

Milroy, Shannon

From: noreply@civicplus.com
Sent: Friday, June 30, 2023 11:02 AM
To: ATax Communications
Subject: Online Form Submittal: Accommodations Tax Grand Application

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Accommodations Tax Grand Application

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Accommodations Tax Grant Application Instructions [Accommodations Tax Grant Application Instructions](#)

Accommodations Tax Grant Application Instructions I have read and acknowledged the Town of Bluffton, SC Accommodations Tax Grant Application Instructions.

(Section Break)

Application Date	6/30/2023
Full Legal Organization Name	Bluffton Gullah Cultural Heritage Center
Project Name	Exterior/Deconstruction/Stabilization
Total Project Costs	1,701,000
Total ATAX Funds Requested	350,000
Percent of Total Budget	20.5
Address	1255 May River Road
Street Address Line 2	<i>Field not completed.</i>
City	Bluffton

State	SC
Zip Code	29910

Applicant must be designated as a non-profit entity to receive ATAX funds. Please include a copy of your organization's non-profit status, such as your IRS Designation Letter.

[CP575Notice 1635175156220 EIN BGHC.pdf](#)

Please upload a copy of your current Town of Bluffton Business License, which is required of all applicants.

[Copy of Bluffton Gullah - 2023 bus lic.pdf](#)

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Organization Primary Point of Contact

First Name	Giovanni
Last Name	Glover
Title	Executive Director
Phone Number	(561)352-8608
E-mail Address	blufftongullahheritage1@gmail.com

(Section Break)

Organization Secondary Point of Contact

First Name	Caprice
Last Name	Wilborn
Title	Capital Campaign Director
Phone Number	(843)696-7936
E-mail Address	cwblufftongullah843@gmail.com

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

Project Description: The Bluffton Gullah Cultural Heritage Center will be the newest addition along the Nationally recognized Gullah Geechee Cultural Heritage Corridor. The Bluffton Gullah Cultural Heritage Center is a 501(c)3 non-profit cultural and educational

organization, founded in 2021. The Center will cultivate community experiences through education, preservation, and celebration of the region's rich Gullah history and culture.

The Deer Tongue Building or Old Musk House holds histories of Bluffton Gullah working to bundle deer tongue with twine, selling deer tongue grown by local gullah farmers, gullah children playing under the building, and memories of the smell of deer tongue permeating Bluffton. Preserving, transforming and repurposing this now vacant Deer Tongue Building will add immensely to the fabric of Bluffton, will tell the stories it already holds and will attract visitors from near and far, those traveling along the coast, traveling along the Gullah Geechee national heritage corridor, and those within driving distance for a day trip. Tourists will enjoy the Center's exhibits and educational offerings which will in turn cause those visiting to become more culturally aware while spending more time in our beautiful town. There is no other Gullah Cultural Heritage Center in this region of the Lowcountry of South Carolina. We are working with nationally and internationally renowned Gullah historians, educators and experts to create a Center that will immerse our visitors in an experience they will learn from and take home with them.

This request is to fund a portion of the exterior construction to include the deconstruction and stabilization of the Deer Tongue Building. Pearce Scott are the architects of the Bluffton Gullah Cultural Heritage Center. Shoreline Construction is the contractor. Re:Purpose Savannah will lead the deconstruction and cataloging of all salvageable materials which will then be used to rebuild and repurposed as we create the Center. Re:Purpose Savannah is a women+ led 501(c)3 nonprofit establishing a sustainable future through the deconstruction and reuse of historic buildings. Each is responsible for their part in transforming the building into the Bluffton Gullah Cultural Heritage Center. See renderings, permits and budgets attached.

All advertising/marketing paid for with Town of Bluffton Accommodations Tax dollars must incorporate the branding shown here: **Town of Bluffton Brand Standards. The use of the Town's logo must meet the design standards outlined at the aforementioned link and be approved by the Town. Designs may be submitted electronically using this **link**. Please allow five (5) business days for approval.**

Impact on or Benefit to
Tourism:

The Lowcountry of South Carolina is a draw for millions of visitors yearly. Beaufort County alone sees 2 million visitors yearly. Bluffton is already a destination and in 2021 (with the pandemic still impacting the nation) welcomed 481,500 visitors providing \$187 Million in economic impact supporting 2,782 jobs according to a 2021 Impact of Tourism in Bluffton on Beaufort County, SC study conducted by the College of Charleston's School of Business Office of Tourism Analysis.

Gullah culture and life has gained national and international attention. In more recent years, interest in Gullah culture has increased. In 2021, The University of South Carolina conducted a Social Media Insight Study, and found that cultural tourism is a growing and popular trend within the state.

According to the 2020 Report Market for Gullah Geechee Heritage Tourism, the potential economic impact for Gullah Geechee Corridor States was \$34 Billion. This is based on travelers who have both indicated they would visit Gullah Geechee sites and expressed interest in visiting African American heritage sites in the South. [1] [SEP]

The BGCHC will be the epicenter of Gullah Heritage in Bluffton, bringing tourists near and far to learn and celebrate a rich history that has impacted and influenced Lowcountry life, Southern culture and more. We will preserve and curate experiences and programming that will both be impactful and educational. [1] [SEP]

By providing a Gullah cultural heritage center visitors will immerse themselves in the Gullah culture through exhibits, food offerings and educational programs leaving them with a greater feeling about the Center and Bluffton which will lead them to feel and speak fondly about Bluffton and return to Bluffton for future visits.

Further, The Bluffton Gullah Cultural Heritage Center will provide an opportunity for visitors to extend their stay beyond a day trip, ultimately providing greater economic impact to the Town of Bluffton through hospitality and lodging spending.

At a minimum, we project drawing 15%, or 75,000 of the current visitors to Bluffton and attracting another 25,000 to visit the newest addition to the Gullah Geechee national corridor. This would place our visitation in year one at 100,000. We will recruit members among the visitors, which will allow us to stay in touch with them, encouraging them to return to Bluffton to see new and rotating exhibits, new program offerings and events.

“Tourist” means a person who does not reside within the corporate limits of the Town or within a Town zip code that takes a trip into the corporate limits of the Town for any purpose, except daily commuting to and from work.

“Travel” and “Tourism” mean the action and activities of people taking trips outside their home communities for any purpose, except daily commuting to and from work.

(Section Break)

Project/Event Start & End Date: 8/15/2023 - 11/15/2023

Multi-Year Project/Event? No

Permits Required, if any: Yes, Town of Bluffton Planning Commission has approved preliminary development plan 4/27/22 and final development plan approved 9/21/2022. Final development plan approved by the Town of Bluffton 1/9/2023. Town of Bluffton Historic Preservation Committee approved a Historic District (COFA) 2/3/22 Demolition permit obtained. See documents attached.

Additional Comments: Budgets provided on construction are projections as we await bids to be presented. We expect several bids within the next two weeks. We will forward any updates to the Town Committee as we receive them.

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

FINANCIAL INFORMATION

Project/Event Line Item Budget [Stabilization.pdf](#)

Most Recent Fiscal Year Balance Sheet and Profit and Loss Accounting Statement [BGCHC Balance Sheet and PL ATAX.pdf](#)

Financial Guarantee [Bluffton Gullah Heritage Center March 16, 2023.docx](#)

Applicant must provide a copy of official minutes wherein the sponsoring organization approves the project and commits the organization to financial responsibility for carrying it out to the stage of completion.

(Section Break)

Please list all contributions made to the project/event by the sponsoring organization. This shall include both monetary and in-kind goods and/or services, as applicable.

Contribution	n/a
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Amount/Value	0
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Contribution	n/a
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Amount/Value	0
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(Section Break)

Have you requested, received or been awarded funding from other sources or organizations (including additional ATAX funds from other local entities) for this project/event?	Yes
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If yes, please list all sources and amounts:

Funding Source	ATAX
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Amount	\$15,000
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Funding Source	ATAX
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Amount	\$45,000
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Funding Source	<i>Field not completed.</i>
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Amount	<i>Field not completed.</i>
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Funding Source	<i>Field not completed.</i>
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Amount	<i>Field not completed.</i>
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TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

PRIOR RECIPIENT'S REPORT

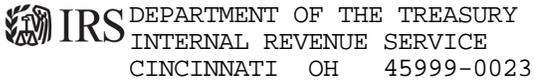
If your organization has received ATAX funding from the Town of Bluffton in previous years, you must complete the below information. Only the information for the most recent round of funding is required.

If you have not received ATAX funding from the Town of Bluffton, please answer "No" and skip this section, and sign and submit your application.

Has your organization previously received ATAX funds from the Town of Bluffton?	Yes
Project/Event Name	Bluffton Gullah Cultural Heritage Center
Year	2022
Amount Awarded	60,000
Was project completed?	No
If project was not completed, please explain:	Funds have not been expended as of June 30, 2023. All funds will be spent on the advertising and restrooms within time permitted.
How were the funds used?	n/a
What impact did this project/event have on the community or benefit tourism? Describe how the tourism data was measured.	n/a
(Section Break)	
Please provide the project/event budgets for the previous two (2) years.	<i>Field not completed.</i>
Additional Comments	<i>Field not completed.</i>

TOWN OF BLUFFTON ACCOMMODATIONS TAX GRANT APPLICATION

All applicants will be required to come before the Accommodations Tax Advisory Committee (ATAC) and answer any and all questions when scheduled to do so.



Date of this notice: 10-25-2021

Employer Identification Number:
87-3243654

Form: SS-4

Number of this notice: CP 575 A

BLUFFTON GULLAH CULTURAL HERITAGE
CENTER
% BRIDGETTE FRAZIER
PO BOX 3737
BLUFFTON, SC 29910

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-3243654. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

04/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is BLUF. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.



State of South Carolina
Office of the Secretary of State
The Honorable Mark Hammond

Jun 22, 2023

Bluffton Gullah Cultural Heritage Center
Giovanni Glover
1255 May River Rd
BLUFFTON, SC 29910

RE: Registration Confirmation

Charity Public ID: P72943

Dear Giovanni Glover :

This letter confirms that the Secretary of State's Office has received and accepted your Registration, therefore, your charitable organization is in compliance with the registration requirement of the "South Carolina Solicitation of Charitable Funds Act." The registration of your charitable organization will expire on May 15, 2024.

If any of the information on your Registration form changes throughout the course of the year, please contact our office to make updates. It is important that this information remain updated so that our office can keep you informed of any changes that may affect your charitable organization.

If you have not yet filed your annual financial report or an extension for the annual financial report, the annual financial report is still due 4 ½ months after the close of your fiscal year.

- Annual financial reports must either be submitted on the Internal Revenue Service Form 990 or 990-EZ or the Secretary of State's Annual Financial Report Form.
- If you wish to extend the filing of that form with us, please submit a written request by email or fax to our office using the contact information below. Failure to submit the annual financial report may result in an administrative fine of up to \$2,000.00.

If you have any questions or concerns, please visit our website at www.sos.sc.gov or contact our office using the contact information below.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Wickersham", with a long horizontal line extending to the right.

Kimberly S. Wickersham
Director, Division of Public Charities

TOWN OF BLUFFTON

June 12, 2023

DATE ISSUED

April 30, 2024

EXPIRES

LIC-06-23-050712

LICENSE NUMBER

018719-2022

BUSINESS ID

Bluffton Gullah Heritage Center

COMPANY NAME

Bluffton Gullah Heritage Center

DBA NAME

Non Profit - Museums

BUSINESS TYPE

Education and Preservation of the Gullah Culture

DESCRIPTION/CONDITIONS

1255 MAY RIVER RD

BLUFFTON SC 29910

BUSINESS LOCATION

PO Box 3654

Bluffton SC 29910

MAILING LOCATION

ALL BUSINESSES LOCATED IN THE TOWN OF BLUFFTON MUST POST THE BUSINESS LICENSE IN A VISIBLE LOCATION WITHIN THE BUSINESS LOCATION AS REFERENCED ABOVE AND IS VALID FOR THIS LOCATION ONLY. ALL BUSINESSES LOCATED OUTSIDE THE TOWN OF BLUFFTON MUST KEEP A CURRENT COPY WHILE CONDUCTING BUSINESS INSIDE THE TOWN OF BLUFFTON. CHANGE IN LOCATION OR OWNERSHIP REQUIRES A NEW LICENSE. IF THE BUSINESS IS CLOSED, CONTACT OUR OFFICE AT 843-706-4501 TO UPDATE ACCOUNT.

Section 6-21 Purpose and Duration of Business License

The business license levied by this ordinance is for the purpose of providing such regulation as may be required for the business subject thereto and for the purpose of raising revenue for the general fund through a privilege tax. Each license shall be issued for one (1) calendar year ending December 31. The provisions of this ordinance and the rates herein shall remain in effect from year to year as amended by Town Council.

Renewal Process

Renewal notices are mailed in January of each year to all active businesses.

Section 6-22-A License Tax.

The required license tax shall be paid for each business subject hereto according to the applicable rate classification on or before the thirtieth (30th) day of April in each year.

Bluffton Gullah Heritage Center

PO Box 3654

Bluffton SC 29910

Construction within the Town of Bluffton shall only occur during the hours of 7:00am - 7:00pm Monday thru Saturday and 12:00pm - 7:00pm on Sunday.

Lisa Sulka
Mayor

Larry Toomer
Mayor Pro Tempore

Stephen Steese
Town Manager



Council Members

Fred Hamilton
Dan Wood
Bridgette Frazier

Kimberly Gammon
Town Clerk

February 3, 2022

Wallace Milling
Witmer Jones Keefer, Ltd.
23 Promenade Street, Suite 201
Bluffton, SC 29910

TRANSMITTED ELECTRONICALLY
wallace@wjkltd.com

Billy Watterson
Watterson Brands, Inc.
1227 May River Road, Suite 300
Bluffton, SC 29910

TRANSMITTED ELECTRONICALLY
billy.watterson@wattersonbrands.com

Dear Sirs:

On February 2, 2022, the Town of Bluffton Historic Preservation Commission (HPC) approved a Certificate of Appropriateness - Historic District (COFA) – Demolition, to allow the demolition of the non-historic, northern portion of the Contributing Structure of approximately 2,045 square feet, and the relocation of the remaining historic structure of approximately 1,585 square feet known as the Deer Tongue Warehouse, and the demolition of four non-contributing structures of approximately 515 square feet, 525 square feet, 775 square feet, and 1,980 square feet located at 1257 May River Road (Tax Map ID No. R610 039 00A 0235 0000 in the Old Town Bluffton Historic District and zoned Neighborhood General—HD (COFA-10-21-015994) with the following conditions:

1. Per Section 3.18.3.E. of the Unified Development Ordinance (UDO), to preserve existing building's historic character and architecture as a Contributing Structure, the HPC determined that only the non-historic (northern) portion of the contributing structure may be demolished.
2. Furthermore, the HPC determined that the 1945-era historic contributing structure may be relocated to the western side of its present lot subject to the conditions that it be oriented parallel to May River Road and sited ten (10) feet from the side property line.
3. Furthermore, the HPC determined that the non-contributing structures, identified in the Applicant's application and narrative as Structures B, C, D, and E may be demolished. Additional permits will be required from Building Safety.

Any person aggrieved by the decision of the HPC may file an appeal pursuant to the South Carolina Code of Laws, Section 6-29-900 *et sequitur* within 30 days.

Theodore D. Washington Municipal Building
20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
Telephone (843) 706-4500 Fax (843) 757-6720
www.townofbluffton.sc.gov

Upon issuance, a Certificate of Appropriateness (COFA) remains valid for two (2) years from this approval date (02/02/2022). If the project is not substantially complete within the time limit, the COFA expires.

Please be advised that a COFA is not a permit to begin demolition. All necessary permits and licenses shall be obtained prior to commencing with demolition of the non-contributing structures and the partial demolition of the contributing structure. Prior to moving the Contributing Structure, a Development Plan and a COFA for the final placement and improvements to the remaining contributing structure is required. Please contact the Town of Bluffton Customer Service Center at (843) 706-4500 if you have any questions.

Sincerely,



Glen Umberger
Historic Preservationist
Department of Growth Management



December 10, 2021

1257 May River Road

Narrative

On behalf of the owner Billy Watterson, we would like to submit a Demolition and Relocation application for 1257 May River Road.

A Restaurant, known as Pepper's Porch, and four other accessory buildings are currently existing on the property. There is a parking area to the north of the property. The Deer Tongue Warehouse contains the dining portion of the restaurant closest to May River Road. The rear of the restaurant building contains the kitchen area.

We plan to preserve and relocate the Deer Tongue Warehouse (1945) as this is a contributing structure and demolish the remaining structures. The Deer Tongue Warehouse will be relocated to the western side of the property. This historic structure was previously moved in the 1980's and was originally located across the Huger Cove from the Seabrook House.

The exhibits will show the buildings to be demolished in red and the portion of the existing restaurant (Deer Tongue Warehouse) that will be relocated in blue.

Please reference the attached exhibit for pictures.

An Asbestos and Structural report are also included in the submittal.

Thank you for your consideration,

Amanda Jackson Denmark
Project Manager



Structure A

Contributing Portion – Deer Tongue Warehouse
Metal Gable Roof w/ Shed Porch
Mix of Corrugated Metal and Wood Siding
Relocated circa 1995

Non Contributing Portion
Metal Gable Roof
Pre-Manufactured home w/ modifications
Added circa 1995

Structure B

Non Contributing
Metal Gable Roof
Slab on Grade
Wood Siding / Screen
Unconditioned
Constructed circa 1995

Structure C

Non Contributing
Metal Gable Roof
Slab on Grade
Wood Panel and Plywood Siding
Unconditioned
Constructed circa 1995

Structure D

Non Contributing
Metal Gable Roof
Slab on Grade
Wood Panel and Plywood Siding
Unconditioned
Constructed circa 1995

Structure E

Non Contributing
Metal Gable Roof
Slab on Grade, Wood Deck
Block, Wood Panel and Metal Siding
Screened at Shed Roof Portion
Block portion constructed circa 1986
Wood Framed portion constructed circa 1995

GENERAL CODE NOTES

- Approved numbers or addresses shall be provided in a position that is visible and legible from the street or roadway. Letters and numbers shall be a minimum of 4 inches in height with a minimum 0.5 inch stroke. (501.2)
- Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall also be interior. (1104.5)
- The minimum ramp width is 44 inches. If a ramp serves an occupant load of 50 or less, it may be 36 inches wide. If the ramp is serving a high occupant load, check exit requirements above for required width. (1012.5.1 & Table 1020.2) If the ramp is part of the means of egress, the maximum slope is 1:12. All other ramps may have a slope of 1:8 or less. (1012.2)
- Landings shall be provided at the top, bottom, points of turning and at doors. (1012.6) Landings shall have a length of at least 60 inches in the direction of travel. (1012.6.3)
The surface shall of slip-resistant materials that are securely attached. (1012.7.1)
Handrails shall be per stair requirements. (1012.8)
A curb, rail, wall or barrier shall be provided that prevents the passage of a 4-inch diameter sphere, where any portion of the sphere is within 4 inches of the floor or ground surface. (1012.10.1) complying with Section 1009.4
- Portable fire extinguishers are required to meet all criteria listed in IBC section 906.
- Toilet rooms to have a smooth, hard non absorbent surface, extending min. 4" onto walls. (1210.2.1)
- Walls within 2 feet of urinals and water closets to be covered with a smooth, hard nonabsorbent surface to a height of 4 feet.
- The maximum rise of a step is 7" and the maximum tread is 11 inches. (1011.5.2)
- The minimum headroom vertically from nosing line is 6 feet 8 inches (80 inches). (1011.3)
- If the elevator is to be the accessible exit all aspects of section 1009.4 shall be met.
- Approved signs must be posted on all floors adjacent to elevators reading, **IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.** (3002.3)
Exception: The emergency sign shall not be required for elevators that are part of an accessible means of egress complying with Section 1009.4

CODE INFO

I. GENERAL

- A. Property Address: 1255 May River Road
Bluffton, SC 29910
- B. Gross Project Area: first fl. heated: 1,486 s.f.
- C. Building Height in Stories: 1 Story

II. CODE REQUIREMENTS

A. Applicable Codes (with South Carolina Amendments):

- 2018 International Building Code
- 2017 National Electric Code
- 2018 International Mechanical Code
- 2018 International Plumbing Code
- 2018 International Fire Code
- 2009 International Energy Conservation Code
- 2017 ICC/ANSI 117.1 Accessibility Code
- 2018 NFPA 101 Life Safety Code

B. Occupancy Classification:

Assembly IBC 303.1.1
Small buildings and tenant space with an Occupancy Load of Less than 50 persons shall be classified as Group B Occupancy.

C. Construction Type:

- Type V-B unprotected - (IBC Section 602) no sprinkler
- Allowable Building Height: (IBC Table 504.3)
Business B: 40' max 18'-0" actual
- Maximum Number of Stories: (IBC Table 504.4)
Business B: allowed 2 / actual 1

Allowable Area: (IBC Table 506.2)

Unsprinklered

First Floor, Business B:
allowed: 9,000 s.f. actual: 1,186 s.f.

D. Construction Protection (type V-B)

- Fire Protection of Structural Elements (IBC Table 601)
Structural Frame: 0-hr Required
Bearing Walls - Exterior: 0-hr Required
Bearing Walls - Interior: 0-hr Required
Non-Bearing Walls: 0-hr Required
Floor/Ceiling construction: 0-hr Required
Roof/Ceiling construction: 0-hr Required
- Fire Separation Requirements (IBC 602)
Fire resistance rating requirements for exterior walls based on separation distance:
Type V-B: $10 \leq X < 30 = 0$ hr.
- Fire and Smoke Protection Features (IBC Ch. 7)
No sprinklers

E. Occupancy Load (IBC Table 1004.5)

Assembly A:
1,134 s.f. / 30 net = 38 occupants

F. Means of Egress (Chapter 10 IBC)

- Stairs: (IBC 1011.2): Required - 36" min. Provided - n/a (exception: occupant load less than 50)
Doors: (IBC 1010.1.1): Required - 32" min. Provided - 34" min.
Corridors: (IBC 1020.2): Required - 36" min. Provided - n/a (exception: occupant load less than 50)
Ramps: (IBC 1012.5.1): Required - 36" min. Provided - 54"

2. Number of Exits per Floor for all Occupancies (IBC Table 1006.3.2)

1st Floor: 38 occupants Required: 2 Provided: 2

- Travel Distance to Exits (two or more egress - IBC Table 1017.2)
Without Sprinkler System
Business B: Allowed: 200'-0" max.

- Common Path of Egress Travel Distance, space with one exit (IBC Table 1006.2.1)
Max Occupant Load of space = 49
Occupant load without Sprinkler system = 100 feet

- Dead End Corridor (IBC 1020.4)
Exit access shall be arranged such that dead end corridors do not exceed 20 feet in length.

- Corridor Fire Resistance Rating (IBC 1020.1)
Assembly, Occupant Load Served greater than 30, requires 1-hour rating without sprinkler system

- G. Marking Means of Egress (IBC 1008 & 1025)
Means of egress shall have signs in accordance with IBC section 1008 Exits, other than main exterior exit doors shall be marked by an approved sign readily visible from any direction of exit access.

H. Plumbing (Table IBC 2902.1)

NOTE: Buildings 3 & 4 (Maket and Gullah Cultural Center) will share plumbing fixtures as per approved Development Plan.

Minimum number of required plumbing fixtures based on occupancy classification:

Water Closets:
Business B: (Gullah Cultural Center)
1 per 25 for first 50
39 occupants = 2 water closets

Mercantile M: (De Maket, first fl.)
1 per 500
29 occupants = 1 water closet

Residential R-2: (De Maket, second fl.)
1 per dwelling unit
3 dwelling units = 3 water closet

Lavatories:
1 per 40 for first 80
39 + 29 = 68 occupants = 2 sinks

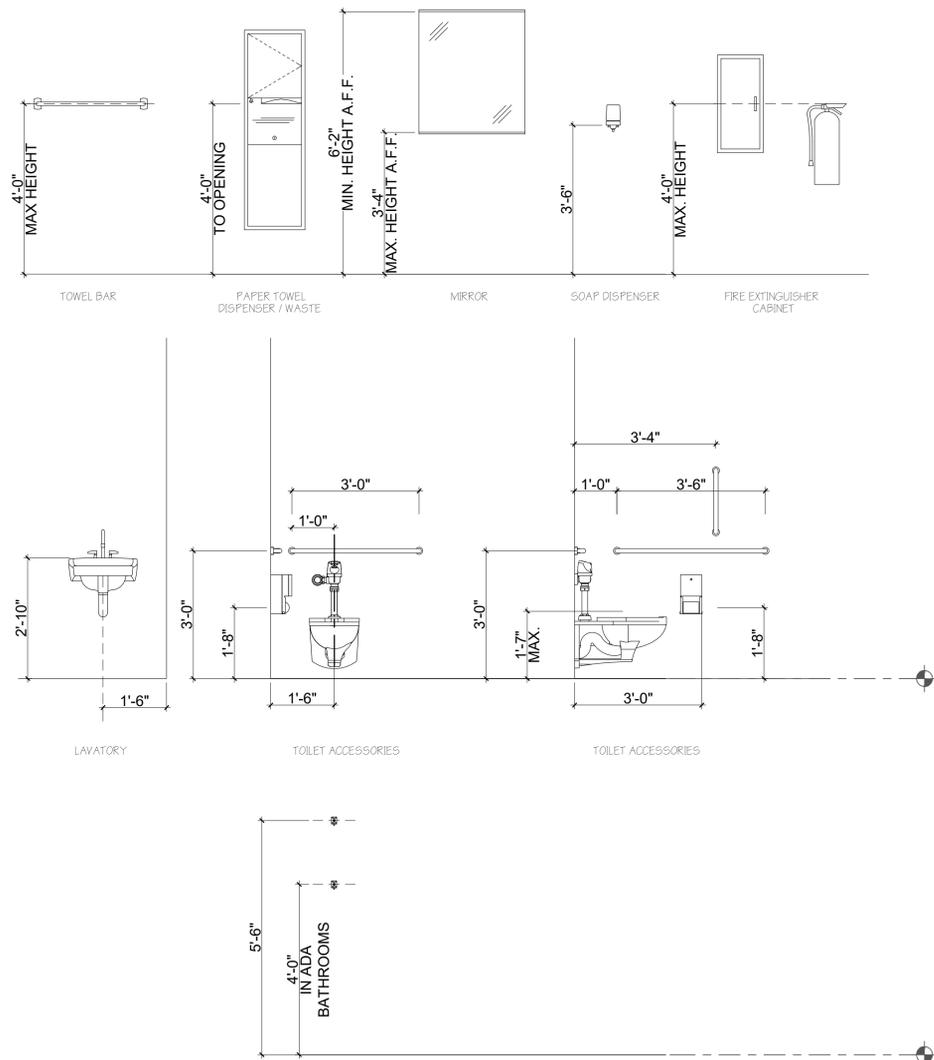
Drinking Fountain:
1 per 100
68 occupants = 1 drinking fountain

Service Sink:
1 per 100
68 occupants = 1 service sink

Total Required: 3 water closets Provided: 3 toilets
2 lavatories 4 sinks
1 drinking fountain 1 drinking fountain
1 service sink 1 service sink

I. Interior Finishes (IBC Chapter 8)

Wall and Ceiling Finishes in Exit Corridor: n/a
Wall and Ceiling Finishes: Class C
Floor Finish: n/a



1 1/2" = 1'-0"
ADA MOUNTING HEIGHTS

DO NOT SCALE FROM DRAWINGS			
NO.	DESCRIPTION / REVISION LOG	DATE	INITIAL
06.05.22	AJD		
	HPC FINAL SUBMITTAL		

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NEW COMMERCIAL SPACE FOR:
BLUFFTON GULLAH CULTURAL HERITAGE CENTER
DAISY'S LEGACY, LLC
1255 MAY RIVER ROAD, LOT C
BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

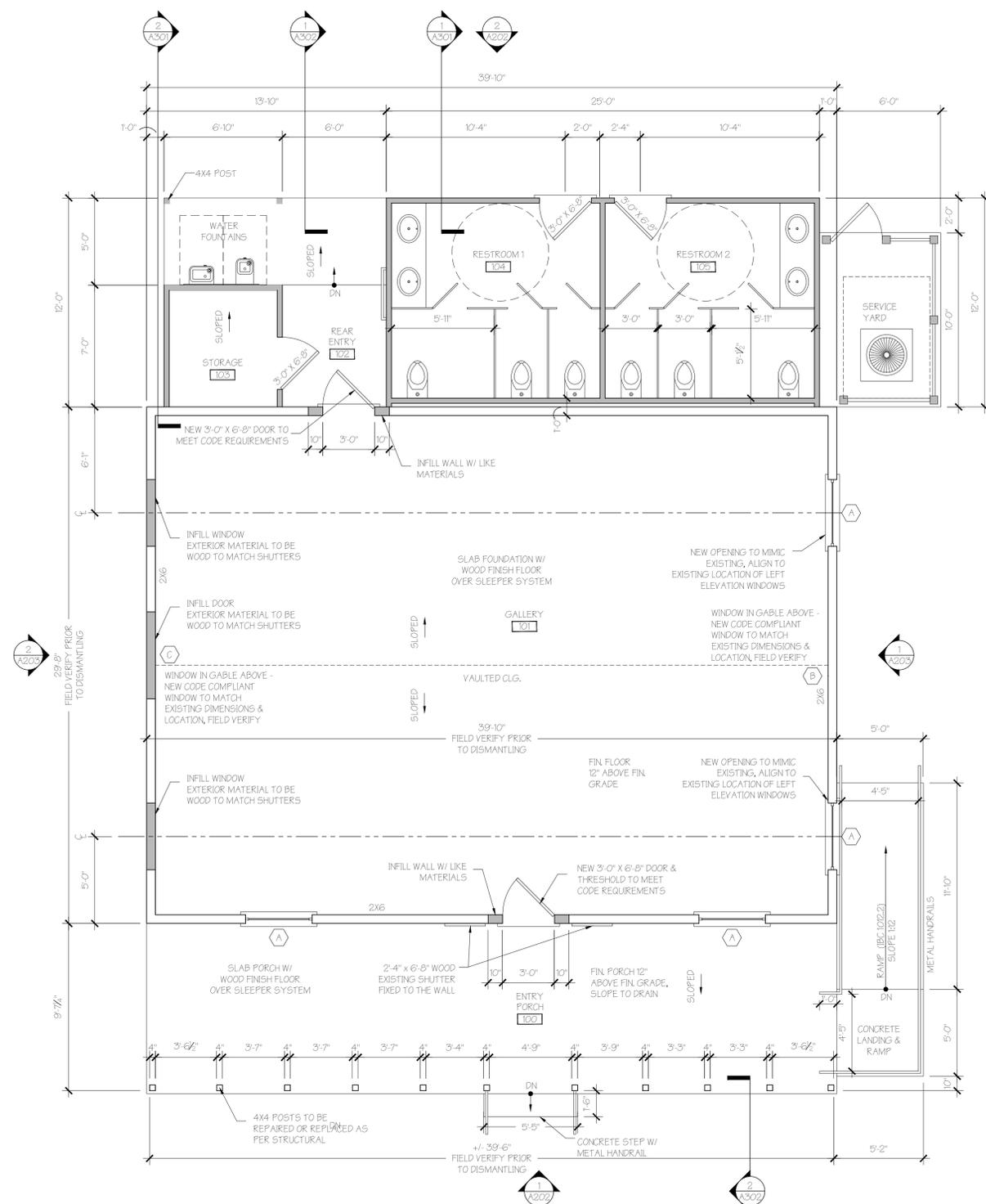
6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
843.837.5700

NOT FOR CONSTRUCTION

PROJECT NO.	2181.03
DATE	08.05.22
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CHECKED BY	AWB

CODE RESEARCH

SHEET NO.
G002
24X36 PAPER SIZE



LEGEND

----- DEMO

FRAMING IN "CONTRIBUTING" SECTION

NEW FRAMING

CL : CENTER LINE

AREA CALCULATIONS

DEER TONGUE WAREHOUSE FOOT PRINT	1196 SF
EXISTING PORCH	378 SF
PROPOSED RESTROOMS	300 SF
REAR ENTRY	106 SF
PROPOSED STORAGE	48 SF

GENERAL NOTES

- ALL WALLS TO BE 2X4 UNLESS OTHERWISE NOTED.
- ALL WINDOWS AND DOORS MEASURED TO THE CENTERLINE.
- ALL NEW WINDOWS TO MATCH EXISTING SIZE AND LITE PATTERN.
- ALL WINDOW / DOOR TRIM TO MATCH EXISTING.
- REUSE AS MANY EXISTING MATERIALS ON SITE AS POSSIBLE.
- ALL NEW MATERIALS TO MATCH EXISTING.
- VERIFY ALL EXISTING DIMENSIONS. ALL DIMENSIONS TO BE +/-

WINDOW SCHEDULE

A 3'-10" X 4'-0" PICTURE 1 LITE
ALL HEAD JAMB SILL CONDITIONS TO MATCH EXISTING. NO TRIM.
NEW WINDOW TO BE EXACT DIMENSIONS AS EXISTING FIELD VERIFY EXISTING DIMENSIONS.

B 3'-3" X 2'-5" PICTURE 1 LITE
ALL HEAD JAMB SILL CONDITIONS TO MATCH EXISTING. NO TRIM.
NEW WINDOW TO BE EXACT DIMENSIONS AS EXISTING FIELD VERIFY EXISTING DIMENSIONS.

C 3'-3" X 4'-2" PICTURE 1 LITE
ALL HEAD JAMB SILL CONDITIONS TO MATCH EXISTING. NO TRIM.
NEW WINDOW TO BE EXACT DIMENSIONS AS EXISTING FIELD VERIFY EXISTING DIMENSIONS.

DEMO GENERAL NOTES

- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY BEAUFORT COUNTY.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- THE CONTRACTOR IS NOT TO SCALE DRAWINGS OR DETAILS. ONLY WRITTEN DIMENSIONS ARE TO BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- EACH CONTRACTOR SHALL LAY OUT THEIR OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER CONTRACTORS (PLUMBING, ELECTRICAL, MECH).
- PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- EACH CONTRACTOR SHALL DO CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB IN EACH PRIME CONTRACT.
- EACH CONTRACTOR SHALL COORDINATE THEIR WORK WITH THAT OF THE OTHER CONTRACTORS AND SUPPLIERS.



1 1/4" = 1'-0"
PROPOSED FLOOR PLAN

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NEW COMMERCIAL SPACE FOR:
BLUFFTON GULLAH CULTURAL HERITAGE CENTER
 DAISY'S LEGACY, LLC
 1255 MAY RIVER ROAD, LOT C
 BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

6 STATE OF MIND ST
 SUITE 200
 BLUFFTON, SC 29910
 843.837.5700

NOT FOR CONSTRUCTION

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PROPOSED FLOOR PLAN

SHEET NO.
A102
 24X36 PAPER SIZE

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 BLUFFTON GULLAH CULTURAL HERITAGE CENTER
 DAISY'S LEGACY, LLC
 1255 MAY RIVER ROAD, LOT C
 BLUFFTON, SC 29910

**PEARCE
 SCOTT
 ARCHITECTS**

6 STATE OF MIND ST
 SUITE 200
 BLUFFTON, SC 29910
 843.837.5700

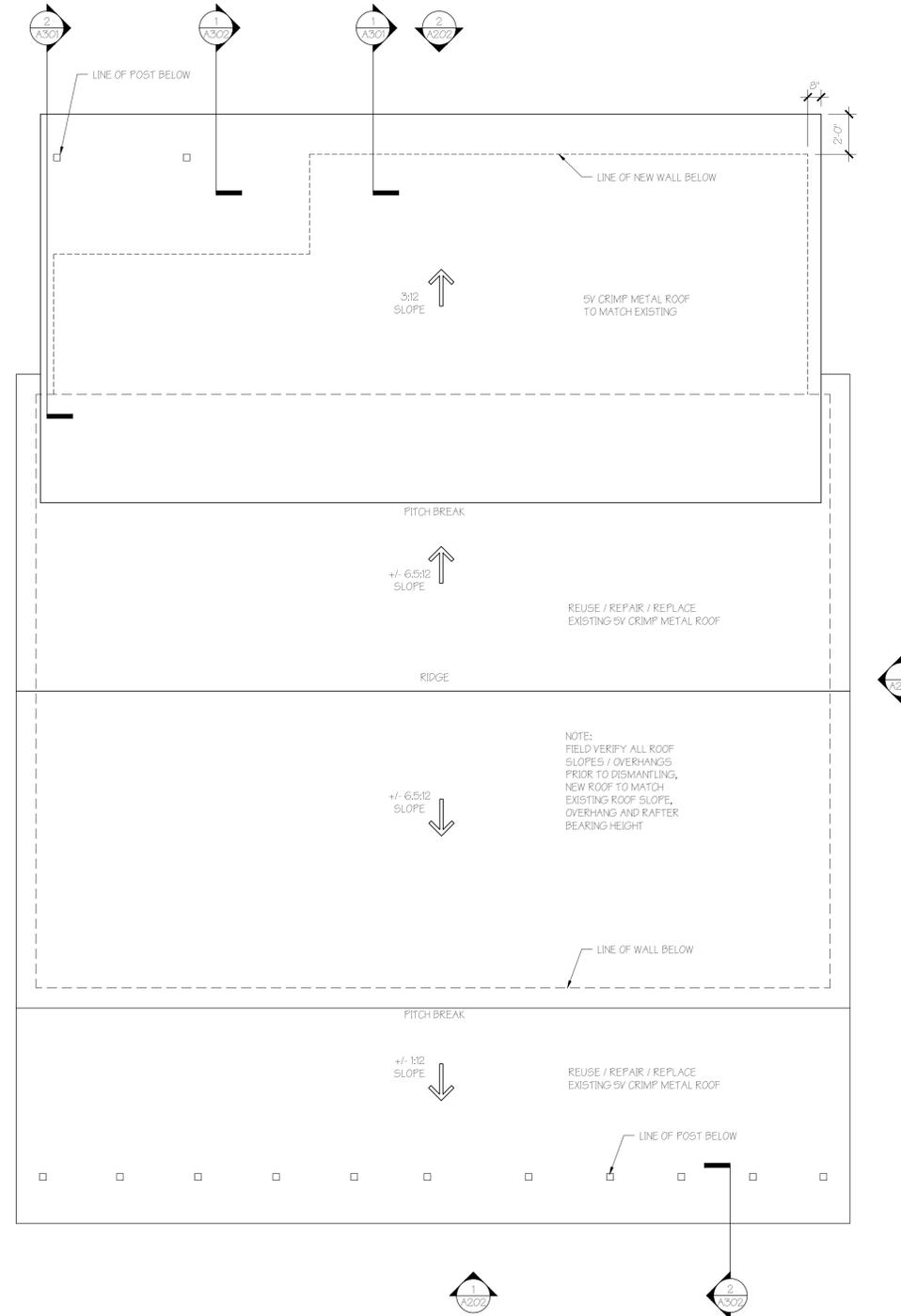
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ROOF PLAN

SHEET NO.
A103

24X36 PAPER SIZE



1 1/4" = 1'-0"
 ROOF PLAN

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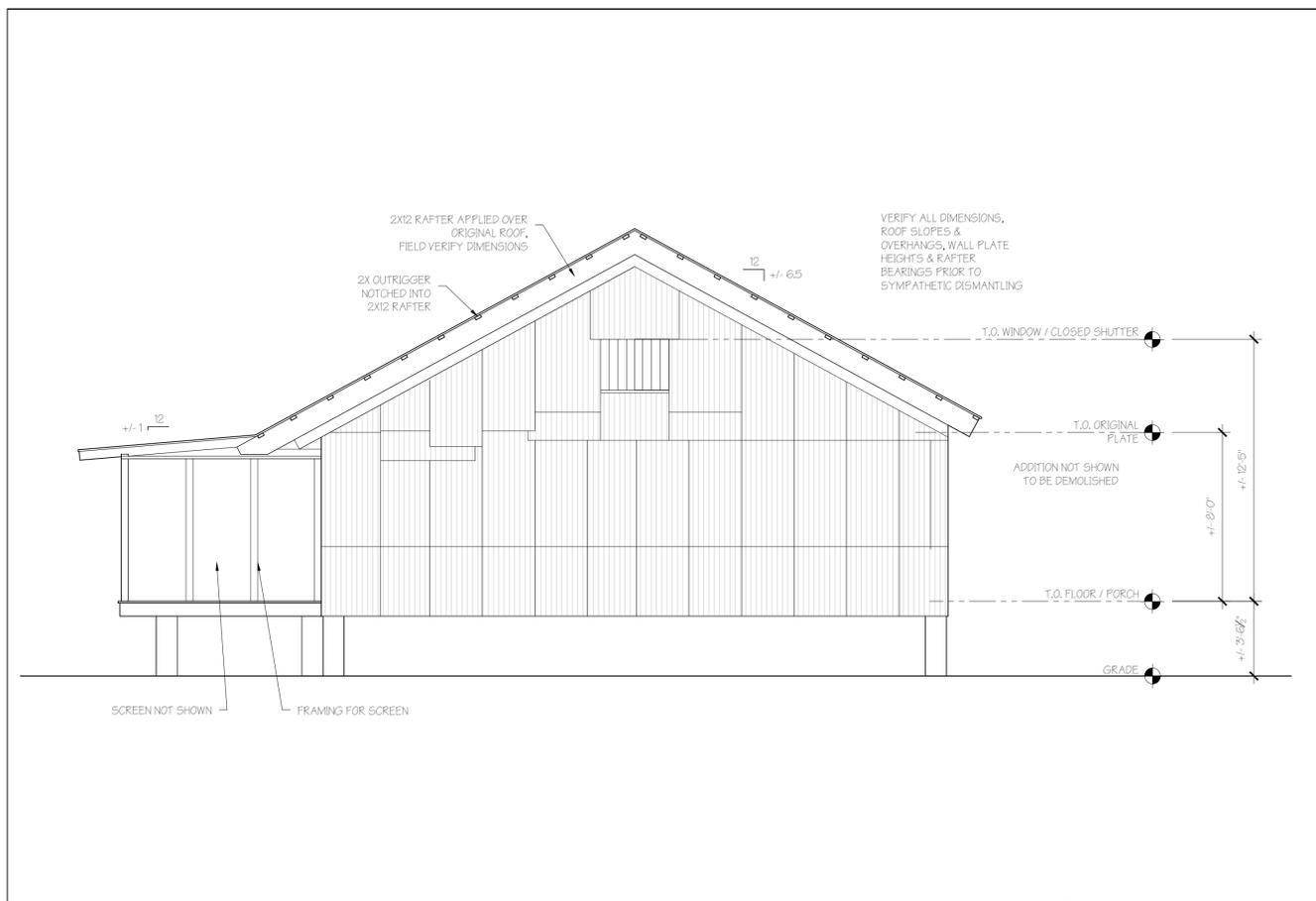
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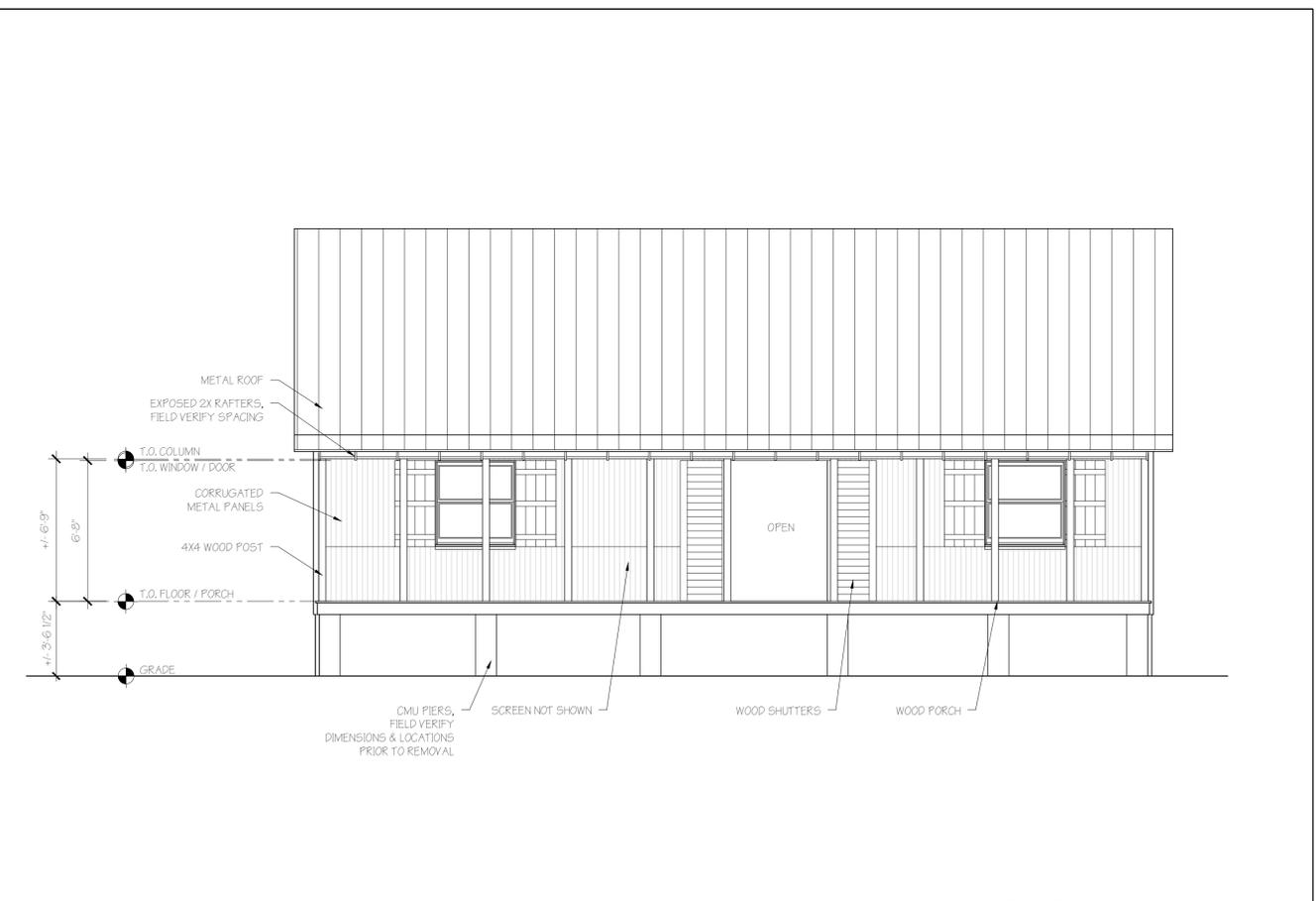
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EXISTING EXTERIOR ELEVATIONS

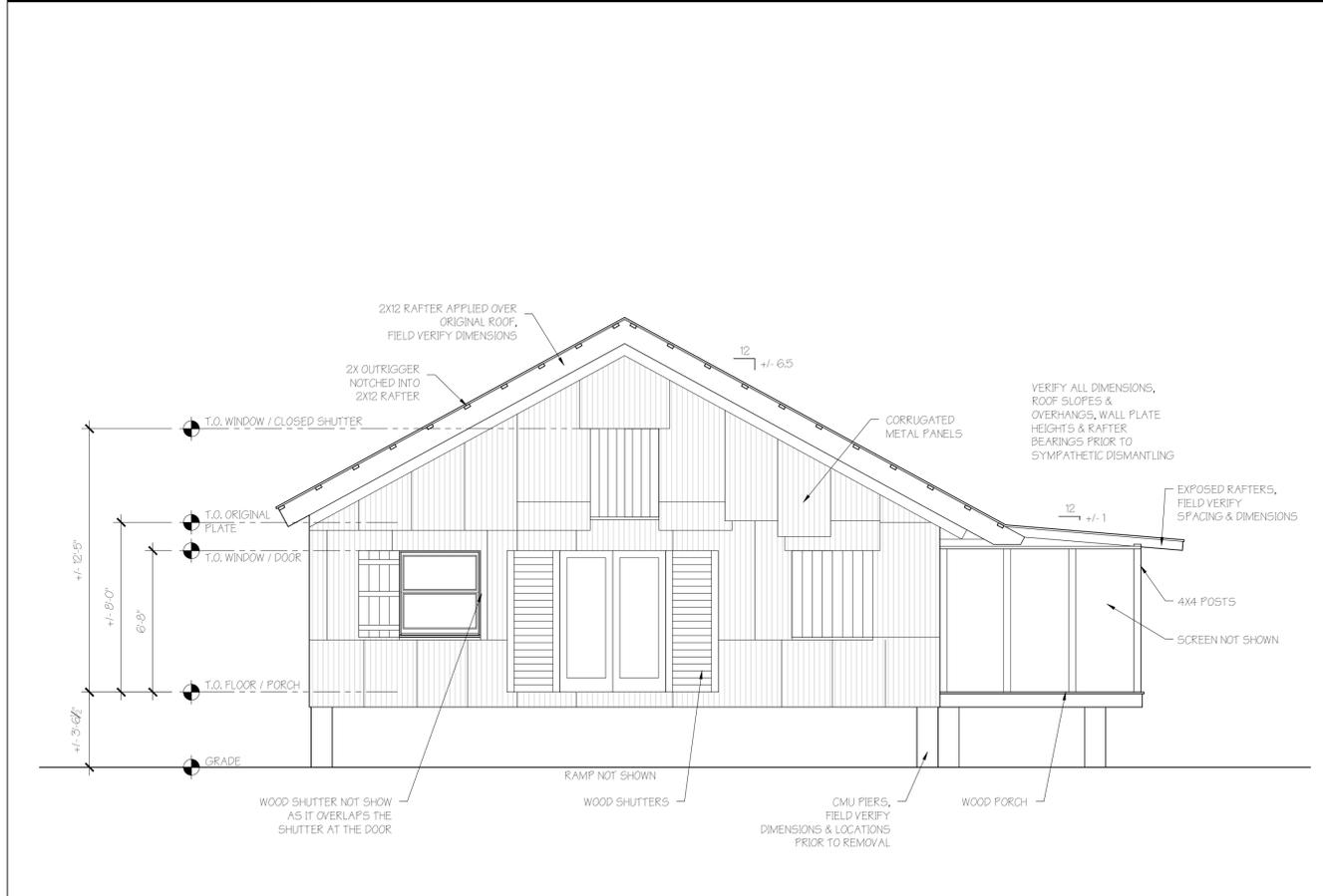
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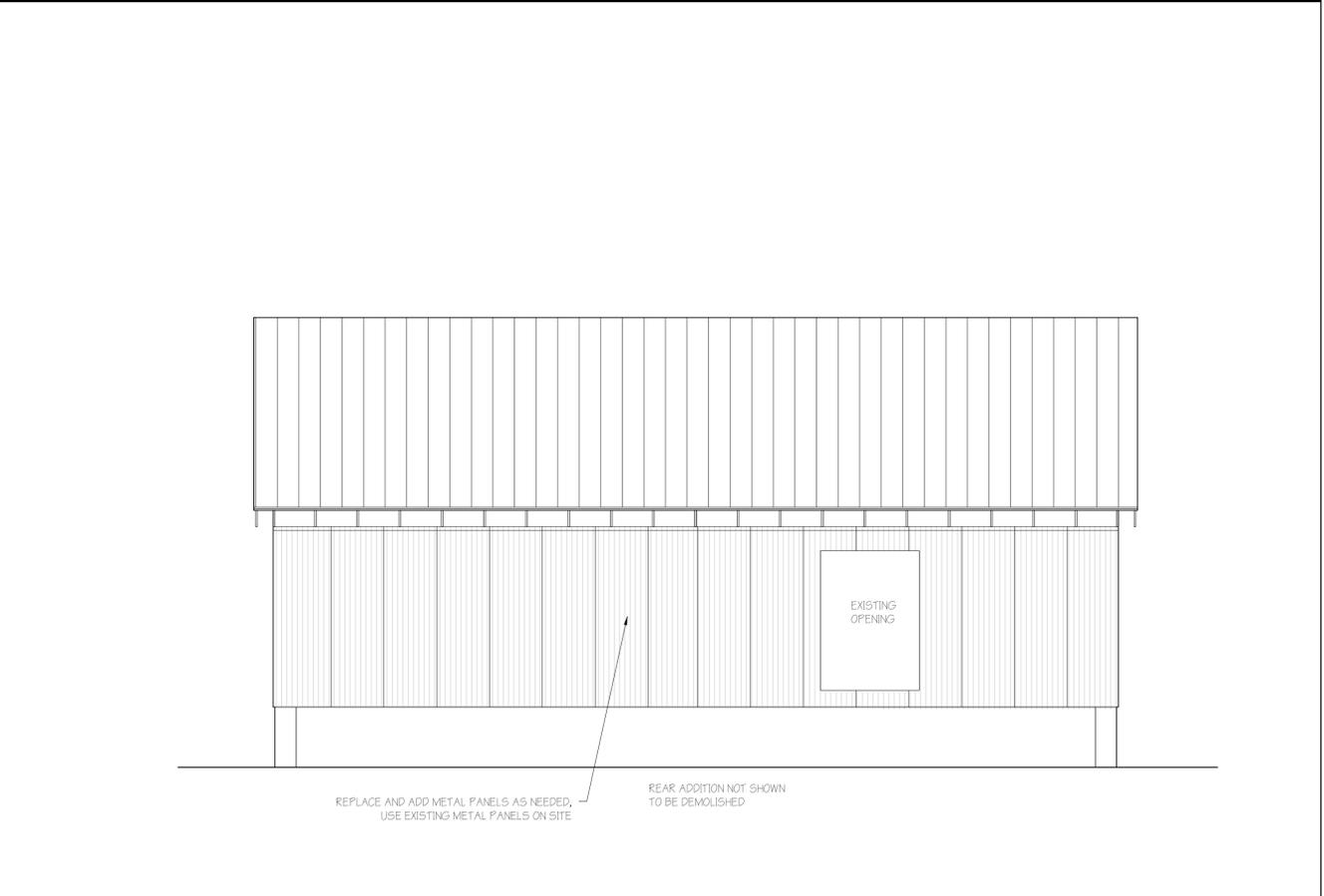
3 1/4" = 1'-0"
 RIGHT SIDE ELEVATION



1 1/4" = 1'-0"
 FRONT ELEVATION



4 1/4" = 1'-0"
 LEFT SIDE ELEVATION



2 1/4" = 1'-0"
 REAR ELEVATION

DO NOT SCALE FROM DRAWINGS			
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	HPC FINAL SUBMITTAL	08.05.22	AJD

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 1255 MAY RIVER ROAD, LOT C
 BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

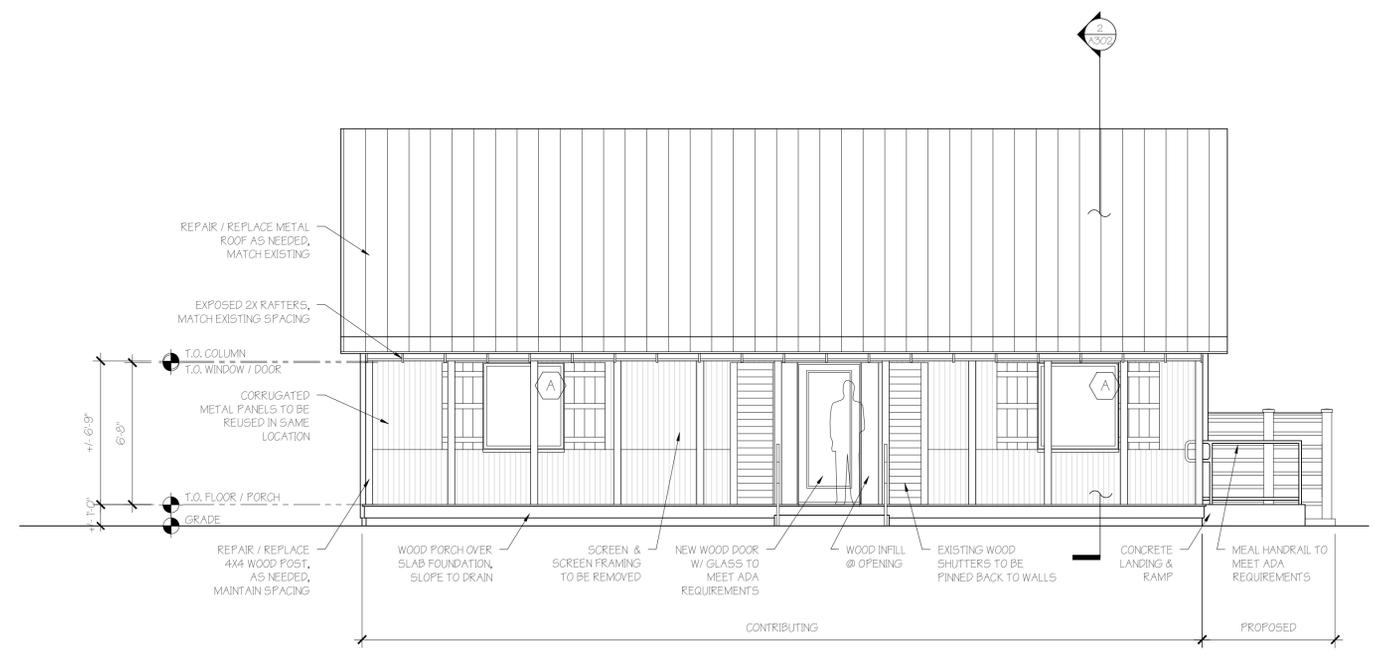
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 BLUFFTON, SC 29910
 843.837.5700

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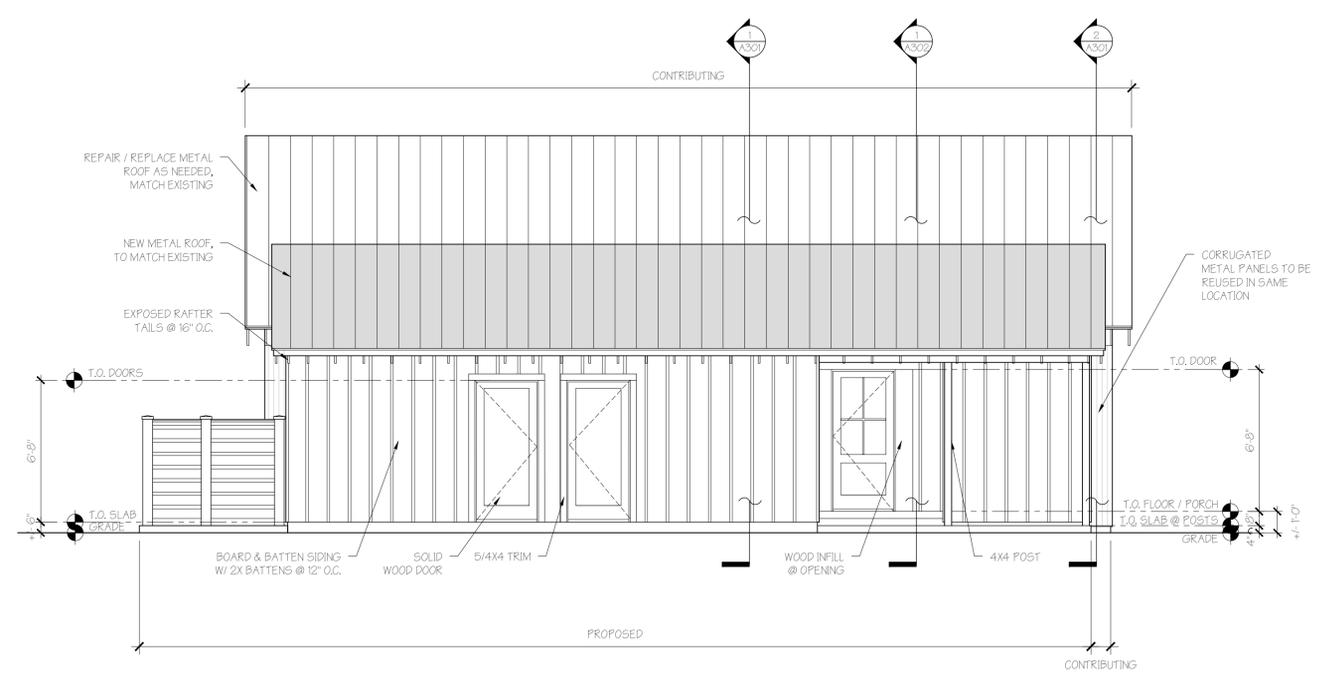
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PROPOSED EXTERIOR ELEVATIONS

SHEET NO.
A402
 24X36 PAPER SIZE



1 1/4" = 1'-0"
 FRONT ELEVATION



2 1/4" = 1'-0"
 REAR ELEVATION

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 DAISY'S LEGACY, LLC
 1255 MAY RIVER ROAD, LOT C
 BLUFFTON, SC 29910

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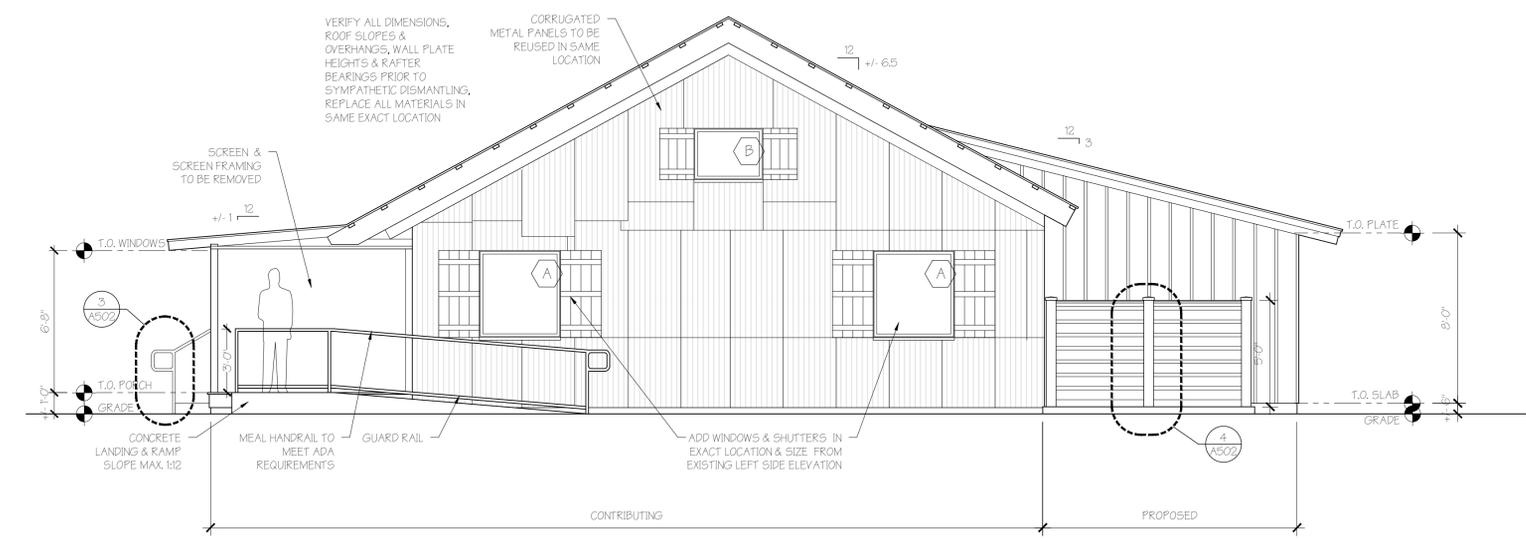
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 843.837.5700

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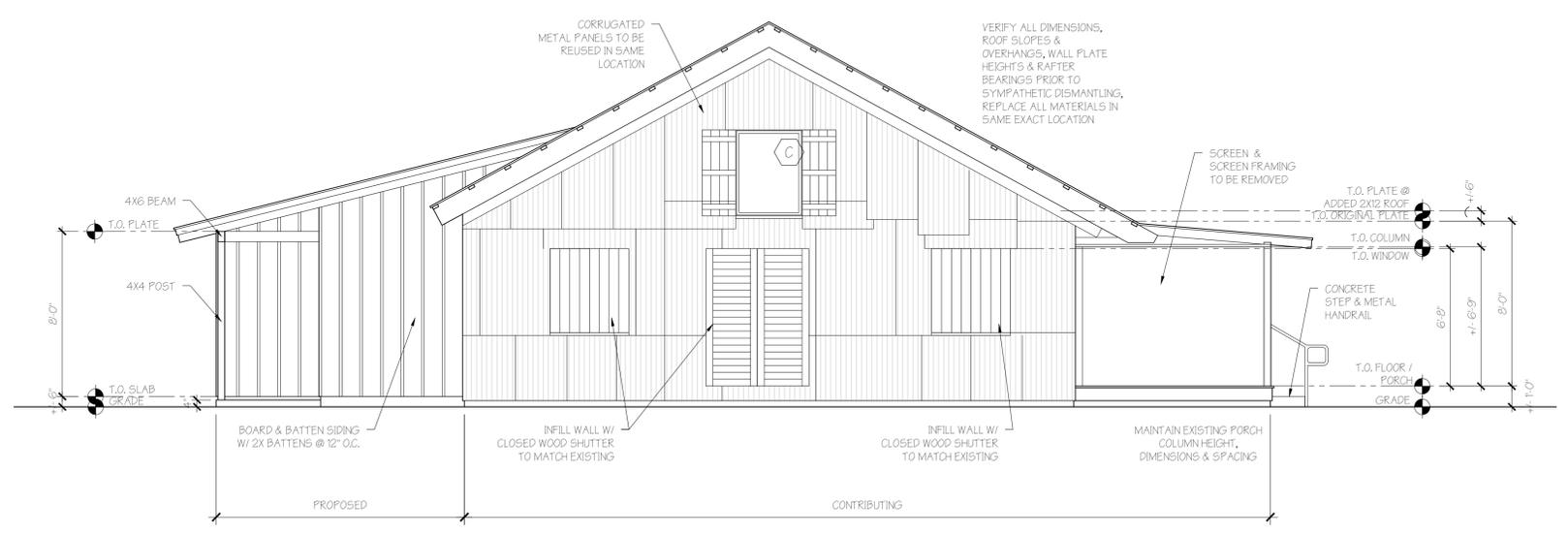
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DATE	08.05.22
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PROPOSED EXTERIOR ELEVATIONS

SHEET NO.
A403
 24X36 PAPER SIZE



1 1/4" = 1'-0"
 RIGHT SIDE ELEVATION



2 1/4" = 1'-0"
 LEFT SIDE ELEVATION

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 DAISY'S LEGACY, LLC
 1255 MAY RIVER ROAD, LOT C
 BLUFFTON, SC 29910

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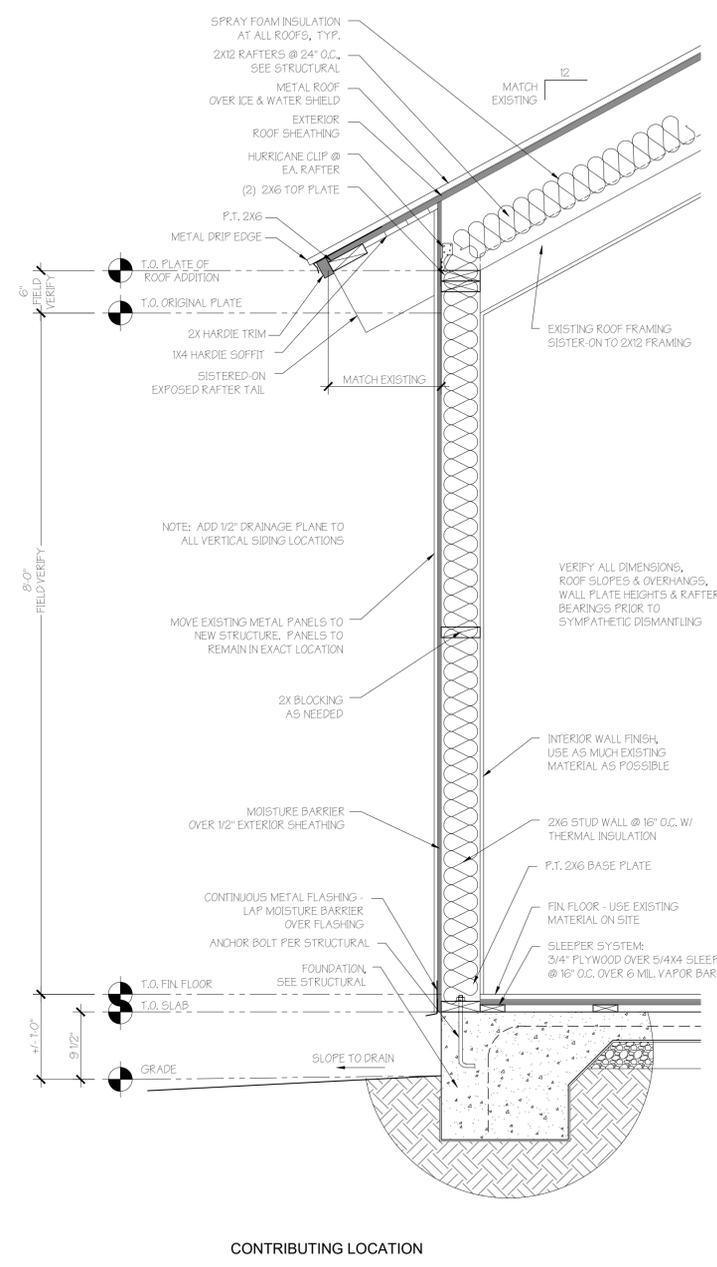
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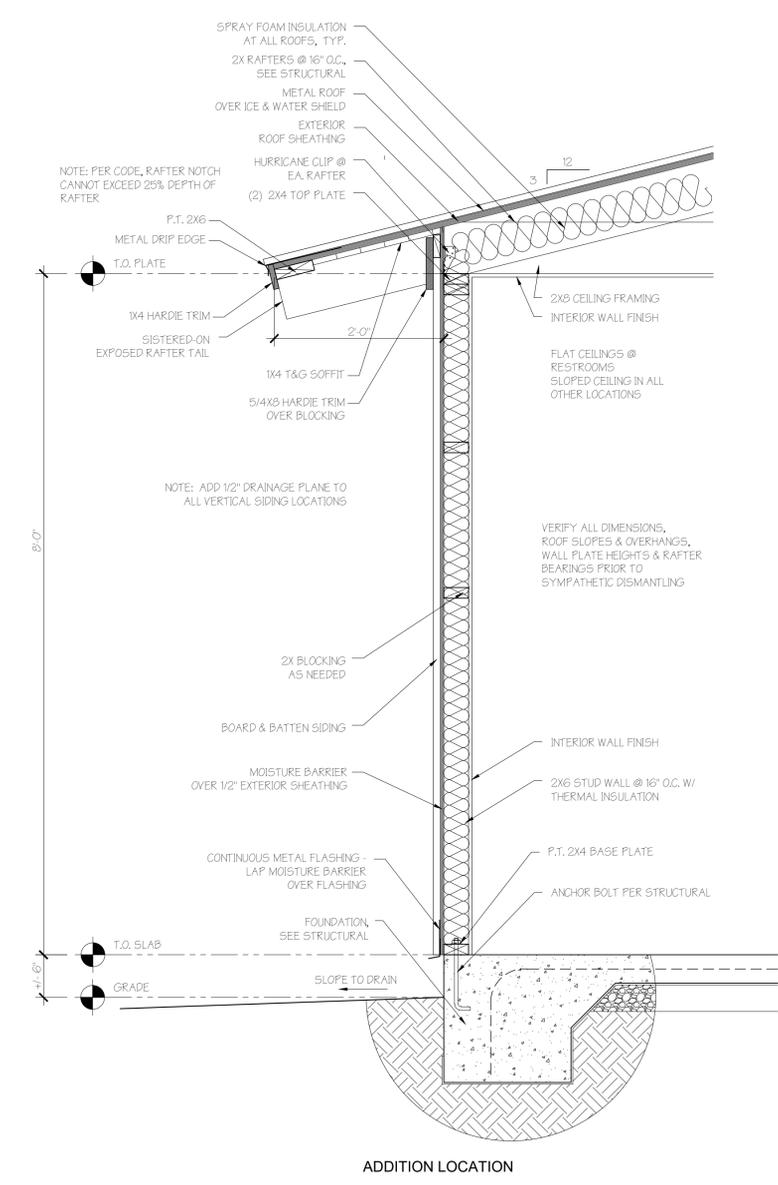
WALL SECTIONS

SHEET NO.
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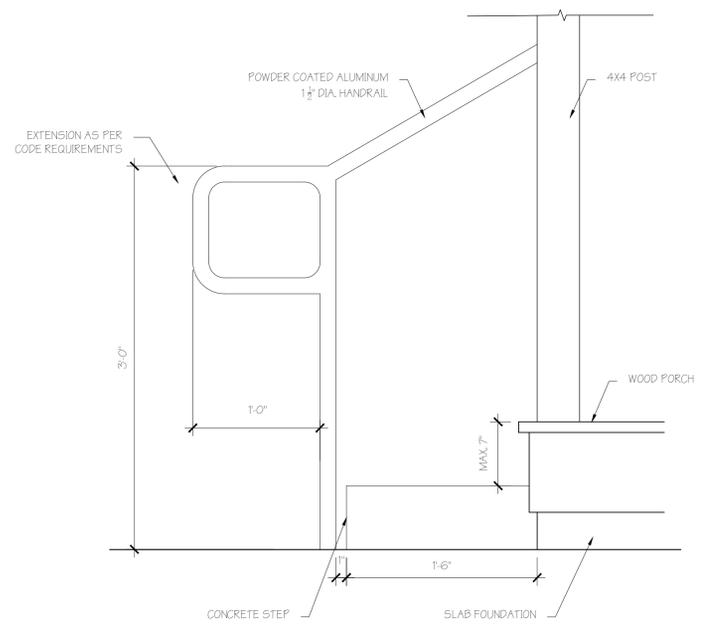
CONTRIBUTING LOCATION

2	1" = 1'-0" WALL SECTION
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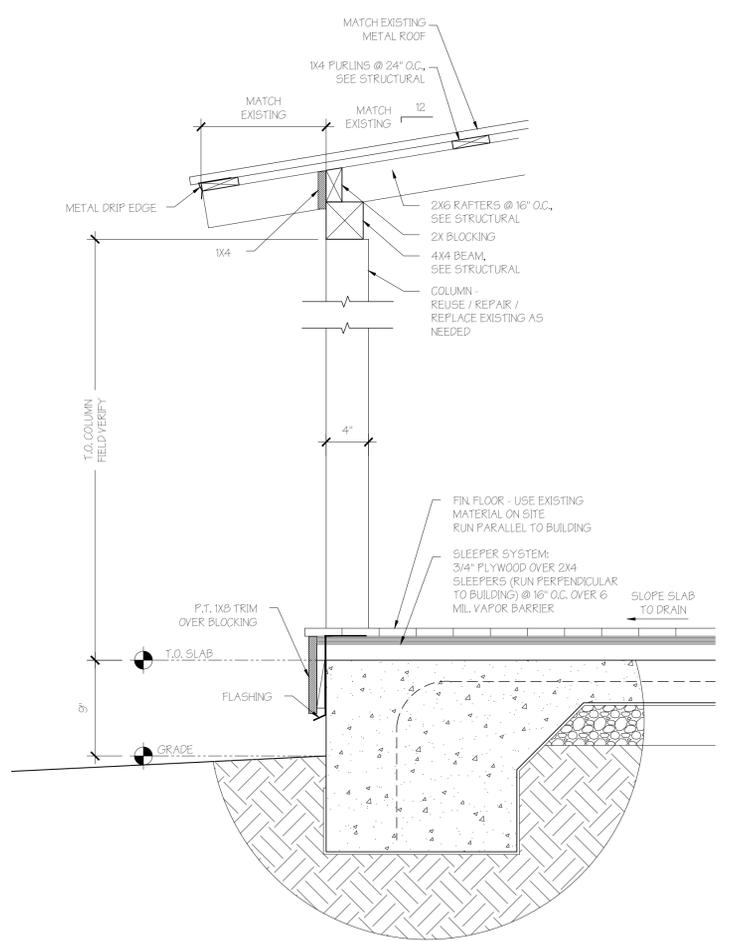


ADDITION LOCATION

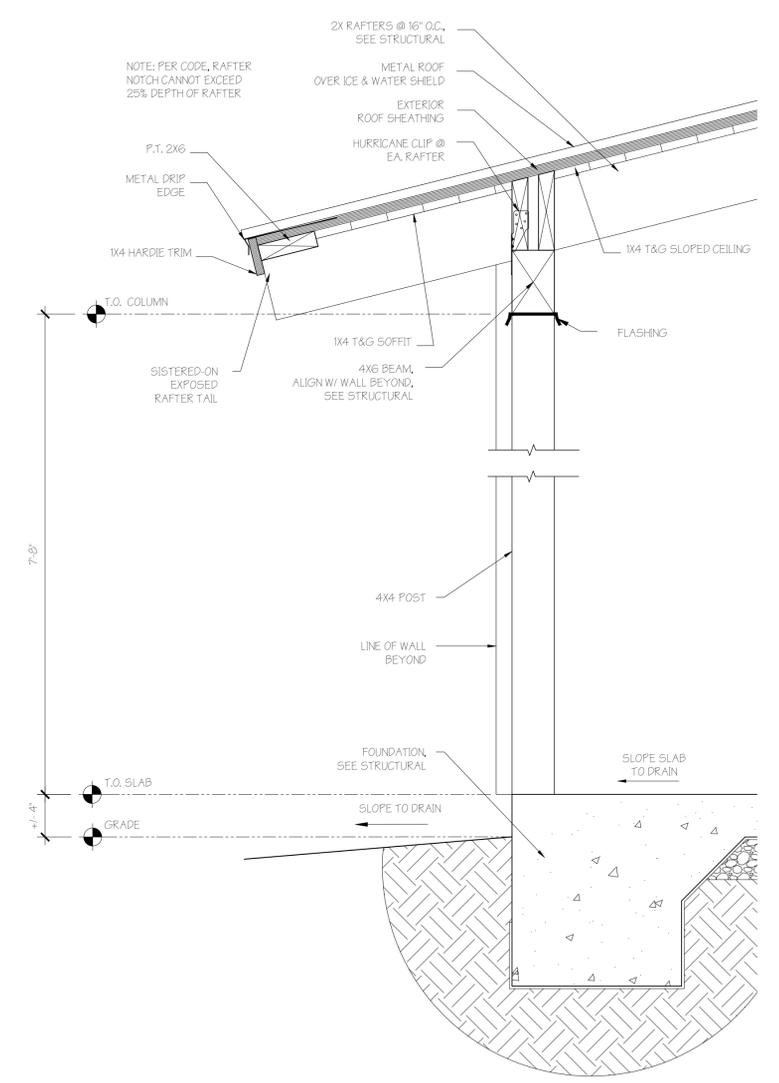
1	1" = 1'-0" WALL SECTION
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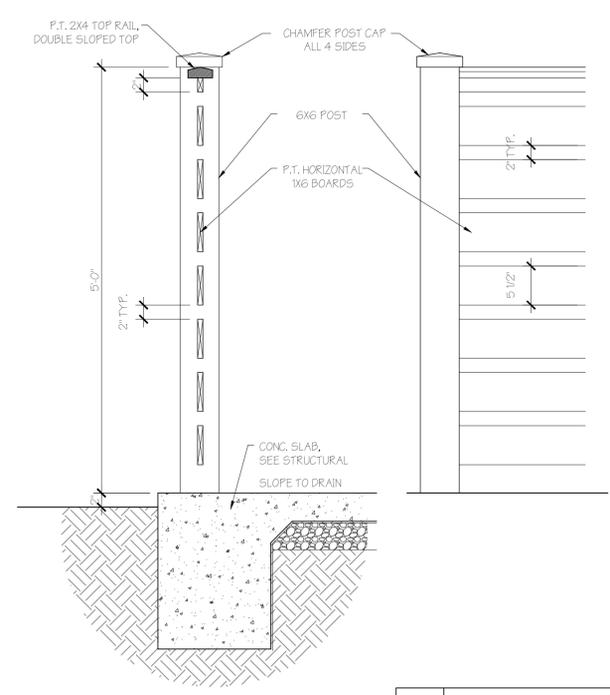
3 1 1/2" = 1'-0"
HANDRAIL DETAIL



2 1" = 1'-0"
PORCH SECTION



1 1" = 1'-0"
PORCH SECTION



4 1" = 1'-0"
SERVICE YARD DETAIL

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 1255 MAY RIVER ROAD, LOT C
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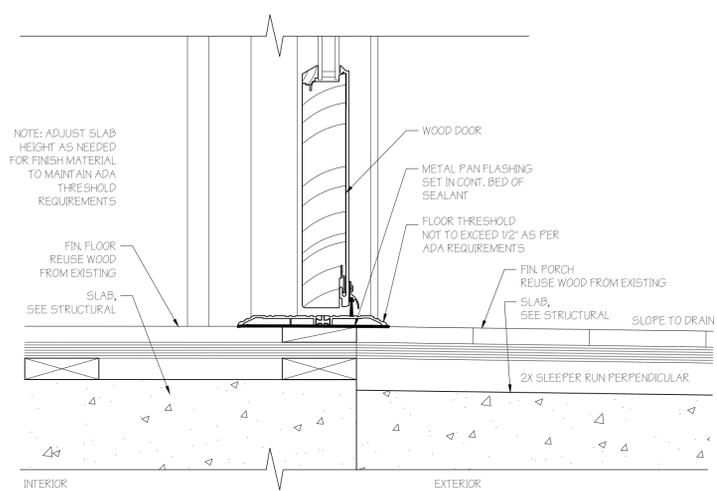
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DETAILS

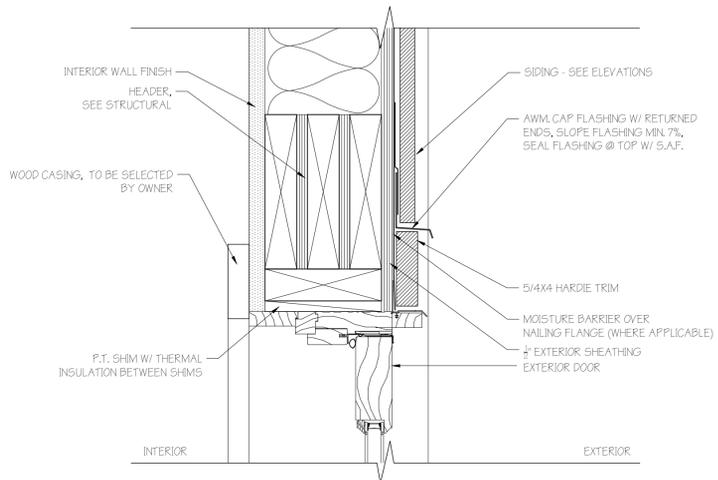
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24X36 PAPER SIZE

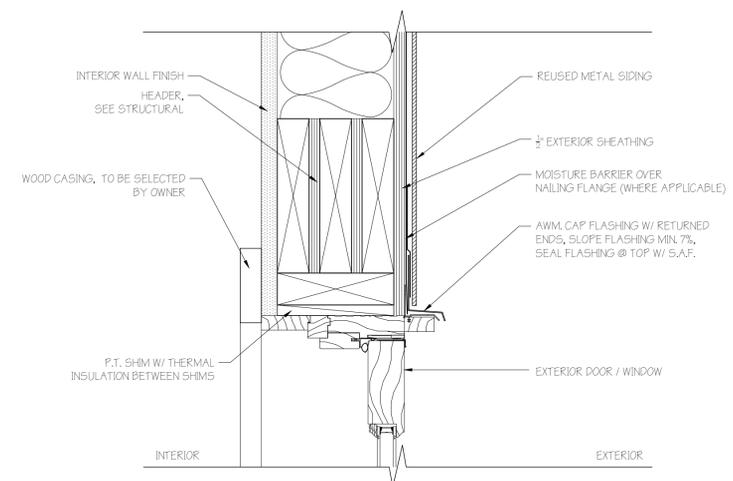


7 3" = 1'-0"
DOOR SILL, TYP.

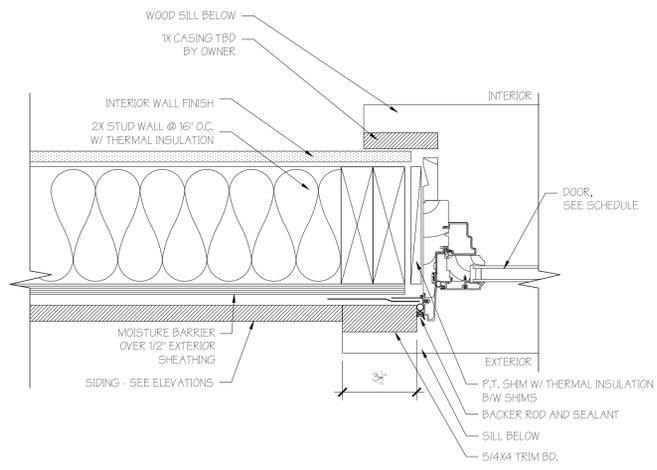
NOTE: WINDOW & DOOR DETAILS FOR TRIM PROFILES ONLY. SEE INSTALLATION DIAGRAM AND MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FLASHING AND WATERPROOFING.



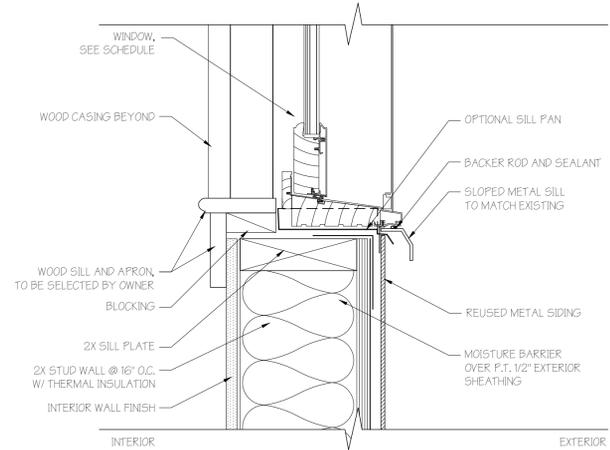
4 3" = 1'-0"
DOOR HEAD



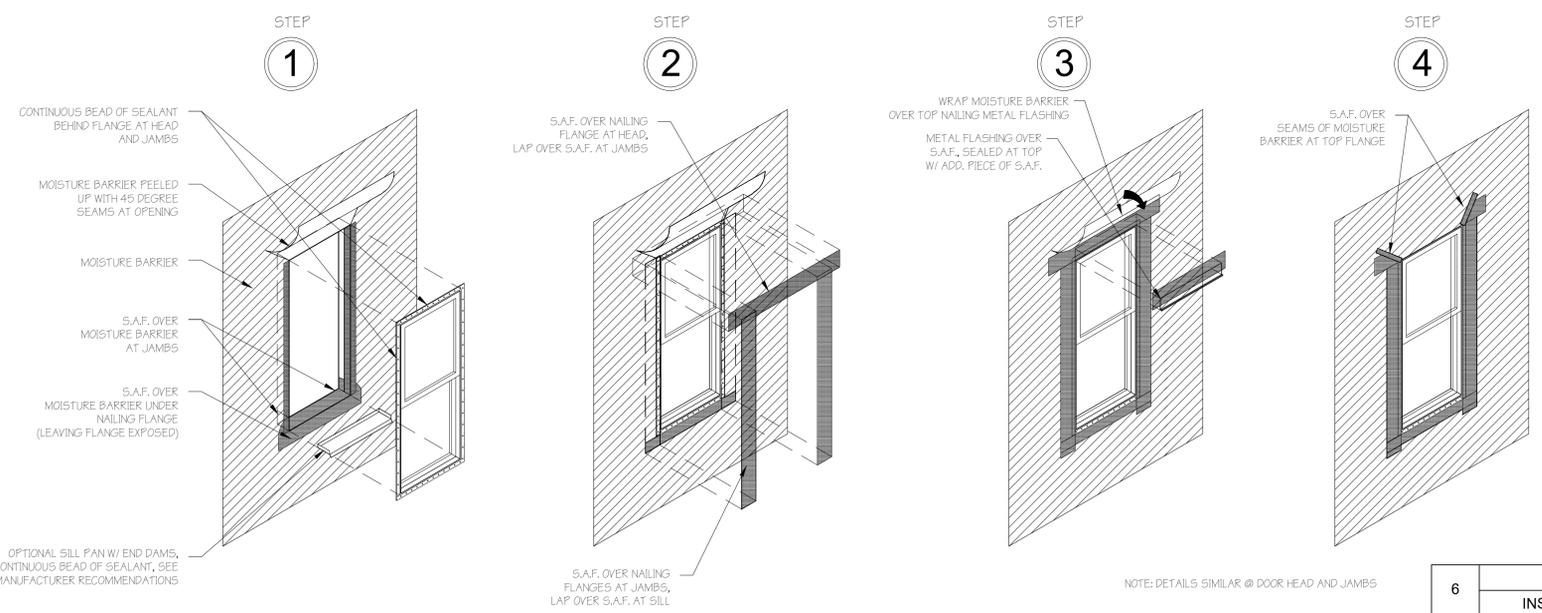
1 3" = 1'-0"
WINDOW/DOOR HEAD



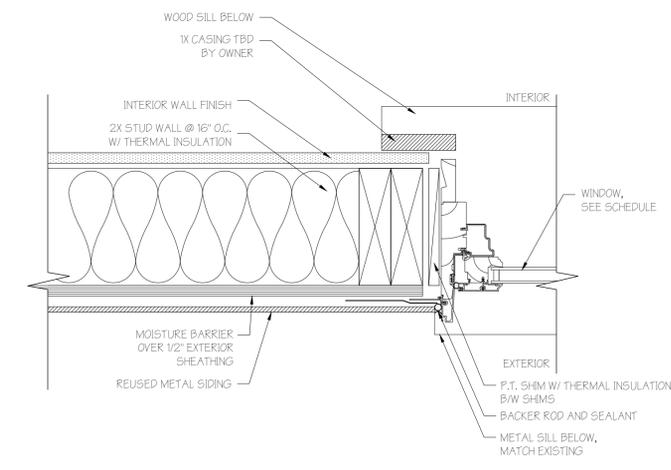
5 3" = 1'-0"
DOOR JAMB



2 3" = 1'-0"
WINDOW SILL



6 NTS
INSTALLATION DIAGRAM



3 3" = 1'-0"
WINDOW/DOOR JAMB

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NEW COMMERCIAL SPACE FOR:
BLUFFTON GULLAH CULTURAL HERITAGE CENTER
DAISY'S LEGACY, LLC
1255 MAY RIVER ROAD, LOT C
BLUFFTON, SC 29910

PEARCE SCOTT ARCHITECTS

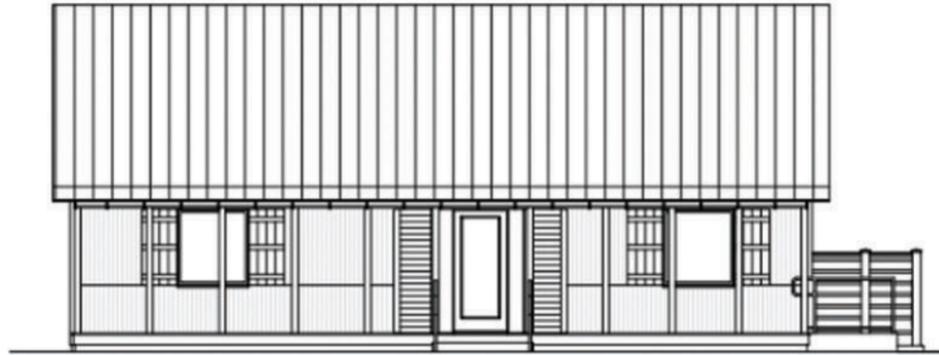
6 STATE OF MIND ST
SUITE 200
BLUFFTON, SC 29910
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WINDOW / DOOR DETAILS

SHEET NO.
A503
24X36 PAPER SIZE



Natural wood T&G on walls



Examples of historic prints
To be framed with salvaged wood



New flooring inside - painted?
Walls new T&G
Porch floor to be salvaged wood

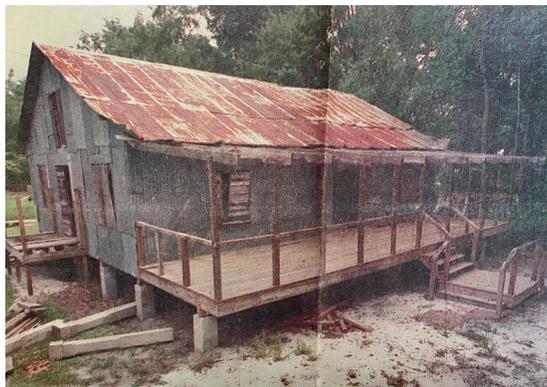
Deer Tongue Warehouse



1975



1980



1990

Archived Photos

Deer Tongue Warehouse

Buffton Gullah Cultural Heritage Center

Replace / Repair roof framing to meet structural compliance



Replace / Repair 4x4 posts to meet structural compliance

Remove Steps

May River Road Elevation

Deer Tongue Warehouse

Buffton Gullah Cultural Heritage Center

Replace / Repair roof framing
to meet structural compliance



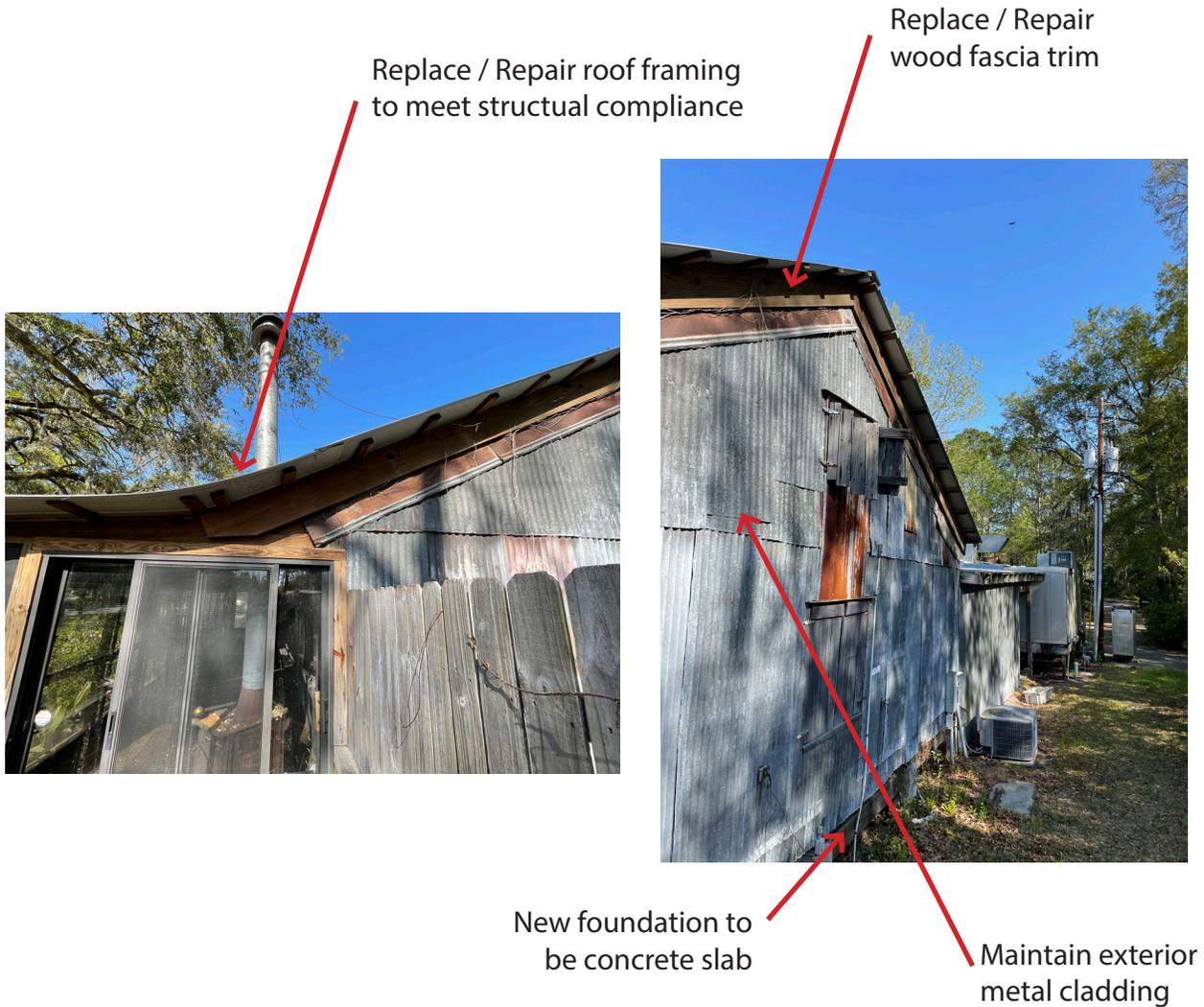
Demoliton of additons -
Under seperate
demolition permit

May River Road Elevation

Where demolition exists,
Infill Openings to match
existing metal cladding

Deer Tongue Warehouse

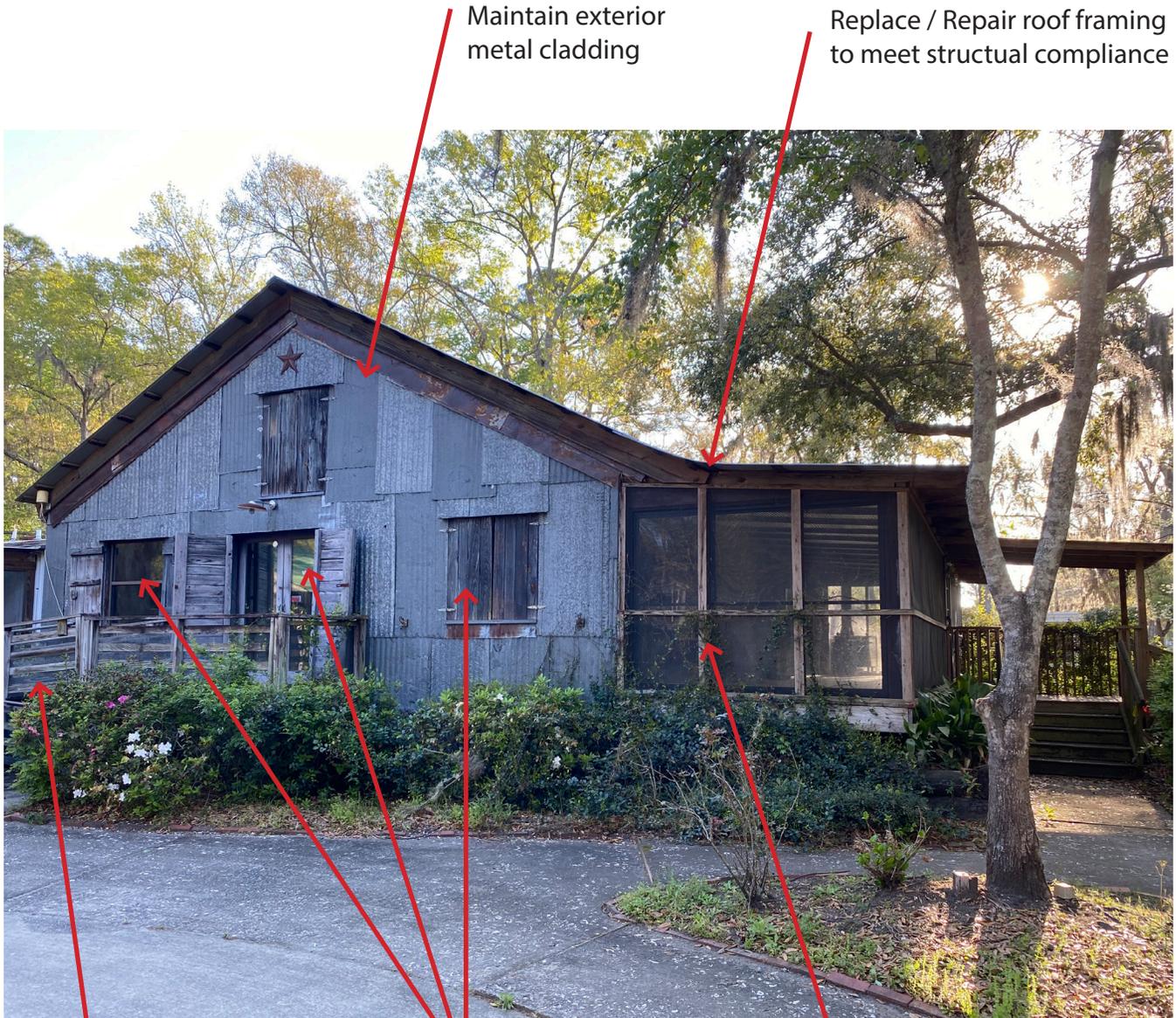
Buffton Gullah Cultural Heritage Center



East Elevation

Deer Tongue Warehouse

Buffton Gullah Cultural Heritage Center



Maintain exterior metal cladding

Replace / Repair roof framing to meet structural compliance

Remove Ramp

Infill Existing openings w/ shutters, use existing material and/or match existing

Replace / Repair 4x4 posts to meet structural compliance

West Elevation



TOWN OF BLUFFTON FINAL PLAN APPROVAL

APPLICATION NO.: DP-02-22-016417
APPLICATION TYPE: Development Plan

ISSUE DATE: 01/09/2023
APPROVAL DATE: 01/09/2023
EXPIRATION DATE:

PARCEL NO.: R610 039 00A 0235 0000
PROPERTY ADDRESS: 1255 MAY RIVER ROAD,
BLUFFTON SC 29910
ZONING DISTRICT:

APPLICANT: Ward Edwards, Inc. Ward Edwards, Inc. **OWNER:** Billy Watterson
Ward Edwards, Inc. - USE THIS ACCOUNT

DESCRIPTION: A request by Daisy's Legacy Holdings, LLC for approval of a preliminary development plan application. The project proposes the redevelopment of a 1.85 acres site to include restaurant, commercial and residential uses in four buildings. The property is zoned Neighborhood General Historic District (NG-HD), identified by tax map number R610 039 00A 0235 0000 and located at 1255 May River Road. Staff comments will be reviewed at the March 23 meeting of the DRC.

STATUS: The Preliminary Development Plan was approved at the 4/27/22 Planning Commission Meeting.
STATUS: Staff comments on the Final Development Plan were reviewed at the September 21 meeting of the DRC.

Status 1-9-2023: The Final Development Plan has been approved by the Town.

1-9-2023

TOWN OF BLUFFTON APPROVAL SIGNATURE

DATE

The Applicant must schedule and host a Pre-Construction Meeting with Town Staff, the design engineer, the site general contractor, and any other necessary personnel involved in the horizontal construction. After this meeting is conducted, the Applicant will be provided a Conditional Notice to Proceed authorizing the installation of tree protection fencing and erosion control devices. Upon installation of such fencing and devices, the Applicant must schedule Pre-Clearing and Stormwater Inspections of the completed work. Once approved by the Town, the Applicant will be provided a Notice to Proceed authorizing the commencement of horizontal construction as depicted in this Final Plan Approval.

ESTIMATED TOTAL IMPACT OF TOURISM IN BLUFFTON ON BEAUFORT COUNTY, SOUTH CAROLINA 2021

MARCH 11, 2022

DANIEL GUTTENTAG, PH.D.

MELINDA PATIENCE



66 GEORGE ST. | CHARLESTON, SC 29424-0001 | OTA.COFC.EDU

Table of Contents

INTRODUCTION.....	1
METHODOLOGY	1
RESULTS	2
APPENDIX	4

Introduction

This study estimates the economic impact generated by tourism to the Town of Bluffton in the year 2021. It examines the impact of such tourism on the broader economy of Beaufort County, South Carolina, and takes into account the direct spending of the visitors along with the positive secondary effects of such expenditures. The analysis entailed individually estimating the economic impacts associated with overnight visitors and day trip visitors, and then summing them together for an overall total.

This analysis was conducted by Dr. Daniel Guttentag and Melinda Patience of the Office of Tourism Analysis, which is part of the Hospitality and Tourism Management Department in the School of Business at the College of Charleston.

Methodology

The economic impact estimations undertaken for this analysis involved various steps and diverse data. Initially, visitor volume estimates were produced using data on lodging demand provided by STR, combined with visitor behavior data that is collected via a Visitor Profile Survey. The estimated total number of visitors in each segment for 2021 can be observed in Table 1. These figures then were used to estimate the total direct visitor spending associated with each segment. Such spending estimates also relied upon visitor expenditure data collected as part of the previously mentioned Visitor Profile Survey, which asks respondents about their spending in

over a dozen categories (e.g., lodging, food, transportation, and activities). The list of expenditure categories, and the total estimated direct expenditure in each category for 2021, can be observed in Table 2.

The previously described data subsequently were used to determine average per-person expenditures. These figures were combined with the estimated visitor counts and used as inputs for a regional economic impact modelling tool, IMPLAN. IMPLAN is an input-output (IO) model that uses regionalized economic data and other information to determine economic output that accounts for direct expenditure and the secondary benefits of such expenditure (indirect and induced impacts). The model further estimates labor impacts and tax revenues.

Table 1. Number of Bluffton Visitors

Segment	Visitors
Overnight	172,349
Day Trip	309,137
Total Visitors	481,486

The following metrics, as estimated by the economic impact model, are covered within this report:

- **Employment:** The number of jobs in the region supported by the economic activity, which involves an industry-specific mix of full-time, part-time, and seasonal employment. Seasonal jobs are adjusted to annual equivalents.

Table 2. 2021 Estimated Total Spend by Spending Category

Category	Totals
Transportation (around the destination)	\$12,813,729
Lodging	\$18,060,040
Food – Dining Out	\$22,317,659
Food – Groceries	\$10,368,345
Shopping	\$31,699,550
Spas	\$9,634,647
Golf	\$4,556,621
Biking	\$2,119,502
Performance/Visual Arts	\$3,661,270
Festivals	\$3,546,999
Museums/Historical Tours	\$4,202,039
Boating/Sailing/Fishing	\$5,215,836
Nature-based Activities	\$3,310,566
Dolphin Tours	\$2,954,112
Tennis	\$2,884,225
Other Expenses	\$6,887,921
Total Expenditure	\$144,233,061

- **Labor income:** All forms of employment income, including employee compensation (wages and benefits) and proprietor income.
- **Output:** The total value of industry production, which for the service sector represents total sales, for the retail sector represents gross margins, and for the manufacturing sector represents sales minus inventory change.
- **Direct:** The initial effects to local industries that are directly receiving the expenditures of interest.
- **Indirect:** The secondary effects resulting from business-to-business purchases in the supply chain occurring throughout the region, as triggered by or in support of the direct expenditure activity.
- **Induced:** The ripple effects in the region resulting from household spending of income, after the removal of taxes, savings, and commuters.
- **Taxes:** These revenues take into account a variety of taxes including sales tax, property tax, and income tax. These figures do not account for tourism taxes, such as accommodation taxes.

Results

Compared to 2020, which was wholly defined by the COVID-19 pandemic, the year 2021 marked a significant shift back towards normalcy for the hospitality and tourism sector, and for society more broadly. This shift closely paralleled the rollout of widespread public vaccination early in the year. Nevertheless, the ongoing pandemic continued to influence travel behavior, with the rebound in tourism led by leisure travelers, who were largely attracted to non-urban destinations with opportunities for

Impact of Tourism in Bluffton on Beaufort County, 2021

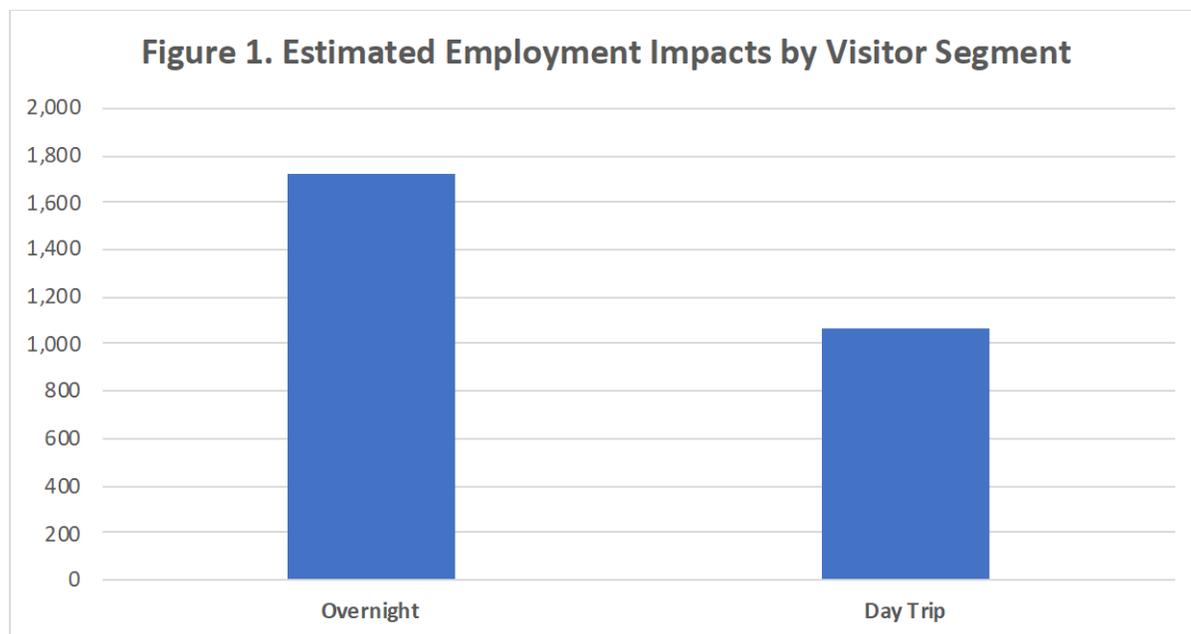
outdoor recreation. Such trends were favorable for Bluffton.

A total of **481 thousand visitors** came to Bluffton in 2021. The overall economic impact of this tourism for Beaufort County was **\$187.31 million**. This economic impact represents not just the direct expenditure by visitors, but also the secondary ripple effects of such economic activity that occur as tourism businesses spend operating funds and as tourism dollars are re-spent within the region. Bluffton tourism also (directly and indirectly) supported an estimated **2,782 jobs**, which represent 2.6% of all jobs in Beaufort County, as per employment data provided by the Bureau of Economic Analysis. Similar to the economic impact figure, this employment figure does not refer solely to jobs within the tourism sector, but rather to a combination of full-time, part-time, and seasonal jobs that are both directly and indirectly supported by the broader tourism economy and its secondary effects on non-tourism industries and enterprises. Impact estimates for each of the visitor segments are presented in the Appendix

(Tables A1 - A3), and the employment impacts are presented in Figure 1.

A total output multiplier for tourist spending was calculated using the model estimates. This multiplier represents the ratio of total economic impact to direct spending. The estimated output multiplier for Bluffton tourism on Beaufort County was **1.30**. This signifies that every dollar spent by tourists in Bluffton increased output in the overall Beaufort County economy by a total of \$1.30.

The tourist expenditures generated an estimated **\$1.87 million** in tax revenues for local Beaufort County governments. The Town of Bluffton earned an additional **\$5.76 million** in accommodations tax and hospitality tax, as reported by the Town of Bluffton Revenue Services. Together, this **\$7.62 million** in tax revenue represents a Return on Tax Investment (ROTI) of 49.63, based on the \$153.6 thousand that was spent on destination marketing in 2021. In other words, each dollar spent by the Visitor & Convention Bureau yielded an estimated return of **\$49.63** in local tax revenue.



Appendix

Table A1. Overnight – Estimated Economic Impact on Beaufort County

	Employment	Labor Income	Output
Direct	1,397	\$29,338,420	\$78,921,386
Indirect	189	\$7,792,929	\$28,415,385
Induced	134	\$5,362,728	\$18,292,994
Total	1,720	\$42,494,077	\$125,629,765

Table A2. Day Trip – Estimated Economic Impact on Beaufort County

	Employment	Labor Income	Output
Direct	897	\$17,179,359	\$37,426,196
Indirect	89	\$3,676,884	\$13,904,250
Induced	76	\$3,034,404	\$10,349,610
Total	1,062	\$23,890,647	\$61,680,055

Table A3. Total, All Segments – Estimated Economic Impact on Beaufort County

	Employment	Labor Income	Output
Direct	2,294	\$46,517,779	\$116,347,582
Indirect	278	\$11,469,812	\$42,319,634
Induced	209	\$8,397,133	\$28,642,604
Total	2,782	\$66,384,724	\$187,309,820
Estimated Local Tax Revenue			\$1,866,301
Local Tourism Tax Revenue (ATax and HTax)			\$5,756,378
Total Estimated Local Tax Revenue			\$7,622,679

*Impact of Tourism in Bluffton on Beaufort County, 2021***Table A4. Top 50 Industries Impacted by Bluffton Tourism**

	Industry	Output
1	Full-service restaurants	\$23,802,957.87
2	Hotels and motels, including casino hotels	\$18,062,368.24
3	Miscellaneous store retailers	\$17,897,666.41
4	Other real estate	\$13,400,678.59
5	Transit and ground passenger transportation	\$12,851,635.58
6	Personal care services	\$9,809,683.57
7	Fitness and recreational sports centers	\$9,677,582.60
8	Museums, historical sites, zoos, and parks	\$7,527,411.16
9	Water transportation	\$5,250,257.46
10	Owner-occupied dwellings	\$4,657,838.93
11	Scenic and sightseeing transportation and support activities for transportation	\$4,332,740.93
12	Food and beverage stores	\$4,104,712.56
13	Performing arts companies	\$3,788,658.66
14	Other amusement and recreation industries	\$3,723,143.07
15	Management of companies and enterprises	\$3,256,839.14
16	Monetary authorities and depository credit intermediation	\$2,480,325.00
17	Insurance agencies, brokerages, and related activities	\$2,065,122.92
18	Offices of physicians	\$1,398,659.88
19	Other local government enterprises	\$1,346,865.91
20	Electric power transmission and distribution	\$1,277,348.33
21	Legal services	\$1,247,183.72
22	Services to buildings	\$1,241,391.69
23	Maintenance and repair construction of nonresidential structures	\$1,195,709.98
24	All other food and drinking places	\$1,192,375.71
25	Limited-service restaurants	\$1,182,121.49
26	Employment services	\$1,102,580.00
27	Securities and commodity contracts intermediation and brokerage	\$987,935.00
28	Hospitals	\$960,404.22
29	Other financial investment activities	\$944,662.03
30	Advertising, public relations, and related services	\$924,294.33
31	Management consulting services	\$857,918.10
32	Non-depository credit intermediation and related activities	\$787,347.92
33	Automotive repair and maintenance, except car washes	\$685,984.13
34	General merchandise stores	\$677,951.46
35	Postal service	\$635,470.57
36	Landscape and horticultural services	\$630,130.63
37	Tenant-occupied housing	\$626,162.43
38	Waste management and remediation services	\$581,885.09
39	Non-store retailers	\$577,626.18
40	Accounting, tax preparation, bookkeeping, and payroll services	\$566,788.83

Impact of Tourism in Bluffton on Beaufort County, 2021

	Industry	Output
41	Electric power generation - Fossil fuel	\$542,178.54
42	Radio and television broadcasting	\$502,061.78
43	Car washes	\$494,675.54
44	Gasoline stores	\$460,495.78
45	Wholesale - Petroleum and petroleum products	\$443,889.79
46	Nursing and community care facilities	\$424,816.94
47	Travel arrangement and reservation services	\$420,661.68
48	Commercial and industrial machinery and equipment rental and leasing	\$400,130.07
49	Building material and garden equipment and supplies stores	\$397,020.94
50	Clothing and clothing accessories stores	\$395,432.61

Bluffton Gullah Cultural Heritage Center- Exterior/Deconstruction/Stabilization

General Conditions	\$292,250.00					
Existing Conditions	\$90,081.00					
Concrete	\$120,824.00					
Masonry	\$22,508.00					
Misc/Decorative Steel	\$41,623.00					
Rough Carpentry	\$248,916.00					
Waterproofing	\$32,465.00					
Insulation	\$27,812.00					
Roofing	\$62,314.00					
Exterior Finishes	\$197,919.00					
Shutters	\$17,154.00					
Glass & Glazing	\$61,325.00					
Doors/Frames/Hdw	\$121,636.00					
Earthwork	\$154,973.00					
Exterior Improvements	\$118,068.00					
Utilities	\$103,315.00					
Total	\$1,713,183.00					

**The Bluffton Gullah Culture Heritage Center Operating, Programming
and Reconstruction Budget Expenses:**

**Bluffton Gullah
Heritage Center**

Bluffton Gullah Heritage Center 2023
Construction, Operating, &
Reconstruction Budget.

**Reconstruction/
Interior Upfit Budget**

Reconstruction/ Interior Upfit Needs	AMOUNT
Restroom	\$45,000.00
ADA (Wheelchair) Ramp Construction	\$7,500.00
Audio/Visual System Installation	\$30,000.00
Lighting Upfit	\$10,000.00
Paint/Labor	\$3,000.00
Demo Kitchen Installation	\$10,000.00
Painting Display Brackets	\$2,000.00
Artifacts Shelving	\$15,000.00
Interior Furniture for Heritage Center	\$20,000.00
Total	\$142,500.00

Operational Budget	AMOUNT
Executive Director Salary	\$75,000.00
Programming Coordinator	\$50,000.00
Directors and Officers Insurance	\$1,000.00
Marketing/Advertising	\$20,000.00
Braille Historical Literature	\$200.00
Website Hosting	\$1,500.00
Mail and Postage	\$3,000.00
Utilities (water, light, internet, and telephone)	\$10,000.00
Accounting and Audit Expenses	\$10,000.00
Travel/Conferences/Professional Development	\$2,500.00
Office Supplies, stationary	\$5,000.00
Fundraising and Events	\$20,000.00
Meeting Expenses-Lunch,Coffee,and Parking	\$2,000.00
Professional Organizations & Memberships(Local Chambers, Gullah Geechee Corridor, etc).	\$2,000.00
Total	\$202,700.00

Divisions		TOTAL
Div 01 - General Conditions		\$ 292,250.00
Div 02 - Existing Conditions		\$ 90,081.00
Div 03 - Concrete		\$ 120,824.00
Div 04 - Masonry		\$ 22,508.00
Div 5B - Misc/Decorative Steel		\$ 41,623.00
Div 6 - Rough Carpentry		\$ 248,916.00
Div 7A - Waterproofing		\$ 32,465.00
Div 7B - Insulation		\$ 27,812.00
Div 7C - Roofing		\$ 62,314.00
Div 7D - Exterior Finishes		\$ 197,919.00
Div 7E - Shutters		\$ 17,154.00
Div 8A - Glass & Glazing		\$ 61,325.00
Div 8B - Doors / Frames / Hdw		\$ 121,636.00
Div 9A - Drywall		\$ 47,456.00
Div 9B - Paint		\$ 84,497.00
Div 9C - Flooring		\$ 31,845.00
Div 9D - Wall Finishes		\$ 17,118.00
Div 10 - Specialties		\$ 50,664.00
Div 12 - Furnishing		\$ 13,457.00
Div 22 - Plumbing		\$ 81,388.00
Div 23 - Mechanical		\$ 102,344.00
Div 26 - Electrical		\$ 191,588.00
Div 28 - Electronic Safety and Security		\$ 26,511.00
Div 31 - Earthwork		\$ 154,973.40
Div 32 - Exterior Improvements		\$ 118,068.00
Div 33 - Utilities		\$ 103,315.60
CONSTRUCTION SUBTOTAL		\$ 2,360,052.00
GENERAL REQUIREMENTS		
Builders Risk	2.0%	\$ 47,201
General Liability	2.0%	\$ 47,201
Bond	0.0%	\$ -
GENERAL REQUIREMENTS SUBTOTAL		\$ 94,402
PROJECT FEE	6%	\$ 147,267
PROJECT TOTAL		\$ 2,601,721

Programming Budget	AMOUNT
Interactive Map of Heritage Buildings and Significant Spaces	\$15,000.00
Video Production, Documentation of Historical Figures	\$10,000.00
Interior Storyboards	\$7,000.00
Bottle Tree Design & Construction	\$18,500.00
Bateau Boat Construction	\$2,500.00
Historical Markers for Bluffton Gullah/Heritage Walking Tour	\$17,000.00
Artifact Preservation & Restoration Equipment & Programming	\$5,000.00
Total	\$75,000.00

Overall SubTotal: \$3,021,921 200.00

BGCHC Balance Sheet 2023

US-GAAP

ASSETS

CURRENT ASSETS	Q1	Q2	Q3	Q4
Cash			\$62,350	
Accounts Receivable				
-Doubtful Accounts				
Inventory				
Temporary Investments				
Prepaid Expenses				
Other Current Assets				
TOTAL CURRENT ASSETS	\$0	\$0	\$62,350	\$0
FIXED ASSETS	Q1	Q2	Q3	Q4
Long Term Investments				
Land				
Buildings				
-Accumulated Depreciation				
Property, Plant and Equipment				
-Accumulated Depreciation				
TOTAL NET FIXED ASSETS	\$0	\$0	\$0	\$0
TOTAL ASSETS	\$0	\$0	\$62,350	\$0

LIABILITIES AND SHAREHOLDERS' EQUITY

CURRENT LIABILITIES	Q1	Q2	Q3	Q4
Accounts Payable				
Short Term Notes				
Current Portion of Long Term Notes				
Interest Payable				
Taxes Payable				
Accrued Payroll				
Other Current Liabilities				
TOTAL CURRENT LIABILITIES	\$0	\$0	\$0	\$0
LONG TERM LIABILITIES	Q1	Q2	Q3	Q4
Long Term Debt				
Deferred Income Taxes				
Other Long Term Liabilities				
TOTAL LONG TERM LIABILITIES	\$0	\$0	\$0	\$0
SHAREHOLDERS' EQUITY	Q1	Q2	Q3	Q4
Capital Stock				
Additional Paid in Capital				
Retained Earnings	\$0	\$0	\$62,350	\$0
TOTAL SHAREHOLDERS' EQUITY	\$0	\$0	\$62,350	\$0
TOTAL LIABILITIES AND EQUITY	\$0	\$0	\$62,350	\$0

BGCHC Profit and Loss Statement 2023

US-GAAP

FISCAL YEAR END 12/31 (IN THOUSANDS)	2023
Revenues/Donations	\$62,500
Cost of Goods Sold	
GROSS PROFIT	\$62,500

	2023
Operating Expenses	\$150
Selling, General, and Administrative Expenses	
Depreciation and Amortization	
Other Expenses	
OPERATING PROFIT	\$62,350

	2023
Interest Expense	
Other Revenues or Gains	
Other Expenses or Losses	
EARNINGS BEFORE TAXES	\$62,350

	2020	2021	2022
Income Taxes			
NET INCOME	\$62,350		

	2020	2021	2022
Common Shares Outstanding			
Earnings Per Share			
Dividends Per Share			

Statement of Cash Flows

US-GAAP

CASH FLOW FROM OPERATING ACTIVITIES

FISCAL YEAR END 12/31 (IN THOUSANDS)	2023
Net Income	
Adjustments	
Depreciation Expense	
Amortization Expense	
Gain on Sale of Equipment	
Increase in Accounts Receivable	
Decrease in Unearned Rent Revenue	
Decrease in Inventories	
Increase in Accounts Payable	
Increase in Prepaid Expenses	
Increase in Income Taxes Payable	
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$0

CASH FLOW FROM INVESTING ACTIVITIES

	2023
Purchase of Available for Sale Securities	
Sale of Equipment	
Purchase of Buildings	
NET CASH USED IN INVESTING ACTIVITIES	\$0

CASH FLOW FROM FINANCING ACTIVITIES

	2020	2021	2022
Repayment of Debts			
Issuance of Debts			
Payment of Cash Dividends			
Issuance of Common Stock			
Repurchase of Common Stock			
NET CASH USED IN FINANCING ACTIVITIES	\$0	\$0	\$0

CASH AND EQUIVALENTS, END OF YEAR

	2020	2021	2022
Net Increase/Decrease in Cash and Equivalents			
Cash and Equivalents, Beginning of Year			
CASH AND EQUIVALENTS, END OF YEAR	\$0	\$0	\$0

Bluffton Gullah Heritage Center
Board March Meeting Minutes

- I. Board Meeting Minutes
Date: March 16, 2023
Time: 6:30pm
- II. Attendees: Board members Jacquelyn Brown and Bridgette Fraizer
Staff: Executive Director-Giovanni Glover
- III. Call to Order
Previous Meeting Minutes-Executive Director Giovanni Glover-
6:30pm

Jacquelyn Brown called the meeting to order at 6:30pm. The minutes were approved by a unanimous vote by all attendees.

Finance Report

At 6:32pm, Executive Director Glover provided a report on current balance.

A workshop was conducted to formalize the center's capital campaign to provide funding for operational, programming and renovation needs. The capital campaign will kick off in the fall of 2023 with a dinner fundraiser and will include donor levels, provide attendees with a first look of some of the programming features of the center in addition to a tour through the design, etc.

A request was made and approved by board members to submit an ATAC application during the June quarter to ask for funding to be utilized for deconstruction and stabilization of the historic Deer Tongue building which will house the Bluffton Gullah Cultural Heritage Center.

IV. Adjournment

A motion was made to adjourn by Bridgette Frazier and seconded by Jacquelyn Brown. Motion carried, meeting adjourned at 8:30PM