	All Hazards	Med	4	40k	Local Funds, PDM	County Official, Provider	3-5 yrs.	No funding to support.
24. Improve old or worn communication lines.	All Hazards	Med	4	200k	Local Funds, PDM	County Official, Provider	3-5 yrs.	No funding to support.
25. Create a mobile dispatch unit to ensure communications not eliminated due to natural hazard.	All Hazards	High	4	350k	Local Funds, PDM	County Official	3-5 yrs.	No funding to support.
26. Create camera system to oversee traffic and threats to traffic from hazards.	All Hazards	High	4	350k	Local Funds, PDM, HMGP	County Official	3-5 yrs.	No funding to support.
27. Improve utilities.	All Hazards	Med	1	100k	Local Funds, PDM	County Official, Provider	3-5 yrs.	No funding to support.
28. Strengthen utility poles/conductor fixtures within Colleton County.	All Hazards	High	1	250k	Local Funds, PDM	County Official, Provider	5 or more yrs.	No funding to support.
29. Oversee strict adherence to newest building standards by monitoring new renovations and construction.	All Hazards	High	5	Low	Local	Building Inspector	1 yr.	
30. Inspect and manage vegetation that could damage critical facilities.	Hurricane	High	5	Low	Local/PDM	Public Works	1 yr.	
31. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	High	2, 4	Low	Local/PDM	Emergency Management	1 yr.	
32. Improve existing critical facilities by replacing doors and Windows at older facilities.	Hurricanes, Winter Storm	High	1, 4	Med	PDM	County	5 yrs.	
33. Ensure critical facilities have adequate emergency power resources, including fuel storage.	All Hazards	High	1, 3, 4	Med	PDM, Local	County	5 yrs.	
34. Provide hazard training in schools.	Earthquake	High	2	Low	PDM, Local	Emergency Management	1 yr.	
35. Install Cameras on hurricane evacuation routes.	Hurricane, Earthquake, Winter Storm	High	4	Med	PDM, SCDOT	County, SCDOT	5 yrs.	

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
36. Retrofit selected fire stations so they can serve as a shelter for emergency workers during events Pre-wired for generators, supplied with generators.	All Hazards	Med	1	Med-High	PDM	County	5 yrs.	
37. Conduct Evacuation Route Study - in-depth study to analyze current efficiency, adequacy, and safety of evacuation routes within Colleton County.	Hurricane, Flood	Med	4	100k	Local Funds, PDM	County Official	3-5 yrs.	State Mandated.
38. Special Needs Evacuation Study: Continue nursing home and hospital evacuation plans assessed to ensure safety and efficiency.	Hurricane, Flood	Med	4	10k	Local Funds, PDM	County Official	Ongoing	Evacuation plans reviewed annually Limited Funding needed to support.
39. Provide evacuation measures for those in need - transportation to get those in need to emergency shelters.	Hurricane, Flood	High	4	50k	Local Funds, PDM	County Official	1-2 yrs.	Ongoing review based on need.
40. Special Need Population Inventory: Identify vulnerable and special needs members of the population.	All Hazards	High	4, 6	20k	Local Funds, PDM	County Official	Ongoing	Continuous update of plans.
41. Develop rescue and evacuation procedures for special populations.	All Hazards	High	4, 6	20k	Local Funds, PDM	County Official	Ongoing	Continuous update of plans.
42. Public Education and Awareness: Educate residents how to prepare homes, family, and property for disasters.	All Hazards	Low	2	15k	Local Funds, PDM	County Official	Ongoing	
43. Circulate Public Education and Awareness Packets during season of hazard.	All Hazards	Low	2	20k	Local Funds, PDM	County Official	Ongoing	
44. Tourist Education: Continue coordination of work with the visitor's bureau to alert tourists to possible hazards in areas of vulnerability Materials can be left in visitor centers, hotels, attractions, etc.	All Hazards	Med	2	25k	Local Funds, PDM	County Official	Ongoing	

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
45. Continue to oversee strict adherence to new building standards by closely monitoring all new renovations and construction	All Hazards	Low	3	50k	Local Funds, PDM, CDBG	County Official	Ongoing	State Mandated.
46. Conduct inventory/survey for county's emergency response services to identify existing needs or shortfalls in Personnel, equipment, or required resources.	All Hazards	High	4	10k	Local Funds, PDM	County Official	Ongoing	Continuous review.
47. Constantly Update and Enforce Zoning and Building Codes and policies to ensure no new structures built within Floodplains.	Flood	Med	5	50k	Local Funds, PDM, FMA	County Official	Ongoing	Tighter regulations adopted.
48. Stringent rules against removal of wetlands.	Flood	Med	5	15k	Local Funds, PDM, FMA	County Official	Ongoing	Regulations enacted.
49. Protect and preserve wetlands through education of public about buffer zones and regulating these through development ordinances.	Flood	High	5	35k	Local Funds, PDM, FMA	County Official	Ongoing	Ongoing review based on need.
50. Ensure lines clear of limbs or other obstructions that may damage them during Windstorms or other natural hazards.	All Hazards	High	4	200k	Local Funds, PDM	County Official, Provider	Ongoing	
51. Instigate Earthquake training in schools.	Earthquake	Med	2	10k	Local Funds, PDM	County Official	1-2 yrs.	
52. Handout SC's Earthquake Preparedness of Schools brochure and implement training.	Earthquake	Med	2	30k	Local Funds, PDM	County Official	1-2 yrs.	
53. Purchase support vehicles to reach rural locations during hazard.	Hurricane	Low	3	1 mil.	PDM	County Official	1-3 yrs.	Support vehicles were purchased, but not for rural areas.
54. Sell portable radios for everyone, so that they can tune in when a hazard is near, occurring, or the aftermath.	Earthquake, Tornado, Hurricane, Flood	High	2	30k	Local Funds, PDM	County Official	1-2 yrs.	

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
55. Publicize events at Local hardware stores that show how to save your property during a hazard.	Hail, Earthquake, Hurricane, Windstorm	High	2	50k	Local Funds, PDM	County Official	3-5 yrs.	
56. Provide free water and set up water stations when the temperature will be about 102.	Extreme Heat	High	2	50k	Local Funds, PDM	County Official	1-2 yrs.	
57. Offer a list of city foresters, county extension offices, Local nurseries and landscape firms that can provide advice on tree selection for your area and soil conditions.	Lightning, Wildfire	High	2	2k	Local Funds	County Official	1-2 yrs.	
58. Enforce rules against removal of wetlands.	Flood	Med	5	50k	Local Funds, PDM, FMA	County Official	Ongoing	
59. Replace utilities.	All Hazards	Med	1	250k	Local Funds, PDM	County Official, Provider	5 or more yrs.	Ongoing project. No generators yet.
60. Warning systems education: Educate residents of meaning warning systems and schedule testing.	Tornado, Hurricane	Low	2	50k	PDM, HMGP	County Official	1-3 yrs.	No funding to support.
61. Structure Sealing: Provide waterproof doors and seals for wall openings and/or seal components for critical facilities within Flood zones.	Flood	High	5	100k	Local Funds, PDM, FMA, SRL	County Official	1-2 yrs.	No funding to support.
62. Install back-flow prevention valves in sewers and drains at critical facilities.	Flood	High	5	100k	Local Funds, PDM, FMA, SRL	County Official	1-2 yrs.	No funding to support.
63. Improve seals on all wall penetrations below Flood water levels at critical facilities.	Flood	High	5	75k	Local Funds, PDM, FMA, SRL	County Official	3-5 yrs.	No funding to support.
64. Conduct storm water drainage study and plan to identify drainage ditches and promote cleanup.	Flood	High	5	50k	Local Funds, PDM, FMA	County Official	1-2 yrs.	No funding to support.
65. Scan important data and information.	All Hazards	High	4	30k	Local Funds, PDM	County Official	1-2 yrs.	No funding to support.

COLLETON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
66. In need of Portable Repeaters: Upgrade Colleton County's emergency communication systems in case of power outage. Current system inadequate.	All Hazards	High	4	250k	Local Funds, PDM	County Official	1-2 yrs.	No funding to support.
67. Inspect utility lines.	All Hazards	Med	1	40k	Local Funds, PDM	County Official, Provider	1-2 yrs.	No funding to support.

TOWN OF COTTAGEVILLE								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Survey trees cover to ensure decreased vulnerability. Make improvements.	Wind	Med	1, 5	Med	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDMD	EM	Ongoing	

TOWN OF EDISTO BEACH								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Make needed improvements to the causeway and bridge as it is the primary evacuation route.	All Hazards	High	1	Very High	Local Funds, PDM	SCDOT, FHWA	5-10 yrs.	
2. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities.	Flood, Windstorm	Med	3, 5	Med	Local Funds, PDM	Public Works	5 yrs.	
3. Install lightning protection devices and methods, such as lightning rods and grounding, on communications infrastructure and other critical facilities.	Lightning	Med	1, 4	Med	Local Funds, PDM	Public Works	5 yrs.	
4. Perform maintenance including fuel management techniques such as pruning and clearing dead vegetation, selective logging, cutting high grass, planting fire-resistant vegetation, and creating fuel/fire breaks.	Wildfire	Med	1, 4	Low	Local Funds, PDM	Public Works	5 yrs.	
5. Develop new or upgrading existing water delivery systems to eliminate breaks and leaks.	Drought	Med	1, 4	High	Local Funds, PDM	Public Works	5 yrs.	
6. Develop an inventory of public and commercial buildings that may be particularly vulnerable to Earthquake damage, including pre-1940s homes and homes with cripple wall foundations.	Earthquake	Med	1, 4	Low	Local Funds, PDM	Building Dept	5 yrs.	
7. Include measures such as structural bracing, shutters, laminated glass in windowpanes, and hail-resistant roof coverings or flashing in building design to minimize damage.	Hail	Med	5	Low	Local Funds, PDM	Public Works, Building Depts.	5 yrs.	
8. Collect Hydrologic Data.	Flood	High	5	Med	Local Funds, Grant	Public Works	1-3 yrs.	

TOWN OF EDISTO BEACH								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
9. Ensure generator capacity at the Civic Center to enable the facility to be designated a heating and cooling center for senior population and off beach emergency operations center.	Extreme Heat, Winter Storm	High	1, 6	Med	Local Funds, PDM	Public Works		Installing a hookup for the building.
10. Construct new Town Hall to include an emergency operations center to latest building codes and flood elevations.	All Hazards	High	1, 3, 4, 5	5 mil.	Local Funds	Administration	3-5 yrs.	
11. Plan for and maintain adequate road debris clearing capabilities and maintain mutual aid agreements with Colleton County and SCDOT.	Tornado, Hurricane, Windstorm, Winter Storm, Flood	Med	4	TBD	Local Funds, PDM	Public Works, County, SCDOT	1-3 yrs.	
12. Continue to support applications to inform citizens of hazards and threats.	All Hazards	Med	2, 4	TBD	Local Funds	Fire	Annual	
13. Implement a system to address other disaster related waste streams including white goods and building materials.	Tornado, Hurricane, Windstorm, Winter Storm, Flood	Med	4	TBD	Local Funds, PDM	Public Works	1-3 yrs.	
14. Reestablish Yacht Club Road drainage system.	Hurricane, Flood	High	1, 5	TBD	Local Funds	Public Works	1-3 yrs.	
15. Continue to develop the Sea Level Rise plan and implement improvements.	Flood	High	3	TBD	Local Funds, Grant	Public Works	1-3 yrs.	
16. Perform a drainage study on the interior lagoon system and implement improvements.	Hurricane, Flood	High	1, 5	TBD	Local Funds, Grant	Public Works	1-3 yrs.	
17. Connect homes on the ocean side of Palmetto Boulevard to the sewer system and upgrade wastewater treatment plant to accommodate additional volume.	Hurricane, Flood, Drought	Med	1, 5	TBD	Local Funds, Grant	Public Works	3-5 yrs.	
18. Update GIS infrastructure mapping.	All Hazards	Med	5	TBD	Local, PDM	Public Works, Fire	3-5 yrs	

TOWN OF EDISTO BEACH								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
19. Purchase and maintain the needed equipment to clear debris.	Windstorm, Hurricane, Flood	High	1, 4, 5,	Med	Local, PDM	Public Works, Fire	Ongoing	
20. Ensure strict building regulation for elevated buildings and retreat.	Coastal Erosion, Flood (Sea Level Rise)	High	3, 5	Low	Local	Town Building	Ongoing	New Zoning.
21. Create camera system to oversee traffic and threats to traffic from hazards.	All Hazards	High	4	Med	Local Funds, PDM, HMGP	SCDOT	3-5 yrs.	Complete/Add Additional.
22. Construct primary dunes and lengthen groin system per Army Corps of Engineers Alternatives.	Coastal Erosion	Med	1, 5	Very High	Local Funds, State, Federal	Army Corps of Engineers	5 yrs.	Environmental Complete. Dune option is $13,000,0000.
23. Create GIS Mapping.	All Hazards	High	4, 5	Med	Local Funds	Town Building	1-3 yrs.	
24. Conduct Sea Level Rise Study.	Flood	High	5	Low	Local Funds, Grant	Public Works	6 months	
25. Dune Protection.	Hurricane, Flood Sea Level Rise)	High	4, 5	High	Local Funds, State, Federal	Town Building	5-10 years	
26. Beach Renourishment.	Coastal Erosion	High	5	High	Local, State, Federal	Town Building	5-10 years	
27. Public Safety-Community Involvement (house numbering, safety events).	All Hazards	Med	2	Low	Local	Fire	Ongoing	
28. Continuity of Operations (ensure proper levels of staffing and replacement employees are trained).	All Hazards	Med	4	Med	Local	Town Building	Ongoing	

TOWN OF LODGE								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
1. Survey trees cover to ensure decreased vulnerability. Make improvements.	Windstorm	Med	1, 5	Med	PDM	Emergency Management	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	Emergency Management	Ongoing	

TOWN OF SMOAKS								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
1. Survey trees cover to ensure decreased vulnerability. Make improvements.	Windstorm	Med	1, 5	Med	PDM	Emergency Management	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	Emergency Management	Ongoing	

CITY OF WALTERBORO								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
1. Clear the sediment in the Ireland Creek.	Flood	Med	7	High	NRCS, PDM, Local	ACE	Ongoing	
2. Survey trees cover to ensure decreased vulnerability Make improvements.	Windstorm	Med	1, 5	Med	PDM	Emergency Management	Ongoing	
3. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	Emergency Management	Ongoing	
4. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make Improvements.	All Hazards	Med	3, 5	Med	PDM	Emergency Management	Ongoing	
5. Ensure that the Fire Dept. has the needed apparatus.	All Hazards	Med	1, 4	High	PDM	Emergency Management	Ongoing	

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
1. Install 600-amp transfer switch to Emergency Operations Center.	All Hazards	High	1	11k	Federal Grant	Hampton County	June 2021-July 2021	Local match is needed.
2. Portable Communication System Plum Case.	All Hazards	High	1	10k	Federal Grant	Hampton County	July 2021-July 2022	Local match is needed.
3. Purchase adjacent property for Airport in order to properly meet storm water demands, also for Airport protection zone.	All Hazards	High	1	350k	Federal Grant, SC Aeronautics	Hampton County	July 2021-July 2025	Local match is needed.
4. Arts Tourism Projects.	All Hazards	Med	2	200k	Federal Grant	Hampton County	July 2021-July 2025	Local match is needed.
5. Economic needs for roads, rails above ground tank, Industrial Park.	All Hazards	High	1	17 mil.	Federal, State, CDBG, Utility Co.	Hampton County	July 2021-July 2025	Local match is needed.
6. Vegetation for Exit 38 to help with soil erosion, lighting, and drainage.	All Hazards	Med	2	375k	Federal, State, CDBG, Utility Co.	Hampton County	July 2021-July 2025	Local match is needed.
7. Construction of new EMS/Fire Station in Industrial Park in Early Branch.	All Hazards	Med	2	Unsure	Federal, State, CDBG, Utility Co.	Hampton County	Long-term	Local match is needed.
8. Utilize social media and post information listing what one should have if a hazard strikes Post same information in public spaces, including home improvement stores.	All Hazards	High	2, 4	Low	Local	Emergency Management/ Retailers	1 yr.	Participation by the Local Emergency Planning Committee (LEPC).
9. Identify and protect wetlands that serve as Flood storage areas.	Flood	Med	5	High	Forestry Commission	County	5 yrs.	
10. Update aerial imaging and mapping of county.	All Hazards	Low	5	High	Local	Assessors/ Building	5 yrs.	In process.
11. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	High	2, 6	Low	Local	County	2 yrs.	Done with LEPC Meetings.

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
12. Conduct an inventory and map current community facilities, including tele-communications; assess the condition of facilities for determining if repair or replacement is required Identify current community facilities deficiencies and future needs.	All Hazards	High	1, 4	Med	PDM	County	5 yrs.	Building official uses latest codes that buildings are up to date.
13. Increase tree plantings (Safely) around buildings to shade parking lots and along public rights-of-way.	Extreme Heat	Med	5	Med-High	Forestry Commission/ Private Sector	Municipalities	5 yrs.	Any new buildings have added trees around the building.
14. Do an assessment and cost benefit-analysis for making improvement to the County Airport Make Improvements where needed.	All Hazards	Low	1, 4	Med-High	PDM, Local	County	5 yrs.	The Hampton County Airport is under construction.
15. Provide provisions for transportation to get those in need to emergency shelters.	Hurricane, Winter Storm	Med	4	Med	PDM	County, COA, Social Services, LRTA	5 yrs.	We will rely on County on Aging (COA), Non-Emergency Transport Services.
16. Identify and elevate roads and bridges above the base flood elevation to maintain dry access in situations where flood waters tend to wash roads out. Construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.	Hurricane, Flooding	Low	1, 3, 5	Very High	FHWA, Special Legislation	County, LCOG, FHWY	25 yrs.	Roads that have been damaged by storms are currently being reconstructed.
17. Warning System Education: Educate residents of warning systems meaning and schedule testing.	Hurricane, Tornado	Low	2	20k	PDM, Local Funds	County Official	3-5yrs.	Hampton county needs a warning system for both sides of the county.
18. Building Code: Oversee strict adherence to newest building standards by monitoring new renovations and construction.	All Hazards	Low	3	50k	PDM, CDBG, Local Funds	County Official	3-5yrs.	Building official uses latest codes.

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
19. Inspection of Lines: Ensure lines are clear of limbs or other obstructions that may cause damage during Windstorms or other natural hazards.	All Hazards	Low	4	100k	PDM	County Official	Ongoing	Ongoing as needed. Probably needs a second look, and higher priority.
20. Install/Keep up to date with Warning Systems.	Hurricane, Tornado	Low	2	5 mil.	PDM	County Official	3-5yrs.	
21. Instigate Earthquake training in schools.	Earthquake	Med	2	10k	Local Funds	County Official	1-2 yrs.	
22. Handout SC's Earthquake Preparedness of Schools brochure and implement training.	Earthquake	Med	2	30k	Local Funds	County Official	1-2 yrs.	
23. Remove potential tree problems.	Lightning, Wildfire	Med	4	250k	PDM	County Official	3-5 yrs.	
24. Continue to Scan important and historic documents to backup information and to compile with State Archive requirements.	All Hazards	High	4	20k	PDM, Local Funds	County Official	1-3 yrs.	
25. Provide information to residents on how to prepare homes, family, and property for disasters.	All Hazards	High	2	Low	Local	Emergency Management	1 yr.	
26. Oversee strict adherence to newest building standards by monitoring new renovations and construction.	All Hazards	High	3, 5	Low	Local	Building Inspector	1 yr.	
27. Identify ham radio operators.	All Hazards	Med	4	Low	Local	Emergency Management	1 yr.	
28. Inspect and manage vegetation that could damage critical facilities.	Hurricane	High	1, 5	Low	Local/PDM	Public Works	1 yr.	
29. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	High	2, 4	Low	Local/PDM	Emergency Management	1 yr.	
30. Improve existing critical facilities by replacing doors and Windows at older facilities.	Hurricane, Winter Storm	High	1, 4	Med	PDM	County	5 yrs.	

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
31. Ensure critical facilities have adequate emergency power resources, including fuel storage.	All Hazards	High	1, 4	Med	PDM, Local	County	5 yrs.	
32. Provide hazard training in schools.	Earthquake	High	2	Low	PDM, Local	Emergency Management	1 yr.	
33. Special Need Population Inventory.	All Hazards	High	4, 6	20k	PDM Local Funds	County Official	1-2 yrs.	
34. Rescue and Evacuation for Special Populations.	All Hazards	Med	4, 6	35k	PDM, Local Funds	County Official	1-5 yrs.	Slow process due to limited personal.
35. Workshops and Classes: Teach residents how to prepare homes, family, and property for disasters.	All Hazards	Med	2	10k	PDM, Local Funds	County Official	1-2yrs.	Education to the community is taught at several events at least 8 times during the year through education, media, and press.
36. Public Education and Awareness- Informational Packets: Packets circulated during season of hazard	All Hazards	Med	2	20k	PDM, Local Funds	County Official	1-2 yrs.	Media communications.
37. Vegetation Management: Inspect and manage vegetation that could damage critical facilities if felled by Wind.	Windstorm	Med	1	100k	PDM	County Official	1-5 yrs.	Need funding/personnel to support.
38. Building Code Wind Standards: Adhere to new building standards (ISO 9000 Building Standards as of 2004).	Windstorm, Hurricane	Med	3, 5	150K	PDM, CDBG, Local Funds	County Official	1-5 yrs.	Need funding/personnel to support.
39. Flood map update.	Flood	Low	4	50k	FMA, PDM	County Official	Ongoing	
40. Creation of mobile dispatch unit to ensure communications not eliminated due to natural hazard.	All Hazards	Low	4	1 mil.	PDM	County Official	Ongoing	This is an ongoing project. Never complete.
41. Wetland Protection: Preservation through education of public about buffer zones and regulating these through development ordinances.	Flood	Med	5	50k	PDM, Local Funds	County Official	1-2 yrs.	Comprehensive Plan Update.

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	Associated Hazards	Priority	Goal	Estimated Cost	Potential Funding	Responsible Department	Schedule	Notes
42. Posted boards near grocery stores and hardware stores listing what one should have if a hazard struck.	Earthquake, Tornado, Hurricane, Flood	Med	2	30k	PDM, Local Funds	County Official	3-5 yrs.	
43. Publicize events at Local hardware stores that show how to save your property during a hazard.	Hail, Earthquake, Hurricane, Windstorm	High	2	50k	PDM, Local Funds	County Official	3-5 yrs.	
44. Train those in rural areas for how to protect their homes, and what to do during an event.	All Hazards	High	2	250k	PDM, Local Funds	County Official	3-5 yrs.	
45. Train people with equipment and supplies for a winter storm.	Winter Storm	High	2	50k	PDM, Local Funds	County Official	3-5 yrs.	
46. Offer a list of city foresters, county extension offices, Local nurseries and landscape firms that can provide advice on tree selection for your area and soil conditions.	Lightning, Wildfire	High	3	2k	PDM, Local Funds	County Official	1-2 yrs.	
47. Incentive, publicize, or provide fans or other types of cooling elements for popular outdoor areas during times of high heat.	Extreme Heat	Low	5	100k	PDM, Local Funds	County Official	3-5 yrs.	
48. Purchase support vehicles to reach rural locations during hazard.	Hurricane	Low	4	1 mil.	PDM	County Official	1-3 yrs.	
49. Provide materials for stranded motorists during a hazard.	All Hazards	Low	4	2 mil.	PDM, Local Funds	County Official	3-5 yrs.	
50. Assess trees in public areas to see if they are dead, dying, or could cause potential problems if struck by lightning or are fire conducive.	Lightning, Wildfire	Med	4	30k	PDM	County Official	3-5 yrs.	Not Complete.
51. Roof Repair: Replacement of older or leaky roofs on specific critical facilities to preserve structures.	All Hazards	Med	4	150k	PDM, RFC	County Official	3-5 yrs.	The secondary EOC located at the B.T. DeLoach Building has not been replaced.

HAMPTON COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
52. Hurricane Shutters for Emergency Shelters.	Windstorm, Tornado	High	4	50k	PDM Local Funds	County Official		Still needed at Wade Hampton High School.
53. Shelter Development.	All Hazards	High	4	2 mil.	PDM, HMGP, FMA, RFC	County Official	5 or more yrs.	After a recent study, County lost shelter space.
54. Special Needs Evacuation Study.	All Hazards	Med	4, 6	10k	PDM, Local Funds	County Official	1-2 yrs.	Hampton County only has room for 10 persons
55. Backup Power Evaluation.	All Hazards	High	4	10k	PDM, Local Funds	County Official	1-2 yrs.	The only back up powers would be generators for Hampton County.
56. Evacuation measures for those in need.	All Hazards	High	4	45k	PDM Local Funds	County Official	3-5 yrs.	One case at a time due to limited personnel in the community.
57. Flood Zone Building Policies: Zoning and building codes should ensure no new structures built within Floodplains.	Flood		3, 5					Building & Zoning Code do prevent new structures from being built in the Floodplain.
58. Inspection of communication lines to ensure reliability.	All Hazards	High	1, 4	200k	Local Funds, PDM	County Official, Provider	Ongoing	
59. Inspection of utility lines.	All Hazards	Med	1, 4	40k	Local Funds, PDM	County Official, Provider	1-2 yrs.	SCE&G and Palmetto Coop.
60. Improvement of utilities.	All Hazards	Med	1, 4	100k	Local Funds, PDM	County Official, Provider	3-5 yrs.	

TOWN OF ESTILL								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF FURMAN								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF GIFFORD								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF HAMPTON								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF LURAY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF SCOTIA								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF VARVVILLE								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

TOWN OF YEMASSEE								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	EM	Ongoing	
2. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	EM	Ongoing	
3. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	1, 3, 5	Med	PDM	EM	5 yrs.	

JASPER COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Ensure critical facilities have adequate emergency power resources, including fuel storage.	All Hazards	Med	1	Low	PMD	Emergency Management	5 yrs.	
2. Conduct a study on the possible usage of transportable generators on a regional basis for critical facilities.	All Hazards	Med	1	Med	Local	Emergency Management, LRTA	5 yrs.	
3. Provide provisions for transportation to get those in need to emergency shelters.	All Hazards	High	4	Low	Local	Social Services	2 yrs.	
4. Identify specific at-risk populations that may be exceptionally vulnerable in the event of long-term power outages.	Hurricane, Flood	Low	4, 6	Very High	FHWA	MPO, SCDOT, County	2-5 yrs.	
5. Identify and elevate roads and bridges above the base Flood elevation to maintain dry access in situations where Flood waters tend to wash roads out, construction, reconstruction, or repair can include not only attention to drainage, but also stabilization or armoring of vulnerable shoulders or embankments.	Hurricane, Flood, Winter Storm	High	5	Low	Local	Public Works	2 yrs.	
6. Plan for and maintaining adequate road and debris clearing capabilities.	Hurricane, Flood, Winter Storm	Med	4	Low	NRCS	County, Soil Conservation District, Extension	5 yrs.	

JASPER COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
7. Encourage farmers to implement soil and water conservation practices that foster soil health and improve soil quality to help increase resiliency and mitigate the impacts of droughts.	Drought	High	5	Low	PMD	Emergency Management	1 yr.	We currently are working through a computer aided dispatch software upgrade. Part of our mission in the next 3-5 years will be transcending the E911 platform to the NG-911 platform that will accommodate SMS, VOIP, and video calling. The industry holistically will need to establish protocols for the recording of video and image-based calls.
8. Acquire software enabling social media calls to be integrated into the 911 Dispatch systems.	All Hazards	Low	1, 2, 4	Med	Local	County	5 yrs.	
9. Identify and analyze renewable energy options: costs, benefits, environmental effects, technological potential, and political acceptability.	All Hazards	High	1, 5	Low	PMD, Local	County	3 yrs.	Funding will need to identify an engineering firm to assess the conditions of community buildings and determine the need for replacement status. Identify a plan for renovation or replacement and then capital outlay to accomplish recommendations of engineering study.
10. Conduct an inventory and map current community facilities, including telecommunications; assess the condition of facilities for determining if repair or replacement is required Identify current community facilities deficiencies and future needs.	All Hazards	High	1	Low	Local	County	1 yr.	
11. Utilize social media and post information listing what one should have if hazards strike. Post same information in public spaces, including home improvement stores.	All Hazards	High	2	Low	Local	County	2 yrs.	

JASPER COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
12. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	Flood, Hurricanes	Med	2, 6	Med	Local	County	5 yrs.	
13. Identify and protect wetlands that serve as Flood storage areas.	Flood, Hurricanes	Med	5	Low	Local, EPA	County	2 yrs.	
14. Create small area plans for stormwater drainage and housing in neighborhoods or watersheds with high vulnerabilities. Make improvements.	Flood, Hurricanes	Med	3, 5	Med	Local, COA	COA	2 yrs.	
15. Install generator at Jasper County Senior Center – cooling center –Ridgeland.	All Hazards	Low	1, 4, 6	Med-High	PMD, Local	County	5 yrs.	
16. Do an assessment and cost benefit-analysis for making improvement to the County Airport. Make improvements where needed.	All Hazards	Low	1	High	Local	County	5 yrs.	
17. Update aerial imaging and mapping of county.	All Hazards	High	1	Med	PMD	Emergency Management	Ongoing	As funds are available.
18. Vegetation Management: Inspect and manage vegetation that could damage critical facilities if felled by Wind	Windstorm, Hurricane	High	1	50k	Local Funds, PDM	County Official	Ongoing	Working with Public Works.
19. Provide Education and public outreach regarding any or all potential natural hazards.	All Hazards	High	2	25k	Local Funds, PDM	County Official		
20. Evaluate critical facilities - Inspections, reinforcements, and remodeling so structures physically capable to withstand hazards.	All Hazards	High	1	25k	Local Funds, PDM, CDBG	County Official	Ongoing	Emergency Services' building has hurricane shutters on all windows.
21. Continue to circulate Informational Packets during season of hazard.	All Hazards	High	2	15k	Local Funds, PDM	County Official	Ongoing	Giving out pamphlets during hazard seasons.

JASPER COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
22. Provide EM Response Training of employees and emergency workers for specific natural hazard events.	All Hazards	High	4	50k	Local Funds, PDM	County Official	Ongoing	Complete and continue to do so.
23. Provide hazard training in schools.	All Hazards	High	2	20k	Local Funds, PDM	County Official	Ongoing	The 2021 IBC/IFC is released and waiting on state adoption.
24. Evaluate Backup Power to ensure all shelters having adequate emergency power resources.	All Hazards	High	4	30k	Local Funds, PDM, CDBG	County Official	Ongoing	The Building Department follows the 2006 International Building Code and the 2006 International Residential Code. Then County will automatically adopt the 2009 version following the State's adoption The 2021 IBC and IFC will soon be released, and is waiting on state adoption, probably in 2022.
25. Continue educating residents how to prepare homes, family, and property for disasters – Workshops and Classes.	All Hazards	Med	2	120k	Local Funds, PDM, CDBG	County Official	Ongoing	The County will automatically adopt the latest version following the State's adoption.
26. Building Code: Oversee strict adherence to new building standards by closely monitoring all new renovations and construction.	Flood	High	3	15k	Local Funds, PDM, CDBG, FMA,	County Official	Ongoing	
27. Building Code Wind Standards: Adhere to new building standards (ISO 9000 Building Standards as of this plan).	All Hazards	High	3	50k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	
28. Update Floodplain maps.	All Hazards	High	4	50k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	
29. Inspect communication lines to ensure reliability.	All Hazards	High	1	50k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	
30. Improve old or worn communication lines.	All Hazards	High	1	50k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	

JASPER COUNTY								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
31. Inspect lines to ensure lines clear of limbs or other obstructions that may damage them during Windstorms or other natural hazards.	All Hazards	High	1	50k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	
32. Inspect utility lines.	All Hazards	High	1	75k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	
33. Improve utilities.	All Hazards	High	1	75k	Local Funds, PDM	County Official, Provider, Public Works	Ongoing	

CITY OF HARDEEVILLE								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	Emergency Management	2021	
2. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	3, 5	Med	PDM	Emergency Management	2021	
3. Survey trees cover to ensure decreased vulnerability. Make improvements.	Windstorm	Med	1, 5	Med	PDM	Emergency Management	Ongoing	
4. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	Emergency Management	Ongoing	

TOWN OF RIDGELAND								
2020 New and Ongoing Mitigation Actions	**Associated Hazards**	**Priority**	**Goal**	**Estimated Cost**	**Potential Funding**	**Responsible Department**	**Schedule**	**Notes**
1. Conduct Targeted Hazard Mitigation Educational Programs in areas with known social vulnerability.	All Hazards	Med	2, 6	Low	PDM	Emergency Management	2021	
2. Create small area plans for stormwater drainage and housing in neighborhoods and watersheds with high vulnerabilities. Make improvements.	All Hazards	Med	3, 5	Med	PDM	Emergency Management	2021	
3. Survey trees cover to ensure decreased vulnerability. Make improvements.	Windstorm	Med	1, 5	Med	PDM	Emergency Management	Ongoing	
4. Promote use of National Oceanic and Atmospheric Administration (NOAA) weather radios.	All Hazards	Med	4	Low	PDM	Emergency Management	Ongoing	

APPENDIX L: FEDERAL MITIGATION FUNDING SOURCES

Agency	Program	Purpose of Fund	Assistance	Link
Federal Emergency Management Agency (FEMA)	FEMA's Building Resilient Infrastructure and Communities (BRIC)	Support states, local communities, tribes, and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards. Aims to shift federal focus away from reactive disaster spending and toward research-supported proactive investment in community resilience by providing funding for greater investments in resiliency and mitigation efforts in preparation for natural hazard events, including mitigation planning and project grants. Funding is also available for management costs. There is a requirement to have a FEMA-approved mitigation plan to receive FEMA assistance.	Mitigation Planning and Project Grants, Technical Assistance Available, Disaster Occurrence Required, Disaster Designation Required	State, Local, Tribal (Federally Recognized) and Territorial Governments https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities
Federal Emergency Management Agency (FEMA)	FEMA's Hazard Mitigation Grant Program (HMGP)	Funds long-term hazard mitigation planning and activities that will reduce or eliminate the losses of life and property in future disasters. Individuals, businesses can also apply through, or be sponsored by their local, state, or tribal government agency. Must provide a project that demonstrates cost- effectiveness and feasibility that benefits the disaster area and its inhabitants. Application project must conform with the approved state, tribal, and/or local mitigation plan. Funding is available for mitigation planning and planning-related activities as well as management costs.	Mitigation Planning and Project Grants, Technical Assistance Available, Disaster Occurrence & Designation Required	State, Local, Tribal (Federally Recognized) and Territorial Governments. Note: Individuals can apply for a grant through a local community. https://www.fema.gov/grants/mitigation/hazard-mitigation
Federal Emergency Management Agency (FEMA)	FEMA's Flood Mitigation Assistance (FMA) Grant Program	Provides funding for projects and planning that reduces or eliminates long-term risk of flood damage to structures insured under the National Flood Insurance Program (NFIP). Funding is also available for management costs. Note competitive grant program and rating criteria. FEMA will select eligible individual flood mitigation project sub applications on a competitive basis, prioritizing projects with the potential to mitigate the most "severe repetitive loss."	FEMA's Flood Mitigation Assistance (FMA) Grant Program	State, Tribal Government (Federally Recognized) and Territorial Governments. Note: Local governments must apply through their state. https://www.fema.gov/grants/mitigation/floods
Federal Emergency Management Agency (FEMA)	FEMA's Fire Management Assistance Grant (FMAG)	Assists state and local governments and certain private nonprofit entities after damage from a declared disaster. Assistance can support emergency work, permanent work or "special considerations" such as hazard mitigation. There is a requirement to have a FEMA-approved mitigation plan to receive FEMA assistance.	Grant, Technical Assistance Available, Disaster Occurrence Required, Disaster Designation Required	State, Tribal Government (Federally Recognized), Territorial Governments, and Private Nonprofit Organizations https://www.fema.gov/assistance/public/fire-management-assistance
Federal Emergency Management Agency (FEMA)	FEMA's Public Assistance (PA) Grant Program	Assists state and local governments and certain private nonprofit entities after damage from a declared disaster. Assistance can support emergency work, permanent work or "special considerations" such as hazard mitigation. There is a requirement to have a FEMA-approved mitigation plan to receive FEMA assistance.	Grant, Technical Assistance Available, Disaster Occurrence Required, Disaster Designation Required	State, Tribal Government (Federally Recognized), Territorial Governments, and Private Nonprofit Organizations https://www.fema.gov/assistance/public/program-overview

Agency	Program	Purpose of Fund	Assistance	Link
Federal Emergency Management Agency (FEMA)	FEMA's Increased Cost of Compliance	Helps National Flood Insurance Program policyholders with the costs incurred if they are required by the community building department to meet rebuilding standards after a flood. Provides up to $30,000 to help pay for relocating, elevating, demolishing, and flood proofing (non-residential buildings), or any combination of these mitigation activities.	Grant, Disaster Occurrence Required	Individual https://www.fema.gov/floodplain-management/financial-help/increased-cost-compliance
Federal Emergency Management Agency (FEMA)	FEMA's Community Disaster Loan Program	Provides operational funding for local governments to continue to operate after a substantial revenue loss caused by a disaster.	Loan, Disaster Occurrence Required	Local Governments https://www.fema.gov/assistance/public/policy-guidance-fact-sheets/community-disaster-loan-program
U.S. Economic Development Administration (EDA)	EDA's Economic Adjustment Assistance (EAA) Program	Funding supports distressed communities experiencing adverse economic changes that may result from industrial or corporate restructuring, new Federal laws or requirements, reduction in defense expenditures, depletion of natural resources, or natural disaster. Economic Adjustment Assistance grants are intended to enhance a distressed community's ability to compete economically by stimulating private investment in targeted areas.	Grant, Technical Assistance Available	District Organizations Indian Tribes or Consortia of Tribes, State, County, City, or Other Political Subdivisions of a State, Institutions of Higher Education, Public or Private Nonprofit Organizations or Associations Acting in Cooperation with Officials of a Political Subdivision of a State. https://www.eda.gov/programs/eda-programs/
U.S. Economic Development Administration (EDA)	EDA's Economic Development Disaster Supplemental Funding	Helps regions recover from the economic harm and distress resulting from natural disasters to rebuild stronger, more resilient economies.	Grant, Disaster Designation Required	District Organizations Indian Tribes or Consortia of Tribes, State, County, City, or Other Political Subdivisions of a State, Institutions of Higher Education, Public or Private Nonprofit Organizations or Associations Acting in Cooperation with Officials of a Political Subdivision of a State. https://www.eda.gov/disaster-recovery/supplemental
U.S. Department of Housing and Urban Development (HUD)	HUD's CDBG-Disaster Recovery Program (CDBG-DR)	Congress may appropriate funds to HUD when there are significant unmet needs for long-term recovery from a major disaster. CDGB-DR efforts must address disaster-related recovery activities, meet a national objective of CDBG, or be CDBG eligible. Funds can be used for disaster relief, long-term recover, restoration of infrastructure, housing, or economic revitalization.	Grant, Disaster Occurrence Required, Disaster Designation Required	Eligible States and Local Governments https://www.hudexchange.info/programs/cdbg-dr/
U.S. Department of Housing and Urban Development (HUD)	HUD's CDBG-Mitigation (CDBG- MIT)	Enables grantees to mitigate against disaster risks, while at the same time allowing grantees the opportunity to transform state and local planning. Grantees are required to reference applicable FEMA Hazard Mitigation Plans (HMP) in their action plan and describe how the HMP has informed the CDBG- MIT action plan. Grantees may also use these funds for planning activities, including but not limited to regional mitigation planning, the integration of mitigation plans with other planning initiatives, activities related to FEMA's Pre- Disaster Mitigation.	Grant, Disaster Occurrence Required, Disaster Designation Required	Eligible States and Local Governments https://www.hudexchange.info/programs/cdbg-mit/

Agency	Program	Purpose of Fund	Assistance	Link
National Oceanic and Atmospheric Administration (NOAA)	NOAA's National Coastal Resilience Fund (NCRF)	The NCRF aims to benefit coastal communities by reducing the impact of coastal flooding and associated threats to property and key assets, such as hospitals and emergency routes; improving water quality and recreational opportunities; and enhancing the ecological integrity and functionality of coastal and inland ecosystems	Grant	State, Local, and Indian Tribal Governments, Institutions of Higher Education, Other Nonprofits, Commercial Organizations, and International Organizations. https://www.nfwf.org/programs/national-coastal-resilience-fund
U.S. Army Corps of Engineers (USACE)	USACE's Flood Risk Management Program (FRMP)	Works across the agency to focus the policies, programs, and expertise of USACE toward reducing overall flood risk. This includes the appropriate use and resiliency of structures such as levees and floodwalls, as well as promoting alternatives when other approaches (e.g., land acquisition, flood proofing, etc.) reduce the risk of loss of life, reduce long-term economic damages to the public and private sector, and improve the natural environment	Technical Assistance	Government Entity https://www.iwr.usace.army.mil/Missions/Flood-Risk-Management/Flood- Risk-Management-Program/
U.S. Army Corps of Engineers (USACE)	USACE's National Flood Risk Management Silver Jackets Program	Provides funding to Corps staff to facilitate state-level coordination of Federal agencies and other expertise. The program also encourages the development of state-focused prioritized goals and objectives intent upon leveraging resources and improving efficiency across all levels of government with a focus on recovery and mitigation activities.	Technical Assistance	Government Entity https://www.iwr.usace.army.mil/Missions/Flood-Risk-Management/Flood- Risk-Management-Program/
U.S. Army Corps of Engineers (USACE)	USACE's Emergency Operations: Flood Control and Coastal Emergencies	Authorized to undertake activities including disaster preparedness, Advance Measures, emergency operations (Flood Response and Post Flood Response), rehabilitation of flood control works threatened or destroyed by flood, protection or repair of federally authorized shore protective works threatened or damaged by coastal storm, and provisions of emergency water due to drought or contaminated source	Other Assistance	State and Local Government https://www.usace.army.mil/Missions/Emergency-Operations/National- Response-Framework/Flood-Control/
U.S. Army Corps of Engineers (USACE)	USACE's Rehabilitation Program	Under (PL84-99) USACE has the ability to provide rehabilitation assistance for flood risk management projects damaged during flood events. Through the voluntary Rehabilitation Program, USACE will assist in repairing levee systems and other flood risk management projects after a flood event if the projects meet the required eligibility criteria.	Contractual Cost Sharing Technical Assistance	Government Entity https://www.iwr.usace.army.mil/Missions/Flood-Risk-Management/Flood- Risk-Management-Program/Partners- in-Shared-Responsibility/USACE- Staff/PL-84-99-Rehabilitation- Program/
U.S. Army Corps of Engineers (USACE)	USACE's Watershed Management	Watershed management planning studies focus on the development, use, monitoring, regulation, and preservation of land and water resources within a specific watershed. A watershed study will develop a framework of implementation strategies and recommended actions that could be implemented throughout the watershed. Unlike other Corps of Engineers' studies, these studies can often identify actions for watershed improvement that are beyond the scope and authority of the Corps of Engineers	Contractual Cost Sharing Technical Assistance	State, Local Governments, or Eligible Native American Indian Tribes https://www.nws.usace.army.mil/Missions/Civil-Works/Programs-and-Projects/Authorities/Specifically- Authorized-Projects/Watershed- Management/

Agency	Program	Purpose of Fund	Assistance	Link
U.S. Army Corps of Engineers (USACE)	USACE's Floodplain Management Services Program	Corps of Engineers can provide the full range of technical services and planning guidance that is needed to support effective flood plain management. Upon request, general technical assistance efforts under this program includes determining site-specific data on obstructions to flood flows, flood formation, and timing; flood depths, stages or floodwater velocities; the extent, duration, and frequency of flooding; information on natural and cultural flood plain resources; and flood loss potentials before and after the use of flood plain management measures.	FPMS assistance is 100 percent federally funded. Other Federal agencies and private parties must pay 100 percent of the costs of all FPMS efforts.	State, Local Governments, or Eligible Native American Indian Tribes https://www.nae.usace.army.mil/Missions/Public-Services/Flood-Plain- Management-Services/Management- Services/
U.S. Army Corps of Engineers (USACE)	USACE's Interagency and International Support (IIS)	The Corps provides engineering and construction services, environmental restoration and management services, research and development assistance, management of water and land related natural resources, relief and recovery work, and other management and technical services.	Contractual Technical Assistance Note: Most IIS work is funded on a reimbursable basis.	Department of Defense Federal Agencies, State and Local Governments, Tribal Nations, Private U.S. Firms, International Organizations, & Foreign Governments http://www.usace.army.mil/Missions/Military-Missions/Interagency- International-Support/
U.S. Department of Agriculture (USDA)	USDA's Environmental Quality Incentive Program (EQIP)	Assists producers in recovering from natural disasters like floods, hurricanes, wildfires, and drought. Provides financial assistance to repair and prevent excessive soil erosion caused or impacted by natural disasters to promote conservation practices to protect land from erosion, support disaster recovery and repair, and mitigate loss from future natural disasters.	Contractual Direct Payment	Individual, Legal Entity, Indian Tribe, or Joint Operation Which Is an Agricultural Producer. https://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/programs/?cid=nrcseprd1361073
U.S. Department of Agriculture (USDA)	USDA's Emergency Conservation Program (ECP)	Assistance to repair damage to farmlands caused by natural disasters and to help put in place methods for water conservation during severe drought. The ECP does this by giving ranchers and farmers funding and assistance to repair the damaged farmland or to install methods for water conservation.	Contractual Direct Payment	Farmers and Ranchers https://www.fsa.usda.gov/programs-and-services/conservation-programs/emergency-conservation/index
U.S. Department of Agriculture (USDA)	USDA's Forest Service (FS) Volunteer Fire Assistance	The program's main goal is to provide Federal financial, technical, and other assistance in the organization, training and equipping of fire departments in rural areas, defined as having a population of 10,000 or less.	50/50 Cost-Sharing Grant	Fire Agency or Volunteer Fire Departments in Rural Communities https://www.fs.usda.gov/naspf/topics/fire/volunteer-fire-assistance
U.S. Department of Agriculture (USDA)	USDA's Forrest Service (FS) Emergency Forest Restoration	Provides payments to eligible owners of nonindustrial private forest (NIPF) land in order to carry out emergency measures to restore land damaged by a natural disaster.	Grant	Individuals https://www.fsa.usda.gov/programs- and-services/disaster-assistance-program/emergency-forest-restoration/
U.S. Department of Agriculture (USDA)	USDA's Natural Resources Conservation Service Conservation (NRCS) Programs	NRCS's natural resources conservation programs help people reduce soil erosion, enhance water supplies, improve water quality, increase wildlife habitat, and reduce damages caused by floods and other natural disasters.	Financial Assistance	Agriculture Producers and Landowners https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/

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RECOMMENDED LANGUAGE TO SUPPORT ADOPTION OF RESOLUTION

"I move to approve the Resolution to Adopt the 2020 Lowcountry Natural Hazard Mitigation Plan."

TOWN COUNCIL

STAFF REPORT
Information Technology Department

MEETING DATE:	May 11th, 2021
PROJECT:	Consideration of a Resolution to Adopt the Electronic Communications and Document Retention Policy
PROJECT MANAGER:	Tommy Sunday, Chief Technology Officer

RECOMMENDATION:

Consideration by Town Council to adopt by Resolution the Electronic Communications and Document Retention Policy.

BACKGROUND/DISCUSSION:

The purpose of this policy is to guide town staff to appropriately and effectively use electronic mail or email and it is intended to set forth general principles for use. This policy aligns with South Carolina Department of Archives statue 12-601.13 and will be adjusted as needed when the Department of Archives amends their statue.

The policy covers e-mail systems used by the Town of Bluffton in terms of record retention and storage. Management of paper and electronic records must be coordinated and controlled to:

- Reduce liability.
- Avoid gaps in documentation.
- Eliminate inconsistencies.
- Avoid unnecessary duplication.

It is the Town's policy to provide for efficient retention and disposition of email communications. The Town's goal is for effective email management and to ensure compliance with laws concerning the creation, retention, and access to public records regarding email.

NEXT STEPS:

Upon adoption of Resolution, provide an electronic copy of the Electronic Communications and Document Retention Policy to all employees and give opportunities to answer questions as needed.

SUMMARY:

This project has resulted in an Electronic Communications and Document Retention Policy to guide town staff in the appropriate use and retention of electronic mail records in conjunction with paper records.

As with other correspondence, it is important to note that it is the content of the electronic mail message that determines the retention requirement.

ATTACHMENTS:

1. Electronic Communications and Document Retention Policy

RESOLUTION

A RESOLUTION APPROVING THE ADOPTION OF THE ELECTRONIC COMMUNICATIONS AND DOCUMENT RETENTION POLICY FOR THE TOWN OF BLUFFTON, SOUTH CAROLINA

WHEREAS the Town of Bluffton Town Council (the "Town Council") desires a comprehensive electronic mail records retention and destruction policy to guide town staff in the appropriate use and retention of electronic mail and records in accordance with the South Carolina Department of Archives statue 12-601.13.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON AS FOLLOWS:

1. The Town Council of the Town of Bluffton adopts the Electronic Communications and Document Retention Policy, a copy of which is attached hereto as **Exhibit "A"** and incorporated by reference herein.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS _____DAY OF ___, 2021.

_____
Lisa Sulka, Mayor
Town of Bluffton, South Carolina

ATTEST:

_____
Kimberly Chapman, Town Clerk
Town of Bluffton, South Carolina

ATTACHMENT:

A. Electronic Communications and Document Retention Policy, May 11, 2021

Town of Bluffton
ELECTRONIC COMMUNICATIONS AND DOCUMENT RETENTION POLICY

I. PURPOSE

The purpose of this policy is to guide Town staff to appropriately and effectively use electronic mail or email. Email communication is an integral part of the Town of Bluffton's business and with technology rapidly changing; this policy does not address every situation. The purpose of the Town's policy is to set forth general principles for the use of email. This policy aligns with South Carolina Department of Archives statue 12-601.13 and will be adjusted as needed when the Department of Archives amends their statue.

II. SCOPE

This policy covers email systems used by the Town of Bluffton in terms of record retention and storage. The Town's records are created and received in both paper and electronic formats. Management of paper and electronic records must be coordinated and controlled to reduce liability, avoid gaps in documentation, eliminate inconsistencies, and avoid unnecessary duplication. It is the Town's policy to provide for efficient retention and disposition of email communications. The Town's goal is for effective email management and to ensure compliance with laws concerning the creation, retention, and access to public records regarding email.

As with other correspondence, it is important to note that it is the content of the electronic mail message that determines the retention requirement.

III. DEFINITIONS

Information created or received by the Town is a local government record if it meets the definition in the Local Government Records Act:

> **Local Government Record** means any document, paper, letter, book, map, photograph, sound or video recording, microfilm, magnetic tape, electronic medium, or other information recording medium, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by a local government or any of its officers or employees pursuant to law, including an ordinance, or in the transaction of public business.
>
> This definition does not include extra identical copies of documents created only for convenience of reference or research by employees.
>
> Three types of records commonly written in email transactions relate to the following record series: General Correspondence, Routine Correspondence and Administrative Correspondence.

1. **General Correspondence** means incoming/outgoing and internal correspondence pertaining to the regular and routine operation of the policies, programs, services, or projects of a local government. May also include subject files, which are collections

of correspondence, memos and printed materials on various individuals, activities and topics. **Records Retention: Five (5) years**

2. **Routine Correspondence means** correspondence and internal memoranda such as letters of transmittal, requests for publications, internal meeting notices, and similar routine matters. **Records Retention: Administratively Valuable.**

   Administratively Valuable means a record should be retained for as long as the record is valuable to the employee in their daily use. This type of record shall be deleted when the record is no longer useful to the employee. A destruction request is not required for these records.

3. **Administrative Correspondence** means incoming/outgoing and internal correspondence pertaining to the formulation, planning, implementation, modification, or redefinition of the programs, services, or projects of a local government and the administrative regulations, policies, and procedures that govern them. May also include subject files, which are collections of correspondence, memos and printed materials on various individuals, activities and topics. **Records Retention: Five (5) years.**

   This type of record should be deleted when it meets the retention period. A destruction request is required for these records.

IV. EMAIL RECORDS RETENTION POLICY

The use of electronic media such as email and other forms of electronically stored information (ESI) has replaced paper as the predominant method to capture and store information for most town departments. Due to the volume of email correspondence sent and received, it is unrealistic and inefficient to expect employees to make individual decisions regarding the retention requirements of each email. As a result, the Town establishes that as of the date this policy is signed, all Town email correspondence will be kept in the Email Archive System for a period of five (5) years.

The five-year retention period refers to the email header, message text and includes all attachments. It is the email originators or initial Town recipient's responsibility to ensure that these documents are moved from the email system to electronic storage for the required retention period if longer than the five-year period. **Note:** Enforcement of the above email retention periods is based solely on the date the email first entered the system.

To reiterate, it is the content of the email that determines the required retention period. Email will be retained in the archive according to the established five-year retention period. This policy will be enforced within our Email Archiving Appliance and will be the responsibility of the Technology Department to maintain compliance, the end user will not be responsible for maintaining the retention policy.

V. RESPONSIBILITY

This policy applies to all employees and Council members that are permitted to use the Town's electronic mail system for sent and received emails.

Electronic documents meeting the legal definition of a Local Government record are subject to all records management requirements set forth in the Town's Records Retention Program for sent and received emails. For messages received from outside the city, the receiver should maintain the official record according to the retention period for that record series.

It is recommended that text messages should only be used, where possible, as incidental communication and not to conduct Town business. If conducting Town business through text messages these communications are subject to FOIA through the Public Information Act.

VI. MAINTENANCE AND RECORDKEEPING REQUIREMENTS

Local Government records created using an email system will be stored in accordance with the guidelines established by documents as amended from time to time by the South Carolina State Law and Archives Commission, statue 12-601.13.

VII. DISPOSITION

Local Government records may be destroyed with the approval of the Department Head, Town Manager and Town Attorney pursuant to the State and Town regulations governing records retention.

Security measures should be taken to protect email records from unauthorized alterations or deletions. Convenience copies should not be kept longer than the record copies. Backup of email is for security purposes and disaster recovery purposes only. Backup systems are retained and managed by the Information Technology Department.

Destruction of local government records that violates the provisions of the Local Government Records Act is a Class A misdemeanor. Anyone destroying local government records without authorization may also be subject to criminal penalties and fines under the Public Information Act.

TOWN COUNCIL

STAFF REPORT
Finance Department

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of an Extension for the Memorandum of Understanding between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority Regarding Collaboration on Projects and Capacity Fee Credits
PROJECT MANAGER:	Chris Forster, MPA, CPFO, CGFM, Director of Finance & Administration

RECOMMENDATION: Staff requests that the Town Council consider approving a ninety-day extension of Memorandum of Agreement ("MOA") 2011-38 with Beaufort-Jasper Water and Sewer Authority ("BJWSA") to continue their franchise agreement and updated calculation of Capacity Fee Credits within the Town.

BACKGROUND/DISCUSSION: The Town and BJWSA first entered into a franchise agreement on November 14, 2001 to establish the terms and conditions upon which BJWSA would provide water and sewer to residences and businesses within the Town. Prior to expiration, that agreement was extended via MOA 2011-38 and expanded to include project collaboration and capacity fee credits with a term of ten (10) years. MOA 2011-38 was set to expire November 21, 2020. It was approved for a 90-day extension on November 10, 2020 and again on February 9, 2021.

The Town has engaged BJWSA in negotiations to renew for another ten (10) year period. BJWSA has requested an additional 90-day extension while they coordinate all their intergovernmental agreements with surrounding municipalities.

NEXT STEPS: Attached hereto is a draft of the MOA extension for Town Council's review and approval. Upon approval by Town Council, the Town Manager will execute this MOA extension.

ATTACHMENTS:

1. MOA 2011-38, ninety-day extension
2. Recommended Motion

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AMENDMENT # 3
TO
MOU 2011-38

WITNESSETH:

WHEREAS, Memorandum of Understanding ("MOU") # 2011-38 was made and entered into the 22nd day of November, 2010 between the Town of Bluffton (hereinafter the "Town") and Beaufort-Jasper Water and Sewer Authority (hereinafter "BJWSA"); and

WHEREAS, Section III (B) of MOU # 2011-38 provided for a ten (10) year validity period which could be extended by mutual agreement of both parties; and

WHEREAS, prior to the end of the validity period, the Town and BJWSA agreed to extend the agreement for a period of ninety (90) days from November 22, 2020 through February 20, 2021 in Amendment 1; and

WHEREAS, the Town and BJWSA agreed to extend the agreement for another period of ninety (90) days from February 21, 2021 through May 22, 2021 in Amendment 2; and

WHEREAS, the Town and BJWSA agree to amend MOU # 2011-38 as described herein.

NOW, THEREFORE, in exchange for the mutual promises written herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Town and the BJWSA agree as follows:

1. Town and BJWSA agree to extend MOU # 2011-38 for an additional period of ninety (90) days from May 23, 2021 to August 21, 2021.

2. All other terms and conditions of MOU # 2011-38 shall remain in full force and effect and remain unchanged except as stated herein.

IN WITNESS WHEREOF, the parties hereto have caused the within Amendment # 3 to MOU # 2011-38 to be executed this _____ day of _____, 2021.

BEUAFORT-JASPER WATER AND SEWER AUTHORITY	TOWN OF BLUFFTON
Date: _____	Date: _____
By: _____	By: _____
Print Name: _____	Print Name: _____
Position: _____	Position: _____
Witness: _____	Witness: _____

Attachments:
1. none

Attachment 2

Recommended Motion

Consideration of an Extension for the Memorandum of Understanding between the Town of Bluffton and Beaufort Jasper Water and Sewer Authority Regarding Collaboration on Projects and Capacity Fee Credits

“I make a motion to approve the extension of the Memorandum of Agreement 2011-38 between the Beaufort Jasper Water Sewer Authority and the Town of Bluffton for a period of ninety days.”

INTERGOVERNMENTAL AGREEMENT BETWEEN BEAUFORT COUNTY AND THE TOWN OF BLUFFTON

THIS AGREEMENT is made and entered into this _____ day of _____, 2021, by and between Beaufort County, South Carolina ("County"), a political subdivision, and the Town of _____ ("Town"), It provides through Ordinance No. 2021/___, the impact fee procedures of Section 82-21 *et seq*. of the Beaufort County Code, and an intergovernmental agreement between the County and the Beaufort County Board of Education ("School Board"), for the following:

(1) The imposition and collection, at the time of issuance of a building permit, of school development impact fees on all new residential development within the Town; and

(2) The transfer of the school development impact fees from the Town to the County, and then the transfer of the fees from the County to the School Board; and

(3) If fees are not spent by the School Board within the time limits established by state law and the impact fee procedures in Section 82-21 *et seq.* of the Beaufort County Code, the return of fees collected by the Town so they can be refunded to the appropriate feepayers.

RECITALS

WHEREAS, the South Carolina Legislature has adopted the South Carolina Development Impact Fee Act, S.C. Code §§ 6-1-910 *et seq*. (hereinafter the "Act") which enables local governments to enact and impose impact fees for public facilities including for public school facilities for grades K-12, in accordance with the Act's provisions, procedures, and requirements; and

WHEREAS, pursuant to the Act, the School Board has directed the preparation of a technical support study entitled the *School Impact Fee Study and Capital Improvement Plan,* prepared by TischlerBise, dated July 27, 2020 (hereafter, the "school support study and CIP"), which is expressly incorporated herein by reference; and

WHEREAS, the support study and CIP demonstrates that as a result of population and growth estimates over the next 10 years for the area south of the Broad River ("South Beaufort County School Service Area"), which includes the Town, there will be a need for additional classrooms and other school facilities to accommodate the continued population growth in the South Beaufort County School Service Area; and

WHEREAS, the school support study and CIP establishes reasonable level of service standards, land use assumptions, methodologies, service units, system improvement costs, and formulas for determining the impacts of new residential development in the South Beaufort County School Service Area, and a proportionate school development impact fee for new residential development; and

WHEREAS, pursuant to the school support study and CIP, school facility system improvement needs have been identified in the South Beaufort County School Service Area, and a capital improvements plan prepared; and

DRAFT

WHEREAS, the Town is wholly located within the South Beaufort County School Service Area, as are the Town of _____ and portions of the County which have been annexed into the City of Hardeeville; and

WHEREAS, pursuant to the Act, the County has adopted the Impact Fee Procedures Ordinance, codified at Section 82-21 *et seq.* of the County Code; and

WHEREAS, the County has prepared and adopted the School Development Impact Fee Ordinance (Ordinance No. 2020/____); and

WHEREAS, pursuant to the Act, and to ensure the school development impact fees established in Ordinance No. 2020/___, are imposed and collected uniformly within the South Beaufort County School Service Area, the Towns of _____ and _____ and the City of Hardeeville have all opted into Ordinance No. 2020/___, and will impose school development impact fees within their corporate limits; and

WHEREAS, pursuant to S. C. Code § 6-1-20, the County and Town (collectively, the "parties") are authorized to enter into this Intergovernmental Agreement; and

WHEREAS, the County has the power and authority, pursuant to the Act, to enact, impose, and collect school development impact fees, including collecting school development impact fees from the Town as specified in this Intergovernmental Agreement; and

WHEREAS, the County and the Town agree that all school development impact fees collected in accordance with this Agreement shall ultimately be transferred to the School Board for the purpose of funding new school facility system improvements needed in the South Beaufort County School Service Area as a result of new residential development, or if necessary be refunded to the appropriate feepayers; and

WHEREAS, the Town of _____ and the City of Hardeeville (with respect to annexed portions of the County) have entered into similar intergovernmental agreements with the County for the collection and transfer of fees to the School Board and for fee refunds to the appropriate feepayers, if necessary; and

WHEREAS, the County states that this Agreement is authorized by and is in accordance with S.C. Code §§ 4-9-40 and 4-9-41; and

WHEREAS, the Agreement, upon its execution by the parties, shall be on file with the Clerk to the Council of Beaufort County and the Clerk of the Town of _____.

NOW, THEREFORE, the parties to this Agreement do agree as follows:

SECTION 1. Title

This Intergovernmental Agreement shall hereafter be referred to as the "Agreement."

SECTION 2. Purpose and Intent

The purpose of this Agreement is to ensure:

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(1) School development impact fees are imposed on new residential development uniformly within the South Beaufort County School Service Area, including new residential development within the Town; and

(2) The Town collects school development impact fees at time of building permit, places them in a segregated, interest-bearing trust account, then transfers them to the County before they are then transferred to the School Board for school facility system improvements in accordance with Ordinance No. 2021/___ and the impact fee procedures in Section 82-21 *et seq*. of the County Code; and

(3) If the School Board fails to expend the fees within the time limits established by state law and the impact fee procedures in Section 82-21 *et seq.* of the County Code, the unspent fees are then returned to the Town by the School Board so they can be refunded to the appropriate feepayers.

SECTION 3. References to County Ordinances

This Agreement expressly incorporates by reference Beaufort County Ordinance No. 2021/___ and the impact fee procedures in Section 82-21 *et seq.* of the County Code. Any substantive amendments to these ordinances related to Ordinance No. 2021/___ shall have the express prior agreement of the Town.

SECTION 4. Duration, Extension, and Termination of Agreement

(1) Duration and Extension of Agreement

The Agreement shall remain effective from the date of its execution by the parties for a period of not less than 10 years unless it is terminated by mutual agreement of the parties. If not terminated prior to or at the end of the 10-year period, it shall continue in effect.

(2) Termination of Agreement

(a) The Agreement may be terminated prior to the expiration of the 10-year period set forth in (1) above only by the mutual agreement of the parties.

(b) The Agreement may be terminated after the expiration of the 10-year period set forth in (1) above by the unilateral action of either party to the Agreement, provided that such termination action may only occur after the party seeking termination provides notice to the other party to the Agreement at least 90 days prior to taking such action and notices, schedules, and holds at least one hearing at which the other party is given notice and has an opportunity to be heard.

(c) Following notice and an opportunity to be heard as set forth in (b) above, the party seeking termination may, by appropriate action, terminate the Agreement.

SECTION 5. Amendments to the Agreement

The Agreement may be amended only by the mutual consent of the parties and in the same manner as its original adoption; provided, however, that the County may adjust the amount of any school development

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impact fees as set forth in the Ordinance No. 2021/___, without the prior agreement of the Town if the County:

(1) Prepares a new or updated technical support study and capital improvement plan;

(2) Adopts an amendment to Ordinance No. 2021/___; and

(3) The amount of the impact fee adjustment does not change the school development impact fees by more than 50 percent from the fee amounts set forth in Ordinance No. 2021/___.

SECTION 6. Responsibilities of the Town

(1) The Town shall be responsible for the calculation and collection of the school development impact fee within its jurisdiction from all new residential development, in accordance with the Act, Ordinance No. 2021/___, and the impact fee procedures in Section 82-21 *et seq*. of the County Code.

(2) The amount of the school development impact fee shall be based upon the fee in effect at the time of building permit issuance, as established in Ordinance No. 2021/___.

(3) No building permit for new residential development shall be issued unless the school development impact fees are paid in full by the applicant, unless the developer has properly asserted and received one or more Developer Rights pursuant to the impact fee procedures in Section 82-21 *et seq.* of the County Code.

(4) The Town shall forward any request made for an exemption or waiver of the development impact fees to the County Director of Planning who shall forward the request to County Council for approval or denial. The Town shall then collect or exempt or waive the fee based on the direction of County Council.

(5) Upon the collection of a school development impact fee, the Town shall deposit such fees in a segregated, interest-bearing trust account which is subject to appropriate accounting controls. All interest earned and accruing to the account shall become funds of the account, subject to the same limitations and restrictions on use and expenditure of funds that are applicable to school development impact fee funds.

(6) The Town shall transfer to the County the school development impact fees that have been collected by November 1 of each year.

(7) Annually or, if deemed advisable, more frequently, the Town shall prepare an annual report in accordance with the impact fee procedures in Section 82-21 *et seq.* of the County Code.

(8) All school development impact fee funds collected by the Town shall be restricted in their appropriation and use in accordance with the Act, Ordinance No. 2021/___, the impact fee

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procedures in Section 82-21 *et seq*. of the County Code, the intergovernmental agreement between the County and School Board dated _____, 2021, and this Agreement.

(9) All school development impact fee funds returned to the Town from the School Board due to the School Board's failure to expend the fees within the time limits established by state law and the impact fee procedures in Section 82-21 *et seq*. of the County Code, shall be refunded to the appropriate feepayers.

(10) To compensate the Town for the collection and administration of the school development impact fees, the Town shall be authorized to withhold an amount equal to one percent of the school development impact fee revenues collected.

SECTION 7. Responsibilities of the County

(1) The County shall be responsible for receipt of school development impact fee funds transferred by the Town to the County and shall deposit such funds into a segregated interest-bearing trust account subject to appropriate accounting controls.

(2) Upon receipt of a request for an exemption or waiver of the development impact fees from the Town, the County Director of Planning shall forward the request to County Council for approval or denial. If approved, the County shall notify the Town of the extent of the waiver granted. If a full waiver is granted, no impact fees are due. If a partial waiver is granted, the remaining amount must be paid prior to the issuance of a building permit. If denied, the fees shall be paid in full.

(3) School development impact fee funds collected by the Town and transferred to the County shall only be transferred by the County to the School Board in accordance with Ordinance No. 2021/___, the intergovernmental agreement between the County and School Board dated _____, 2021, and the impact fee procedures in Section 82-21 *et seq*. of the County Code.

(4) The County shall be responsible for interpretation of Beaufort County Ordinance No. 2021/___, and the impact fee procedures in Section 82-21 *et seq*. of the County Code.

SECTION 8. Governing Law

This Agreement, and its interpretation and performance, shall be governed and construed by the applicable laws of the State of South Carolina.

SECTION 9. Conflict

To the extent of any conflict between other County ordinances and this Agreement, this Agreement shall be deemed to be controlling. This Agreement is not intended to amend or repeal any existing County or Town ordinances.

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SECTION 10. Cooperation Between and Among the Parties

The County and Town agree to cooperate with each other in all respects regarding the matters addressed in this Agreement.

SECTION 11. Severability

If any section, subsection, sentence, clause, phrase, or portion of this Agreement is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, sentence, clause, phrase, or portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Agreement.

SECTION 12. Effective Date

This Agreement shall become effective immediately on the date of approval by both parties; provided, however, that collection of the school development impact fees for new development within the Town shall begin on the date that all municipalities in the service area and the County have entered into the i ntergovernmental agreements required by Ordinance No. 2021/___, and the County and School Board have entered into the intergovernmental agreement required by Ordinance No. 2021/___.

DRAFT

APPROVED this _____ day of _____, 20_____

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joeseph F. Passiment, Chairman

ATTEST:

_____
Sarah Brock, Clerk to Council

APPROVED this _____ day of _____, 20_____

TOWN OF _____,

By: _____
_____, Mayor

ATTEST:

_____
_____, Town Manager

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Attachment 3

Proposed Motion

Consideration of an Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Purpose of Imposition and Collection, at the Time of Issuance of a Building Permit, of School Development Impact Fees on all New Residential Development within The Town

"I move to approve the Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Purpose of Imposition and Collection, at the Time of Issuance of a Building Permit, of School Development Impact Fees on all New Residential Development within The Town."

School Impact Fee Study and Capital Improvement Plan

Prepared for:

Beaufort County School District, South Carolina

July 18, 2020

Prepared by:

TischlerBise
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EXECUTIVE SUMMARY

The Beaufort County School District retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee Study. Development impact fees are one-time payments used to construct system improvements needed to accommodate new development. A development impact fee represents new growth's proportionate share of capital facility needs. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

BEAUFORT COUNTY SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

The Beaufort County School District has seen significant residential growth over the past several years and with the growth there has been increased enrollment. Also, this growth is expected to continue in the future. The District currently levies no school impact fees. In 1999, the State of South Carolina enacted new development impact fee enabling legislation. Any initiation of Beaufort County School District development impact fees requires a study that complies with the new enabling legislation.

The Beaufort County School District school development impact fees are derived using the incremental expansion approach. This approach determines current level of service standards for school buildings (i.e., elementary, middle, and high), land for school sites, and school buses. Level of service standards are derived using 2018-2019 permanent capacity and are expressed as follows:

1. School buildings: Square feet per student by type of school
2. Land: Acres per student by type of school
3. School buses: buses per student districtwide

Credits are included in the development impact fee to account for outstanding and anticipated debt on existing and future school facilities. Further details on the approach, levels of service, costs, and credits are provided in the body of this report.

GENERAL LEGAL FRAMEWORK

Both state and federal courts have recognized the imposition of impact fees on development as a legitimate form of land use regulation, provided the fees meet standards intended to protect against regulatory takings. Land use regulations, development exactions, and impact fees are subject to the Fifth Amendment prohibition on taking of private property for public use without just compensation. To comply with the Fifth Amendment, development regulations must be shown to substantially advance a legitimate governmental interest. In the case of impact fees, that interest is in the protection of public health, safety, and welfare by ensuring that development is not detrimental to the quality of essential public services. The means to this end is also important, requiring both procedural and substantive due process. The

process followed to receive community input, with stakeholder meetings, work sessions, and public hearings provide opportunity for comments and refinements to the impact fees.

There is little federal case law specifically dealing with impact fees, although other rulings on other types of exactions (e.g., land dedication requirements) are instructive. In one of the most important exaction cases, the U. S. Supreme Court found that a government agency imposing exactions on development must demonstrate an "essential nexus" between the exaction and the interest being protected (see Nollan v. California Coastal Commission, 1987). In a more recent case (Dolan v. City of Tigard, OR, 1994), the Court ruled that an exaction also must be "roughly proportional" to the burden created by development. However, the Dolan decision appeared to set a higher standard of review for mandatory dedications of land than for monetary exactions such as impact fees.

There are three reasonable relationship requirements for impact fees that related closely to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of impact fees under the U.S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the Dolan case. Individual elements of the nexus standard are discussed further in the following paragraphs.

All new development in a community creates additional demands on some, or all, public facilities provided by local government. If the capacity of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Impact fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The Nollan decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to impact fees. In this study, the impact of development on infrastructure needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level of service standards.

The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the Dolan case and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related capital costs, and in the methods used to calculate impact fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development (e.g. a typical housing unit's household size).

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect impact fees on new development pursuant to the provisions set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system

begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare a development impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees. A housing affordability analysis in support of the development impact fee study is published at the end of this report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

If ultimately adopted, the Beaufort County School District would also be responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding year. Subsequent to adoption of a development impact fee ordinance, the Beaufort County Planning Commission will be required to review and update the development impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State Law, the Beaufort County School District will not be empowered to recommend additional projects eligible for impact fee funding or charge higher than the maximum supportable impact fees until the development impact fee study and capital improvement plan are updated.

CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate demand indicator for the infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, an

appropriate indicator of the demand for schools is the population growth of school age children. The increases in that population can be estimated from the average number of students per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level of service (LOS) standards. In keeping with the school example, a common LOS standard is square footage of school space per student, for each type of school (elementary, middle, and high). The third step in the development impact fee formula is the cost of various infrastructure units. To complete the school example, this part of the formula would establish the cost per square foot for school facility construction.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents current level of service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. **An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development, and is the methodology used for this school development impact fee calculation.**

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development

potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

Credits

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by impact fees. This type of credit is integrated into the impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by impact fees. This type of credit is addressed in the administration and implementation of the impact fee program.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity, over the next ten years there are capacity needs in the school attendance zones south of the Broad River. However, over the next ten years there are no capacity needs projected in the school attendance zones north of the Broad River. To ensure the development impact fee study is meeting the required "rational nexus", **TischlerBise recommends a development impact fee in only the South of the Broad Service Area**. By only applying the development impact fee to new growth in the South, new residents in the South will be certain that they are receiving a benefit from the fee. **Furthermore, new residents in the North will not be charged a fee without receiving a benefit.**

Figure 1. Map of Service Areas

MAXIMUM SUPPORTABLE IMPACT FEE SCHEDULE

As documented in this report, the Beaufort County School District has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. The development impact fees proposed are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the school impact fees. Development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

School development impact fees are applied only to residential development and are per housing unit, reflecting the proportionate demand by type of unit. The amounts shown are "maximum supportable" amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new growth's fair share of the school capital costs detailed in this report. The District, through Beaufort County, can adopt amounts that are lower than the maximum amounts shown; however, a

reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the School District's level of service.

Figure 2 provides the maximum supportable school development impact fees for the Beaufort County School District in the South Service Area. For a single family unit, the maximum supportable fee amount is $9,535 per unit. For a multifamily unit, the maximum supportable development impact fee amount is $4,508.

Figure 2. Maximum Supportable School Development Impact Fees – South Service Area

Maximum Supportable School Impact Fee				
Housing Type	*Elementary (K-5)*	*Middle (6-8)*	*High (9-12)*	**Maximum Supportable Fee**
Single Family	$3,635	$2,229	$3,671	**$9,535**
Multifamily	$2,350	$891	$1,267	**$4,508**

A note on rounding: calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

STUDENT GENERATION RATES

Section 6-1-960(3) of the South Carolina Development Impact Fee Act requires:

> *"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."*

Demand for additional school capacity will come from new residential development. To determine the level of this demand, student generation rates are used as the "service unit" for the school development impact fees. The term "student generation rate" refers to the number of non-charter, public school students per housing unit within the Beaufort County School District. Public school students are a subset of school-aged children, which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by type of housing. Students per housing unit are held constant over the projection period since the impact fees represent a "snapshot approach" of current levels of service and costs.

Student generation rates for the Beaufort County School District were developed by TischlerBise, based on housing unit and person data provided by the U.S. Census Bureau, 5-Year American Community Survey Public Use Microdata (2017). The results from the public use microdata is countywide, so student generation rates were scaled proportionately to the South Service Area based on persons per housing unit. The housing unit types that will be used in the impact fee calculations are (1) Single Family and (2) Multifamily. Student generation rates are listed by housing type below in Figure 3. Indicated in the figure, a single family unit is estimated to generate a total of .236 students, with .106 in elementary grades, .056 in middle school grades, and .074 in high school grades. As expected, a multifamily unit has a lower generation rate than a single family unit.

Figure 3. Student Generation Rates by Housing Type – South Service Area

Housing Type	Elem. (K-5)	Middle (6-8)	High (9-12)	All Grade
Single Family	0.106	0.056	0.074	0.236
Multifamily	0.069	0.023	0.026	0.117

Source: US Census Bureau, 5-Year 2017 American Community Survey PUMS data for South Carolina PUMA 01400; TischlerBise analysis

STUDENT ENROLLMENT PROJECTIONS

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

> *"the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria."*

Furthermore, the Beaufort County School District offers a Choice program that allows students to choose a learning program that fits a specific learning style or interest. This allows students to enroll in schools outside of their assigned school for the choice program of that school. To have the capacity in schools to offer the Choice program, the District has chosen to follow best practices and established a districtwide and clusterwide **capacity goal of 85%.** The capacity goal to adequately provide the Choice program is included in the following tables under the Choice Capacity column.

Included in the District's *FY2020-2029 Ten-Year Plan and Capital Budget*, there are 5,759 elementary students and a capacity of 7,049 seats, an 82 percent utilization. Furthermore, to allow for the Choice Program to continue capacity levels must stay below 85 percent. According to the District's *Ten-Year Plan*, student enrollment is projected to increase at a 2 percent annual growth rate in the South Service Area. Shown in Figure 4, the elementary school enrollment is projected to nearly each current available capacity. Also, the projected increase in students exceeds the thresholds for the Choice Program.

Note: the current enrollment listed in Figure 4 differs from the enrollment used in the level of service calculations. Figure 4 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 4. Projected South Service Area Elementary School Enrollment

Beaufort County School District - Elementary					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	7,049	5,759	82%	96%
1	2020	7,049	5,885	83%	98%
2	2021	7,049	5,980	85%	100%
3	2022	7,049	6,109	87%	102%
4	2023	7,049	6,177	88%	103%
5	2024	7,049	6,301	89%	105%
6	2025	7,049	6,427	91%	107%
7	2026	7,049	6,555	93%	109%
8	2027	7,049	6,686	95%	112%
9	2028	7,049	6,820	97%	114%
10	2029	7,049	6,956	99%	116%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

Listed in Figure 5, there are 3,130 middle students and a capacity of 3,329 seats, a 94 percent utilization. At the current level, the Choice Program cannot continue because the capacity utilization level has exceeded 85 percent. Based on the annual average growth rate, the middle school enrollment is projected to exceed current capacity by 478 students, a capacity utilization of 114 percent.

Note: the current enrollment listed in Figure 5 differs from the enrollment used in the level of service calculations. Figure 5 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 5. Projected South Service Area Middle School Enrollment

Beaufort County School District - Middle					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	3,329	3,130	94%	111%
1	2020	3,329	3,301	99%	117%
2	2021	3,329	3,307	99%	117%
3	2022	3,329	3,300	99%	117%
4	2023	3,329	3,380	102%	119%
5	2024	3,329	3,448	104%	122%
6	2025	3,329	3,517	106%	124%
7	2026	3,329	3,587	108%	127%
8	2027	3,329	3,659	110%	129%
9	2028	3,329	3,732	112%	132%
10	2029	3,329	3,806	114%	135%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

Listed in Figure 6, there are 4,032 high students and a capacity of 4,216 seats, a 96 percent utilization. At the current level, the Choice Program cannot continue because the capacity utilization level has exceeded 85 percent. Based on the annual average growth rate, the high school enrollment is projected to exceed current capacity by 829 students, a capacity utilization of 120 percent.

Note: the current enrollment listed in Figure 6 differs from the enrollment used in the level of service calculations. Figure 6 data is listed to illustrate the future need from new students, while the enrollment used in the level of service is more recent and reflects a student total 45 days after the school year began.

Figure 6. Projected South Service Area High School Enrollment

Beaufort County School District - High					
Year		Total Capacity	Enrollment	Total Capacity Utilization	Choice Program Capacity Utilization [1]
Base	2019	4,216	4,032	96%	113%
1	2020	4,216	4,190	99%	117%
2	2021	4,216	4,369	104%	122%
3	2022	4,216	4,530	107%	126%
4	2023	4,216	4,480	106%	125%
5	2024	4,216	4,570	108%	128%
6	2025	4,216	4,661	111%	130%
7	2026	4,216	4,754	113%	133%
8	2027	4,216	4,849	115%	135%
9	2028	4,216	4,946	117%	138%
10	2029	4,216	5,045	120%	141%

[1] Choice capacity is the building capacity the District needs to keep all schools available for the Choice program, using the 85 percent recommendation

Source: Beaufort County School District FY2020-2029 Ten-Year Plan and Capital Budget

These projections differ from a recently published report conducted by McKibben Demographics. In the *Beaufort County Schools, SC Demographic Study* (2019) a similar analysis as the District's *Ten-Year Plan and Capital Budget* was conducted; however, different projections resulted. In the demographic study, it is projected that the District will lose 142 students over the next ten years. A consequence of such results would be that no new schools or school expansions would be necessary to accommodate future growth. This is inconsistent with the current growth being observed, the District's Capital Improvement Plan, and the projected housing growth in Beaufort County (TischlerBise is performing a Development Impact Fee Study for Beaufort County in conjunction with this study). Therefore, it was determined that the Development Impact Fee Study's enrollment projections would be consistent with those in the District's Capital Improvement Plan.

SCHOOL LEVEL OF SERVICE

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

Section 6-1-960(8) of the South Carolina Development Impact Fee Act requires:

> *"identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements."*

In South Carolina, the construction of schools is largely the responsibility of each School District. In the case of the Beaufort County School District, the District is 100% responsible for the funding of new school capacity. Historically, the District has funded new school construction through the issuance of bonds, backed by property tax revenue. South Carolina's State Constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools). The District has never collected development impact fees on new construction of residential units. The District is interested in adopting school development impact fees and applying the revenue to reduce the amount of principal the District needs to bond to construct needed school facilities in the future. In order to lessen the burden on existing residents and businesses of funding growth-related school capacity needs, the District has determined a development impact fee structure needs to be implemented to reflect current levels of service and costs.

SCHOOL FACILITY LEVEL OF SERVICE STANDARDS

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

> *"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."*

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

> *"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards."*

This section provides current inventories of elementary, middle, and high schools in the South Service Area of Beaufort County School District. The data contained in these tables are used to determine infrastructure standards for school buildings and sites on which the development impact fees are based. School buses are included in this analysis as well.

South Service Area Elementary Schools

The inventory and current levels of service for elementary schools in the South Service Area are shown below in Figure 7. As indicated, elementary school buildings have a total of 831,765 square feet of building

floor area on 207.6 acres. Total enrollment in all elementary schools (ES) for the 2018-2019 school year is 5,914 and total capacity is 7,049. In the 2018-2019 school year, capacity utilization for the elementary schools in the South is 84 percent.

Levels of service are shown for buildings and land for elementary schools at the bottom of Figure 7. Levels of service are calculated by dividing the amount of infrastructure by total enrollment and capacity. For example, 831,765 square feet of school building space is divided by a capacity of 7,049 students to arrive at 117.99 square feet per student.

Since elementary schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 7). This ensures new development is not charged for a higher level of service than what is currently provided or what is planned to be provided, using a level of service that is based on capacity represents the level of service the District provides (or will ultimately provide). Levels of service differ when calculated based on enrollment and capacity. For example, the building square footage level of service is 140.64 square feet per student when based on enrollment versus a level of service of 117.99 square feet per student when based on capacity.

Current levels of service are:

- **Buildings: 117.99 square feet per student**
- **Land: 0.0295 acres per student**

Figure 7. Elementary School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
HHI-ECC	47,010	9.1	273	314	87%
HHIES	163,591	28.6	890	1,128	79%
HHI-SCA	118,543	23.4	644	921	70%
Bluffton ES	73,843	23.3	619	866	71%
Michael C. Riley ES	64,080	25.8	682	849	80%
Okatie ES	85,022	45.4	571	632	90%
Pritchardville ES	101,149	23.8	850	880	97%
Red Cedar ES	88,487	12.2	588	704	84%
River Ridge Academy	90,040	16.1	797	755	106%
Total	**831,765**	**207.6**	**5,914**	**7,049**	**84%**

Elementary School Levels of Service	*Building SF*	*Land*
LOS per Student (current enrollment)	140.64	0.0351
LOS per Student (current capacity)	**117.99**	**0.0295**

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

South Service Area Middle Schools

The inventory and current levels of service for middle schools are shown in Figure 8. As indicated, middle school buildings have a total of 450,872 square feet of gross floor area on approximately 100.7 acres. Total

enrollment in all middle schools for the 2018-2019 school year is 2,997 and total capacity is 3,329. Overall, middle schools are operating at 90 percent capacity utilization.

Levels of service are shown for buildings and land for middle schools at the bottom of Figure 8. Since middle schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 8). Levels of service are calculated by dividing the amount of infrastructure by capacity. For example, 450,872 square feet of school building space is divided by middle school total capacity of 3,329 students to arrive at 135.45 square feet per student.

Current levels of service are:

- **Buildings: 135.68 square feet per student**
- **Land: 0.0303 acres per student**

Figure 8. Middle School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
Hilton Head MS	133,565	25.5	1,023	1,007	102%
Bluffton MS	139,215	41.9	784	1,035	76%
River Ridge Academy	45,020	8.1	399	378	106%
H.E. McCracken MS	133,072	25.2	791	909	87%
TOTAL	**450,872**	**100.7**	**2,997**	**3,329**	**90%**

Middle School Levels of Service	*Building SF*	*Land*
LOS per Student (current enrollment)	150.46	0.0336
LOS per Student (current capacity)	**135.45**	**0.0303**

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

South Service Area High Schools

The inventory and current levels of service for high schools are shown in Figure 9. As indicated, high school buildings have a total of 653,384 square feet of gross floor area on approximately 299.4 acres. Total enrollment in all high schools for the 2018-2019 school year is 3,876 and total capacity is 4,216. Overall, high schools are operating at 92 percent capacity.

Levels of service are shown for buildings and land for high schools at the bottom of Figure 9. Since high schools overall are currently operating under capacity, there are no existing deficiencies. Therefore, *the level of service standard on which the impact fees are based is calculated using existing capacity* (shaded in Figure 9). Levels of service are calculated by dividing the amount of infrastructure by capacity. For example, 653,384 square feet of school building space is divided by high school total capacity of 4,216 students to arrive at 154.98 square feet per student.

Current levels of service are:

- **Buildings: 154.98 square feet per student**
- **Land: 0.071 acres per student**

Figure 9. High School Inventory – South Service Area

Facility	Building Sq Ft	Acreage	2019 Enrollment	Capacity	Utilization
Hilton Head HS	231,768	35.0	1,300	1,382	94%
Bluffton HS	183,000	39.8	1,219	1,434	85%
May River HS	238,616	224.5	1,357	1,400	97%
TOTAL	**653,384**	**299.4**	**3,876**	**4,216**	**92%**

High School Levels of Service	*Building SF*	*Land*
LOS per Student (current enrollment)	168.57	0.0772
LOS per Student (current capacity)	**154.98**	**0.0710**

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

School Buses

The District owns a fleet of buses, which will need to be expanded to accommodate enrollment. The District's current fleet includes 57 buses, which have a purchase price of $100,000. The bus fleet operates on a districtwide basis, so the level of service must be calculated as such. When the number of buses is compared to the current districtwide enrollment of 20,629, the level of service standard is 0.0028 buses per student.

Figure 10. Beaufort County School District Buses

Vehicle Type	District Owned Units	District Enrollment	Buses per Student
School Buses	57	20,629	**0.0028**

Source: Beaufort County School District. Enrollment totals reflect attendance 45 days into the school year.

SCHOOL IMPACT FEE CALCULATION

METHODOLOGY

The Beaufort County School District school development impact fee methodology is based on current average public school student generation rates, level of service standards, and local costs. The school development impact fees use an incremental expansion approach, which documents the current level of service for public facilities in both quantitative and qualitative measures. The intent is to use development impact fee revenue to expand or provide additional capital school facilities, as needed to accommodate new development, based on the current level of service and cost to provide capital improvements. All school levels are included in the development impact fees. Costs for school buildings, land for school sites, and school buses are included in the fee. Finally, credits for future principal payments towards debt is included.

SERVICE/BENEFIT AREA

Based on projected growth and available school capacity, over the next ten years there are capacity needs in the school attendance zones south of the Broad River. However, over the next ten years there are no capacity needs projected in the school attendance zones north of the Broad River. To ensure the development impact fee study is meeting the required "rational nexus", **TischlerBise recommends a development impact fee in only the South of the Broad Service Area**. By only applying the development impact fee to new growth in the South, new residents in the South will be certain that they are receiving a benefit from the fee. **Furthermore, new residents in the North will not be charged a fee without receiving a benefit.**

COST ASSUMPTIONS

The Beaufort County School District is responsible for 100% of new school construction costs. The construction cost assumptions are based on estimates provided by the Beaufort County School District staff. The estimated cost assumptions are $300 per square foot for school construction, $100,000 per acre of land, and $100,000 per school bus.

Figure 11. Facility Cost Assumptions

Facility Type	Cost
School Construction (per sq. ft.)	$300
School Land (per acre)	$100,000
School Bus	$100,000

Source: Beaufort County School District

CREDITS FOR FUTURE PRINCIPAL PAYMENTS ON EXISTING SCHOOL IMPROVEMENTS

Section 6-1-990(B)(3) of the South Carolina Development Impact Fee Act requires and analysis of:

"extent to which the new development contributes to the cost of system improvements"

Because the Beaufort County School District debt-financed recent school capacity expansions, a credit is included for future principal payments on outstanding debt. A credit is necessary since new residential units that will pay the development impact fee will also contribute to future principal payments on this remaining debt through property taxes. A credit is not necessary for interest payments because interest costs are not included in the development impact fee. This credit for outstanding debt is credited to residential development at a rate of 35.1 percent, which is the residential percentage of the overall taxable value of real property within the Beaufort County School District.

Figure 12. Beaufort County Assessed Value by Property Type

Property Type	Assessed Value	% of Total
Owner Occupied	$589,917,460	35.1%
Commercial/Rental Property	$1,024,726,380	61.0%
Manufacturing	$2,278,944	0.1%
Fee-in-Lieu	$6,753,302	0.4%
Utility	$54,885,480	3.3%
Total	$1,678,561,566	100.0%

Source: Beaufort County School District CAFR 2018

As shown in Figure 13, outstanding debt from school capacity expansion projects allocated to residential development is estimated at approximately $102 million. Annual principal payments are divided by student enrollment in each year to determine a per student credit. For example, in 2020, the total principal paid by the residential tax base ($11,452,077) is divided by projected enrollment of 21,387 for a payment per student of $535. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.5%. The total net present value of future principal payments per student is $4,053. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 13. Credit for Future Principal Payments on Existing Debt

Year	Principal Payment	Residential 35.1%	Total Enrollment	Payment per Pupil
2019	$35,961,000	$12,622,311	20,970	$602
2020	$32,627,000	$11,452,077	21,387	$535
2021	$32,212,621	$11,306,630	21,530	$525
2022	$28,129,000	$9,873,279	21,769	$454
2023	$29,482,000	$10,348,182	21,698	$477
2024	$19,430,000	$6,819,930	21,902	$311
2025	$19,430,000	$6,819,930	22,113	$308
2026	$19,430,000	$6,819,930	22,330	$305
2027	$19,430,000	$6,819,930	22,553	$302
2028	$19,430,000	$6,819,930	22,784	$299
2029	$6,685,000	$2,346,435	23,021	$102
2030	$6,685,000	$2,346,435	23,251	$101
2031	$6,685,000	$2,346,435	23,483	$100
2032	$6,685,000	$2,346,435	23,718	$99
2033	$6,685,000	$2,346,435	23,955	$98
2034	$1,855,000	$651,105	24,195	$27
Total	$290,841,621	$102,085,409		$4,647
			Discount Rate	2.50%
			Total Credit per Pupil	**$4,053**

Source: Beaufort County School District CAFR 2018

CREDIT FOR 2019 BOND REFERENDUM

The recent voter approved bond referendum will help the District improve school safety, renovate facilities, and add classroom space to address enrollment growth. To ensure that new residents are not double paying for capital improvements, a credit is included in the impact fee analysis.

In summary, the bond referendum included two ballot questions to the voters, and both were approved. There is $26 million of capacity increasing projects districtwide. The bond will be repaid with property tax revenue and to attribute the appropriate amount of the future payments to residential development, the current percentage of the countywide assessed value is applied (35.1 percent).

Figure 14. Countywide Property Assessed Value

Property Type	Assessed Value	Percent
Owner Occupied	$589,917,460	35.1%
Commercial/Rental Property	$1,024,726,380	61.0%
Manufacturing	$2,278,944	0.1%
Fee-in-Lieu	$6,753,302	0.4%
Utility	$54,885,480	3.3%
Total	$1,678,561,566	100.0%

Source: Beaufort County School District CAFR 2018

A payment schedule is not yet available, so listed in Figure 15, TischlerBise has estimated the future payments of the bond based on a 20-year schedule. Annual principal payments are divided by student enrollment in each year to determine a per student credit. For example, in 2020, the principal paid by the residential tax base ($1,017,825) is divided by projected enrollment of 21,387 for a payment per student of $17. To account for the time value of money, annual payments per student are discounted using a net present value formula based on an average interest rate of 2.5%. The total net present value of future principal payments per student is $301. This amount is subtracted from the gross capital cost per student to derive a net capital cost per student.

Figure 15. Credit for 2019 Bond Referendum

Year	Principal Payment	Residential 35.1%	Total Enrollment	Payment per Pupil
2020	$1,017,825	$357,257	21,387	$17
2021	$1,043,271	$366,188	21,530	$17
2022	$1,069,353	$375,343	21,769	$17
2023	$1,096,087	$384,726	21,698	$18
2024	$1,123,489	$394,345	21,902	$18
2025	$1,151,576	$404,203	22,113	$18
2026	$1,180,365	$414,308	22,330	$19
2027	$1,209,874	$424,666	22,553	$19
2028	$1,240,121	$435,283	22,784	$19
2029	$1,271,124	$446,165	23,021	$19
2030	$1,302,902	$457,319	23,251	$20
2031	$1,335,475	$468,752	23,483	$20
2032	$1,368,862	$480,471	23,718	$20
2033	$1,403,083	$492,482	23,955	$21
2034	$1,438,161	$504,794	24,195	$21
2035	$1,474,115	$517,414	24,437	$21
2036	$1,510,967	$530,350	24,681	$21
2037	$1,548,742	$543,608	24,928	$22
2038	$1,587,460	$557,199	25,177	$22
2039	$1,627,147	$571,128	25,429	$22
Total	$26,000,000	$9,126,000		$391
			Discount Rate	2.50%
			Total Credit per Pupil	**$301**

Source: TischlerBise estimated payment schedule

School Development Impact Fee Input Variables

Factors used to derive the Beaufort County School District's school development impact fees are summarized in Figure 16. Development impact fees for schools are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level of service standards are based on current costs per student for school buildings, school land, and school buses, as described in the previous sections and summarized below.

The gross capital cost per student is the sum of the cost per student for each component. For example, for the elementary school portion, the calculation is as follows: *$35,397 [building construction] + $2,950 [land] + $280 [buses] = $38,627 gross capital cost per student.*

The net local capital cost per student is the sum of the gross capital cost per student and the recommended credits. Continuing with the elementary school example, the calculation is as follows: *$38,627 [gross capital cost per student] - $4,053 [credit for future payments on existing debt service principal] - $301 [credit for future payments on 2019 bond referendum] = $34,273 net local capital cost per student*. The same approach is followed for middle schools and high schools.

Figure 16. School Development Impact Fee Input Variables

Student Generation Rates [1]	School Level			
Housing Type	*Elementary (K-5)*	*Middle (6-8)*	*High (9-12)*	*Total*
Single Family	0.106	0.056	0.074	0.236
Multifamily	0.069	0.023	0.026	0.117

Current Level of Service Standards			
	Elementary	*Middle*	*High*
School Floor Area per Student (sq. ft.)	117.99	135.45	154.98
School Cost per Sq. Ft. [2]	$300	$300	$300
School Construction Cost per Student	**$35,397**	**$40,635**	**$46,494**
School Land per Student (acres)	0.0295	0.0303	0.071
Land Cost per Acre [2]	$100,000	$100,000	$100,000
Land Cost per Student	**$2,950**	**$3,030**	**$7,100**
District Owned Buses per Student	0.0028	0.0028	0.0028
Cost per School Bus [2]	$100,000	$100,000	$100,000
School Bus Cost per Student	**$280**	**$280**	**$280**
Total Gross Capital Cost per Student	**$38,627**	**$43,945**	**$53,874**
Credit for Existing Debt per Student	$4,053	$4,053	$4,053
Credit fof 2019 Bond per Student	$301	$301	$301
Total Net Local Capital Cost Per Student	**$34,273**	**$39,591**	**$49,520**

[1] Source: US Census Bureau, 5-Year 2017 American Community Survey PUMS data for South Carolina PUMA 01400; TischlerBise analysis
[2] Source: Beaufort County School District

Maximum Supportable School Development Impact Fees

Figure 17 shows the schedule of maximum supportable development impact fees for the South of the Broad Service Area. The development impact fees are calculated by multiplying the student generation rate for each housing type (shown in Figure 3) by the net capital cost per student for each type of school. Each component is then added together to derive the total school development impact fee.

For example, for a single family unit, the elementary school portion of the development impact fee is calculated by multiplying the student generation rate of .106 by the net local capital cost per elementary student of $34,273, which results in a fee of $3,635 per single family unit. This is repeated for the other school levels. Totals for the three school levels of the development impact fee are added together to calculate the total fee per single family unit of $9,535 ($3,635 + $2,229 + $3,671 = $9,535). This is repeated for the multifamily housing types.

Figure 17. Maximum Supportable School Development Impact Fees – South of the Broad Service Area

Maximum Supportable School Impact Fee				
Housing Type	*Elementary (K-5)*	*Middle (6-8)*	*High (9-12)*	**Maximum Supportable Fee**
Single Family	$3,635	$2,229	$3,671	**$9,535**
Multifamily	$2,350	$891	$1,267	**$4,508**

PROJECTED REVENUE FROM MAXIMUM SUPPORTABLE DEVELOPMENT IMPACT FEE

Over the next ten years, there are 10,929 housing units are projected in the South Service Area. Estimated revenue is projected by applying the fee amounts to the projected housing growth. For example, single family development generates $75.3 million ($9,535 x 7,898 housing units = $75,304,749). In total, the development impact fee is estimated to generated $89 million.

Figure 18. Projected Revenue from Maximum Supportable Development Impact Fee

Projected Development Impact Fee Revenue

		Single Family $9,535 per unit	Multifamily $4,508 per unit
Year		**Housing Units**	**Housing Units**
Base	2019	44,852	15,253
Year 1	2020	45,642	15,555
Year 2	2021	46,431	15,858
Year 3	2022	47,221	16,160
Year 4	2023	48,009	16,464
Year 5	2024	48,798	16,767
Year 6	2025	49,588	17,069
Year 7	2026	50,377	17,372
Year 8	2027	51,166	17,675
Year 9	2028	51,955	17,978
Year 10	2029	52,750	18,283
Ten-Year Increase		7,898	3,031
Projected Revenue		$75,304,749	$13,662,761
	Projected Revenue =>		**$88,967,511**

CAPITAL IMPROVEMENT PLAN

PLANNED CAPACITY PROJECTS

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

> *"a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan."*

Figure 19 lists the capacity-related projects the Beaufort County School District has planned for the next ten years in the South of the Broad Service Area. Along with school expansion projects, there are several new schools listed in the Capital Improvement Plan to accommodate future growth. The projects total $164 million.

Figure 19. South of the Broad Beaufort County School District Planned Capacity Projects

Project Description	Location	Service Area	Year	Amount
Nine Mobile Classrooms	District Level	Districtwide	2020	$1,378,125
Thirteen Mobile Classrooms	District Level	Districtwide	2021	$2,257,369
Classroom Wing Addition	River Ridge Academy	South	2021	$3,818,715
CATE Building	Bluffton HS	South	2022	$5,445,392
Land Purchase for Future School Site	District Level	Districtwide - anticipated in South	2022	$8,103,375
New Wing Addition	May River HS	South	2022	$15,327,534
Four Classrooms	River Ridge Academy	South	2022	$2,686,269
New School (PK-8)	District Level	Districtwide - anticipated in South	2023	$53,800,600
New School Classroom Addition	District Level	Districtwide - anticipated in South	2025	$16,459,568
New School or School Expansion (PK-8)	District Level	Districtwide - anticipated in South	2026	$50,197,103
Additional Classrooms	Hilton Head HS	South	2026	$4,127,503
			Total	**$163,601,553**

Source: Beaufort County School District 10-Year Capital Improvement Plan

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

In accordance with the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Title 6, Article 9, Chapter 1), this appendix estimates the effects of imposing the proposed school development impact fee on the affordability of housing in the Beaufort County School District. The analysis will examine the current household income and housing expenses that burden an average household in the **South of the Broad Service Area**. Next, the maximum school development impact fee will be included in the cost burden analysis to identify the effect the proposed school impact fee will have on affordable housing in the service area.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

Affordable housing is defined in the South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80% of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household's whose income does not exceed 80% of the median income. Therefore, the analysis uses the US Housing and Urban Development's (HUD) criteria that housing costs should be 30% or less of a household's income. The cost of housing is "moderately burdensome" if its cost burden is over 30% and "severely burdensome" if the ratio is over 50%.

MAXIMUM SUPPORTABLE SCHOOL DEVELOPMENT IMPACT FEE

The school impact fees found in Figure 20 are new development's fair share of the cost to provide additional school capacity in the Beaufort County School District. The District may recommend, and Beaufort County may adopt on the District's behalf fees that are less than the amounts shown. However, a reduction in impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the impact fee on affordable housing in the Beaufort County School District (i.e. the maximum supportable impact fee amount). If the County Council were to choose a lower impact fee amount, the results presented in this report would improve.

Figure 20. Maximum Supportable School Development Impact Fee – South of the Broad Service Area

Maximum Supportable School Impact Fee				
Housing Type	*Elementary (K-5)*	*Middle (6-8)*	*High (9-12)*	**Maximum Supportable Fee**
Single Family	$3,635	$2,229	$3,671	**$9,535**
Multifamily	$2,350	$891	$1,267	**$4,508**

HOUSING STOCK

Listed in Figure 21, there are a total of 62,583 housing units in the South of the Broad Service Area. Of the total, 66 percent are occupied by permanent residents. Additionally, there are 31,806 owner-occupied households and 9,581 renter-occupied households. The majority (82 percent) of the housing in the service area is single family units.

Figure 21. Housing Stock Characteristics – South of the Broad

Units in Structure	Owner-Occupied		Renter-Occupied		Renter & Owner Combined				
	Persons	Hsehlds	Persons	Hsehlds	Persons	Hsehlds	Hsg Units	PPHH	PPHU
Single family [1]	68,284	29,554	14,395	4,270	82,679	33,824	44,748	2.44	1.85
2 to 4	917	502	2,333	905	3,250	1,407	2,539	2.31	1.28
5 or more	2,981	1,750	10,370	4,406	13,351	6,156	15,296	2.17	0.87
Total	**72,182**	**31,806**	**27,098**	**9,581**	**99,280**	**41,387**	**62,583**	**2.40**	**1.59**

Vacant HU	21,196
Occupancy Rate	66%

Summary by Type of Housing	Totals						
	Persons	Hsehlds	Hsg Units	PPHH	PPHU	Hhld Mix	Hsg Mix
Single Family [1]	82,679	33,824	44,748	2.44	1.85	82%	72%
Multifamily [2]	16,601	7,563	17,835	2.20	0.93	18%	28%
Total	**99,280**	**41,387**	**62,583**	**2.40**	**1.59**	**100%**	**100%**

[1] Includes attached and detached single family homes and mobile homes

[2] Includes all other types

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

HOUSEHOLD INCOME

The purchasing power of southern residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the US Census Bureau American Community Survey, in 2018 the median annual household income for owner-occupied household in the South Service Area was $80,527. By using the US Bureau of Labor Statistics' CPI Calculator, the current household income is estimated at $81,934. The annual income for a household making 80 percent of the area's median is $65,547, or $5,462 per month. This is done for renter-occupied households as well.

Figure 22. Median Household Income – South of the Broad

Tenure	Median Annual Hsehold Income (2018)	Median Annual Hsehold Income (2020)	Household Income Factor	80% of Median Annual Income	Monthly Income
Owner-occupied	$80,527	$81,934	80%	$65,547	**$5,462**
Renter-occupied	$49,220	$50,080	80%	$40,064	**$3,339**

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics CPI Calculator

Note: American Community Survey data represents information as of June, 2018. CPI calculator calculates median income to March, 2020 dollars.

COST OF HOMEOWNERSHIP

The analysis uses seven categories to calculate the baseline cost of homeownership in the South Service Area: purchase price; mortgage payment; property tax; solid waste collection fee; water, sewer and electric utilities; telephone, cable and internet utilities; and homeowners insurance.

Furthermore, monthly household costs vary across the service area. To address this variation, when possible the analysis applies an average. The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the South Service Area in 2018 was $364,583 (US Census Bureau, 2014-2018 American Community Survey 5-Year Estimates). With the US Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be $370,956.

There are several different impact fees that exist in the South of the Broad Service Area. The average impact fee for Beaufort County, municipalities, and fire districts is estimated at $4,124. Taking a conservative approach, the full impact fee amount is added to the purchasing price, resulting in the purchasing price increasing to $375,080.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principle and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price ($375,080 x 20% = $75,016). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price ($375,080 - $75,016 = $300,064). An interest rate of 3.22 percent is assumed for the home purchase based on a survey of competitive interest rates in Beaufort County (www.bankrate.com). The monthly mortgage payment is $1,301.

Property Tax

To calculate annual property tax, homes in Beaufort County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Depending on their location, residents are subject to a property tax for municipal services, school services, and fire services. The average total millage rate is 0.133. Assumed in the analysis, annual property tax for the average valued home is $1,998 ($375,080 x 4% x 0.133 = $1,998).

Solid Waste Collection Fee

Portion of the South Service Area require a resident to either transport their garbage to a refuse site or hire a private company. For this analysis, a weekly pick-up service was researched online. The service was found to cost an average of $17 per month (May River Disposal).

Water, Sewer, and Electric Utilities

From the Beaufort – Jasper Water & Sewer Authority, an average household consumes 7,000 gallons of water a month. By combining the water usage with the Authority's water rate, a monthly charge for water of $33.60 is estimated.

On average, a household generates 7,000 gallons of wastewater per month. Based on the sewer rates, a household that generates the average amount of wastewater will be charged the maximum amount, $55 per month.

Additionally, for an average household that uses 1,000 kilowatts of electricity per month, Dominion Energy charges $127.13.

As a result, the average monthly bill for these utilities is $216.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Beaufort County. From their website, the three services costs $90 per month.

Homeowner's Insurance

Homeowner's insurance provides protection for the home and is generally required when a home has a mortgage. The average cost for homeowner's insurance in Beaufort County is estimated to be $800 per year (www.insurance.com).

Total Monthly Homeownership Cost

By compiling the month obligations, it is estimated that the monthly cost for homeownership is $1,857. At the end of this chapter the monthly costs are listed in Figure 25.

Cost of Renting

The cost of renting a home in the South of the Broad Service Area is estimated with data provided by the US Census Bureau. In 2018, the median gross rent (including all utilities and rental insurance) is estimated to be $1,298. With the US Bureau of Labor Statistics' CPI Calculator, the current cost of renting is estimated to be $1,320.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. An analysis was conducted for residents that purchase a home and residents that rent a home. A cost burden ratio of 30 percent is used as the threshold to determine housing affordability in the South Service Area.

Scenario 1: Baseline Conditions

Figure 23 summarizes the cost burden analysis for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included. Based on the results,

owner-occupied and renter-occupied housing costs are above the limit considered for affordability for households whose income is 80 percent of the County's median income.

Figure 23. Scenario 1: Cost Burden Analysis without Maximum Supportable Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	$5,462	$1,857	**34.0%**
Renter-Occupied	$3,339	$1,330	**39.8%**

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Indicated in Figure 21, owner-occupied housing units are predominately single family units and renter-occupied housings is mixed between the three categories (single family, 2 to 4 units, and 5 or more). Since the development impact fee is calculated by housing type, the owner-occupied housing unit will be assessed the fee a single family unit ($9,535) and the renter-occupied housing unit will be assessed the fee a multifamily unit ($3,431).

The analysis takes a conservative approach and assumes the purchase price of the median home is raised by the development impact fee. This ultimately increases the household's mortgage payment and property tax, see Figure 25. For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped over 30 years by the landlord through an increase in monthly rent.

Listed in Figure 24, the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The cost burden for owner-occupied housing increases by 0.7 percentage points, while the increase in costs for renter-occupied housing increases the burden by 0.3 percent points.

Figure 24. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee

Occupancy	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	$5,462	$1,894	**34.7%**
Renter-Occupied	$3,339	$1,339	**40.1%**

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To calculate the effect, a household that earns 80 percent of the median income should have a cost burden ratio of 30 percent or less for housing. **This analysis has concluded that the maximum supportable development impact fee results in a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burden is unaffected.** As noted, this analysis takes a conservative approach and assumes that the development impact fees are absorbed entirely by the home occupants. If the County Council were to choose a lower development impact fee amount, the results presented in this report would improve.

Figure 25. Cost of Homeownership – South of the Broad

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	**Scenario 2 Baseline Condition + Impact Fee**
Purchase Price	$375,080	$384,615
Down Payment	$75,016	$76,923
Loan Amount	$300,064	$307,692
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	3.22%	3.22%
Monthly Interest Rate	0.27%	0.27%
Monthly Payment	$1,301	$1,334
Property Tax - County (per month)	$78	$80
Property Tax - City (per month)	$26	$26
Property Tax - School Debt (per month)	$40	$41
Property Tax - Fire (per month)	$23	$23
Solid Waste Collection Fee	$17	$17
Water, Sewer, Electric Utilities	$216	$216
Telephone, Cable, Internet Utilities	$90	$90
Homeowners Insurance	$67	$67
Monthly Cost	**$1,857**	**$1,894**

APPENDIX B: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Beaufort County will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units).

Single Family:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
4. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 210

Multifamily:

1. 2+ units (duplexes and apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.
3. Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 220, 221, 222

NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction within Beaufort County. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, hotels, and motels.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 820, 815, 823, 850, 875, 880

Office/Service: Establishments providing management, administrative, professional, or business services; By way of example, *Office/Service* includes banks, business offices, headquarter buildings, business parks, and research and development centers.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 710, 712, 714, 720, 750, 770

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 110, 130, 150, 154, 160, 170

Institutional: Establishments providing management, administrative, professional, or business services; By way of example, *Institutional* includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings, and prisons.

- Examples of respective land use codes in the Institute of Transportation Engineers Trip Generation Manual, 2017: 520, 560, 565, 575, 580, 590

APPENDIX C: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

https://www.scstatehouse.gov/code/title6.php

March 22, 2019

CHAPTER 1

General Provisions

ARTICLE 9

Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

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

(5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.

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

(7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.

(8) "Development impact fee" or "impact fee" means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

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

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

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

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

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

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

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of

this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by

dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be

considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

(1) a purpose other than system improvement costs to create additional improvements to serve new growth;

(2) a category of system improvements other than that for which they were collected; or

(3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

(1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or

(2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

(1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;

(2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;

(3) withholding of utility services until the development impact fee is paid; and

(4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

(1) have a capital improvements plan before imposition of the development impact fee; and

(2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and

(3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

TOWN COUNCIL

STAFF REPORT
Department of Growth Management

MEETING DATE:	May 11, 2021
PROJECT:	Consideration of an Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Purpose of Imposition and Collection, at the Time of Issuance of a Building Permit, of School Development Impact Fees on all New Residential Development within The Town
PROJECT MANAGER:	Heather Colin, AICP Director of Growth Management

REQUEST: Approval of an Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Purpose of Imposition and Collection, at the Time of Issuance of a Building Permit, of School Development Impact Fees on all New Residential Development within The Town.

BACKGROUND: Intergovernmental agreements are necessary to ensure fee revenue matches capital costs from future growth. The purpose of the proposed agreement, (Attachment 1) is to provide for the following between the Town of Bluffton and Beaufort County:

(1) The imposition and collection, at the time of issuance of a building permit, of school development impact fees on all new residential development within the Town;

(2) The transfer of the school development impact fees from the Town to the County, and then the transfer of the fees from the County to the School Board; and

(3) If fees are not spent by the School Board within the time limits established by state law and the impact fee procedures in Section 82-21 et seq. of the Beaufort County Code, the return of fees collected by the Town so they can be refunded to the appropriate feepayers.

Tischler Bise has provided a school impact fee analysis (Attachment 2), which includes the components of the school impact fee which are all incremental and include:

- School Construction
- School Land
- School Buses

On August 10, 2020 Beaufort County Council approved first reading by title only of the proposed School Impact Fee Ordinance which provides for the applicable fees of $9,535 per single family dwelling unit and $4,508 per multi-family dwelling unit for Southern Beaufort County. Prior to second reading, the intergovernmental agreements between municipalities and the County must be approved. Once approved, Beaufort County will proceed to second and third reading which will include the final fees and effective date.

NEXT STEPS: The Town approved agreement will be forwarded to Beaufort County Council for their consideration and approval. Once all of the municipalities within Beaufort County have approved the intergovernmental agreement concerning the administration of school impact fees, Beaufort County will proceed with second and third readings of the School Impact Fee Ordinance.

ATTACHMENTS:

1. Draft Intergovernmental Agreement between Beaufort County and the Town of Bluffton for the Implementation of School Development Impact Fees;

2. TischlerBise School Impact Fee Study and Capital Improvement Plan Dated July 18, 2020; and

3. Proposed Motion.

TOWN COUNCIL

STAFF REPORT
Department of Engineering

MEETING DATE:	May 11, 2021
PROJECT:	Resolution Authorizing the Purchase of a Drainage Easement Over a Portion of Real Property Located within Stock Farm Subdivision, TMS No. R610-039-000-1530-0000, from Abigail Jean LLC, for an Amount Not to Exceed $9,333.50; and, Authorizing the Execution and Recordation of the Drainage Easement and Associated Documents
PROJECT MANAGER:	Bryan McIlwee, P.E.; Director of Engineering; E. Richardson LaBruce, Esq.; Finger, Melnick, Brooks & LaBruce, P.A.

REQUEST: Town Council adopt the attached Resolution authorizing the purchase of a drainage easement over a portion of **5766 Guilford Place** in Stock Farm Development Subdivision for the maximum purchase price of $9,333.50 payable to Abigail Jean LLC.

BACKGROUND: After the completion of the May River Streetscape project, stormwater began collecting at the intersection of May River Road and Stock Farm Road. To address, the Town's contractor installed a concrete flume to direct water out of the intersection and onto 5766 Guilford Place in Stock Farm subdivision (the "Property"). An easement for the installation of this flume was never obtained, nor was it contemplated in the Project's final plans.

Thereafter, the owner of the Property began removing dirt from the Property in anticipation of the construction of the Edward Jones building. During this removal, the natural drainage patterns on the Property were redirected so that water began collecting on the center of the Property. A drainage line was constructed to reroute the runoff. The drainage line commences at the concrete flume and runs across the front of the Property ultimately terminating on the eastern boundary of the Property, which it shares with the Town-owned May River Road Pocket Park (R610-039-000-1539-0000). The owner of the Property, Abigail Jean LLC, has requested that the Town pay to it an amount not to exceed $9,333.50 as consideration for the easement and other costs incurred by the Owner.

In accordance with Section 5-7-40 of the South Carolina Code of Laws, 1976, as amended, and Section 2-13 of the Bluffton Code of Ordinances, the Town may acquire real property by resolution of the Town Council adopted at a public meeting.

ANALYSIS: Although not originally contemplated as part Phase II of the May River Road Streetscape project, the acquisition of the drainage easement is needed to remove runoff from the intersection of Stock Farm Road and May River Road. Further, the drainage

infrastructure has already been constructed within the proposed easement area and the acquisition of the easement interests preserves the Town's investment therein.

For these reasons, Town Staff recommends Town Council purchase the easement interests and authorize the Town Manager and Town Staff to take such actions as are necessary to complete the execution of the Drainage Easement.

NEXT STEPS: The following are the next steps:

1. Execution of Drainage Easement.
2. Payment / Recordation.

ATTACHMENTS:

1. Site Map
2. Proposed Resolution (with attachments).
3. Draft Drainage Easement

RESOLUTION

A RESOLUTION AUTHORIZING THE PURCHASE OF A DRAINAGE EASEMENT OVER A PORTION OF REAL PROPERTY LOCATED WITHIN STOCK FARM SUBDIVISION, TMS NO. R610-039-000-1530-0000, FROM ABIGAIL JEAN LLC, FOR AN AMOUNT NOT TO EXCEED $9,333.50; AND, AUTHORIZING THE EXECUTION AND RECORDATION OF THE DRAINAGE EASEMENT AND ASSOCIATED DOCUMENTS

WHEREAS, ABIGAIL JEAN LLC, a South Carolina limited liability company (the ***"Grantor***") is the record owner of certain real property located in the Town of Bluffton, South Carolina, commonly known as **5766 Guilford Place**, (the "***Property***") and which real property is more specifically described as:

> ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, shown and described as "LOT 6" of Stock Farm Development Subdivision, as shown and described on that certain plat entitled, "*A Subdivision Plat of 21.46 Acres, Stock Farm Development Subdivision*," prepared by Ward Edwards, Inc., David Lee Jachens, S.C.R.L.S. No. 26600, dated April 30, 2008, and recorded July 21, 2008, in Plat Book 125 at Page 176 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description of the metes, bounds, courses and distances of said parcels, reference to said plat of record is craved.
>
> THIS being the same property conveyed to Grantor by deed of Mayberry Holdings, LLC, dated March 19, 2019 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on March 22, 2019, in Record Book 3746 at Page 192.
>
> Tax Map No. R610-039-000-1530-0000

WHEREAS, the Town of Bluffton (the "***Town***") needs to acquire easement rights over a portion of the Property for the purposes of directing stormwater runoff away from the intersection of Stock Farm Road and May River Road in furtherance of Phase II of the May River Streetscape project, which provided street frontage improvements, including curb, gutter, sidewalk, landscaping and lighting, to May River Road, a public thoroughfare to which the Property abuts (herein, the "***Project***"); and,

WHEREAS, the Grantor has agreed to sell the requisite drainage easement to the Town for an amount not to exceed NINE THOUSAND, THREE HUNDRED THIRTY-THREE AND 50/100 ($9,333.50) DOLLARS (the "***Maximum Purchase Price***"); and,

WHEREAS, the Town desires to accept the donations of the easement interests over the Property, and Town Council has determined that it is in the public interest for the Town to accept the donations and conveyances of the easement interests over the Property; and,

WHEREAS, Town Council desires to authorize the Town Manager (or the Interim Town Manager in his/her absence) to execute such documents and to expend such funds as are necessary to complete the donation and conveyance of the easement interests over the Property to the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLUFFTON, SOUTH CAROLINA, AS FOLLOWS:

1. The Town Council hereby authorizes the purchase of the drainage easement interests over the Property from the Grantor for the Maximum Purchase Price for any valid public purpose and does hereby approve of and authorizes the execution of the Drainage Easement Agreement between the Town and the Grantor, in substantially the same form as that which is attached hereto as Exhibit "**1**" (the "***Easement***").

2. The Mayor, Town Manager (or his/her designee), and Town Clerk are each hereby authorized to execute any and all documents necessary to effect the purchase and conveyance of the Easement, including, without limitation, the acceptance and recordation of the above-referenced Easement with the Office of the Register of Deeds for Beaufort County, South Carolina. The Town Manager is hereby authorized to pay such reasonable costs of the transaction as may be necessary and pay in true consideration to the Grantor an amount not to exceed the Maximum Purchase Price.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION.

SIGNED, SEALED AND DELIVERED AS OF THIS _____ DAY OF _____, 2021.

_____
Lisa Sulka, Mayor, Town of Bluffton, South Carolina

ATTEST:

_____
Kimberly Chapman, Town Clerk, Town of Bluffton, South Carolina

EXHIBIT "1"
(The Drainage Easement Agreement)

Prepared By and Without Benefit of Title Examination:
FINGER, MELNICK, BROOKS & LABRUCE, P.A.
Post Office Box 24005
Hilton Head Island, South Carolina 29925
(843) 681-7000
Attn: E. Richardson LaBruce

STATE OF SOUTH CAROLINA	)	DRAINAGE EASEMENT AGREEMENT
	)	TMS# R610-039-000-1530-0000
COUNTY OF BEAUFORT	)	

THIS DRAINAGE EASEMENT AGREEMENT is made and entered into on this ___ day of _____, 2021, (the "***Effective Date***") by and between ABIGAIL JEAN LLC, a South Carolina limited liability company (the ***"Grantor"***) and THE TOWN OF BLUFFTON, a South Carolina municipal corporation of 20 Bridge Street, Bluffton, South Carolina 29910 (the "***Town***" or the "***Grantee***").

WITNESSETH

WHEREAS, the Grantor affirms, acknowledges and represents that Grantor is the record owner of a parcel of real property located in the Town of Bluffton, South Carolina, commonly known as **5766 Guilford Place**, (the "***Property***") which real property is more specifically described as:

> ALL that certain piece, parcel or lot of land situate, lying and being in Bluffton Township, Beaufort County, South Carolina, shown and described as "LOT 6" of Stock Farm Development Subdivision, as shown and described on that certain plat entitled, "*A Subdivision Plat of 21.46 Acres, Stock Farm Development Subdivision*," prepared by Ward Edwards, Inc., David Lee Jachens, S.C.R.L.S. No. 26600, dated April 30, 2008, and recorded July 21, 2008, in Plat Book 125 at Page 176 in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description of the metes, bounds, courses and distances of said parcels, reference to said plat of record is craved.
>
> THIS being the same property conveyed to Grantor by deed of Isabella Marie, LLC, dated March 3, 2021 and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, on March 11, 2021, in Record Book 3982 at Page 2875.
>
> Tax Map No. R610-039-000-1530-0000

WHEREAS, the Town is a municipal corporation vested with the power of eminent domain that sought to acquire a portion of the Property for a public purpose, the completion of Phase II of the May River Streetscape, which will provide street frontage improvements, including curb, gutter, sidewalk, landscaping and lighting, to May River Road, a public thoroughfare to which the Property abuts (herein, the "***Project***"); and,

WHEREAS, the Property abuts one of the public thoroughfares to be improved by the Project; and,

WHEREAS, in order to proceed with the Project, the Town will need to acquire from the Grantor a permanent easement interest in, over, under, and upon a 0.02 acre portion of the Property as more specifically described and identified as that "DRAINAGE EASEMENT" for "PARCEL 35" on **EXHIBIT "A"** hereto (the "***Easement Area***"); and,

WHEREAS, the Grantor desires to show its support for the Project by conveying and selling the easement to the Grantee, as more fully set forth herein; and,

WHEREAS, the Parties desire to execute this Agreement to clarify and/or set forth the scope of the easement granted to the Grantee.

AGREEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, subject to the terms and conditions set forth herein, Grantor, for **NINE THOUSAND, THREE HUNDRED THIRTY-THREE AND 50/100 ($9,333.50) DOLLARS** and no other consideration, the receipt and sufficiency of which are hereby acknowledged, hereby declares, grants, bargains, sells, aligns, conveys, imposes and confirms unto the Grantee, its successors, successors-in-title and assigns, and Grantee's contractors, tenants, invitees, customers, agents, and employees such non-exclusive, perpetual, commercial, and transmissible easements and rights-of-way, over, under, across, through, and upon the Easement Area, for the benefit of the Grantee, individually and collectively, for the following public purposes and as more fully set forth herein, *to wit*:

1. **Incorporation of Recitals.** The above recitals are hereby incorporated herein as if restated fully and are hereby made an integral part hereof so that their contents are a substantive part of this Agreement.

2. **Just Compensation**. Grantor desires and agrees to sell and convey the Easement to Grantee for charitable or public uses and purposes and for consideration of **NINE THOUSAND, THREE HUNDRED THIRTY-THREE AND 50/100 ($9,333.50) DOLLARS**. Further, Grantor acknowledges that Grantor has been fully informed of Grantor's right to receive just compensation for the Easement, pursuant to the United States Constitution, the South Carolina Constitution and the South Carolina Eminent Domain Act (S.C. Code Ann. § 28-2-370). Grantor does acknowledge and agrees that Grantor willingly and voluntarily acknowledges that the consideration reflected herein was the result of fair negotiations between the parties and reflects just compensation for the easements granted to the Town herein.

3. **Permanent Drainage Easement**. Subject to all matters of record applicable to the Property, Grantor hereby grants and conveys to the Grantee, its contractors, agents and employees, a non-exclusive, perpetual, irrevocable easement to construct, operate and maintain certain drainage improvements, including but not limited the right, privilege and authority, from time to time, to enter upon, construct, extend, inspect, operate, replace, relocate, repair, and perpetually maintain upon, over, along, across, through, and under the Easement Area, various drains, embankments, ditches, culverts, pipes and any other improvements used or useful in the collection, conveyance, testing and drainage of surface and storm water runoff (herein, the "***Drainage Improvements***"), together with the right of ingress, egress, and access to and from and across and upon lands of Grantor as may be necessary or convenient for the purposes connected therewith. Together with the right, from time to time, to install any Drainage Improvements in the Easement Area, with the right from time to time, to trim, cut or remove trees, underbrush and other obstructions that are over, under, or through the Easement Area and impact the Drainage Improvements; provided however, any damage to the Property (other than that caused by trimming, cutting or removing) caused by the Grantee in maintaining or repairing said Drainage Improvements shall be borne by Grantee. The Grantor further grants to the Grantee, a perpetual, non-exclusive easement for the purpose of draining surface and storm water runoff through the Easement Area, and the Drainage Improvements built pursuant to this

grant of easement. The Grantee and its contractors, agents and employees (collectively and together with Grantee, the "***Grantee Parties***") shall operate upon and within the Easement Area in a safe and workmanlike manner, in accordance with generally accepted construction practices in the State of South Carolina, in accordance with all applicable federal, State and local laws and regulations, and in compliance with all requisite permits. Additionally, in no event shall any of the Grantee Parties materially interfere with vehicular and/or pedestrian access to and from the Property and the public thoroughfare abutting thereto and/or the business operations being conducted on the Property or otherwise utilize any Property outside of the Easement Area except as otherwise permitted hereunder or as reasonably necessary to achieve the purposes of this easement.

4. **Town Council Approval**. Notwithstanding anything in this Easement Agreement to the contrary, pursuant to Section 5-7-260 of the South Carolina Code of Laws, 1976, as amended, and Sections 2-13 and 2-19 of the Code of Ordinances for the Town of Bluffton, South Carolina, the Grantor acknowledges and agrees that the Town, as a South Carolina municipal corporation, may only acquire interests in real property through the adoption of a written resolution of the Bluffton Town Council at a duly held public meeting of Town Council.

5. **Modifications**. The terms of this Agreement may not be changed, modified, waived, discharged or terminated orally, but only by an instrument in writing, signed by each party.

6. **Construction of Agreement**. Each party acknowledges that it has participated in the negotiation and drafting of this Agreement. No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party hereto or thereto by any court by reason of such party having or being deemed to have structured, dictated, or drafted any provision in the Agreement.

7. **Successors and Assigns**. All provisions of this Agreement shall run with the land and bind and inure to the benefit of each party and each party's respective heirs, executors, legal representatives, successors, successors in title and assigns. The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors, and assigns, as the case may be.

8. **Merger Provision**. This Agreement contains the entire agreement between the parties with respect to the issues set forth herein. All other discussions, proposals, agreements or offers are merged into this Agreement.

9. **Continuation of Other Easements**. Nothing within this Agreement shall be deemed to nor shall operate to extinguish any other easements held or possessed by the Grantee, either individually or collectively, on the Property.

10. **Acknowledgment**. The Town acknowledges and agrees that no new boundary or property lines are created by the Easement and therefore the setbacks and buffers, if any, required by applicable municipal zoning and development ordinances, including the Town's Unified Development Ordinance shall continue to extend through the Easement Area to the boundary line of the Property and adjacent right-of-ways. Further, that the grant of this easement and the Drainage Improvements in the Easement Area shall not serve to reduce any density available or existing on the Property prior to the date of this Agreement.

11. **Settlement and Release**. It is the express intent of Grantor, individually and collectively and on behalf of its successors, agents and assigns, to fully, completely and forever release the Town from any and all claims for damages related to the Town's acquisition of the easements within the Easement Area and any and all claims related to takings, trespass, intrusion, or any other cause of action related thereto or to the Project.

TO HAVE AND TO HOLD, subject to the conditions and limitations set forth above, all and singular, the rights, privileges and easements aforesaid unto the Grantee, its successors and assigns, forever.

GRANTOR HEREBY COVENANTS with the Grantee that Grantor is lawfully seized and possessed of the Property or, in the alternative, holds non-exclusive easement rights for the purposes of access, utilities and the like thereto, and that Grantor has good lawful right to convey the easement conveyed herein, or any part thereof, and that Grantor will forever warrant and forever defend the title thereto against the lawful claims of Grantor's successors, heirs and assigns.

[*Remainder of Page Intentionally Omitted. Signature Page(s) and Exhibit(s) to Follow*.]

WITNESS Grantor's Hand and Seal this ____ day of _____, 2021.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTOR(S):
ABIGAIL JEAN LLC, a South Carolina limited liability company

_____ _____(L.S.)
(Signature of First Witness) BY: _____
ITS: _____

_____
*(Signature of Second Witness **or** Notary Public)*

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I HEREBY CERTIFY that on this _____ day of_____, 2021, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, as _____ for ABIGAIL JEAN LLC, a South Carolina limited liability company, known or satisfactorily proven to be the person whose name is subscribed to the within instrument, who, on behalf of the company, acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

_____(SEAL)
(Signature of Notary Public)

Notary Printed Name:_____
Notary Public for South Carolina
My Commission Expires:_____

WITNESS Grantee's Hand and Seal this ____ day of _____, 2021.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

GRANTEE:
TOWN OF BLUFFTON, a South Carolina municipal corporation

_____ (L.S.)
(Signature of First Witness)
Name: SCOTT MARSHALL, ICMA-CM
Title: INTERIM TOWN MANAGER

_____
*(Signature of Second Witness **or** Notary Public)*

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I HEREBY CERTIFY that on this _____ day of_____, 2021, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared SCOTT MARSHALL as INTERIM TOWN MANAGER for the TOWN OF BLUFFTON, a South Carolina municipal corporation, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, who, on behalf of the corporation, acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

_____(SEAL)
(Signature of Notary Public)

Notary Printed Name:_____
Notary Public for South Carolina
My Commission Expires:_____
f:\client\b\bluffton\may river streetscape\drainage easements (2000)\isabella marie llc\drainage easement (erl.draft.1).docx

EXHIBIT "A"

EASEMENT AREA DEPICTION

AFFIDAVIT OF TRUE CONSIDERATION AND CLAIM FOR EXEMPTION FROM:

STATE RECORDING FEE - S.C. CODE OF LAWS SECTION 12-24-40;
APPLICABLE COUNTY & MUNICIPAL TRANSFER FEE ORDINANCES

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PERSONALLY appeared before the undersigned, who is duly sworn, deposes and says that the following is a true and correct statement concerning the CONSIDERATION for the conveyance set forth below, and concerning any EXEMPTION claimed under the laws of the State of South Carolina, County of Beaufort.

GRANTOR: ABIGAIL JEAN LLC

GRANTEE: THE TOWN OF BLUFFTON

GRANTEE MAILING ADDRESS: 20 BRIDGE STREET, BLUFFTON, SC 29910

DATE OF CONVEYANCE: _____

TRUE CONSIDERATION: $9,333.50

TAX DISTRICT/MAP/PARCEL NO: R610-039-000-1530-0000

STATE RECORDING FEE EXEMPTION: This transfer is exempt from the statutory Recording Fee required by the State of South Carolina in accordance with Section 12-24-40(2) transferring realty subject to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts.

TRANSFER FEE EXEMPTION (if applicable): This transfer is exempt – transferring realty to state government agency.

Signed: _____
Print Name: E. Richardson LaBruce
Capacity: FINGER, MELNICK, BROOKS & LABRUCE, P.A.
Attorney for Town

Sworn to and subscribed before me on
this _____ day of _____, _____.

_____
Notary Public of South Carolina
My commission expires:

****

ROD OFFICE USE ONLY

State Stamps Collected: $ _____ Recording Date: _____
Transfer Fee Collected: $ _____ Book: ___ Page: _____

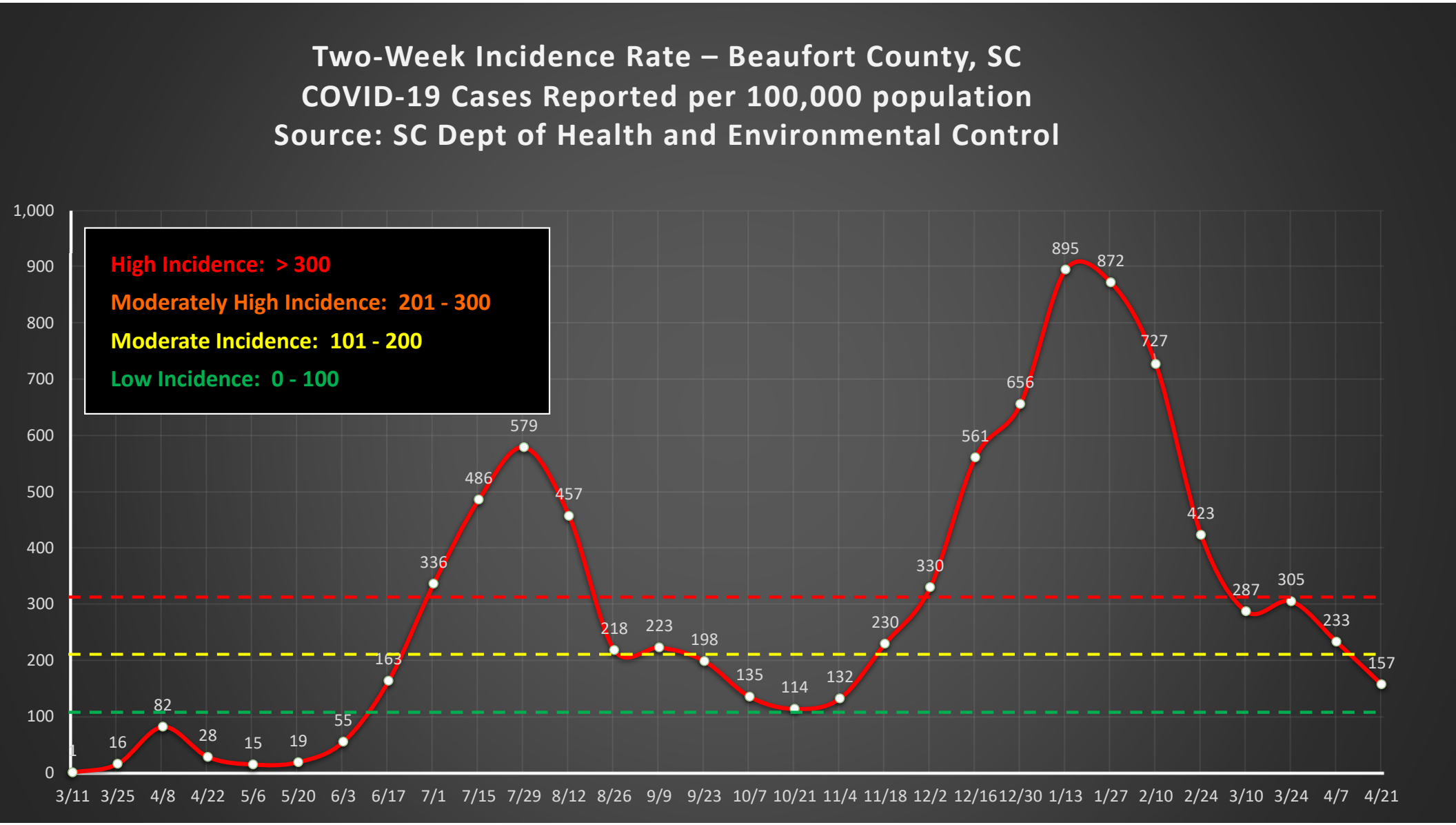
TOWN COUNCIL
STAFF REPORT
Emergency Management Office

MEETING DATE:	Tuesday May 11, 2021
ISSUE:	COVID-19 Update
PROJECT MANAGER:	Lee Levesque

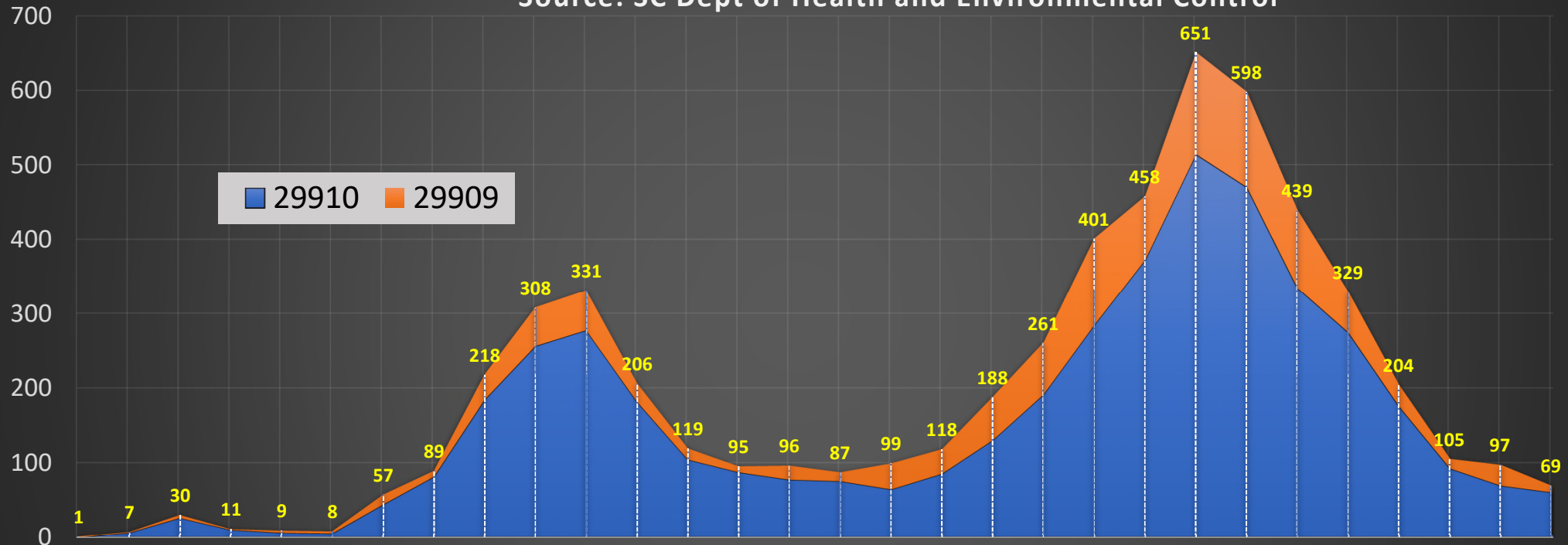
This report is provided to fulfill the request of Town Council to receive monthly updates regarding local COVID-19 infection rates. Attached are the charts with which you are already familiar from previous presentations.

The latest two-week reporting period available as of the drafting of this memo was for **the reporting period ending April 21, 2021**. On these charts, the following is depicted:

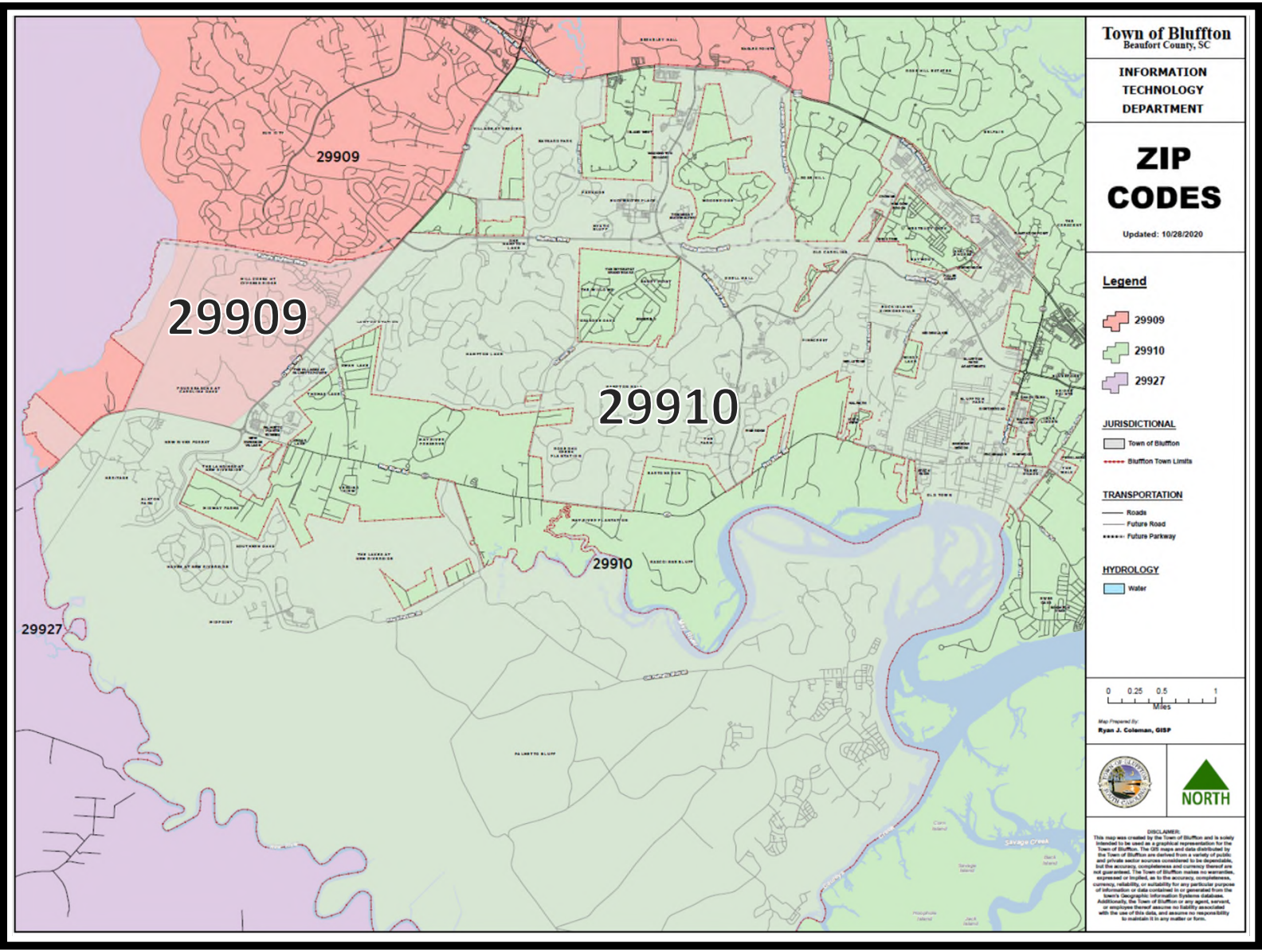
- Beaufort County Two-Week Incidence Rate
    - Cases Reported: 109.3 cases per 100,000 in population
    - Incidence Rate: Moderately Low
    - Change from Previous Reporting Period: 61.9% Decrease
- 29909 / 29910 Combined Cases Reported
    - Number of Cases Reported: 252
    - Change from Previous Reporting Period: 42.6% Decrease


Two-Week Incidence Rate – Beaufort County, SC
COVID-19 Cases Reported per 100,000 population
Source: SC Dept of Health and Environmental Control
High Incidence: > 300
Moderately High Incidence: 201 - 300
Moderate Incidence: 101 - 200
Low Incidence: 0 - 100
1,000
900
800
700
600
500
400
300
200
100
0
1
16
82
28
15
19
55
163
336
486
579
457
218
223
198
135
114
132
230
330
561
656
895
872
727
423
287
305
233
157
3/11 3/25 4/8 4/22 5/6 5/20 6/3 6/17 7/1 7/15 7/29 8/12 8/26 9/9 9/23 10/7 10/21 11/4 11/18 12/2 12/16 12/30 1/13 1/27 2/10 2/24 3/10 3/24 4/7 4/21

Number of COVID-19 Reported Cases per 2-Week Period
Bluffton Zip Codes 29909 and 29910
Source: SC Dept of Health and Environmental Control



	3/11	3/25	4/8	4/22	5/6	5/20	6/3	6/17	7/1	7/15	7/29	8/12	8/26	9/9	9/23	10/7	10/21	11/4	11/18	12/2	12/16	12/30	1/13	1/27	2/10	2/24	3/10	3/24	4/7	4/21
29909	1	1	4	1	3	3	13	8	34	52	54	25	15	8	19	12	35	33	58	70	117	86	137	128	105	55	29	13	28	9
29910	0	6	26	10	6	5	44	81	184	256	277	181	104	87	77	75	64	85	130	191	284	372	514	470	334	274	175	92	69	60
Total	1	7	30	11	9	8	57	89	218	308	331	206	119	95	96	87	99	118	188	261	401	458	651	598	439	329	204	105	97	69


29909
29910
29927
Town of Bluffton
Beaufort County, SC
INFORMATION TECHNOLOGY DEPARTMENT
ZIP CODES
Updated: 10/28/2020
Legend
29909
29910
29927
JURISDICTIONAL
Town of Bluffton
Bluffton Town Limits
TRANSPORTATION
Roads
Future Road
Future Parkway
HYDROLOGY
Water
0 0.25 0.5 1
Miles
Map Prepared By:
Ryan J. Coleman, GISP
NORTH
DISCLAIMER:
This map was created by the Town of Bluffton and is solely intended to be used as a graphical representation for the Town of Bluffton. The GIS maps and data distributed by the Town of Bluffton are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The Town of Bluffton makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the town's Geographic Information Systems database. Additionally, the Town of Bluffton or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.