

GEORGETOWN COUNTY PLANNING COMMISSION  
129 Screven Street  
Georgetown, South Carolina 29440  
Telephone (843)545-3158  
Fax (843)545-3299

CHAIRPERSON  
Elizabeth Krauss

VICE-CHAIRPERSON  
Johnny Weaver

MEMBERS  
Zacharius Grate  
Zannie Graham  
Robert Davis  
Marla Jean Hamby  
Sandra Bundy

TO: All Planning Commission Members  
County Council Members  
Members of the Press  
Other Interested Persons

FROM: Tiffany Coleman

DATE: September 10, 2021

SUBJECT: Monthly Meeting

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The Georgetown County Planning Commission will hold its **regular monthly meeting on Thursday, September 16th at 5:30 p.m.** The meeting will be held at the Howard Auditorium located at 1610 Hawkins Street in Georgetown.

Enclosed please find an agenda and all applicable materials for this meeting.

/tmc

GEORGETOWN COUNTY PLANNING COMMISSION  
HOWARD AUDITORIUM  
1610 HAWKINS STREET, GEORGETOWN  
SEPTEMBER 16, 2021  
5:30 PM  
AGENDA

- I. PUBLIC INPUT PERIOD
- II. PLANNED DEVELOPMENTS
  - A. A REQUEST FROM JOHN DANFORD, THOMAS AND HUTTON ENGINEERING AS AGENT FOR KEITH HINSON, HOMEWOOD PROPERTIES TO REZONE 238 ACRES FROM GENERAL COMMERCIAL AND FOREST AGRICULTURE (FA) TO THE CYPRESS RESERVE PLANNED DEVELOPMENT (PD). THE PURPOSE OF THE REQUEST IS TO DEVELOP A MIXED USE PLANNED DEVELOPMENT WITH 4 ACRES OF COMMERCIAL AND 456 HOUSING UNITS. THE PROPERTY IS LOCATED ON THE NORTHWEST SIDE OF N. FRASER STREET APPROXIMATELY 1.3 MILES SOUTHWEST OF PLANTERSVILLE ROAD IN GEORGETOWN. TMS# 03-1006-015-00-00. CASE NUMBER RZPD 7-21-28663
    - 1. PUBLIC HEARING
    - 2. RECOMMENDATION FOR FLU MAP
    - 3. RECOMMENDATION TO COUNCIL
- III. OTHER BUSINESS
  - A. ATTENDANCE REPORT
  - B. DISCUSSION- COMPREHENSIVE PLAN UPDATE
  - C. DISCUSSION- HOUSING ELEMENT
  - D. DISCUSSION- LANDSCAPE ORDINANCE
  - E. DISCUSSION- COMMISSIONER HAMBY DISCUSSION ITEMS
- IV. MINUTES – AUGUST 2021
- V. STATUS REPORT
- VI. LETTER OF CREDIT REPORT
- VII. ADJOURNMENT

**GEORGETOWN COUNTY PLANNING COMMISSION**

**DATE:** September 16, 2021

**AGENDA ITEM:** An amendment to the Georgetown County Zoning Map

**ISSUE UNDER CONSIDERATION:** A rezoning request was received from John Danford, Thomas and Hutton Engineering as agent for Keith Hinson, Homewood Properties, to rezone a 238-acre tract located on the northwest side of N. Fraser Street, approximately 1.3 miles southwest of Plantersville Road in Georgetown from General Commercial (GC) and Forest Agriculture (FA) to the Cypress Reserve Planned Development (PD). TMS# 03-1006-015-00-00. Case Number RZPD.

**CURRENT STATUS:** The parcel is zoned General Commercial (GC) and Forest Agriculture (FA) and is currently vacant timberland.

**POINTS TO CONSIDER:**

1. The adjacent tracts to the north are zoned Forest Agriculture (FA). Tracts to the immediate south are zoned Forest Agriculture (FA) and General Commercial (GC). Tracts to the east are zoned Village 10,000 sf Residential District (VR-10). Surrounding uses are single family residential, a general store and undeveloped timberland.
2. The proposal consists of roughly 240- acres of mixed use planned development with 159 acres dedicated to residential development and 4 acres of commercial outparcel. The project, as a whole, will have approximately 143 acres of open space, including wetlands, with a centralized amenity. The site consists of approximately 77 acres of wetlands and is bifurcated by floodplain.
3. The project proposes a total of 456 residential units and 40,000 sf of commercial development. The residential portion of the project is divided among seven phases, with a gross density of 1.9 DU/AC and a net density of 3.32 DU/AC.
4. Residential uses consist of single family detached, single family semi-detached (fee-simple duplex), and townhomes (fee-simple or in-common). Commercial uses include all uses permitted with the General Commercial (GC) district, excluding single family residential.
5. A maximum of 100 of the 456 units will be allowed as townhomes according to the attached narrative. Townhomes shall be limited to phases 3, 5, & 6 as illustrated on the PD conceptual master plan. For each townhome developed, an additional five hundred (500) sf of open space shall be provided.

6. Dimensional standards for the uses are illustrated in the table below.

Proposed Use	Lot Area	Min. Lot Width	Setbacks				Height	Building Separation
			Front	Side	Rear	Side Corner		
Single Family	6,000 sf	50'	20'	6'	20'	9'	35'	12'
SF Semi-Detached	4,000 sf	30'	20'	6'	20'	9'	35'	12'
Townhomes	N/A	N/A	300' Exterior Setback				35'	20'
Commercial <sup>4</sup>	10,000 sf	60'	50'	10'	15'	33'	35'	
SF Accessory Use	N/A	N/A	25'	5'	10'	5'	15'	10'

<sup>4</sup> Commercial – Setback off SC 701 shall be 90'. Landscape buffer, parking, stormwater facilities, and ingress/egress may be located within 60' of the existing SC 701 Right-of-way.

7. The project proposes three (3) points of ingress/egress onto SC 701. The main entrance (Central Access) shall feature signage, landscaping, a center median and a minimum of three (3) lanes (one inbound and two outbound).
8. The Traffic Impact Analysis was conducted based on 456 single family homes and 35,000 sf of commercial development and the project is estimated to generate 5,626 average daily trips (ADTs) at buildout.
  - a. The TIA states left turn lane warrants are met for the US 701 northbound approaches to the southern and central access points. The left turn lane warrant is not met at the northern access point and right turn lane warrants are not met at the three access points.
  - b. Based on the configuration of the site driveways, widening is recommended to provide three lanes on US 701 between Exodus Drive and the central access. Between Exodus Drive and the southern access, the center lane will function as a left turn/center turn lane. The applicant states these improvements will be installed prior to the recordation of the Final Plat associated with Phase 2.
9. The project will incorporate sidewalks on one side of all roads with direct access to SC 701. In-lieu of a sidewalk on SC 701 the developer proposes the installation of an eight foot (8') wide trail within the required setback/buffer. The trail shall be constructed, platted within a twenty (20') public access easement, and dedicated to Georgetown County prior to the recording of the final phase of residential development.
10. The applicant is requesting Phase 7 be exempt from Article 4, Section 2-6-E (Roadway Design Criteria) of the Georgetown County Land Development Regulations. These regulations place a maximum length of 800' on minor terminal streets. Proposed street length associated with Phase 7 is approximately 3,000 lf.
11. The applicant states that Protected, Specimen and Grand trees greater than 24" DBH shall not be removed, damaged or destroyed per Article 13 of the Georgetown County Zoning Ordinance.

12. The proposal establishes an average twenty-five (25') buffer around all wetlands within the boundaries of the project. In no instances shall the buffer be less than fifteen feet (15'). The wetland buffer shall remain undisturbed except for Stormwater conveyance and passive recreational features. Supplemental plantings shall not be required within the buffer. All wetlands, excluding fill associated with Phase 7, shall remain undisturbed.
13. Buffering:
  - a. A ninety (90') buffer and setback is required along Hwy 701. Stormwater conveyance features may encroach on the development side of the buffer twenty-five (25') and run parallel. Fifty (50') of the buffer shall remain undisturbed, measured from the existing SC 701 right-of-way. Landscaping and tree preservation shall be within the fifty (50') undisturbed area, and in accordance with Articles 12 and 13 of the Georgetown County Zoning Ordinance.
  - b. A twenty-five (25') buffer is to be located on the sides and rear of the entire PDD perimeter. Stormwater conveyance features may encroach 12.5' of the buffer and run parallel. Landscaping and tree preservation shall be in accordance with Articles 12 and 13 of the Georgetown County Zoning Ordinance.
14. All commercial development and signage shall comply with the Highway 701 Corridor Overlay Zone.
  - a. The Highway 701 Corridor Overlay District is an effort on the part of the County to create areas of development that are well planned and attractive with consistent development standards. The intended effect of this district is that all new development, redevelopment, and major improvements to existing development will follow the same buffering, landscaping, signage, and site design standards consistently from property to property, thereby promoting decreased traffic congestion, increased traffic safety, improved aesthetics and a higher quality of commercial development. (Amended Ord. 2008-38)
15. The closest fire station is located on Hwy 701 and is approximately 2.3 miles north of the site.
16. A Utility Coordinating Committee meeting was conducted with representatives from SCDOT, GCWSD and Santee Cooper in attendance. Existing water and sewer services are available within the vicinity of the project. However, some utility extensions may be required. SCDOT and Santee Cooper noted no major concerns.
17. The applicant has provided a letter of coordination with Georgetown County stormwater stating that all requirements will be met and that the incorporation of Low Impact Development (LID) practices may be incorporated into the design.

18. Current flood zones are indicated on the drainage exhibit. Extensive floodplain (AE) bisects the subject parcel. However, no lots are proposed within the regulatory floodplain.
19. The Georgetown County Future Land Use (FLU) map designates the referenced parcel as low density residential. Low density is defined as 2.0 DU/AC or less. There are medium density future land use designations within the vicinity of the proposal. Medium density residential is defined as 2.1 to 5 DU/AC.

**CONCLUSIONS:**

1. Medium density FLU designation exists on the eastern side of SC 701.
2. The comprehensive plan suggests that medium density should be developed at a density of 2.1 to 5 units per acre, with a minimum lot size of no less than 6,000 sf if serviced by public water and sanitary sewer.
3. No tree survey has been provided at this time.
4. There is a general lack of townhome and duplex development in the surrounding area.
5. Should the planning commission consider the approval of the rezoning request, staff would recommend the following conditions
  - a. A future land use map amendment to medium density residential.
  - b. Approval of the turn-around for Phase 7 by the Georgetown County Fire prior to construction approval.
  - c. Require approvals from Georgetown County Fire, Stormwater, Georgetown County Water and Sewer District (GCWSD) and Ocean & Coastal Resource Management OCRM.
  - d. Acceptance of the Traffic Impact Analysis.

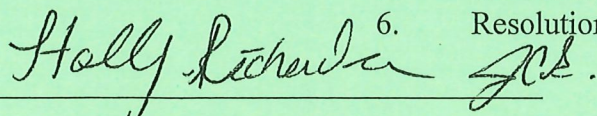
**FINANCIAL IMPACT:** Not applicable for Planning Commission

**OPTIONS:**

1. Recommend approval as requested by the applicant.
2. Recommend approval as amended by the Planning Commission.
3. Recommend denial of request.

**ATTACHMENTS:**

1. Rezoning Application and attachments
2. Location Map
3. Zoning Map
4. FLU Map
5. Aerial Map
6. Resolution



Holly H. Richardson, AICP



## ATTACHMENT A

### Summary of Cypress Reserve Planned Development District (PDD)

The Planned Development District (PDD) for "Cypress Reserve" includes the development of 239+/- acres located on SC Highway 701 at the corner of Exodus Street, approximately 1.5 miles south of the intersection of Plantersville Road in Georgetown County, South Carolina.

#### GENERAL PROVISIONS

1. Permitted Uses – Use districts shall be in accordance with Exhibit 1 entitled "Conceptual Plan."

Proposed Use District	# of units/sq.ft	Acreage	Gross Density	Net Density	Percentage of Project
Single-family	456 du	+ 159 acres <sup>1</sup>	+ 1.9 DU/AC	3.32 DU/AC	39%
Commercial	+40,000 sf	+ 4.0 acres	N/A	N/A	2%
Open Space	+143 acres	+ 143 acres <sup>2</sup>	N/A	N/A	59%
Total	456du/40,000sf	+ 240 acres			100%

#### A. SINGLE-FAMILY RESIDENTIAL DISTRICT

- Single-family detached
- Single-family semi-detached (Fee-simple Duplex)
- Townhomes (fee-simple and in-common)
- Accessory uses customary to single-family developments
- Drainage features / ponds

#### B. COMMERCIAL DISTRICT

- All uses permitted within the General Commercial (GC) district excluding single-family residential
- Drainage features / ponds

#### C. OPEN SPACE<sup>3</sup>

- Pool, clubhouse, sports courts and accessory uses customary to these uses
- Active and passive linear trails (pedestrian, non-motorized, equestrian)
- Active and passive pocket parks
- Community gardens
- Dog parks (minimum fenced area of 25,000 sf)
- Community recycling facility
- Mail delivery kiosks
- Accessory buildings for the maintenance of recreational facilities and uses
- Drainage features / ponds

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<sup>1</sup> Inclusive of Common Area, Ponds and Right-of-Way

<sup>2</sup> Total of Wetlands, Common Area and Ponds

<sup>3</sup> Wetlands and wetland buffers shall only be programmed with passive recreational features

## 2. Dimensional Standards

Proposed Use	Lot Area	Min. Lot Width	Setbacks				Height	Building Separation
			Front	Side	Rear	Side Corner		
Single Family	6,000 sf	50'	20'	6'	20'	9'	35'	12'
SF Semi-Detached	4,000 sf	30'	20'	6'	20'	9'	35'	12'
Townhomes	N/A	N/A	300' Exterior Setback				35'	20'
Commercial <sup>4</sup>	10,000 sf	60'	50'	10'	15'	33'	35'	
SF Accessory Use	N/A	N/A	25'	5'	10'	5'	15'	10'

## 3. Conversion of Single-Family Lots to Townhome Units

The total number of Townhome units shall not exceed 100. An equivalent number of Single-family detached lots shall be removed from the overall unit count to accommodate townhome development. Townhome units shall only be allowed within the interior of the PDD. Each townhome unit shall increase overall open space by five-hundred square feet (500 sf). Townhomes shall be limited to Phases 3, 5 & 6 as shown on the PDD Conceptual Plan.

## 4. Open Space Requirements

Open space shall be provided in accordance Conceptual Plan.

Open Space Description	Type of open space		Acreage Required	Acreage Provided
	Active	Passive		
Common Area	X	X	23.9	± 40
Ponds		X	N/A	± 26
Wetlands		X	N/A	± 77

## 5. Tree Protection

Protected, Specimen and Grand trees greater than 24" DBH shall not be removed, damaged or destroyed per Article 13 of the Georgetown County Zoning Ordinance.

## 6. Transportation Improvements

### A. Project Ingress/Egress

There are three (3) points of ingress/egress into the project from SC 701. The main entrance (Central Access) shall feature signage, landscaping, a center median and a minimum three (3) lanes (one inbound and two outbound). In all instances the developer shall be responsible for constructing ingress/egress to the project in accordance with the Land Development Regulations of Georgetown County and the South Carolina Department of Transportation Access & Roadside Management Standards (ARMS) Manual, latest revision.

### B. Traffic Improvements

Per the Traffic Impact Analysis, widening is recommended to provide three lanes on US 701 between Exodus Drive and the central access. Between Exodus Drive and the southern access, the center lane will function as

<sup>4</sup> Commercial – Setback off SC 701 shall be 90'. Landscape buffer, parking, stormwater facilities, and ingress/egress may be located within 60' of the existing SC 701 Right-of-way.

a left turn/center turn lane. The Traffic Improvement shall be constructed prior to the recordation of the Final Plat associated with Phase 2.

**C. Sidewalks & Trails**

Sidewalks will be required on one (1) side of all roads with a direct ingress/egress to SC 701. Additional pedestrian connections interior to the development for access to open space, amenities and across Peters Creek shall be provided utilizing road right-of-way or linear greenway. Pedestrian access shall be provided to all open space within the development.

In-lieu of a sidewalk on SC 701 the developer shall install an eight (8') wide trail of durable surface material within the required setback/buffer. The trail shall be constructed, platted within a twenty (20') public access easement, and dedicated to Georgetown County prior to the recording of the final phase of residential development.

**D. Phase 7 Design Modification**

Phase 7 as shown on the PDD Conceptual Plan shall be exempt from Article 4, Section 2-6E (Roadway Design Criteria) of the Georgetown County Land Development Regulations.

**7. Wetlands**

An average twenty-five (25') buffer shall be established around all wetlands within the boundaries of the project. At no instance shall the buffer become less than 15'. The buffer shall remain undisturbed except for Stormwater conveyance and passive recreational features. Supplemental plantings shall not be required within the buffer. All wetlands shall remain undisturbed.

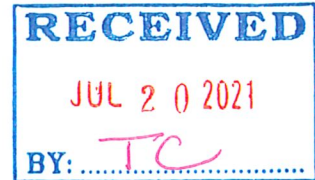
**8. Buffering**

- A. A ninety (90') buffer and setback is required along SC 701. Stormwater conveyance features may encroach on the development side of the buffer twenty-five (25') and run parallel. Fifty (50') of the buffer shall remain undisturbed, measured from the existing SC 701 right-of-way. Landscaping and tree preservation shall be within the fifty (50') undisturbed area, and in accordance with Articles 12 and 13 of the Georgetown County Zoning Ordinance
- B. A twenty-five (25') buffer is to be located on the sides and rear of the entire PDD perimeter. Stormwater conveyance features may encroach 12.5' of the buffer and run parallel. Landscaping and tree preservation shall be in accordance with Articles 12 and 13 of the Georgetown County Zoning Ordinance.

**9. Commercial Development & Signage**

- A. All commercial development and signage shall comply with the Highway 701 Corridor Overlay Zone.

R2 PD-7-21-28663



129 Screven St. Suite 222  
Post Office Drawer 421270  
Georgetown, S. C. 29440  
Phone: 843-545-3158  
Fax: 843-545-3299

**APPLICATION FOR REZONING TO A PLANNED DEVELOPMENT**

COMPLETED APPLICATIONS MUST BE SUBMITTED ALONG WITH THE REQUIRED FEE, AT LEAST FORTY-FIVE (45) DAYS PRIOR TO A PLANNING COMMISSION MEETING.

Name of Proposed Development: Cypress Reserve

**Check one:**

- ( ) Industrial PD, ten (10) acre minimum.
- (X) Medical Center, shopping center, commercial, residential, and mixed use developments, two (2) acre minimum.

**Conceptual Plan requirements include the following:**

Please submit 12 copies (7 large: 24 x 26 and 5 small: 11 x 17).

- Scaled Site Plan:  
Location map, owners names, location of structures, types of uses, total acreage, lot sizes, traffic patterns, screening and buffering borders, building heights, density, layout of sidewalks and parking areas, open spaces labeled and title block.
- Environmental Plan:  
Contours, drainage plan, flood prone areas, marsh area or wetlands and any other principle geographic features.
- Water and Sewer Plan:  
Shall meet the requirements of the Georgetown County Water and Sewer District extension policy.
- Utilities Plan:

Layout and easements for other utilities.

- Type of development with text describing the requirements and amenities proposed.

Upon approval of the conceptual plan by County Council, the zoning map will be changed accordingly.

**Final Plan requirements include the following:**

- Scaled Detailed Site Plan:  
Includes everything submitted on the concept plan plus phase of development with timetable, ingress and egress lanes, setbacks, lot sizes, street names, type of pavement, exact dimensions of structures, public access and open space, density, final layout of sidewalks and pathways and title block.
- Environmental Plan:  
Includes everything submitted on the concept plan plus dumpster location and erosion control methods.
- Water and Sewer Plan:  
Includes everything submitted on the concept plan plus the sign-off on the plans.
- Utilities Plan:  
Includes everything submitted on the concept plan.
- Exterior Appearance:  
Need to submit elevations of the proposed buildings.
- Soil, trees, and other information required by staff.

**Property Information:**

TMS Number: 03-1006-015-00-00

Street Address: North Fraser St

City / State / Zip Code: Georgetown, SC 29440

Lot / Block / Number: \_\_\_\_\_

Current Zoning Classification: FA

Existing Use: Vacant/Undeveloped

Proposed Use: Planned Development

Number of Acres: +/- 238 Net Density 6.42 units/acre

**Property Owner of Record:**


Name: Homewood Properties LLC, et al

Address: 7612 Parkwood Drive

City/ State/ Zip Code: Myrtle Beach, SC 29572

Telephone/Fax: (843) 449-0441

E-Mail: keith@wacclt.com

Signature of Owner / Date:  7/19/21 Sign & Date

Contact Information: Name: Keith Hinson Phone (843) 449-0441

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Planning Commission of proposed new construction or improvements to the structures on my property.

**Agent of Owner:**


Name: Thomas & Hutton Engineering


Address: 611 Burroughs & Chapin Blvd, Suite 202

City / State / Zip Code: Myrtle Beach, SC 29577

Telephone/Fax: 843.839.3545

E-Mail: danford.j@tandh.com

Signature of Agent/ Date:  7-20-21

Signature of Owner /Date:  7/19/21 Sign & Date

**Contact Information:**

Name: John P. Danford, AICP, CFM

Address: 611 Burroughs & Chapin Blvd, Suite 202

Phone / E-mail: 843.839.8459 danford.j@tandh.com

**Fee Schedule: Planned Developments.**

Residential	\$1,000.00 + \$10.00/acre over req. min. 2 acres
Industrial	\$1,000.00 + \$25.00/acre over req. min. 10 acres
Commercial	\$1,000.00 + \$25.00/acre over req. min. 2 acres
Mixed Use	\$1,000.00 + \$10.00/acre Residential & \$25.00/acre Commercial
Major Changes	\$250.00 + \$25.00/acre Commercial & \$10.00/acre Residential
Minor Change	\$100.00

**Adjacent Property Owners Information required:**

1. The person requesting the amendment to the Zoning Map or Zoning Text must submit to the Planning office, at the time of application submittal, stamped envelopes addressed with name of each resident within **Four Hundred Feet (400)** of the subject property. The following return address must appear on the envelope: **“Georgetown County Planning Commission, 129 Screven St. Suite 222, Georgetown, SC 29440.”**
2. A list of all persons (and related Tax Map Numbers) to whom envelopes were addressed to must also accompany the application.

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Please submit this **completed application** and appropriate **fee** to Georgetown County Planning Division at 129 Screven St, Suite 222 Georgetown, S. C. 29440. If you need any additional assistance, please call our office at 843-545-3158.

**Site visits to the property, by County employees, are essential to process this application. The owner\applicant as listed above, hereby authorize County employees to visit and photograph this site as part of the application process.**

**A sign is going to be placed on your property informing residents of an upcoming meeting concerning this particular property. This sign belongs to Georgetown County and will be picked up from your property within five (5) days of the hearing.**

**All information contained in this application is public record and is available to the general public.**



## Letter of Agency

To: The Georgetown County Planning Commission

Re: Tax Map Number (s): 03-1006-015-00-00

Property Address: N/A

Property Location: North Fraser Street

Property Owner (s): Homewood Properties LLC, et al  
(Please print full name)

In connection with the above referenced property, I hereby appoint the person shown below as my agent for the purpose of filling such application for project approval, as they shall deem necessary and proper.

Authorized Agent: Thomas & Hutton / John Danford  
(Please print full name)

Reason for Agency: Rezoning

Business License Number: \_\_\_\_\_

Agent's Address: 611 Burroughs & Chapin Blvd., Ste 202, Myrtle Beach, SC 29577

Agent's Telephone Number: 843-839-8459

Sandra L. Duke  
Witness

Keith Hinson  
Property Owner (Print Full Name)

Manager  
Title

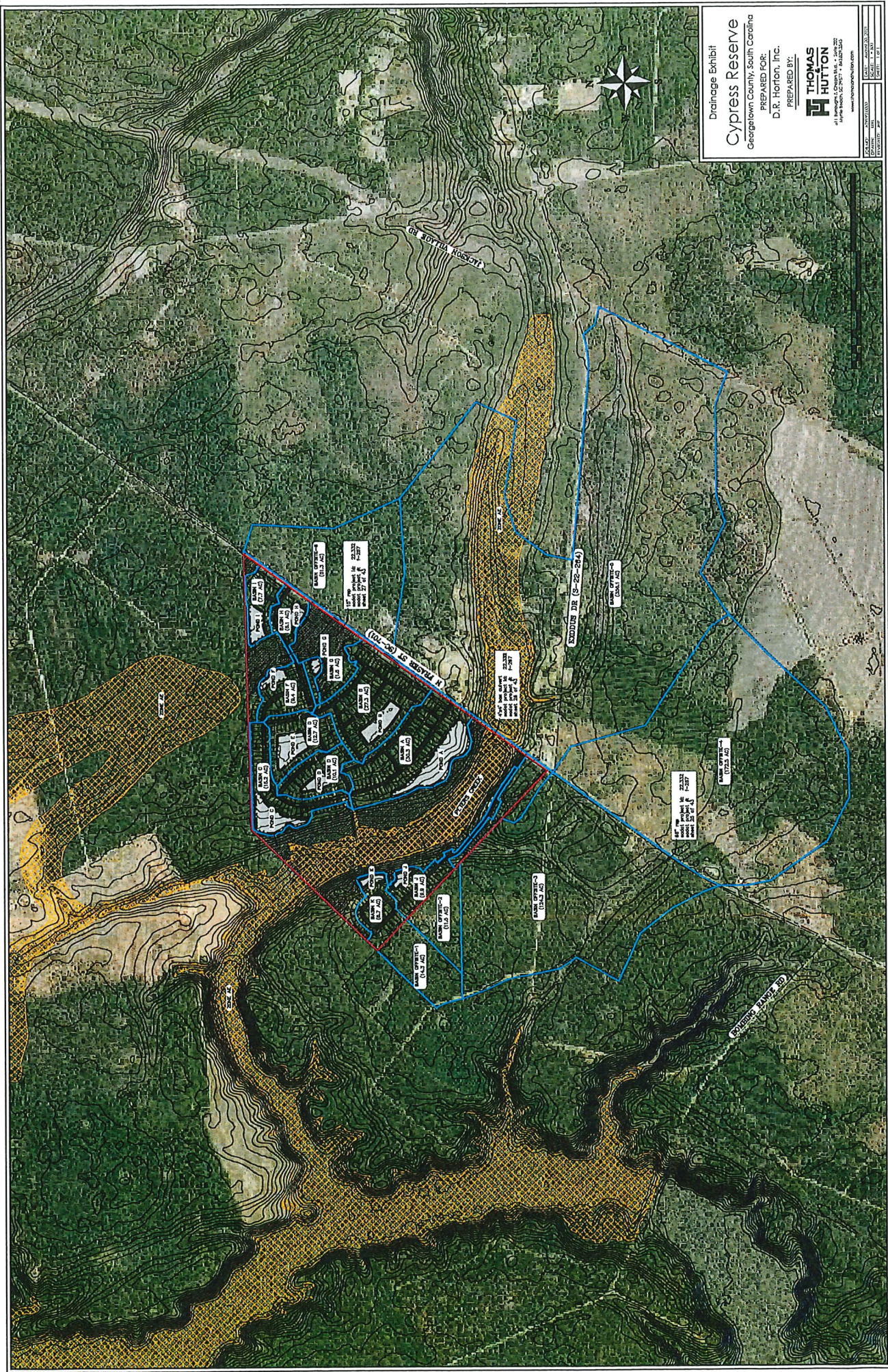
[Signature] Sign & Date  
Signature of Property Owner

7/19/21  
Date

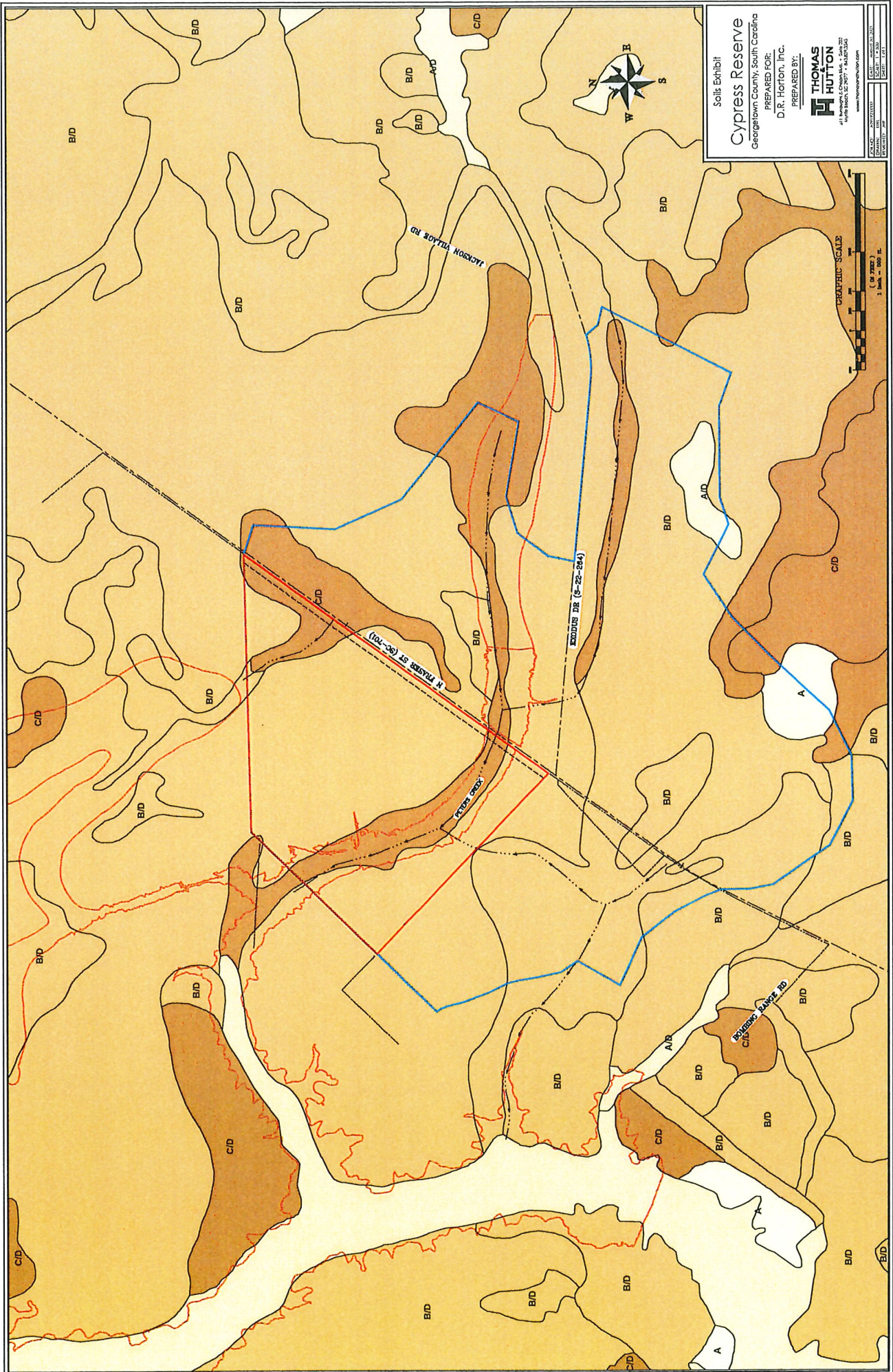
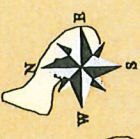
**If there is a land contract of sale contract, please provide us with a copy.**

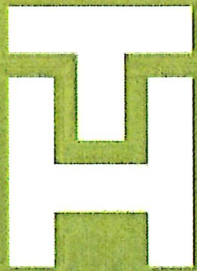


Drainage Exhibit  
 Cypress Reserve  
 Georgetown County, South Carolina  
 PREPARED FOR:  
 D. R. Horton, Inc.  
 PREPARED BY:  
**THOMAS HUTTON**  
 41 Limestone Circle, Suite 100 • 29522  
 Florence, SC 29505 • 843.666.2222  
 www.thomashutton.com



Soils Exhibit  
**Cypress Reserve**  
 Georgetown County, South Carolina  
 PREPARED FOR:  
 D.R. Horton, Inc.  
 PREPARED BY:  
**THOMAS HUTTON**  
 4110 Highway 17, Suite 202  
 Little Rock, SC 29505  
 www.thomas-hutton.com





THOMAS  
&  
HUTTON

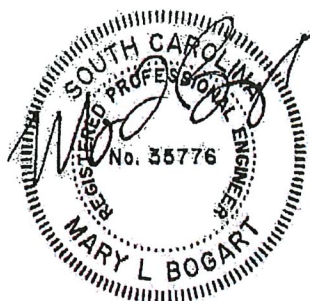
## TRAFFIC IMPACT ANALYSIS

CYPRESS RESERVE DEVELOPMENT  
GEORGETOWN COUNTY, SOUTH CAROLINA

Prepared for:  
DR HORTON, INC.

J - 29192.0000

September 2021



9-8-2021

**TABLE OF CONTENTS**

1. Introduction .....Page 1

2. Existing Conditions .....Page 1

3. Background Traffic Growth.....Page 3

4. Trip Generation.....Page 3

5. Trip Distribution.....Page 4

6. Future (No-Build / Build Out) Conditions .....Page 4

7. Summary / Conclusions .....Page 6

**FIGURES**

Project Location Map..... Figure 1

2021 Base & 2026 No Build Peak Hour Traffic Volumes..... Figure 2

Site Generated Primary Trips..... Figure 3

Site Generated Pass By Trips ..... Figure 4

2026 Build Out Peak Hour Traffic Volumes ..... Figure 5

**APPENDICES**

Existing Traffic Counts ..... Appendix A

Synchro HCM 6 Analysis, 2021 Base Condition Peak Hour Volumes.....Appendix B

Trip Generation Calculations..... Appendix C

Synchro / HCM 6 Analysis, 2026 No-Build Peak Hour Volumes ..... Appendix D

Synchro / HCM 6 Analysis, 2026 Build Out Peak Hour Volumes ..... Appendix E

SCDOT Auxiliary Turn Lane Analyses ..... Appendix F

## 1. INTRODUCTION

A residential development with a small commercial component is proposed on US 701 in Georgetown County, South Carolina (**Figure 1**). The development is envisioned to include 456 single family homes and four acres of commercial development which includes 35,000 sf of retail development. Build out of the site is anticipated by 2026.

The site has three proposed access points on US 701. This study will examine the morning and afternoon peak hour traffic conditions at the proposed intersections of US 701 and the access drives, as well as the intersection of US 701 and Exodus Drive.

## 2. EXISTING CONDITIONS

### Roadway Conditions

US 701, North Fraser Street is a north-south, two-lane roadway with a 55-mph posted speed limit near the project site. Factoring the twelve-hour counts, the estimated 24-hour traffic volume on North Fraser Street is 4,366.

### Traffic Conditions

Traffic operations at intersections are typically evaluated in terms of "Level of Service" or LOS. The LOS is a measurement of delay incurred at an intersection or for a particular movement. LOS is defined by the Transportation Research Board's Highway Capacity Manual (HCM) from which LOS A represents free flow conditions with minimal delays; LOS F represents congested conditions. Generally, a LOS D or better is considered acceptable.

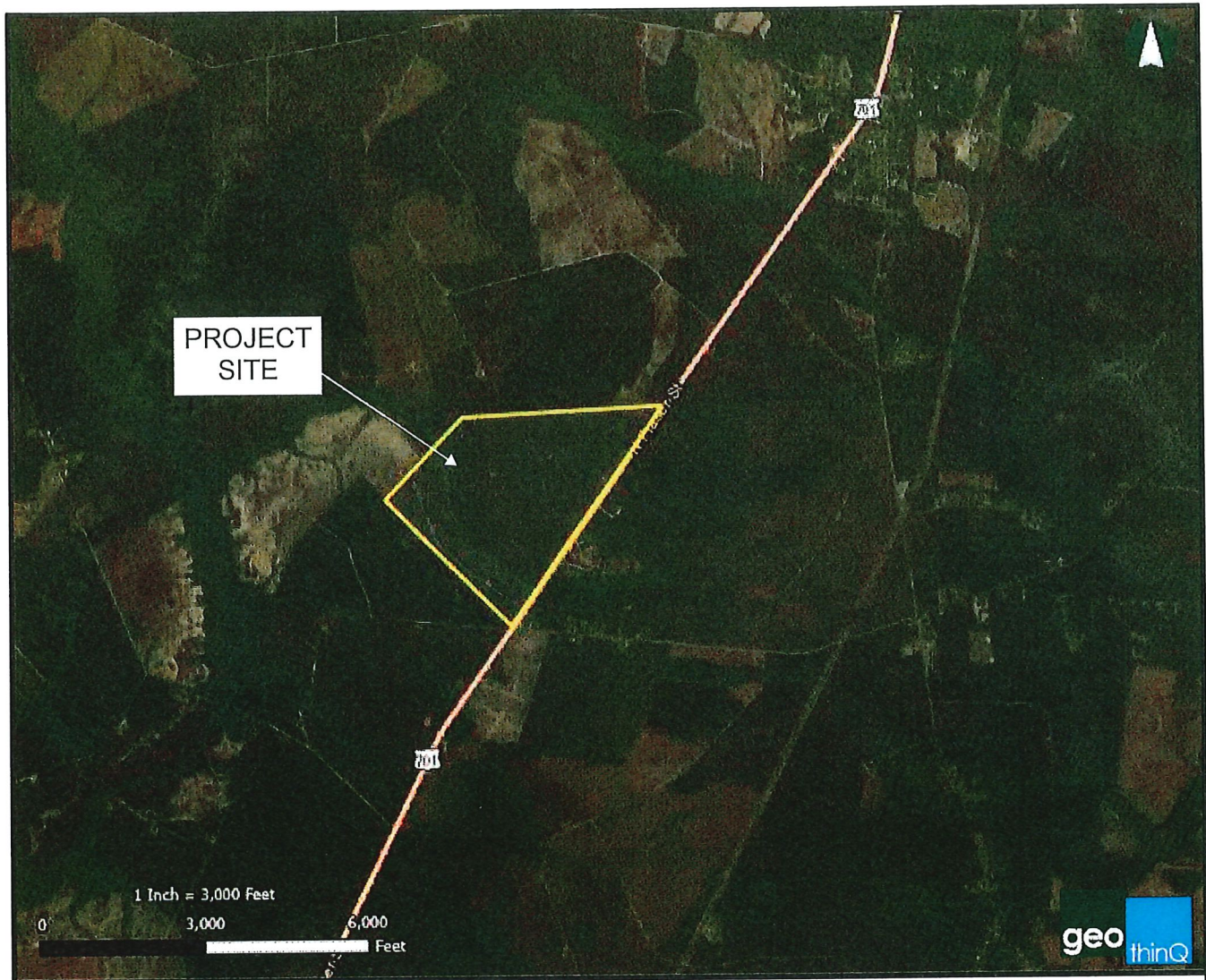
Table 1 shows the HCM criteria for both unsignalized and signalized intersections.

Table 1. Level of Service definitions

LEVEL OF SERVICE	Control Delay per Vehicle (seconds)	
	Unsignalized Intersection	Signalized Intersection
A	$\leq 10$	$\leq 10$
B	$>10$ and $\leq 15$	$>10$ and $\leq 20$
C	$>15$ and $\leq 25$	$>20$ and $\leq 35$
D	$>25$ and $\leq 35$	$>35$ and $\leq 55$
E	$>35$ and $\leq 50$	$>55$ and $\leq 80$
F	$>50$	$>80$

Twelve hours of traffic counts were collected at the intersection of US 701 and Exodus Drive in late August 2021. The traffic counts are included in Appendix A

The morning and afternoon peak hour volumes are increased by 3% to account for lower traffic volumes due to Covid 19. The 3% increase is based on a comparison of data from Tuesday, August 20, 2019, (pre-Covid 19 conditions) and Tuesday, August 24, 2021, (the date of the traffic counts) taken from SCDOT's continuous count station 0074 on Johnson Road in Georgetown County. The existing traffic volumes with the 3% increase are the 2021 base traffic volumes.



## FIGURE 1

### PROJECT LOCATION MAP

CYPRESS RESERVE

GEORGETOWN COUNTY, SC

J-29192.0000



Table 2. Current Levels of Service (2021)

Intersection	Control	2021 AM Peak Hour		2021 PM Peak Hour	
		LOS	DELAY (sec)	LOS	DELAY (sec)
US 701 and Exodus Drive	Stop				
WB approach (Exodus Drive)		B	11	B	12
SB left turns (US 701)		A	8	A	0 (No lefts)

### 3. BACKGROUND TRAFFIC GROWTH

SCDOT Traffic Count Site # 145 is located on US 701 adjacent to the project site. Historical traffic volumes at this count station are used to determine a background growth rate for traffic volumes. Table 3 shows annual traffic volumes for the years 2010 to 2019. (2020 volumes are not used due to impacts from Covid 19.)

Table 3. Historical ADT volumes on US 701 at SCDOT Count Station 145

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ADT	3700	3500	3400	3300	3800	4300	4400	5400	4400	4700

US 701 has experienced approximately 2.5% annual growth over the nine years from 2010 to 2019. The 2021 base peak hour volumes are raised by 2.5% per year to estimate the 2026 no build conditions. The existing and no build volumes are shown in **Figure 2**.

### 4. TRIP GENERATION

For the traffic analyses on US 701, trips generated by the proposed development are estimated using the standard rates from the Institute of Transportation Engineers, Trip Generation, 10<sup>th</sup> Edition, 2017. The development includes 456 single family units and four acres of commercial development. Trip generation is shown in Table 4, and the calculations are included in Appendix C.

Table 4. Trip Generation

Land Use	Daily	AM Peak		PM Peak	
		Enter	Exit	Enter	Exit
Single-Family Detached Housing 456 dwelling units – ITE 210	4,305	84	253	284	167
Shopping Center 35,000 sf – ITE 820	1,321	20	13	64	69
TOTAL	5,626	104	266	348	236

## 5. TRIP DISTRIBUTION

The primary site trip distribution patterns are assumed to split in accordance with the directional patterns observed in the recent counts, the site layout and surrounding road network. For this study, the general distribution assumptions are as follows:

- 20% to/from the north on US 701
- 80% to/from the south on US 701
  - 10% of residential trips to Exodus Drive
  - 70% of residential trips to US 701 to/from the south

The site-generated trips are assigned to the study intersections and access points based on the trip distribution assumptions. Due to the location of Plantersville Elementary School on Exodus Drive, ten percent of the residential trips are distributed to Exodus Drive. The primary site generated trips are shown in **Figure 3**.

In addition to primary trips, some of the pm peak hour commercial trips are expected to be pass by trips. Based on existing traffic patterns and ITE pass by trip rates for retail uses, pass by trips are developed for the site. The pass by site generated trips are shown in **Figure 4**.

## 6. FUTURE (NO-BUILD/BUILD OUT) CONDITIONS

The site generated volumes (Figures 3 and 4) are added to the no build volumes (Figure 2) to determine the morning and afternoon build out peak hour volumes (**Figure 5**).

### Turn Lane Analysis

*Figure 9.5-D, Volume Guidelines for Left-Turn Lanes at Unsignalized Intersections on Two-Lane Highways (55mph)*, was consulted to determine if the projected left-turning trips into the development meet the need for left turn lanes on US 701. Similarly, *Figure 9.5-A, Volume Guidelines for Right-Turn Lanes at Unsignalized Intersections on Two-Lane Highways*, was consulted to determine if the projected right-turning trips into the development meet the need for right turn lanes on US 701. Based on the graphs, the left-turning volumes into the site meet the minimum thresholds for left turn lanes on US 701 at the southern and the central access points. Right-turning volumes into the site do not meet the thresholds for right turn lanes on US 701. The turn lane analyses are included in Appendix G.

Table 5 shows the intersection Levels of Service with and without the proposed development. Synchro reports for the build out volumes are included in Appendix D.

Table 5. Future Levels of Service (2026)

Intersection	Control	2026 AM Peak Hour		2026 PM Peak Hour	
		No-Build (LOS/DELAY)	Build Out (LOS/DELAY)	No-Build (LOS/DELAY)	Build Out (LOS/DELAY)
US 701 & Exodus Drive	Stop				
WB approach (Exodus Drive)		B / 12	C / 16	B / 12	C / 16
SB approach lefts (US 701)		A / 8	A / 8	A / 0	A / 9
US 701 & Northern Access	Stop				
EB approach (access)		-	B / 11	-	B / 11
NB approach lefts (US 701)		-	A / 8	-	A / 8
US 701 & Center Access	Stop				
EB approach (access))		-	B / 12	-	C / 20
NB approach lefts (US 701)		-	B / 14	-	A / 10
US 701 & Southern Access	Stop				
EB approach (access)		-	C / 15	-	C / 23
NB approach lefts (US 701)		-	B / 12	-	B / 10
		-		-	
		-		-	

All of the study intersections are projected to operate at acceptable levels of service at build out during the AM and PM peak hours with the existing stop control. Northbound left turn lanes are included in the analyses for the southern and central driveway, and a southbound left turn lane is included in the analyses for the intersection of US 701 and Exodus Drive.

## 7. SUMMARY / CONCLUSIONS

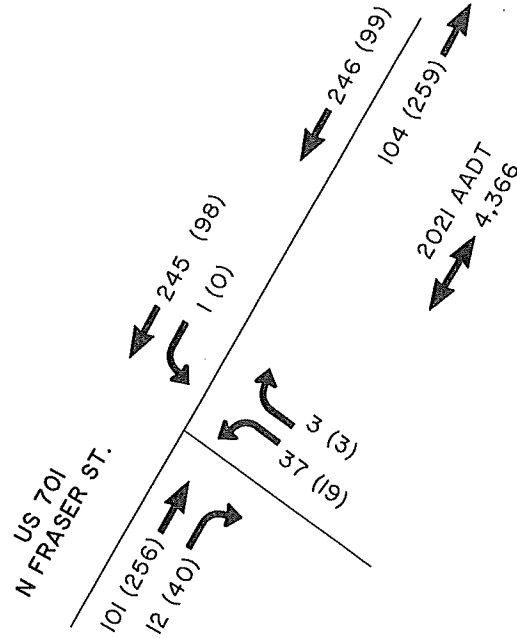
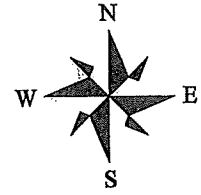
A residential development with a small commercial component is proposed on US 701 in Georgetown County, South Carolina. The development is envisioned to include 456 single family homes and four acres of commercial development. The site has three proposed access points on US 701 and build out is anticipated by 2026.

Left turn lane warrants are met for the US 701 northbound approaches to the southern and central access points. The left turn lane warrant is not met at the northern access point. Right turn lane warrants are not met at the three access points.

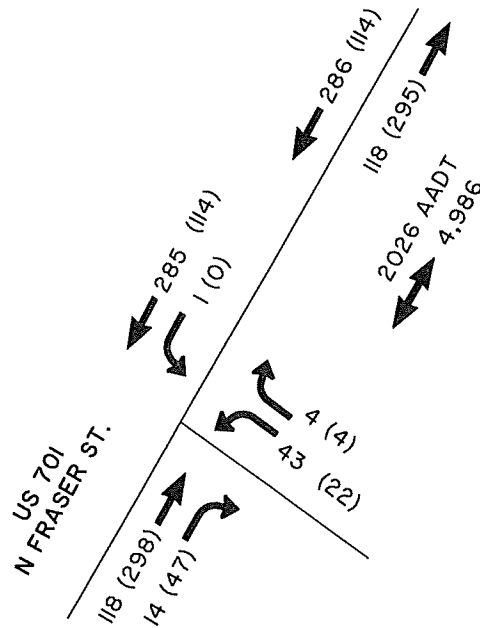
Based on the configuration of the site driveways, widening is recommended to provide three lanes on US 701 between Exodus Drive and the central access. Between Exodus Drive and the southern access, the center lane will function as a left turn/center turn lane per MUTCD Figure 3B-7, as shown in Appendix C.

The study intersections along US 701 all operate at acceptable levels of service during the peak hours of the build out condition (2026), with stop sign control and the auxiliary turn lanes recommended above.

Peak Hours:  
 AM: 7:00 - 8:00  
 PM: 4:45 - 5:45



EXISTING 2021 TRAFFIC VOLUMES



NO BUILD 2026 TRAFFIC VOLUMES

Traffic volumes increased by 3% to account for Covid 19 impacts

2.5% annual growth added to 2021 volumes to develop 2026 traffic projections.  
 Factor = 1.131.

AM PK HR VOLUME (PM PK HR VOLUME)

FIGURE

2

CYPRESS RESERVE

EXISTING 2021 & NO BUILD 2026 TRAFFIC VOLUMES

CLIENT:  
 DR HORTON, INC.

LOCATION: GEORGETOWN CO., SC  
 DATE: SEPTEMBER 2021  
 JOB NUMBER: J-29192.0000

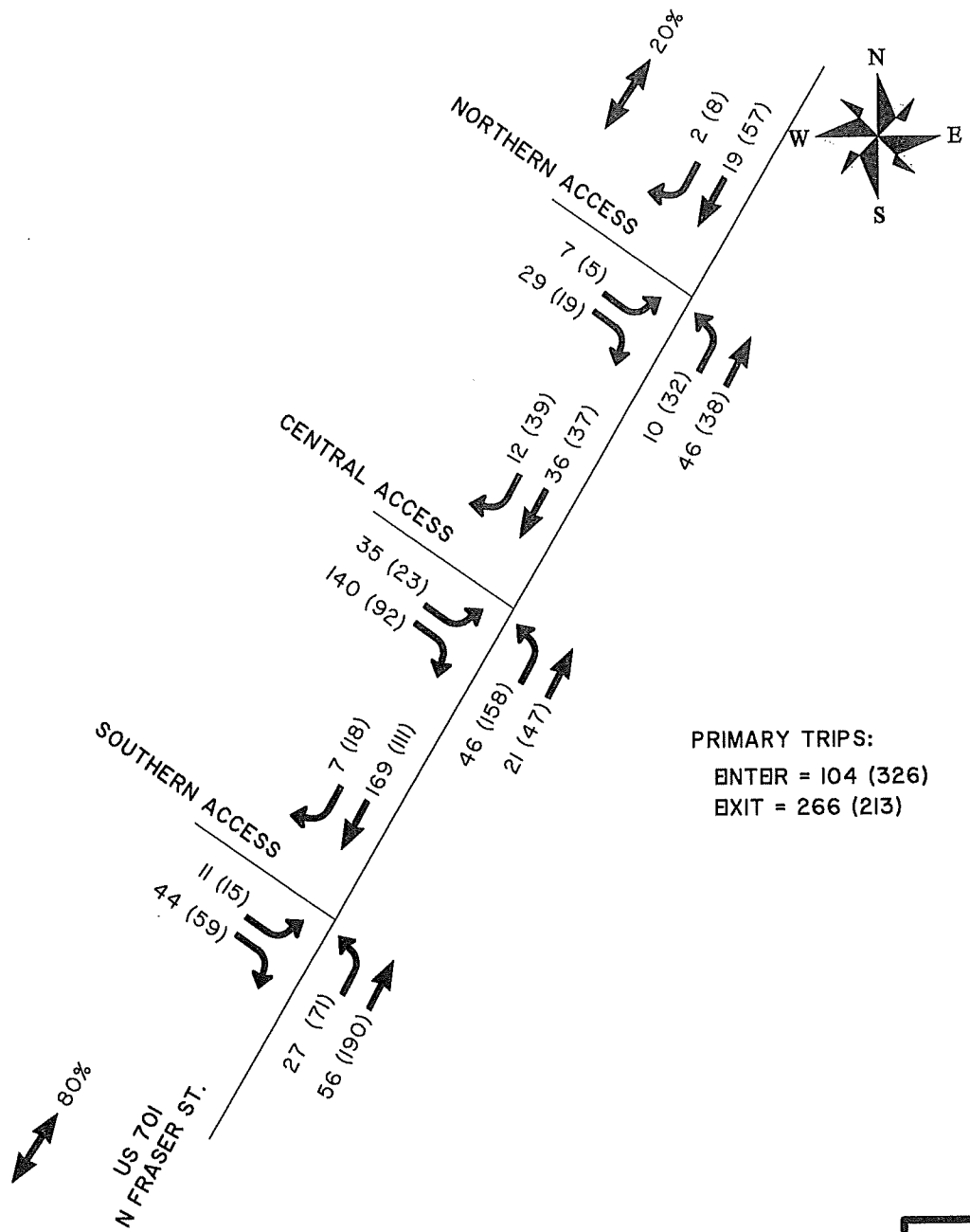
DRAWN BY: MB  
 REVIEWED BY: TAO

SHEET: FIGURE 2  
 SCALE: NTS



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AM PK HR VOLUME (PM PK HR VOLUME)

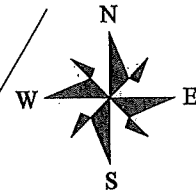
**FIGURE**  
**3**

**CYPRESS RESERVE**  
 SITE-GENERATED PRIMARY TRIPS  
 CLIENT:  
**DR HORTON, INC.**  
 LOCATION: GEORGETOWN COUNTY, SC  
 DATE: SEPTEMBER 2021  
 JOB NUMBER: J-29192

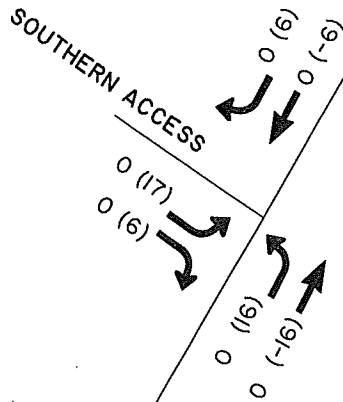
DRAWN BY: MB  
 REVIEWED BY: TAO

SHEET: FIGURE 3  
 SCALE: NTS

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US 701  
N FRASER ST.



PASS BY TRIPS:  
 ENTER = 0 (22)  
 EXIT = 0 (23)

AM PK HR VOLUME (PM PK HR VOLUME)

FIGURE

4

# CYPRESS RESERVE

SITE-GENERATED PASS BY TRIPS

CLIENT:

DR HORTON

LOCATION: GEORGETOWN COUNTY, SC

DATE: SEPTEMBER 2021

DRAWN BY: MB

SHEET: FIGURE 4

JOB NUMBER: J-29192

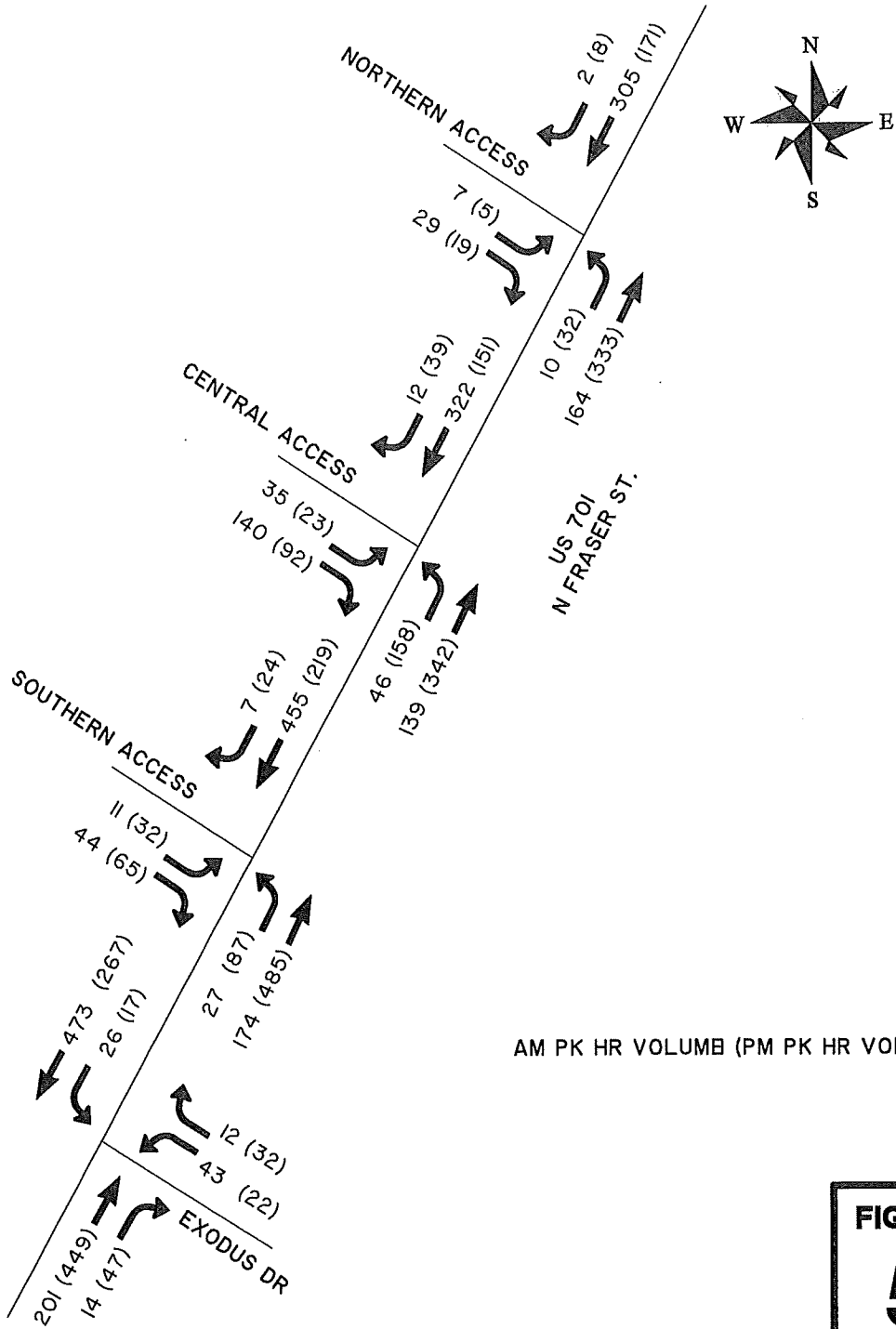
REVIEWED BY: TAO

SCALE: NTS



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**FIGURE**  
**5**

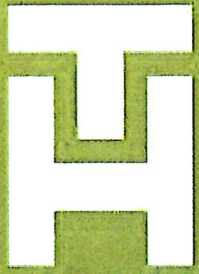
**CYPRESS RESERVE**  
 2026 BUILD OUT PEAK HOUR VOLUMES  
 CLIENT:  
 DR HORTON, INC.  
 LOCATION: GEORGETOWN COUNTY, SC  
 DATE: SEPTEMBER 2021  
 JOB NUMBER: J-29192.0000

DRAWN BY: MB  
 REVIEWED BY: TAO

SHEET: FIGURE 6  
 SCALE: NTS

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**TRAFFIC IMPACT ANALYSIS**  
CYPRESS RESERVE

**APPENDIX A**  
EXISTING TRAFFIC COUNTS

J – 29192.0000

September 2021

# SHORT COUNTS, LLC

735 Maryland St  
Columbia, SC 29201

*We can't say we're the Best, but you Can!*

File Name : US 701 @ Exodus Dr

Site Code :

Start Date : 08/24/2021

Page No : 1

## Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	US 701 Southbound				Exodus Dr Westbound				US 701 Northbound				Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	67	0	0	8	0	1	0	0	26	6	0	0	0	0	0	108
07:15	0	60	0	0	8	0	1	0	0	27	2	0	0	0	0	0	98
07:30	0	67	0	0	8	0	1	0	0	26	2	0	0	0	0	0	104
07:45	1	51	0	0	13	0	0	0	0	22	2	0	0	0	0	0	89
Total	1	245	0	0	37	0	3	0	0	101	12	0	0	0	0	0	399
08:00	0	61	0	0	3	0	0	0	0	16	4	0	0	0	0	0	84
08:15	0	55	0	0	5	0	0	0	0	24	3	0	0	0	0	0	87
08:30	0	68	0	0	1	0	0	0	0	16	3	0	0	0	0	0	88
08:45	0	47	0	0	8	0	0	0	0	13	2	0	0	0	0	0	70
Total	0	231	0	0	17	0	0	0	0	69	12	0	0	0	0	0	329
09:00	0	45	0	0	2	0	0	0	0	17	5	0	0	0	0	0	69
09:15	0	42	0	0	6	0	0	0	0	21	3	0	0	0	0	0	72
09:30	0	38	0	0	3	0	0	0	0	20	4	0	0	0	0	0	65
09:45	0	42	0	0	3	0	1	0	0	28	2	0	0	0	0	0	76
Total	0	167	0	0	14	0	1	0	0	86	14	0	0	0	0	0	282
10:00	0	39	0	0	2	0	0	0	0	27	1	0	0	0	0	0	69
10:15	0	34	0	0	5	0	0	0	0	33	4	0	0	0	0	0	76
10:30	0	20	0	0	6	0	0	0	0	21	2	0	0	0	0	0	49
10:45	0	36	0	0	2	0	0	0	0	29	6	0	0	0	0	0	73
Total	0	129	0	0	15	0	0	0	0	110	13	0	0	0	0	0	267
11:00	0	30	0	0	7	0	0	0	0	24	1	0	0	0	0	0	62
11:15	0	22	0	0	5	0	1	0	0	26	1	0	0	0	0	0	55
11:30	0	32	0	0	9	0	0	0	0	33	5	0	0	0	0	0	79
11:45	0	26	0	0	6	0	0	0	0	36	5	0	0	0	0	0	73
Total	0	110	0	0	27	0	1	0	0	119	12	0	0	0	0	0	269
12:00	0	26	0	0	3	0	0	0	0	46	3	0	0	0	0	0	78
12:15	1	29	0	0	5	0	0	0	0	27	5	0	0	0	0	0	67
12:30	1	39	0	0	5	0	1	0	0	35	7	0	0	0	0	0	88
12:45	0	24	0	0	5	0	2	0	0	22	2	0	0	0	0	0	55
Total	2	118	0	0	18	0	3	0	0	130	17	0	0	0	0	0	288
13:00	1	24	0	0	8	0	0	0	0	34	3	0	0	0	0	0	70
13:15	0	32	0	0	3	0	0	0	0	37	5	0	0	0	0	0	77
13:30	0	25	0	0	6	0	1	0	0	38	9	0	0	0	0	0	79
13:45	1	20	0	0	5	0	1	0	0	32	6	0	0	0	0	0	65
Total	2	101	0	0	22	0	2	0	0	141	23	0	0	0	0	0	291
14:00	1	22	0	0	5	0	1	0	0	35	3	0	0	0	0	0	67
14:15	0	33	0	0	6	0	0	0	0	43	4	0	0	0	0	0	86
14:30	2	37	0	0	3	0	0	0	0	44	6	0	0	0	0	0	92
14:45	0	30	0	0	3	0	2	0	0	52	6	0	0	0	0	0	93
Total	3	122	0	0	17	0	3	0	0	174	19	0	0	0	0	0	338
15:00	0	19	0	0	7	0	0	0	0	50	4	0	0	0	0	0	80
15:15	0	28	0	0	8	0	0	0	0	44	12	0	0	0	0	0	92
15:30	0	31	0	0	6	0	0	0	0	62	7	0	0	0	0	0	106
15:45	0	23	0	0	5	0	0	0	0	60	7	0	0	0	0	0	95
Total	0	101	0	0	26	0	0	0	0	216	30	0	0	0	0	0	373
16:00	0	36	0	0	7	0	1	0	0	53	7	0	0	0	0	0	104

# SHORT COUNTS, LLC

735 Maryland St  
Columbia, SC 29201

*We can't say we're the Best, but you Can!*

File Name : US 701 @ Exodus Dr

Site Code :

Start Date : 08/24/2021

Page No : 2

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	US 701 Southbound				Exodus Dr Westbound				US 701 Northbound				Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
16:15	1	28	0	0	4	0	1	0	0	51	8	0	0	0	0	0	93
16:30	0	33	0	0	10	0	1	0	0	43	8	0	0	0	0	0	95
16:45	0	33	0	0	2	0	1	0	0	66	9	0	0	0	0	0	111
Total	1	130	0	0	23	0	4	0	0	213	32	0	0	0	0	0	403
17:00	0	18	0	0	1	0	0	0	0	53	9	0	0	0	0	0	81
17:15	0	28	0	1	8	0	1	0	0	77	10	0	0	0	0	0	125
17:30	0	19	0	0	8	0	1	0	0	60	12	0	0	0	0	0	100
17:45	1	36	0	0	4	0	0	2	0	60	8	0	0	0	0	0	111
Total	1	101	0	1	21	0	2	2	0	250	39	0	0	0	0	0	417
18:00	1	30	0	0	5	0	1	0	0	50	4	0	0	0	0	0	91
18:15	3	26	0	0	2	0	1	0	0	42	3	0	0	0	0	0	77
18:30	1	25	0	0	5	0	1	0	0	35	6	0	0	0	0	0	73
18:45	1	21	0	0	0	0	0	0	0	29	7	0	0	0	0	0	58
Total	6	102	0	0	12	0	3	0	0	156	20	0	0	0	0	0	299
Grand Total	16	1657	0	1	249	0	22	2	0	1765	243	0	0	0	0	0	3955
Apprch %	1	99	0	0.1	91.2	0	8.1	0.7	0	87.9	12.1	0	0	0	0	0	
Total %	0.4	41.9	0	0	6.3	0	0.6	0.1	0	44.6	6.1	0	0	0	0	0	
Passenger Vehicles	15	1406	0	1	247	0	17	2	0	1487	235	0	0	0	0	0	3410
Passenger Vehicles	93.8	84.9	0	100	99.2	0	77.3	100	0	84.2	96.7	0	0	0	0	0	86.2
Heavy Vehicles	1	246	0	0	1	0	1	0	0	274	4	0	0	0	0	0	527
% Heavy Vehicles	6.2	14.8	0	0	0.4	0	4.5	0	0	15.5	1.6	0	0	0	0	0	13.3
Buses	0	5	0	0	1	0	4	0	0	4	4	0	0	0	0	0	18
% Buses	0	0.3	0	0	0.4	0	18.2	0	0	0.2	1.6	0	0	0	0	0	0.5



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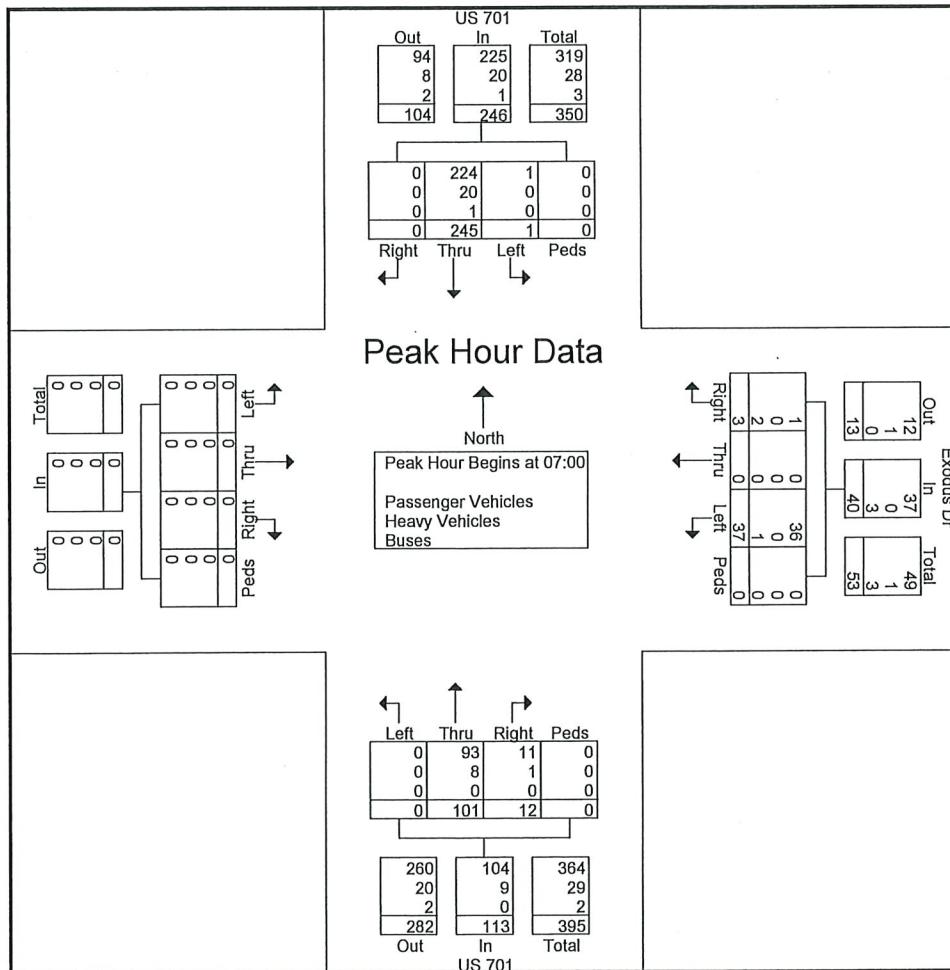
File Name : US 701 @ Exodus Dr

Site Code :

Start Date : 08/24/2021

Page No : 4

Start Time	US 701 Southbound					Exodus Dr Westbound					US 701 Northbound					Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	0	67	0	0	67	8	0	1	0	9	0	26	6	0	32	0	0	0	0	0	108
07:15	0	60	0	0	60	8	0	1	0	9	0	27	2	0	29	0	0	0	0	0	98
07:30	0	67	0	0	67	8	0	1	0	9	0	26	2	0	28	0	0	0	0	0	104
07:45	1	51	0	0	52	13	0	0	0	13	0	22	2	0	24	0	0	0	0	0	89
Total Volume	1	245	0	0	246	37	0	3	0	40	0	101	12	0	113	0	0	0	0	0	399
% App. Total	0.4	99.6	0	0		92.5	0	7.5	0		0	89.4	10.6	0		0	0	0	0		
PHF	.250	.914	.000	.000	.918	.712	.000	.750	.000	.769	.000	.935	.500	.000	.883	.000	.000	.000	.000	.000	.924
Passenger Vehicles	1	224	0	0	225	36	0	1	0	37	0	93	11	0	104	0	0	0	0	0	366
% Passenger Vehicles																					
Heavy Vehicles	0	20	0	0	20	0	0	0	0	0	0	8	1	0	9	0	0	0	0	0	29
% Heavy Vehicles	0	8.2	0	0	8.1	0	0	0	0	0	0	7.9	8.3	0	8.0	0	0	0	0	0	7.3
Buses	0	1	0	0	1	1	0	2	0	3	0	0	0	0	0	0	0	0	0	0	4
% Buses	0	0.4	0	0	0.4	2.7	0	66.7	0	7.5	0	0	0	0	0	0	0	0	0	0	1.0



# SHORT COUNTS, LLC

735 Maryland St  
Columbia, SC 29201

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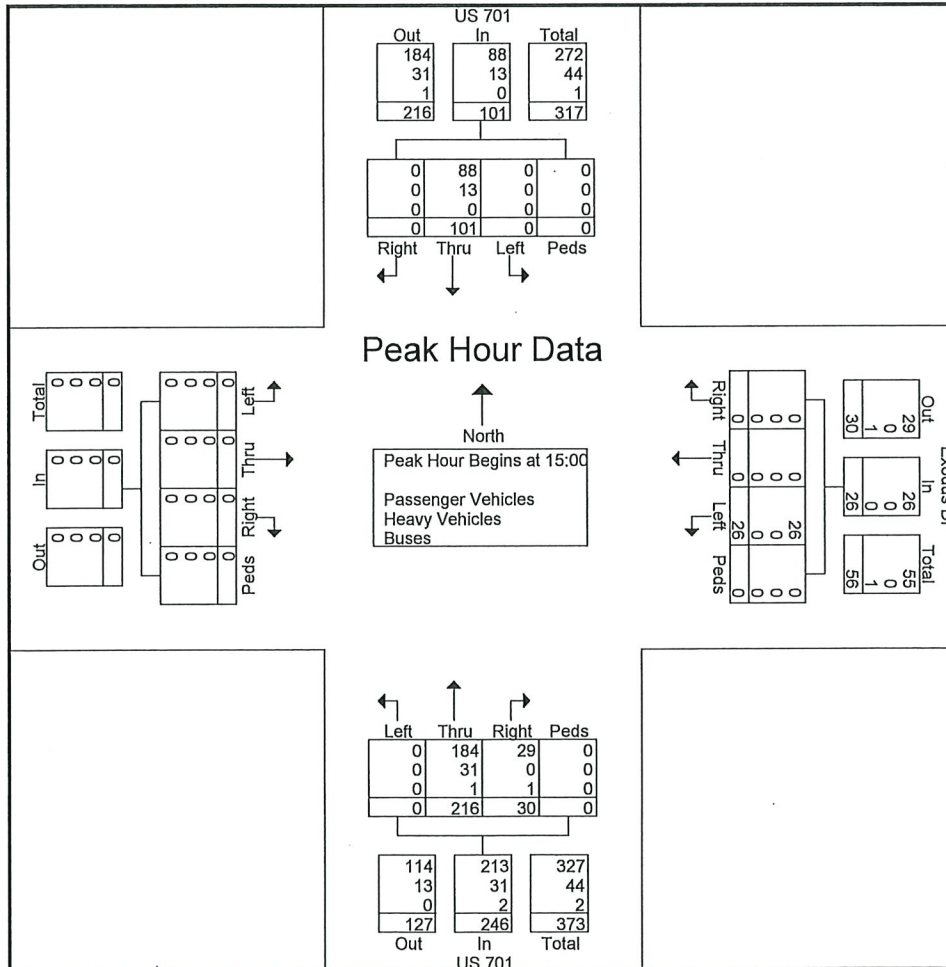
File Name : US 701 @ Exodus Dr

Site Code :

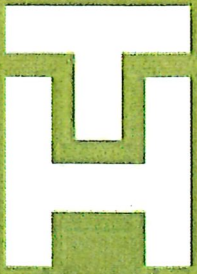
Start Date : 08/24/2021

Page No : 6

Start Time	US 701 Southbound					Exodus Dr Westbound					US 701 Northbound					Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 14:00 to 15:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 15:00																					
15:00	0	19	0	0	19	7	0	0	0	7	0	50	4	0	54	0	0	0	0	0	80
15:15	0	28	0	0	28	8	0	0	0	8	0	44	12	0	56	0	0	0	0	0	92
15:30	0	31	0	0	31	6	0	0	0	6	0	62	7	0	69	0	0	0	0	0	106
15:45	0	23	0	0	23	5	0	0	0	5	0	60	7	0	67	0	0	0	0	0	95
Total Volume	0	101	0	0	101	26	0	0	0	26	0	216	30	0	246	0	0	0	0	0	373
% App. Total	0	100	0	0	100	100	0	0	0	100	0	87.8	12.2	0	100	0	0	0	0	0	100
PHF	.000	.815	.000	.000	.815	.813	.000	.000	.000	.813	.000	.871	.625	.000	.891	.000	.000	.000	.000	.000	.880
Passenger Vehicles	0	88	0	0	88	26	0	0	0	26	0	184	29	0	213	0	0	0	0	0	327
% Passenger Vehicles	0	13	0	0	13	0	0	0	0	0	0	31	0	0	31	0	0	0	0	0	44
Heavy Vehicles	0	12.9	0	0	12.9	0	0	0	0	0	0	14.4	0	0	12.6	0	0	0	0	0	11.8
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	2
Buses	0	0	0	0	0	0	0	0	0	0	0	0.5	3.3	0	0.8	0	0	0	0	0	0.5
% Buses	0	0	0	0	0	0	0	0	0	0	0	0.5	3.3	0	0.8	0	0	0	0	0	0.5







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**TRAFFIC IMPACT ANALYSIS**  
CYPRESS RESERVE

**APPENDIX B**  
SYNCHRO/HCM 6<sup>TH</sup> ANALYSIS  
2021 EXISTING PEAK HOUR VOLUMES

J – 29192.0000

September 2021

Intersection						
Int Delay, s/veh	1.1					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	Y		B			↑
Traffic Vol, veh/h	38	3	104	12	1	252
Future Vol, veh/h	38	3	104	12	1	252
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	67	8	0	9	0
Mvmt Flow	41	3	113	13	1	274

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	396	120	0	0	126
Stage 1	120	-	-	-	-
Stage 2	276	-	-	-	-
Critical Hdwy	6.43	6.87	-	-	4.19
Critical Hdwy Stg 1	5.43	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-
Follow-up Hdwy	3.527	3.903	-	-	2.281
Pot Cap-1 Maneuver	607	782	-	-	1418
Stage 1	903	-	-	-	-
Stage 2	768	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	606	782	-	-	1418
Mov Cap-2 Maneuver	606	-	-	-	-
Stage 1	903	-	-	-	-
Stage 2	767	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	11.3	0	0
HCM LOS	B		

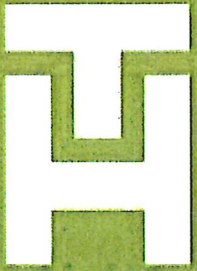
Minor Lane/Major Mvmt	NET	NER	WBLn1	SWL	SWT
Capacity (veh/h)	-	-	616	1418	-
HCM Lane V/C Ratio	-	-	0.072	0.001	-
HCM Control Delay (s)	-	-	11.3	7.5	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	Y		+			+
Traffic Vol, veh/h	20	3	264	41	0	101
Future Vol, veh/h	20	3	264	41	0	101
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	83	83	83	83	83
Heavy Vehicles, %	5	0	14	3	11	0
Mvmt Flow	22	4	318	49	0	122

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	465	343	0	0	367	0
Stage 1	343	-	-	-	-	-
Stage 2	122	-	-	-	-	-
Critical Hdwy	6.45	6.2	-	-	4.21	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.3	-	-	2.299	-
Pot Cap-1 Maneuver	550	704	-	-	1144	-
Stage 1	712	-	-	-	-	-
Stage 2	896	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	550	704	-	-	1144	-
Mov Cap-2 Maneuver	550	-	-	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	896	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	-	568	1144
HCM Lane V/C Ratio	-	-	0.045	-
HCM Control Delay (s)	-	-	11.6	0
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0



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**TRAFFIC IMPACT ANALYSIS**  
CYPRESS RESERVE

**APPENDIX C**  
TRIP GENERATION CALCULATIONS

J – 29192.0000

September 2021

From ITE Trip Generation Manual, 10th Edition, Volume 2

Cypress Reserve Northern Access

**Land Use: 210 - Single-Family Detached Housing**  
65 Dwelling Units

Weekday - Vehicle Trip Ends vs Dwelling Unit

Daily Trips:  $T = 9.44 * (X)$

Directional Distribution: 50% entering, 50% exiting

Weekday	Total Trips	Entering Trips	Exiting Trips
	614	307	307

Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 am

AM Peak Hour Trips:  $T = 0.74 * (X)$

Directional Distribution: 25% entering, 75% exiting

AM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	48	12	36

Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 pm

PM Peak Hour Trips:  $T = 0.99 * (X)$

Directional Distribution: 63% entering, 37% exiting

PM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	64	40	24

From ITE Trip Generation Manual, 10th Edition, Volume 2

Cypress Reserve Center Access

**Land Use: 210 - Single-Family Detached Housing**

315 Dwelling Units

Weekday - Vehicle Trip Ends vs Dwelling Unit

Daily Trips:  $T = 9.44 * (X)$

Directional Distribution: 50% entering, 50% exiting

Weekday	Total Trips	Entering Trips	Exiting Trips
	2974	1487	1487

Weekday, Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 am

AM Peak Hour Trips:  $T = 0.74 * (X)$

Directional Distribution: 25% entering, 75% exiting

AM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	233	58	175

Weekday, Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 pm

PM Peak Hour Trips:  $T = 0.99 * (X)$

Directional Distribution: 63% entering, 37% exiting

PM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	312	197	115

From ITE Trip Generation Manual, 10th Edition, Volume 2

Cypress Reserve Southern Access

**Land Use: 210 - Single-Family Detached Housing**  
76 Dwelling Units

Weekday - Vehicle Trip Ends vs Dwelling Unit  
Daily Trips:  $T = 9.44 * (X)$   
Directional Distribution: 50% enter, 50% exit

Weekday	Total Trips	Entering Trips	Exiting Trips
	717	359	359

Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 am  
AM Peak Hour Trips:  $T = 0.74 * (X)$   
Directional Distribution: 25% enter, 75% exit

AM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	56	14	42

Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 pm  
PM Peak Hour Trips:  $T = 0.99 * (X)$   
Directional Distribution: 63% enter, 37% exit

PM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	75	47	28

**Land Use: 820 - Shopping Center**  
35 ksf

Weekday - Vehicle Trip Ends vs Dwelling Unit  
Daily Trips:  $T = 37.75 * (X)$   
Directional Distribution: 50% enter, 50% exit

Weekday	Total Trips	Entering Trips	Exiting Trips
	1321	661	661

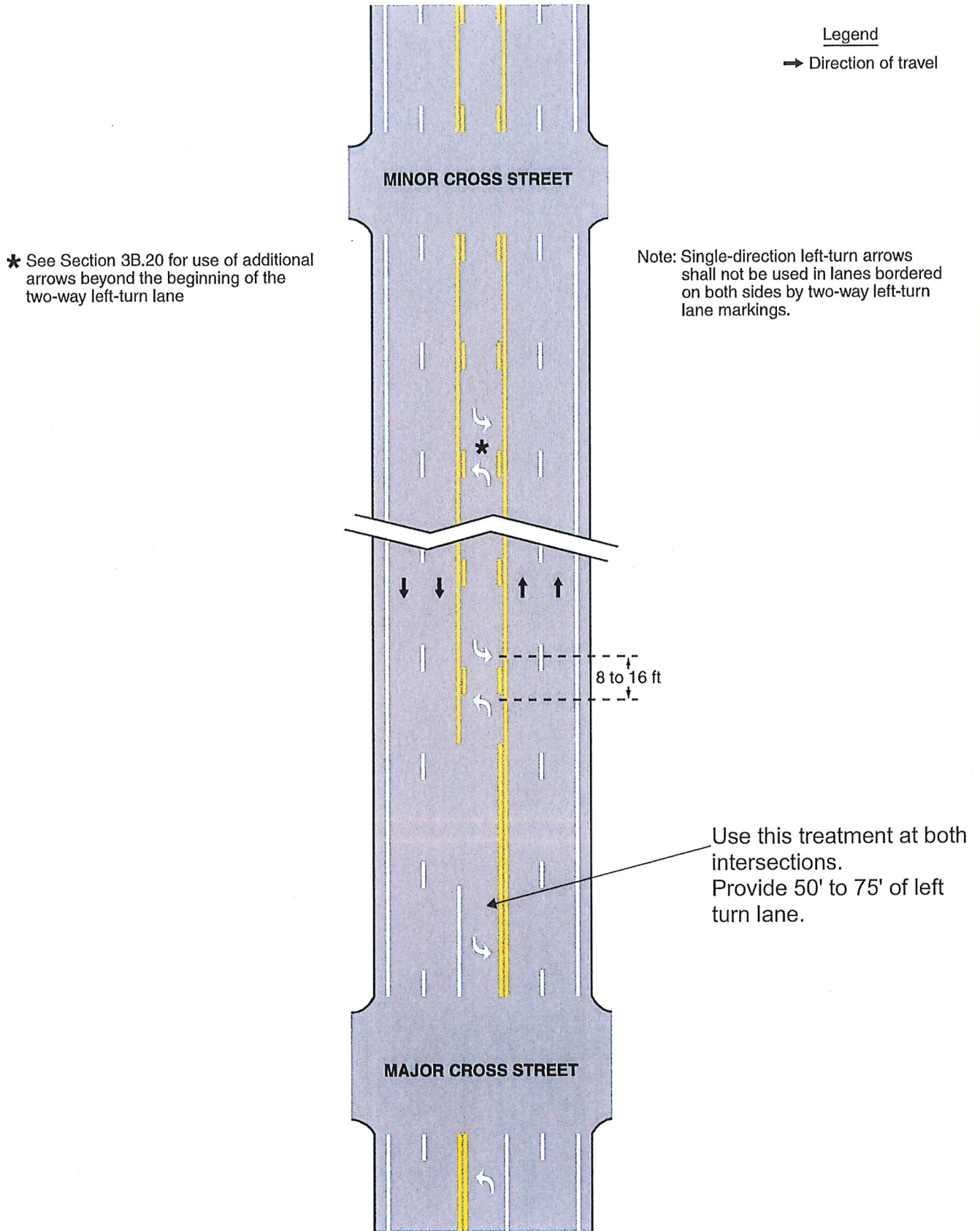
Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 am  
AM Peak Hour Trips:  $T = 0.94 * (X)$   
Directional Distribution: 62% enter, 38% exit

AM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	33	20	13

Weekday, Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 pm  
PM Peak Hour Trips:  $T = 3.81 * (X)$   
Directional Distribution: 48% enter, 52% exit

PM Peak Hour	Total Trips	Entering Trips	Exiting Trips
	133	64	69
Primary Trips	66%	42	46
Pass By Trips	34%	22	23

**Figure 3B-7. Example of Two-Way Left-Turn Lane Marking Applications**





VICINITY MAP  
SCALE 1" = 400'

**PHASE SUMMARY**

PHASE	LOTS	UPLAND AREA (SQ. FT.)	WETLAND AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	50	22,310	12,100	34,410
2	100	34,410	18,600	53,010
3	25	23,000	0.3	23,000
4	84	17,600	1,800	19,400
5	59	16,900	13,500	30,400
6	53	12,800	0.0	12,800
7	78	27,000	32,100	59,100
COMM.		3,200	0.6	3,800
TOTAL	458	180,700	77,700	258,400

- NOTE:**
- WETLANDS SHOWN ARE APPROXIMATE ONLY. A COMPLETED WETLAND SURVEY MAY ADJUST AREA AND UNIT TOTALS.
  - WATER AND SEWER PROVIDED BY GEORGETOWN COUNTY WATER & SEWER AUTHORITY.
  - PHASES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

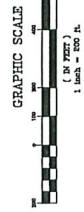
DEVELOPMENT SUMMARY

OWNER: HONWOOD PROPERTIES, LLC  
 CURRENT ZONING: FA  
 PROPOSED ZONING: PDD  
 CURRENT LAND USE: UNDEVELOPED  
 FUTURE LAND USE: URBAN COMMUNITIES

DEVELOPMENT STANDARDS:  
 MINIMUM LOT AREA: 8,000 SQ. FT.  
 MINIMUM LOT WIDTH: 32 FT.  
 FRONT YARD: 20 FT.  
 SIDE YARD: 8 FT.  
 REAR YARD: 20 FT.

TOTAL LOTS: 458  
 COMMERCIAL AREA: 8.4 AC.  
 WETLAND AREA: 3,238 AC.  
 OPEN SPACE AREA: 3,238 AC.  
 R/W AREA: 3,238 AC.  
 POND AREA: 3,238 AC.  
 LOT AREA: 3,238 AC.  
 TOTAL AREA: 3,238 AC.

FEMA MAP PANEL: 4500000130D  
 FLOOD ZONE: X, AE

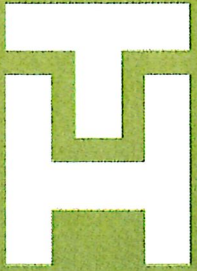


Conceptual Plan  
 Cypress Reserve  
 Georgetown County, South Carolina

PREPARED FOR:  
 D.R. Horton, Inc.

PREPARED BY:  
**THOMAS HUTTON**  
 411 MARKET STREET, SUITE 200  
 FAYETTEVILLE, NC 28531-1500  
 www.thomashutton.com

DATE: 08/11/2011  
 SCALE: 1" = 400'



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## **TRAFFIC IMPACT ANALYSIS**

CYPRESS RESERVE

### **APPENDIX D**

SYNCHRO/HCM 6<sup>TH</sup> ANALYSIS  
2026 NO-BUILD PEAK HOUR VOLUMES

J – 29192.0000

September 2021

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	Y		Y			Y
Traffic Vol, veh/h	43	4	118	14	1	285
Future Vol, veh/h	43	4	118	14	1	285
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	67	8	0	9	0
Mvmt Flow	47	4	128	15	1	310

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	448	136	0	0	143	0
Stage 1	136	-	-	-	-	-
Stage 2	312	-	-	-	-	-
Critical Hdwy	6.43	6.87	-	-	4.19	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.903	-	-	2.281	-
Pot Cap-1 Maneuver	567	765	-	-	1398	-
Stage 1	888	-	-	-	-	-
Stage 2	740	-	-	-	-	-
Platoon blocked, %						
Mov Cap-1 Maneuver	566	765	-	-	1398	-
Mov Cap-2 Maneuver	566	-	-	-	-	-
Stage 1	888	-	-	-	-	-
Stage 2	739	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	11.8	0	0
HCM LOS	B		

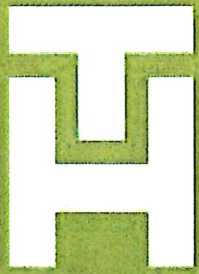
Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	-	579	1398
HCM Lane V/C Ratio	-	-	0.088	0.001
HCM Control Delay (s)	-	-	11.8	7.6
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.3	0

Intersection						
Int Delay, s/veh	0.6					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	W		T			T
Traffic Vol, veh/h	22	4	298	47	0	114
Future Vol, veh/h	22	4	298	47	0	114
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	83	83	83	83	83
Heavy Vehicles, %	5	0	14	3	11	0
Mvmt Flow	24	5	359	57	0	137

Major/Minor	Minor1	Major1	Major2	Major3	Major4
Conflicting Flow All	525	388	0	0	416
Stage 1	388	-	-	-	-
Stage 2	137	-	-	-	-
Critical Hdwy	6.45	6.2	-	-	4.21
Critical Hdwy Stg 1	5.45	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-
Follow-up Hdwy	3.545	3.3	-	-	2.299
Pot Cap-1 Maneuver	508	665	-	-	1096
Stage 1	679	-	-	-	-
Stage 2	882	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	508	665	-	-	1096
Mov Cap-2 Maneuver	508	-	-	-	-
Stage 1	679	-	-	-	-
Stage 2	882	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	12.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	-	529	1096
HCM Lane V/C Ratio	-	-	0.054	-
HCM Control Delay (s)	-	-	12.2	0
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.2	0



THOMAS  
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**TRAFFIC IMPACT ANALYSIS**  
CYPRESS RESERVE

**APPENDIX E**  
SYNCHRO/HCM 6<sup>TH</sup> ANALYSIS  
2026 BUILD OUT PEAK HOUR VOLUMES

J – 29192.0000

September 2021

Intersection						
Int Delay, s/veh	1.4					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	Y		T		T	T
Traffic Vol, veh/h	43	12	201	14	26	473
Future Vol, veh/h	43	12	201	14	26	473
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	3	30	8	0	9	0
Mvmt Flow	47	13	218	15	28	514

Major/Minor	Minor1	Major1	Major2	Major3	Major4	Major5
Conflicting Flow All	796	226	0	0	233	0
Stage 1	226	-	-	-	-	-
Stage 2	570	-	-	-	-	-
Critical Hdwy	6.43	6.5	-	-	4.19	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.57	-	-	2.281	-
Pot Cap-1 Maneuver	355	748	-	-	1294	-
Stage 1	809	-	-	-	-	-
Stage 2	564	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	347	748	-	-	1294	-
Mov Cap-2 Maneuver	347	-	-	-	-	-
Stage 1	809	-	-	-	-	-
Stage 2	552	-	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	15.8	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	-	393	1294
HCM Lane V/C Ratio	-	-	0.152	0.022
HCM Control Delay (s)	-	-	15.8	7.8
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NET	NER	SWL	SWT
Lane Configurations	W		T		T	T
Traffic Vol, veh/h	22	32	449	47	17	267
Future Vol, veh/h	22	32	449	47	17	267
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	75	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	5	0	14	3	11	0
Mvmt Flow	26	38	528	55	20	314

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	910	556	0	0	583
Stage 1	556	-	-	-	-
Stage 2	354	-	-	-	-
Critical Hdwy	6.45	6.2	-	-	4.21
Critical Hdwy Stg 1	5.45	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-
Follow-up Hdwy	3.545	3.3	-	-	2.299
Pot Cap-1 Maneuver	301	534	-	-	948
Stage 1	568	-	-	-	-
Stage 2	704	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	295	534	-	-	948
Mov Cap-2 Maneuver	295	-	-	-	-
Stage 1	568	-	-	-	-
Stage 2	689	-	-	-	-

Approach	WB	NE	SW
HCM Control Delay, s	15.7	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NET	NERWBLn1	SWL	SWT
Capacity (veh/h)	-	-	401	948
HCM Lane V/C Ratio	-	-	0.158	0.021
HCM Control Delay (s)	-	-	15.7	8.9
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.6	0.1

Intersection						
Int Delay, s/veh	1.3					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations	↔	↔	↔	↑	↔	
Traffic Vol, veh/h	11	44	27	174	455	7
Future Vol, veh/h	11	44	27	174	455	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	75	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	8	9	2
Mvmt Flow	12	48	30	191	500	8

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	755	504	508	0	-	0
Stage 1	504	-	-	-	-	-
Stage 2	251	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	376	568	1057	-	-	-
Stage 1	607	-	-	-	-	-
Stage 2	791	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	365	568	1057	-	-	-
Mov Cap-2 Maneuver	365	-	-	-	-	-
Stage 1	590	-	-	-	-	-
Stage 2	791	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	12.6	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1057	-	365	568	-	-
HCM Lane V/C Ratio	0.028	-	0.033	0.085	-	-
HCM Control Delay (s)	8.5	-	15.2	11.9	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	0.3	-	-

Intersection						
Int Delay, s/veh	2.3					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations	↖	↖	↖	↗	↗	↗
Traffic Vol, veh/h	32	65	87	485	219	24
Future Vol, veh/h	32	65	87	485	219	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	75	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	14	11	2
Mvmt Flow	38	76	102	571	258	28

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1047	272	286	0	-	0
Stage 1	272	-	-	-	-	-
Stage 2	775	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	767	1276	-	-	-
Stage 1	774	-	-	-	-	-
Stage 2	454	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	233	767	1276	-	-	-
Mov Cap-2 Maneuver	233	-	-	-	-	-
Stage 1	712	-	-	-	-	-
Stage 2	454	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	14.6	1.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1276	-	233	767	-	-
HCM Lane V/C Ratio	0.08	-	0.162	0.1	-	-
HCM Control Delay (s)	8.1	-	23.4	10.2	-	-
HCM Lane LOS	A	-	C	B	-	-
HCM 95th %tile Q(veh)	0.3	-	0.6	0.3	-	-

Intersection						
Int Delay, s/veh	3.6					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations						
Traffic Vol, veh/h	35	140	46	139	322	12
Future Vol, veh/h	35	140	46	139	322	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	8	9	2
Mvmt Flow	38	154	51	153	354	13

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	616	361	367	0	-	0
Stage 1	361	-	-	-	-	-
Stage 2	255	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	454	684	1192	-	-	-
Stage 1	705	-	-	-	-	-
Stage 2	788	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	434	684	1192	-	-	-
Mov Cap-2 Maneuver	434	-	-	-	-	-
Stage 1	675	-	-	-	-	-
Stage 2	788	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	12.3	2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1192	-	434	684	-	-
HCM Lane V/C Ratio	0.042	-	0.089	0.225	-	-
HCM Control Delay (s)	8.2	-	14.1	11.8	-	-
HCM Lane LOS	A	-	B	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	0.9	-	-

Intersection						
Int Delay, s/veh	3.2					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations	↔	↔	↔	↑	↔	
Traffic Vol, veh/h	23	92	158	342	151	39
Future Vol, veh/h	23	92	158	342	151	39
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	100	172	372	164	42

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	901	185	206	0	-	0
Stage 1	185	-	-	-	-	-
Stage 2	716	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	309	857	1365	-	-	-
Stage 1	847	-	-	-	-	-
Stage 2	484	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	270	857	1365	-	-	-
Mov Cap-2 Maneuver	270	-	-	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	484	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	11.8	2.5	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SELn2	SWT	SWR
Capacity (veh/h)	1365	-	270	857	-	-
HCM Lane V/C Ratio	0.126	-	0.093	0.117	-	-
HCM Control Delay (s)	8	-	19.7	9.8	-	-
HCM Lane LOS	A	-	C	A	-	-
HCM 95th %tile Q(veh)	0.4	-	0.3	0.4	-	-

Intersection						
Int Delay, s/veh	0.9					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	7	29	10	164	305	2
Future Vol, veh/h	7	29	10	164	305	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	8	9	2
Mvmt Flow	8	32	11	180	335	2

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	538	336	337	0	-	0
Stage 1	336	-	-	-	-	-
Stage 2	202	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	504	706	1222	-	-	-
Stage 1	724	-	-	-	-	-
Stage 2	832	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	499	706	1222	-	-	-
Mov Cap-2 Maneuver	499	-	-	-	-	-
Stage 1	717	-	-	-	-	-
Stage 2	832	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.9	0.5	0
HCM LOS	B		

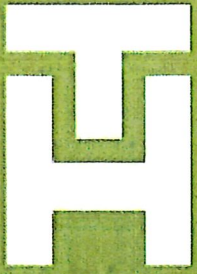
Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1222	-	653	-	-
HCM Lane V/C Ratio	0.009	-	0.061	-	-
HCM Control Delay (s)	8	0	10.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection						
Int Delay, s/veh	0.9					
Movement	SEL	SER	NEL	NET	SWT	SWR
Lane Configurations	Y			↑	↑	
Traffic Vol, veh/h	5	19	32	333	171	8
Future Vol, veh/h	5	19	32	333	171	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	14	11	2
Mvmt Flow	6	22	38	392	201	9

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	674	206	210	0	-	0
Stage 1	206	-	-	-	-	-
Stage 2	468	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	420	835	1361	-	-	-
Stage 1	829	-	-	-	-	-
Stage 2	630	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	405	835	1361	-	-	-
Mov Cap-2 Maneuver	405	-	-	-	-	-
Stage 1	799	-	-	-	-	-
Stage 2	630	-	-	-	-	-

Approach	SE	NE	SW
HCM Control Delay, s	10.5	0.7	0
HCM LOS	B		

Minor Lane/Major Mvmt	NEL	NET	SELn1	SWT	SWR
Capacity (veh/h)	1361	-	684	-	-
HCM Lane V/C Ratio	0.028	-	0.041	-	-
HCM Control Delay (s)	7.7	0	10.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.1	-	-



THOMAS  
&  
HUTTON

## TRAFFIC IMPACT ANALYSIS

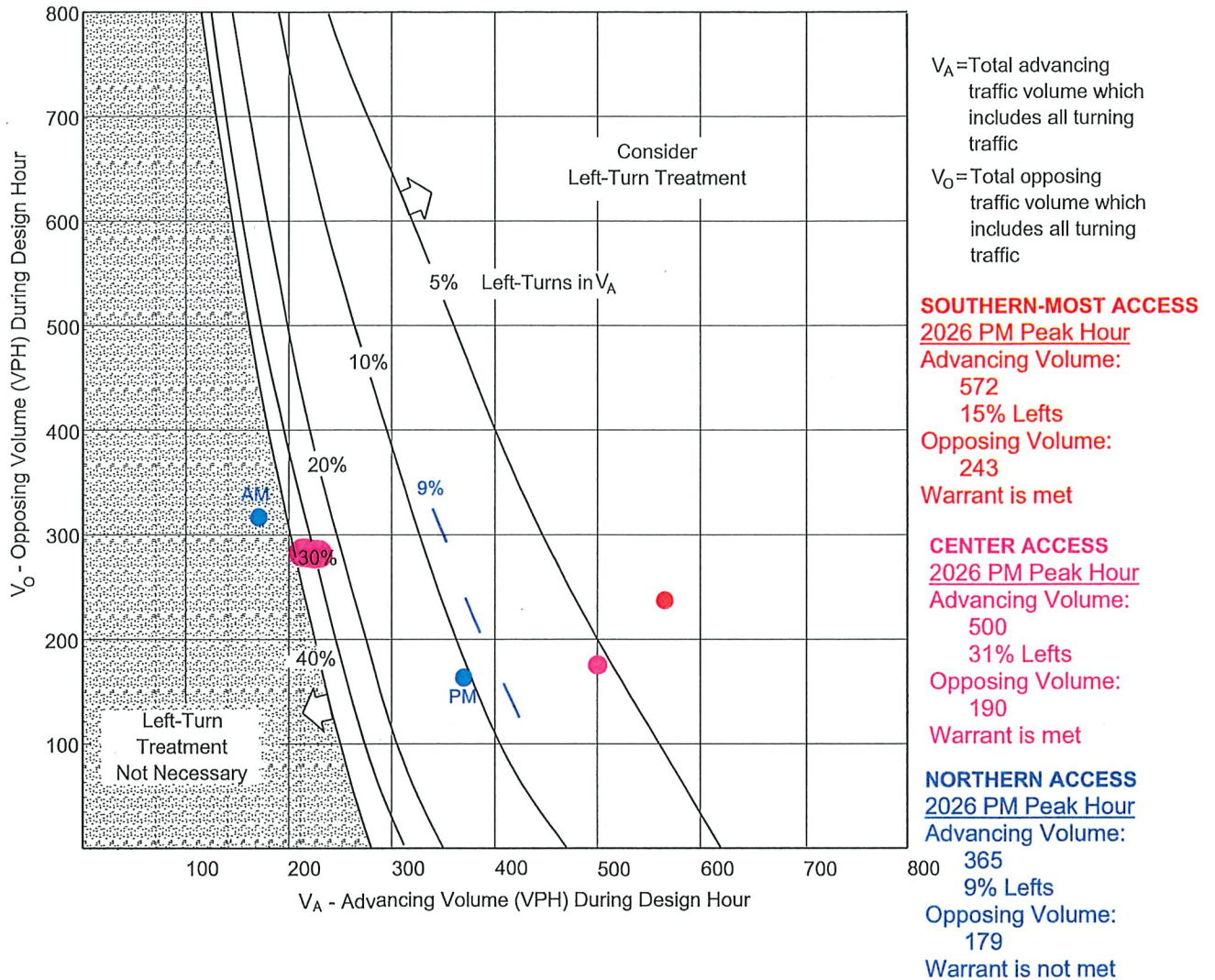
CYPRESS RESERVE

### APPENDIX F

SCDOT AUXILIARY TURN LANE ANALYSES

J - 29192.0000

September 2021



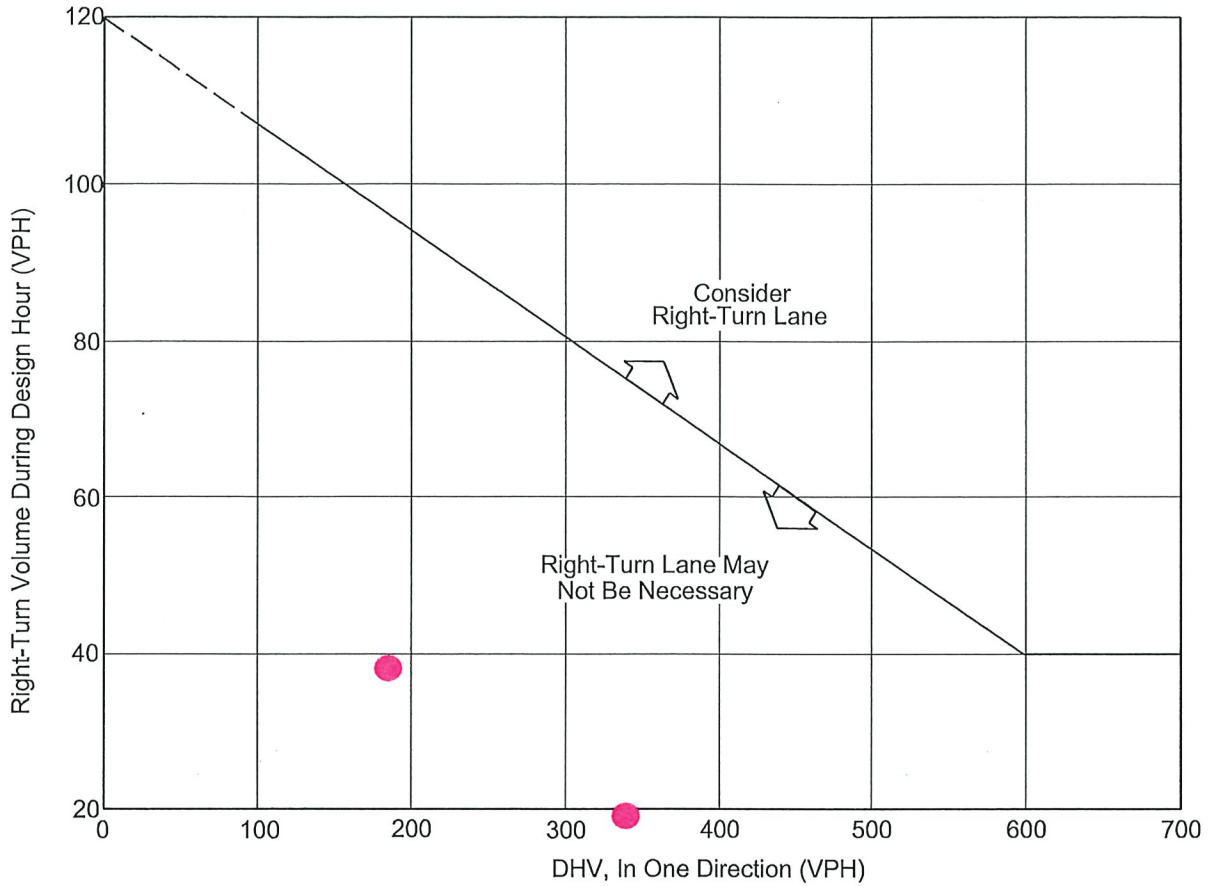
*Instructions:*

1. The family of curves represents the percent of left turns in the advancing volume ( $V_A$ ). The designer should locate the curve for the actual percentage of left turns. When this is not an even increment of 5, the designer should estimate where the curve lies.
2. Read  $V_A$  and  $V_O$  into the chart and locate the intersection of the two volumes.
3. Note the location of the point in #2 relative to the line in #1. If the point is to the right of the line, then a left-turn lane is warranted. If the point is to the left of the line, then a left-turn lane is not warranted based on traffic volumes.

**VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS (55 mph)**

Figure 9.5-D

Cypress Reserve at Hwy 701  
 Georgetown County, SC



Note: For highways with a design speed below 50 miles per hour with a DHV < 300 and where right turns > 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

CENTER ACCESS - WORST CASE

2026 AM & (PM) Peak Hours

Advancing Volume:  
334 (190)

Rt turn Volume:  
12 (39)

Warrant is not met

Example

Given: Design Speed = 35 miles per hour  
 DHV = 250 vehicles per hour  
 Right Turns = 100 vehicles per hour

Problem: Determine if a right-turn lane is necessary.

Solution: To read the vertical axis, use  $100 - 20 = 80$  vehicles per hour. The figure indicates that a right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

**GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS**

Figure 9.5-A

Cypress Reserve at Hwy 701, Georgetown County, SC

# THOMAS & HUTTON

611 BURROUGHS & CHAPIN BOULEVARD, SUITE 202  
MYRTLE BEACH, SC 29577 | 843.839.3545  
WWW.THOMASANDHUTTON.COM

July 19, 2021

RE: Plantersville

Dear: Ms. Jones,

Thomas & Hutton will be responsible for the planning, surveying, engineering, and construction observation/closeout of the above referenced project. The project includes the planned development of 239+/- acres located on SC Highway 701 at the corner of Exodus Street, approximately 1.5 miles south of the intersection of Plantersville Road in Georgetown County, South Carolina. The project will include approximately 464 single family residential units and approximately four (4) acres of commercial use.


The stormwater management plan for the new development will meet the Georgetown County Stormwater Ordinance requirements. Stormwater treatment for the project will be accomplished through a collection of conventional and low impact stormwater practices that will limit/mitigate the disruption of the existing and natural hydrology of the site. A combination of disconnected impervious surfaces, grassed treatment swales, and wet detention ponds will provide treatment for both water quality and quantity. Where possible, stormwater runoff from the roofs, patios, and sidewalks will drain toward gently sloping grassed areas to promote settling and infiltration. Where feasible, stormwater runoff from paved parking areas and drives will be discharged through curb outlets over vegetated swales to reduce the stormwater volume, while treating and reducing pollutant loadings through biofiltration, settling, and infiltration.

In addition, the A twenty-five (25') buffer shall be established around all wetlands within the boundaries of the project and shall remain undisturbed except for Stormwater conveyance and passive recreational features.

Please let me know if you have any questions or if you need any additional information.

Sincerely,

**THOMAS & HUTTON**



John Richards



**GEORGETOWN COUNTY WATER AND SEWER DISTRICT**  
*Winner of the best tasting water in South Carolina!*

Customer Service  
(843) 546-8408  
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July 19, 2021  
Sharon Weisgerber  
Permit Coordinator  
Thomas & Hutton

**RE: Water & Sewer Service**  
**TMS# 03-1006-015-00-00**

Dear Ms. Weisgerber,

This letter is to confirm that the Georgetown County Water and Sewer District has water and sewer utilities in this area.

Sincerely,



Tommie H. Kennedy, PE  
Assistant Executive Director  
Georgetown County Water and Sewer District



P.O. Box 2730  
Pawleys Island, SC 29585



P.O. Box 2748  
Georgetown, SC 29442





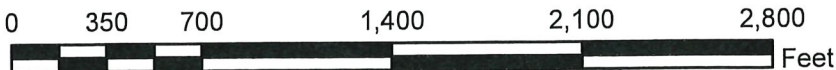
The wetland areas, non-wetland areas, RPW, and NRPW depicted on this sketch have not been verified by the United States Army Corps of Engineers (USACE) and are subject to change. Our findings have been developed in accordance with generally accepted standards of practice of the USACE. No other warranty is expressed or implied. The client recognizes that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and that future changes in their regulations/guidelines may affect the findings represented in this sketch. The wetlands depicted on this sketch have NOT been delineated in the field or surveyed by a P.L.S. Please note that a final Jurisdictional Determination (JD) Letter should be obtained from the USACE prior to any land disturbing activities taking place on the property.

## LEGEND

-  **Subject Property: 239 Ac+/-**
-  **Potential Wetlands: 78 Ac+/-**

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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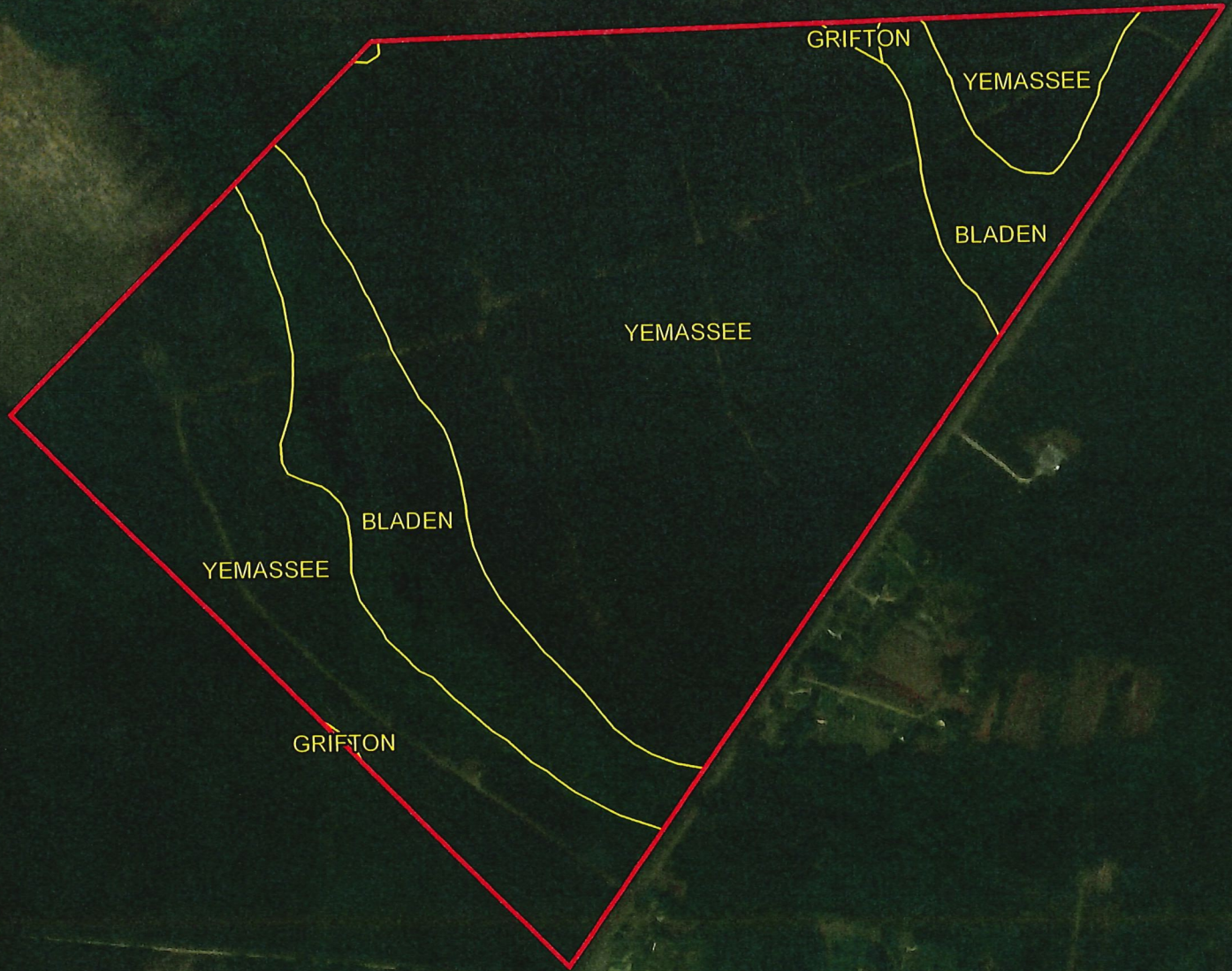
<b>Project No:</b>	
<b>Source:</b>	ESRI
<b>Source Date:</b>	2018
<b>Date:</b>	March 2021

**Wetland Approximation Exhibit**  
**Plantersville Tract**  
**TMS# 03-1006-015-00-00**  
**Georgetown, Georgetown County, SC**



Exhibit No.

**3**

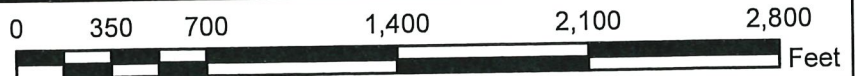


# LEGEND

-  Subject Property
-  U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) Soil Survey Data

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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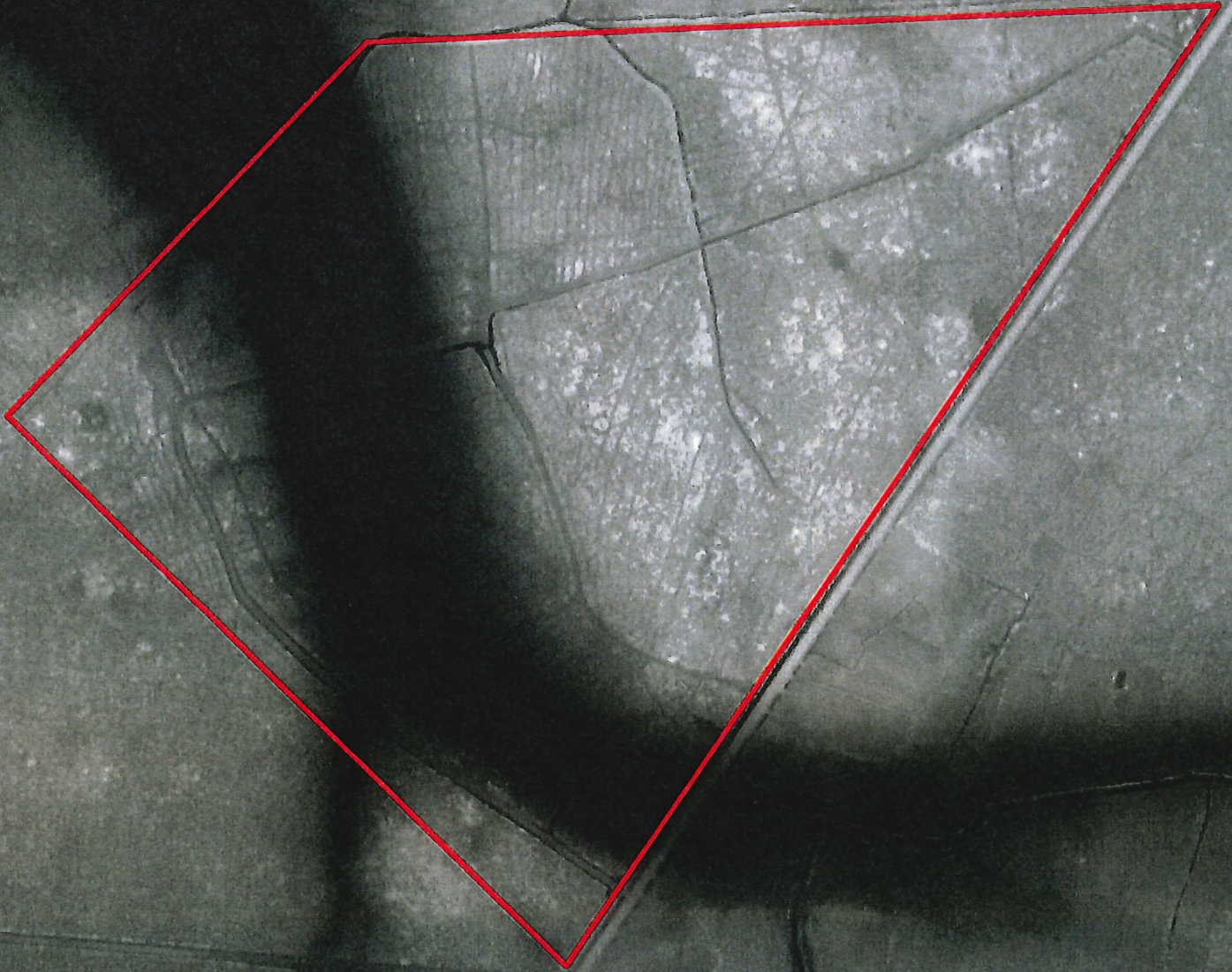


Project No:	
Source:	SCDNR GIS Site
Source Date:	1982
Date:	March 2021

**USDA/SCS Soil Survey Exhibit**  
**Plantersville Tract**  
**TMS# 03-1006-015-00-00**  
**Georgetown, Georgetown County, SC**



Exhibit No.  
**4**



### LEGEND


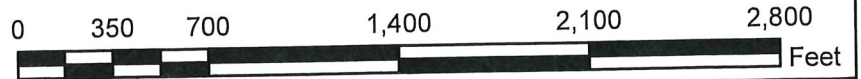
 Subject Property

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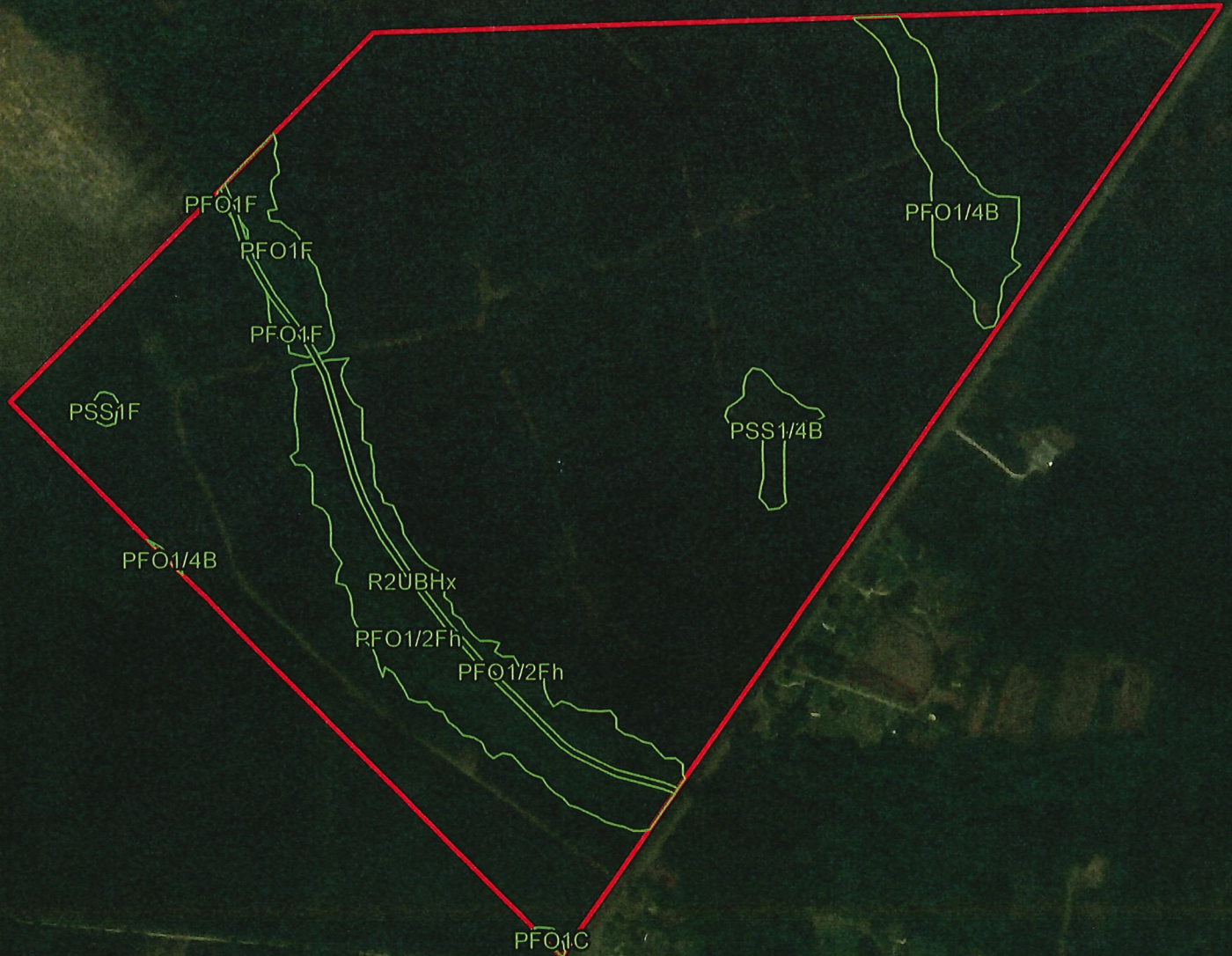


Project No:	
Source:	SCDNR GIS Site
Source Date:	2009
Date:	March 2021



**LiDAR Exhibit**  
**Plantersville Tract**  
**TMS# 03-1006-015-00-00**  
**Georgetown, Georgetown County, SC**



Exhibit No.  
**6**

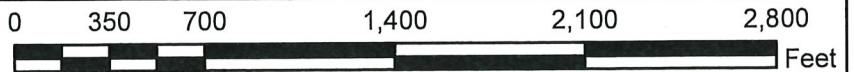


## LEGEND

-  Subject Property
-  U.S. Fish & Wildlife Service (USF&WS) National Wetland Inventory (NWI) Data

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Project No:	
Source:	USF&WS
Source Date:	2006
Date:	March 2021

**USF&WS NWI Exhibit**  
**Plantersville Tract**  
**TMS# 03-1006-015-00-00**  
**Georgetown, Georgetown County, SC**



Exhibit No.  
**5**

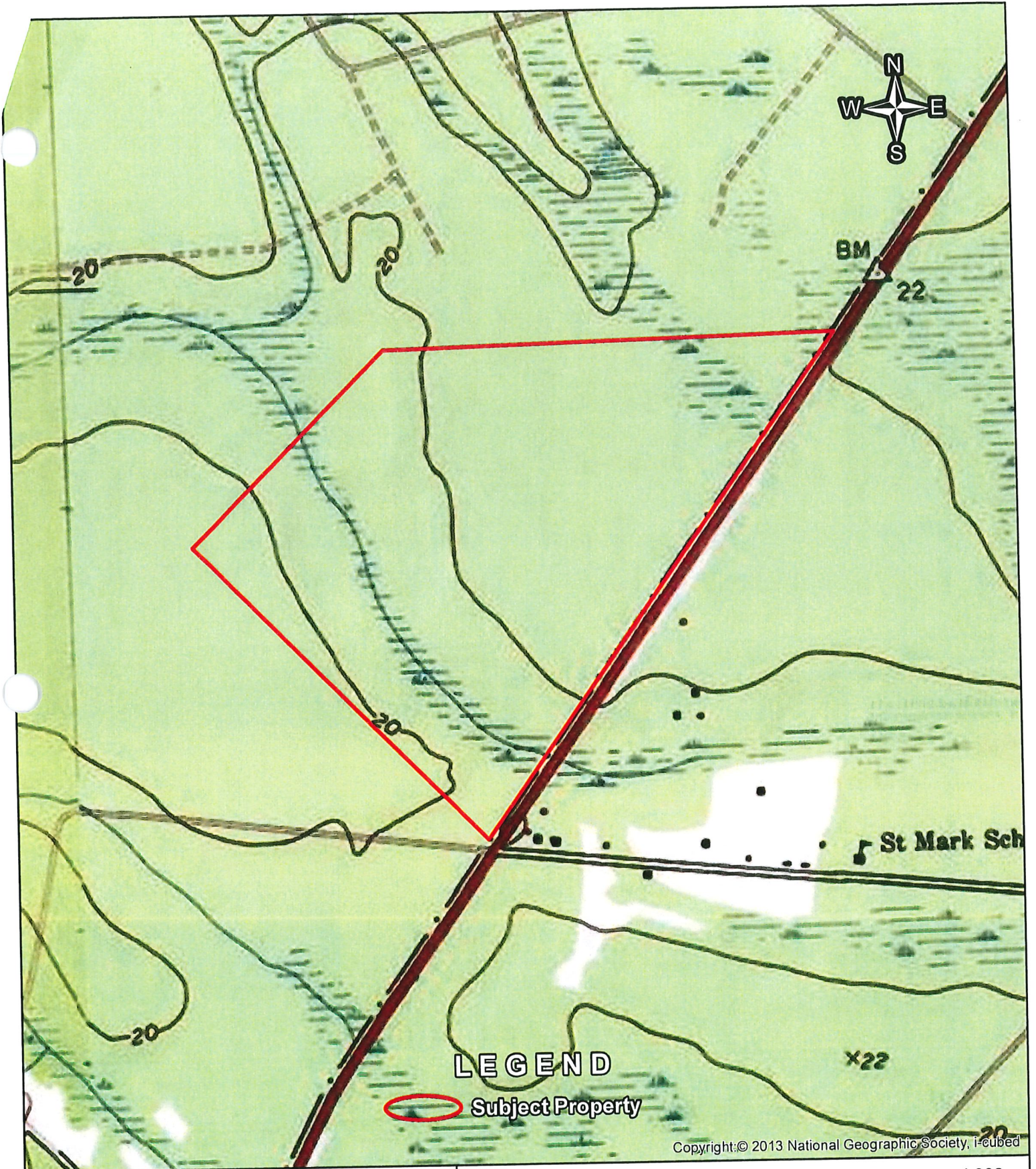
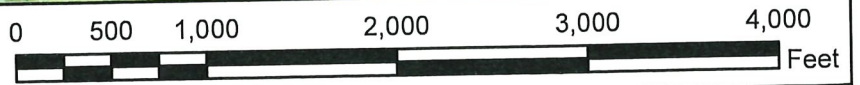


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Project No:	
Source:	USGS
Quad:	Plantersville / 1973
Date:	March 2021

**USGS Topographic Map Exhibit**  
**Plantersville Tract**  
**TMS# 03-1006-015-00-00**  
**Georgetown, Georgetown County, SC**



Exhibit No.  
**2**

Homewood Properties, LLC  
 Property Location  
 RZPD 7-21-28663

## Legend

### Streets

— <all other values>

### MaintainedBy

— County

— Private

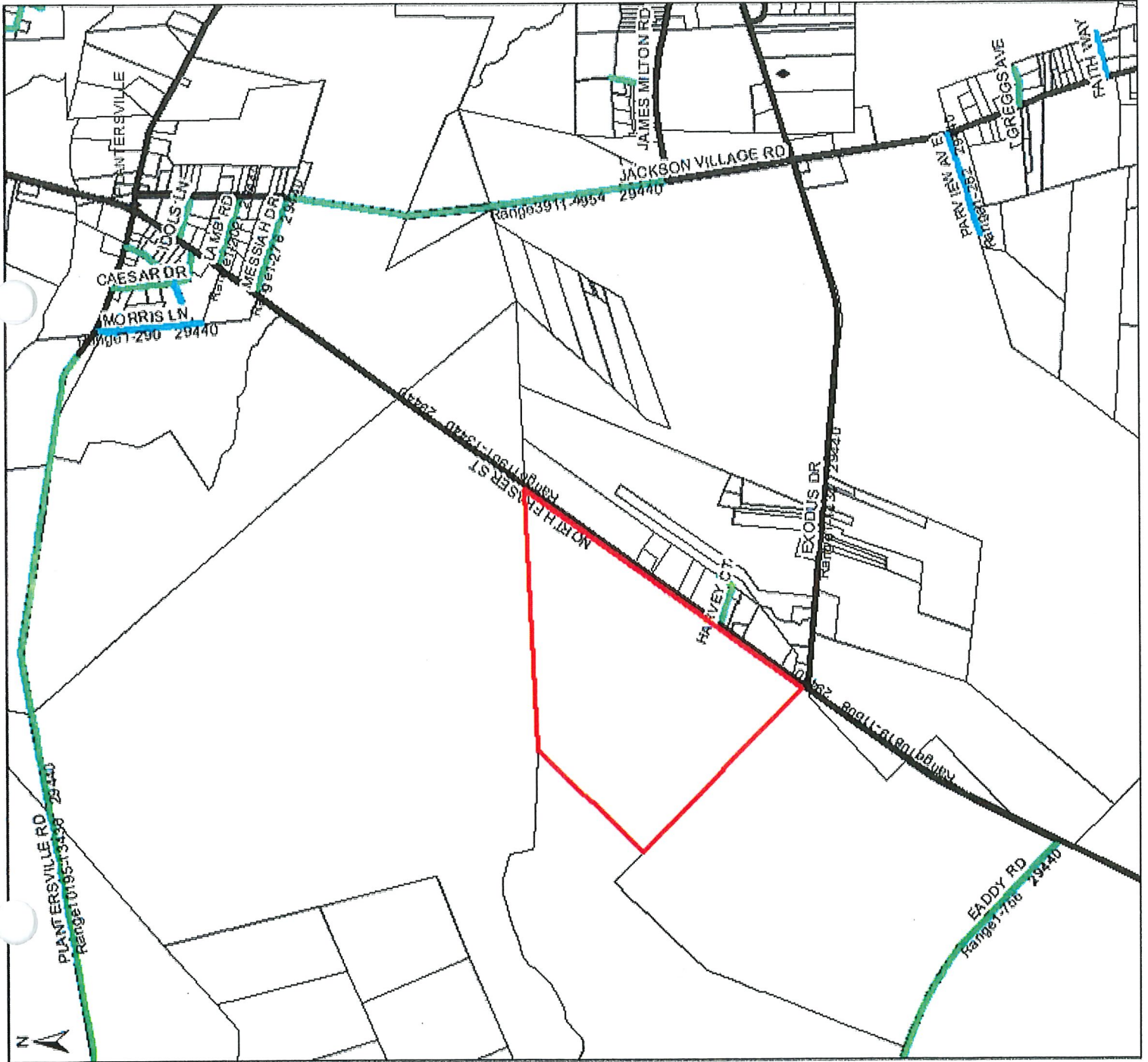
— State

— Homewood Properties, LLC

— Lot Lines

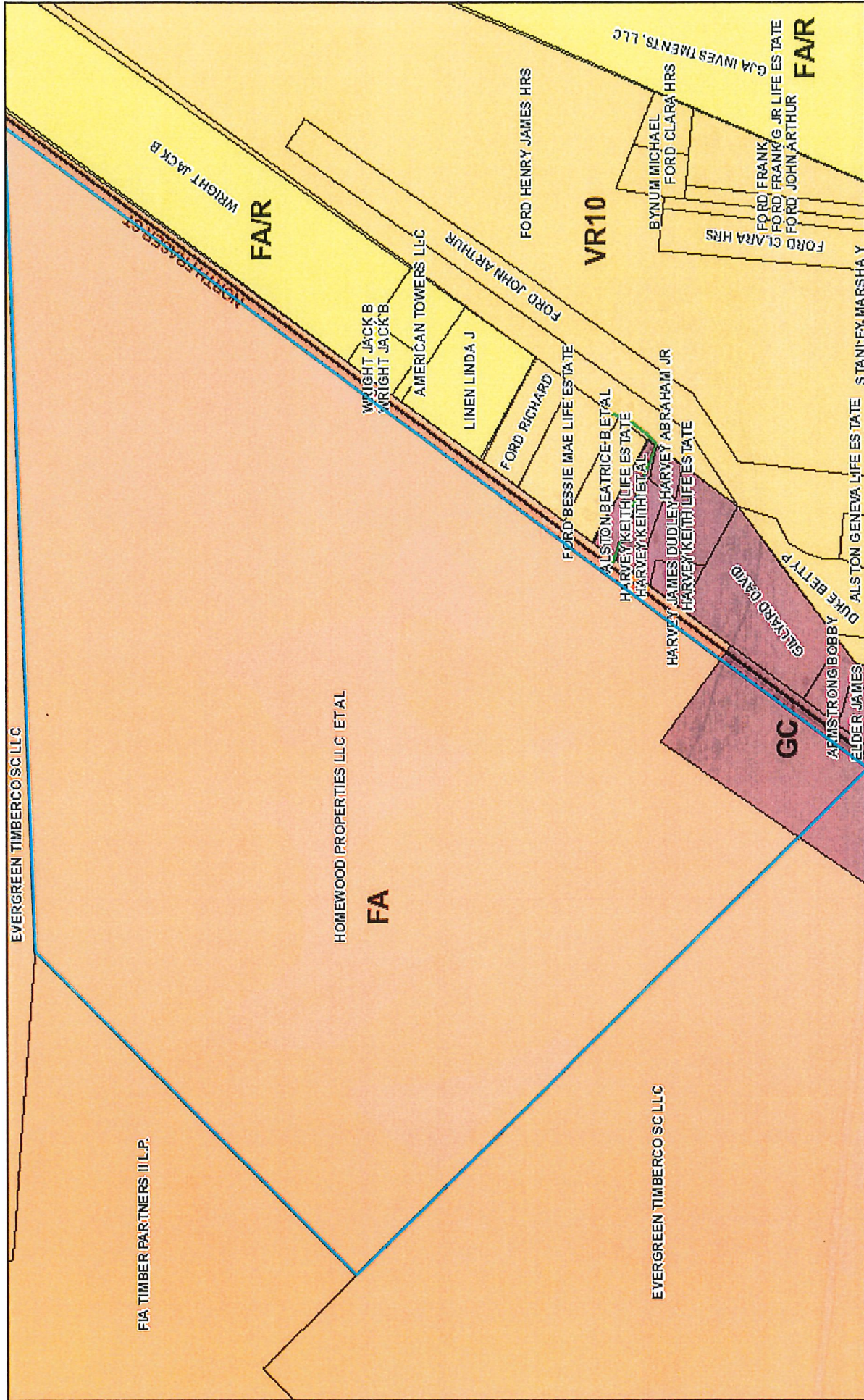
◆ Landmarks

### Municipalities



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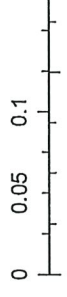
# ArcGIS Web Map



7/26/2021, 1:03:06 PM

Zoning w/ Color

- City of Georgetown
- CP - Conservation Preservation
- FA - Forest Agriculture
- FA/C - Forest Agriculture Commercial
- FA/R - Forest Agriculture Residential
- FDD - Flexible Design District
- GC - General Commercial
- GR - General Residential



1:9,028

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap.

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator

Web AppBuilder for ArcGIS



# Homewood Properties, LLC Property FLO RZPD 7-21-28663

## Legend

### Streets

<all other values>

### Main tainedBy

County

Private

State

Homewood Properties, LLC

Lot Lines

Landmarks

### Future Landuse

FUTURE\_LAN

CITY OF GEORGETOWN

COMMERCIAL

CONSERVATION PRESERVATION

EASEMENT

HIGH DENSITY RESIDENTIAL

INDUSTRIAL

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

POND

PRIVATE RECREATIONAL

PUBLIC RECREATIONAL

PUBLIC/SEMI-PUBLIC

TOWN OF ANDREWS

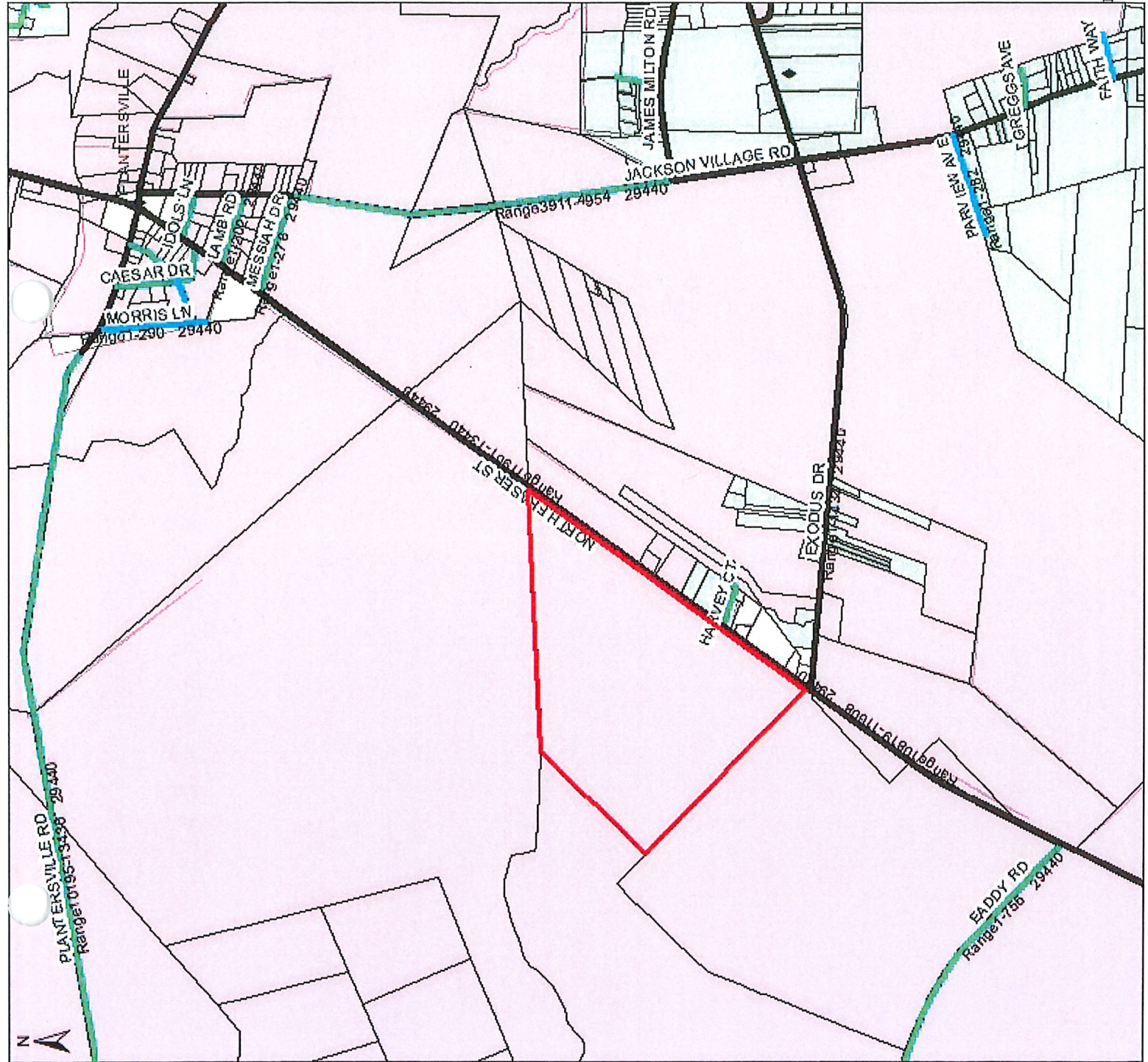
TOWN OF PI

TRANSITIONAL

Municipalities



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### Legend

**Streets**  
 — <all other values>

### MaintainedBy

- County
- Private
- State

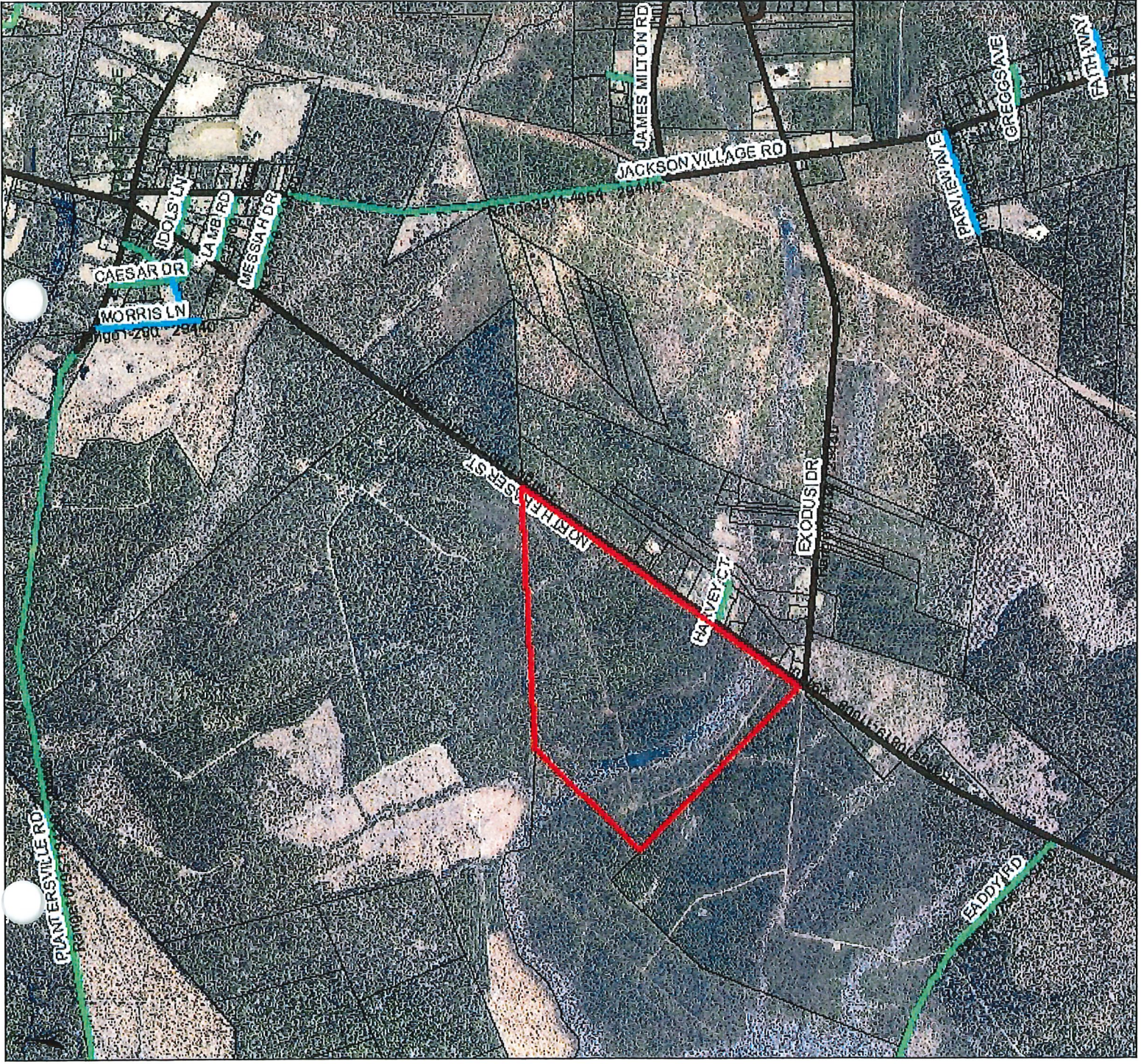
- Homewood Properties, LLC
- Lot Lines
- ◆ Landmarks

### Imagery2017Med

- RGB**
- █ Red: Band\_1
  - █ Green: Band\_2
  - █ Blue: Band\_3
  - Municipalities



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## NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from John Danford, Thomas and Hutton Engineering, as agent for Keith Hinson, Homewood Properties to rezone 238 acres from General Commercial (GC) and Forest Agriculture (FA) to the Cypress Reserve Planned Development (PD). The purpose of the request is to develop a mixed use Planned Development with 4 acres of commercial and 456 housing units. The property is located on the northwest side of N. Fraser Street approximately 1.3 miles southwest of Plantersville Road in Georgetown. TMS# 03-1006-015-00-00. Case Number RZPD 7-21-28663.

The Planning Commission will be reviewing this request on **Thursday, September 16, 2021 at 5:30 p.m. in the Howard Auditorium at 1610 Hawkins Street in Georgetown, South Carolina.**

If you wish to make public comments on this request, you are invited to attend this meeting. If you cannot attend and wish to comment please submit written comment to:

*Georgetown County Planning Commission*

*PO Box 421270*

*Georgetown, South Carolina 29440*

*Telephone (843) 545-3158*

*Fax (843) 545-3299*

*E-mail: [tcoleman@gtcounty.org](mailto:tcoleman@gtcounty.org)*

**RESOLUTION**

WHEREAS, the Georgetown County Comprehensive Plan establishes the goals of providing appropriate area for residential development; and

WHEREAS, John Danford, Thomas and Hutton Engineering as agent for Keith Hinson, Homewood Properties, to rezone a 238-acre tract located on the northwest side of N. Fraser Street, approximately 1.3 miles southwest of Plantersville Road in Georgetown from General Commercial (GC) and Forest Agriculture (FA) to the Cypress Reserve Planned Development (PD); and

WHEREAS, the Future Land Use Map for this area, as contained in the Georgetown County Comprehensive Plan, designates this area as low density residential;

NOW, THEREFORE, BE IT RESOLVED, that the Georgetown County Planning Commission hereby recommends to the Georgetown County Council that the Georgetown Future Land Use Map in the Georgetown County Comprehensive Plan be amended to designate TMS parcel number 03-1006-015-00-00 as medium density residential.

ADOPTION OF THE FOREGOING RESOLUTION moved by \_\_\_\_\_, seconded by \_\_\_\_\_, and after discussion, upon call vote thereon, the vote was as follows:

Those in favor –

Those opposed –

\_\_\_\_\_  
Elizabeth Krauss, Chairperson  
Georgetown County Planning Commission

ATTEST:

\_\_\_\_\_  
Tiffany Coleman  
Georgetown County Planning





Georgetown County Planning and Code Enforcement  
129 Screven Street  
Georgetown, SC 29440  
(843) 545-3158

## Memo

**To:** Planning Commission  
**From:** Judy Blankenship  
**CC:** Holly Richardson  
**Date:** September 10, 2021  
**Re:** Housing Element draft

---

Several of you have asked about the status of the update to the Housing Element of the Comprehensive Plan. I have been working on an update to the numbers from the latest version on Census.gov which is the 2019 American Community Survey Estimates. This is the most recent number available until the **final** 2020 numbers come out in **December 2021**. **Although some numbers are already available the 2020 5-yr estimates will not be release until December, these numbers will reflect data for each of the census tracts in Georgetown County.** Attached is a draft document that includes the 2019 5-yr estimates by census tract. Because of the number of census tracts, I have combined the Census Tracts on the Waccamaw Neck and the Census Tract in the rest of the County for comparison.

For your convenience, I show the new text in **bold** and the new numbers in the table highlighted in **red**. Further, I have added some text regarding the summary of the housing needs assessment that was recently completed with a few additional changes. This additional information is in **blue**.

The Goals and Strategies Section has also been amended. A lot of this information comes from a presentation with County Council regarding affordable housing. These will likely need to be discussed further at a future workshop. Council discussed the development of an incentive based new zoning district to encourage affordable housing and other sense of place issues. More to come on this in the future.

We will continue to refine and amend this document as more information becomes available. It may be advisable to wait and include the December 2021 numbers from the census at this point

**CHAPTER 5**  
**HOUSING ELEMENT**  
**TABLE OF CONTENTS**

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Synopsis

Section 1 Introduction

Section 2 Housing Types

Section 3 Ownership and Utilization

Section 4 Housing Conditions

Section 5 Housing Cost and Affordability

Manufactured Homes and Affordable Housing

Housing Costs and Fair Housing Issues

Housing Programs

Waccamaw Regional Council of Governments

Community Development Block Grant

SC State Housing Finance and Development Authority

US Department of Agriculture, Rural Development

Waccamaw HOME Investment Partnership Consortium

Georgetown Housing Partnership

Section 6 Household Projections **and Future Demand**

Section 7 Analysis of Regulatory Requirement

Section 8 Summary of Housing Issues

Section 9 Goals, Objectives and Strategies

## Synopsis

### **Housing Types in Georgetown County**

Housing types in Georgetown County include single family detached units, single family units connected with at least one common wall, a variety of multi-family housing units where more than one family unit is connected, manufactured housing units and a collective group of “other” housing arrangements, which may include camper, houseboats, vans, etc. The most dominant housing type in the County is the single family detached unit, reflecting **61%** of their housing stock in this form.

### **Ownership and Utilization**

Georgetown County ranks **1<sup>st</sup>** among the 7 neighboring counties in this area, in terms of owner-occupied housing units with over **76.5%**. There appears to be a relationship between the rural status of an area and greater tendency to have higher owner-occupied housing units. All the municipalities in Georgetown County have at least **50%** owner-occupied housing units.

### **Housing Conditions**

The conditions of Georgetown County’s housing supply appear relatively good. Generally, the more rural counties reflect housing conditions with greater need for improvements. Most housing units in the county have water service provided by a public source or private company. Eighty-seven-point three percent (**87.3%**) of the occupied houses were heated with electricity. Fortunately, only **0.8%** of the units lacked complete plumbing facilities, up a fraction than a decade ago when **0.6 %** of the units lacked complete plumbing facilities.

### **Housing Costs and Affordability**

Housing costs in Georgetown County cover a wide range in both the single-family ownership occupied units and the rental units. Affordable housing is an important issue for many residents in the Georgetown County area. Manufactured homes have been used in Georgetown County as a form of affordable housing for some residents. Fair housing in the County can increase housing options to many residents who face impediments in participating in the housing market.

### **Household Projections**

By the year 2020 Georgetown County was expected to experience an increase of **15%** in household or occupied housing units, above the 2000 Census reported level of **28,282** households. Household growth is also expected in most of the neighboring counties. As of **July 1, 2008**, Georgetown County had already exceeded the **15%** increase in housing units as projected for 2020. The **2019** Census information estimates total housing units at **35,345**, which is **approximately a 25% increase from the 2000 Census numbers**. *(This number will be even higher as the final numbers from the 2020 census data is released in December 2021).*

### **Purpose of the Housing Element**

The **purpose** of the Housing Element is to consider each of the following: location, types, age, and condition of housing, owner and renter occupancy, and housing affordability. This includes an analysis to ascertain nonessential housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing. Incentives may include density bonuses, design flexibility and streamlined permitting PROCESSES. (SC Code of Laws, Section 6-29-510(6))

## Introduction

The housing element of the Georgetown County Comprehensive Plan is an evaluation of the housing stock in the county and an analysis of the occupied housing units. Housing issues and conditions in a local area often factor into community conditions, individual and industrial location decisions, and overall perceptions of the quality of life in communities. This element is important in helping to identify current issues in housing for county residents and to provide objectives for addressing those issues.

Changes in housing demand and conditions can be affected by changes in both the overall population of the county and changes in the area's industrial and tourism base. Georgetown County has been experiencing growth in population but not particularly in industry. Between 1990 and 2000, the population increase percentage doubled the previous decade with a 20.5% increase in the county populations. **Between 2000 and 2010, the Georgetown County population increased by 7.8%.** As of **July 1, 2019**, the population of Georgetown County has increased by **approximately 4% from the 2010 numbers.**

Another issue that impacts housing units in the county is family income levels. This issue is related to the industrial growth of the area. Income level not only influences housing availability but housing types and locations for county residents are also affected.

The following sections provide data and analyses regarding Georgetown County housing types, ownership, utilization, housing conditions, and housing costs. The primary data employed in this element is from the **2019 American Community Survey**. The percentage analyses and county comparisons are useful for planning purposes. *(The Housing Element should be revised after the release of the Census data for the year 2020. Although some numbers have been released the 2020 5 year estimates for census tracts will not be available until December 2021).*

## Housing Types

The data reported in this section includes single family detached units, the various numbers of attached housing structures with at least one common wall adjoining the dwelling units, and the combined "mobile home-trailer-other" housing category. Descriptions of the housing categories examined in this section are given below.

**Single Family Detached Units:** This class of housing includes all individual units with open space on all four sides. Single-family detached housing unit means that the home is free of any shared walls and stands alone.

**Single Family Attached Housing Units:** These are housing units with one or more walls extending from the ground to the roof that separate the adjoining units. This group includes town house, double houses, and other one-unit housing structures attached to other structures by a common wall, which extends from the ground to the roof.

**Multi-Family Units:** These units are housing structures containing two or more dwelling units. Multi-Family housing units provide housing options for many who may not be able to meet the financial demand of single-family home ownership. Others may choose multi-family housing as a result of changing needs in housing and changes in household compositions, as children grow up and leave home.

**Mobile Home or Trailer:** This category includes occupied and vacant manufactured homes, which do not have a permanent or site-built room attached to it and are used as the dwelling place. Manufactured homes have been generally associated with susceptibility to wind damage and safety hazards during hurricanes and tornadoes, but with new technology manufactured homes have been made safer. Advantages associated with manufactured homes include their relatively lower cost in comparison to site-built homes, the use of easily maintainable materials and the relatively short time required to occupy the unit.

**Other Category:** This category is defined as any occupied living quarters, which does not fit any of the previous classes. This category includes houseboats, railroads cars, campers and vans.

Comparisons of the available housing units in Georgetown County with those of adjacent counties are provided in Table 5-1 below.

**Table 5-1 Housing Types of Georgetown & Neighboring Counties**

County	Total Housing Units (2019)	Single Family Detached Units	Single Family Attached Units	Two to Four Units	Five to Nine Units	Ten or More Units	Mobile Home Trailer/Other
Georgetown County	35,345	21,563	1,949	1,777	1,815	1,571	6,670
Berkeley County	84,098	54,211	3,294	2,363	3,015	6,101	15,114
Charleston County	187,953	109,673	11,395	15,191	13,744	25,668	12,282
Florence County	60,746	38,153	811	4,00	3,309	2,614	11,839
Horry County	205,922	98,825	8,573	8,571	13,697	46,931	29,325
Marion County	14,997	8,502	91	1,071	317	26	4,990
Williamsburg County	15,480	8,163	82	604	224	197	6,210

Source: 2019 American Community Survey Estimates

Among the neighboring counties, Georgetown County ranks 5<sup>th</sup> with the volume of various housing types found in the region. **Horry County** ranks 1<sup>st</sup> in terms of overall housing stock among adjacent counties.

**Table 5-1.1 Housing Types of Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) and Combined Census Tracts Outside of the Waccamaw Neck (OWN)**

Census Tracts	Total Housing Units (2019)	Single Family Detached Units	Single Family Attached Units	Two to Four Units	Five to Nine Units	Ten or More Units	Mobile Home/Trailer/Other
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208 (OWN)	17,228	10,084	466	771	467	250	5,190
9205.01 – 9205.05 (WN)	18,117	11,479	1,483	1,006	1,348	1,321	1,480

Source: 2019 American Community Survey Estimates

Table 5-1.1 compares housing types on the Waccamaw Neck to the rest of the County. As you can see, the Waccamaw Neck is comprised of 889 more housing units than the rest of the county; however, only makes up five census tracts of the fourteen census tracts located in Georgetown County.

Percentage comparisons of housing types reveal greater information regarding an area’s use and make up of its housing. Below is a map of Georgetown County that shows each Census Tract.

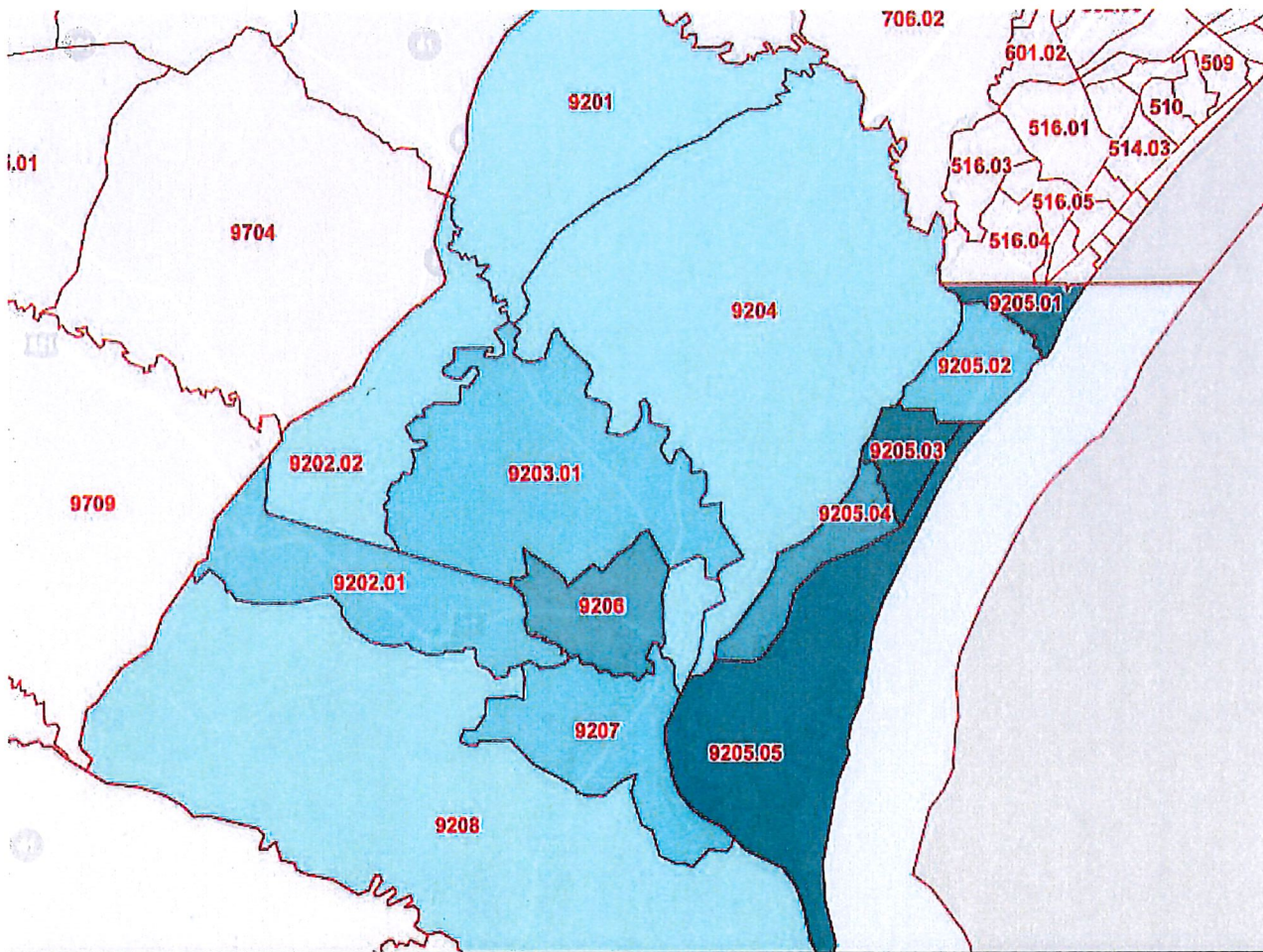


Table 5-2 below provides housing type percentages for Georgetown and adjacent counties. The attached housing units have been grouped into a single category generally identified as multi-family units.

**Table 5-2 Housing Type Percentages for Georgetown & Neighboring Counties**

County	Total Housing Units (2019)	Single Family Detached Units Percentage	All Attached & Multi-Family Units	Attached & Multi-Family Percentage	Mobile Home & Other Percentage
Georgetown County	35,345	61%	7,112	20.1%	18.9%
Berkeley County	84,098	64.4%	14,773	17.6%	18%
Charleston County	187,953	58.4%	65,998	35.1%	6.5%
Florence County	60,476	62.8%	10,754	17.7%	19.5%
Horry County	205,922	48%	77,772	37.8%	14.2%
Marion County	14,997	56.7%	1,505	10%	33.3%
Williamsburg County	15,480	52.7%	1,107	7.2%	40.1%

Source: 2019 American Community Survey Estimates

Georgetown County ranks third among the seven adjacent counties in terms of percentage of single family detached housing units. For the combined, multi-family attached units Horry and Charleston counties have the two highest percentages of this housing type. The mobile home, trailer and other category ranks Georgetown County 4<sup>th</sup> on the list in terms of percentages with 18.9% of such units in the county.

**Table 5-2.1 Housing Type Percentage for Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) & Combined Census Tracts Outside of the Waccamaw Neck (OWN)**

<b>Census Tracts</b>	<b>Total Housing Units (2019)</b>	<b>Single Family Detached Units Percentage</b>	<b>All Attached &amp; Multi-Family Units</b>	<b>Attached &amp; Multi-Family Percentage</b>	<b>Mobile Homes &amp; Other Percentage</b>
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208 (OWN)	17,228	58.5%	1,951	11.3%	30.1%
9205.01 – 9205.05 (WN)	18,117	63.4%	5,158	28.5%	8.2%

Source: 2019 American Community Survey Estimates

Table 5-2.1 shows the percentages of housing types located on the Waccamaw Neck compared the rest of the County. This shows over 30% of the total housing units located outside of the Waccamaw Neck are mobile homes or other lower priced housing.

A clear pattern emerges as the rural percentages area is taken into consideration when comparing the housing types of the adjacent counties. Table 5-3 below ranks Georgetown County **third** to last in terms of urban population. The counties with the highest urban population also show the highest percentages of multi-family units. *Information was not available to update Table 5-3 Urban and Rural Population Percentages for Adjacent Counties. Information for this table will be available in the 2020 calculations due to be released in December 2021.*

**Table 5-3 Urban & Rural Population Percentages for Adjacent Counties**

<b>County</b>	<b>Urban %</b>	<b>Rural %</b>
<b>Georgetown County</b>	<b>58.48%</b>	<b>41.52%</b>
Berkeley County	71.05%	28.95%
Charleston County	89.12%	10.88%
Horry County	69.62%	30.38%
Marion County	39.25%	60.75%
Williamsburg County	18.06%	81.94%

Source: 2010 Census

Table 5-4 below shows the total number of new privately owned housing units that were permitted for construction from 2001-2019. The information for the updated table was taken from the Georgetown County Building Department which includes data from 2009-2019.

**Table 5-4 New Privately Owned Housing Units with Percentages Permitted for Georgetown Co. (2001-2019)**

<b>Year</b>	<b>Total Units*</b>	<b>Single Family (%)</b>	<b>Multi-Family (%)</b>	<b>Mobile Home (%)</b>	<b>Total w/o Mobile Homes (%)</b>
2001	840	406 (48.3%)	24 (2.9%)	410 (48.8%)	430 (51.2%)
2002	909	461 (50.7%)	37 (4.1%)	411 (45.2%)	498 (54.8%)
2003	829	403 (48.6%)	58 (7%)	368 (44.4%)	461 (55.6%)
2004	858	485 (56.5%)	59 (6.9%)	14 (36.6%)	544 (63.4%)
2005	1032	600 (58.1%)	84 (8.1%)	348 (33.8%)	684 (66.2%)
2006	867	476 (54.9%)	85 (9.8%)	306 (35.3%)	561 (64.7%)
2007	634	306 (48.3%)	17 (2.7%)	311 (49%)	323 (51%)
2008	430	209 (48.6%)	9 (2.1%)	212 (49.3%)	218 (50.7%)
2009	336	125 (37.2%)	2 (.006%)	209 (62.2%)	127 (37.8%)
2010	341	140 (41.1%)	0 (0%)	201 (58.9%)	140 (41.1%)
2011	314	149 (47.5%)	0 (0%)	165 (52.5%)	149 (47.5%)
2012	404	198 (49%)	4 (1%)	202 (50%)	202 (50%)
2013**	60	46 (76.7%)	0 (0%)	14 (23.3%)	46 (76.7%)

2014	500	289 (57.8%)	3 (.006%)	208 (41.6%)	292 (58.4%)
2015	491	266 (54.2%)	5 (1%)	220 (44.8%)	271 (55.2%)
2016	548	300 (54.7%)	22 (4%)	226 (41.2%)	322 (58.7%)
2017	495	286 (57.8%)	42 (8.5%)	167 (33.7%)	328 (66.3%)
2018	505	324 (64.2%)	9 (1.8%)	172 (34%)	333 (66%)
2019	504	294 (58.3%)	13 (2.7%)	197 (39%)	307 (61%)

Source: Georgetown County Building Department

\*Includes Mobile Home permits

**\*\*2013 statistics are January and December only**

The total number of housing units permitted and constructed in the county from 2001 through 2019 amounts to **10,897** including mobile homes. This is about **30.8%** of the **35,345** housing units reported with the 2019 Census data. This level of growth in housing units (**32%**) over the 2007 reported amount implies an increase in the growth rate of housing units in the county as compared to the growth rate in the County population over the same period (less than 8% as calculated from the data in the Population Element). This may be a result of a trend towards slightly **smaller** household sizes in the County, which, in turn, would cause **an increase** in the rate of demand in housing units as the population increases.

The percentages for the new housing units since 2001 are also shown in Table 5-4 above. In addition, permitted housing units excluding mobile homes are shown in the data of Table 5-4. The information in the table has been updated to include data from the US Census 2019 Community Survey Estimates and the Georgetown County Building Department. The table shows data that both includes and excludes permitted mobile homes.

The observed patterns of the existing housing types indicate that single-family residential homes comprise most of the new homes in the county. The greatest percentage of single-family structures was constructed in 2018. This indicated that 64.29% of all residential permits that year were for Single Family housing units. There was a significant increase in Multi-Family units from 2001-2006. In 2007 the number decreased to 2.7 % which is below the 2001 level and continued its decline through 2014. This is likely due to the economic downturn in 2007/2008. A major increase in 2017 of 8.5% due to a new multifamily development in Murrells Inlet, is an indication that a larger portion of the housing market is shifting towards apartment style living. *(It will be interesting to see if this increase continues once the 2020 Census data is released in September 2021.)*

Data from the Population Element of the Georgetown County Comprehensive Plan indicates that the average household size between 1980 and 2019 decreased from 3.1 to 2.37 persons per household. This observation tends to support the assumption that household sizes on the average in the county are **decreasing**. The need for particular types of new housing units in the county will be influenced to a degree by the apparent trend towards **smaller** household sizes.

Table 5-5 shows the changes in the average household size for Georgetown County from 1980 through 2019.

Table 5-5 Change in Average Household Size for Georgetown County (1980 –2019)

1980	1990	2000	2010	2019
3.1 persons per Household	2.8 persons per Household	2.5 persons per Household	2.43 persons per Household	<b>2.37 persons per Household</b>

Source: 1990, 2000, 2010 Census, **2019 American Community Survey Estimates**

The comparison of the average household size over the **five** periods examined in Table 5-5 shows movement towards slightly **smaller** households. This information may be crucial in anticipating future demand for specific housing types in the County.

Income levels may impact demand for particular types of housing units in the county. Table 5-7 gives changes in median family incomes levels in the county from **1980-2019**.

**Table 5-6 Median Family Income Changes for Georgetown County**

1980	1990	2000	2007	2019
\$16,542	\$27,448	\$30,915	\$49,800	\$62,781

Source: 1980, 1990, 2000, Census and 2007, **2019 American Community Survey Estimates**

Table 5-6 shows that the median family income level for Georgetown has more than tripled from 1980 to 2019. **Median family income is typically higher than median household income because of the composition of households. Family households tend to have more people, and more of those members are in their prime earning years as contrasted with members who have lesser incomes because they are very young or elderly.**

The socio-economic and demographic trends that contribute to the decreasing trend in household size would also be factors that influence the type of housing units that would have relative changes in demand. Factors of household size, age group and income level may reveal information that will affect the demand for specific housing types.

The overall mobile home numbers in Georgetown County have increased since the 1990 Census. Table 5-7 shows the mobile home count for Georgetown for the **1990, 2000, 2007 and 2019 Census data**. The information in the table has been updated to include the US Census 2019 Community Survey Estimates. **The 2010 census numbers were not available.**

**Table 5-7 Census Reported Mobile Home Numbers for Georgetown County**

Year	Total Housing Count (2019)	Mobile Homes Trailers, etc.	Percent of Year's Total
1990 Census Year	21,134	4874	23%
2000 Census Year	28,282	6878	24.3%
2007 Community Survey Estimates	32,450	7329	22.6%
<b>2019 Community Survey Estimates</b>	<b>35,345</b>	<b>6,670</b>	<b>18.9%</b>

Source: 1990, 2000 Census and 2007, **2019 American Community Survey Estimates**

The data in Table 5-7 gives the reported numbers of mobile home structures during the two most recent Census years and the 2007 and 2019 estimates. The analysis of this information is limited to each Census year because of the changes in the definition of the units counted with mobile homes.

**Considering the limitation outlined, the data in Table 5-7 appears to show a slight decrease in the percentage of mobile homes in the county since 2007.**

Within Georgetown County, the municipalities reveal a variety of housing types and percentages. Table 5-8 gives the number of housing types found in the municipalities of Georgetown County.

**Table 5-8 Housing Types for Georgetown County Municipalities**

Municipality	Total Housing Units (2019)	Single Family Detached Units	Single Family Attached Units	Two to Four Units	Five to Nine Units	Ten or More Units	Mobile Home/Trailer/Other
Georgetown County	35,345	21,563	1,949	1,777	1,815	1,571	6,670
Town of Andrews	1,299	777	52	97	24	4	345
City of Georgetown	4,458	2,941	192	446	318	211	350
Town of Pawleys Island	548	464	10	35	34	5	0

Source: 2019 American Community Survey Estimates

Initial observation shows that nearly all areas represented in the above table have at least one form of each housing type, except for Pawleys Island which does not have any mobile homes. Table 5-8 show that Pawleys Island also has the lowest number of multi-family units in its jurisdiction.

The percentages of housing types for Georgetown County municipalities are shown in Table 5-9. The single family detached housing unit is the dominant housing type in all the areas of the county. This is indicated by all percentages for this category being above the 50% level.

The City of Georgetown has a higher density than the other municipalities in the county and has the highest percentage of its housing stock in the form of multi-family units.

**Table 5-9 Housing Type Percentages for Georgetown County Municipalities**

Municipality	Total Housing Units (2019)	Single Family Detached Percent	All Attached & Multi-Family Units	Attached Multi-Family Percent	Mobile Home/Trailer/Other Percent
Georgetown County	35,345	61%	7,112	20.1%	18.9%
Town of Andrews	1,299	59.8%	177	13.6%	26.6%
City of Georgetown	4,458	66%	1,167	26.2%	7.8%
Town of Pawleys Island	548	84.7%	84	15.3%	0.0%

Source: 2019 American Community Survey Estimates

### Section 3 Ownership and Utilization

Home ownership is often considered an important factor in maintaining stable communities and improving the quality of life of an area. Home ownership is often encouraged as governmental policy based on the assumption that **homeownership builds wealth in the community**.

Another factor that may influence investment decisions and the quality of life in an area is the degree to which housing units are occupied. Both aspects of housing in the county are examined in this Section.

Table 5-10 below gives a comparison of occupied housing units among adjacent counties in the region. Georgetown County ranks **6th** among the 7 counties with regards to percentage of occupied housing units.

**Table 5-10 Occupied Housing for Georgetown & Neighboring Counties**

County	Total Housing Units (2019)	Occupied Housing Units	Percent Occupied Housing Units
Georgetown County	35,345	25,498	72.1%
Berkeley County	84,098	76,881	91.4

Charleston County	187,953	159,195	84.7%
Florence County	60,746	52,188	85.9%
Horry County	205,922	131,143	63.7%
Marion County	14,997	11,600	77.3%
Williamsburg County	15,480	12,686	82%

Source: 2019 American Community Survey Estimates

A relatively low percentage of occupied housing may have resulted from a variety of reasons. Some of these are as follows:

- 1) the existing housing options may not adequately match the desires of those in the buyers or renters’ market
- 2) housing developers may have overbuilt or exceeded the housing demand in the local area.
- 3) The low percentage of occupied housing may be reflective of social and demographic changes.
- 4) Changes in industrial opportunities in the area may have affected the number of residents seeking local housing.
- 5) **An increase in tourism resulting in beach homes, summer rentals, etc.**

**Table 5-10.1 Occupied Housing for Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) & Combined Census Tracts Outside of the Waccamaw Neck (OWN)**

Census Tracts	Total Housing Units (2019)	Occupied Housing Units	Percent Occupied Housing Units
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208 (OWN)	17,228	13,794	80%
9205.01 – 9205.05 (WN)	18,117	11,704	64.6%

Source: 2019 American Community Survey Estimates

**Table 5-10.1 shows the percentages of occupied housing units on the Waccamaw Neck compared to the percentages of occupied housing in the rest of Georgetown County. The percentage of occupied housing units outside of the Waccamaw Neck is greater even though the Waccamaw Neck has more housing units. This may be due to summer rentals on the Neck.**

Most of the municipalities in Georgetown County appear to have relatively overall percentage of occupied housing units. Table 5-11 shows the percentages for the municipalities in the county.

The City of Georgetown and the Town of Andrews reflect the highest percentage of occupied housing units with **81%** of their housing units occupied.

**Table 5-11 Occupied Housing for Georgetown County Municipalities**

Municipality	Total Housing Units (2019)	Occupied Housing	Percent Occupied
Georgetown County	35,345	25,498	72.1%
Town of Andrews	1,299	1,049	80.8%
City of Georgetown	4,458	3,649	81.9%
Town of Pawleys Island	548	52	9.5%

Source: 2019 American Community Survey Estimates

The Town of Pawleys Island has the lowest percentage of occupied housing among the municipalities in the county. The Town of Pawleys is one of the county’s seasonal municipalities and many of the homeowners do not live in the dwellings year-round. The percentage of owner-occupied housing among Georgetown County and its neighbors are shown in Table 5-12 that follows.

**Table 5-12 Owner-Occupied Housing for Georgetown & Neighboring Counties**

County	Total Occupied Units (2019)	Total Owner-Occupied Units	Percent of Total as Owner- Occupied
Georgetown County	25,498	20,099	78.8%
Berkeley County	76,881	55,295	71.9%
Charleston County	159,195	97,986	61.6%
Florence County	52,188	34,292	65.7%
Horry County	131,143	94,163	71.8%
Marion County	11,600	7,659	66%
Williamsburg County	12,686	9,255	73%

Source: 2019 American Community Survey Estimates

Table 5-12 shows that Georgetown County has **78.8%** of its total occupied housing units owned or co-owned by the people living in those units. This percentage is down from the 2000 Census when the percentage was 81.4%. The homeowner vacancy rate for Georgetown County indicates that 2% of the total number of owner-occupied housing coupled with housing units that are available for purchase are vacant. Essentially, the homeowner vacancy rate reflects the number of the housing units that are vacant and available for purchase. Among the **seven** adjacent counties, **Georgetown County** reflects the highest homeowner vacancy rate of **2.1%**.

Georgetown County ranks **5th** among the adjacent counties in terms of owner-occupied housing units. There appears to be a tendency for the counties with lower urban populations to have relatively higher percentages of owner-occupied housing units, including Georgetown County which is **ranked third in rural population percentage and fifth in owner occupied housing units**. Horry, Berkeley, and Charleston counties are shown to have higher urban populations among the adjacent counties. This observation does not imply a consistent principle in urban and rural housing differences. There are many factors operating within an area that also may affect the level of owner-occupied housing units.

The percentage of renter-occupied housing units is the residual percentage of the owner-occupied housing units. The owner-occupied percentage of 78.8% in Georgetown County, as shown in Table 5-12, leaves **21.2%** in the renter-occupied category.

**Table 5-13 Renter-Occupied Housing for Georgetown & Neighboring Counties**

County	Total Occupied Units (2019)	Renter Occupied Units	Percent of Total as Renter Occupied
Georgetown County	25,498	5,399	21.2%
Berkeley County	76,881	21,586	28.1%
Charleston County	159,195	61,209	38.4%
Florence County	52,188	17,896	34.3%
Horry County	131,143	36,980	28.2%
Marion County	11,600	3,941	34%
Williamsburg County	12,686	3,431	27%

Source: 2019 American Community Survey Estimates

Table 5-13 provides the number of renter-occupied housing units and percentages. The information in Table 5-14 shows that **21.2%** of the County’s total occupied housing units are rented. The vacancy rate for rental units in Georgetown is **1.4%** which is the lowest rate of the adjacent counties.

**Table 5-14 Owner Occupied Housing for Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) & Combined Census Tracts Outside of the Waccamaw Neck (OWN)**

<b>Census Tracts</b>	<b>Total Occupied Units (2019)</b>	<b>Total Owner-Occupied Units</b>	<b>Percent of Total as Owner-Occupied</b>
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208 (OWN)	13,794	10,336	74.9%
9205.01 – 9205.05 (WN)	11,704	9,763	83.4%

Source: 2019 American Community Survey Estimates

Table 5-14 compares the total occupied units to the total owner-occupied units on the Waccamaw Neck and other areas of the County. According to Table 5-14, 83.4% of the total housing units located on the Waccamaw Neck are owner-occupied, although the total owner-occupied units are located in areas outside of the Waccamaw Neck.

**Table 5-15 Renter Occupied Housing for Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) & Combined Census Tracts Outside of the Waccamaw Neck (OWN)**

<b>Census Tracts</b>	<b>Total Occupied Units (2019)</b>	<b>Renter Occupied Units</b>	<b>Percent of Total as Renter Occupied</b>
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208	13,794	3,458	25%
9205.01 – 9205.05	11,704	1,941	16.6%

Source: 2019 American Community Survey Estimates

Table 5-15 compares the total occupied units to the renter occupied units on the Waccamaw Neck and other areas of the County. According to Table 5-15 a higher percentage of renter occupied units are in the area outside of the Waccamaw Neck.

The number and percentages of owner-occupied housing units and renter units among the municipalities of Georgetown County are given in Table 5-16 and 5-17.

Since 2016, there has been a steady increase in Multi-Family on the Waccamaw Neck.

**Table 5-16 Owner-Occupied Housing for Georgetown County Municipalities**

<b>Municipality</b>	<b>Occupied Units (2019)</b>	<b>Owner-Occupied Units</b>	<b>% Of Total as Owner Occupied</b>
Georgetown County	25,498	20,099	78.8%
Town of Andrews	1,049	655	62.4%
City of Georgetown	3,649	2,051	56.2%
Town of Pawleys Island	52	46	88.5%

Source: 2019 American Community Survey Estimates

**Table 5-17 Renter-Occupied for Georgetown County Municipalities**

<b>Municipality</b>	<b>Total Occupied Units (2019)</b>	<b>Renter Occupied</b>	<b>% Of Total as Renter Occupied</b>
Georgetown County	25,498	5,399	21.2%
Town of Andrews	1,049	394	37.6%
City of Georgetown	3,649	1,598	43.8%
Town of Pawleys Island	52	6	11.5%

Source: 2019 American Community Survey Estimates

The City of Georgetown has the lowest percentage of owner-occupied housing units, with 56.2% falling into this category. The relatively lower percentage of owner-occupied housing units may reflect demographic differences between specific areas. These differences include a greater range of residents with varying economic status, educational background, and other factors which influence the need for leased or rental housing units.

**Section 4** **Housing Conditions**

The conditions of the County’s housing stock are a crucial factor in establishing a baseline for addressing local housing issues. Selected aspects of the housing conditions for Georgetown and adjacent counties are presented in Table 5-18.

**Table 5-18 Housing Age & Equipment Characteristic for Georgetown & Neighboring Counties**

County	Total Housing Units (2019)	Year Built 2000- or Later	Year Built 1990-1999	Year Built 1940-1989	Year Built 1939 or Earlier	Lacking Complete Plumbing	Lacking Complete Kitchen Facilities
Georgetown County	35,345	8,496	8,800	17,110	939	198	130
Berkeley County	84,098	33,566	13,868	35,799	865	245	240
Charleston County	187,953	52,515	31,407	93,731	10,300	312	762
Florence County	60,746	10,202	12,195	36,379	1,970	181	225
Horry County	205,922	74,814	44,459	84,908	1,741	165	659
Marion County	14,997	1,832	3,420	9,223	522	29	63
Williamsburg County	15,480	2,227	3,161	9,616	476	96	52

Source: 2019 American Community Survey Estimates

In terms of age of housing stock, most of the housing units of the adjacent counties were built between 1940 –1989. All neighboring counties have less than one percent of their housing units that lack complete plumbing. Georgetown County reflects 0.8% of its housing stock lacking complete plumbing.

A general observation is that adjacent counties reflecting relatively high percentage of housing units without essential housing facilities (plumbing and kitchen facilities) are also among the counties with higher rural populations.

**Table 5-18.1 Housing Age and Equipment Characteristics in Georgetown County by Combined Census Tracts on the Waccamaw Neck and Combined Census Tract Outside the Waccamaw Neck**

Census Tracts (Outside Waccamaw Neck) (Waccamaw Neck)	All Housing Units (2019)	Year Built (2000 to 2014 or Later)	Year Built (1990 to 1999)	Year Built (1940 to 1989)	Year Built (1939 or Earlier)	Lacking Complete Plumbing	Lack Complete Kitchen Facilities
9201, 9202.01 & 02, 9203.01 & 02, 9204, 9206 – 9208 (OWN)	17,228	2,516	3,186	10,733	793	150	58
9205.01 – 9205.05 (WN)	18,117	5,980	5,614	6,377	146	48	72

Source: 2019 American Community Survey Estimates

Table 5-18.1 compares the housing age and equipment characteristics in the Waccamaw Neck to areas outside the Waccamaw Neck. According to Table 5-18.1, the majority of the housing units in both the Waccamaw Neck and outside of the Waccamaw Neck were built between 1940 and 1989. The table also indicates that of all the housing units located on the Waccamaw Neck 72 units lack complete kitchen facilities, while 150 of the total units outside of the Waccamaw Neck lack complete plumbing facilities.

Housing conditions among the municipalities in Georgetown County are given in Table 5-19. The City of Georgetown has the largest percentage of its total housing stock in the older categories.

Approximately fifteen percent of the City of Georgetown housing units were constructed prior to or in 1939. This is understandable because of the actual age of the City and its rich history.

Table 5-19 Housing Age & Equipment Characteristics for Georgetown County Municipalities

Municipality	All Housing Units (2019)	Year Built (2000 to 2014 or Later)	Year Built (1990 to 1999)	Year Built (1940 to 1989)	Year Built (1939 or Earlier)	Lacking Complete Plumbing	Lack Complete Kitchen Facilities
Georgetown County	35,345	8,496	8,800	17,110	939	198	130
Town of Andrews	1,299	112	160	965	62	0	7
City of Georgetown	4,458	568	372	2,968	550	56	3
Town of Pawleys Island	548	32	76	402	38	0	0

Source: 2019 American Community Survey Estimates

The Town of Pawleys Island did not have any housing units that lack plumbing or kitchen facilities.

Current evidence of substandard housing conditions persists in Georgetown County. Visual evidence may be seen in communities in various parts of the County. As shown in Table 5-18, most houses in the County have the necessities for proper function and support of a household. There are also many homes in the county that reflect extremely high standards in luxury and comfort. The focus of this Chapter is to address the housing units in the county that may lack necessary equipment and functions required for safe and decent living conditions.

## Section 5 Housing Costs and Affordability

Current housing costs in the Georgetown County area vary over a wide range. The cost of newly constructed homes in Georgetown County for 2019 range from \$69,120 to \$1,900,000. This information was obtained from the Georgetown County Building Department. The fair market apartment rental amount for Georgetown County is \$901.00 (2019 Community Survey Estimate)

Table 5-20 compares 2019 median family income, median family housing value and median rental rates of the adjacent counties in the Georgetown county region.

The housing unit costs given in Table 5-20 are median cost figures. Among the adjacent counties, Georgetown County ranks second in terms of reported median housing value and **third** in rental rates. Housing costs in some parts of the County may exceed \$1,000,000 (Georgetown County Building Department) and rental rates may often exceed \$1,000 per month. (2019 American Community Survey)

**Table 5-20 Housing Cost for Georgetown County & Neighboring Counties**

County	Median Household Income (2019)	Median Value of Owner-Occupied Housing	Median Contract Rent for Renter Occupied Housing
Georgetown County	\$48,456	\$188,800	\$901
Berkeley County	\$63,309	\$185,500	\$1,109
Charleston County	\$64,022	\$315,600	\$1,190
Florence County	\$47,058	\$131,900	\$772
Horry County	\$50,704	\$181,500	\$959
Marion County	\$32,063	\$76,700	\$594
Williamsburg County	\$32,485	\$68,300	\$625

Source: 2019 American Community Survey Estimates

Georgetown County median household income is **fourth** among the adjacent counties, as shown in Table 5-20. The amount of **\$48,456** can be broken down to a monthly income of **\$4,038**. For the many families in the County with incomes well below the median family income level, housing costs can be a major issue. Income levels as well as housing costs have increased in Georgetown County for the past decade. **Income of households includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. Because many households consist of only one-person, average household income is usually less than average family income.**

The new housing units being constructed in the County are not likely to be in the lower income affordability range. As the older, lower cost housing units are phased out or become unusable, the need for affordable housing units for the many residents with lower incomes becomes more crucial.

Table 5-20.1 compares the Median Household Income, Median Value of Owner-Occupied Housing and Median Rent for the Waccamaw Neck and the areas outside of the Waccamaw Neck.

**Table 5-20.1 Housing Cost for Georgetown County by Combined Census Tracts on the Waccamaw Neck (WN) and Combined Census Tracts Outside the Waccamaw Neck (OWN)**

Census Tracts	Median Household Income (2019)	Median Value of Owner-Occupied Housing	Median Contract Rent for Renter Occupied Housing
9201, 9202.01 & 9202.02, 9203.01 & 9203.02, 9204, 9206 – 9208 (OWN)	39,329	115,589	741
9205.01 – 9201.05 (WN)	68,533	315,400	1,104

Source: 2019 American Community Survey Estimates

Table 5-21 gives the **2019 estimates** for household income levels for Georgetown County.

**Table 5-21 2019 Percentage of Georgetown County Households Per Income Range**

Income Range	Number of Households	Percentage of Households
Less than \$10,000	2,040	8%
\$10,000 to \$14,999	1,428	5.6%
\$15,000 to \$24,999	3,391	13.3%
\$25,000 to \$34,999	2,627	10.3%
\$35,000 to \$49,999	3,570	14%
\$50,000 to \$74,999	3,901	15.3%

\$75,000 to \$99,999	2,983	11.7%
\$100,000 to \$149,999	3,009	11.8%
<b>\$150,000 to \$199,999</b>	<b>1,147</b>	<b>4.5%</b>
<b>\$200,000 or more</b>	<b>1,377</b>	<b>5.4%</b>

Source: **2019 American Community Survey Estimates**

Table 5-21 shows the number of households in Georgetown County with incomes less than \$10,000 to be **8%** of the households, and **9.5%** of households with incomes between the range of \$10,000 and \$24,999. This sums up a total of **17.5 %** of households with an income of less than \$25,000 for **2019**.

Local agencies and organizations report a constant demand for affordable housing units in the county.

**According to Georgetown County Housing Authority, all government subsidized projects within Georgetown County are 100% occupied. In addition, 148 people are on the waiting list for housing vouchers.**

**While the average renter household in Georgetown County is 2.32, one and two person households represent over 60.6% of renter households. Over the next 5 years, one-person households are projected to increase by 7.2% thus leading to a greater need for smaller bedroom types such as studio to two-bedroom units. A limited stock of smaller apartments may require workers, particularly those with low income, to buy or rent more housing than they need or want.**

**Overall, the average collected rent for the most common bedroom type (two-bedroom) is \$1,281 and \$1,571 for a three bedroom unit. When typical utility costs are considered, it is unlikely that many low-income residents would be able to afford rental housing in the area.** (Source 2021 Bowen National Research)

**Manufactured Homes and Affordable Housing**

**Manufactured homes have served as a means of affordable housing for many in Georgetown County. Leased mobile home lots may range from \$135.00 to approximately \$150.00 per month in the County, coupled with approximately \$400.00 per month for a new singlewide manufactured housing unit. The total monthly cost is significantly lower than a monthly mortgage payment and just a few dollars more than median cost for a renter-occupied unit.**

While manufactured homes appear to meet the affordable housing needs of some residents in the County, financing and ensuring these units may not be the same as for conventional stick-built homes. In the Georgetown County area, interest rates for conventional stick-built homes are approximately **3.5%** for a year period. The interest rate for mobile homes over the same time period varies between **5.75% to 18%** depending on the individual’s credit and the type of sale. **The cost of a mobile home can range between \$45,000 and \$200,000.** With the level of current housing construction costs, it is reasonable to expect that most new housing units in the County in the **\$100,000** and under value are probably manufactured home units. The cost-saving advantage and the short time required to occupy manufactured home units are issues that need to be addressed in the County in order to meet the housing needs of a growing segment of its population.

**Housing Costs and Fair Housing Issues**

The concept of fair housing focuses on the elimination of any actions, omissions, market practices or decisions which impact housing choices or availability of housing choices based on race, color, religion, sex, disability, family status or national origin.

Economic means have a vital role in resident’s ability to participate in the housing market of Georgetown County. The **2019** Community Survey Estimates (Economic Characteristics Element) shows that **17.9%** of the county’s population lives below the poverty line. Almost **1/4** of the County’s population may have difficulty in acquiring and maintaining housing due to financial conditions. **Data collected shows that approximately 28% of the county’s homeowners and 46% of the county’s renters are cost burdened.** (Source 2021 Bowen National Research)

Being economically disadvantaged can have an impact on housing options in the County. This issue may be manifested in the credit and loan application process. Many residents who may be considered as economically disadvantaged do not have the credit status desired by lending institutions.

The analysis of the economically disadvantaged in the County shows that race greatly impacts a person’s housing options. Table 5-22 gives the composition of poverty status for Georgetown County.

**Table 5-22 Georgetown County Poverty Levels by Ethnic Groups**

<b>Ethnic Group</b>	<b>Total Below Poverty (2019)</b>	<b>Percent Below Poverty</b>
White	4,116	10.4%
Black or African American	5,988	31.6%
American Indian and Alaska Native	15	31.3%
Asian	70	22.10%
Native Hawaiian and Other Pacific Islander	0	0.0%
Other	394	28%
Hispanic or Latino origin (of any race)	407	21.5%
Two or more races	385	43.4%

Source **2019 American Community Survey Estimates**

An examination of the impact that poverty has on County residents along lines of ethnic identification reveals that **31.6%** of Black residents and **28%** of other non-white races of the County’s population are categorized as being below the poverty level. If economic factors were the only impediments to fair housing in the County, a combined solution of educational advancement and training, job preparation, and short-term housing voucher system to supplement the incomes of lower-income families for the purpose of increasing housing options would significantly improve the outlook of fair housing compliance in the County.

Housing discrimination operates not only through efforts of exclusion based upon economic means, but may also be rooted in racial, nationality, gender, disability or marital status. Fair housing planning efforts may be facilitated by the establishment of a fair housing program to identify fair housing impediments in the County, implement measures to address identified impediments, establish evaluation methods and record the effectiveness of adopted measures designed to alleviate fair housing impediments (U.S Department of Housing and Urban Development).

Basic data for identifying obstacles to fair housing and establishing a plan for fair housing may include the following:

- An analysis of public policies, practices and procedures involving housing and housing-related activities in the County.
- Analyze the application of zoning and other land use controls, including tax assessment and tax abatement practices.
- Examine the nature and extent of fair housing complaints, lawsuits and other data which might provide evidence of the County’s application of fair housing practices.
- Examine demographic patterns of the County.

Fair housing issues may be grounded in factors other than socio-economic status or the lack of the financial ability to participate in the general housing market. Housing discrimination and land use decisions that operate in a discriminatory fashion ensure that segments of the County’s population will consistently have fewer housing options. The overall general welfare of all county residents is linked to the well being of every component of the County’s population. Efforts to promote fair housing policies and practices in the County will be an overall benefit to improving conditions.

### **Housing Programs**

#### **Waccamaw Regional Council of Governments**

The Waccamaw Regional Council of Governments (COG) serves Horry, Georgetown and Williamsburg counties and sponsors a Fair/Affordable Housing Fair in April and publishes an affordable housing resource and social services guide quarterly. They refer citizens to credit counseling and homebuyer workshops.

#### **Waccamaw HOME Investment Partnership Consortium**

Several jurisdictions within the Waccamaw Region, including Georgetown County, entered into an intergovernmental agreement that created the Waccamaw HOME Investment Partnership Consortium. The Waccamaw HOME Consortium is a regional organization that receives a yearly entitlement from the HOME Program (HOME Investment Partnership Program), which is a federally funded program through the Department of Housing and Urban Development and provides technical assistance for projects that increase affordable housing opportunities within the Waccamaw Region. The anticipated allocation for the region is approximately \$1 million per year. Myrtle Beach is the lead agency for the Consortium because they are the largest entitlement community in the region. The Waccamaw Council of Governments (COG) administers the program.

Organizations such as Habitat for Humanity as well as private developers also service the area by providing and constructing affordable housing for low-income families.

#### **Community Development Block Grants (CDBG)**

The federal government supports affordable housing initiatives for persons with low and moderate income through the Community Development Block Grant Program (CDBG). As one of the oldest programs in the Department of Housing and Urban Development, the Community development Block Grant Program strives to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities for the low- and moderate-income persons. CDBG funds can be distributed directly to an urban community or administered through the State Department of Commerce, Office of Grants Administration. When urban communities receive CDBG funds directly from HUD in order to further the mission of providing decent and suitable housing, these communities are considered “Entitlement Communities”. Grant money can go towards any of the following:

- Acquisition of real property

- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Construction of public facilities and improvements such as water and sewer facilities, streets, neighborhood centers and the conversion of school buildings for eligible purposes
- Public services, with certain limits
- Activities relating to energy conservation and renewable energy resources.
- Provision of assistance to profit-motivated business to carry out economic development and job creation/retention activities (<http://www.hud.gov/>).

In order to be eligible as an Entitlement Community, a county’s population must be at least 200,000 excluding the population of existing entitled cities.

Although Georgetown County is not an Entitlement Community, the County has received CDBG funds from the state through the competitive process. Table 5-22 shows how many projects have been completed within the last ten years through the CDBG program.

**Table 5-22 Community Development Block Grant Projects completed by Georgetown County.**

Project Name	Activity	Award Amount	Date Awarded
Regional Planning Grant	The Planning Grant continues to be used to provide CDBG Planning, project development, and technical assistance to the units of local Governments in the Waccamaw Region.	\$50,000.00	Annually in the month of June.
Maryville Sewer	The project provided wastewater service to an existing developed area located in an unincorporated portion of Georgetown County, located on Smalls Loop and Green Drive fronting US Hwy 17 between Pawleys Plantation Planned Development and the South Causeway. There are approximately 39 homes that will benefit from the sewer service in the Marysville Community. The actual beneficiary county is 79 in which 65 are low to moderate income.	\$350,955.00	07/01/11
Annie Village Sewer	Annie Village was provided with sewer which included approximately 50 residents. 44 units were occupied of which 33 or 75 percent are low to moderate-income households. CDBG funds paid for individual grinder services and force main to collect the waste to be treated at the City Georgetown Regional Treatment plant.	\$464,614.00	07/01/12
Plantersville Sewer	Plantersville Village Sewer Connections – Georgetown County Water and Sewer District has installed and connected lines from the home of LMI residents to the wastewater collection system in the highway right of way. The force main will be discharging to an existing wastewater system near the intersection of Hwy 701 and Choppee Road. This project has eliminated and removed the threat of contaminated water through the backups of raw sewage into individual homes, and it provided high quality sanitary sewer services to the residents of the Plantersville community.	\$347,746.00	10/12/2012
Sampit Water	This project consists of providing potable drinking water to 52 units in the Powell and Village roads area in which 44 LMI houses were served. The project did not provide fire flow to this area. The Sampit Water project has tied into the existing water system at the intersection of Bertie and Powell Roads. The project served 52 residences	\$471,645	09/01/2015

	along Powell Road, Village Road, Stanley Court, Seleaner Drive and Sargent Court.		
Big Dam Swamp Fire Truck	CDBG funds were utilized to purchase a pumper truck for the Big Dam Swamp Community located in Georgetown County. Georgetown County has built a new Fire Station to serve this community. The new Fire truck will be located and operated out of this station. The total population in the Big Dam Community is 741 in which 405 are LMI.	\$318,490.00	11/17/2015
Carters Crossroads Water Project	The Carters Crossroads Water project will provide potable drinking water to approximately 44 units along Choppee Road, Dennis Drive and Schoolhouse Drive. The project will also provide fire flow to this area.	\$479,058.00	6/22/2018

Source: Waccamaw Regional Council of Governments

**South Carolina State Housing Finance and Development Authority**

The State Housing Finance and Development Authority offers homeownership and rental programs to qualified candidates. Homeownership programs include first time homebuyer loans, down payment assistance and a single parent loan program. The Authority also administers the Home Investment Partnerships Program (HOME), a federal program established under the Cranston-Gonzales National Affordable Housing Act of 1990. The HOME program is designed to promote partnerships among the federal government, state and local governments, nonprofit and for-profit sectors who build, own, manage, finance and support low-income housing initiatives. **The HOME program is administered by Horry County. A review committee is comprised by staff that represents Georgetown, Horry and Williamsburg counties meet once a year to review projects and select recipients.**

The Authority manages several statewide rental assistance programs including the Section 8 Housing Choice Voucher Program. Because Georgetown County is not an Entitlement County, there is not a countywide program. Other rental assistance programs include the Low-Income Housing Tax Credit Program and the Multifamily Tax-Exempt Bond Financing Program.

In 1992, South Carolina enacted the South Carolina Housing Trust Fund (SC HTF). **The SC HTF is a state-funded program designed to provide financial assistance in the development, rehabilitation and acquisition of affordable housing for low-income household throughout the state. This includes single-family homes, group homes for the disabled and emergency shelters for battered women and their children. The SC HTF accelerates the state’s response to the production of affordable housing through innovative financing used by the non-profit and private sectors. It builds partnerships among governmental entities, qualified non-profits and those in need of affordable workforce housing. It strives to maximize the utilization of federal, state and/or other housing assistance programs in leveraging other public and private resources. Applications for the SC HTF are accepted for the following activities: Emergency Repair, Owner-Occupied Rehabilitation, Group Homes, Supportive Housing and Rental Housing.**

**The primary source of funds for the SC HTF is directly attributable to real estate sales; therefore, the housing market’s slow but steady improvement mirrors the increase in monthly SC HTF receipts. For FY 18-19, the amount of funds expended statewide was \$6,123,819.16. (Since developers have up to a year to complete an award, dollar amounts expended each year may not match the amounts awarded). Although limited, the SC HTF was still able to have a measureable, positive impact on affordable housing for the citizens of SC. HTF Statewide Annual awarded totals for FY18-19 were \$12,236,754.52, 590 families were assisted, and 58 sponsors participated in HTF activities.**

**For the purposes of the SC HTF Home Repair program, property located in Georgetown County will not be considered substandard or eligible for repair if its tax assessor's value (land plus improvements) exceeds \$223,000. (<http://www.schousing.com/Home/SCHousingTrustFund>).**

#### **United States Department of Agriculture, Rural Development**

Rural residents can seek assistance through the USDA Rural Development Office. Assistance for residents located in Georgetown County is provided in the Williamsburg County Local Office. An example of the services that are provided are: direct and guaranteed loans for income-qualified recipients, rental assistance, rural rental housing programs, farm labor housing programs and home repair loans and/or grants.

#### **Georgetown Housing Partnership**

The residents of Georgetown County can seek assistance through the Georgetown Housing Partnership. The Georgetown Housing Partnership is an affiliate of the United Methodist Relief Center of Charleston and was created in response to the overwhelming need for owner-occupied housing rehabilitation in rural Georgetown County. Partners include Waccamaw Regional Council of Governments, the City of Georgetown, Georgetown County and the Bunnelle Foundation. These organizations found it imperative to address poverty housing conditions in Georgetown County.

The largest effort of the Georgetown Housing Partnership is their Owner-Occupied Rehabilitation program. This program assists homeowners with repairs and renovations to help bring their residences up to code. Their goal is to ensure that all homes have working bathrooms and plumbing and that all fire and safety hazards are removed.

The Georgetown Housing Partnership also provides Elderly Transportable Cottages, commonly referred to as ET Units. These units are a practical and economical solution to replacing housing for the elderly and/or disabled persons who live in homes that cannot be repaired. These units are self-contained and handicapped-accessible. These transportable homes are owned by the Partnership and provided to the family at no cost. When the residents can no longer live in the unit, it is returned to the Partnership and refurbished for use by another family in need.

**The Georgetown Housing Partnership has dedicated approximately 17 Elderly Transportable Cottages since its inception. This was a collaborative effort between several sponsors including Home funds, Georgetown City and County employees as well as private funds. Unfortunately, the program has been transferred to Tri-County Regional Development Corporation, a non-profit 501C3 located in Georgetown, and they are now in the process of deeding the units over to the recipients.**

## **Section 6**

### **Future Demand & Household Projections**

Both population and job growth factors will impact future housing demand in Georgetown County. Current planning efforts for housing should include the factors mentioned as well as projections of household for the area. The Census Bureau defines household as all persons occupying a housing unit.

**A Housing Needs Assessment has recently been completed by Bowen National Research, there is a shortage of affordable housing located in Georgetown County. Based on the findings in the report, Georgetown County is experiencing notable overall demographic and economic growth**

that is expected to continue into the foreseeable future. The growth has and will put pressure on demand for housing in the local market. While there are some vacancies among the rental and for-sale housing supply, most of the product appears to be unaffordable to many of the lower income households in the market. The study recommends the development of affordable housing to support the local workforce. There are very few market rate apartments available in the County with rents under \$1,000.

**A supplemental analysis to the Housing Needs Assessment was completed by Bowen National Research in August that included case studies, supplemental demographic projections, alternative housing gap estimates and action plan recommendations. Data sources used in the Needs Assessment analysis include ESRI, 2000 and 2010 US Census, American Community Survey, Urban Decision Group and Bowen National Research. Not all data is available from the Census 2020 report; therefore, the 2020 numbers are estimates and the 2025 numbers are projected. Bowen evaluated both historical and projected growth trends for Georgetown County, the region and United States to develop alternate data projections for the County. According to this research Georgetown County is expected to need an additional 2,418 for sale housing units by the year 2025 and an additional 908 rental housing units. (Source Bowen National Research)**

## **Section 7      Analysis of Regulatory Barriers to Affordable Housing**

The following are regulatory requirements that may cause a hardship to some residents when trying to obtain affordable housing. The State Priority Investment Act defines affordable housing as “housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income.” (Section 6-29-510).

### **Impact Fees**

Georgetown County implemented the Impact fee ordinance on June 1, 2009. Impact fees are one-time fees assessed on new and additional construction to offset the cost of capital improvements within the community, which are created by, and needed to service new development. Impact fees are one of the most widely used growth management tools nationally, especially to cover some of the infrastructure costs for growth. Although impact fees rarely are sufficient to cover the actual capital costs of new residential construction, they at least reduce the amount of the burden that is shifted to existing residents by paying for infrastructure with bonds that are repaid through property tax. Impact fees are only applied to building permits associated with new construction of residential dwellings, including mobile homes and businesses in the County.

Impact fees do not apply to alterations, renovations, additions or expansions of existing residential property where no new impact is added to County services. Other cases where impact fees do not apply are accessory buildings or structures (i.e., garages, sheds, storage buildings, replacement of existing residential unit or mobile home on the same lot and replacement of destroyed homes (including mobile homes). Mobile homes must be replaced, or construction of a new home must begin within one year to avoid the fee.

Residential impact fees are fixed amounts that are not influenced by the dwelling size or the cost of construction. Guidelines within the SC State Code define how impact fees must be levied.

Georgetown County has addressed the potential negative effect of impact fees on affordable housing by allowing a waiver of impact fees for those families who can demonstrate a low-income level and meet the criteria of earning less than 80% of the County's median income level. Dwellings designated for affordable housing will be covered by the relief granted for families earning less than 80% of the County's median income. Applications for fee waivers are available at the County Planning Department. The waiver application process involves a simple, one page application form and the submittal of a recent tax return. **Since 2010 Mobile Homes have been exempt from all impact fees excluding fire impact fees. This exemption was based on collected data showing that most MH applicants qualified for a waiver.**

The County's impact fee ordinance is subject to an annual review by County Council. **The Impact Fee Ordinance is up for review and study by Council in 2021-2022.**

### **Zoning Requirements**

In February of 2009, a final zoning plan was approved for all areas of Georgetown County. Property owners must follow all zoning regulations which include minimum setbacks, minimum lot area requirements, minimum lot width at the building line, maximum height and minimum road frontage. In addition to these restrictions, the addition of County-wide zoning has created the following issues, especially for low-income residents:

**Heirs Property** - Heirs Property is defined as property that is communally owned as a result of the landowner dying without a will. Many properties in the County are owned by heirs particularly in the rural sections of the County. Problems arise when zoning dictates that properties be subdivided requiring one lot for each individual use or dwelling. This restriction results in people not being able to use their property as they cannot easily subdivide the land as required by the Zoning Ordinance. In order to minimize such problems associated with heirs' property, the County adopted the following zoning text change: Heirs' property may be utilized without the parcel being subdivided if all other zoning requirements are met, such as minimum lot size, setbacks and building separation. Heirs' property owners are required to submit a sketch plan showing adequate land area to meet zoning requirements, but the property is not actually subdivided. Owners still have the added expense of hiring a surveyor to prepare the sketch plan. **There are at least 738 known heirs' properties in Georgetown County according to the assessor's office.**

**In order to alleviate issues that may arise with heirs properties, the county can encourage owners to contact the Center of Heirs Property Preservation. This agency helps owners resolve property issues by offering legal services, working with the families to reach a consensus and provide educational seminars.**

**Substandard Lots of Record** - Substandard Lots of Record are lots that existed before the enactment of zoning that do not meet the lot size and dimensional requirements of the ordinance. As zoning was expanded in the County, the number of such lots increased, although every effort was made to zone areas in a manner that matches existing lot sizes. The zoning ordinance addresses this issue by allowing staff to issue a permit for use of such a property if the lot exceeds 5,000 square feet in area and meets all other zoning requirements. Owners of lots of record smaller than 5,000 square feet may apply to the Zoning Board of Appeals for a variance. This was implemented so property owners are not overly burdened by new zoning requirements and may utilize properties that were in place prior to the ordinance enactment.

**Lack of High-Density Zoning** – The new zoning in the western part of the County resulted in an exceedingly small amount of land devoted to high density development due to the need to protect rural areas and the lack of utilities in those areas. This can create a lack of property available for affordable multi-family developments in this area of the County. The County’s Zoning Ordinance provides for a Rural General Residential district which does allow for clustered housing with a maximum of four units per acre. This district could be applied in other areas of the County. The prevalence of Single-Family zoning districts county-wide can make affordable housing difficult due to high land value.

### **Permitting Process**

In order to obtain a building permit for a single-family dwelling, an application for a building permit must be completed. In addition, three (3) sets of plans that include a site plan showing the layout of the house on the lot are required. The County also requires submittal of receipts from the water or sewer provider or a septic tank permit. After submittal of the permit application and two sets of plans to the Building Department, the third set of plans with the site plan must be submitted to the Zoning Department for approval. An address is assigned by the Building Department for the house after the application has been submitted. Once the plan reviewer has approved the construction drawings in the Building Department and the Zoning Department has approved the application, a building permit can be issued. It must be signed by the contractor and the contractor must have a current Georgetown County contractor registration unless the owner is building the home themselves and in that case the homeowner must sign the permit. All applicable fees for the permit must be paid prior to issuing the building permit. Impact fees are also required before the issuance of a building permit **and an encroachment permit if the property is located on a county road.**

### **Land Development Regulations**

The County’s Land Development Regulations currently require a 50’ right of way for all new parcels. This provides a barrier to some residents who wish to subdivide family property. A smaller right of way could be considered for “family” subdivisions or properties of a certain size. **In 2019, the county passed an ordinance which allows for a 25’ access easement to access 3 or fewer new lots.**

### **Land Cost**

Over the years, the County experienced a high demand for upper income housing. The proximity to the Atlantic Ocean makes the County a draw for newcomers and retirees alike. Both have resulted in high land costs in certain areas of the County. The increased costs make an affordable housing project difficult particularly in low density areas. Some of the areas in the western part of the County lack water and sewer infrastructure which also makes an affordable housing development challenging. **Environmental factors such as presence of wetlands, flood prone areas and wind prone areas require additional permitting which in turn drives up the price of land and construction.**

### **Existing Zoning Flexibility**

The County Zoning Ordinance also provides for a Planned Development (PD) and a Flexible Design (FDD) District in order to provide opportunities for more desirable environments by allowing flexible and diversified land development standards. (Zoning Ordinance, Section 619 and 631) Through FDD or PD zoning, a developer may propose a greater density in one area and offset that density by providing open space in another area. The flexibility that a PD or FDD

allows should serve as an incentive for affordable housing. A PD incorporates mixed uses while an FDD is for a single use only.

### Affordable Housing Incentives

In addition to the impact fee waivers described above, other measures should be considered when encouraging affordable housing in the County. Development agreements provide a way for the County to enter into an agreement with a developer for the completion of a large, multi-phase project in order to reduce the economic cost of development and aide in organized planning for public facilities and services. (South Carolina Priority Investment Act Implementation Guide for Local Governments.) The County passed regulations regarding Development Agreements in 2002 for tracts of land over 25 acres in size. While this tool has not been used thus far, it could be used to encourage the development of affordable housing within a larger tract of land. **Additional strategies that can be implemented in the short term include establishing tax incentive ordinances, new zoning districts with a points system to encourage affordable housing, donation and/or reduced sale of County-owned properties, expansion of infrastructure to help with development cost and public outreach regarding heirs' properties. Addressing unconventional housing types with code amendments, identifying properties to be used for affordable housing development, establishing a housing trust fund and partnering with local and regional agencies and exploring funding for employee homeowner assistance would be more long term goals. These options should be explored as part of an affordable housing long term strategy.**

## Section 8

### Summary of Housing Issues

The percentage of the housing stock in Georgetown County in the form of multi-family attached units is continuing to grow. In parts of the county, the multi-family housing units combined with the mobile home housing units, make up **39%** of the total housing units.

Housing ownership in Georgetown County remains high with **approximately 79%** of the housing units in the county are owner-occupied. Housing ownership is generally higher in a rural area such as Georgetown County.

Overall, the condition of Georgetown County's housing stock is relatively good in comparison to that of the neighboring counties, with public water and sewer continuing to expand and with the small percentage (**.06%**) of housing units lacking plumbing and only (**.04%**) lacking complete kitchen facilities, the County's housing stock looks to be in good shape.

The average cost for newly constructed housing in Georgetown County **fluctuates based on the market and the cost of construction materials. According to the Housing Needs Assessment completed in March, the average cost of a house in Georgetown County is near or above \$300,000. The average cost for a renter-occupied unit in the County is around \$1,100.00** a month. Many residents in County rely on the availability of manufactured homes to meet affordable housing needs.

Manufactured Housing units are still some of the more vulnerable structures to violent weather conditions. Recognizing that many residents use manufactured homes because of their relatively rapid preparation, occupancy time, and low cost, the County would benefit from exploring the need for

providing housing types that address these issues. Analysis to this end should include identifying parts of the County where the demand for manufactured units is comparatively greater.

Housing needs in the Georgetown will continue to increase in the future. The adjacent counties will also demonstrate growth, some at the same or higher rate as Georgetown County. Georgetown County should continue planning for expected growth in its number of households and possible changes in residential patterns as fair housing efforts are implemented.

**Section 9** **Goals Objectives and Strategies**

**Goal 1: Provide adequate Housing Types & Quantities for the Existing Population & Future Residents of the County**

Objective	Strategies	Participants	Time Frame
Link housing goals to Population needs of the County	Land Use Element of the Comprehensive Plan	Planning Staff, Community Groups	Ongoing
Assess need for various housing types in the different parts of the County	Housing market analysis/needs assessment	Real Estate Professionals, Developers, Planning Staff, Local Governments, consultant	<b>Complete</b>

**Goal 2: Enhance Home Ownership in the County**

Objective	Strategies	Participants	Time Frame
Enhance home ownership opportunities	Work with Waccamaw Council of Governments and other agencies to explore grants, tax incentives, informational brochures and assistance with the home purchasing process. Work with Habitat for Humanity to encourage home ownership	Planning Staff, Community Groups, Waccamaw Council of Governments, Habitat for Humanity	Ongoing
<b>Assist with reducing heirs' property and facilitating the use of such property by owners.</b>	<b>Work with non-profit groups to sponsor clinics and promote access to legal assistance.</b>	<b>Planning Staff, Probate, Nonprofit groups, and Center of Heirs property.</b>	Ongoing

**Goal 3: Promote Affordable Housing Opportunities in the County**

Objective	Strategies	Participants	Time Frame
Consider cost factors in standards for new housing developments	Encourage design and building options that reduce cost and yield structurally sound units	Building Staff, Planning Staff, Private Sector	Ongoing
Encourage development of affordable units with regulatory incentives such as density bonuses, fee waivers, fast-track permitting	<b>Consider target areas for encouraging such development. Develop a new incentive based zoning district to encourage affordable housing.</b>	Planning Staff, Building Staff, Economic Development Staff, consultants	<b>Short-term</b>

**Goal 4: Promote Workforce Housing Opportunities in the County**

Objective	Strategies	Participants	Time Frame
Promote workforce housing in proximity to the workplace	Examine all plans and regulations to identify areas that inhibit workforce housing	Planning Staff, Economic Development	<b>Ongoing</b>
Consider cost factors in standards for new housing	Encourage design and building options that reduce cost and	Building Staff, Planning Staff, Private Sector	Ongoing

developments	yield structurally sound units		
<b>Encourage development of affordable units with regulatory incentives such as density bonuses, fee waivers, fast-track permitting</b>	<b>Consider target areas for encouraging such development. Develop a new incentive based zoning district to encourage affordable housing.</b>	Planning Staff, Building Staff, Economic Development Staff, consultants	<b>Short-term</b>
<b>Assist/encourage an affordable housing development in the County.</b>	<b>Consider donations/reduced sale of County-owned properties. Work to expand infrastructure to reduce development costs. Coordinate with housing partners such as Habitat for Humanity and WRCOG.</b>	County Staff, HFH, private developers, WRCOG	<b>Short-term</b>

**Goal 5: Encourage Stable Communities with High Quality of Life Standards**

Objective	Strategies	Participants	Time Frame
<b>Support local neighborhood and community groups in maintaining quality of life issues.</b>	<b>Attend joint meetings, surveys and other methods to discover housing and community needs</b>	<b>Neighborhood Organizations, Local Governments Housing Agencies, Planning Staff.</b>	<b>Short-term</b>
Continue to promote the amendment of state law to give counties more legal authorization in property standard maintenance	Provide written amendments to SC Association of Counties and lobby state officials	County Council, Planning Staff	Ongoing
<b>Improve enforcement efforts in existing communities.</b>	<b>Work with neighborhood groups to address code enforcement issues such as junk cars and abandoned houses. Improve ability to issue citations.</b>	<b>Planning and Zoning Staff, Legal assistance.</b>	<b>Ongoing</b>

**Goal 6: Encourage Appropriate Housing Developments with Consideration of Rural Parts of the County**

Objective	Strategies	Participants	Time Frame
Discourage urban sprawl with new housing developments	Develop regulations and incentives addressing urban sprawl. Encourage more open spaces. Consider conservation subdivisions.	Developers, Planning Staff, Planning Commission, County Council	<b>Ongoing</b>
<b>Encourage new development in the rural area where there are existing utilities/fire protection</b>	<b>Meeting with various utility providers to determine appropriate service levels. Encourage open space</b>	Planning Staff, Utility Providers, Private Sector, Fire Department	<b>Short-term</b>
Protect existing rural farmland areas	Adoption of Land Use element. Consider necessary revisions to the Zoning Ordinance and Land Development Regulations <b>dealing with agricultural districts.</b>	Planning Staff	<b>Short-term</b>

**Goal 7: Address Substandard Housing Issues in the County**

Objective	Strategies	Participants	Time Frame
Evaluate need to reduce vacant substandard housing units in the County	Target vacant units that have presented a safety threat to the communities. Demolish vacant substandard housing, as <b>allowed</b> by State Law	Community residents and groups, property owners, Local Governments, Building Department	Ongoing
Establish and implement fair housing practices in the County	Community and housing grants, support local charitable rehabilitation efforts	County Officials, Developers, Real Estate Professionals, Homeowners, Residents, Local Governments, Planning Staff	Ongoing
Explore opportunities for housing rehabilitation for substandard homes	Work with Waccamaw Regional Council of Governments and other housing agencies to identify grant/loan programs	Planning Staff, WRCOG, Community Organizations	Ongoing
<b>Consider code amendments to improve quality of mobile homes.</b>	<b>Review requirements of other jurisdictions, Draft code amendment. Consider allowing replacement mobile homes with newer units.</b>	<b>Planning and Building Staff</b>	<b>Short-term</b>

**Goal 8: To Assist in Increasing Housing Options for All County Residents**

Objective	Strategies	Participants	Time Frame
Identify factors which limit housing options for identified segments of County's Population	Develop and adopt an effective fair housing plan for the County. <b>Be cognizant of exclusionary zoning when creating new development regulations</b>	County Officials, Developers, Real Estate Professionals, Homeowners, Residents, Local Governments, Planning Staff, WRCOG	<b>Long-term</b>
<b>Encourage further development of accessory dwelling units (ADU's)</b>	<b>Consider reducing or amending restrictions on accessory dwelling units (ADU's) as an affordable housing option.</b>	<b>Planning Staff, Neighborhood groups</b>	<b>Short-term</b>

Briefing Memorandum  
Georgetown County, South Carolina

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Date: September 16, 2021  
From: Planning  
Prepared By: Charles Suggs, Senior Planner  
Cleared By: Holly Richardson, Director of Planning and Code Enforcement  
Regarding: Buffer Requirements

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**ISSUE:**

Georgetown County buffer requirements have undergone minor updates since their adoption. The current standards are outdated and require revisions to maintain the desired esthetics. At the request of County Council, staff has prepared this memo to serve as an entry to discuss potential changes to the existing ordinance and to receive direction for specific changes as requested by the Planning Commission and the public.

**BACKGROUND:**

Staff has identified several options to enhance the current buffering requirements and welcomes any other suggested edits to the existing buffer ordinance. The identified alterations include the following;

- An increase in the minimum size of plantings within required parking areas.
- The removal of the existing wholesale substitution of evergreen plantings option.
- Establishing a minimum evergreen standard for required shrubbery.
- Establishing a level two buffer requirement when developing adjacent to vacant land (excluding major single family residential).
- Establishing a 5' landscape strip requirement between dissimilar land uses.
- Requiring a planted landscaping strip around parking modules.
- Consolidating cross references and cleaning up any existing discrepancies.

Georgetown County Planning Commission  
1610 Hawkins Street  
Georgetown, SC 29440  
August 19, 2021  
Howard Auditorium

**MEMBERS PRESENT**

Elizabeth Krauss  
Johnny Weaver  
Marla Jean Hamby  
Robert Davis  
Sandra Bundy

**STAFF PRESENT**

Judy Blankenship  
Tiffany Coleman  
Holly Richardson  
Charles Suggs

**MEMBERS ABSENT**

Zach Grate  
Zannie Graham

The Chairperson called the meeting to order at 5:30 pm.

**I. PUBLIC INPUT PERIOD**

**The Chairperson opened the public input period.**

**Gary Weinreich**, with Preserve Murrells Inlet, spoke to the members regarding the Comprehensive Plan. He stated that, in his opinion, the process had been flawed, since minimal public input had been obtained. He added that an overall vision statement was needed for the plan. He said that the community was unhappy with the efforts made so far concerning the Comprehensive Plan. He closed by saying that the Waccamaw Regional Council of Governments had suggested public input before revising the plan, and the Planning Commission had failed to provide ample opportunity for public input gathering.

**Cynthia Person**, with Keep it Green, spoke to the members regarding the Comprehensive Plan. She stated no process had been developed to achieve the goals set forth in the draft plan. She added that Keep It Green and many other community organizations had volunteered to help with the process but had been refused.

**The Chairperson closed the public input period.**

**II. PLANNED DEVELOPMENTS**

- A. A request from John Danford, Thomas and Hutton Engineering as agent for Keith Hinson, Homewood Properties to rezone 238 acres from General Commercial and Forest Agriculture (FA) to the Cypress Reserve Planned Development (PD). The purpose of the request is to develop a mixed use Planned Development with 4 acres of commercial and 456 housing units. The property is located on the northwest side of N. Fraser Street approximately 1.3 miles southwest of Plantersville Road in Georgetown. TMS# 03-1006-015-00-00. Case Number RZPD 7-21-28663**

The applicant requested to defer.

Mr. Weaver made a motion to approve the applicant's request to defer. The motion was seconded by Mr. Davis.

In Favor: Mrs. Krauss  
Mr. Davis  
Mr. Weaver  
Mrs. Bundy  
Mrs. Hamby

Opposed:

### **III. COMPREHENSIVE PLAN**

#### **A. A proposed revision to the Cultural Resource Element of the Comprehensive Plan.**

Mrs. Holly Richardson presented the staff report. She gave a detailed overview of the updates that had been added to the element, and stated that the document format had been revised, which could be used for future elements giving a more professional appearance to the overall document. She said that Comprehensive Plan amendments must be sent to County Council for required public hearing after receiving a resolution from the Planning Commission.

**The Chairperson opened the public hearing.**

No one came forward to speak.

**The Chairperson closed the public hearing.**

Commissioner Bundy stated that there was no vision statement for the Comprehensive Plan, and the Cultural Resources element should not be sent to County Council without additional public input.

Mrs. Richardson stated that the elements can be amended at any time if needed.

Discussion followed regarding advertising for the County Council meeting and the suggestion of Planning Commission workshops.

Mr. Weaver made a motion to approve the Cultural Resources element presented and send to County Council. Mr. Davis seconded the motion.

In Favor: Mrs. Krauss  
Mr. Weaver  
Mr. Davis

Opposed: Mrs. Hamby  
Mrs. Bundy

### **IV. OTHER BUSINESS**

#### **A. Attendance Report**

The attendance report was approved as submitted.

#### **B. Streets**

Mrs. Tiffany Coleman presented the staff report. Two street names were presented for approval: Perlja Lane in Georgetown and Mermaid Lane in Murrells Inlet.

Mr. Davis made a motion to approve the street names. The motion was seconded by Mr. Weaver.

In Favor: Mrs. Krauss  
Mr. Davis  
Mr. Weaver  
Mrs. Bundy  
Mrs. Hamby

Opposed:

### **C. Discussion- Comprehensive Plan Update**

Mrs. Holly Richardson gave an overview of the current status of the Comprehensive Plan and the elements that are in process which included: the Transportation Element, the Cultural Resources Element, the Housing Element, the Natural Resources Element and the Land Use Element. She stated that staff was working on developing an online survey to collect public input. She also stated that Planning Commission workshops would be scheduled in the near future, and in-person citizen workshops would be scheduled for different geographical areas. She added that staff would be continuously updating the Planning Commission on the progress made toward each element of the overall plan.

Discussion followed regarding the online survey and need for public education before it is released, developing a vision statement, and future in-person public workshops.

Commissioner Hamby stated that as part of the Land Use Element she would like to see language added to stop density increases along the Waccamaw Neck.

### **V. MINUTES- JULY 2021**

Chairperson Krauss stated that page 1 of the July minutes needed revising to change Vice-Chairperson to Chairperson.

A motion to approve the minutes with the corrections was made by Mr. Weaver, seconded by Mr. Davis and approved.

In Favor: Mrs. Krauss  
Mr. Davis  
Mr. Weaver  
Mrs. Bundy  
Mrs. Hamby

Opposed:

### **VI. STATUS REPORT**

The status report was approved as submitted.

### **VII. LETTER OF CREDIT REPORT**

The letter of credit report was approved as submitted.

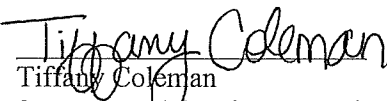
### **VIII. ADJOURNMENT**

Mr. Davis made a motion to adjourn. Mr. Weaver seconded the motion. The meeting adjourned at 6:16 pm.

In Favor: Mrs. Krauss  
Mr. Davis  
Mr. Weaver  
Mrs. Bundy  
Mrs. Hamby

Opposed:

Respectfully,

  
Tiffany Coleman  
Secretary to Planning Commission

**GEORGETOWN COUNTY PLANNING COMMISSION**

**DATE:** September 16, 2021

**AGENDA ITEM:** Status Report on County Council Actions

**August 24, 2021**

**Second Reading of Ordinances**

Ordinance No. 21-23 - An amendment to Article III Definitions and Article XIII Tree Regulations of the Zoning Ordinance relating to tree protection, removal and replacement.

Ordinance No. 21-24 - To amend the FLU map for a parcel located at 3138 Ocean Hwy in Pawleys Island TMS # 04-0418-011-00-00, from Low Density Residential to Medium Density Residential.

Ordinance No. 21-25 - To rezone a 14.77 acre tract located at 3138 Ocean Hwy in Georgetown, identified as TMS #04-0418-011-00-00, from ½ Acre Residential (R-½) to 10,000 Square Feet Residential (R-10).

Ordinance No. 21-26 - To amend the Future Land Use map for 4 parcels located on the east side of Ocean Hwy on Litchfield Landing in Litchfield, TMS #'s 04-0134-001-05-00, 04-0134-001-07-00, 04-0134-001-09-00 and 04-0134-001-10-00, from commercial and transitional to Medium Density Residential.

Ordinance No. 21-27 - To rezone 4 parcels located on the east side of Ocean Hwy on Litchfield Landing in Litchfield, identified as Tax Map parcels #04-0134-001-005-00, 04-0134-001-07-00, 04-0134-001-09-00 and 04-0134-001-10-00, from General Commercial (GC) to 10,000 Square Feet Residential (R-10).

Ordinance 21-28 - To amend the FLU map for a parcel located at south of Highmarket Street approximately .2 miles east of Hallow Branch Road in Georgetown TMS # 01-0417-009-04-00, from Low Density Residential to Commercial along the front and Medium Density Residential for the remainder of the tract.

Ordinance No. 21-29 - To rezone the Bluffs at North Hampton Plantation Planned Development (PD), located south of Highmarket Street approximately .2 miles east of Hallow Branch Road in Georgetown, TMS #01-0417-009-04-00, to a Flexible Design District (FDD) to allow for a Resort RV Park with associated amenities and ancillary services for guests.

**Third Reading of Ordinances**

Ordinance No. 21-20 - To rezone two parcels (TMS #04-0416-016-00-00 and TMS #04-0416-025-00-00) located on Grate Avenue from 10,000 Square Feet Residential (MR-10) to Forest Agriculture (FA).

Ordinance No. 21-21 - To rezone 2 parcels located on Highway 17 Bypass at its intersection with Coquina Avenue (TMS #41-0119- 032-02-02 & TMS #41-0119-0320-02-03) from General Commercial (GC) to a Flexible Design District (FDD) to allow for a brewery and associated recreational amenities.

SEPTEMBER 2021 GEORGETOWN COUNTY PLANNING DEPARTMENT LETTER OF CREDIT

NAME	NUMBER	AMOUNT	ISSUED	EXPIRATION	STATUS	DATE	NEW AMOUNT OR EXPIRATION DATE
John Deer Landscaping	1011	\$4,707.52	12/9/2013		CB		
Clambake Cove	10512	\$50,877.50	11/29/2016		CB		
Sandbar Cove	19701	\$4,000.00	7/1/2019		CB		
Hawks Nest Retreat, Phase 1	3156	\$21,996.83	6/14/2019	5/10/2022	LOC	6/24/2020	\$11,320.75
Parkside	1514515463	\$382,126.84	10/5/2017		CB	10/8/2018	\$21,100.00
Grove Park	338361	\$74,558.13	7/30/2019		CB	6/18/2020	12,565.63
Pawleys Cove, Phase 1	5013119	\$38,166.59	6/26/2018		CB		
Marsh Grass East	750505109	\$10,750.00	8/8/2018	8/8/2020	LOC	8/8/2020	\$12,000 8/8/2021
Hammock Cove, Phase I	1514517279	\$915,520.94	8/23/2018		CB	8/20/2021	Reduced to \$99,054.72
Hammock Cove, Phase II and I	9161726275	\$476,450.16	11/19/2019		CB	8/20/2021	Reduced to \$ 96,732.47
Beaumont Park	20-003	\$289,073.73	3/9/2020	9/9/2021	LOC	9/9/2021	9/9/2022
Wachesaw Road Lots	45274289	\$6,125	6/16/2020		CB		Released 8/20/21
Pond Road Tract	300512327	\$122,784.81	6/29/2020	6/29/2021	LOC	6/29/2022	Reduced to \$72,244.38
Pawleys Village	22507	\$3,500.00	7/9/2020		CB		
The Bluffs	101003559	\$130,232.81	6/25/2021		CB		
Murrells Inlet Townhomes	22909	\$21,337.50	8/24/2020		CB		Infrastructure
Porches at Waverly	23337	\$5,625.00	10/20/2020		CB		Stormwater
Melton Avenue	24893	\$9,099.19	4/7/2021		CB		
Kings River Road Townhomes	1028	\$25,546.88	4/8/2021		CB		
Parsons Gardens	150531438	\$58,516	3/23/2021	3/23/2022	LOC		
Compass Rose	54633210-6	\$27,322	8/20/2021		CB		