

HILTON HEAD PUBLIC SERVICE DISTRICT

21 OAK PARK DRIVE– POST OFFICE BOX 21264
HILTON HEAD ISLAND, SOUTH CAROLINA 29925
TELEPHONE 843-681-5525 – FAX 843-681-5052

DECEMBER 2025 AGENDA PACKET CONTENTS

1. Agenda for the December 19, 2025, Regular Commission Meeting
2. Draft Minutes of the November 19, 2025, Regular Commission Meeting
3. Memo from the GM on the Screw Pumps Replacement Project Notice of Award and Construction Contract Authorization
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5. Memo from the GM on the HHI Northpoint, LLC, Access Easement Agreement
6. HHI Northpoint, LLC, Access Easement Agreement
7. Release and Termination of Agreement Concerning Utilities , Drainage, and Easements
8. GM Monthly Report
9. Coastal Community Development Corporation Progress Report
10. Article from the Community Foundation of the Lowcountry 2025 Annual Report Regarding Coastal Community Development Corporation
11. SC Dept of Environmental Services Guide Entitled "*Our Water Future: The Leadership Guide to South Carolina's Water Plan*"
12. Charts, Graphs and Water Quality Report



Agenda

HILTON HEAD PUBLIC SERVICE DISTRICT

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www.hhpsd.com

AGENDA

Hilton Head Public Service District Commission

11 a.m.

December 19, 2025

Administrative Conference Room

21 Oak Park Drive, Hilton Head Island, SC 29926

- I. Call to Order & Freedom of Information Act Announcement
- II. Pledge of Allegiance
- III. Roll Call of Commissioners
- IV. Public Comment on Non-Agenda Items
- V. Adoption of Draft Minutes of November 19, 2025, Regular Meeting
- VI. Screw Pumps Replacement Project Notice of Award and Construction Contract Authorization (Action)
- VII. Access Easement Agreement with HHI Northpoint, LLC (Action)
- VIII. General Manager's Monthly Report
- IX. Adjournment

***Public Comment will be taken before Commission vote on any action item.**



HILTON HEAD NO.1 PUBLIC SERVICE DISTRICT

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MINUTES COMMISSION MEETING NOVEMBER 19, 2025

I. The meeting was called to order by Chairman Frank Turano at 9:00 a.m.

II. Those in attendance were:

| | |
|-------------------------|--------------|
| Mr. Frank Turano | Chair |
| Mr. Jerry Cutrer | Vice Chair |
| Mr. Stuart Bell | Treasurer |
| Mrs. Patti Soltys | Secretary |
| Mr. Andy Paterno | Commissioner |
| Mr. Ibrahim Abdul-Malik | Commissioner |
| Mr. Michael Marks | Commissioner |

Present by request:

| | |
|-----------------------|--------------------------------|
| Mr. Pete Nardi | General Manager |
| Mr. Bill Davis | Operations Manager |
| Ms. Amy Graybill | Finance Manager |
| Mrs. Emily Sobczak | Greene Finney Cauley, LLP |
| Mrs. Connie Whitehead | Commission Recording Secretary |

Visitors

None

III. Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Frank Turano.

IV. Public Comment on Non-Agenda Items

None

V. Adoption of Draft Minutes of October 22, 2025, Commission Meeting

Action

- Mr. Cutrer moved to adopt the minutes of the October 22, 2025, as presented. Mr. Marks seconded. The motion passed unanimously.

VI. RO Plant Expansion Project Change Order Request

Key Discussion Points

- Staff presented for board consideration a change order request in the amount of \$64,558.85 that has been submitted to the PSD for work related to the RO Plant Expansion Project. The requests are for:
 - A betterment of the electronic control system that operates the RO Plant's membrane units: \$43,186.40
 - Remediation of unsuitable soils at the heavy-duty loading dock and sodium hypochlorite bulk storage tank concrete slabs: \$15,221.40
 - An improvement of a type of valve that is being installed at the sodium hypochlorite storage tank based on supplier recommendation and improvement to the drain piping and valving in the truck loading area at the plant: \$6,151.05.

Action

- Mr. Cutrer moved to approve the change order request for the RO Plant Expansion Project as presented. Mr. Paterno seconded. The motion passed unanimously.

VII. FY'25 Annual Comprehensive Financial Report

Key Discussion Points

- Mrs. Emily Sobczak of Greene Finney Cauley presented the audited financial statements for board review. A copy is included in the agenda packet.

Action

- Mr. Paterno moved to adopt the audited financial statements as presented. Mrs. Soltys seconded. The motion passed unanimously.

VIII. FY'26 First Quarter Financial Report

Key Discussion Points

- Ms. Amy Graybill presented the FY'26 First Quarter Financial Report. A copy is included in the agenda packet.

IX. General Manager's Monthly Report

Key Discussion Points

- Mr. Nardi presented the General Manager's Monthly Report. A copy is included in the agenda packet.
- The Town is considering moving the 911 dispatch center from the PSD's top floor to a new location.

X. 2026 PSD Calendar Adoption

Key Discussion Points

- Mrs. Soltys requested that either or both the January and February meetings be moved to the afternoon. Mr. Bell has an afternoon commitment but can accommodate the change if the meetings are held early afternoon.

Action

- Mr. Bell moved to accept the revised calendar with the January and February meetings held in the afternoon at times to be determined. Mrs. Soltys seconded. The motion passed unanimously.

XI. 2026 Commission Officer Nominations

Key Discussion Points

- The Chairman opened the floor to nominations for 2026 Commission officers.

Action

- Mr. Cutrer moved to nominate the current slate of commission officers to continue to serve in their current seats. Mrs. Soltys seconded. The motion passed unanimously. There were no additional nominations.

XII. New Business

A. Reschedule December Meeting

Action

- Mr. Bell moved to reschedule the December board meeting from Dec. 16 to Dec. 19. Mr. Paterno seconded. The motion passed unanimously.

XIII. Adjournment

Action

- The chairman adjourned the meeting at 10:25 a.m.



Screw Pumps Replacement Project



HILTON HEAD PUBLIC SERVICE DISTRICT

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HILTON HEAD ISLAND, SOUTH CAROLINA 29925
TELEPHONE 843-681-5525 – FAX 843-681-5052
www.hhpsd.com

To: All Commissioners
From: Pete Nardi, General Manager
Re: Screw Pumps Replacement Project Notice of Award and Construction Contract Authorization

December 10, 2025

Dear Commissioners:

For discussion at the Commission's December 19 meeting, please see attached Notice of Award and Construction Contract for the Screw Pumps Replacement Project in our Recycled Water Plant.

Project Purpose & Estimated Completion Date

The PSD is the recipient of a \$1.5-million S.C. Rural Infrastructure Authority (RIA) grant for the replacement of the Screw Pumps in our Recycled Water Plant. The plant's influent pump station includes three, 60" diameter enclosed screw pumps installed at a 45-degree incline. These pumps independently have a pumping capacity of 5,282 gallons per minute (gpm) or 7.6 million gallons per day (MGD) with a lift of approximately 35 feet. The current pumps have been repaired and replaced numerous times in recent years and have unacceptable maintenance frequencies with down times exceeding seven months due to the replacement equipment lead times. The majority of the mechanical equipment's useful service life has expired, and the maintenance required on the lift pumps is expected to increase until their eventual failure. The failure of any two of the pumps at the same time would be catastrophic for the effective operation of the plant.

The project will include:

- Replacement all three screw lift pumps with the same size enclosed pumps as manufactured by Evoqua Water Technologies.
- Replacement of gear drive assemblies.
- Rehabilitation of concrete structural supports for the pump gear drives and bearings.
- Installation of SCADA and control system modifications to allow for remote monitoring and control of lubricant low level, lubricant valve open/close, and pump/motor run and fault for each screw pump.
- Replacement of motor control centers (MCCs) that provide electrical service to the screw pumps.
- Demolition and improvements to the pump building to improve ventilation and allow for corrosive gases to escape.

The contractor will have 450 days from the date of the Notice to Proceed in order to complete the project. The PSD anticipates granting the Notice to Proceed in January 2026, placing project completion in spring/summer 2027.

Project Bids

Four (4) construction bids were received for the Screw Pump Replacement Project on October 9. The low responsible bidder was WGK Construction of Chantilly, Va., at \$4.37 million.

Total project cost is estimated at \$4.74 million, which includes not-to-exceed engineering of \$366,000 (or 8.37% of project cost).

The PSD anticipates funding the \$3.24 million in remaining local match as follows:

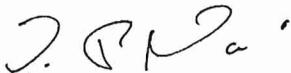
- \$1.2 million estimated remaining Series 2024B Bond Proceeds (after Leg O'Mutton Booster Station, RO Plant Expansion, and Wells & Mains projects).
- \$1 million estimated in Series 2024B Bond Proceeds Interest.
- \$1.04 million in rate-funded capital. This remainder is anticipated to be included in and funded by the FY 2027 Budget.

Recommendation

Staff recommends the PSD Commission authorize the General Manager to execute the Notice of Award and Construction Contract in the amount of \$4.37 million from WGK Construction for the Screw Pumps Replacement Project.

As always, please do not hesitate to contact me if you have any questions.

All my best,



J. Pete Nardi
General Manager
Hilton Head PSD

DOCUMENT 00 51 00
NOTICE OF AWARD

SC RIA Grant #S-25-1393

TO: WGK Construction, LLC
4460 Brookfield Corporate Drive
Suite D
Chantilly, VA 20151

Project Description: **WWTP Influent Pump Station Improvements**

The Owner has considered the bid submitted by you on **October 9, 2025**, for the above-described Work in response to its Invitation to Bid.

You are hereby notified that your Bid has been accepted in the amount of **\$ 4,370,000.00**.

Breakdown as follows: Base Bid Amount \$4,145,000.00

Plus Bid Alternate No. 2 \$ 225,000.00

Total Award \$ 4,370,000.00

You are required by the Instructions to Bidders to execute the Agreement form and furnish the required Contractor's Performance Bond, Payment Bond, Power of Attorney, and Certificates of Insurance within ten calendar days from the date of this notice to you.

If you fail to execute said Agreement form and to furnish said bonds within ten days from the date of this notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to acknowledge where indicated and return a copy of this Notice of Award to the Owner.

Dated this _____ day of _____, 20____.

Hilton Head Public Service District
Owner

By: Pete Nardi, General Manager
(Printed/Typed Name)

ACCEPTANCE OF NOTICE OF AWARD

Receipt of this Notice of Award is
hereby acknowledged and accepted.

Signature:

WGK Construction, LLC

Company Name

By: _____

(Printed/Typed Name)

Signature: _____

Title: _____

Date: _____

Title: _____

Hilton Head Public Service District
WWTP Influent Pump Station Improvements
WKD Project Number: 20250065.00.WK
SC RIA Grant #S-25-1393
October 2025

Notice of Award
00 51 00 - 1

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Issued for Construction

BID AND CONTRACT DOCUMENTS

For

WWTP Influent Pump Station Improvements

RIA #S-25-1393

Hilton Head Public Service District
21 Oak Park Drive
Hilton Head Island, SC 29926



Prepared by:

W.K. Dickson & Co., LLC
An Ardurra Company
4105 Faber Place Drive, Suite 410
North Charleston, SC 29405



WKD# 202500065.00.WK
October 2025
Revised to Include all Addenda



DOCUMENT 00 41 43
BID FORM

RIA Grant #S-25-1393

TO: HILTON HEAD PUBLIC SERVICE DISTRICT

FROM: WGK Construction, LLC

FOR: WWTP Influent Pump Station Improvements

Submitted: October 9, 2025

The undersigned Bidder, in compliance with your Invitation to Bid for the construction of this project having examined the Contract Documents and the site of the proposed work and being familiar with all the conditions surrounding the construction of the proposed Project, including the availability of materials and labor, hereby proposes to construct the Project in accordance with the Contract Documents.

The Bidder proposes and agrees, if this Bid is accepted, to contract with the Hilton Head Public Service District, in the form of Contract Agreement specified, to furnish all necessary products, machinery, tools, apparatus, means of transportation and labor necessary for construction of the Work in full and complete accordance with the reasonably intended requirements of the Contract Documents to the full and entire satisfaction of the Hilton Head Public Service District with a definite understanding that no money will be allowed for extra work except as set forth in the Contract Documents, for the following prices:

****BASE BID****

Base Bid: Furnishing all products, materials and equipment and performing all labor necessary to complete the WWTP Influent Pump Station Improvements for the following unit or lump sum (LS) prices:

| No. | Description | Qty. | Unit | Unit Price (\$) | Cost (\$) |
|---|---|------|------|-----------------|--------------|
| 1 | Mobilization and General Conditions | 1 | LS | 207,250.00 | 207,250.00 |
| 2 | Demolition | 1 | LS | 382,138.00 | 382,138.00 |
| 3 | Miscellaneous Metals | 1 | LS | 30,000.00 | 30,000.00 |
| 4 | Cast-in-Place Concrete Floor and Supports | 1 | LS | 50,000.00 | 50,000.00 |
| 5 | Painting and Coatings | 1 | LS | 50,000.00 | 50,000.00 |
| 6 | Screw Lift Pumps and Appurtenances | 1 | LS | 2,600,000.00 | 2,600,000.00 |
| 7 | Installation of Screw Lift Pumps and Appurtenances | 1 | LS | 460,000.00 | 460,000.00 |
| 8 | HVAC Fan and Louver | 1 | LS | 15,000.00 | 15,000.00 |
| 9 | Electrical | 1 | LS | 250,000.00 | 250,000.00 |
| 10 | Equipment Allowance: Controls and SCADA System Modifications | 1 | LS | \$ 95,612.00 | \$ 95,612.00 |
| 11 | Cash Allowance: Concrete Testing | 1 | LS | \$ 5,000.00 | \$ 5,000.00 |
| TOTAL BASE BID AMOUNT FOR ITEM NOS. 1 TO 11 (LUMP SUM): | | | | | |

Amounts shall be shown in both words and figures. In case of discrepancy, the amount in words shall govern.

Total Base Bid Price for Item Nos. 1 to 11 Lump Sum Amount of:

Four million, one hundred forty five thousand Dollars
(Words)

(\$ 4,145,000.00)
(Numbers)

****BID ALTERNATE NO. 1****

Bid Alternate Number 1: As an alternate to the above Total Base Bid Price, the Bidder offers the following Stipulated Sum price to provide and install Lakeside equipment in lieu of Evoqua equipment as shown on the Drawings and specified herein.

☒ Add () Deduct

Nine hundred, fifty thousand Dollars
(Words)

(\$ 950,000.00)
(Numbers)

****BID ALTERNATE NO. 2****

Bid Alternate Number 2: As an alternate to the above Total Base Bid Price, the Bidder offers the following Stipulated Sum price to remove and replace the two (2) motor control centers (MCCs) as shown on the Drawings and specified herein.

(X) Add () Deduct

two hundred, twenty five thousand Dollars
(Words)

(\$ 225,000)
(Numbers)

The lump sum prices indicated above shall include all labor, materials, equipment, overhead, profit, insurance, taxes, business license, construction permit fees, etc., to cover all expenses incurred in performing the work required under the Contract Documents, of which this proposal is a part of.

Bidder hereby agrees to commence work under this contract on or before a date to be specified in the Notice to Proceed and to fully complete Work under this Contract 450 consecutive calendar days thereafter from and including said date. Bidder further agrees to pay as liquidated damages, the sum of \$1,000.00 for each consecutive calendar day thereafter required to complete all work as specified in the Instructions to Bidders. Contract Documents – Are defined in the Agreement Form (Document 00 52 15) and Standard General Conditions (Document 00 72 15).

The Bidder declares an understanding that the quantities shown for unit price Items are subject to either increase or decrease, and that should the quantities of any of the Items of Works be increased, the Bidder proposes to do the additional Work at the unit prices stated herein; and should the quantities be decreased, the Bidder also understands that payment will be made on the basis of actual quantities at the unit price bid and will make no claim for additional costs or anticipated profits for any decrease in quantities; and that actual quantities will be determined upon completion of Work, at which time adjustment will be made to the Contract amount by direct increase or decrease.

In case of discrepancies between the figures shown in the unit prices and the totals, the unit prices shall apply, and the totals shall be corrected to agree with the unit prices. In case of discrepancies between written amounts and figures, written amounts shall take precedence over figures and the sum of all Bid extensions (of unit prices) plus lump sum items shall take precedence over Total Bid Amount.

The Bidder furthermore agrees that, in the case of a failure to execute the Contract Agreement and Bonds within ten days after receipt of conformed Contract Documents for execution, the attached Bid Bond accompanying this Bid and the monies payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure.

Attached hereto is a Bid Bond for the sum of five percent of amount of bid, according to the conditions of "Instructions to Bidders" and provisions thereof.

Bidder acknowledges receipt of the following Addenda:

Addendum No. 1, dated 10/03/25, Signature [Signature]
Addendum No. 2, dated _____, Signature _____

Respectfully submitted:

W/GK Construction, LLC
Business Name

1756 Heritage Center Dr Suite 203, Wake Forest, NC 27587
Business Address

Kyle E. Dammheller
Printed/Typed Name

[Signature]
Signature

Vice President
Title

10/09/25
Date

SC: LL6.124357
Name of Licensing State and License Number

4460 Brookfield Corporate Dr Suite D, Chantilly, VA 20151
Corporate (Partnership) Address

434-327-8558
Telephone Number

VA
State of Incorporation

Seal - If Bid is by a Corporation

571-752-6282
Telephone Number

Attest: [Signature]
Name
WITNESS
Title

Note: For a valid bid, the Bid Form and Bid Bond must both be properly signed by the President of the firm or an officer authorized to sign contracts for the firm.

DOCUMENT 00 52 15
AGREEMENT FORM

RIA #S-25-1393

THIS AGREEMENT, made the _____ day of _____, 20____ by and between Hilton Head Public Service District, hereinafter called "Owner", and **WGK Construction, LLC**, doing business as (LLC) a corporation, () a partnership, () an individual, hereinafter called "Contractor".

WITNESSETH: That for and in consideration of payments and agreements hereinafter mentioned:

1. The Contractor will commence and complete the construction of:

WWTP Influent Pump Station Improvements

2. The Contractor will furnish all of the materials, supplies, tools equipment, labor, and other services necessary for the construction and completion of the project described herein.

The Contractor will commence the work required by the Contract Documents within 10 calendar days after the date of the Notice to Proceed. Work will be fully complete **450** calendar days from the date of the Notice to Proceed. Should the Contractor fail to complete the work within the time stated above, the Contractor agrees to pay as liquidated damages the sum of **\$1,000.00** for each consecutive calendar day thereafter until said work is fully complete.

4. The Contractor agrees to perform all of the Work described in the Contract Documents and comply with the terms herein for the sum of **\$4,370,000.00 (Words) Four million, three hundred seventy thousand dollars 00/100** as shown in the Bid.

5. The term "Contract Documents" means and includes the following:

Invitation to Bid
Instructions to Bidders
Available Project Information
Affidavit of Compliance (E-Verify)
Corporate Certificate
Drug-Free Workplace Affidavit
Attestation Regarding Personnel Used in Contract Performance
Contractors License Certification
Statement of Qualifications
Bid Form
Bid Bond
Notice of Award
Agreement Form
Notice to Proceed
Performance Bond and Payment Bond
Contractor's Affidavit

Partial Payment Estimate
General Conditions
Supplementary Conditions
Special Provisions
Addenda
[Change Order]
Technical Specifications

Addenda

No. 1, Dated October 3, 2025, Signature: William H. Young, PE

Drawings prepared by W. K. Dickson & Co., LLC, *An Ardurra Company*, numbered and listed below, and dated October 20, 2025.

| SHEET LIST INDEX | |
|------------------|--|
| Sheet Number | Sheet Title |
| G-00 | COVER |
| G-01 | ABBREVIATION, LEGEND, AND NOTES |
| DD01 | EXISTING CONDITIONS AND DEMOLITION PLAN - EL 36.00 |
| DD02 | EXISTING CONDITIONS AND DEMOLITION SECTION |
| D-01 | INFLUENT PUMP STATION - PLAN EL. 36.00 |
| D-02 | INFLUENT PUMP STATION - SECTION |
| I-01 | GENERAL LEGEND |
| I-02 | WWTP INFLUENT PUMP STATION |
| H-01 | INFLUENT PUMP STATION - HVAC GENERAL NOTES, SCHEDULES, AND DETAILS |
| S-01 | INFLUENT PUMP STATION PLAN AND NOTES |
| S-02 | INFLUENT PUMP STATION SECTION AND DETAILS |
| GE01 | ELECTRICAL SYMBOLS LEGEND |
| ED01 | ELECTRICAL DEMOLITION PLAN - INFLUENT PUMP STATION UPPER LEVEL |
| ED02 | ELECTRICAL DEMOLITION PLAN - INFLUENT PUMP STATION LOWER LEVEL |
| E-01 | ELECTRICAL PLAN - INFLUENT PUMP STATION UPPER LEVEL |
| E-02 | ELECTRICAL PLAN - INFLUENT PUMP STATION LOWER LEVEL |
| E-03 | HAZARDOUS AREA PLAN - INFLUENT PUMP STATION |
| E-501 | ELECTRICAL DETAILS |
| ED601 | ELECTRICAL DEMOLITION ONE-LINE DIAGRAM |
| E-601 | ELECTRICAL ONE-LINE DIAGRAM |
| E-601A | BID ALTERNATE NO. 2 ELECTRICAL ONE-LINE DIAGRAM |
| ED601A | BID ALTERNATE NO. 2 ELECTRICAL DEMOLITION ONE-LINE DIAGRAM |
| ED602 | ELECTRICAL DEMOLITION RISER DIAGRAM |
| E-602 | ELECTRICAL RISER DIAGRAM |
| E-603 | ELECTRICAL WIRING DIAGRAMS AND SCHEDULES |

6. The Owner will pay to the Contractor in the manner and such times as set forth in the General Conditions such amounts as required by the Contract Documents.

7. This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in **three (3) counterparts**, each of which shall be deemed an original on the date first above written.

OWNER:

Hilton Head Public Service District

By (Signature) _____

Printed Name Pete Nardi

Title General Manager

(Seal)

ATTEST:

By (Signature) _____

Printed Name _____

Title _____

CONTRACTOR:

WGK Construction, LLC

By (Signature) _____

Printed Name _____

Title _____

(Seal)

ATTEST:

By (Signature) _____

Printed Name _____

Title _____

**Access Easement with HHI
Northpoint, LLC**





(843) 681-5525
hhpsd.com

To: All Commissioners
From: Pete Nardi, General Manager
Re: HHI Northpoint, LLC, Access Easement Agreement

December 10, 2025

Dear Commissioners:

The developer of the Town of Hilton Head Island's workforce housing project at Northpoint has requested the PSD execute the attached Access Easement Agreement as they begin development of the property.

Discussion:

The PSD has held an access easement on the property for decades, as it is the site of our "Post Office" Ground Storage Tank, a part of the "Segment 3" infrastructure formerly owned by the Beaufort-Jasper Water & Sewer Authority for the conveyance of purchased water on the island. The developer is requesting the Release and Termination of Agreement Concerning Utilities, Drainage and Easements to extinguish outdated language that included a predecessor utility of the PSD, Hilton Head Plantation Utilities, which the PSD acquired in the 1990s. Northpointe Circle will become a private drive as part of the new development, and the new Access Easement Agreement benefits the PSD and provides permanent access to the water tank. The two (2) agreements in no way diminish nor negatively impact the PSD's infrastructure on the site nor will the PSD be relocating its infrastructure to accommodate the development.

The developer will not be able to record the agreements until all PSD water and sewer capacity fees owed as a result of the development have been paid in full.

Recommendation:

Staff recommends the Commission authorize the attached Release and Termination of Agreement Concerning Utilities, Drainage and Easements and Access Easement Agreement. Both agreements have been reviewed and recommended by outside counsel.

As always, please do not hesitate to contact me with any questions.

Best regards,

A handwritten signature in black ink, appearing to read "P. Nardi", is written above the typed name.

Pete Nardi
General Manager
Hilton Head PSD
(843) 305-0638
pnardi@hhpsd.com

Recording Requested By and
When Recorded Mail to:

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (the "Agreement") is made and executed to be effective as of this ___ day of , 2025 (the "Effective Date") by and among THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA ("Party A") and HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT A/K/A HILTON HEAD PUBLIC SERVICE DISTRICT, a public body corporate and politic under the laws of the State of South Carolina ("Party B") and is acknowledged and agreed to by HHI NORTHPOINT, LLC, a South Carolina limited liability company ("Ground Lessee"). Party A, Party B and Ground Lessee are each hereinafter referred to as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, Party A is the owner of a certain piece, parcel, or tract of land, together with the improvements thereon, consisting of an approximately 11.37 acre parcel in the Town of Hilton Head, Beaufort County, South Carolina as more particularly described on Exhibit A attached hereto and incorporated herewith (the "Party A Property"); and

WHEREAS, Party B is the owner of a certain piece, parcel or tract of land, together with the improvements thereon, consisting of an approximately 1.03 acre parcel in the Town of Hilton Head, Beaufort County, South Carolina which has the tax parcel identification no. of TMS-510-007-000-231 and is more particularly described on Exhibit B attached hereto and incorporated herewith (the "Party B Property"); and

WHEREAS, Party A intends to lease the Party A Property to Ground Lessee for the purposes of developing a multifamily residential workforce housing rental property, and for the terms of this Agreement to bind Ground Lessee and all future successors and assigns of Party A to the terms hereof; and

WHEREAS, the Parties desire to declare certain non-exclusive easements to benefit the Party A Property and the Parcel B Property, and the present and future owners and occupants thereof, as set forth herein; and

WHEREAS, the Party A Property, the Party B Property, and the easements referenced herein are shown and identified on the HHPSD Access Easement Exhibit attached hereto and incorporated herewith as Exhibit C; and

WHEREAS, the term "Owner" or "Owners" shall mean the respective owner or owners of the Party A Property and the Party B Property, or any portion thereof, Ground Lessee and any and all successors or assigns of such owners to the fee simple title of all or any portion of the Party A Property and the Party B Property, whether by sale, assignment, inheritance, operation of law, trustee's sale, foreclosure, or otherwise, but not including the holder of any lien or encumbrance on such property; and

WHEREAS, the term "Parcel" or "Parcels" shall mean each separately identified parcel of real property now constituting a part of the real property subject to this Agreement, including the Party A Property and the

Party B Property described on Exhibit A and/or Exhibit B, and any separately identified parcel resulting from a subdivision, if any, thereof.

NOW, THEREFORE, each Party hereby covenants and declares, on behalf of itself and its successors and assigns, that its respective Parcel(s) shall be held, conveyed, acquired and encumbered subject to the following easements, covenants, and restrictions, all of which shall run with the land and bind and inure to the benefit of all persons who may now or hereafter occupy or enter upon any portion thereof, subject to the right of the Parties (or their successors and assigns) to amend this Agreement as provided herein.

1. Grant of Non-Exclusive Access Easement. Party A hereby grants, sells and conveys to Party B, its successors and assigns and their respective agents, employees, contractors and invitees a perpetual non-exclusive right and easement over, upon and across the area shown as 20' HHPSD Access Easement (as identified on Exhibit C) (the "Easement Area" or "Shared Drive") for the purposes of using a shared drive and associated ingress, regress and egress thereupon by pedestrian and vehicular traffic to and from William Hilton Parkway (US Hwy 278) and the Party B Property.
2. Construction and Maintenance. At such time as Ground Lessee is lessee of the Party A Property, Ground Lessee, at its sole cost and expense, shall construct driveway improvements upon the Shared Drive (the "Shared Drive Improvements") within the Easement Area to accommodate vehicular traffic to and from the Party B Tract and William Hilton Parkway (US HWY 278) in accordance with plans to be agreed upon by the Parties. The Shared Drive Improvements shall be constructed in accordance with plans to be agreed upon by the Parties within the Easement Area in compliance with all governmental requirements as may be applicable. Party A, or so long as Ground Lessee is lessee of the Party A Property, Ground Lessee, agrees to maintain the Shared Drive in a usable, neat, and uniform manner and in accordance with all applicable government requirements. Notwithstanding the foregoing, with respect to any damage due to the willful acts or negligence of either Party hereto or of any person(s) who uses or has used the Shared Drive pursuant to authority of either Party hereto, the Party causing such damage or the Party granting such authority to use shall liable for such damages.
3. Maintenance Obligations. Party A, or so long as Ground Lessee is lessee of the Party A Property, Ground Lessee, shall be responsible for the replacement, operation, maintenance, and repair of the Shared Drive located in the Access Easement at its sole cost and expense and shall maintain the Shared Drive in good and workmanlike condition.
4. Cleanliness and Obstruction. Party A, or so long as Ground Lessee is lessee of the Party A Property, Ground Lessee, shall keep the Easement Area free of trash and debris and shall promptly remove or cause to be removed trash and debris left by their tenants, agents, officers, or employees from the Easement Area. Party B shall not erect any permanent or temporary structure, obstacle or barrier over or across the Easement Area or otherwise interfere with the reasonable use of the Easement Area (except as may be necessary for Party B to maintain and/or improve its infrastructure on its property; and except as may be required during the construction of the New Driveway Improvements or during maintenance, repair or upkeep of the Shared Drive necessary or desirable to preserve the same for its intended use, in which case the Party causing the obstruction shall give reasonable advance notice of same to the other Party) and shall make no use of the Easement Area which is inconsistent with its use as a driveway or as its use as access to Party B's infrastructure on its property.
5. Legal Effect. The Easements and covenants shall run with the Property and shall bind each Party, its successors and assigns, and every other person now or hereafter acquiring an interest in or lien upon the Property, or any portion thereof. The rights of Easements declared hereby: (i) shall be an estate prior to any lien, deed, estate or encumbrance whatsoever; (ii) shall be perpetual and shall run with the land, be binding upon, and inure to the benefit of the parties hereto, their heirs, successors and assigns; (iii) shall be, and are, appurtenant to, and essentially necessary for the enjoyment and use of the Properties; and (iv) are made in contemplation of commercial use, and are of commercial character. It is the Parties' express intent that the Easements shall not, at any time, merge by operation of law into an Owner's title or interest in any Parcel, but that the Easements shall remain separate and distinct rights and estates in land, unless the Owner(s) of all affected Parcels specifically evidence their intent by mutual agreement in writing to extinguish any such easement. It is further expressly provided that the acquisition hereafter by any other party (including, without limitation, a present or future mortgagee of any Parcel or any portion thereof) of an ownership interest (in fee, leasehold, or otherwise) shall not operate, by merger or otherwise,

to extinguish, diminish, impair, or otherwise affect any easement granted herein, which Easements shall remain separate and distinct and estates in land

6. Captions, Gender, and Number. Captions contained in this Agreement are inserted only as a matter of convenience and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision hereof. Whenever the context so requires, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

7. Waiver. Any consent to or waiver of any provision hereof shall not be deemed or construed to be a consent to or waiver of any other provision of this Agreement. Failure on the part of any Owner to complain of any act or failure to act of any other owner, irrespective of the duration of such failure, shall not constitute a waiver or modification of rights hereunder. No waiver or modification hereunder shall be effective unless the same is in writing and signed by the Owner(s) against whom it is sought.

8. Binding Effect. Except as otherwise provided herein, all provisions of this Agreement shall be binding upon, inure to the benefit of and be enforceable by and against each Party and its successors and assigns.

9. Severability. If any covenant, restriction, or provision contained in this Agreement is to any extent declared by a court of competent jurisdiction to be invalid or unenforceable, the remaining covenants, restrictions, and provisions contained herein (or the application of such covenants, restrictions, and provisions to persons or circumstances other than those in respect of which the determination of invalidity or unenforceability was made) will not be affected thereby and each covenant, restriction, and provision contained in this Agreement will be valid and enforceable to the fullest extent permitted by law.

10. Governing Law. This Agreement shall be governed by the laws of the State of South Carolina.

11. Term; Amendment. This Agreement and the covenants and restrictions set forth herein shall run with and bind all land within the Property, as applicable. This Agreement may not be amended, supplemented, or terminated unless done so by a writing signed by all Owners. Any such amendment, supplement or termination will be effective at such time as an instrument reflecting such amendment, supplement, or termination, signed by each Party, or its successors and assigns, and by such mortgagees is filed for record in the real property records of Beaufort County, South Carolina. The Owner(s) shall not unreasonably withhold or delay consent to any amendment of this Agreement requested by the other Owner(s).

12. Notice. Any notices given pursuant to this Agreement shall be in writing, and shall be personally delivered or deposited in the United States certified mail, postage prepaid, return receipt requested, or via overnight delivery with delivery confirmation, at the following addresses.

Party A: Town of Hilton Head Island, South Carolina
 ATTN: Town Manager
 One Town Center Court
 Hilton Head Island, SC 29928

Party B: Hilton Head Public Service District
 ATTN: General Manager
 21 Oak Park Drive
 Hilton Head Island, SC 29926

Ground Lessee: HHI Northpoint, LLC
 c/o One Street Residential, LLC
 104 Interstate N. Pkwy East SE
 Atlanta, GA 30339
 Attention: Brendan Barr, Managing Partner

13. Estoppel Certificates. Owner of any portion of the Property will from time to time and, within fifteen (15) days of its receipt of a written request from any other Owner(s), tenant(s), or mortgagee(s) having an interest in any portion of the Property, provide a certificate binding upon the executing party stating: (a) to the Owner's actual knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying the default or violation; and (b) whether this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate; and (c) any other reasonable factual matter relating to the Agreement and requested by such other Owner(s), tenant(s), or mortgagee(s).

[SIGNATURE PAGES FOLLOW]

SIGNATURE PAGE OF
EASEMENT AGREEMENT

The following party has duly executed this Easement Agreement as of the day and year first above written.

HHI NORTHPOINT, LLC
a South Carolina limited liability company

Witness #1

By: _____
Name: _____
Title: _____

Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

I, _____, a Notary Public of the County and State aforesaid, certify that
_____ personally came before me this day and acknowledged that he is _____, and that by authority
duly given and as an act of the company, has signed the foregoing in its name and on its behalf as it act and deed.

WITNESS my hand and notarial seal, this _____ day of _____, 2025.

[Notarial Seal]

Notary Public
Printed Name _____
My Commission Expires: _____

SIGNATURE PAGE OF
EASEMENT AGREEMENT

The following party has duly executed this Easement Agreement as of the day and year first above written.

HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT,
A/K/A HILTON HEAD PUBLIC SERVICE
DISTRICT, a public body corporate and politic under
the laws of the State of South Carolina

Witness #1

By: _____
Name: _____
Title: _____

Witness #2

By: _____
Name: _____
Title: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

I, _____, a Notary Public of the County and State aforesaid, certify that
_____ personally came before me this day and acknowledged that he is _____, and that by authority
duly given and as an act of the company, has signed the foregoing in its name and on its behalf as it act and deed.

WITNESS my hand and notarial seal, this ____ day of _____, 2025.

[Notarial Seal]

Notary Public
Printed Name _____
My Commission Expires: _____

SIGNATURE PAGE OF
EASEMENT AGREEMENT

The following party has duly executed this Easement Agreement as of the day and year first above written.

THE TOWN OF HILTON HEAD ISLAND, SOUTH
CAROLINA, a public body corporate and politic under
the laws of the State of South Carolina

Witness #1

By: _____
Name: _____
Title: _____

Witness #2

By: _____
Name: _____
Title: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

I, _____, a Notary Public of the County and State aforesaid, certify that
_____ personally came before me this day and acknowledged that he is , and that by authority
duly given and as an act of the company, has signed the foregoing in its name and on its behalf as it act and deed.

WITNESS my hand and notarial seal, this ____ day of _____, 2025.

[Notarial Seal]

Notary Public
Printed Name _____
My Commission Expires: _____

EXHIBIT A

PARTY A PROPERTY

All those certain pieces, parcels or lots of land, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as "Lots 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and Northpointe Pointe Circle 50 Foot Right of Way," on a plat entitled "An ALTA Survey of Tract "M" A Section of U. S. Highway 278," prepared by Antoine Vines, S.C.R.L.S. 9064, which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 64 at Page 4;

AND ALSO,

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, originally being a portion of a 3.38 acre tract more particularly shown and described on that certain plat by Terry G. Hatchell, S.C.R.L.S. 11059, entitled "A Plat of A section of Honey Horn Plantation," dated April 30, 1986, and which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 34 at Page 77;

AND ALSO,

All that certain piece, parcel or tract of land containing a total of approximately 0.27 acres, situate, lying and being in Beaufort County, South Carolina, and being shown and described as "Area to be Acquired by PIN: R510 007 000 0265" on a Plat entitled "A Lot Line Reconfiguration of Northpointe Circle," prepared by Jeremy Reeder, S. C. P.L.S. 28139, dated February 27, 2025, and which is recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 165 at Page 102.

EXHIBIT B

PARTY B PROPERTY

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, which is shown and described as "Lot 5," containing 1.03 Acres (44,650 square feet), on a Plat prepared by Antoine Vinel, SCRLS 9064, dated December 16, 1997, and recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 64 at Page 4.

EXHIBIT C

All that certain piece, parcel or lot of land, situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as "New PSD Access Easement" on the Plat entitled "A Recombination Plat and New P.S.D. Access Easement of Northpointe Subdivision, Lots 3, 46-17, & Northpointe Circle" prepared by Jeremy W. Reeder, SCPLS 28139, dated August 27, 2025, and recorded in the Office of The Register of Deeds for Beaufort County, South Carolina, in Plat Book 166 at Page 72.

[illegible]

THIS Release and Termination of Agreement Concerning Utilities, Drainage and Easements is made this ____ day of _____, 2025 by and between Hilton Head No. 1 Public Service District, a South Carolina special purpose district (hereinafter, the “PSD”) and the Town of Hilton Head Island, South Carolina, a South Carolina municipal corporation (hereinafter, the “Town”).

WITNESSETH:

WHEREAS, Hilton Head Plantation Utilities, Inc., a South Carolina corporation (“Utilities”), and HHP Limited Partnership, a South Carolina limited partnership (“Partnership”) and Frederick C. Hack, Jr., as Trustee of Honey Horn Plantation Properties (“Trustee”) entered into that Agreement Concerning Utilities, Drainage, and Easements dated October 25, 1993 and recorded in Book 662, Page 895, in the Office of the Register of Deeds for Beaufort County, South Carolina (the “Agreement”); and

WHEREAS, the PSD, as successor in interest to Utilities, and the Town, as successor in interest to Partnership and Trustee, have agreed to terminate the Agreement.

Now, therefore, know all men by these presents that the Agreement is hereby terminated and of no further force and effect.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the PSD has set its Hand and Seal, with the intent to be legally bound thereby, by its duly authorized signatory as of this ____ day of _____, 2025.

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE
OF:

PSD:
HILTON HEAD NO. 1 PUBLIC SERVICE
District, a South Carolina special purpose
district

(Signature of First Witness)

(Printed Name of First Witness)

(Signature of Second Witness or Notary Public)

(Printed Name of Second Witness or Notary Public)

By: _____ (L.S.)

Name: JOHN P. NARDI

Title: GENERAL MANAGER

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I HEREBY CERTIFY that on this ____ day of _____, 2025, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared JOHN P. NARDI as GENERAL MANAGER for HILTON HEAD NO. 1 PUBLIC SERVICE DISTRICT, a South Carolina special purpose district, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, who, on behalf of the PSD, acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

(Signature of Notary Public) (SEAL)

Printed Notary Name: _____
Notary Public for the State of South Carolina
My Commission Expires: _____

IN WITNESS WHEREOF, the Town has set its Hand and Seal, with the intent to be legally bound thereby, by its duly authorized signatory as of this ____ day of _____, 2025.

SIGNED, SEALED AND
DELIVERED IN THE PRESENCE
OF:

TOWN:
TOWN OF HILTON HEAD ISLAND, a South
Carolina municipal corporation

(Signature of First Witness)

(Printed Name of First Witness)

(Signature of Second Witness or Notary Public)

(Printed Name of Second Witness or Notary Public)

By: _____ (L.S.)

Name: MARC ORLANDO

Title: TOWN MANAGER

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I HEREBY CERTIFY that on this ____ day of _____, 2025, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared MARC ORLANDO as TOWN MANAGER for TOWN OF HILTON HEAD ISLAND, a South Carolina municipal corporation, known or satisfactorily proven to me to be the person whose name is subscribed to the within instrument, who, on behalf of the Town, acknowledged the execution thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

(Signature of Notary Public) (SEAL)

Printed Notary Name: _____
Notary Public for the State of South Carolina
My Commission Expires: _____



GM Monthly Report



To: Hilton Head PSD Commission
From: Pete Nardi, General Manager
Re: PSD Updates

December 12, 2025

Dear Commissioners, please see below the following updates:

- We are experiencing current demand of approximately 6 million gallons a day (mgd), which *includes* Aquifer Storage & Recovery (ASR) recharge of 2 mgd.
- S.C. Infrastructure Investment Program (SCIIP) Projects Update:
 - **RO Plant Expansion:**
 - Instrumentation and controls work is ongoing.
 - Current RO Plant Expansion Project Finish Date: Nov. 2, 2026.
 - **RO Well #4:**
 - Reaming of 28" borehole substantially complete. Borehole expansion is imminent.
 - Current RO Well #4 Finish Date: Sept. 1, 2026.
 - **ASR Well #2:**
 - Upper casing of ASR #2 has been set.
 - Work has begun at new site for Middle Floridan Aquifer monitoring well.
 - Awaiting completion of RO Well #4 to bring drill rig to ASR #2 site to begin ASR production well boring.
 - Current ASR #2 Finish Date: Dec. 9, 2027.
 - **Leg O'Mutton Booster Pump Station:**
 - We have incurred a change order for \$1,086 in order to install additional coax cable for our Supervisory Control and Data Acquisition (SCADA) system at the site. This an improvement the PSD requested.
 - The booster pump station is up and running.
 - We are awaiting minor punchlist items and closeout billing.
- **Purchased Water Pipeline Relocation:**
 - Awaiting utility coordination from S.C. DOT.
- **WWTP Screw Pump Replacement Project:**
 - The S.C. Rural Infrastructure Authority (RIA) has approved the construction bid. Notice of award and construction contract authorization are on this month's Commission agenda.
- **Purchased Water Agreement:**
 - Frank Turano, Jerry Cutrer, and Pete Nardi met Dec. 5 with board leadership and general managers of Broad Creek PSD and BJWSA to discuss the purchased water agreement. We are awaiting Broad Creek's review of draft interim agreement terms.
- **HHI-Bluffton Junior Leadership Presentation:**
 - Pete Nardi discussed the PSD, water sector careers, and leadership with members of the HHI-Bluffton Junior Leadership Class of 2026 during their Community Leadership Day on Dec. 3.

- **Coastal Community Development Corporation Meeting:**
 - Pete Nardi and Amy Graybill met with leadership from the Coastal Community Development Corporation, which is a local nonprofit working on workforce housing. The CCDC would like to present potential partnership opportunities to the Commission. We are targeting the boards' February meeting. Attached is information about the CCDC.
- **S.C. Water Quality Association Update:**
 - The S.C. WQA, our statewide association for wastewater utilities, met Dec. 11. Highlights include: S
 - S.C. Department of Environmental Services (DES) informed the group that a change to its method of calculating wastewater treatment capacity in the state is expected to yield a 2-9% increase in treatment capacity statewide.
 - A potential U.S. EPA change from aquatic-life to human-health standards for wastewater discharge permitting could make allowable contaminant limits orders of magnitude lower.
 - S.C. DES will begin a five-year review of its existing regulations in 2026.
 - The S.C. State Water Plan update is complete. An executive summary is attached to this report and can be found here:
<https://des.sc.gov/sites/des/files/Documents/BOW/WaterSC/SWP/ExecutiveSummary.pdf>
 - Key Takeaways from the updated plan:
 - The River Basin Councils and the WaterSC working group created by the governor will continue.
 - Coordination with North Carolina and Georgia on shared resources should increase.
 - Public outreach on water-related topics will be a focus for the state.
 - Drought Response Planning will be a focus for the state.
 - Future iterations of the State Water Plan will include water quality, not just capacity.
 - **Water reuse programs in the state should be expanded.**
 - All state permitting agencies are part of a new program called "Target 90," in which they are challenged to make permitting decisions within 90 days of receipt of applications. For DES, some permits will not be able to be issued within 90 days due to the complexity of the permit. DES is beginning to use AI as a starting point for some permits in order to accelerate their process.
 - We will collectively be pushing for adoption of H.3997 in the 2026 S.C. General Assembly term. This bill formally recognizes water/sewer workers who work during emergencies as first responders. It has implications for workers compensation coverage as well as survivor tax exemptions if workers are killed in the line of duty.
 - The General Assembly is expected to pass the extension of the Utility Relocation Act in early 2026. This is the legislation that provides funding for water/sewer relocations necessitated by S.C. DOT projects.

As always, please do not hesitate to contact me if you have any questions.

All my best,

J. P. Nardi

Pete Nardi
General Manager
Hilton Head PSD



PROGRESS REPORT

16 Essex Court, Bluffton

Coastal Community Development Corporation

Email: info@ccdc-sc.org

Website: www.ccdc-sc.org

Tel: 843-715-4209

1000 Main Street

Suite 100-B

HHI, SC 29926

Mission

The Coastal Community Development Corporation (CCDC) seeks to increase the availability of homes for our local and regional workforce by preserving existing housing, redeveloping existing property and developing new property to meet the demand of our region while serving working residents.

Service Area

Beaufort & Jasper County

Review To Date

Acquisition Highlights

The CCDC has acquired 40 total housing units in Beaufort County since our inception in January 2023. Each of these units will be preserved for workers in our community at various area median income (AMI) levels for 99 years with affordability secured by deed restrictions.

Hilton Head Island:

- 18 Units Purchased
 - 3 each 2 Bedrooms @ 50% AMI
 - 9 each 2 Bedrooms @ 80% AMI
 - 1 each 1 Bedroom @ 100% AMI
 - 4 each 2 Bedrooms @ 100% AMI
 - 1 each 2 Bedrooms @ 120% AMI

Bluffton Area:

- 23 Units Purchased
 - 9 each 1 Bedroom @ 80% AMI
 - 3 each 2 Bedrooms @ 80% AMI
 - 5 each 2 Bedrooms @ 100% AMI
 - 3 each 3 Bedrooms @ 80% AMI
 - 3 each 3 Bedrooms @ 100% AMI

Financial Highlights

2024 resulted in significant growth in support and development across our community and fueled our ability to acquire and preserve 40 units of workforce housing. The CCDC set out to engage private, public, non-profit and community partners in our efforts and each of these stakeholders has played an integral part in our growth to date.

Hilton Head Island:

- Development & Fundraising
 - o \$1,000,000 in donations for purchases
 - o \$250,000 from Long Cove Club Community
 - o \$575,000 from individual donors on Hilton Head Island
 - o \$605,000 in Altruistic Capital from Long Cove Club Community
 - o \$600,000 grant from Town of Hilton Head Island - ATAX Funds
 - o \$643,000 in Bank Mortgages from Coastal States Bank
 - o \$1.5M in Private Mortgages

Bluffton Area:

- Development & Fundraising
 - o \$1,000,000 donation for purchases from Novant Health
 - o \$1,000,000 in Altruistic Capital from Community Foundation of the Lowcountry
 - o \$600,000 grant from Beaufort County via Beaufort Jasper Housing Trust
 - o \$1.25M in Bank Mortgages from South States Bank
 - o \$1.5M in Private Mortgages

Strategic Highlights

The CCDC board added two new members in 2024, Brian Neumann and Collins Richardson. Neumann, of Northpointe Mortgage, has over 20 years of finance experience in the mortgage banking industry. Richardson of the Richardson Group has over 10 years of experience in finance and project management in the multi-family and single-family residential development sector.

Our strategy for increasing the availability of workforce housing represents a phased approach in which the first step involves the scattered site acquisition of properties available in our market. The second phase will focus on the redevelopment of existing housing, while the final step will result in the development of new workforce housing projects.

The CCDC is actively working with developers on multiple projects across Beaufort and Jasper counties which encompasses both of these phases. We are partnering with experienced, multi-family developers who have a track record of success in the affordable housing sector and view our organization as the ideal local, non-profit partner in the upcoming developments.

While we will continue to raise funds for our initial work of scattered site acquisitions, we are excited to see progress in the development phases; prospects which will substantially increase the number of workforce housing units that we can bring to the market in the coming years.

Operating Highlights

Under the leadership of Program Manager Carletha Frazier, the CCDC actively manages half of the units we own, while the remaining units are overseen by local property management companies at or below current market rates. Their expertise and established systems enable the CCDC to maintain a lean team while ensuring our tenants receive high-quality property management. Our Program Manager is the only paid employee of CCDC and our board of directors receives no compensation for their work.

The CCDC accepts applications from prospective tenants and qualifies them based on household income, employment with local businesses, and eligibility to work in the United States. We have successfully placed workers in medical services, hospitality, service trades, and education into the units we've acquired and rented. In many cases, these workers can now live closer to their jobs, reducing long commutes or making relocation to our region possible through affordable workforce housing.

Looking Ahead

In our first year, CCDC garnered support from a diverse group of community members. Looking ahead, we aim to broaden our support network and explore new opportunities to expand the availability of workforce housing.

FROM THE BOARD

The CCDC has made significant strides in expanding workforce housing in the Lowcountry. While we are not the only organization tackling this challenge, our first-year results surpass any similar efforts in Beaufort County over the past two decades. We are deeply grateful for the individuals in our community who have stepped up to support our mission—both financially and through advocacy—helping to improve the quality of life for local residents.

The CCDC approach presents a vital solution to our region's housing challenges, offering key advantages such as:

- **Immediate Impact:** Unlike new development, CCDC can quickly preserve existing workforce housing, providing immediate relief.
- **Smart Growth Management:** Acquiring existing homes aligns with the Lowcountry's growth management priorities.
- **Short-Term Rental Mitigation:** Our strategy helps counteract the effects of the expanding short-term rental market in the region.
- **Path to Homeownership:** Through our phantom equity program, tenants can save for a home down payment. Combined with controlled rental pricing, this initiative supports those who exceed income limits for restricted rentals and aspire to own a home in our community.
- **99-Year Affordability Protection:** CCDC properties will have covenants tied to Area Median Income (AMI) for 99 years, ensuring long-term affordability by capping resale values in line with AMI growth.
- **Housing for All Workers:** Our approach provides housing opportunities for workers across industries, including civil service, healthcare, education, hospitality, and skilled trades—allowing them to live where they work.

This strategy ensures sustainable, affordable housing solutions that support both workforce stability and regional growth.



2025 BOARD OF DIRECTORS

- Kim Likins
- Lisa Sulka
- Tony Alfieri
- Ken Campbell
- David Wetmore
- Geoff Block
- Alan Wolf
- Brian Neumann
- Collins Richardson

HOME:

Coastal Community Development Corporation

In just two years, the Coastal Community Development Corporation (CCDC) has achieved what many once thought impossible: creating lasting, measurable progress in improving the southern Lowcountry's workforce housing crisis. The nonprofit has purchased 41 homes and apartment units (for the purpose of renting) in Hilton Head Island and Bluffton and placed a 99-year covenant on the property that restricts the rent to a percentage of the Area Median Income (AMI). The covenant also prevents properties from being sold on the open market, which ensures long-term affordable housing rentals for local workers.

Behind this remarkable progress lies a shared commitment from community leaders, businesses, residents, and the Community Foundation of the Lowcountry (CFL), whose early belief and investment made CCDC's rapid success possible.



"CFL has been absolutely instrumental during every step, from conception to implementation to startup to future growth planning."

Alan Wolf, CCDC Chairman of the Board

RESULTS:

41 CCDC homes
23 in Bluffton
18 on Hilton Head

A CATALYST FOR ACTION

The idea for CCDC took root in the wake of the Chimney Cove situation in 2022, in which 300 residents of Hilton Head's affordable apartment complex faced immediate eviction because the owner was in the process of selling the property. Public outcry caused the owner to rescind the eviction notices.

For Alan Wolf, chair of the CCDC Board of Directors and President of the SERG Group, Chimney Cove was the tipping point. "Back to 2016, many of us saw what was happening across the country," Wolf recalls. "Everywhere there were resort communities, there were housing shortages. The difference was that in those places, private and philanthropic partners came together to move faster than government could to help alleviate the shortage."

CCDC was designed to move with speed and purpose to provide Hilton Head and Bluffton workers with affordable housing in the communities where they work. Instead of waiting for years for new construction projects to clear regulatory hurdles, the organization focuses on acquiring and preserving existing homes, an approach that delivers immediate impact.

THE POWER OF PARTNERSHIP

From day one, Community Foundation of the Lowcountry has been central to CCDC's creation and success. "The very first meeting where I pitched the idea for CCDC was held in the Community Foundation's boardroom," Wolf remembers. "And CFL has been absolutely instrumental during every step, from conception to implementation to startup to future growth planning. CFL has played a prominent role in providing connections in the community that have added value to the organization. And they not only believed in our vision, but they also helped fund it."

CFL's \$100,000 matching grant provided CCDC's initial administrative budget and momentum to launch. Since then, CFL has remained a



"(Top) CCDC's Alan Wolf and Carletha Frazier; (bottom) the CCDC Board meets at CFL



cornerstone investor, investing \$1 million in altruistic capital, helping to partially fund nearly half of the homes now under CCDC ownership. CCDC board member Ken Campbell, a longtime residential and land developer, describes the Community Foundation's role in CCDC's success as indispensable. "We would not be where we are today without CFL's support: financially, strategically, and through their ability to connect us with community leaders, donors, and affordable housing advocates."

IMPACTING THE LOCAL WORKFORCE

CCDC's results speak for themselves. The 41 CCDC homes (23 in Bluffton, 18 on Hilton Head Island) provide affordable housing for over 125 local employees. To qualify for one of the rental properties, prospective tenants must work for a local employer and earn between 50% to 120% of the AMI.



CCDC Program Manager Carletha Frazier, who oversees property operations, says the application process is simple and straightforward. "We give first priority to those applicants that are being displaced," Frazier said. "Our tenants include a wide range of professionals: healthcare, hospitality, construction, and small business owners."

For local workers, being able to afford housing where they work is a significant challenge. CCDC tenant Savannah Langley, a single mother of two young boys and social media manager in the hospitality industry, has called Bluffton/Hilton Head home since 2012. "CCDC has given me access to a stable, affordable home in Bluffton. It's close to my workplace, my kids' schools, and the support system that is essential to our daily lives," said Langley, "I've known several people that have been forced out of the community altogether just to find housing that is remotely affordable."

A BLUEPRINT FOR THE FUTURE

With its initial acquisition phase nearly complete (50 homes acquired is the short-term goal), CCDC is preparing for its next chapter: new development and redevelopment projects that will expand the region's affordable housing supply even further.

Savannah Langley at her home
with her children

Among the initiatives in motion is the planned \$50 million Housing Impact Fund, modeled after successful efforts in Charlotte and Charleston. The fund will invite both philanthropic and private investors to support the mission through a mix of altruistic and impact-based capital, providing long-term financial sustainability for CCDC's work.

FUTURE ENDEAVORS

With the future expansion of CCDC's properties and its impact on the workforce, Wolf expects the partnership with CCDC and Community Foundation of the Lowcountry to enter a new phase. "I think as our organization grows, we are going to lean more heavily on the training and development resources that CFL offers," said Wolf. "And we are looking forward to a continued partnership from an altruistic standpoint."

Just three years ago, affordable workforce housing in the Lowcountry felt like an unsolvable challenge. Today, partnerships like CCDC and CFL are making affordable workforce housing a reality for the workers who serve, maintain, and enrich our region.

"Local workforce housing programs and nonprofits like CCDC are starting to make a real difference," says Langley. "These efforts are helping to create more access and affordability for working families, and I'm hopeful we'll continue to see more housing solutions in the near future."

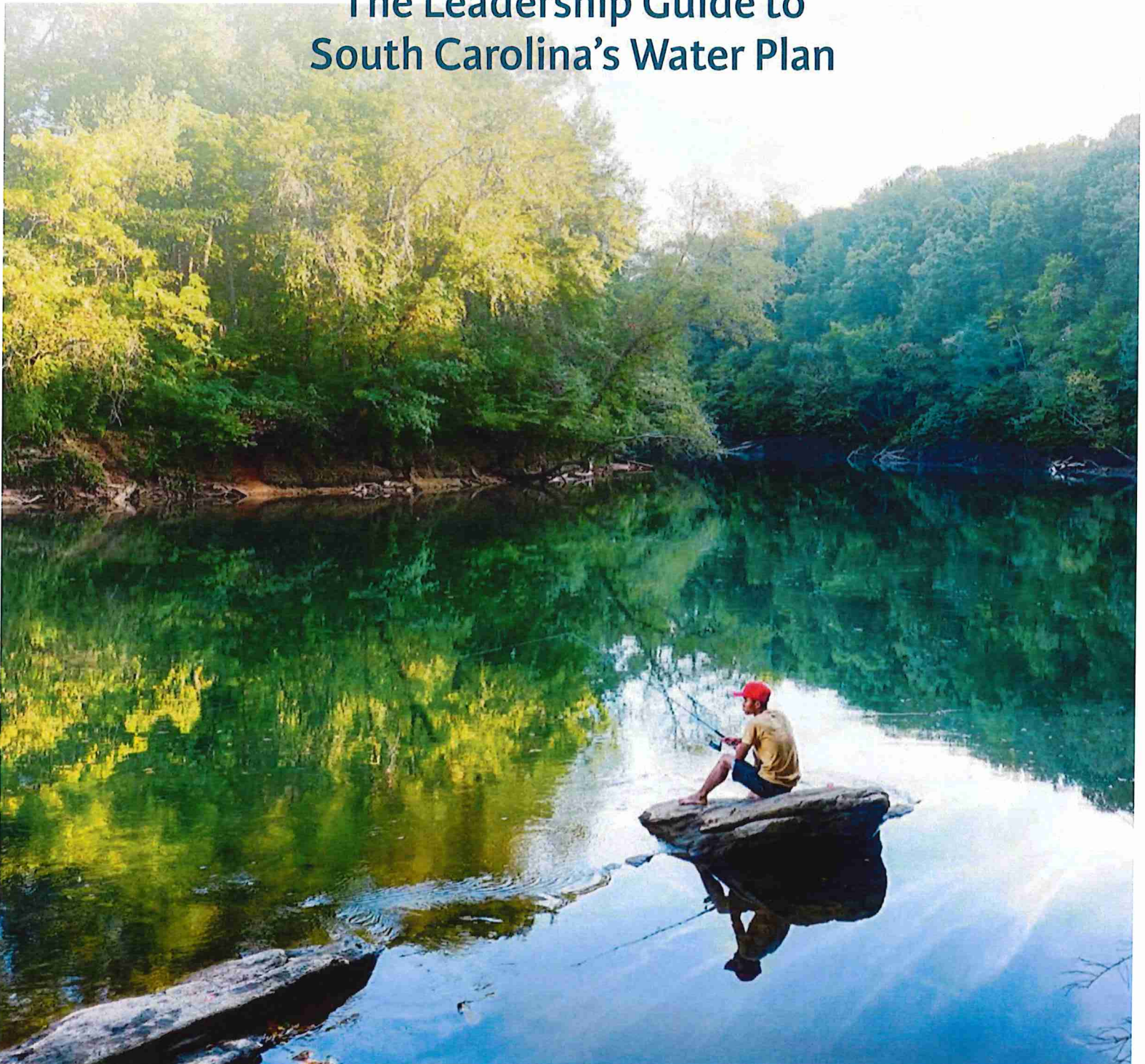


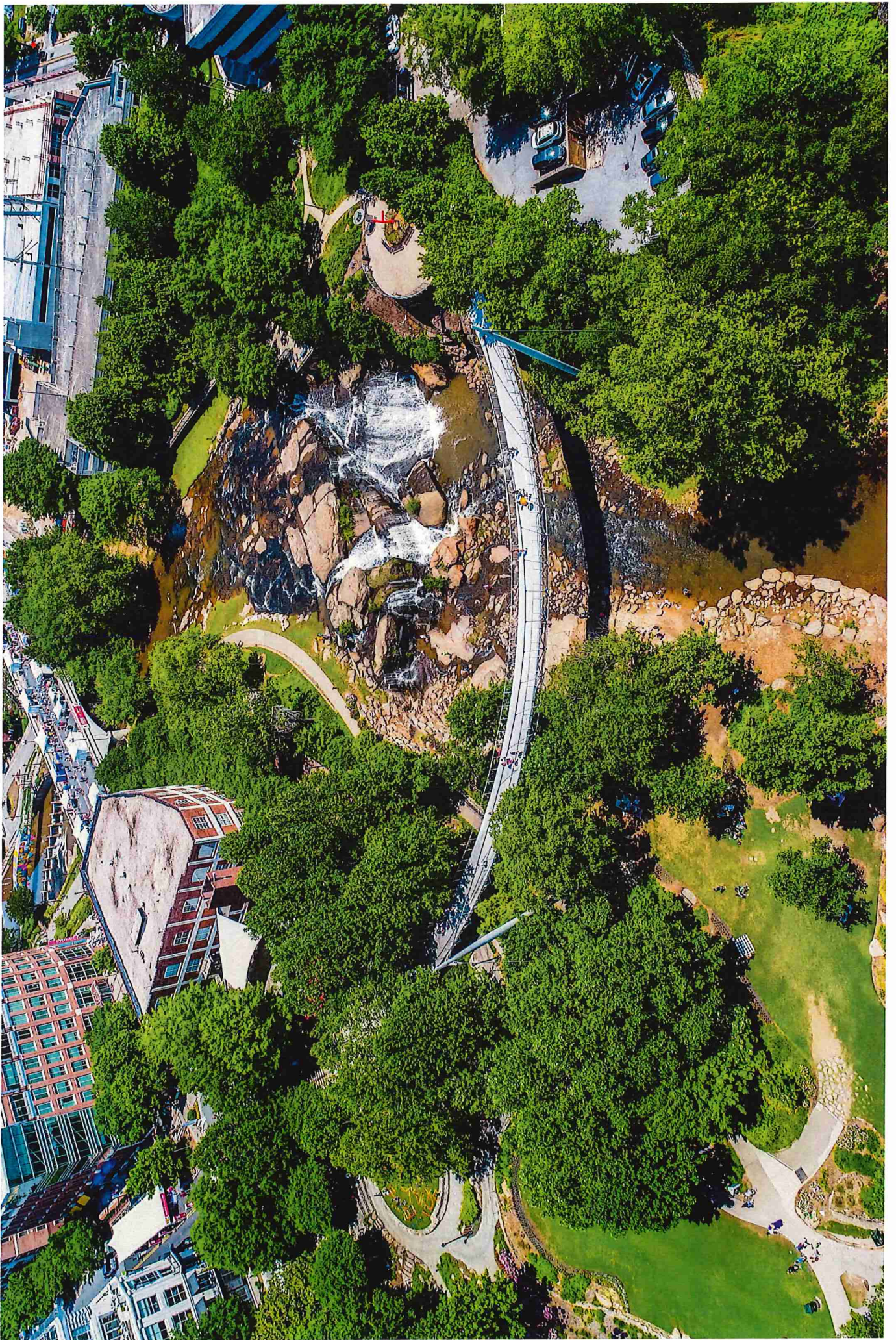


SC DEPARTMENT of
**ENVIRONMENTAL
SERVICES**

Our Water Future

**The Leadership Guide to
South Carolina's Water Plan**





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“South Carolina has been richly blessed with abundant water resources, but with increased demand driven by historic economic development and a booming population, we must take action now to ensure these resources are managed in the best interests of all South Carolinians.”



Henry McMaster
Governor of South Carolina



Chapter 1

South Carolina's Water Future: A Story for All of Us

South Carolina has always been blessed with water. Our rivers, lakes, and underground aquifers have nourished generations—feeding families, powering businesses, irrigating farms, and shaping the way we live, work, and play.

But our state is changing...

We're one of the fastest-growing places in the country. New families and businesses are moving in and our towns and cities are building for the future. With that growth comes one unavoidable truth: our water resources will be tested like never before.

That is why the State Water Plan exists. It is our shared roadmap to make sure water will be there tomorrow: reliable, safe, and sustainable—for everyone who depends on it.

The Challenge

Think of water like a bank account. For years, South Carolina has been depositing more than it withdraws. But now, withdrawals are rising more quickly, with more people, more irrigation, more industries and more recreation all drawing from the same account. Add to that the reality of droughts, which can act like sudden, unexpected withdrawals, and the balance can drop fast.

Without careful planning, we risk overdrawing our state's water and depriving our farms, communities, businesses, and ecosystems of the resources they need.

South Carolina Water Bank

| Deposits | Withdrawals |
|-----------------|------------------|
| Rainfall + ●●● | Homes - ○○ |
| Aquifers + ●●●● | Irrigation - ○○○ |
| Rivers + ●●●● | Industries - ○○○ |
| | Droughts - ○○○○ |

The 2025 SC Water Plan is simple:

make sure every South Carolinian has access to clean, reliable water today and fifty years from now.

Turning the Vision into Action

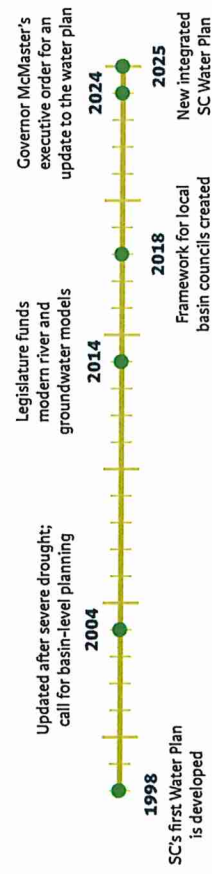
- Balancing the needs of families, farms, businesses, and the environment
- Looking ahead to 2070, when our population and economy will be much larger
- Preparing for dry years, not just average ones
- Using the best available science and local knowledge
- Building a process where everyone has a seat at the table

Built Together, Not Alone

No single agency can do this alone. This plan was built through collaboration across local councils, statewide experts, and state leadership.

- **SCDES** | The state agency responsible for leading, coordinating, and acting on the plan
- **WaterSC Working Group** | A statewide team of experts who turn basin-level insights into statewide policy recommendations
- **River Basin Councils (RBCs)** | Local groups of farmers, utilities, industry, recreation, and conservation members who study each of the state's river basins and develop tailored plans

A History of South Carolina's Water Plan



Supporting South Carolina's Future

By planning ahead, we can protect the things that matter most to South Carolinians.



Benefits for All of South Carolina



For Families
Reliable water, even during our driest summers



For Farmers
Irrigation that keeps South Carolina's largest industry thriving



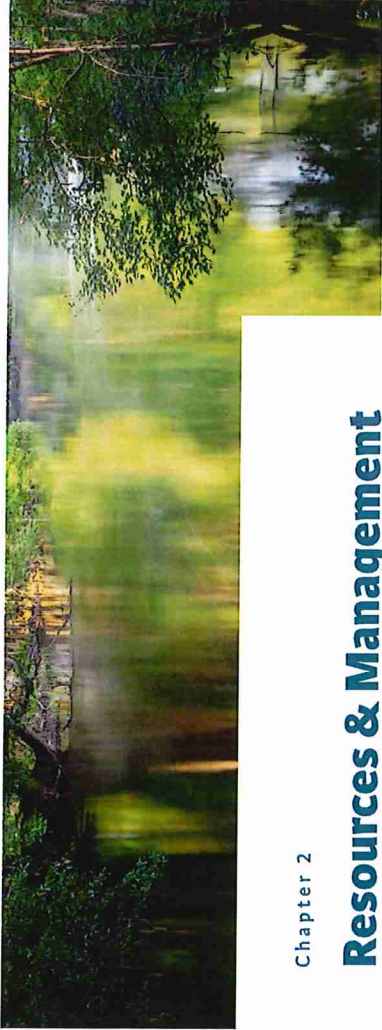
For Businesses
Certainty that water will be there to support investments and jobs



For Nature
Healthy rivers and wetlands that support wildlife and recreation

Our Promise for Tomorrow

South Carolina's Water Plan is not just a report—it's a promise. It's a roadmap that prepares us for growth, protects us in times of drought, and safeguards the rivers and groundwater that sustain our way of life. By planning together now, we ensure that future generations inherit a state where water remains clean, abundant, and life-giving.



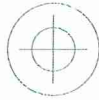
Chapter 2

Resources & Management

Effective water management starts with understanding what we have. That understanding forms the base for informed planning and responsible decision-making across every part of the state.

South Carolina's Water at a Glance

Our state is generally water-rich, but supply and availability can vary widely by region and season.



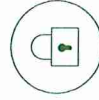
Source

Our surface water flows through four major river systems



Flow

Our rivers drain about 30 billion gallons of river water to the ocean each day



Storage

Our water is stored in vast groundwater aquifers and 12 major reservoirs

Location Matters: Water Realities of Different Regions



Blue Ridge and Piedmont

The Upstate region has many rivers and reservoirs, but limited groundwater. Wells reach small bedrock fractures that generally yield low flows.



Coastal Plain

Covering most of the state, this region's thick sands and limestone form major aquifers capable of yielding hundreds of gallons per minute for towns and farms.

Surface Water

Our source for large-scale systems that are easier to treat and deliver.

South Carolina's four major river basins—the Pee Dee, Santee, Savannah, and ACE—carry most of the state's flow. The 12 largest reservoirs store nearly five trillion gallons of water, serving multiple purposes: generating hydropower, supplying cities, supporting recreation, and maintaining downstream ecosystems.

Balancing reservoir operations is complex—reservoirs can affect downstream flow, fish movement, and water quality, requiring thoughtful coordination.

Groundwater

Groundwater holds more water than rivers and lakes combined.

Groundwater is South Carolina's unseen safety net, especially in the Coastal Plain. These high-capacity aquifers or "underground reservoirs" can yield hundreds of gallons per minute. But they're not unlimited.

When pumping outpaces natural recharge, water levels drop—raising costs, reducing nearby well yields, drying out wetlands, and inviting saltwater intrusion near the coast. In extreme cases, overuse can even cause land subsidence or sinking, which can damage infrastructure and increase flood risk, and is often irreversible. Continuous monitoring helps track these changes and guide responsible withdrawals.

Rainfall & Drought

Water is usually most plentiful in spring and scarcest in late summer and early fall.

The state averages about **48 inches of rain a year**, but rainfall and evaporation vary by region. Periodic multi-year droughts—like those of 1998–2002 and 2006–2009—have pushed rivers and lakes to historic lows, stressing farms, utilities, and ecosystems. Drought shouldn't be a surprise, but rather an expected challenge to plan and prepare for.



Measuring and Monitoring

To manage water effectively, the state relies on a robust network of data.

- **Surface Water** | About 275 USGS gages track stream levels and flow, providing critical data for drought declarations, flood forecasting, and minimum flow standards.
- **Groundwater** | Roughly 190 SCDES wells, along with additional USGS sites, monitor aquifer levels. Regular “potentiometric maps” reveal areas of drawdown—known as “cones of depression”—and track salinity levels along the coast for saltwater intrusion.

Forecasting Tools

- **SWAM (Simplified Water Allocation Model)** | Simulates 80–100 years of wet and dry cycles and projects future conditions under different growth and management scenarios. It’s the foundation for basin planning.
- **Coastal Plain Groundwater Model** | An updated USGS model builds on earlier work to better forecast regional trends and potential problem areas.
- **Flow-Ecology Metrics** | Statewide fish and macroinvertebrate data link streamflow changes to biological health, helping councils understand when flow reductions pose ecological risks.

The Laws Guiding Water Use

As of September 2025, the state tracks 308 surface water and 1,021 groundwater users annually. Because aquifers, Capacity Use Areas, and planning basins don’t align perfectly, coordination across programs remains essential.

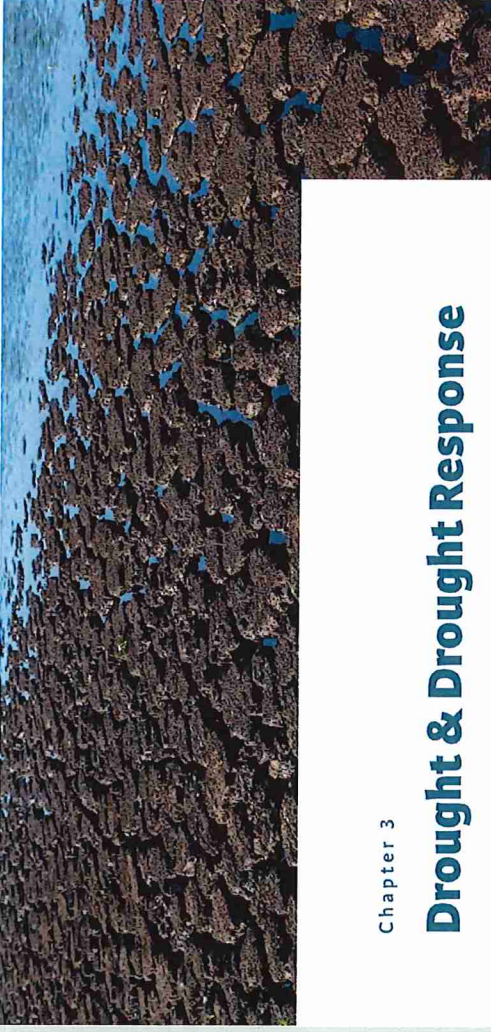
Surface Water Withdrawal Act

Requires permits or registrations for anyone withdrawing more than 3 million gallons per month.

Groundwater Use and Reporting Act

Applies in six designated Capacity Use Areas across the Coastal Plain. Large users (>3 million gallons/month) there must obtain permits tied to local groundwater management plans, reviewed every five years. In other areas, users register their withdrawals.

South Carolina’s waters are generous, but not boundless. They shift with the seasons and the demands we place upon them. Knowing their rhythms and limits allows the state to grow wisely, protect what matters, and remain resilient through change.



Chapter 3

Drought & Drought Response

What Happens When the Rain Stops

Even in a humid, rainfall-rich state like South Carolina, drought is a natural and recurring part of life. When rain stays below normal for weeks or months, it sets off a chain reaction that can dry soils, lower river and lake levels, and strain farms, industries, and communities.

Understanding Drought

A drought isn’t as simple as no rainy days. It’s a slow-building shortage of water that spreads across rivers, lakes, and underground aquifers. Sometimes drought develops slowly over months. Other times, it hits fast and hard—a “flash drought” caused by heat, dry air, and wind that rapidly drain soil moisture. Scientists classify drought in several ways:

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Meteorological Drought | Agricultural Drought | Hydrological Drought | Socioeconomic Drought | Ecological Drought |
| Reduces rainfall below normal levels. | Dries soils and stresses crops. | Lowers water levels in streams and reservoirs. | Disrupts communities and local economies. | Stresses forests, wetlands, and wildlife. |

Drought in South Carolina's Climate

South Carolina's climate is shaped by its geography: the mountains, the Atlantic Ocean, and the Bermuda High pressure system. The result is a climate that can swing between flooding rains and dry spells. Droughts can strike any time of year, and they're not all the same. Some are short and sharp, while others can last years. Historical records and long-term data show recurring cycles of wet and dry periods across decades.

Three droughts in particular left lasting marks on the state:

1950–1957

The longest drought ever recorded in South Carolina. Rivers ran dry, wells failed, and rainfall dropped 16 inches below normal. In 1954, the driest year in the state's history.

1998–2002

Crops failed, forests burned, and some rivers stopped flowing. The timber industry alone lost over a billion dollars, and water supplies in coastal areas faced saltwater migration.

2007–2009

A modern wake-up call. Wildfires burned thousands of acres, hundreds of water systems imposed restrictions, and the South Carolina Governor publicly urged conservation.

Each event proved that drought in our climate is not rare or predictable, and South Carolina must stay ready.

How the State Responds

The South Carolina Drought Response Act of 2000 established a clear structure for managing drought. It created the **Drought Response Committee (DRC)**, a team led by the Department of Natural Resources and supported by local representatives. The state is divided into four Drought Management Areas, each roughly following the major river basins.

Droughts are tracked in four alert phases—**Incipient**, **Moderate**, **Severe**, and **Extreme**—determined through rainfall records, reservoir levels, and drought

indexes. The DRC works with local officials to declare phases and trigger specific actions, such as voluntary or mandatory water restrictions.

At the local level, cities, counties, and water utilities are required to maintain drought response plans that line up with the state framework. As drought conditions intensify, voluntary conservation may target **20–30% reductions** in use depending on severity.

Working Together Regionally

Drought planning doesn't stop at county or state lines. Each river basin plan has developed its own response system to balance power generation, water supply, and ecological needs. These frameworks share a goal: keeping water supplies dependable while protecting environmental health.



Catawba–Wateree

Duke Energy's Low Inflow Protocol coordinates water reductions across multiple users.



Santee

Santee Cooper adjusts lake releases based on water levels and upstream conditions.



Edisto

A Low Flow Management Strategy asks major users to cut back voluntarily when river flows fall below thresholds.

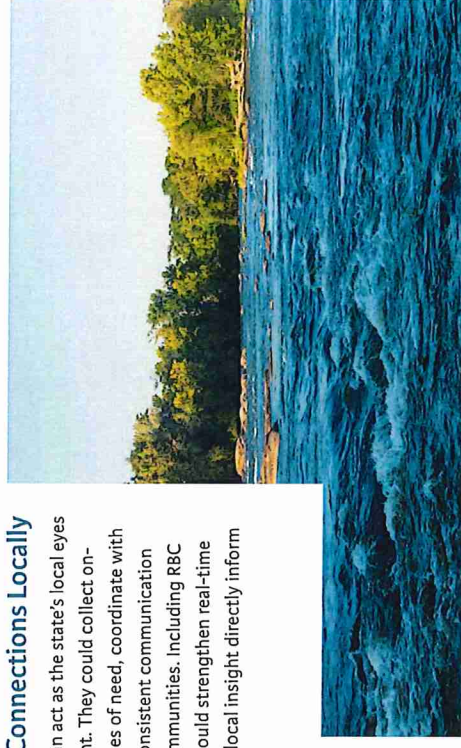


Savannah

The U.S. Army Corps of Engineers manages flow to balance energy, storage, and ecosystems.

Strengthening Connections Locally

River Basin Councils can act as the state's local eyes and ears during drought. They could collect on-the-ground data in times of need, coordinate with the DRC, and ensure consistent communication among utilities and communities. Including RBC members on the DRC could strengthen real-time coordination and help local insight directly inform statewide decisions.





Preparing for Drought Resilience

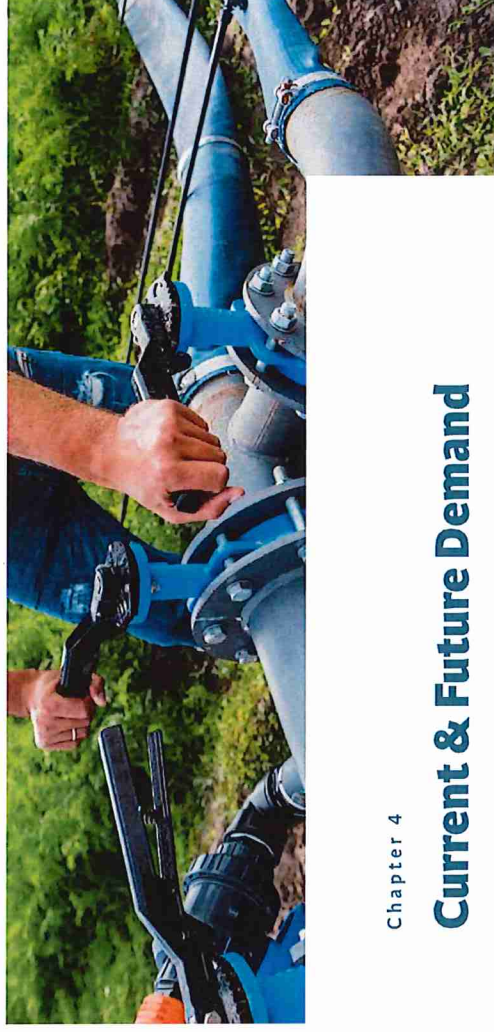
There are opportunities for building a more resilient future which emphasizes preparation, coordination, and accountability. River basin plans call for:

1. **Update drought plans every five years.** Many haven't been revised since the early 2000s.
2. **Add drought surcharges.** Temporarily increase water rates to discourage excessive use when supplies are low.
3. **Coordinate messaging across utilities.** Clear, unified communication prevents confusion.
4. **Encourage citizens to report drought impacts.** Tools like the Condition Monitoring Observer Reports (CMOR) give real-time, local insight.
5. **Build a statewide environmental monitoring network.** South Carolina is one of only ten states without automated weather and climate stations providing real-time data.
6. **Discourage pricing structures that reward higher water use.** Instead, encourage conservation.

Weathering Future Droughts

Data shows that droughts are becoming more frequent and more intense, often alternating with heavier rain events. These extremes test both our infrastructure and our ability to adapt.

Preparing for the future means learning from the past—planning, measuring, and coordinating across agencies so that every decision strengthens resilience. Managing drought isn't just about preserving water; it's about protecting livelihoods, communities, and ecosystems in an era where every drop counts.



Chapter 4

Current & Future Demand

As the state grows, demand rises. Knowing how water is used today and how needs could change by 2070 helps guide planning to avoid future shortages.

How South Carolina Uses Its Water

Water is drawn from rivers, lakes, and underground aquifers to meet off-stream needs like drinking water, agriculture, manufacturing, and power generation. What remains in rivers sustains fish, recreation, and healthy ecosystems.

- **Use thresholds** | Any user withdrawing more than 3 million gallons per month (roughly equivalent to the total water used by 1,000 people in a month) must register or obtain a permit.
- **Consumptive versus non-consumptive use** | Consumptive uses—like irrigation and household use—permanently remove water from the system, while non-consumptive uses—like power plant cooling—return most water to its source.
- **Who uses the most** | Energy production accounts for about 80% of statewide withdrawals—mostly non-consumptive—followed by public supply, manufacturing, and agriculture, with smaller shares for golf courses, mining, and aquaculture.
- **Surface water dominates** | About 95% of all withdrawals come from rivers and lakes rather than groundwater.

Current Daily Water Use

South Carolina currently uses about 5.9 billion gallons of water each day—enough to fill nearly 1,000 Peachoid water towers.

- **Surface water** | 5.6 billion gallons
- **Groundwater** | 301 million gallons
- **Net consumptive use** | 955 million gallons

The Pee Dee, Santee, and Saluda basins use the most surface water, while Pee Dee, Edisto, and Lower Savannah–Salkehatchie withdraw the most groundwater. Upstate regions rely heavily on surface water; coastal areas depend more on wells.



What the Future May Hold

Two scenarios developed to test how growth and climate might shape water needs through 2070.

1. Moderate Demand Scenario

Assumes normal climate and steady growth.

Models factored in population, agriculture, manufacturing, and energy use—alongside historical data and climate variability—to test system performance under different futures. The models showed:

- By 2070, total statewide demand (including power plants) is projected to reach 6.2 billion gallons per day under the Moderate scenario and 7.9 billion gallons per day under the High scenario.
- Public water supply and manufacturing are the biggest drivers.
- Energy production will still consume the most water overall, even with coal plant retirements.
- Excluding power plants, other sectors could grow 50–95%.
- Population could climb from 5.1 million (2020) to as high as 10.6 million (2070) depending on growth patterns.

2.

High Demand Scenario

Assumes hotter, drier conditions and stronger economic and population growth.

Permitted vs. Actual Use

South Carolina has permitted or registered about **12.9 billion gallons per day for withdrawal**, which is more than twice what's actually being used.

- On average, only 46% of that total is currently withdrawn.
- Energy users operate near capacity (68%), but public suppliers and manufacturers use far less (22% and 16%, respectively).

The gap exists because permits are based on maximum intake capacity and future growth, not daily needs. But these fully permitted amounts don't guarantee that water will always be available, especially as rivers face more stress from drought and rapid population growth.

Regional Growth Hotspots

Even as total use grows, current models show that each basin is expected to maintain its current balance between surface and groundwater withdrawals.

- **Pee Dee Basin** | Largest overall growth—up to 41.7 million gal/day by 2070.
- **Edisto Basin** | Fastest percentage growth, led by agriculture.
- **Santee and Catawba** | Likely decreases tied to power plant closures.
- **Upper Savannah and Broad** | Moderate increases from population and industry.

Balancing Capacity and Use

Even in the high-demand scenario, 2070 use (7.9 billion gal/day) remains below today's total permitted capacity (12.9 billion gal/day). But basin-level disparities matter. In some areas, especially the Pee Dee, demand could reach 90% of current limits, leaving less room for new users or drought resilience. This uneven outlook underscores why basin-based planning remains essential: a surplus in one region can't offset scarcity in another.



Emerging Wild Cards: Energy and Technology

Future demand may also shift rapidly due to changes in the energy and technology sectors.

- **New natural gas plants, data centers, and potential nuclear restarts** could substantially increase withdrawals.
- **Data centers** in particular use large volumes of water for cooling—both directly and through electricity demand.

These fast-moving trends highlight the need for flexible, regularly updated water plans, monitoring networks, and modeling tools that can adapt as industries evolve.

Keeping Pace with State Growth

Water demand is rising, but with proactive planning and regional coordination, we can keep up. Success depends not only on how much water the state has, but on where it is, how efficiently it's used, and how quickly policies adapt.

Water is the core of South Carolina's growth. Every decision—where we build, how we farm, and how we power our communities—depends on keeping that supply reliable, sustainable, and ready for generations to come.





Chapter 5

Understanding South Carolina's Water Availability

The question is simple:

Do we have enough water to support South Carolina now—and by 2070?

Most of South Carolina has plenty of water under nearly all future scenarios. Still, some places face challenges. Small headwater streams, reservoirs with little storage flexibility, and a few groundwater systems could be vulnerable and will need closer management.

A Look Ahead to 2070

Long-range modeling shows that most major rivers and lakes can meet future demand, even under hotter, drier, high-growth conditions. But several important caveats emerged:

- **Struggling Streams** | Small headwater streams may struggle during extended droughts, especially those serving agriculture.
- **On-Site Ponds** | Many farm operations rely on on-site ponds, not captured in statewide modeling, which often provide a buffer during shortages.
- **Tight Margins** | A few major reservoirs (notably in the Santee system) face tight future margins because of federally required downstream releases.
- **Overallocations** | Some tributaries are “paper-overallocated,” meaning all permitted withdrawals could exceed physical supply during drought.

Surface Water | When and Where Shortages Happen

The state used several long-term scenarios to test future water reliability, including Current Use, 2070 High Demand, and a Permitted & Registered (P&R) scenario that assumes every user takes the maximum amount they are legally allowed to withdraw.* The results reveal:

Under Current Use

Shortages are uncommon and mostly appear in agricultural withdrawals from small streams during drought.

Under 2070 High Demand

Conditions remain manageable statewide, but shortages become more frequent in a few basins (Edisto, Broad, Salkehatchie, and Pee Dee) primarily affecting farms, golf courses, and some small utilities. Most shortages are minor and can be addressed through storage or operational adjustments.

Under the “Worst-Case” P&R Scenario

This is where stresses become most visible. In drought years, some tributaries cannot physically support every permit holder withdrawing at maximum levels.

Edisto River Basin

- Edisto River
- Little River
- North Fork

Saluda River Basin

- Reedy River
- Rabon Creek

Pee Dee River Basin

- Naked Creek
- Black Creek

Upper Savannah River Basin

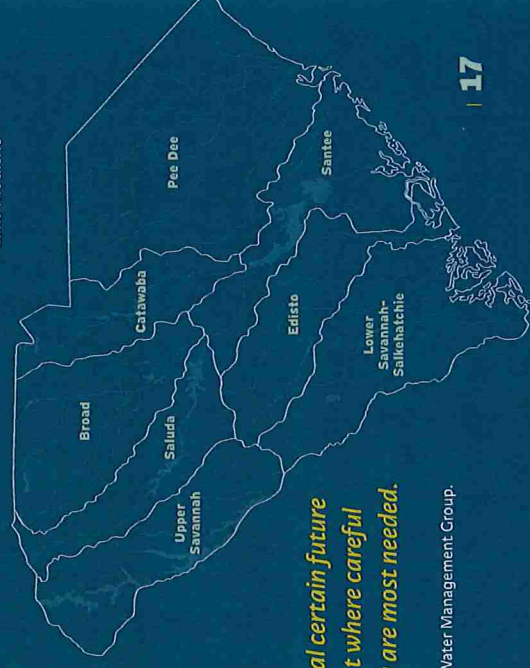
- Twelve Mile Creek
- Golden Creek

Salkehatchie River Basin

- Little Salkehatchie
- Coosawhatchie River

Santee River Basin

- Lake Marion
- Lake Moultrie



These results do not signal certain future shortages. They highlight where careful management and review are most needed.

* Assessed by the Catawba-Wateree Water Management Group.

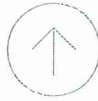
Protecting Ecosystems

The challenge is in balancing river health with economic and community needs.

Minimum In-Stream Flow (MIF) standards help keep rivers healthy for fish, wildlife, and recreation. RBCs examined how often rivers might drop below these ecological thresholds and discovered:



Current Use
Low flows happen naturally, even without withdrawals.



2070 Demand
Slight increases in low-flow events appear in many basins.



"Worst-Case" P&R Scenario
MIF violations rise sharply, signaling ecological stress.

Biological Health

A statewide study by Clemson, SCDNR, Research Triangle Institute, The Nature Conservancy, and SCDES assessed how streamflow changes could affect fish and aquatic insects. Most basins show **low ecological risk** today and through 2070.

Hotspots Under Higher Stress

Saluda Tributaries (Rabon Creek)

Broad Basin Tributaries (Pacolet, Tyger)

Black Creek (Pee Dee)


Dean Swamp Creek (Edisto)

Answering the Question: Do We Have Enough Water?

Yes, South Carolina has the water it needs to support its people and economy for decades to come. But only if the state continues to plan wisely, monitor conditions, protect vulnerable streams, steward groundwater, and manage reservoirs with an eye toward future drought.

Water is plentiful. But it is not limitless.

Smart management today protects our prosperity tomorrow.



Reservoirs

Major reservoirs supply millions of residents, and their “safe yield”—what they can reliably deliver through drought—was evaluated basin by basin.

Reservoirs in strong shape

- Lake Keowee
- Hartwell / Russell / Thurmond
- Lake Murray
- Lake Greenwood
- Table Rock and North Saluda

Reservoirs with constraints

- Gaffney's Wheelchel & Gaston Shoals
- Lake Rabon
- Several Spartanburg-area reservoirs

Reservoirs of high concern

- Santee System (Lakes Marion & Moultrie)
Federal release requirements drive modeled safe yields as low as 0–40 million gallons per day, well below projected future needs.

Groundwater

Groundwater is abundant in much of the Coastal Plain and supports about half of withdrawals in some basins. Long-term modeling shows a generally strong supply with several important exceptions.

Current risks

- **Savannah / Hilton Head** | A decades-old cone of depression has led to saltwater intrusion in the Upper Floridian aquifer; groundwater regulations have slowed the trend.
- **Pee Dee & Georgetown** | Declines in the Crouch Branch and McQueen Branch aquifers persist; one area began rebounding in 2023 after reduced pumping.
- **Edisto Basin** | Future modeling shows possible aquifer declines in parts of Calhoun and Lexington, marking these as areas of concern.
- **Upstate** | Groundwater is limited by geology but stable, serving many rural households without major decline issues.

Formally identified groundwater concern areas

- Crouch Branch (Calhoun County)
- McQueen Branch (Lexington County)
- Aiken County (small area)

Preliminary concern areas

- Florence County
- Georgetown & Horry Counties



Chapter 6

Shaping the Rules for South Carolina's Water Future

Why Policy Matters

Good science and good data are critical for water planning, but it's policy that determines how our water is actually managed. Policy determines who can use water, how much, under what conditions, and with what protections in place to ensure long-term sustainability for our entire state.

Unique Regional Considerations

Broad Basin

Suggested creating a model ordinance for riparian buffers (tree and vegetation zones along rivers) to reduce erosion and protect water quality.

Edisto Basin

Discussed the benefits of reasonable use and applicability of agricultural withdrawers.

Pee Dee Basin

Pushed for a compact with North Carolina to manage the Yadkin-Pee Dee River and for more aggressive drought planning requirements.

Lower Savannah-Salkehatchie Basin

Called for legislative approval of the State Water Plan and for stronger cooperation with Georgia over shared Savannah River resources.

Upper Savannah Basin

Encouraged annual coordination with Georgia and other partners to prevent interstate conflicts, and called for grant programs to support local water strategies.

Saluda Basin

Urged stronger stormwater and land conservation laws, plus incentives to protect tree canopies that keep streams cool and healthy.

Santee Basin

Recommended requiring contingency plans for big industrial users and updating how "safe yield" is calculated to reflect more realistic water availability.

While some recommendations were statewide, others focused on specific basin challenges.

River Basin Council Alignment on Core Issues During a Six- Year Process

Across different regions of the state, many RBCs landed on the same common ideas:

#1

Apply fairness across all users.

Current law treats some groups differently. For example, farmers often register water use, while industries and cities must go through a permit process. Many RBCs agreed that all large users should follow the same rules to ensure fairness.

#2

Strengthen the laws.

Existing laws grandfather in many users, making it hard to adapt to changing conditions. Councils recommended clarifying these laws so regulators have the tools they need to enforce them and protect shared resources.

#3

Funding for long-term planning.

Most water planning funds now come from one-time sources. Funds are needed for continued planning and implementation. Some suggest a grant program to help communities and utilities carry out basin plans like Georgia's model.

#4

Tie permits to the plan.

Permits for water use should be aligned with basin plans and the statewide plan, ensuring decisions are based on scientific data and long-term goals.

#5

Educate the public.

Funding should also support statewide education and outreach so all South Carolinians understand how water is managed and why it matters.

Divergent Perspectives Among RBCs

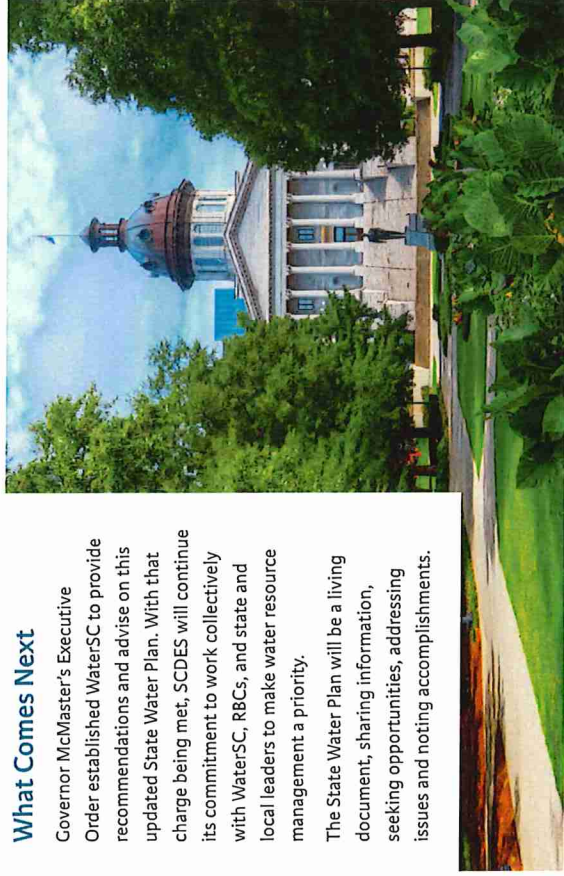
Not every issue reached consensus. In some cases, RBCs shared majority opinions or presented a diversity of options for state leaders to weigh:

- **Safe Yield (how much water can safely be withdrawn)** | Some said it should be based on median flows (a more typical measure of river conditions), while others said the existing mean flow approach is effective.
- **Reasonable Use Standards** | Supporters advocated the same standard should apply to all water users to ensure fair and equitable use. Others felt current rules were protective of resources and that farmers should not face additional burdens.
- **Minimum Instream Flows** | Similar debates arose on whether to base these environmental protections on mean or median statistics.
- **Overallocation** | Some permits and registrations lock up more water "on paper" than users will ever need, prompting a discussion on whether or not the state should review and adjust those permits over time. Some argued yes to free up water for growth, while opponents cautioned that this could undermine past investments.

What Comes Next

Governor McMaster's Executive Order established WaterSC to provide recommendations and advise on this updated State Water Plan. With that charge being met, SCDES will continue its commitment to work collectively with WaterSC, RBCs, and state and local leaders to make water resource management a priority.

The State Water Plan will be a living document, sharing information, seeking opportunities, addressing issues and noting accomplishments.



Chapter 7

WaterSC Recommendations: A State Working Together

WaterSC's Vision for Our State's Water Future

WaterSC gathered perspectives from across South Carolina—experts, community leaders, farmers, utilities, academics, conservation groups, industry representatives, and everyday citizens—to focus on one core question: How do we secure South Carolina's water future, together?

WaterSC, the statewide advisory group formed by executive order, began meeting in late 2024 with hydrologists, utilities, conservationists, local officials, and others to advise on this plan and provide recommendations. Over months of discussion, the group gathered data, concerns, and lived experiences, then distilled them into the recommendations presented in this chapter. The conclusion is clear: protecting South Carolina's water requires looking ahead and coordinating across every sector.

Listening Beyond the Experts

WaterSC's recommendations reflect a broad range of voices. In addition to monthly meetings, the group hosted stakeholder forums focused on agriculture, business, conservation, and local government. Listening sessions across the state ensured that residents affected by water availability—rural communities, growers, small-town utilities—were heard alongside technical experts.

A two-day retreat in August 2025 brought the group together to finalize its recommendations. Members worked toward consensus, meaning each participant could support the final outcome even when compromise was needed.

WaterSC Recommendations

1 Ensure Ongoing Water Planning

WaterSC's top recommendation is simple: water planning must continue long after the 2025 Plan is published. As population grows and weather patterns shift, uncertainty increases—and consistent, long-term planning becomes essential.

WaterSC calls on the Legislature and partners to sustain funding for:

- Ongoing river basin planning
- Statewide data collection
- Model updates and research
- Implementation grant

WaterSC is also recommending the pursuit of additional funding sources or opportunities from both public and private sectors to protect the state's economy, environment, and water supply.

2 Coordinate with Our Neighboring States

Major rivers—including the Savannah, Catawba, Broad, and Pee Dee—cross state lines. Without intentional coordination, disagreements can escalate into costly, decades-long disputes.

WaterSC recommends working collaboratively with Georgia and North Carolina through shared data, joint monitoring, and regional planning. Formalizing these partnerships will help prevent conflicts and protect shared resources.

3 Establish Statewide Water Education

A well-informed public is essential to securing South Carolina's water future. WaterSC recommends a comprehensive education and outreach strategy focused on efficiency, conservation, and responsible use.

When households, businesses, and students understand their role, demand can decrease without diminishing quality of life—making education one of the most cost-effective tools for extending supply.

4 Strengthen Drought Response Systems

As climate patterns shift, drought remains one of the state's most significant risks. WaterSC calls for a strengthened drought program requesting SCDNR to:

- Review their authority under the South Carolina Drought Response Act and consider possible improvements
- Review drought committee membership
- Refine triggers and indicators
- Improve required local drought plans
- Enhance statewide coordination during drought events

These steps aim to create more predictable, effective responses that protect farmers, businesses, and communities.

5 Supporting Water Reuse

WaterSC supports beneficial water reuse and robustly pursue the concept where feasible and appropriate. Expanding water reuse can:

- Reduce pressure on rivers and aquifers
- Support industrial growth
- Help agriculture
- Lessen wastewater discharge
- Position South Carolina as a modern, resilient state

Achieving this may require a regulatory framework that makes reuse easier, safer, and more consistent statewide.

6 Connect Water Quality and Water Quantity

Water quantity, availability and use have been the initial focus of State Water Planning efforts. WaterSC recognizes the essential connections between water quality and water quantity for making better decisions for effective long-term water planning in our state.

7 Review Water Permitting

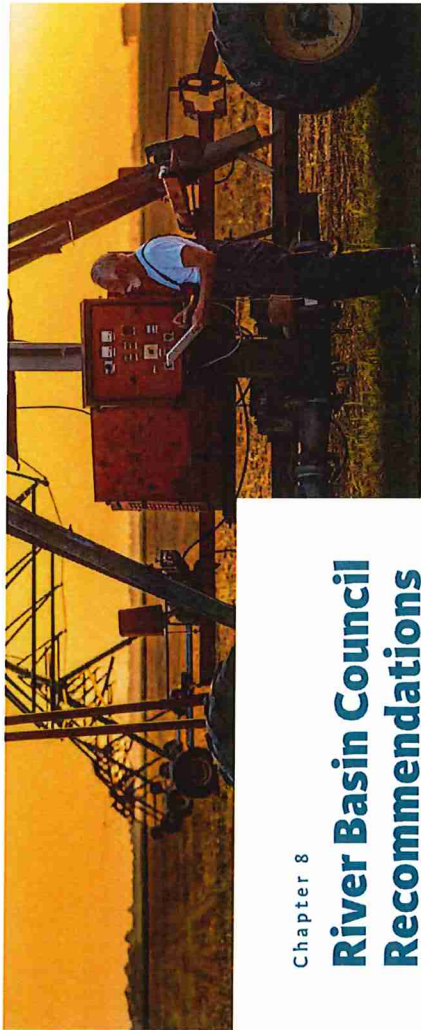
WaterSC noted that the State of South Carolina has the obligation to ensure waters of the state are used responsibly and the health of these waters is adequately maintained for residents.

WaterSC recommends:

- To the extent SCDES has the authority to apply judgement, it should utilize this authority.
- Where SCDES does not have authority, SCDES should seek legislative authority to fulfill this responsibility.
- This includes a periodic review of water permits and registrations.

This review is an opportunity to modernize permitting systems to ensure responsible water use.





Chapter 8

River Basin Council Recommendations

RBCs are composed of people at the regional level across South Carolina who rely on water resources: farmers, industry, utilities, conservation groups, scientists, and local leaders. After years of basin-level analysis, they've voiced a clear set of priorities for improving how the state plans, measures, and manages its water.

Strengthening the Planning Process

The current planning framework worked. Now it's time to assess and strengthen it for the long-term. RBCs suggest planning be more inclusive, more connected, and consistently funded. Many RBCs recommend four main points:

1. Keep membership representative

SCDES should regularly review who sits on each RBC to make sure all key interests (agriculture, industry, utilities, conservation, recreation, local governments, etc.) are fairly represented.

2. Create a statewide RBC network

SCDES should coordinate regular, statewide meetings with all the RBCs and state agencies. That way, basins can learn from each other instead of working in silos.

3. Plan long-term funding

The Legislature should continue funding water planning, especially river basin planning, so this doesn't become a one-time project that fades away.

4. Invest in public outreach and education

RBCs want to work with groups like Clemson Extension and South Carolina State Extension to teach the public about water conservation and planning. They also recommend RBC members present their work to boards, councils, economic development groups, and professional organizations—taking the story of water planning out into the community.

Integrating Water Quality and Data Collection

RBCs recommend the next phase of planning fully connect water quantity with water quality. They highlight the need for more real-time data and better forecasting tools, including:

- Integration of water quality into future plans
- More weather stations, climate sensors, and streamflow gages
- Climate-informed modeling and a refined USGS groundwater model
- Studies on sedimentation, low-flow pinch points, and water reuse

Better tools and more complete information will lead to better, more science-driven recommendations.

Improving Drought Readiness

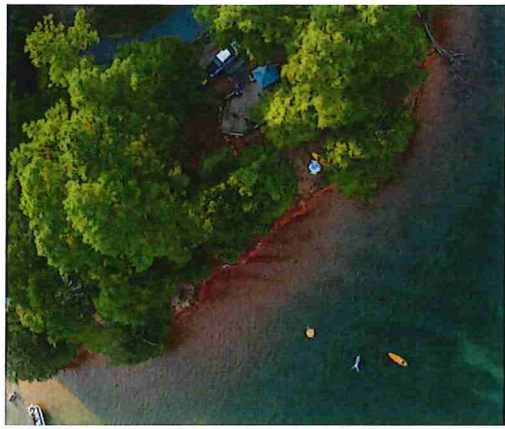
RBCs recommend more predictable, better-coordinated drought planning: updated local plans, clearer triggers, and improved communication before and during drought conditions. These recommendations complement the strategies described in Chapter 3.

Updating Water Laws and Policies

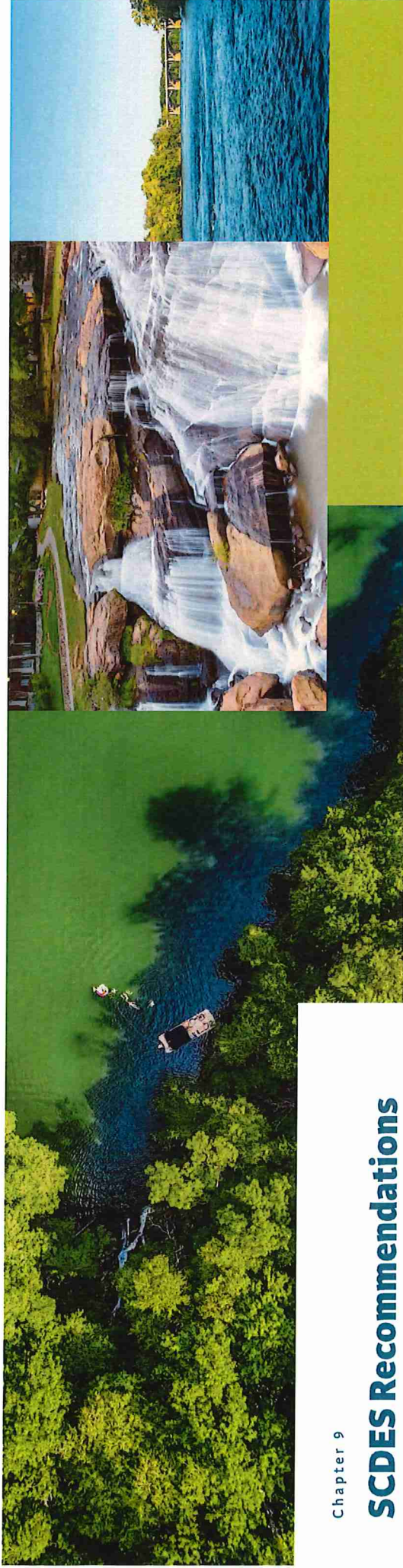
RBCs consistently raise the need for clearer, more modern rules. They recommend applying reasonable-use standards to all large surface water withdrawals, reviewing old permits and registrations, creating recurring funding for implementation, and tying new permits to basin plans. Many also encourage local tools—such as riparian buffers or stormwater design updates—to address basin-specific needs.

A Shared Direction Forward

Despite differences in geography and local pressures, RBCs are aligned on the essentials: keep planning funded and ongoing, ensure broad representation, invest in data and models, modernize laws, and treat education as a core strategy.



Together, these ideas form a practical roadmap for turning the State Water Plan into an adaptive system that grows and improves with South Carolina's needs.



SCDES Recommendations

The South Carolina State Water Plan 2025 concludes with a roadmap for putting its recommendations into action through coordination, education, and sustained investment.

The 2024 transition of statewide water planning from SCDNR to SCDES prioritizes the state's ability to manage surface and groundwater as one system, aiming to build a resilient approach that protects water resources for communities, the economy, and the environment.

Building a Smarter, More Adaptive System

South Carolina's water planning strategy is rooted in adaptive management—recognizing that conditions will change as the state grows, technology evolves, and climate patterns shift. This approach requires ongoing assessment and continuous improvement.

To keep the plan responsive, SCDES will work closely with:

- **WaterSC** | which brings together experts and stakeholders statewide
- **RBCs** | representing regional perspectives and priorities
- **Legislators** | who create and improve policy
- **All South Carolinians** | who share responsibility for water resource collaboration

Regular plan updates, annual summits, and improved data tools will help ensure the system evolves with new information and emerging challenges.

Updating Water Policy for a New Era

Much of South Carolina's water law was written more than fifty years ago, before modern growth and climate conditions reshaped current realities. Today, groundwater and surface water are still regulated separately despite their close ecological connection.

SCDES recommends a more modern policy framework that would:

1. Integrate management of groundwater and surface water
2. Prioritize beneficial use while safeguarding natural systems
3. Provide flexibility to respond to droughts, floods, and shifting demand

SCDES will continue to be available for the General Assembly on reviewing water policy so it better reflects today's needs and tomorrow's challenges.

Working Across State Lines

Many of South Carolina's major rivers—such as the Savannah, Catawba, Broad, and Pee Dee—cross state boundaries, making interstate cooperation crucial.

While South Carolina has long collaborated informally with Georgia and North Carolina, the chapter highlights the need for more formalized coordination through shared data, regular meetings, and policy-level discussions. Successful models, including the Catawba-Watauga Water Management Group and the Yadkin-Pee Dee Water Management Group, show how cross-boundary planning can protect shared water systems for the long term.

SCDES Priorities for the Future

Everyone has a leadership role in South Carolina's water future.

1.

Continuous Water Planning

Water planning is an ongoing process. RBCs and WaterSC will meet regularly to refine basin plans, align priorities, and track progress. An annual or biannual State Water Summit will support statewide coordination and public engagement.

2.

Education and Outreach

A broad communications strategy—spanning public events, media, social platforms, schools, and legislative engagement—will help build public understanding of how water is used and why conservation matters.

3.

Enhanced Data and Modeling

Better decisions require better data. The plan calls for expanded water monitoring, more climate stations, and deeper ecological studies. Future modeling will address sedimentation, tidal-region growth, and saltwater intrusion.

4.

Broader Planning Considerations

Future updates will more directly connect water quantity with water quality, ecology, and community resilience, creating a more holistic planning approach.

5.

Funding for Implementation

Long-term success requires stable, predictable funding. Potential sources include federal programs, private partnerships, and new state-level models. A dedicated statewide water fund could support ongoing planning and implementation.

South Carolina's water future depends on shared responsibility. Rivers, lakes, and aquifers are collective resources, and protecting them requires collaboration across agencies, sectors, and communities.





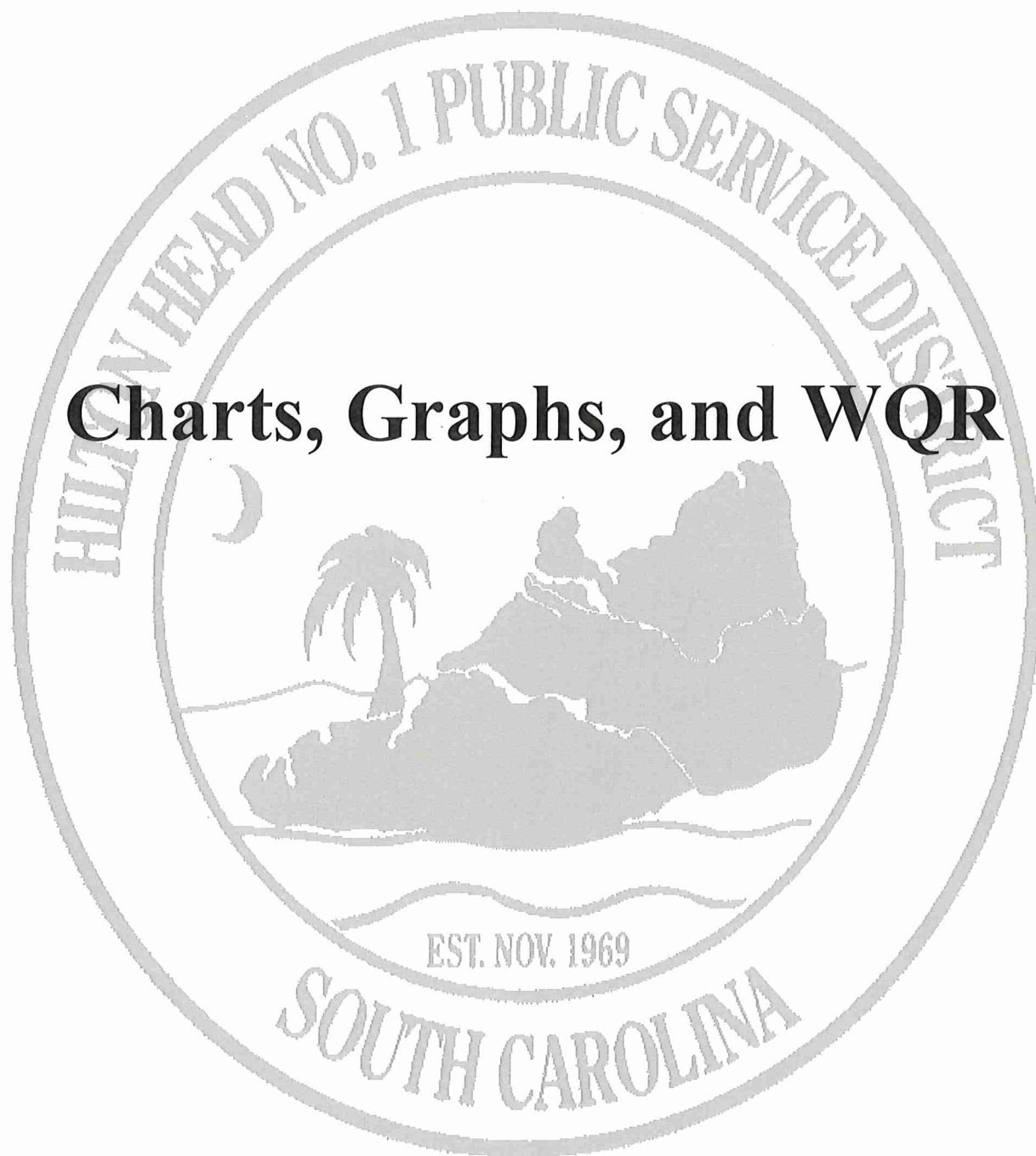
SC DEPARTMENT *of*
**ENVIRONMENTAL
SERVICES**

Our Water Future

The Leadership Guide to
South Carolina's Water Plan

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Charts, Graphs, and WQR





Nov-25
Monthly Water Quality Report

| Water Supply | | MG Per Month | | | | | | | | | | | | | |
|--------------|--|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------|---------|-----------------|
| Source | | Jan. | Feb. | March | April | May | June | July | Aug | Sept. | Oct. | Nov. | Dec. | YTD | % of Supply YTD |
| Purchased | | 4.25 | 3.46 | 29.75 | 42.03 | 35.92 | 42.09 | 45.16 | 39.18 | 31.84 | 45.11 | 22.46 | | 341.25 | 16.0% |
| RO Plant | | 119.26 | 107.59 | 116.48 | 118.30 | 122.58 | 116.30 | 120.15 | 122.27 | 118.41 | 122.31 | 117.92 | | 1301.57 | 60.0% |
| UFA Wells | | 18.28 | 20.24 | 28.67 | 31.47 | 33.28 | 33.40 | 35.84 | 23.35 | 28.12 | 27.42 | 27.70 | | 307.77 | 14.0% |
| ASR Recovery | | 0.00 | 0.00 | 0.00 | 29.30 | 36.70 | 38.91 | 42.51 | 18.46 | 34.61 | 1.67 | 0.00 | | 202.16 | 10.0% |
| Total | | 141.79 | 131.29 | 174.90 | 221.10 | 228.48 | 230.70 | 243.66 | 203.26 | 212.98 | 196.51 | 168.08 | | 2152.75 | 100.0% |

System-wide Water Quality Testing

| Type of Test | Results by Month | | | | | | | | | | | | In Compliance |
|--|------------------------------|------|-------|----------------------------------|------|------|---------------|------|-------|---------------|------|------|---------------|
| | Jan. | Feb. | March | April | May | June | July | Aug. | Sept. | Oct. | Nov. | Dec. | |
| Bacteriological | PASS | PASS | PASS | PASS | PASS | PASS | PASS | PASS | PASS | PASS | PASS | | In Compliance |
| Chlorine (avg) | 2.2 | 2.39 | 2.16 | 2.05 | 1.90 | 1.43 | 1.24 | 1.26 | 1.38 | 1.17 | 1.82 | | In Compliance |
| Ph (avg) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | In Compliance |
| Disinfection By-products (DBPs) (qtrly.) | In Compliance | | | In Compliance | | | In Compliance | | | In Compliance | | | In Compliance |
| Hardness (range) | 11 - 121 (WINTER - NO WELLS) | | | 14 - 260 (SUMMER - WELLS/ASR ON) | | | (WINTER) | | | | | | |

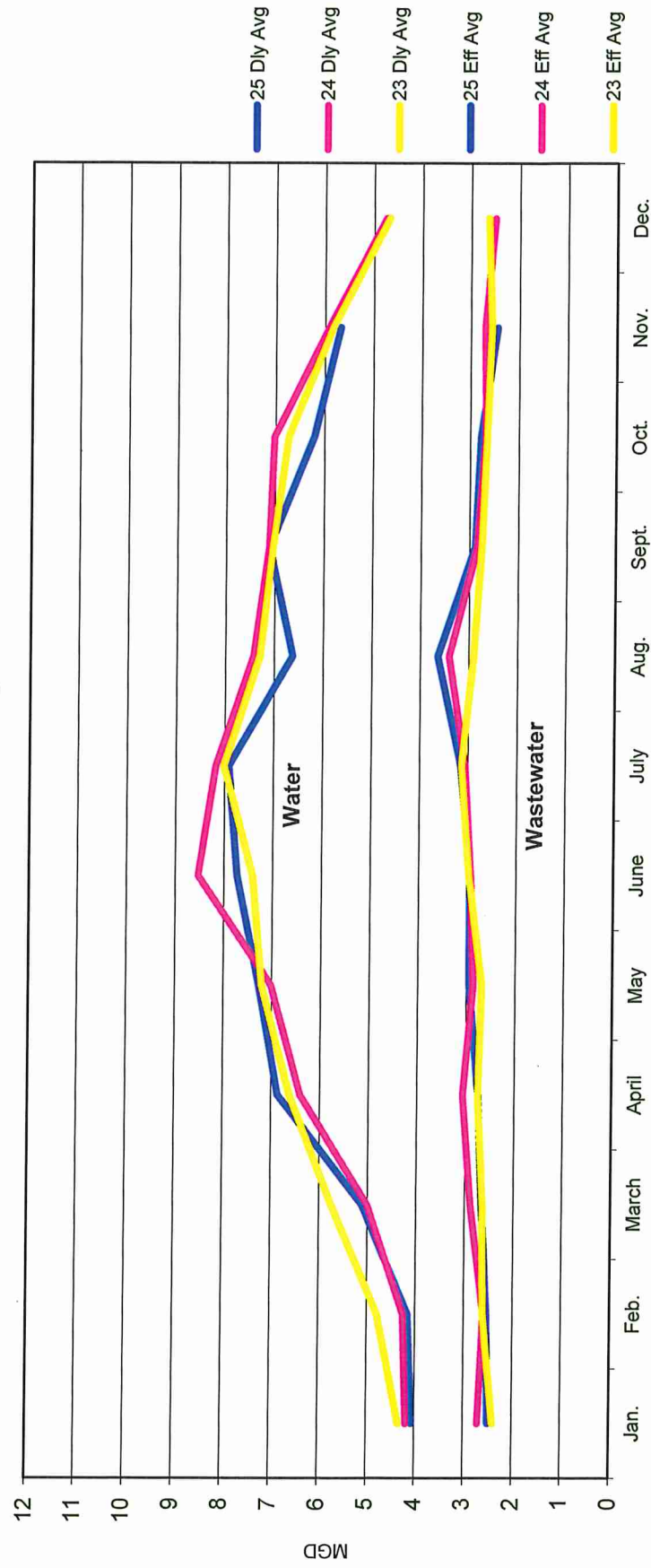
| Supply-specific Water Quality Ranges for This Month | | | | |
|---|---------------------------|--------------------------------|------------------------------|------------------------|
| Supply | Average Chlorine Residual | Within Acceptable Range? (Y/N) | Average Chloride Level (ppm) | Average Hardness (ppm) |
| BJWSA (supply) | 2.17 | Y | | |
| RO Raw Water MFA Wells (range) | n/a | Y | 151 - 470 | 101 - 212 |
| Finished RO Water | 3.28 | Y | | |
| Fire Station UFA | 1.66 | Y | 60 | 139 |
| Leg O' Mutton UFA | 2.40 | Y | 68 | 179 |
| Wild Horse UFA | 1.86 | Y | 76 | 191 |
| Seabrook UFA | 2.26 | Y | 151 | 269 |
| Union Cemetery UFA | 1.57 | Y | | |
| ASR (recharged) | 2.34 | Y | 98 | 153 |

Customer Inquiries

| Type of Inquiry | Number of Inquiries | Resolved? | Comments |
|----------------------------|---------------------|-----------|----------|
| | | | |
| Low Pressure | 6 | y | |
| Customer break/leak | 25 | y | |
| PSD break/leak | 18 | y | |
| Water Outage | 4 | y | |
| Odor/Taste/Color | 2 | y | |
| Miscellaneous | 81 | y | |
| Sewer issues & Inspections | 37 | y | |
| Total | 173 | | |

Other Water Quality Notes for This Month
11/25/2025 - Changed cartridge filters

Water and Wastewater Average Flows



Water and Wastewater Peak Flow

