



TOWN OF YEMASSEE PLANNING COMMISSION MEETING

Tuesday, September 5, 2023 - 3:00PM

Yemassee Municipal Complex, 101 Town Cir, Yemassee - Council Chambers

- I. **Call to Order**
- II. **Roll Call**
- III. **Public Comments**
 - a. Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Staff, and other members of the meeting. State your name and address for the record. Comments are limited to Two (2) Minutes.
- IV. **Old Business**
 - a. Approval of the August 1, 2023, Planning Commission Meeting Minutes
- V. **New Business**
 - a. **Richard & Michelle Hagan (Use Approval):** A request by Richard & Michelle Hagan for approval of permit issuance for a proposed freestanding Icehouse located at 281 U.S. Highway 17A, identified by Hampton County Tax Map Number 204-01-05-008, which is zoned Mixed Use, within the Highway Corridor Overlay District (HCOD), pursuant to the Town of Yemassee Zoning Ordinance.
 - b. **Riveted, LLC. Campground (Conditional Use Approval):** A request from Charlotte Reeves, on behalf of Riveted, LLC., for consideration of a Conditional Use Approval. The applicant is seeking to develop a boutique campground, which is a Conditional Use under the existing zoning. The property is located at 105 Le Creuset Rd, and further identified by Beaufort County TMS: R710 001 000 0037 0000.
 - c. **River Road Sewer Extension & Upgrades (Public Project Application):** A request by the Town of Yemassee, on behalf of the Lowcountry Regional Water System (LRWS), for approval of a Public Project Application. The applicant is seeking to install an alternative sewer system including individual grinder pumps and common force main to serve six (6) homes and one (1) industrial customer on River Road, in Beaufort County, the abandonment of existing septic tanks and the installation of two (2) Remote Terminal Units (RTU's) including radio equipment to allow two existing pump stations on Guess Drive to be monitored as part of the LRWS existing SCADA System. **(Application: A23-0051)**
- VI. **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 Yemassee policies.”

Colin J. Moore
Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Committee / Commission Agenda Item

Subject: Approval of the August 1, 2023, Planning Commission Meeting Minutes

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: Minutes of the August 1, 2023, Planning Commission Meeting Minutes

Recommended Action: If no additions, corrections, or modifications – request approval of minutes as presented.

Committee Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

Town of Yemassee
Planning Commission Meeting Minutes
August 1, 2023 / 3:00PM
Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363

Present: Ethel Denmark, Joe Riley, Sharon Mansell, and Adonis Riley

Absent: Jay Holloway

Staff Present: Matthew Garnes, Town Administrator

Media Present:

Call to Order:

The Town of Yemassee Planning Commission meeting was called to order at 3:04 PM by Chairman Adonis Riley.

Roll Call:

All the members were present.

Determination of Quorum:

Quorum satisfied.

No Public Comment

Old Business:

Chairman Riley ordered a brief recess at 3:07PM. The recess concluded at 3:11PM and the meeting resumed.

Chairman Riley read the draft minutes of the July 11, 2023, Planning Commission meeting minutes and asked if there were any questions or comments regarding the minutes as presented. Mr. Joe Riley made a motion to approve as presented, second by Ms. Sharon Mansell **All in favor, Motion Passed. Minutes approved.**

Chairman Riley read a request for a Zoning Map Amendment on SC-68 and Mr. Garnes then spoke on the request. The applicant Janak Patel on behalf of Shyam 2017, Inc. is seeking a Zoning Map Amendment from the current designation of Office Commercial District to Regional Commercial District to support the development of a shopping center anchored by a supermarket with outparcels along SC-68. Chairman Riley then opened a Public Hearing on the request at 3:17PM. The following individuals spoke on the application:

- Stephen Henson (17 Mixon St) – Mr. Henson generally opposes spot zoning however this request meets the wants of the general population and believes that the zoning of

Regional Commercial District would support the type of commercial that the Town sorely needs and because of that, Mr. Henson supports this Zoning Map Amendment.

Chairman Riley then closed the public hearing. Ms. Mansell made a motion to approve the Zoning Map Amendment Application and to forward the request to the Town Council for consideration. Second by Mr. Joe Riley. **All in favor, Motion Passed.**

New Business:

Chairman Riley read a request for a Zoning Map Amendment at 1177 Old Salkehatchie Hwy within Hampton County. Mr. Garnes spoke on the request and advised the applicants Gerry & Jeanette Moffett on behalf of their company 2724 Oaklawn, LLC, is seeking a Zoning Map Amendment from the current designation of General Residential (GR) to Mixed Use (MU) to support the opening of an event venue in the former New Life Ministries Church. Mr. Garnes advised that General Residential does not permit that type of operation and that there is Mixed Use parcels in the general vicinity. Mr. Garnes advised that when he receives an application, the Staff Review involves a thorough review of the permanent record of the parcel and any information that the Town and County have available. Part of this review included reviewing the Annexation Ordinance for this parcel and the petition received in 2018. On July 3, 2018, the Town Council approved second reading on an Annexation Ordinance for the property with a zoning designation of Mixed Use. Mr. Garnes advised that an apparent Staff error on transcribing the map depicting the property was marked as General Residential despite it being zoned Mixed Use per the recorded Annexation Ordinance with the Hampton County Clerk of Court. Mr. Garnes did not know how or when the error occurred but stated that when it was discovered he notified Chairman Riley and the applicants of his findings. Mr. Garnes advised that the property could not be re-zoned to a zoning designation it already has and asked the Commission to direct him to reimburse the applicant for the application fee. Ms. Mansell made the motion to reject the application as there are no legal grounds for rezoning and to refund the applicant the fee. Second by Ms. Denmark. **All in favor, Motion Passed.**

Mr. Garnes then presented a brief presentation of the new CivicGov platform and then discussed the current zoning near the Exit 38 interchange. Currently the properties are zoned Office Commercial however they should be zoned Regional Commercial District based on the current property uses.

Adjournment:

Chairman Riley asked for a motion to adjourn the meeting. Motion by Mr. Joe Riley. Second by Ms. Sharon Mansell. All in favor, the meeting was adjourned at 4:14PM.

Recommended Motion

(August 1, 2023, Planning Commission Meeting Minutes)

“I make the motion to.

- Approve***
- Approve w/ Additions***
- Approve w/ Corrections***

***The minutes of the August 1, 2023, Planning
Commission Meeting”***

Colin J. Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Committee / Commission Agenda Item

Subject: A request by Richard & Michelle Hagan for approval of permit issuance for a proposed freestanding Icehouse located at 281 U.S. Highway 17A, identified by Hampton County Tax Map Number 204-01-05-008, which is zoned Mixed Use, within the Highway Corridor Overlay District (HCOD), pursuant to the Town of Yemassee Zoning Ordinance.

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

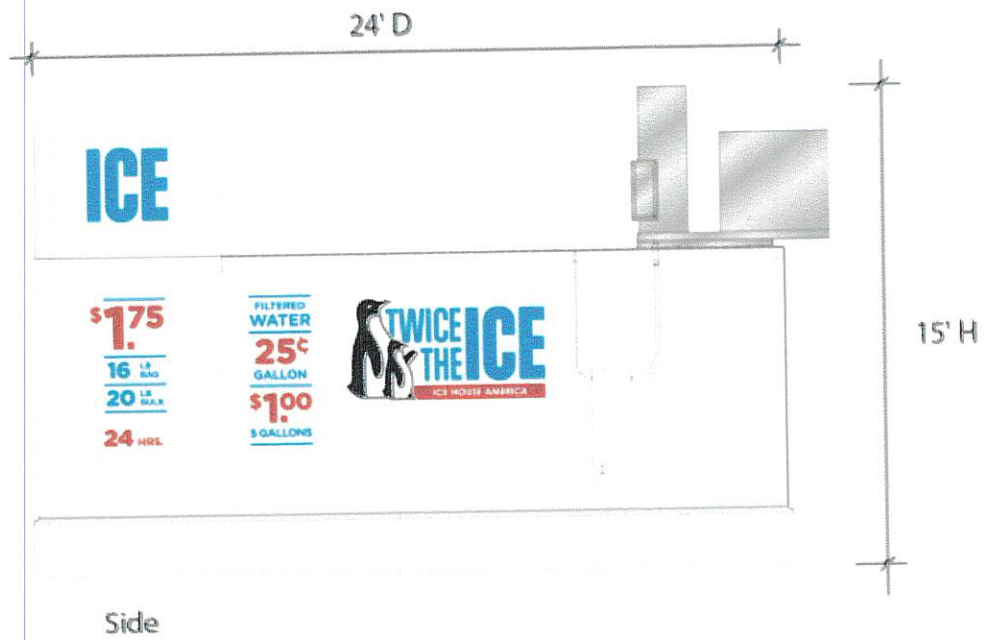
	Ordinance	Resolution	Other
√	Support Documents	Motion	

Summary: The applicants, Richard & Michelle Hagan, are seeking approval for permit issuance of a freestanding icehouse located at 281 U.S. Highway 17A. The use is not specifically permitted under the existing Mixed-Use designation; however, provisions exist stating "Any other use which the Community Development Director or Planning Commission may find to be similar in character to the uses enumerated in this Section and consistent with the purposes and intent of this Ordinance.

Recommended Action: Request Planning Commission consider the request

Committee Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other





TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
COMMERCIAL MASTER APPLICATION

Yemassee Municipal Complex
 101 Town Circle
 Yemassee, SC 29945
 (843)589-2565
 www.townofyemassee.org

Office Use Only	Permit Number:	Date Received: 8/28/23	
Project Address:	281 US Hwy 17A Yemassee SC 29945		Lot #:
Subdivision:	Parcel ID: 204-01-05-008		
Property Owner		Job Site Contact	
Name: Richard or Michelle Hagan		Name: Richard or Michelle Hagan	
Address: 279 US HWY 17A		Address: 279 US Hwy 17A	
City/State/Zip: Yemassee SC 29945		City/State/Zip: Yemassee SC 29945	
Phone: 803-842-9113 / 803-842-0446		Office Phone: 803-842-9113 / 803-842-0446	
Cell Phone: SAME ↑		Cell Phone: SAME ↑	
Email Address: hagan4@yahoo.com		Email Address: hagan4@yahoo.com	
Contractor		Design Professional	
Name:		Name:	
Address:		Address:	
City/State/Zip:		City/State/Zip:	
Phone:		Phone:	
Contractor License/Registration #:		State License #:	
Yemassee Business License #:		Email Address:	
Permit Type			
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Remodel			
Permit Workclass			
<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Shell	<input type="checkbox"/> Tenant Upfit	<input type="checkbox"/> Accessory
<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> HVAC	<input type="checkbox"/> Gas	<input type="checkbox"/> Plumbing
<input type="checkbox"/> Irrigation	<input type="checkbox"/> Pool/spa	<input type="checkbox"/> Moving Permit	<input type="checkbox"/> Tent
<input type="checkbox"/> Demo	<input type="checkbox"/> Construction Trailer	<input type="checkbox"/> Re-Roof	<input type="checkbox"/> Dock/Pierheads
<input type="checkbox"/> Retaining Wall	<input type="checkbox"/> Water feature	<input type="checkbox"/> Fire Sprinkler System	<input type="checkbox"/> Fire Alarm System
Num of Units: 1		Total Square Footage:	
Type of Construction (circle one): IA IB IIA IIB IIIA IIIB IV VA VB			
Value of Construction (include materials, labor, profit)			
Plumbing:	\$ 1200.00	Gas:	\$
Electrical:	\$ 2800.00	Building:	\$ 164684.60
Heating/Air:	\$	Total Value of Construction:	\$ 168,284.60



**TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
COMMERCIAL MASTER APPLICATION**

Town of Yemassee
Attn: Administration Department
101 Town Circle
Yemassee, SC 29945-3363
(843)589-2565 Ext. 3
www.townofyemassee.org

Detailed Description of Work

Change of Use: Y or N; If Yes, indicate existing use: Proposed Use:

Install Ice vending machine.

Construction Details

Total Parcel Area Sq. Ft.		Total Pervious Sq. Ft.		Total Impervious Sq. Ft.	
Heated Sq.Ft. (new or added)		Type of Roofing Materials			
Unheated Sq.Ft. (new or added)		Size of LP Tank			
Number of Stories		Gas		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Number of Bathrooms		Septic Tank Number			
Number of Fireplaces		Type of Sewage Disposal		<input type="checkbox"/> Public Sewer <input type="checkbox"/> Septic	
Type of Exterior Materials		Fire Sprinkler System		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Elevators		Fire Alarm System		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type of Heating/Air	<input type="checkbox"/> Elec <input type="checkbox"/> Gas				

Application is hereby made for a permit to perform work as described in this application along with accompanying drawings if required. The information on this application is complete and accurate and I am authorized to submit this application. I understand that all work must be according to approved plan and in compliance with all Town of Yemassee adopted codes and other regulations as applicable. Individuals and entities involved in the construction, repair, or renovation of structures are required to comply with licensing requirements of the State of South Carolina and the Town of Yemassee.

Richard A. Hagan / Michelle B. Hagan
Print name

Richard A. Hagan
Signature of owner/authorized agent

08-27-2023
Date

Everyone doing business in the Town of Yemassee is required to have an active town business license.



TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
COMMERCIAL MASTER APPLICATION

Town of Yemassee
 Attn: Administration Department
 101 Town Circle
 Yemassee, SC 29945-3363
 (843)589-2565 Ext. 3
 www.townofyemassee.org

Refuse Disposal Plan

You are required to dispose of all construction waste in accordance with related local, state, and federal regulations.

Permit Number:

Site Debris:

1. *It shall be the responsibility of the permit holder to clean up and remove all construction debris as well as other related material or organic materials prior to receiving a final inspection approval.*
2. *Waste shall be contained in such a manner as to prevent contamination of any adjacent property by any means.*

Hurricane Protection:

1. *No permit holder shall allow construction related materials to remain loose or unsecured at a site from 24 hours after a hurricane watch has been issued until the hurricane watch/warning has been lifted. Materials shall be removed from the site or secured in such a manner as to minimize the danger of such materials causing damage to persons or property from weather emergencies.*
2. *Failure to comply with this section will subject the permit holder to fines in accordance with the Yemassee Town Code*

Owner Name: *Richard A. Hagan / Michelle B. Hagan*

Contractor:

Location: *281 us Hwy 17A Yemassee SC 29945*

Solid Waste Containment Method: *Dumpster*

Waste Pick-Up and Disposal Schedule: *As needed*

Disposal Location (Site): *landfill*

Name of Party or Company Responsible for Removal:

Signature of Responsible Person

Richard A. Hagan

Date: *08-27-2023*



**TOWN OF YEMASSEE
BUILDING PERMIT APPLICATION
COMMERCIAL MASTER APPLICATION**

Town of Yemassee
Attn: Administration Department
101 Town Circle
Yemassee, SC 29945-3363
(843)589-2565 Ext. 3
www.townofyemassee.org

License Requirements

Please read carefully. This form is required at time of application.

Permit Number:

- *Individuals and entities involved in the construction, repair, or renovation of structures including mechanical construction are required to comply with licensing requirements of the State of South Carolina and the Town of Yemassee.*
- *Persons engaging in Business in the Town of Yemassee are required to have current Town Business Licenses.*
- *The contractor is aware that the sub-contractors, also known as independent contractors, which are hired by the contractor to perform services, are not employees. Sub-contractors are required to maintain a valid Town business license and state/local licenses or registrations as applicable when conducting business inside the town limits of Yemassee. This requirement also applies to individuals such as craftsmen or artisans not regularly employed by the contractor, but who are performing work on the job. Code enforcement inspectors will require proof of a current Town of Yemassee business license or proof of employment if an employee.*
- *No deductions shall be made on the permit application by a general or independent contractor for value of work performed by a subcontractor.*
- ***In no case*** will a permanent service or final inspection (if there is not a permanent service inspection) be processed until all required documentation is submitted to the office.

I, the undersigned have read and understand the above. I am the contractor in charge or authorized agent for the contractor in charge, or Owner.

Print:

Richard A. Hagan

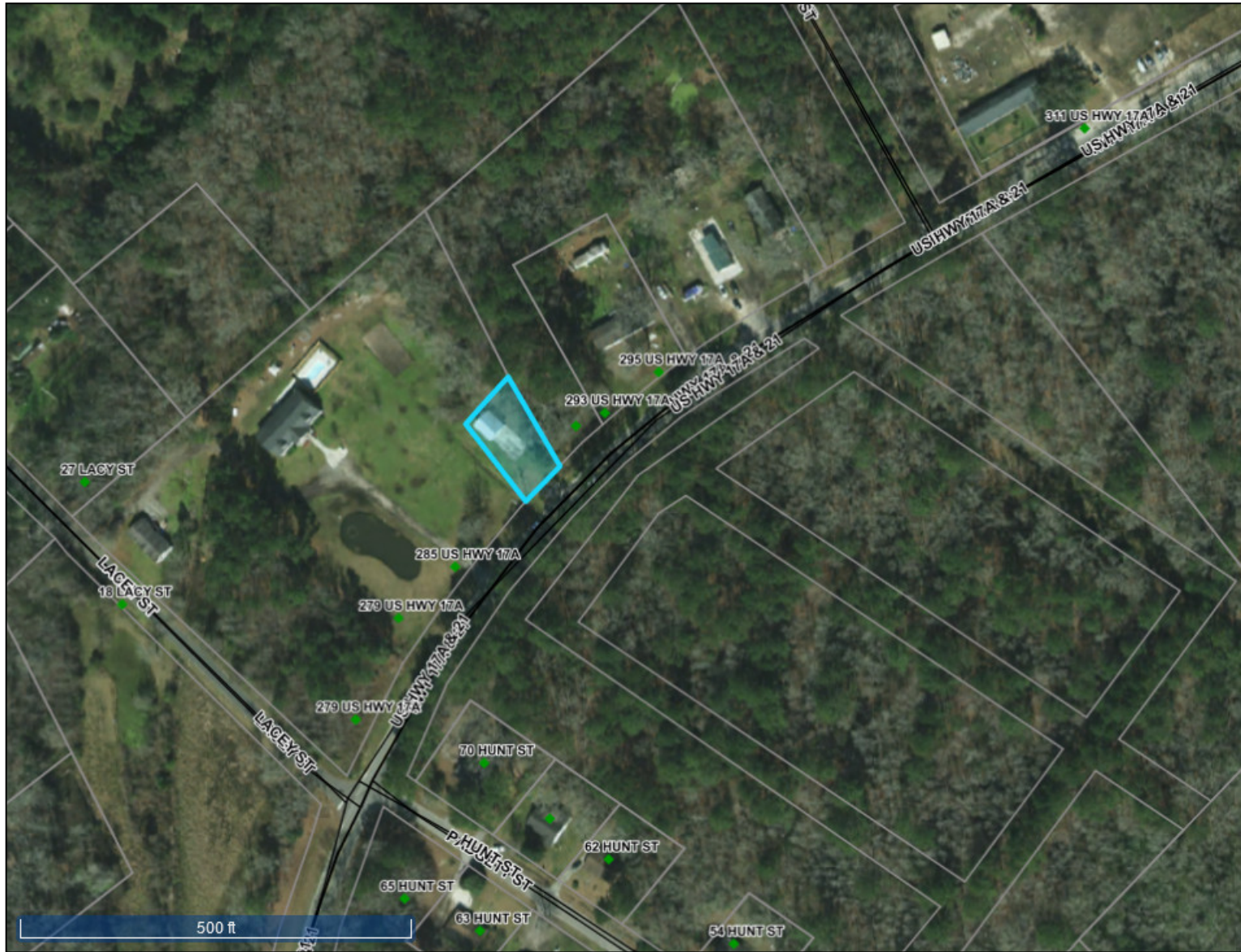
Signature:

Richard A. Hagan

Date: *08-29-2023*



281 U.S. Highway 17A



Legend

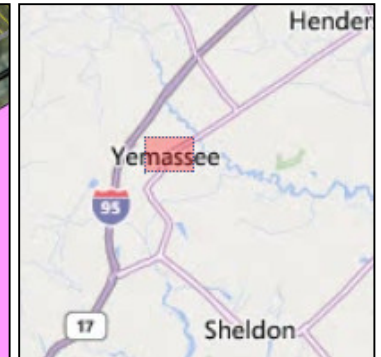
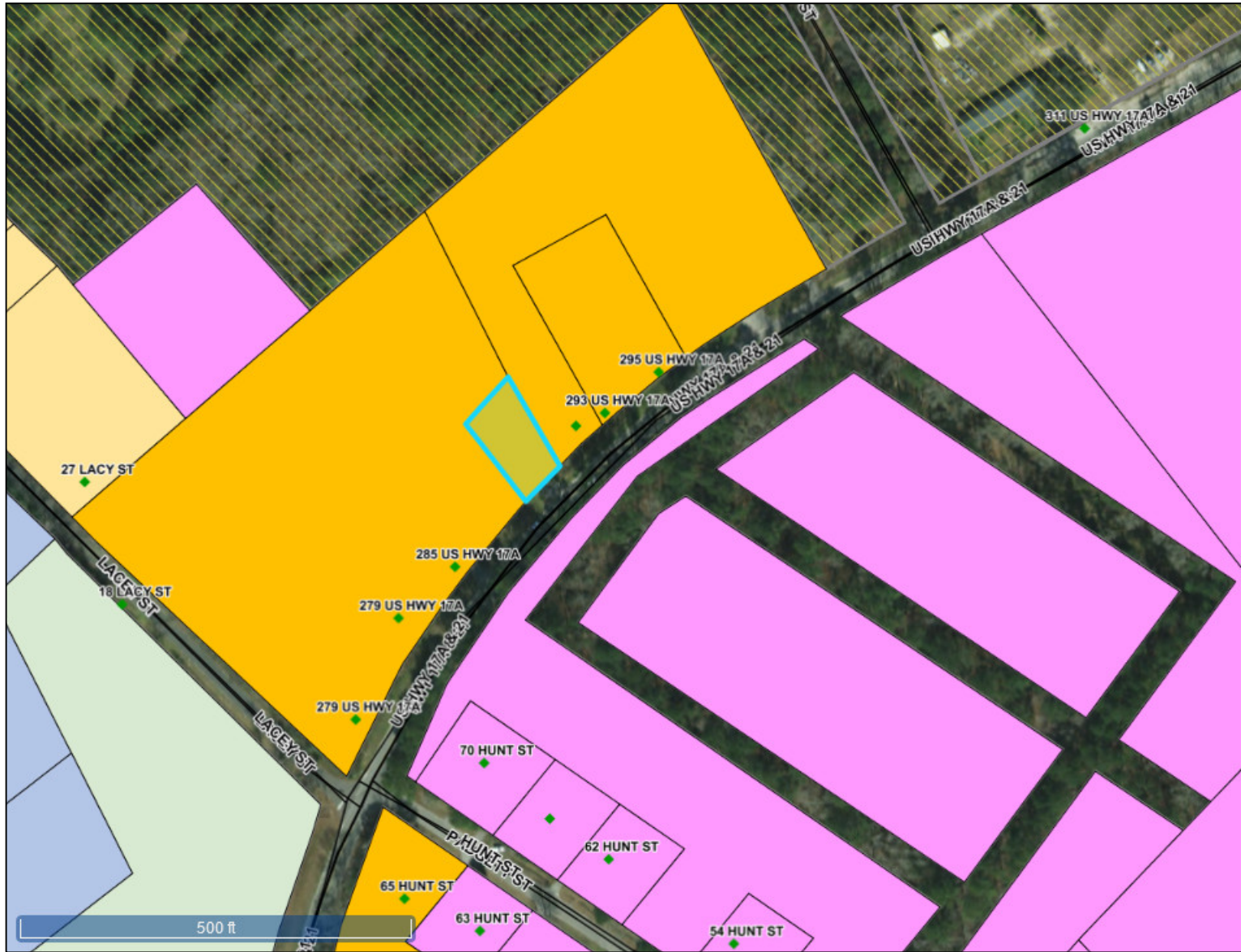
- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



281 U.S. Highway 17A



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper

Zoning

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined

Beaufort Road Names

Beaufort Roads

- Roads
- Major Roads

Hampton Road Names

Hampton Roads

- Roads
- Major Roads
- Interstate

Jasper Road Names

Jasper Roads

- Roads
- Major Roads
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Railroads

- County Boundary Beaufort
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Note:
Zoning

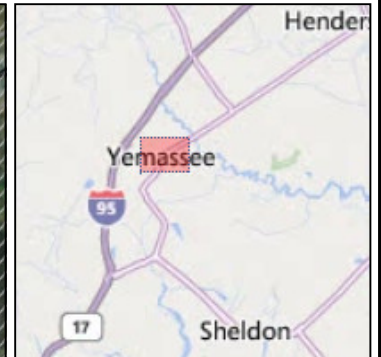
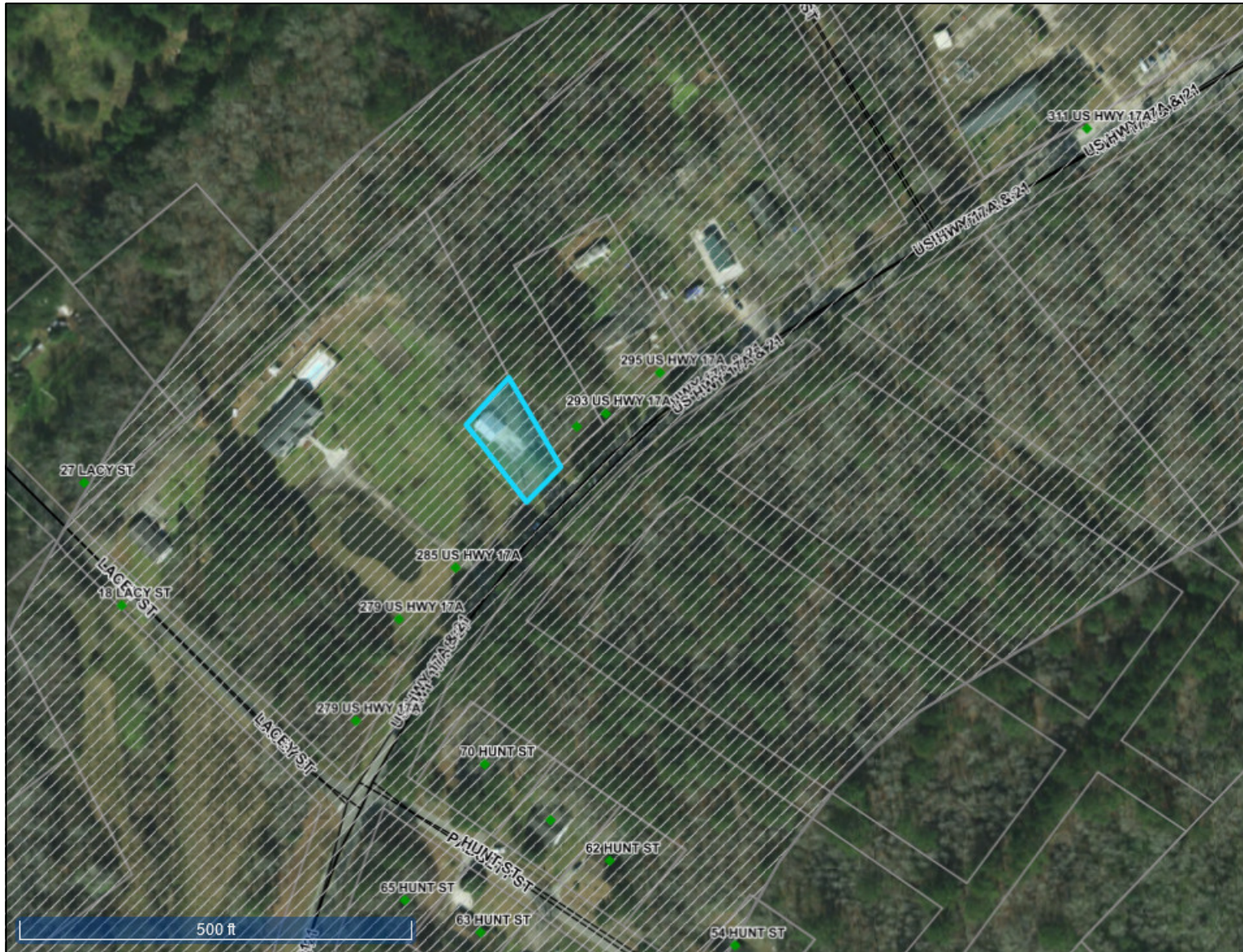
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4 Sep, 2023



281 U.S. Highway 17A



Legend

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- Parcels Hampton
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- Parcels Jasper
- Highway Corridor Overlay District
- Beaufort Road Names
- Hampton Road Names
- Jasper Road Names
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- County Boundary Hampton
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Note:
HCOD

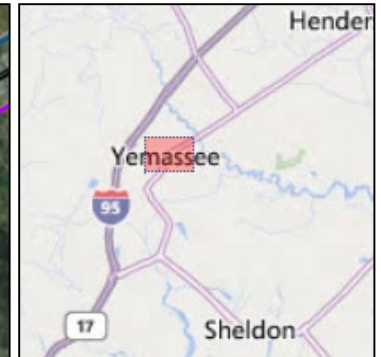
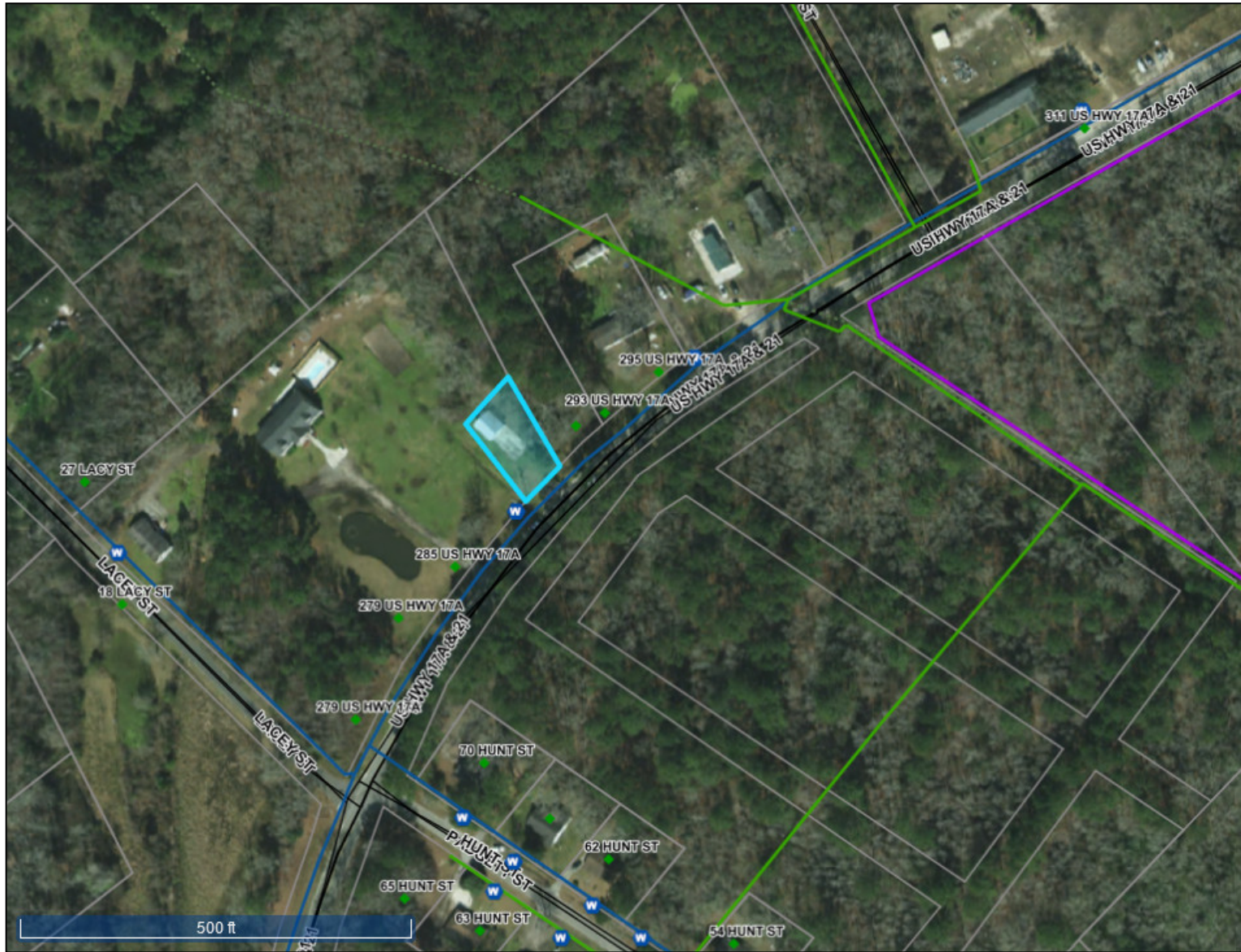
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4 Sep, 2023



281 U.S. Highway 17A



Legend

- ◆ Address Points Beaufort
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- ◆ Address Points Hampton
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- ◆ Address Points Jasper
- Parcels Jasper
- Sewer Lift Stations

Sewer Lines

- Main
- Service
- Force Main
- Effluent Line
- Inactive Main
- Inactive Service
- Inactive Force Main
- Inactive Effluent Line
- Abandoned Main
- Abandoned Service
- Abandoned Force Main
- Abandoned Effluent Line

Fire Hydrants Water Meters

Water Lines

- Water Main Line
- Water Service Line
- Water Fire Line
- Inactive Water Main Line
- Inactive Water Service Line
- Inactive Water Fire Line
- Abandoned Water Main Line
- Abandoned Water Service Line
- Abandoned Water Fire Line

Beaufort Road Names Beaufort Roads

- Roads
- Major Roads

Hampton Road Names Hampton Roads

- Roads
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- Interstate

Jasper Road Names Jasper Roads

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500 ft

Note:
LRWS

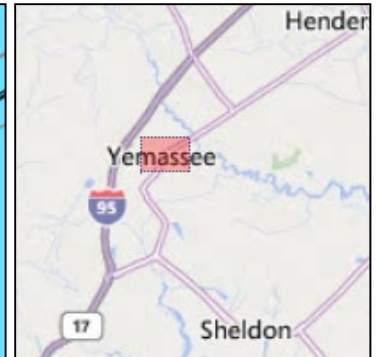
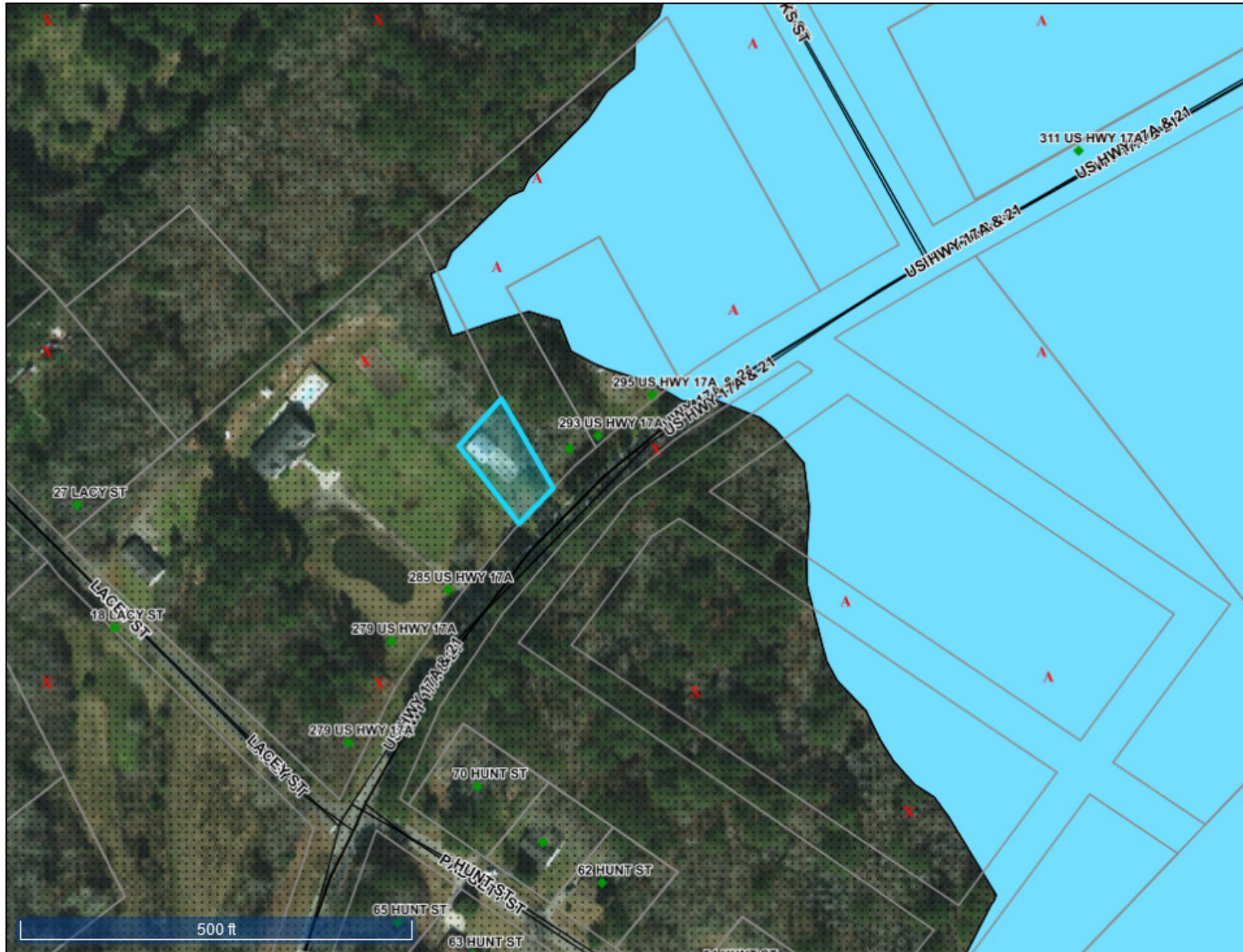
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4 Sep, 2023



281 U.S. Highway 17A



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- Base Flood Elevations Beaufort
- Base Flood Elevations Hampton
- Base Flood Elevations Jasper
- Flood Zones Beaufort
- 1% Annual Chance Flood Hazard
- Zones A, AE, A99, AO, AH, AR, V, VE
- Regulatory Floodway
- Zone AE
- 0.2% Annual Chance Flood Hazard
- Zone X
- Future Conditions 1% Annual Chance Flood Hazard
- Zone X
- Area with Reduced Risk Due to Levee
- Zone X
- Area of Minimal Flood Hazard
- Zone X

4 Sep, 2023

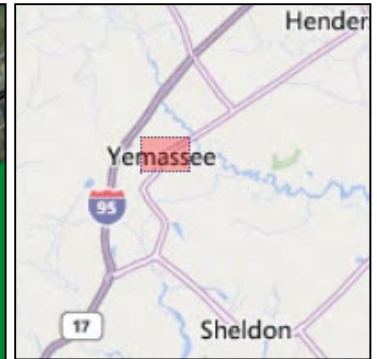
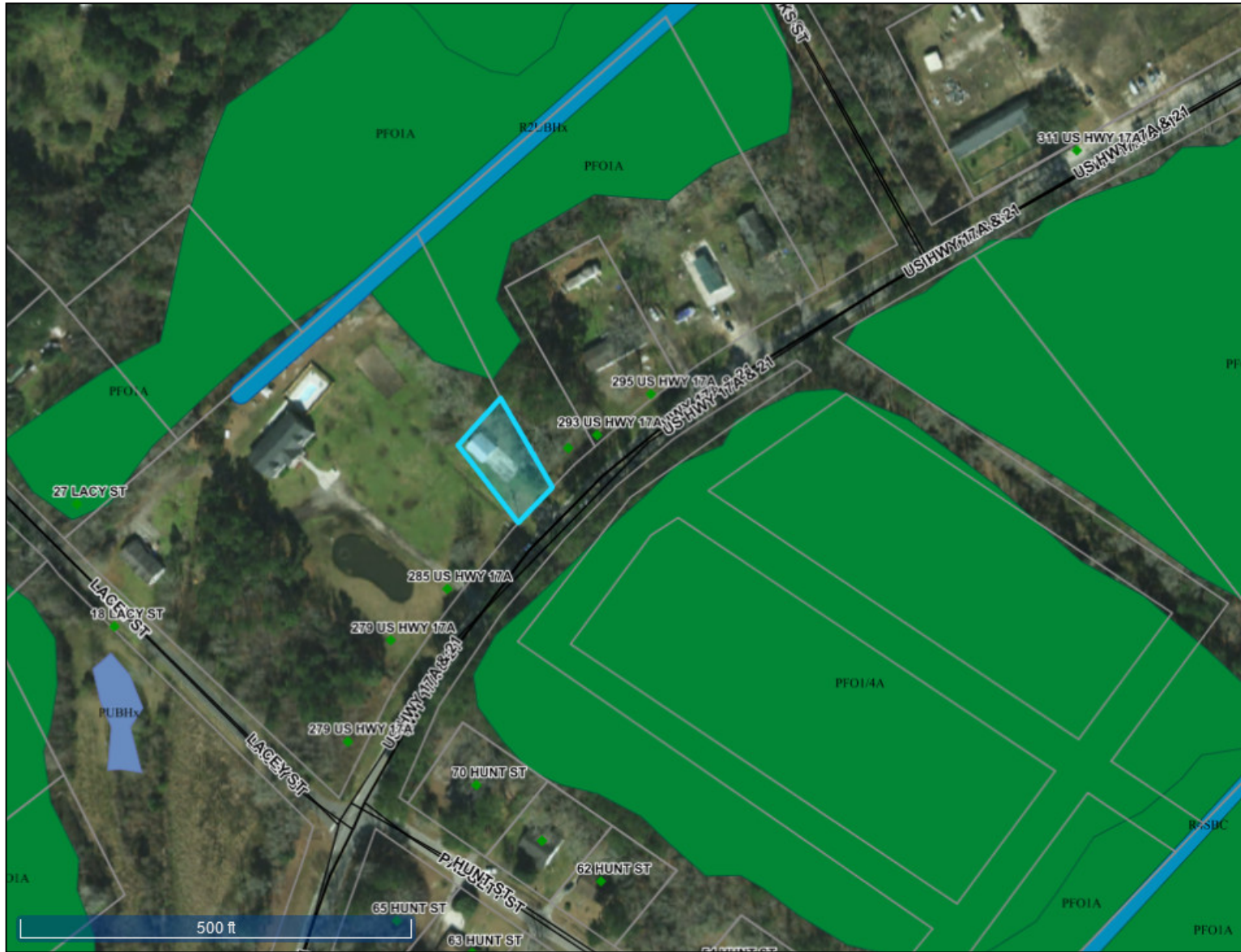
Note:
FEMA Floodplains

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281 U.S. Highway 17A



Legend

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- Beaufort NWI
- Hampton NWI

4 Sep, 2023

Note:
NWI

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Colin J. Moore

Mayor

Peggy Bing-O'Banner

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Matthew Garnes

Town Administrator



Council Members

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David Paul Murray

Committee / Commission Agenda Item

Subject: A request from Charlotte Reeves, on behalf of Riveted, LLC., for approval of a Conditional Use. The applicant is seeking to develop a boutique campground, which is a Conditional Use under the existing zoning of Regional Commercial District. The property is located at 105 Le Creuset Rd, in Beaufort County, and further identified by Beaufort County TMS: R710 001 000 0037 0000.

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: The applicant, Charlotte Reeves, on behalf of Riveted, LLC., is seeking consideration of approval of a Conditional Use. The applicant desires to develop a boutique campground at 105 Le Creuset Road in Beaufort County. The property is currently zoned RCD which allows campgrounds specifically as a Conditional Use.

Recommended Action: Staff request the Planning Commission consider the request and approve the Conditional Use which would then allow the applicant to submit a formal permit application.

Committee Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



Staff Report Administration



Meeting Date:	September 5, 2023
Project:	Riveted, LLC. Conditional Use Approval
Project Manager:	Matthew E. Garnes Town Administrator

Request: A request from Charlotte Reeves, on behalf of Riveted, LLC., for consideration of a Conditional Use Approval. The applicant is seeking to develop a boutique campground, which is a Conditional Use under the existing zoning designation of Regional Commercial District. The property is located at 105 Le Creuset Rd, in Beaufort County, and further identified by Beaufort County TMS: R710 001 000 0037 0000.

Introduction: The applicants' property is located at 105 Le Creuset Road, a connector road between River Road and Old Sheldon Church Rd within Beaufort County. The parcel is 3.00 acres, zoned Regional Commercial District (RCD) pursuant to the Town of Yemassee Zoning Ordinance.

Background: The property was zoned Office Commercial District (OCD) but was successfully rezoned to RCD by Ordinance 23-25 on August 29, 2023. The applicant desires to develop a "boutique campground" on the property for RV's, which if approved, would be the first such campground within the Town of Yemassee. The property is surrounded by protected lands including Brewton Plantation, property owned by the Federal Government as part of the Ace Basin National Wildlife Refuge, and the former River Road Village PUD, which has since been purchased by YIP, LLC., a corporation connected to Nemours Plantation that engages in property conservation by procuring properties offered for sale in and around the Town of Yemassee and holds them- preventing further development.

The zoning guidelines for RCD established within Section 5.12 the Zoning Ordinance separate land use into two categories; Permitted Uses (development that may regularly occur without approval from the Planning Commission) and Conditional Uses (development that may occur with the expressed permission of the Planning Commission).

The existing Campgrounds & Recreational Vehicle Park Regulations stipulate the following regarding campgrounds and recreational vehicle parks:

1. No site or structure shall be continuously occupied for more than fourteen (14) days. Any tent, camper, or recreational vehicle shall be physically removed on or before the expiration of fourteen (14) days.



Staff Report

Administration



2. No overflow camping shall be allowed. When a campground/RV park is full, no more campers or vehicles shall be permitted on the grounds.
3. The campground shall have a minimum size of three (3) acres and shall not exceed fifty (50) acres on any single parcel.
4. All permanent structures including cabins in a campground shall be limited to single-story structures in height.
5. No more than eight (8) campsites or camping structures, including pitched tents and cabins, shall be permitted per net acre in any campground. No more than thirteen (13) Recreational Vehicle parking pads with hookups shall be permitted per net acre in any campground.
6. Not less than thirty (30) percent of all campgrounds/RV Parks shall consist of open space, which shall contain no camp/RV sites and/or structures.
7. All campgrounds and recreational vehicle parks in the Town of Yemassee shall conform with the Rules and Regulations Governing Camps of the South Carolina Department of Health and Environmental Control and have a valid permit from the same for operation.
8. All campground facilities shall be served by public water and sewer.

The subject property is currently not served by water or wastewater services and has a private well and septic. The applicant would be required to extend infrastructure at their cost from the existing lines to their property. The applicant has met with Engineering staff from the Lowcountry Regional Water System regarding the process to tap into their system. No development nor permit would be issued prior to the Town receiving an executed intent to serve letter from the Lowcountry Regional Water System.

Per the provided site plan, the applicant proposes twenty-three (23) gravel RV sites, a pickleball court, covered pavilion, and saltwater pool. Based on the proposed density and improvements, the lot coverage as presented is 8.08% which satisfies the lot coverage requirements within Section 5.12.

Planning Commission Action: The Planning Commission may approve the conditional use request as presented, approve the conditional use request with modifications or deny the conditional use request.

Staff Recommendation: Staff recommends the Planning Commission consider approval of the Conditional Use. Conditional Use approval does not result in immediate development but rather permits the applicant to proceed further in the process by preparing and submitting the required items necessary for a building permit application.



Staff Report Administration



The applicant is still required to submit concurrent with the building permit application intent to serve letters from all utilities and be able to verify that the infrastructure work necessary to develop the project has been undertaken and is in process.

Attachments

Attachment ID	Attachment Description
ATTACHMENT A	Parcel Property Report
ATTACHMENT B	Parcel Report Card
ATTACHMENT C	Flood Zone Report
ATTACHMENT D	Property Zoning Verification Report
ATTACHMENT E	Beaufort County Property Card
ATTACHMENT F	Conceptual Plan
ATTACHMENT G	Letter of Intent
ATTACHMENT H	LRWS Availability Form May 2023



Property Report

OWNER DATA

Tax Parcel ID (S-B-L): R710 001 000 0037 0000

Map #: R710 001 000 0037 0000

Location State: SC

Association (Owner): RIVETED, LLC.

Additional Owner 1:

Additional Owner 2:

Contact: REEVES, CHARLOTTE

Email: charlotte@cr2design.net

Location: 105 LE CREUSET RD

Location City: YEMASSEE

Location Zip: 29945-0000

Owner Mailing Address: 1166 HARTS BLUFF RD
WADMALAW ISLAND SC 29487-6913

Additional Owner 1 Mailing Address:

Additional Owner 2 Mailing Address:

Phone: (843) 343-7779

OCCUPANCY DATA

Occupancy Class: A-2 Assembly

Basement Types: None

Floor Finish: 5

Wall Finish: Paint

Capacity Empty Room/Main:

Capacity with tables/chairs:

Construction Class: IBC Building Type II-A

Floor Types:

Fuel Type: Electric

Census B Beaufort County

Capacity with Chairs:

PROPERTY DATA

Tax Parcel Group Code parcel_form: ComImp Trade
Other

of Stories: 1

Neighbourhood Name:

Waterfront: 0

Flood Plain: Y

Improvement Value: 116000

Neighborhood Code:

Parcel Area Sq Footage: 137153.53084124

Zoning District: Regional Commercial District (RCD)

Property Type Description: SUBJ TO ROLL BACK TAX - Ordinance 23-25
LIEN PB112 P100

East Grid Coordinates: 0.0000000000

GIS/Map Link: http://sc-beaufort-county.governmentmax.com/svc/site_authlink.asp?p=%R71000100000370000%&r=webgis.bcgov.net

Structure Height: 18

Wall Construction: Paint

Foundation Types: Concrete Slab

Property Type Code: Commercial Occupancy

Sprinkler: 0

Year Built: 2006

Commercial: 1

Land Value: 70800

Total Value: 186800

Assessed Value: 186800

Acerage: 3.14862441

Fire Alarm: %alarm_system

Notes (Historical): Rezoned 8/29/23 from OCD to RCD

North Grid Coordinates: 0.0000000000

Lat: Long:

GIS ID: 12920969

Manufactured Truss: YES

ADDITIONAL FIELDS

Lot:	Sheet:	House Number: 105
Block:	House Style:	Sewer Permit application date: May 15, 2023
Section:	Land Use Code: CommVa	Qualify:
Building No.:	Exemptions: None	Psewer:
Front setback: 50	Elderly Exemptions: None	Tax Map # R710 001 000 0037 0000
Rear setback: 50	Number of Building: 1	OutstandingIssue: None
Left setback: 50	Directions to site: River Road to Le Creuset Rd. Property is next to cell phone tower on right.	River frontage: 0
Right setback: 50	Total sq feet: 2925	Special info: import 6-2
Inspection District: D - Downtown / Historic District	Total rooms: 4	NAS_SWODate: 2023-06-27
Subdivision:	Heritage Number: N/A	NAS_EHSepExpire: 2006-09-14 00:00:00
Bedrooms: 1	Spec info entered by: GARNES, M (G1959)	Building Date: April 18, 2006
Bathrooms: 2	NAS_SWOBy: None	Plan number:
House Structure: Frame	NAS_SWOReason: None	Connect:
Closed: 0	NAS_EHSepIssued: 2006-03-13 00:00:00	
Account Number #:	Book Page: 2611	



Parcel Report Card

Tax Parcel ID (S-B-L)	R710 001 000 0037 0000	Association (Owner)	RIVETED, LLC.
Address	105 LE CREUSET RD	City, State, Zip	YEMASSEE SC 29945-0000
Group Code	ComImp Trade Other	GIS ID	12920969
Contact	REEVES, CHARLOTTE	Email	charlotte@cr2design.net
Phone	(843) 343-7779	Mailing Address	1166 HARTS BLUFF RD WADMALAW ISLAND SC 29487-6913

Open Permits

Permit #	Permit Type	Permit Use	Applicant Name	File Date	Status
	Building	New Commercial Construction Beaufort County (CNEW)	RIVETED, LLC.	August 31, 2023	Pending

Fees Collected

Fees

Fee Type	Parcel #	Case #	Details	Date	Fee	Debit	Credit	Balance
Project Fees	R710 001 000 0037 0000	PB A23-0008						
- Zoning Map Amendment Application (Invoice #23-0023)				June 7, 2023	\$250.00		\$0.00	
Credit/Debit Card 1002 (Invoice #23-0023) AMEX				June 7, 2023		\$250.00		

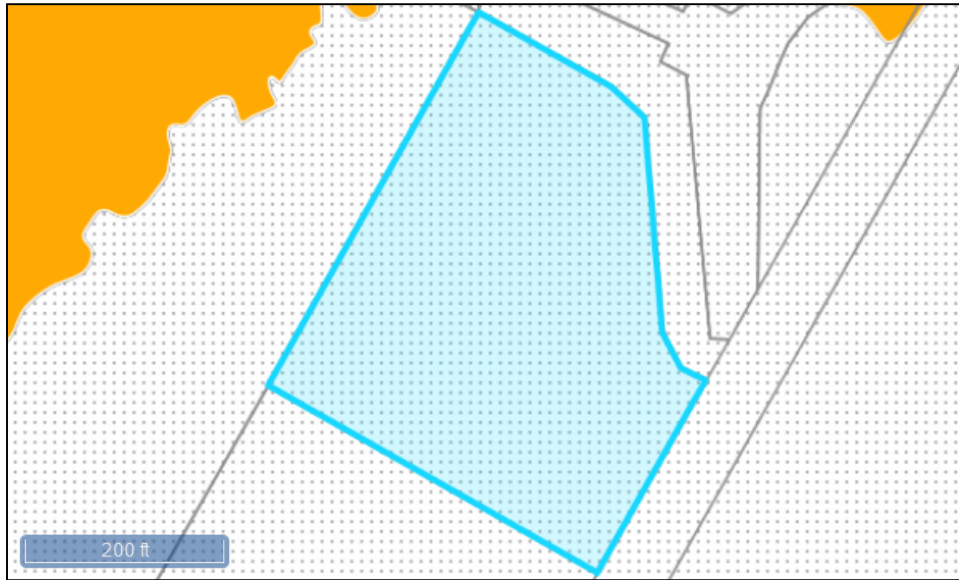
Project Fees	R710 001 000 0037 0000	PB ZONE-0 6-23-1052						
- Zoning Map Amendment Application (Invoice #23-0036)		DEFAULT FEE CHARGE		June 27, 2023	\$250.00		\$0.00	
Credit/Debit Card 0041 (Invoice #23-0036) CREDIT CARD PAYMENT				June 27, 2023		\$250.00		

Permit Fees	R710 001 000 0037 0000	P A23-0187						
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Town of Yemassee

Flood Zone Report - Beaufort County

3 Sep 2023



Parcels Beaufort County

PIN: R710 001 000 0037 0000
Owner City State ZIP Code: HOLLYWOOD, SC 29449
Owner: RIVETED LLC
Owner Street Address: PO BOX 64

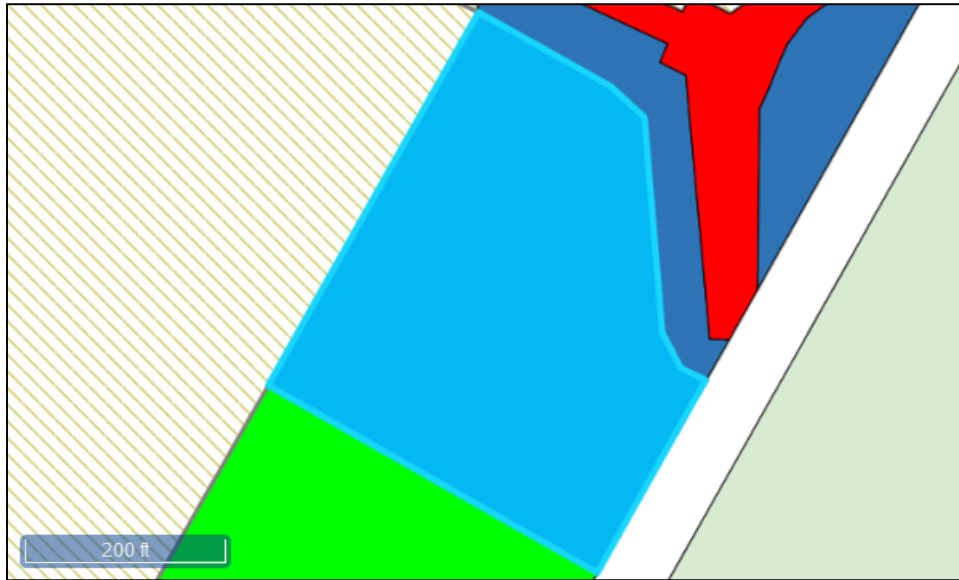
Flood Zones Beaufort

Count	Classification	Overlapping Quantities
1.	1 Area of Minimal Flood Hazard	137,250.13sf (3.15acres)

Town of Yemassee

Property Zoning Report - Beaufort County

3 Sep 2023



Parcels Beaufort County

PIN: R710 001 000 0037 0000
Owner City State ZIP Code: HOLLYWOOD, SC 29449
Owner: RIVETED LLC
Owner Street Address: PO BOX 64

Zoning

Count	Zoning Description	Overlapping Quantities
1.	1 Regional Commercial District	137,250.13sf (3.15acres)



Beaufort County, South Carolina

generated on 9/3/2023 7:37:18 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R710 001 000 0037 0000	12920969	105 LE CREUSET RD, Yemassee	9/1/2023	2023	2023

Current Parcel Information

Owner	RIVETED LLC	Property Class Code	ComImp Trade Other
Owner Address	PO BOX 64 HOLLYWOOD SC 29449	Acreage	3.0000
Legal Description	SUBJ TO ROLL BACK TAX LIEN PB112 P100		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$70,800	\$116,000	\$186,800	\$3,809.16	\$3,923.43
2021	\$70,800	\$148,300	\$219,100	\$2,869.61	\$3,400.05
2020	\$70,800	\$148,300	\$219,100	\$2,808.84	\$2,808.84
2019	\$70,800	\$148,300	\$219,100	\$2,409.57	\$2,771.01
2018	\$70,800	\$148,300	\$219,100	\$2,306.44	\$2,306.44
2017	\$85,200	\$159,400	\$244,600	\$2,110.99	\$2,110.99
2016	\$85,200	\$159,400	\$244,600	\$2,072.33	\$2,072.33
2015	\$85,200	\$159,400	\$244,600	\$1,995.92	\$1,995.92
2014	\$85,200	\$159,400	\$244,600	\$1,978.63	\$1,978.63
2013	\$85,200	\$159,400	\$244,600	\$1,928.72	\$1,928.72

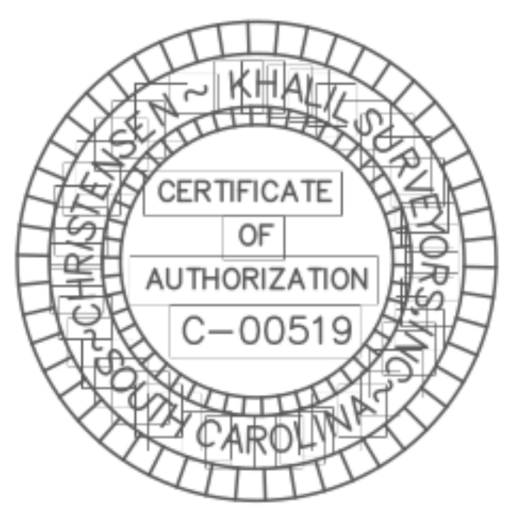
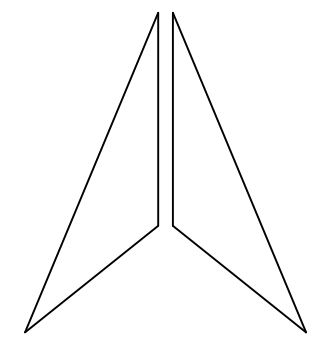
Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
TANQUERAY TRUST	3965 2611	1/15/2021	Ge		\$140,000
MACNUTT LOWELL	3903 2186	7/20/2020	De		\$0
BEAUFORT COUNTY DEVE CORP % DAVID L HARPER PA	2345 116	3/13/2006	Fu		\$30,000
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
R01	ATTCP	Attached Carport	2006	0	0		525
R01	STEELUTL	General Purpose Bldg Steel Fra	2006	0	0		2,925

LOT COVERAGE:
 LOT: 130,679 SQFT / 3.000 ACRES
 EXISTING BUILDING: 4,000 SQFT
 PROPOSED STRUCTURES: 6,562 SQFT
 TOTAL STRUCTURE: 10,562 SQFT
 LOT COVERAGE: 8.08%



CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA. AND MEETS OR EXCEEDS THE

CONCEPT PLAN SITE PLAN

RIVETED LLC
 105 LE CREUSET ROAD
 YEMASSEE, SC

DATE: 7/10/23
 SCALE: 1' = 30'

Letter of Intent 105 Le Creuset Road

Our intention is to provide a Boutique destination RV Park within the city limits of Yemassee South Carolina. Our RV Park lends itself to an intimate, quiet experience. We are positioned less than 4 miles from I-95 a major thoroughfare for north and south traffic. Our property is unique in that we are located within the city limits yet positioned without any neighbors, surrounded by conservation land and a federal bird sanctuary. These material facts are great marketing points.

Each RV space would have a pervious aggregate parking pad along with a space for a picnic table and seating. Individual Bathrooms along with laundry facility and dog wash station under one roof. A small open air pavilion with fireplace, grilling stations, and luxury swimming pool would complete the boutique amenity filled park. Our camp store would have necessary supplies along with some grab and go meals and of course gourmet coffee. Weekly activities for our guests such as local live music, oyster roasts, and campfire storytelling would make our park unique to current local campgrounds. We would align ourselves with established businesses for area attraction tickets and discounts that can all be purchased at our Campground office.

We recognize a deficit in RV parking inventory along the I-95 corridor. We will create a guest experience unlike any other competitors park. This all starts with a thoughtfully designed layout, first class amenities, and planned activities. Our main objective is to have happy campers that come back to see us year after year making family memories.

Meet Charlotte: Charlotte Reeves owner of 105 Le Creuset Rd. has owned this property since January 2021. She graduated from Clemson University with a BLA (bachelor landscape architecture). For 23 years she has designed countless landscape master plans, Outdoor Kitchens, and for about 18 years designed/remodeled luxury kitchen and bath projects. Her eye for detail is impeccable. This professional background of high design pairs seamlessly with the intention of building a Boutique RV Park. Charlotte also is an Airstream travel trailer aficionado. She actually has three Airstream travel trailers, vintage to brand new. For over 10 years, she has pulled her own trailer to campsites all over the southeast. Being an avid camper and understanding land planning is a skill set most other surrounding campground owner operators do not have.

We are excited to get this project started, and be an active part of the Yemassee community.

Charlotte Reeves
Riveted LLC

Lowcountry Regional Water System

513 Elm St West
Hampton, SC 29924

Phone: 803-943-1006
Fax: 803-943-1014

WATER AND SEWER AVAILABILITY

Complete both sides of this form if you would like to obtain information on the availability of water and/or sewer service to a location that is currently not served by LRWS, or for changes to the type of service at an existing location.

I am requesting information on the availability of:

(check all that apply) **Water Availability** **Sewer Availability**

Please Note:

LRWS makes no representation as to the capacity and pressure to the water demands for the above properties. If large demands or fire flows are anticipated, the developer may contact the engineering department to request a flow test.

LRWS makes no representations as to the capacity or available depth to tie into the sanitary sewer system for the above properties. The developer's site engineer or contractor must perform their own investigation as to the depth, size and material of the existing sanitary main within the street. Sanitary sewer services must be designed in accordance with LRWS Sewer Use Ordinance and SCDHEC Standards for Wastewater Facility Construction (R61.67). Based upon the proposed building and the location and depth of the available sewer, a grinder pump system may be required.

LRWS will provide a written response within 7 working days of receipt of the completed request form.

This is not an application for service. Application for water and/or sewer service may be made at the LRWS Office at 513 Elm St. West, Hampton, SC 29924. Application fees must be paid at the time of application for water and/or sewer service.

Service Location: 105 LE CREUSET RD. YEMASSEE, SC 29945	
Street Address	
<input checked="" type="checkbox"/> Yemassee (Town of)	R710 001 000 0037 0000
Town	TMS/Parcel Number
Will the property be subdivided? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Owner/Applicant: REEVES	CHARLOTTE
Last	First
Development/Business Name (if applicable): RIVETED LLC	
Mailing Address: 1166 HARTS BLUFF RD.	
Street Address	
WADMALAW ISLAND, SC 29487	
City, State, Zip	
Email: CHARLOTTE@CRZDESIGN.NET	Phone: 843-343-7779
Continued on other side	

Type of Development (select all that apply and provide information required):

- Single Family Residence – number of persons in home _____
- Multi-Family Residence – number of units _____
- Restaurant / Bar – number of seats _____
- Car Wash – number of bays _____
- Laundromat – number of washers _____
- Church – number of seats _____
- Beauty/Barber Shop – number of chairs _____
- Medical Office / Clinic – number of employees _____
- Office / Store / Administration Building – number of employees _____
- Motel – number of units _____
- Nursing home / Institution – number of beds _____
- School / day care – number of students/staff _____
- Service Station – number of employees _____
- Factory / Industry – number of employees _____ Type of Industry: _____
- Other – describe: ADU AND OR CAMPER SHORT TERM RENTAL

Will a separate fire line be required? Yes No

Office Use Only

Water Service	Sewer Service
<input type="checkbox"/> Water Available: Water main is located on street frontage	<input type="checkbox"/> Sewer Available: Sewer main is located on street frontage
<input checked="" type="checkbox"/> Water Available – Conditional: Water can be provided if applicant extends a water main. Contact LRWS Engineering for requirements.	<input checked="" type="checkbox"/> Sewer Available – Conditional: Sewer can be provided if applicant extends a sewer main. Contact LRWS Engineering for requirements.
<input type="checkbox"/> Water Not Available	<input type="checkbox"/> Sewer Not Available

Comments: Set up pre-design meeting.

LRWS Review

Administration	Engineering	Field Supervisor
Date: _____	Date: <u>05-01-23</u>	Date: _____
By: _____	By: <u>K. Joy</u>	By: _____

RE: 105 Le Creuset Water, and sewer connections

Kari Foy <kari.foy@lowcountrywater.com>

Tue 6/20/2023 11:40

To:Charlotte <charlotte@cr2design.net>

Cc:Brian Burgess (General Manager, Lowcountry Regional Water System) <brian.burgess@lowcountrywater.com>;Matthew Garnes <mgarnes@townofyemassee.org>

 1 attachments (293 KB)

Existing water sewe for 105 Le Creuset.pdf;

Charlotte,

Attached is a map showing the existing water and sewer utilities in the vicinity of 105 Le Creuset Rd.

As we discussed previously, LRWS can extend our utilities to your site, provided we determine our system can meet your development requirements. Our cost to do so can be passed along as your connection fee. We would require your engineers to design the utilities to meet your site water and sewer needs, and would review their design to ensure it meets our specifications. We do not have published specifications, but I'll be happy to talk to your designers about any questions they may have. We would also allow you to use your own contractor to install the water and sewer extension per the approved design.

LRWS's development policy is such that water and sewer extensions to areas not currently served shall be the financial responsibility of the individual requesting an extension. I cannot speak on behalf the Town's policies or practices. I'd be happy to meet again once you've had a chance to review this information.

Thanks,

Kari H. Foy, PE
Staff Engineer
Lowcountry Regional Water System
(803) 943-1006 (office)
(803) 398-2456 (direct)
(843) 343-2920 (mobile)



Legend

- Water Meters**
- Fire Hydrants**
- Water Fittings**
 - Cap or plug fitting
 - Reducer
 - Tapping sleeve
 - Other fittings
- Water Valves**
 - Air Release
 - Isolation
- Water Tanks**
- Water Wells**
- Water Lines**
 - Water Main Line
 - Water Service Line
 - Water Fire Line
 - Inactive Water Main Line
 - Inactive Water Service Line
 - Inactive Water Fire Line
 - Abandoned Water Main Line
 - Abandoned Water Service Line
 - Abandoned Water Fire Line
- Sewer Treatment Plant**
- Sewer Pumps**
- Sewer Lift Stations**
- Sewer Cleanouts**
- Sewer Valves**
- Sewer Manholes**
 - Sewer Manhole - In Service
 - Sewer Manhole - Abandoned
- Sewer Outfalls**
 - Diffuser
 - Gravity discharge

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Colin J. Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

Committee / Commission Agenda Item

Subject: A Request by the Town of Yemassee, on behalf of the Lowcountry Regional Water System (LRWS), for approval of a Public Project Application. (Application#A23-0051)

Submitted by: Matthew Garnes, Staff Liaison to Committee

Attachments:

	Ordinance		Resolution		Other
√	Support Documents	√	Motion		

Summary: The applicant is seeking to install an alternative sewer system including individual grinder pumps and common force main to serve six (6) homes and one (1) industrial customer on River Road, in Beaufort County, the abandonment of existing septic tanks and the installation of two (2) Remote Terminal Units (RTU's) including radio equipment to allow two existing pump stations on Guess Drive to be monitored as part of the LRWS existing SCADA System.

Recommended Action: Staff request the Planning Commission grant approval of the Public Project and forward the request to the Town Council for approval at their September 2023 Town Council meeting.

Committee Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other



Staff Report Administration



Meeting Date:	September 5, 2023
Project:	River Road Sewer Extension & Upgrades (Public Project Application)
Project Manager:	Matthew E. Garnes Town Administrator

Request: The Town Administrator requests that the Planning Commission review and approve a Public Project application for a sewer extension and upgrade project on River Road and Guess Drive within Beaufort County.

Introduction: As set forth in Chapter 6, Section 6-29 within the Code of Ordinances of the Town of Yemassee, South Carolina, the applicants are submitting a Public Project Application for an expansion or modification of utility infrastructure. The Ordinance sets a goal of ensuring that the proposed project is consistent with the spirit and intent of the Town while ensuring the Town Council, residents, and business owners have ample opportunity for feedback on the proposed project any that any questions regarding the project are answered.

Background: The water and wastewater infrastructure within the Town of Yemassee is owned and operated by the Lowcountry Regional Water System (LRWS). LRWS inherited the infrastructure from the Town of Yemassee Water Department in 2013 when the utility consortium formed. LRWS is the franchised water and wastewater provider in the Town of Yemassee and has been since its inception. The infrastructure that was in place was installed over the course of almost four decades and was not uniform and much of the original infrastructure was in place. Over time, through both municipal grants and LRWS funded projects, the system has seen significant upgrades.

Town Staff routinely communicate with management of the Lowcountry Regional Water System and discuss areas of concern as well as review potential grant opportunities to improve the infrastructure and resiliency of the network as well as improve the quality of life for residents and business owners.

An opportunity identified was identified this Spring by Town Staff to potentially fund a project within Beaufort County that would address several critical issues while minimizing the potential for groundwater contamination subsequent to a failing septic tank or old sewer lines. The Beaufort County Council created a "Good Neighbor Fund" project which was to be funded off American Rescue Plan (ARP) funding that the County government received. The formula determined earmarked the Town of



Staff Report

Administration



Yemassee approximately \$500,000.00 for ARP qualified projects such as infrastructure with the requirement being the projects must benefit and be within Beaufort County. The County required each municipality in the County (Hilton Head Island, Bluffton, Hardeeville, Beaufort, Port Royal & Yemassee) to submit a formal request for funding for review at the Committee level at the County first, followed by County Council. The Town of Yemassee requested and subsequently received two tranches of funding through this program including:

- \$234,000 – River Road Sewer Extension & Upgrade Project
- \$200,000 – Castle Hall Sidewalk Project

The project has no local match required from the municipality and the primary requirements are that the project be completed by the date dictated by the Federal Government ARP program and that the project will be subject to periodic grant monitoring by Beaufort County, as each municipality is a subrecipient of grant funds.

Project Area: Despite the Town of Yemassee's municipal boundaries spanning both Beaufort & Hampton Counties, addresses within the Town of Yemassee in Beaufort County are still within the LRWS service area- not the Beaufort-Jasper Water & Sewer Authority.

LRWS currently has limited water and wastewater infrastructure within Beaufort County and is limited to the infrastructure that was inherited from the Town when its water department was transferred. Water and wastewater serve both the Beaufort Housing Authority (Yemassee Heights) development and Alpha Genesis on Castle Hall Rd. On Guess Drive, the former industrial park properties are served by both water and sewer and host the only two lift stations owned by LRWS in Beaufort County. Finally, water and sewer service serve the Vetrostone plant at 108 River Road and water serves some residential areas on River Road from the county line to Guess Drive.

The residential areas on River Road do not have sewer and are served by private septic tanks, many of which are failing or shallow tanks which exasperates the chance of groundwater contamination in an environmentally sensitive area as these properties abut the Ace Basin National Wildlife Refuge. Additionally, the Vetrostone property is currently served by a sewer line that crosses through the former River Road / Combahee Village PUD, which is now owned by YIP, LLC., a conservation corporation connected to Nemours Plantation. This line is shallow and is overdue for replacement.



Staff Report Administration



Project Management:

As the Town of Yemassee is the subrecipient of the funds, the Town will issue RFP's / Solicitations and receive invoices and pay out invoices due. Technical review will be completed jointly with LRWS Engineering and Management staff. The Town has issued an RFP for Engineering Services for the project with sealed bids due by September 21, 2023.

Planning Commission Action: The Public Project application is presented to the Planning Commission as a courtesy for input and solicitation of comment prior to being presented to the Town Council.

Staff Recommendation: Administration Staff recommend Planning Commission advance the Application to the Town Council for formal approval. This request is scheduled to be presented to the Town Council at their September 12, 2023, Town Council Meeting.

Next Steps:

Step	Date	Complete
Step 1. Planning Commission Presentation	September 5, 2023	✓
Step 2. Town Council Presentation & Approval	September 12, 2023	

Attachments:

- Public Project Application
- Project Area and Proposed Benefits
- Good Neighbor Fund Request to Beaufort County
- Request for Proposals for Engineering



**TOWN OF YEMASSEE
PUBLIC PROJECT APPLICATION**

Town of Yemassee
Administration Department
101 Town Cir
Yemassee, SC 29945-3363
(843) 589-2565 Ext. 3
www.townofyemassee.org

Applicant		Property Owner	
Name: Town of Yemassee		Name: Various	
Phone: (843) 589-2565		Phone:	
Mailing Address: 101 Town Cir, Yemassee, SC 29945-3363		Mailing Address:	
E-mail: CMOORE@TOWNOFYEMASSEE.ORG		E-mail:	
Town Business License # (if applicable): N/A			
Project Information			
Project Name: River Road Sewer Extension & Upgrade		<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment
Project Location: River Road & Guess Drive		Acreage: N/A	
Zoning District: General Residential, Planned Unit Development & Office Commercial			
Tax Map Number(s): See attached			
Project Description: See Attached narrative. All work to occur in existing SCDOT ROW			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Public Project Plans. <input checked="" type="checkbox"/> 2. Recorded deed and plat showing proof of property ownership (if procuring easements). <input checked="" type="checkbox"/> 3. Project Narrative describing reason for application <input checked="" type="checkbox"/> 4. Tax Map Numbers for any properties to be served by the Project (map or listing)			
Disclaimer: The Town of Yemassee 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			
Property Owner Signature: Matthew E. Garnes		Digitally signed by Matthew E. Garnes Date: 2023.09.02 19:11:17 -04'00'	Date: 8/30/23
Applicant Signature: Matthew E. Garnes		Digitally signed by Matthew E. Garnes Date: 2023.09.02 19:11:01 -04'00'	Date: 8/30/23
For Office Use			
Application Number: A23-0051		Date Received: 8/31/23	
Received By: M. GARNES		Date Approved:	



Project Information

General Information

Project #	A23-0051	Parcel #	R710 001 000 0051 0000	Building ID	
Location	74W Guess Dr				
Project Type	Public Project Application	Project Use	Infrastructure Project		
Parent Project #		Subdivision	Residential areas off River Road		
Applicant Name	Town of Yemassee	Address	513 Elm St W, Hampton, SC 29924		
Applicant Email	cmoore@townofyemassee.org	Phone	(843) 589-2565	Cell	
Owner Name	Lowcountry Regional Water System	Address	513 Elm St W, Hampton, SC 29924		
Owner Email	Brian.burgess@lowcountrywater.com	Phone	(803) 943-1006	Cell	
Contractor		Address			
Contractor Email		Phone			

Property Information

Type/Improvement	Public Project Application	Accessory/Structure			
Current Use	Mixed use - Residential / Commercial	Proposed Use	Mixed use - Residential / Commercial		
Current Zoning		Proposed Zoning			
Project Cost	234,000.00	Project Value	234,000.00		
Current Use And Proposed Changes	A request by the Town of Yemassee, on behalf of the Lowcountry Regional Water System (LRWS), for approval of a Public Project Application. The applicant is seeking to install an alternative sewer system including individual grinder pumps and common force main to serve six (6) homes and one (1) industrial customer on River Road, in Beaufort County, the abandonment of existing septic tanks and the installation of two (2) Remote Terminal Units (RTU's) including radio equipment to allow two existing pump stations on Guess Drive to be monitored as part of the LRWS existing SCADA System.				
Lot Width		Lot Depth		Map Number	R710 001 000 0051 00

Total Area of Building & Accessory Structures (Sq Ft)

Total Area of All Man-made Improvements (Sq Ft)

General Notes

Restrictions / Variances



Structure Information

Structure Type	# of Stories	Usable Floor Area (Sq Ft)
Structure Height	# of Units 0	Load per Floor (Lbs)
Sign Dimensions	# of Bedrooms	# of Bathrooms
Occupancy Empty Room	With Chairs	Tables & Chairs
Foundation Material	Foundation Type	Footing Depth
Foundation Information		
Setbacks Front & Rear	Setbacks Right & Left Sides	
Setbacks Information		
Water Utility Lowcountry Regional Water System Public	Sewage Utility Lowcountry Regional Water System Public	
Gas Utility None Public	Electric Utility Dominion Energy Public	
Driveway Width	# of Off Street Parking	# of Off Street Loading
Miscellaneous Information		



Contacts

Contact Name	Type	Project	Address	Phone
Burgess, Brian	Applicant	River Road Sewer Extension & Upgrade	513 Elm St W, Hampton, SC 29924	803-943-1006
Moore, Colin J.	Applicant	River Rd Sewer Extension & Upgrade	101 Town Cir, Yemassee, SC 29945-3363	843-589-2565
Town of Yemassee	Applicant		513 Elm St W, Hampton, SC 29924	(843) 589-2565
Lowcountry Regional Water System	Owner		513 Elm St W, Hampton, SC 29924	(803) 943-1006
Lowcountry Regional Water System	Previous Owner		513 Elm St W, Hampton, SC 29924	(803) 943-1006



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	September 2, 2023		\$0.00	\$0.00
	TOTAL		\$0.00	\$0.00

PROJECT AMOUNT DUE: \$0.00



[Display Property Data \(https://www.civicgov4.com/sc_yemassee/parcels/edit/3366\)](https://www.civicgov4.com/sc_yemassee/parcels/edit/3366)

- Save Project
- Clone Project
- Cancel (https://www.civicgov4.com/sc_yemassee/projects/manage/)
- Print Menu ()

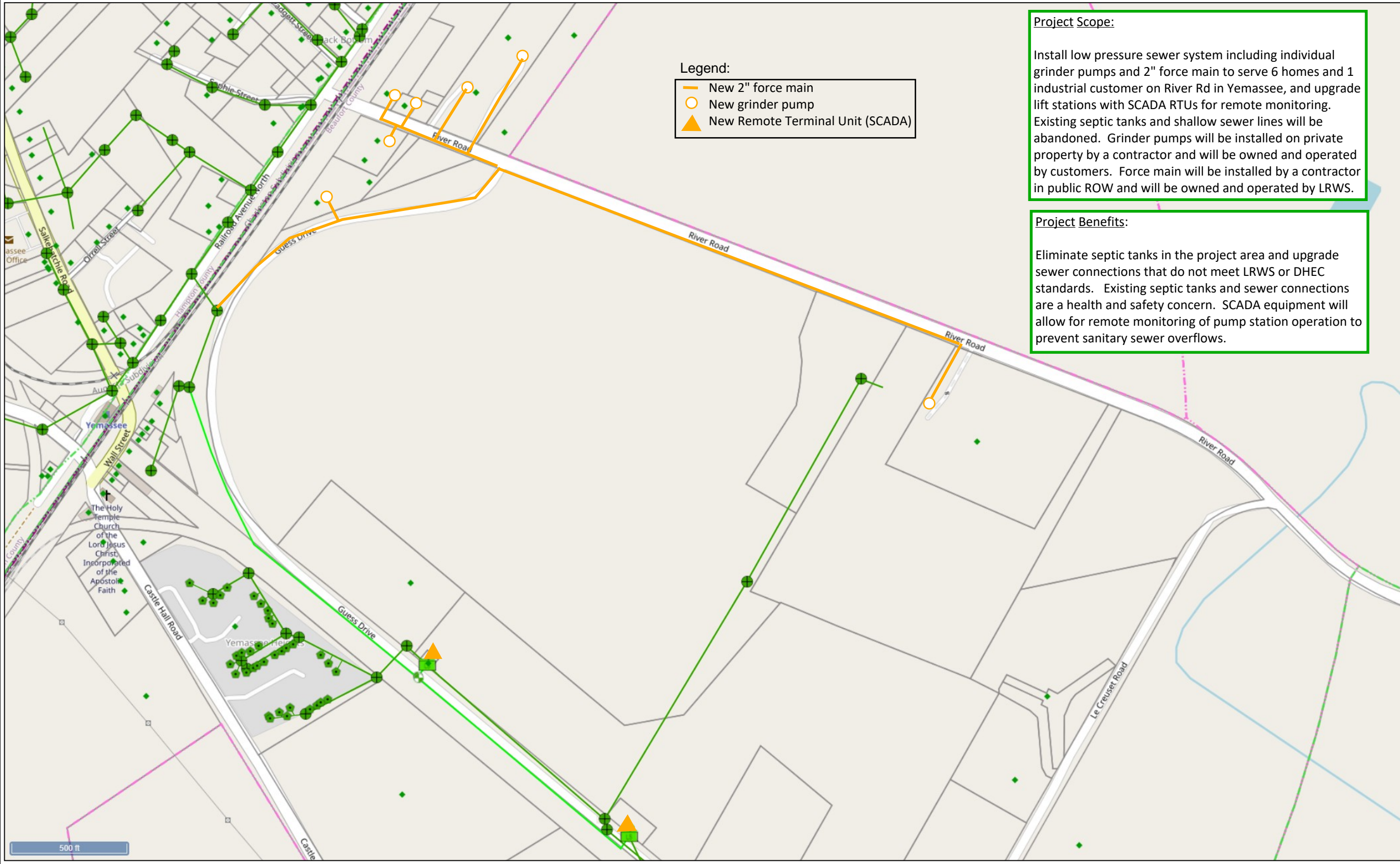
[🔗 \(https://www.civicgov4.com/sc_yemassee/projects/edit/8\)](https://www.civicgov4.com/sc_yemassee/projects/edit/8) [🔗 \(https://www.civicgov4.com/sc_yemassee/projects/edit/57\)](https://www.civicgov4.com/sc_yemassee/projects/edit/57)
 Record #51 of 229 [🔗 \(https://www.civicgov4.com/sc_yemassee/projects/edit/59\)](https://www.civicgov4.com/sc_yemassee/projects/edit/59) [🔗 \(https://www.civicgov4.com/sc_yemassee/projects/edit/236\)](https://www.civicgov4.com/sc_yemassee/projects/edit/236)

- Applicant
- Property
- Structure
- Parcels
- Contractors
- Inspections
- Checklist
- Insurance
- Contacts
- Affidavits
- Certificates
- Fees
- Bonds
- Escrow
- Documents
- Related Permits
- Related Projects
- Status
- Forms
- Meeting Minutes
- Adjacent / Proximity
- Questions & Answers
- Conditions
- Variances
- Additional Fields

Add Parcels

Parcel Number	Owners	location	Phone
R710 001 000 0051 0000	LOWCOUNTY REGIONAL WATER SYSTEM	74 W GUESS DR	(803) 943-1006
R710 001 000 0050 0000	BEAUFORT COUNTY DEVE CORP % DAVID L HARPER PA	44 W GUESS DR	
R710 001 000 0041 0000	YIP LLC		
R710 001 000 0047 0000	YIP LLC		
R710 001 000 0048 0000	YIP LLC		
R710 001 000 0046 0000	REDDY ICE CORPORATION	1 GUESS DR	(843) 217-0427
R710 001 000 0049 0000	UNITED STATES OF AMERICA		
R710 001 000 0038 0000	UNITED STATES OF AMERICA	96 GUESS DR	
R710 001 000 0018 0000	ROBERTS DELONDA D LAQUETTA T JTROS	148 GUESS DR	
R710 001 000 0032 0000	ROBERTS DELONDA D LAQUETTA T JTROS		
R710 001 000 0040 0000	UNITED STATES OF AMERICA		
R710 001 000 0039 0000	LE CREUSET OF AMERICA INC		
R710 001 000 019A 0000	FARRUGIA EUGENE JULIA JTROS	108 RIVER RD	
R710 001 000 0029 0000	RILEY HAROLD L	27 RIVER RD	
R710 001 000 0015 0000	GRIFFITH TONY	21 RIVER RD	
R710 001 000 0036 0000	ROBERTS WILLIE EVELLA JTROS	14 RIVER RD	
R710 001 000 0031 0000	HEIRS OF MARY POLITE	7 RIVER RD	
R710 001 000 0014 0000	SIMMONS KENNETH M		
R710 001 000 0015 0000	GRIFFITH TONY	21 RIVER RD	

- Save Project
- Clone Project
- Cancel (https://www.civicgov4.com/sc_yemassee/projects/manage/)
- Print Menu ()



Project Scope:

Install low pressure sewer system including individual grinder pumps and 2" force main to serve 6 homes and 1 industrial customer on River Rd in Yemassee, and upgrade lift stations with SCADA RTUs for remote monitoring. Existing septic tanks and shallow sewer lines will be abandoned. Grinder pumps will be installed on private property by a contractor and will be owned and operated by customers. Force main will be installed by a contractor in public ROW and will be owned and operated by LRWS.

Project Benefits:

Eliminate septic tanks in the project area and upgrade sewer connections that do not meet LRWS or DHEC standards. Existing septic tanks and sewer connections are a health and safety concern. SCADA equipment will allow for remote monitoring of pump station operation to prevent sanitary sewer overflows.



- Legend**
- Sewer Treatment Plant
 - Sewer Pumps
 - Sewer Lift Stations
 - Sewer Cleanouts
 - Sewer Valves
 - Sewer Manholes**
 - Sewer Manhole - In Service
 - Sewer Manhole - Abandoned
 - Sewer Outfalls**
 - Diffuser
 - Gravity discharge
 - Sewer Lines**
 - Main
 - Service
 - Force Main
 - Effluent Line
 - Inactive Main
 - Inactive Service
 - Inactive Force Main
 - Inactive Effluent Line
 - Abandoned Main
 - Abandoned Service
 - Abandoned Force Main
 - Abandoned Effluent Line
 - Sewer Lift Station Areas
 - Sewer Treatment Plant Area
 - Hampton Address Points
 - Hampton County Parcels
 - Beaufort Address Points
 - Beaufort County Parcels
 - Yemassee Boundary
 - Beaufort City Boundaries
 - Hampton City Boundaries
 - Beaufort Boundary
 - Hampton Boundary

500 ft

Good Neighbor Request

Matthew Garnes <mgarnes@townofyemassee.org>

Tue 5/2/2023 16:53

To: Hank Amundson (Special Projects Director, Beaufort County Government)
<henry.amundson@bcgov.net>

📎 1 attachments (2 MB)

good neighbor fund request 2.pdf;

Hank,

I'm submitting a request for funding out of the good neighbor program for improvements to our wastewater infrastructure that is managed by Lowcountry Regional Water System in the Town of Yemassee. Please see the attached letter and let me know if you require additional information. Thank you for your consideration.

Respectfully Submitted,

Matthew Garnes

Town Administrator

Town of Yemassee

101 Town Cir

Yemassee, SC 29945-3363

Office: (843) 589-2565 Ext. 3

The Focal Point of the Four Counties



Colin J Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

May 2, 2023

Mr. Hank Amundson

Beaufort County

P.O. Drawer 1228

Beaufort, SC 29901-1228

We are submitting the attached information for the County's consideration of a sewer project in the Town of Yemassee that may be eligible for funding through Beaufort County's "Good Neighbor" program. Here is a brief overview of the project.

Project Need: There are five existing homes along River Rd and Guess Drive that are currently served by either septic tanks or shallow sewer services. This is a low-lying area with poor drainage. Vetrostone, a manufacturing facility on River Rd, is served by 2200 LF of shallow/exposed sewer line that crosses through a wetland area. The existing sewer infrastructure is poorly designed leaving it at higher risk for sanitary sewer overflows.

There are two lift stations along Guess Drive; one serves the Beaufort Housing Authority and the other serves Alpha Genesis. These pump stations are located 25 miles from LRWS's operations center. There is no existing means for remote monitoring of the pump stations.

Proposed Project: The project proposes installing an engineered low pressure sewer system including individual grinder pumps and common force main to serve 5 homes and 1 industrial customer on River Rd in Yemassee. Existing septic tanks and shallow sewer lines will be abandoned. Grinder pumps will be installed on private property by a contractor and will be owned and operated by customers. Force main will be installed by a contractor in public ROW and will be owned and operated by LRWS. Existing septic tanks and/or sewer infrastructure would be abandoned as part of the project. The project also proposes installing Remote Terminal Units (RTUs) including radio equipment to allow these critical lift stations to be monitored as part of LRWS's existing SCADA system.

Proposed Benefit: The project will eliminate septic tanks in the project area, and upgrade sewer connections that do not meet LRWS or DHEC standards. Existing septic tanks and sewer connections are a health and safety concern.

SCADA equipment will allow for remote monitoring of pump station operation to prevent sanitary sewer overflows. This project will decrease O&M associated with responding to sanitary sewer overflows caused by sub-standard connections and pump faults.

I've attached maps of the project area for illustration. After you have had a chance to review, please let me know if you have any questions or require additional information. Thank you for your consideration.

Respectfully Submitted,



Matthew E. Garnes
Town Administrator
Town of Yemassee
O) 843.589.2565 Ext. 3
M) 843.599.0166
F) 843.589.4305

(Attachments: 3)

**River Road & Guess Drive Sewer Improvements
Town of Yemassee, SC, Beaufort County**

Sewer Facilities

A) River Rd

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Cost</u>
1	2" PVC force main	LF	4100	\$ 10.00	\$ 41,000.00
2	residential grinder pump (installed)	EA	5	\$ 7,500.00	\$ 37,500.00
3	commercial grinder pump (installed)	EA	1	\$ 15,000.00	\$ 15,000.00
4	Cut and replace asphalt	LF	100	\$ 100.00	\$ 10,000.00
5	sewer service to ROW	EA	6	\$ 1,500.00	\$ 9,000.00
6	septic tank abandonment	EA	2	\$ 2,000.00	\$ 4,000.00
Subtotal					\$ 116,500.00

A) River Rd

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Cost</u>
1	SCADA RTU - Guess Drive Apartments LS	EA	1	\$ 25,000.00	\$ 25,000.00
2	SCADA RTU - Alpha Genesis LS	EA	1	\$ 25,000.00	\$ 25,000.00
3	Installation by Electrical Contractor	LS	1	\$ 7,500.00	\$ 7,500.00
Subtotal					\$ 57,500.00

Sewer Facilities	\$ 174,000.00
Contingencies	\$ 20,000.00
Permitting, Design, CA/CO	\$ 30,000.00
Acquisition/Legal	\$ 10,000.00

Total **\$ 234,000.00**

Capital Improvement Plan Project Summary

River Rd & Guess Drive Sewer Improvements					
Project Type	Compliance, H&S	Project #		Projected Construction Start Date	
Department	Sewer Collection	Budget Fiscal Year		Projected Construction End Date	
Review Score					
Project Scope					
<p>Install low pressure sewer system including individual grinder pumps and 2" force main to serve 5 homes and 1 industrial customer on River Rd in Yemassee, and upgrade lift stations with SCADA RTUs for remote monitoring. Existing septic tanks and shallow sewer lines will be abandoned. Grinder pumps will be installed on private property by a contractor and will be owned and operated by customers. Force main will be installed by a contractor in public ROW and will be owned and operated by LRWS.</p>					
Project Justification					
<p>Project will eliminate septic tanks in the project area, and upgrade sewer connections that do not meet LRWS or DHEC standards. Existing septic tanks and sewer connections are a health and safety concern. SCADA equipment will allow for remote monitoring of pump station operation to prevent sanitary sewer overflows.</p>					
Operational Impact					
<p>Project will decrease O&M costs associated with responding to sanitary sewer overflows caused by sub-standard connections and pump faults.</p>					
Financial Impact					
<p>Two homes currently on septic tanks will be connected to the system. Remote equipment will reduce labor associated with routine visits and costly overflows.</p>					
Financial Details					
Project Phase	Original Budget	Revised Budget	Revision Date	Estimated Useful Life (Years)	
Design	\$ 30,000.00			Population Impacted	
Construction	\$ 174,000.00			Service Taps (New/Affected)	
Environmental					25
Property Acquisition					6
Legal	\$ 10,000.00			<u>Source</u>	<u>Amount</u>
Interim Financing				Total Grant Funds	0%
Administration				Total Loan Funds	\$0 0%
				Total Local Funds	0%
Project Total	\$214,000	\$0		Total All Funds	\$0 0%
Funding Sources					
Federal \$	SCDHEC \$	State Of SC \$	Local \$		
USDA Loan	CWSRF Loan	RIA Basic Grant	Private Contributions		
USDA Grant	CWSRF Grant	RIA Economic Grant	LRWS Member Town		
EDA Grant	DWSRF Loan	CDBG Grant	Hampton County		
EPA Grant	DWSRF Grant	SC Commerce Grant	LRWS		
Homeland Security Grant	SC Energy Office L	SC Energy Office G	LRWS (Other Loans)		



Legend

- Water Meters**
- Fire Hydrants**
- Water Fittings**
 - Cap or plug fitting
 - Reducer
 - Tapping sleeve
 - Other fittings
- Water Valves**
 - Air Release
 - Isolation
- Water Tanks**
- Water Wells**
- Water Lines**
 - Water Main Line
 - Water Service Line
 - Water Fire Line
 - Inactive Water Main Line
 - Inactive Water Service Line
 - Inactive Water Fire Line
 - Abandoned Water Main Line
 - Abandoned Water Service Line
 - Abandoned Water Fire Line
- Sewer Treatment Plant**
- Sewer Pumps**
- Sewer Lift Stations**
- Sewer Cleanouts**
- Sewer Valves**
- Sewer Manholes**
 - Sewer Manhole - In Service
 - Sewer Manhole - Abandoned
- Sewer Outfalls**
 - Diffuser
 - Gravity discharge

19 Dec, 2022

Note:
Existing Conditions
River Rd

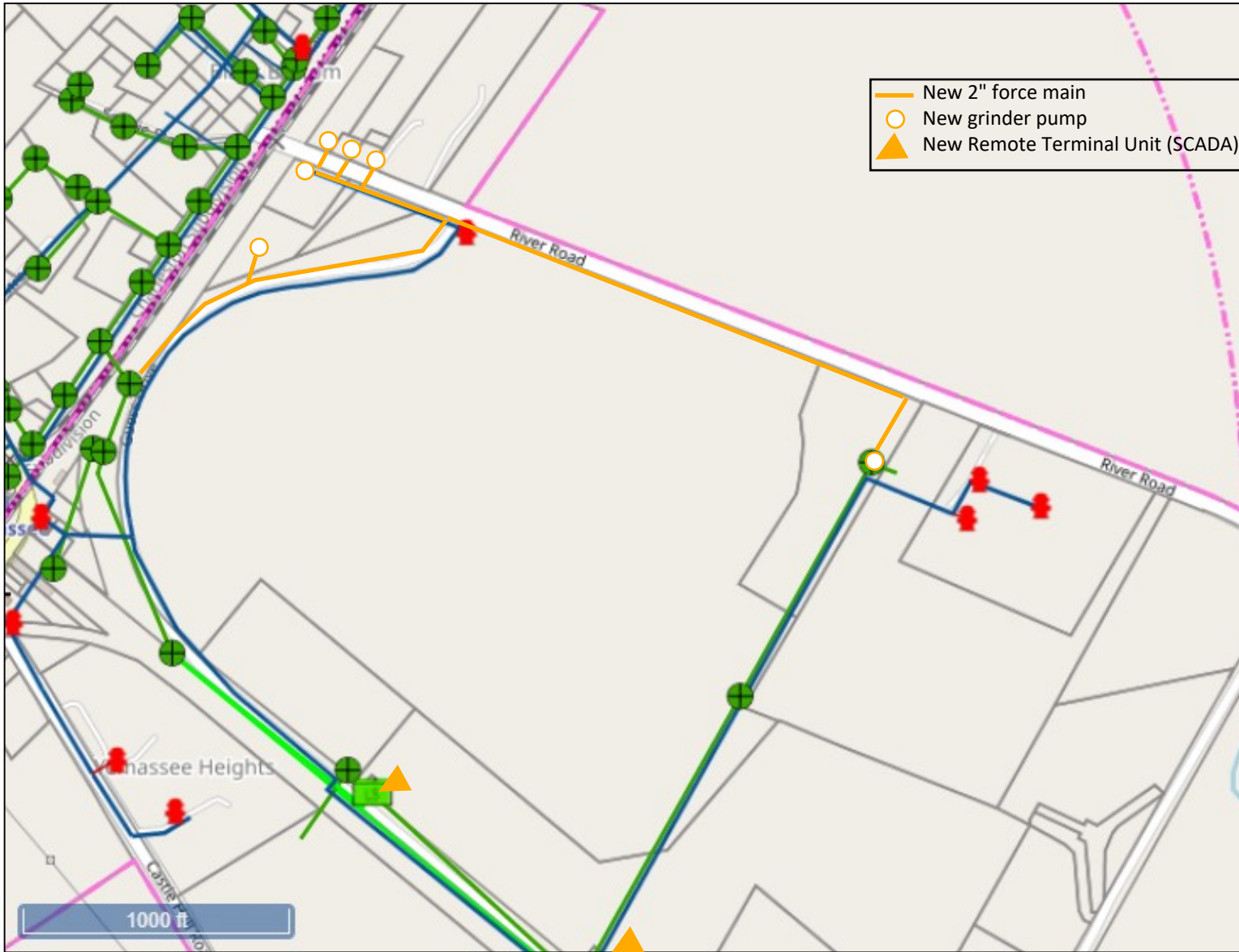
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Water Meters**
- Fire Hydrants**
- Water Fittings**
 - Cap or plug fitting
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- Sewer Outfalls**
 - Diffuser
 - Gravity discharge



- New 2" force main
- New grinder pump
- ▲ New Remote Terminal Unit (SCADA)



Legend

- ⊙ **Water Meters**
- **Fire Hydrants**
- Water Fittings**
 - | Cap or plug fitting
 - ⋈ Reducer
 - Tapping sleeve
 - ◆ Other fittings
- Water Valves**
 - Air Release
 - ⊕ Isolation
- ★ **Water Tanks**
- ⊕ **Water Wells**
- Water Lines**
 - Water Main Line
 - Water Service Line
 - Water Fire Line
 - - - Inactive Water Main Line
 - - - Inactive Water Service Line
 - - - Inactive Water Fire Line
 - - - Abandoned Water Main Line
 - - - Abandoned Water Service Line
 - - - Abandoned Water Fire Line
- **Sewer Treatment Plant**
- ⊕ **Sewer Pumps**
- **Sewer Lift Stations**
- ⊕ **Sewer Cleanouts**
- ⊕ **Sewer Valves**
- Sewer Manholes**
 - ⊕ Sewer Manhole - In Service
 - ⊕ Sewer Manhole - Abandoned
- Sewer Outfalls**
 - Diffuser
 - Gravity discharge

19 Dec, 2022

Note:
River Rd Sewer Improvements

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

STATE OF SOUTH CAROLINA)
) ARPA SUBRECIPIENT
) AGREEMENT
COUNTY OF BEAUFORT)

THIS ARPA SUBRECIPIENT AGREEMENT (hereinafter “Agreement”) is made between Beaufort County Government, (hereinafter “COUNTY”), and The Town of Yemassee, a municipality within Beaufort County (hereinafter “RECIPIENT”).

WHEREAS, on March 11, 2021, President Joseph R. Biden signed into law the American Rescue Plan Act of 2021 (hereinafter “ARPA”); and

WHEREAS, on May 10, 2021, the United States Department of the Treasury (hereinafter “US TREASURY”) published guidance regarding the allowable usage of the Coronavirus State and Local Fiscal Recovery Funds (hereinafter “SLFRF”) to be disseminated to local governments in accordance with the ARPA; and

WHEREAS, the grand total allocation of SLFRF funds to the COUNTY, as published by the US TREASURY, is \$37,317,466.00; and

WHEREAS, the COUNTY intends to allocate \$3,000,000 of its SLFRF funds to assist the municipalities within Beaufort County with up to \$500,000 per municipality, as a part of its Good Neighbor Program, in accordance with all federal, state, and local guidelines regarding the usage of SLFRF funds; and

WHEREAS, the RECIPIENT, a municipality within the County, submitted a written request to the COUNTY for the second draw of \$234,000 of their remaining \$300,000 in Good Neighbor Program COVID-19 relief funds to support APRA eligible initiatives within its municipal boundaries; and

WHEREAS, under section 602(c)(3) of the ARPA, the COUNTY may transfer funds to other units of local government for the purpose of meeting ARPA’s goals; and

WHEREAS, during their regular public meeting on September 12, 2022, the Beaufort County Council approved the aforementioned request from the RECIPIENT subject to all federal, state, and local guidelines regarding the usage of SLFRF funds; and

WHEREAS, the Recipient agrees to the ‘Subrecipient’s Requirements for funding under the American Rescue Plan Act’ attached; and

WHEREAS, the COUNTY and RECIPIENT desire to enter into this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference, and the terms and conditions set forth below, the parties agree as follows:

1. EFFECTIVE DATE AND TERM

This Agreement shall commence when last executed by all parties and remain in effect no later than December 31, 2025, unless terminated by the COUNTY in writing.

2. GRAND TOTAL SLFRF FUNDS TO BE DISSEMINATED TO RECIPIENT

The grand total subaward of SLFRF funds to be disseminated by the COUNTY to the RECIPIENT as part of the Good Neighbor Program shall not exceed \$500,000. This second award and Agreement is for \$234,000 (hereinafter “SLFRF Funds” or “Funds”). Additional funds will require an additional agreement.

3. LIMITATIONS REGARDING THE USE OF SLFRF FUNDS

The RECIPIENT shall ensure that all expenditures utilizing SLFRF Funds received in accordance with this Agreement shall be limited to only those eligible services outlined in the Recipient's application letter, attached hereto and incorporated herein by Exhibit A.

4. COMPLIANCE and REPORTING

- A. *Compliance with Laws and Guidelines.*** The RECIPIENT shall comply with all federal, state, and local laws and all requirements and published guidance set forth regarding the usage of any and all Funds appropriated under the ARPA. The COUNTY is not responsible for providing the RECIPIENT with the applicable laws, requirements, or guidance; it is solely the responsibility of the RECIPIENT to obtain, understand and adhere to the applicable laws, requirements, or guidance associated with the ARPA funds.
- B. *Reporting Requirements to ensure ARPA Compliance.*** To ensure compliance with the existing ARPA guidelines set forth by the US TREASURY – while also ensuring that all expenditures within the scope of this Agreement adhere to future guidelines that may be established by the US TREASURY during the term of this Agreement – the RECIPIENT, shall provide to the COUNTY a comprehensive and detailed list of all such expenditures on an itemized invoice, and shall also provide any backup documentation to support such expenditures within 30 (thirty) days of said expenditure and no later than 30 (thirty) days from the date all funds have been expended.

5. MAINTENANCE AND AUDIT OF RECORDS

The RECIPIENT shall maintain records, books, documents, and other materials relevant to its performance under this Agreement. These records shall be subject to inspection, review, and audit by the COUNTY or its designees, and the US TREASURY for five (5) years following termination of this Agreement. If it is determined during the course of the audit that the RECIPIENT utilized Funds for unallowable costs under this Agreement or any, the RECIPIENT agrees to promptly reimburse the COUNTY for such payments upon request.

- A. *Requirements from the US TREASURY.*** The COUNTY may request additional information from the RECIPIENT, as needed, to meet any additional guidelines regarding the use of SLFRF funds that may be established by the US TREASURY during the scope of this Agreement.

6. TERMINATION

The COUNTY may terminate this Agreement, for convenience or otherwise and for no consideration or damages, upon prior notice to the RECIPIENT. If determined by the COUNTY that RECIPIENT has inappropriately used the Funds or has not adhered to all ARPA guidelines, then COUNTY may immediately terminate this Agreement and RECIPIENT shall return all unused Funds within ten (10) calendar days.

7. INDEPENDENT CONTRACTOR

Each party under the Agreement shall be for all purposes an independent Contractor. Nothing contained herein will be deemed to create an association, a partnership, a joint venture, or a relationship of principal and agent, or employer and employee between the parties. The RECIPIENT shall not be, or be deemed to be, or act or purport to act, as an employee, agent, or representative of the COUNTY for any purpose.

8. HOLD HARMLESS AND INDEMNIFICATION

To the extent provided by law, the RECIPIENT agrees to defend, indemnify, and hold the COUNTY, its officers, officials, employees, agents, and volunteers harmless from and against any and all claims, injuries, damages, losses or expenses, including without limitation personal injury, bodily injury, sickness, disease, or death, or damage to or destruction of property, which are alleged or proven to be caused in whole or in part by an act or omission of the RECIPIENT, its officers, directors, employees, and/or agents relating to the RECIPIENT's performance or failure to perform under this Agreement. This section shall survive the expiration or termination of this Agreement.

9. NOTICES

Any notices desired or required to be given hereunder shall be in writing, and shall be deemed received immediately if sent via electronic mail, or shall be deemed received three (3) days after deposit with the US Postal Service (postage fully prepaid, certified mail, return receipt requested), and addressed to the party to which it is intended at its last known address, or to such person or address as either party shall designate to the other from time to time in writing forwarded in like manner:

RECIPIENT

Town of Yemassee
Attn: Matthew Garnes
Town Clerk
Email: mattgarnes@townofyemassee.org
101 Town Circle
Yemassee, South Carolina 29945

COUNTY

Beaufort County Government
Attn: Hank Amundson
Special Assistant to the County Administrator
Email: henry.amundson@bcgov.net
100 Ribaut Road
Beaufort, South Carolina 29902

10. IMPROPER INFLUENCE

Each party warrants that it did not and will not employ, retain, or contract with any person or entity on a contingent compensation basis for the purpose of seeking, obtaining, maintaining, or extending this Agreement. Each party agrees, warrants, and represents that no gratuity whatsoever has been or will be offered or conferred with a view towards obtaining, maintaining, or extending this Agreement.

11. CONFLICT OF INTEREST

The elected and appointed officials and employees of the parties shall not have any personal interest, direct or indirect, which gives rise to a conflict of interest.

12. TIME

Time is of the essence in this Agreement.

13. AMENDMENT

No amendment or modification to the Agreement shall be effective without prior written consent of the authorized representatives of the parties.

14. BINDING EFFECT

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors.

15. ASSIGNMENT

The RECIPIENT shall not assign or transfer any of its interests in or obligations under this Agreement without the prior written consent of the COUNTY.

16. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the COUNTY and the RECIPIENT for the use of funds received under this Agreement and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written between the parties with respect to this Agreement.

17. NO THIRD-PARTY BENEFICIARIES

Nothing herein shall or be deemed to create or confer any right, action, or benefit in, to, or on the part of any person or entity that is not a party to this Agreement. This provision

shall not limit any obligation which either party has to the US TREASURY in connection with the use of ARPA funds, including the obligations to provide access to records and cooperate with audits as provided in this Agreement.

18. COUNTERPARTS

This Agreement may be executed in one or more counterparts, any of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

19. AUTHORIZATION

Each party signing below warrants to the other party, that they have the full power and authority to execute this Agreement on behalf of the party for whom they sign.

IN WITNESS WHEREOF, this Agreement is executed and shall become effective as of the last date signed below:

RECIPIENT
Town of Yemassee

COUNTY
Beaufort County



Matthew Garnes, Town Clerk 7/27/23
Date

John Robinson, County Administrator Date



Witness 7/27/2023
Date

Witness Date

Subrecipient Requirements for Funding Under the American Rescue Plan Act (ARPA)

With the goal of enhancing community life, Beaufort County, South Carolina (the “County”) grants organizations awards to conduct certain specified community enhancing activities. On March 11, 2021, Congress passed the American Rescue Plan Act, P.L. 117-2 (2021) (“ARPA”). Under ARPA, monetary grants given to states and counties may in turn be subawarded to other organizations to carry out the goals of the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”). ARPA has allocated SLFRF money to the County, and the County has decided to use a portion of this money to fund various community programs. In order to use the SLFRF money for these programs, the County must ensure that certain guidelines are met by both the County and those receiving SLFRF money from the County.

Your entity has been classified as a subrecipient under ARPA, which is an entity that receives a subaward from the County to carry out a program on behalf of the County using SLFRF money. As a beneficiary of SLFRF money from the County, your organization must comply with the ARPA guidelines in order to be eligible for a grant. The full guidelines are in the *Compliance and Reporting Guidance: State and Local Fiscal Recovery Funds*, which can be located at [SLFRF Compliance and Reporting Guidance \(treasury.gov\)](https://www.treasury.gov/eo-14176-slfrrf-compliance-reporting-guidance). In ensuring compliance with these reporting requirements, you will serve as a first line of defense against fraud, waste, and abuse of federal money.

Your compliance responsibilities will generally be subject to the requirements of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal awards, 2 CFR Part 200, and will include:

1. Compliance with ARPA’s eligible and restricted uses of funds, including implementation of effective controls to ensure that each expenditure of funds is an eligible use and to maintain adequate documentation to each such expenditure.
2. Implementation of internal controls and effective monitoring to ensure compliance with 2 CFR Part 200, including generally identifying direct and indirect costs and treating each cost consistently in like circumstances.
3. Maintenance of procedures for obtaining information related to beneficiaries of ARPA funds and monitoring of the implementation of such procedures.
4. Maintenance of records and financial documents for five years after all funds have been expended or returned to Treasury and providing or making available such records to any authorized oversight body upon request.
5. Implementation of policies and controls that calculate, document, and record any income your organization receives from SLFRF.
6. Ensure that procurements using SLFRF funds, or payments under procurement contracts using such funds, are consistent with the procurement standards set forth in the Uniform Guidance at 2 CFR § 200.317 through 2 CFR § 200.327, as applicable.

7. If your organization expends more than \$750,000 in Federal awards during its fiscal year, submitting to an audit under the Single Audit Act and its implementing regulation at 2 CFR Part 200, Subpart F.

8. Compliance with legal requirements relating to nondiscrimination and nondiscriminatory use of Federal funds, including ensuring that your organization does not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity).

The County may also request detailed expenditure information from your organization in order for the County to comply with its reporting obligations. You will be required to promptly provide any requested information to the County even after your award term may have expired. Among other things, the County may require information about the structure and objectives of your program and information about how many individuals have been served by your organization.

REQUEST FOR PROPOSALS

For

Professional Services

RIVER RD SEWER PROJECT

The Town of Yemassee is accepting proposals for engineering services for the permitting, design and construction administration of sewer system improvements in the Town of Yemassee. The proposed improvements will include:

- Installation of an alternative sewer system including individual grinder pumps and common force main to serve six (6) homes and one (1) industrial customer on River Rd in Yemassee.
- Abandonment of existing septic tanks and/or sewer infrastructure.
- Installation of two (2) Remote Terminal Units (RTUs) including radio equipment to allow two existing pump stations on Guess Drive to be monitored as part of the LRWS existing SCADA system.

See attached project area maps.

LRWS owns and operates the water and sewer system within the Town of Yemassee. All improvements must be designed in accordance with LRWS specifications.

This project is being funded all or in part with funding from the American Rescue Plan (ARP) through a subrecipient agreement with Beaufort County which expires on December 31, 2025. Day-to-day project management will be carried out between the successful proposer and LRWS. Payment for engineering services will be made by the Town of Yemassee upon recommendation of LRWS.

Engineering Scope of Work:

1. Project Design

- a. Conduct project kick off meeting to review preliminary design information, as-built drawings, and other available.
- b. Conduct survey to document existing conditions, including wetlands delineation.
- c. Prepare preliminary design documents including hydraulic model and layout of the proposed force main system. Prepare preliminary cost estimates.
- d. Prepare final construction documents (plans and specs) showing pump station locations and details, plan and profile of the force main system, septic tank abandonment details. Prepare SCADA Specification and final cost estimate.

2. Permitting

- a. Prepare submittals required to obtain all necessary permits including but not limited to the following:
 - i. SCDOT Encroachment Permit for work within SCDOT Right-Of-Ways
 - ii. SCDHEC Permit to Construct
 - iii. SCDHEC Land Disturbance Permit
 - iv. Town of Yemassee Public Project Application

- b. Revise plans to address agency comments. Resubmit for final approval.
- c. The Town of Yemassee shall pay all permit fees.

A preliminary review of the project indicates that wetlands exist in the project area. The successful firm shall delineate wetlands along the proposed route and coordinate with USACE as required.

3. Bidding

- a. Advertise project and solicit bids from qualified contractors.
- b. Prepare and distribute plans to bidders, respond to bidder's questions, and prepare and issue addenda.
- c. Conduct bid opening.
- d. Review bids, evaluate contractors, and make recommendations for awards.

4. Construction Administration

- a. Prepare contract documents and pre-construction meeting.
- b. Oversee construction, administration, including review of contractor submittals, requests for information, pay requests, and preparation of change orders, as required.

5. Project Closeout

- a. Conduct inspection of completed project and prepare project punch list.
- b. Prepare record drawings and other project close-out documents as required.
- c. Request project acceptance and operating permits from regulatory agencies.

Proposals shall include:

Firms having performed engineering services directly with LRWS are considered qualified for this work and do not need to submit qualifications. Firms who do not have an established a work history with LRWS must submit a qualifications statement including project team, relevant experience, references and a sample contract.

Proposals should be in the form of a task order to include:

1. Scope of work. Explain any exceptions to the scope of work outlined herein. Identify any work that is proposed to be subcontracted.
2. Schedule. Identify time required for completion of project milestones from Kick Off Meeting through Close Out.
3. Compensation. Provide a lump sum cost for each task (1-5) listed in the scope of work. Include a copy of hourly rate schedule.

Minimum Qualifications

To be considered for this project, the prime firm that would engage in a contract with the Town of Yemassee must meet the following criteria:

1. Licensed to practice engineering and surveying in South Carolina.
2. Demonstratively active in the provision of municipal sewer system design for the past 10 years.
3. Familiarity in working with American Rescue Plan and/or CDBG funded projects. Award

Method of Award

Each firm that meets the minimum qualifications will be ranked according to the following criteria:

- Project Understanding & Approach: 0 - 10
- Ability to Meet Time & Budget Requirements 0 - 10
- Cost of Services: 0 - 10

A committee comprised of representatives from the Town of Yemassee and LRWS will select the highest ranked firm and begin negotiations with that firm regarding scope, schedule, and cost of services. If negotiations with the top ranked firm are unsuccessful, the Town will discontinue the negotiations and begin negotiations with the second highest ranked firm.

Three (3) hard copies of the Proposals must be submitted by the close of business on Thursday, September 21, 2023 in a sealed envelope and include the firm's name and project name to the following address:

Town of Yemassee
Attn: Matthew Garnes, Town Administrator
101 Town Cir
Yemassee, SC 29945-3363

Technical questions shall be directed to Kari Foy, LRWS Staff Engineer in writing at kari.foy@lowcountrywater.com.

The Town of Yemassee reserves the right to reject any and all proposals, and to award a contract that is most advantageous, and in the best interest of the Town.



Legend

- Water Meters**
- Fire Hydrants**
- Water Fittings**
 - Cap or plug fitting
 - Reducer
 - Tapping sleeve
 - Other fittings
- Water Valves**
 - Air Release
 - Isolation
- Water Tanks**
- Water Wells**
- Water Lines**
 - Water Main Line
 - Water Service Line
 - Water Fire Line
 - Inactive Water Main Line
 - Inactive Water Service Line
 - Inactive Water Fire Line
 - Abandoned Water Main Line
 - Abandoned Water Service Line
 - Abandoned Water Fire Line
- Sewer Treatment Plant**
- Sewer Pumps**
- Sewer Lift Stations**
- Sewer Cleanouts**
- Sewer Valves**
- Sewer Manholes**
 - Sewer Manhole - In Service
 - Sewer Manhole - Abandoned
- Sewer Outfalls**
 - Diffuser
 - Gravity discharge



Legend

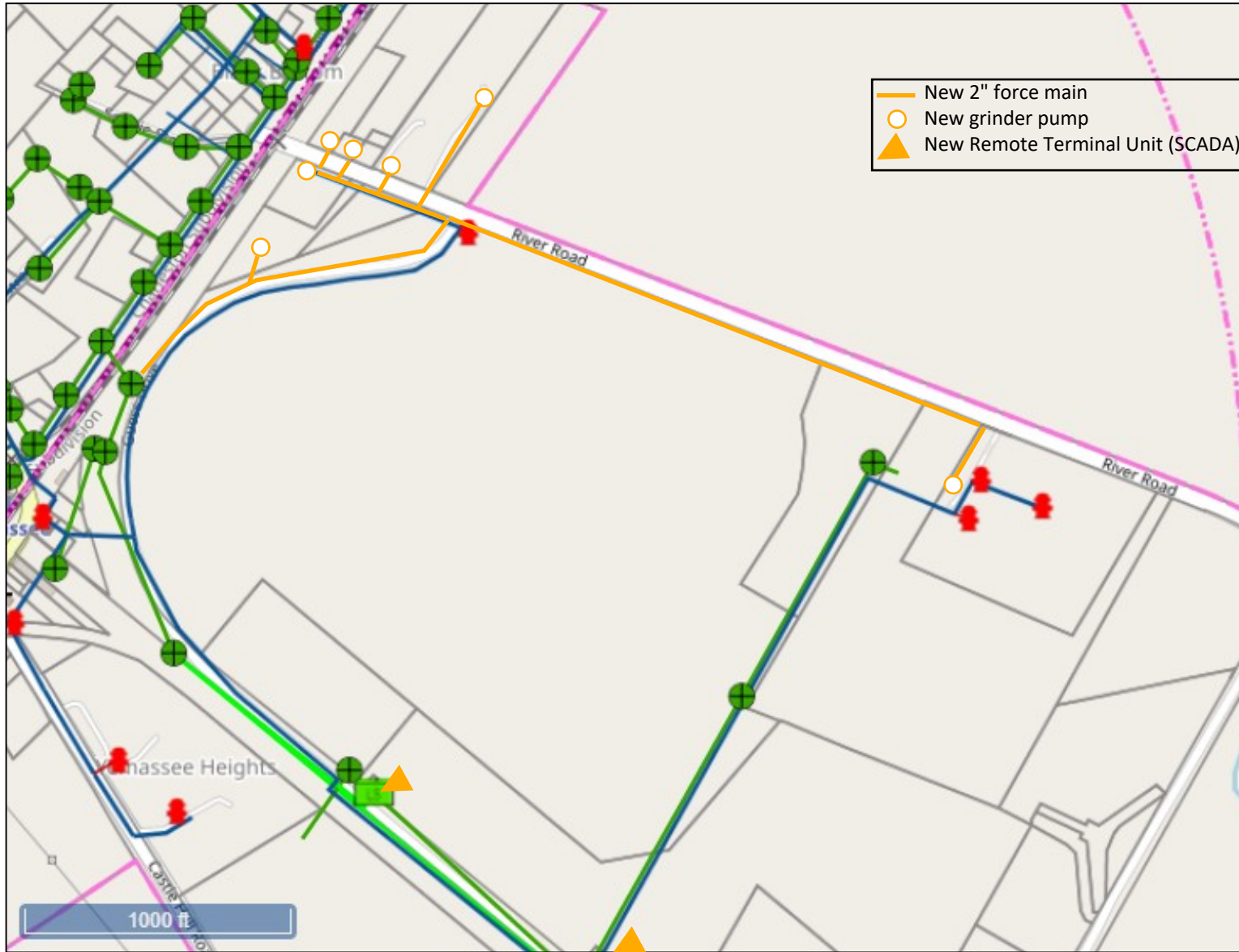
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 - Gravity discharge

19 Dec, 2022

Note:
Existing Conditions
River Rd

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



- New 2" force main
- New grinder pump
- ▲ New Remote Terminal Unit (SCADA)



Legend

- ⊙ **Water Meters**
- **Fire Hydrants**
- Water Fittings**
 - | Cap or plug fitting
 - ⋈ Reducer
 - Tapping sleeve
 - ◆ Other fittings
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 - - - Abandoned Water Service Line
 - - - Abandoned Water Fire Line
- **Sewer Treatment Plant**
- **Sewer Pumps**
- **Sewer Lift Stations**
- ⊙ **Sewer Cleanouts**
- ⊙ **Sewer Valves**
- Sewer Manholes**
 - ⊙ Sewer Manhole - In Service
 - ⊙ Sewer Manhole - Abandoned
- Sewer Outfalls**
 - Diffuser
 - Gravity discharge

19 Dec, 2022

Note:
River Rd Sewer Improvements

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