GEORGETOWN COUNTY PLANNING COMMISSION

DATE: October 15, 2020

AGENDA ITEM: A request from Dan Stacy of Oxner and Stacy acting as agent for Edens Holdings, LLC for a site plan review of a 115 unit multifamily development located on the north side of Sunnyside Avenue approximately 255 feet northwest of Business 17 in Murrells Inlet. TMS #'s 41-0104-019-00-00. Case Number MAJ 8-20-25983.

CURRENT STATUS: The site contains a total of 11.20 acres and is zoned General Residential (GR). In addition, it is wooded and contains a 50' South Carolina Public Service Authority Transmission line R/W.

POINTS TO CONSIDER:

1. The property is located north of Sunnyside Avenue approximately 255 feet west of Business 17 in Murrells Inlet. The site is bordered by General Commercial to the north, east and south and General Residential to the east, west and south.

2. Single family and multifamily uses are both permitted in the General Residential Zoning District. Section 607.306 of the GR section requires a site plan review by the Planning Commission and County Council for all multi-family developments containing more than ten (10) dwelling units with a net density of five units or more per acre. Adjacent property owner notices were sent out and the property was advertised as required in this section of the ordinance. The review by the Planning Commission and County Council is limited to compliance with the land use regulations of the County as the use has already been properly designated by establishment of the zoning district.

3. The applicant is proposing a two phase multi-family development consisting of 20 two and three bedroom duplexes in phase 1 and five 15-unit 2 bedroom condos in phase 2 for a total of 115 units.

Phase 1 - Duplexes

4. This phase has a gross density of 7.63 units per acre and a net density of 8.23 units per acre. The net density as shown complies with the GR zoning district density limits for two-family dwellings. The land area for each duplex contains a minimum of 8,000 sf and the parcels front on a proposed 50' private R/W with the exception of duplex units 19 and 20 that will be accessed off of Sunnyside Avenue.

Phase 2 – Multi-family (Condos)

5. The maximum density allowed in the GR zoning district for multi-family is based on both the number of bedrooms in each unit and the number of stories in each building. A total of 225,000 square feet is required for the 75 two-bedroom units. Phase 2 contains 5.96 acres or 259,642 square feet. After subtracting the 23,342 SF for the drive aisle, the net lot area is 236,300 SF which exceeds the required 225,000 SF. The number of units shown meets the minimum lot area per unit requirements.

6. The proposed plan complies with the 25 foot front yard setback, as well as the 10' side yard setback and the 20' rear setback. Phase 1 indicates a pervious/impervious ratio of 60%/40% and phase 2 indicates a pervious/impervious ratio of 51.2%/48.8%. Both phases exceed the 50%/50% requirement.

7. The Zoning Ordinance requires two spaces per unit in phase 1 for a total of 80 spaces. Two spaces are required for each condo unit in phase 2 for a total of 150 spaces. A total of 151 spaces (which include 12 handicap spaces) are provided for phase 2. The project as a whole will have 231 spaces, which is more than the required 230 spaces.

8. Section 1201.9 of the Zoning Ordinance requires buffers between differing land use types. Multi-family developments are required to install a Level 2 buffer against existing single family development. A Level 2 buffer is shown to the west of the development (Phase 2). The length of this buffer is approximately 624 feet. A buffer is not required between the proposed multi-family (Phase 2) and two- family (Phase 1) development or between the existing GC Zoning district to the north and east. In addition, a buffer is not required between the proposed two-family (Phase 1) development and the existing GR zoning to the east.

   A landscape plan will need to be reviewed and approved by planning staff that meets the minimum requirements of Article XI.

9. The site contains a total of 289 protected trees, 189 trees are marked to be removed and 100 to remain. Of the 289 protected trees, 12 are classified as grand trees because they are over 30" DBH. The applicant has stated that the duplex lots will be lot specific in design in order to avoid all grand trees. The applicant will need to provide a tree replacement plan for Staff review prior to land disturbance.

10. Stormwater will be collected in a series of catch basins and pipes that will flow to (2) stormwater retention ponds along the south side of the project. The stormwater ponds will be designed to control the post development runoff rates to be equal to or lower than the predevelopment runoff rates, which will be controlled by an outfall structure. The ponds will also be designed to store the required water quality runoff volume and discharge it over a 24-hour period. All Georgetown County and SCDHEC Stormwater and erosion control ordinances will be adhered to during and after construction.

11. The applicant met with the Utility Coordinating Committee on September 4th. Sewer for the project will connect to the existing gravity line. Santee Cooper did not see any issue with providing power to the site.

12. Midway Fire has commented that the fire access is acceptable and that the required hydrants will need to be added.

13. The proposed project is expected to generate an additional 850 ADT's per day, so a Traffic Impact Analysis was required. A study was completed in August 2020 and was prepared by Todd Salvagin of Encroachment Permit Clearinghouse (EPC), LLC.

    - Based on the analysis results, EPC indicated that at the intersection of US 17 Bypass at Sunnyside Avenue/Burgess Road, operations are expected to be acceptable under all conditions studied. The US 17 Business at Sunnyside Avenue intersection has a small delay for the minor street eastbound approach (Sunnyside Avenue) which is very minor and not considered to be significant. This is typical of un-signalized intersections along major collectors. The level of service for 17 Business and Sunnyside is the same for both the build and no-build scenario. The project will as a minor 2 second or less delay.

    - Recommendations have been made for each of the site access drives which include the suggestion of approach cross-sections for each drive. It is recommended that each site

access provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right turn lane.

- The minor third access is located approximately 175 ft. west of the eastern site access. This access will require a waiver as it does not meet the minimum spacing between access drives however it will only service two of the duplex townhome units which are not accessed via the loop road.

14. Access for the site will be provided by an existing driveway and an additional two curb cuts off of Sunnyside Avenue (one at each phase). The existing driveway will be shifted to serve as access to buildings 19 and 20. The applicant will be required to ask for a waiver from SCDOT as it does not meet the minimum spacing requirements between access drives. Sunnyside Avenue is a state maintained road so the applicant would have to apply for SCDOT encroachment permits for all three access drives. A 50' private R/W will be utilized in the two family phase and will transition into a 24'driveway aisle in the multi-family phase. A new road name for the development will need to be reviewed and approved by Planning Commission.

15. Signage has not yet been addressed. The Zoning Ordinance allows two signs with a total of 40 square feet for each development entrance. The height may not exceed 12 feet.

16. The property is located in flood zone X.

17. A pool, pool house (shower and restroom) and a picnic area amenity is shown on the plan.

FINANCIAL IMPACT: Not applicable for Planning Commission

OPTIONS:

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

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plat conditional on the following:

- Final approvals from GCWSD, MI/GC Fire and Georgetown County Stormwater
- Street name application to be submitted and approved
- Submittal and approval of a tree replacement plan and landscaping plan
- Encroachment permits and waiver from SCDOT regarding the minor access for lots 19 and 20

ATTACHMENTS:

1. Application & Attachments
2. GIS Location Map
3. GIS Area Zoning Map
4. GIS Aerial Map
5. Conceptual Plan
6. Tree Removal Plan
7. Adjacent Property Notice
8. Traffic Study

Holly H. Richardson
Interim Director of Planning and Code Enforcement

Public Notification Information:

Date Advertised:	**9/30/20**	**(Georgetown Times)**	**10/1/20**	**(Coastal Observer)**
Date Property Posted/By:	**9/29/20**	**Terri Davis**		
Date of Notification:	**9/24/20**		**Number Notified:**	**57**

Case Number/Staff Contact: **MAJ 8-20-25983/Judy Blankenship**
Report Completion Date: **108/20** **Revision Date:**

Fee – $1,550.00

MAJ-8-20-25983

15 x 5 = 75 Condos
20 x 2 = 40 Duplex units
115 units

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

APPLICATION FOR MAJOR/MINOR SUBDIVISION

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 Subdivision: Sunnyside

Please check the appropriate box:

(X) Major subdivision: More than 10 lots. (X) Preliminary Plat

( ) Minor subdivision: 10 lots or less. ( ) Final Plat

Submittal Requirements for Major Developments:

1. Sketch Plan:
   - Boundary survey
     - A surveyors certification indicating a lot of record
     - Lot of record include deed book and page number (s)
     - Resurvey include plat book and page number (s)
     - Scaled not less than 1" = 100'
     - Maximum size 24" x 36"
     - Location map
     - North arrow
     - Title block
     - Existing site data
     - Proposed site data to include tentative street and lot arrangements along with lot sizes and number of lots
2. Development Plat / Plan

- Eight (8) large (24 x 36) and five (5) (11 x 17) small copies of scaled plat
- One (1) specified digital copy (PDF)
- Required supplemental materials

  Approval Letters from Georgetown Water and Sewer, DHEC, Fire, and any other agencies necessary.
- Traffic impact analysis as required by Georgetown County Code Chapter 15, Article V.
- Grading Plan
- Tree Survey showing new lot lines
- Site Date to include

  Lot lines
  Minimum building setback
  Engineered preliminary plans
  Indicate all easements and right-of-ways
  Designated public areas
  Location of soil bearings
  Time schedule
- Supplemental Data

  Draft of any restrictions
  Cross section of all proposed streets
  Full set of construction plans
  Alterations of Conservation Preservation or Flood –Prone area

3. Final Plan / Plat: Everything listed above plus the following
   - Radii, central angles, tangents, lengths of arcs and curvatures of all street lines
   - Location of all existing and proposed street monuments
   - Six (6) copies of scaled plat

Submittal Requirements for Minor Developments: Six (6) sets of plans

- Boundary survey

  A surveyors certification indicating a lot of record
  Lot of record include deed book and page number (s)
  Resurvey include plat book and page number (s)
  Scaled not less than 1" = 100'
  Maximum size 24" x 36"
  Location map
  North arrow
  Title block
  Existing site data
  Proposed site data to include tentative street and lot arrangements along with lot sizes and number of lots

- Site Date to include

  Existing land uses
  Current zoning classification
  Owners names and tax map numbers of adjoining properties

Tract boundaries of the property being developed showing bearings and distances
Existing property lines, right-of-ways, easements, etc.
Existing municipal boundaries
Distances which accurately describe the location of the plat
Names, widths, and lines of all streets within or on the perimeter of the development.
Indicate all easements and right-of-ways

TYPES OF UTILITIES PROPOSED:

(X) Public Water

(X) Public Sewer

(X) Sanitary Water

( ) Septic System

TYPE OF ACCESS ROAD:

( ) Proposed Private (Minor subdivisions only).

( ) Proposed County (Attach letter of acceptance or financial guarantee).

(X) Existing Road (s) (Circle the appropriate one).
County, State, Private.
US Highway 17 / Sunny side Ave

Property Information:

TMS Number: 41-0104-019-00-00

Street Address: Sunny Side Ave

City / State / Zip Code: Murrells Inlet SC 29576

Lot / Block / Number:

Current Zoning Classification: GR

Existing Use: Vacant

Proposed Use: Multi family / townhome

Property Owner of Record:

Name: Edens Holdings, LLC

Address: Po Box 127

City/ State/ Zip Code: Little River SC 29566

Telephone/Fax: 803. 348. 9606

E-mail: akedens @ yahoo.com

Signature of Owner / Date: Allen Keith Edens aug. 18. 2020
Edens Holdings, manager

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the subdivision of my property.

Agent of Owner:

Name: Daniel W. Stacy

Address: 90 Wall Street

City / State / Zip Code: Pawleys Island SC 29585

Telephone/Fax: 843- 235- 6747

E-mail: dstacy @ oxnerandstacy. com

Signature of Agent/ Date: Daniel W. Stacy 8-18-2020

Signature of Owner /Date: Allen Keith Edens aug 18. 2020
Edens Holdings, manager

Contact Information:

Name: Daniel W. Stacy Jr

Address: 90 Wall St. Pawleys Island SC 29585

Phone / E-mail: dstacy @ oxnerandstacy. com
843- 235 -6747

Fee Schedule:

Major Sub-division (11 lots or more)	
Preliminary Review (Residential)	Base: $400.00 + $10.00 per lot
Final Review (Residential)	Base: $200.00 + $10.00 per lot
Required Revision	Flat Fee: $50.00
Preliminary Review (Commercial)	Base: $400.00 + $10.00 per acre
Final Review (Commercial)	Base: $200.00 + $10.00 per acre
Required Revisions	Flat Fee: $50.00
Minor Sub-division (10 lots or less)	Base: $40.00 + $10.00 each lot or acre surcharge

Adjacent Property Owners Information required:

1. The person requesting approval for a **major** subdivision must submit to the Planning office, at the time of application submittal, stamped envelopes for 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 are to be addressed 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.

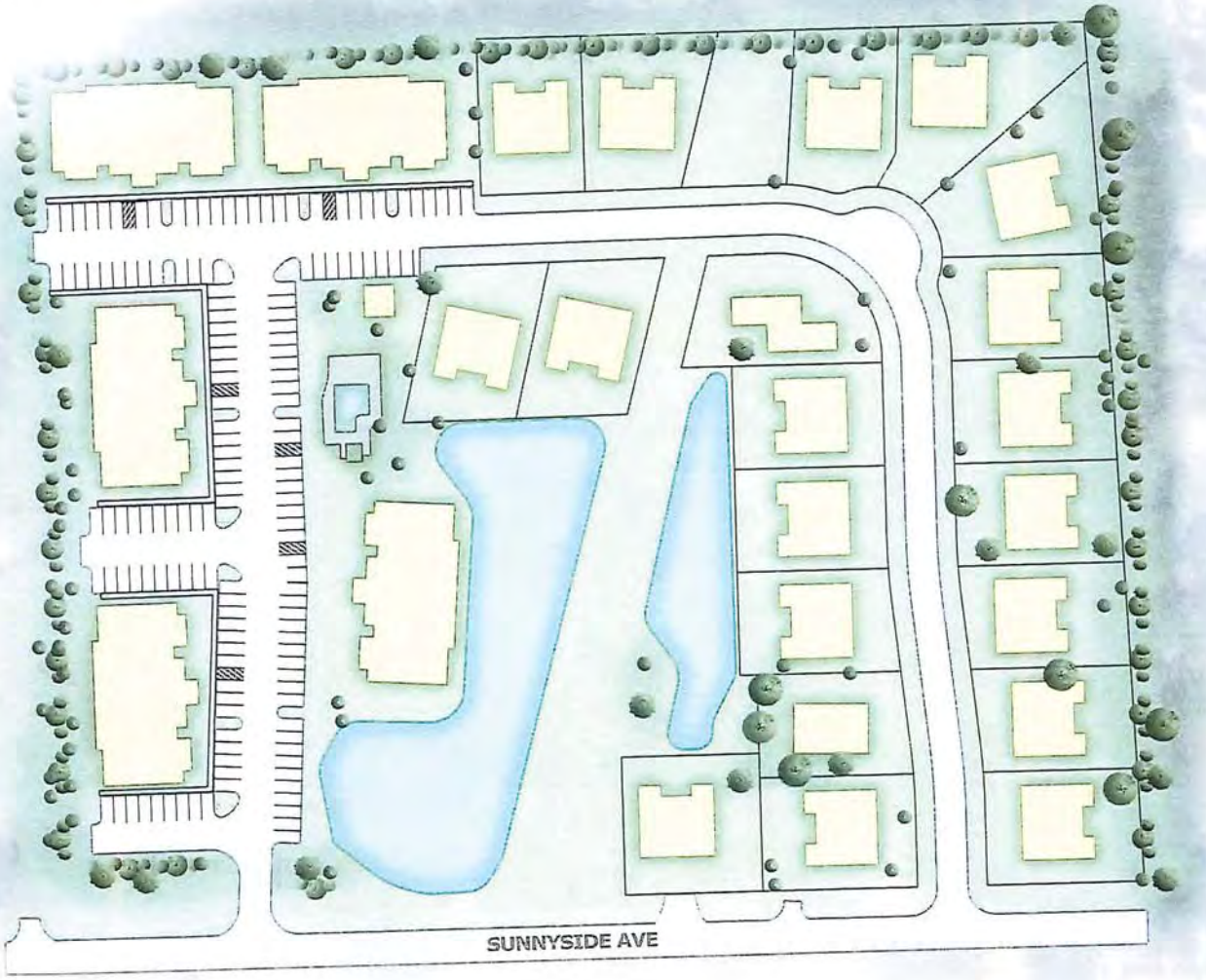
Please submit this **completed application** and appropriate **fee** to Georgetown County Planning Division at 129 Screven St. Suite 222, Georgetown, S. C. 29440. If you need any additional assistance, please call our office at 843-545-3158.

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.

For major subdivisions, a sign will be placed on your property informing residents of the up coming meeting concerning this particular property. These signs belong 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.

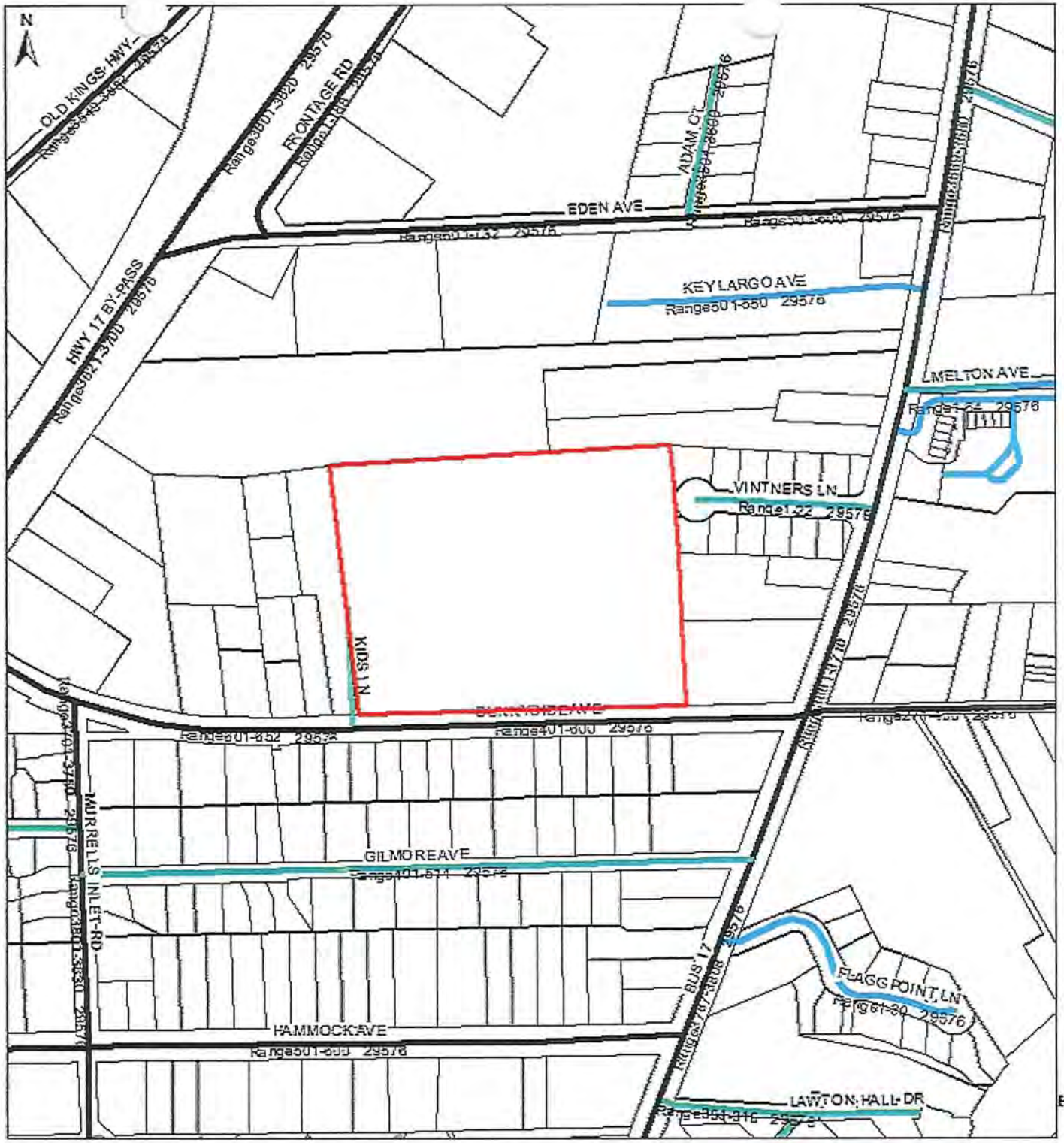
SUNNYSIDE VILLAGE



NORTH

EARTHWORKS
planning and design consultants

Sunnyside M
Property Location
REZ 8-20-25983



Legend

Streets

- <all other values>

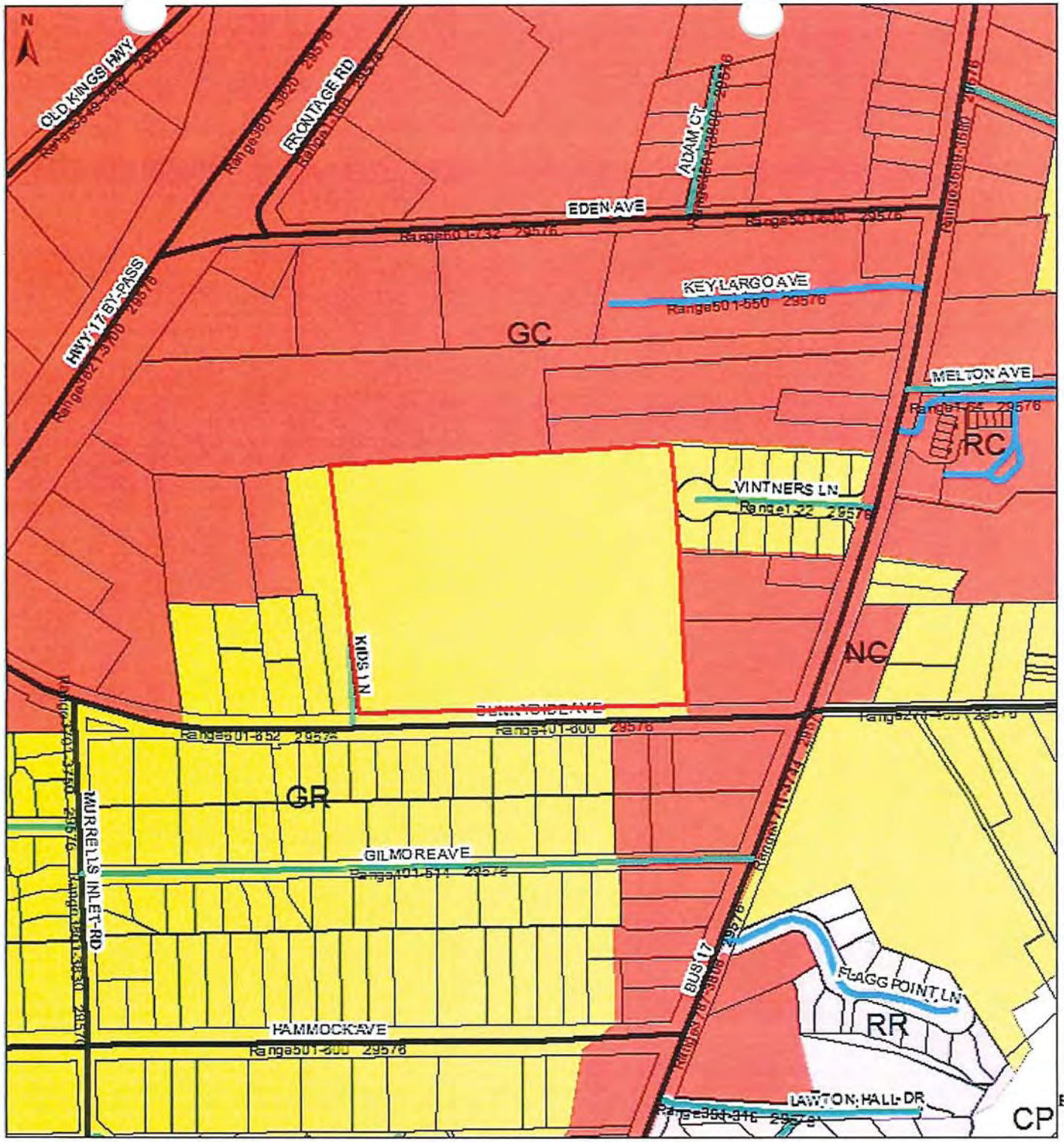
MaintainedBy

- County
- Private
- State
- Sunnyside MF
- Lot Lines
- Railroads
- Landmarks
- Municipalities

0 112.5 225 450 675 900 Feet

DISCLAIMER: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Georgetown County disclaims all responsibility and liability for the use of this map.

Sunnyside M
Property Zoning
REZ 8-20-25983



Legend

Streets

Maintained By

Zoning

District

0 112.5 225 450 675 900 Feet

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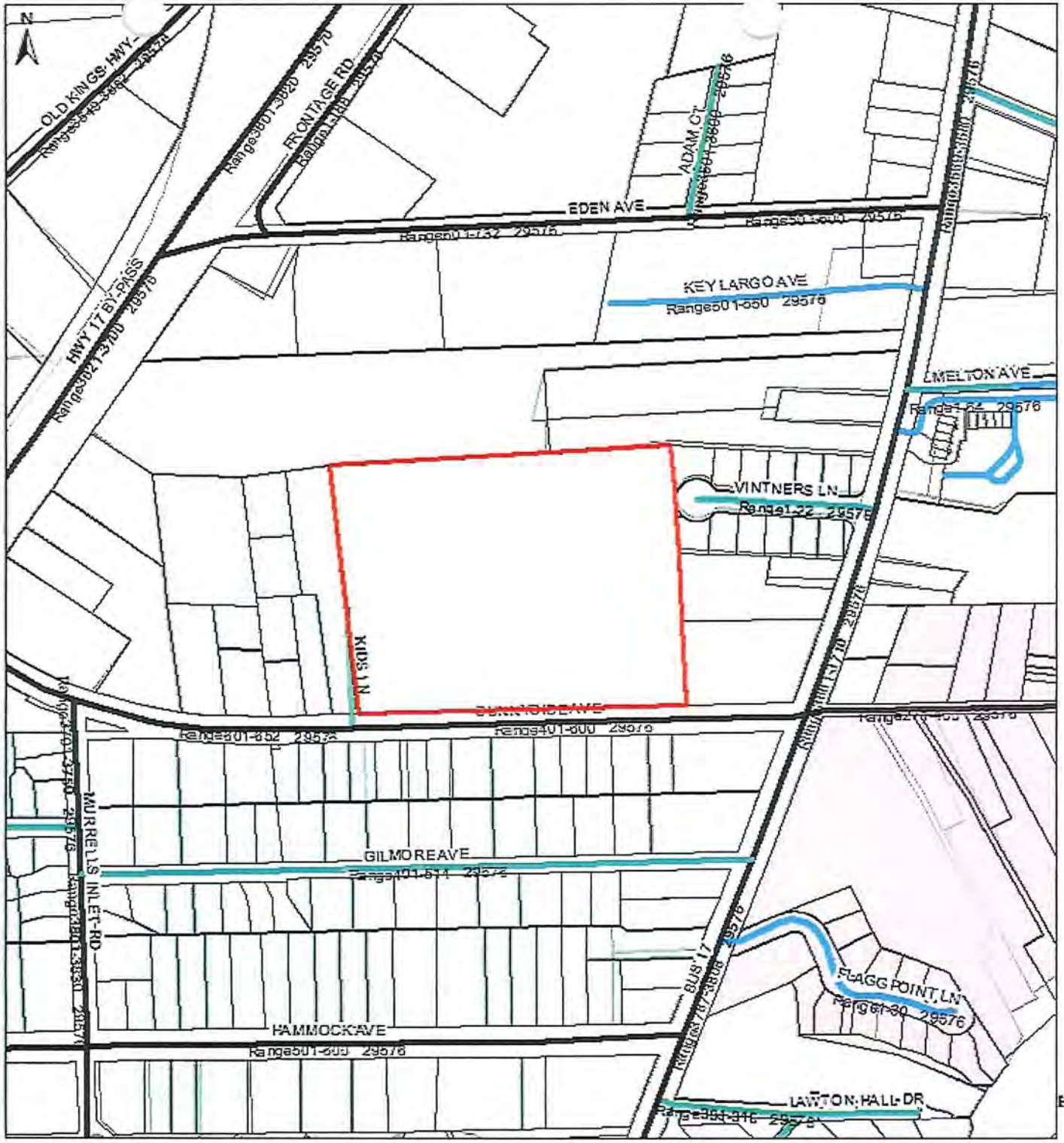

Sunnyside M Property FLU REZ 8-20-25983

Legend

Streets

<all other values>

MaintainedBy

- County
- Private
- State
- Sunnyside MF
- Lot Lines
- Railroads
- 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

0 112.5 225 450 675 900 Feet

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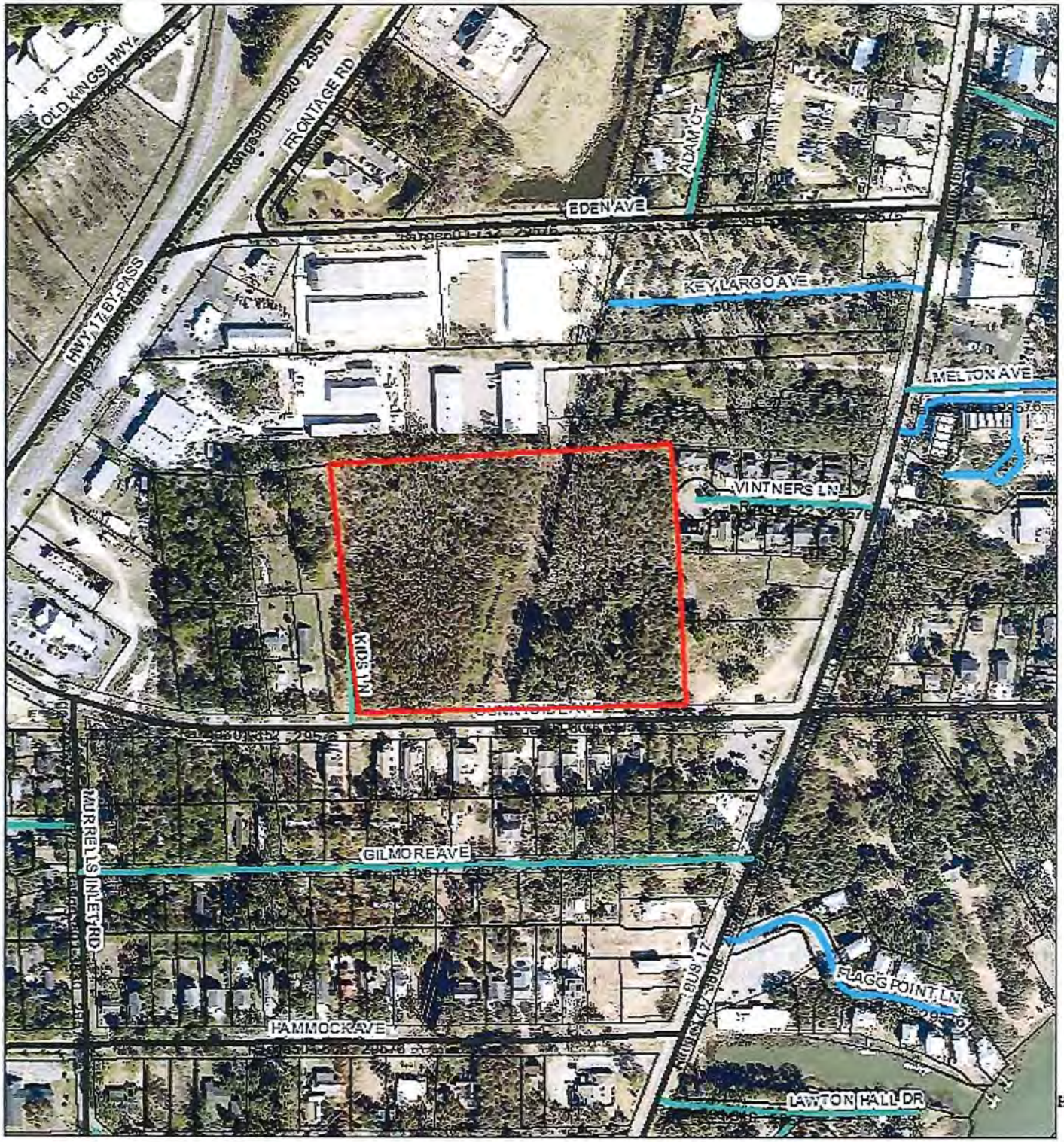

Sunnyside M
Property Aerial
REZ 8-20-25983

Legend

Streets

<all other values>

MaintainedBy

- County
- Private
- State
- Sunnyside MF
- Lot Lines
- Railroads
- Landmarks

Imagery2017Med

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Municipalities

0 112.5 225 450 675 900 Feet

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NOTICE OF PUBLIC HEARING

The Planning Commission will consider a request from Dan Stacy of Oxner and Stacy acting as agent for Edens Holding, LLC for site plan review of a 115 unit multifamily development located on the north side of Sunnyside Avenue approximately 255 feet northwest of Business 17 in Murrells Inlet. TMS # 41-0104-019-00-00. Case # MAJ 8-20-25983.

The Planning Commission will be reviewing this request on **Thursday, September 17, 2020 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

TRAFFIC IMPACT AND ACCESS STUDY

PROPOSED SUNNYSIDE RESIDENTIAL DEVELOPMENT
SC 707 (SUNNYSIDE AVENUE)
GEORGETOWN COUNTY/MURRELLS INLET, SOUTH CAROLINA

Prepared for:

Native Homes
Myrtle Beach, SC

Submitted
September 2020

Prepared by:

EPC, LLC
2404 Taylor Road
Cayce, SC 29033

(803) 794 7018
(803) 794 9216 Fax

EPC, LLC
2404 Taylor Road
Cayce, SC 29033

(803) 794 7018
(803) 794 9216 Fax

September 11, 2020

Bentley Thompson
Native Homes
3306 Gaither Court
Myrtle Beach, SC 29588

Phone: 843 458 9083
E-Mail: bent727@aol.com

RE: Traffic Impact and Access Study
Sunnyside Residential Development
Sunnyside Avenue (SC 707)
Georgetown County, SC

Dear Mr. Thompson:

As requested, Encroachment Permit Clearinghouse (EPC) has completed an assessment of the traffic impacts associated with the development of a new residential neighborhood to be located on the north side of SC 707 (Sunnyside Avenue), between US 17 By-Pass and US 17 Business in Georgetown County/Murrells Inlet, SC. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is generally located on the north side of Sunnyside Avenue midway between US 17 By-Pass and US 17 Business. The project site is an undeveloped wooded parcel totaling approximately 11.2-acres and has a 50-foot South Carolina Public Service Authority transmission easement through the middle in a north/south orientation. As planned a new residential neighborhood will be constructed which will contain a total of 75 condominium units and 40 duplex townhome units (total multi-family 115 units). Access to/from the future development is planned via Sunnyside Avenue by two main access drives which will create an internal loop within the development servicing the residential units. A third minor access is also planned which will serve a single duplex building (2-units) which are not accessed via the planned loop road. The westerly drive will service mainly the condo units while the eastern access will service the townhomes. As scheduled, this development is planned to be constructed and occupied by 2023. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan (Figures located at end of report).

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in August 2020 during the summer vacation season as requested by Georgetown County staff. The field inventory included a collection of geometric data, traffic volumes and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Study Area Intersections

As identified by Georgetown County Planning staff, the following intersections have been required to be analyzed in order to determine project impact on the surrounding roadway network:

- US 17 By-Pass at SC 707 (Sunnyside Avenue/Burgess Road);
- US 17 Business at Sunnyside Avenue; and
- Sunnyside Avenue at Site Access Drives (2X).

Figure 3 illustrates the existing geometrics and traffic control for the study area intersections and surrounding roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed. Weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific counts were conducted at the above referenced study area intersections.

Summarized count sheets for the study area intersection are included in the Appendix of this report. **Figure 4** graphically depicts the respective 2020 Existing AM and PM peak-hour traffic volumes at the study area intersections to be used for analytical purposes.

FUTURE CONDITIONS

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2023 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2023 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

Future No-Build Traffic Conditions

Background Development/Planned Roadway Improvements

Based on discussions with Georgetown County Planning staff, there are no developments in the immediate area of the site that would significantly affect traffic volumes within the study area. Additionally, there are no scheduled roadway improvements in the study area prior to the development year of this project.

Annual Growth Rate

Based on SCDOT permanent count station data, stations #101 (located US 17 Business north of Sunnyside Avenue) and #121 (located on US 17 By-Pass south of Sunnyside Avenue), a 2-percent annual growth rate has been utilized to project future conditions. This 2-percent annual growth, which will account for all unspecified traffic growth, was applied to the Existing peak-hour traffic volumes.

The anticipated 2023 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 2-percent annual growth rate are shown in **Figure 5**.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. **Table 1** depicts the anticipated site-generated traffic.

Table 1
TRIP GENERATION SUMMARY[1]
Sunnyside Residential

Time Period	75 Condo Units (a)	40 Duplex Units (b)	Total Site-Generated Traffic (a+b)
Weekday Daily	550	300	850
AM Peak-Hour			
Enter	8	5	13
Exit	27	15	42
Total	36	20	55
PM Peak-Hour			
Enter	29	16	45
Exit	17	10	27
Total	46	26	72

1. ITE *TRIP GENERATION* 10th Ed. LUC 220 (Mulit-family).

As shown, the proposed development at build-out can be expected to generate 850 two-way daily trips of which a total of 55 trips (13 entering and 42 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 72 trips (45 entering, 27 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns in the study area. The anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figure 6**.

1.33 - Condo
1.5 - Duplex

Table 2
TRIP DISTRIBUTION PATTERN
Sunnyside Residential

Roadways	Direction To/From	Percent of Trips Enter/Exit
US 17 By-Pass	North	35
	South	30
US 17 Business	North	10
	South	10
Burgess Road	West	15
	Total	**100**

Note: Based on the existing traffic patterns during both peak hours.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figure 6 has been added to the respective 2023 No-Build traffic volumes shown in Figure 5. This results in the peak-hour 2023 Build traffic volumes, which are graphically depicted in **Figure 7.** These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY[1]
Sunnyside Residential

	Time	2020 EXISTING		2023 NO-BUILD		2023 BUILD	
Signalized Intersection	**Period**	**Delay[2]**	**LOS[3]**	**Delay**	**LOS**	**Delay**	**LOS**
US 17 By-Pass at SC 707 (Burgess Road/Sunnyside Avenue)	AM	28.7	C	35.7	D	36.4	D
	PM	39.9	D	42.2	D	44.1	D
Unsignalized Intersections							
US 17 Business at Sunnyside Avenue	AM	12.3	B	12.7	B	13.0	B
	PM	31.4	D	**40.1**	**E**	**43.7**	**E**
US 17 Business at Western Access (Condominiums)	AM	To be Constructed by Development				7.4	A
	PM					9.6	A
US 17 Business at Eastern Access (Duplexes)	AM	To be Constructed by Development				8.9	A
	PM					9.5	A

1. Calculations completed using the HCM 6th Ed methodology.
2. Delay in seconds-per-vehicle.
3. LOS = Level-of-Service.

GENERAL NOTES:

1. For unsignalized intersections, Delay is representative of the worst approach.
2. For signalized intersections, Delay is representative of the weight average of all approaches.

As shown in Table 3, under Existing conditions, the signalized intersection of US 17 By-Pass at Sunnyside Avenue/Burgess Road operates at acceptable service levels during the AM (LOS C) and PM (LOS D) peak-hours. The unsignalized intersection of US 17 Business at Sunnyside Avenue operates at a LOS B during the AM peak-hour and a LOS D during the PM peak-hour; both acceptable.

Future 2023 No-Build conditions which assumes the annual regional growth results in an acceptable LOS D during both the AM and PM peak hours for the signalized intersection of US 17 By-Pass at Sunnyside Avenue/Burgess Road. The US 17 Business at Sunnyside Avenue intersection will operate at a LOS B during the AM peak-hour and a LOS E during the PM peak-hour. The delay at this intersection during the PM peak-hour is due to the minor street traffic movements which are made from a single-lane and must wait for a gap in north/south traffic flow. It should be noted that minor delays at a STOP control location are not uncommon for intersections with major collectors.

Build 2023 conditions continue to result in acceptable service levels during both the AM and PM peak hours for the US 17 By-Pass at Sunnyside Avenue/Burgess Road intersection. Project site traffic adds a small amount of delay (2-seconds or less) during either peak-hour. As under the No-Build conditions, the US 17 Business at Sunnyside Avenue intersection will operate at a LOS B during the AM peak-hour and a LOS E during the PM peak-hour.

The two proposed site access drives, to/from Sunnyside Avenue are both expected to operate at good service levels during both peak hours.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

Site Access Drives

Two main access drives and a third minor drive are to be constructed along Sunnyside Avenue in order to serve the residential development. The eastern and western access drives will provide a loop road configuration between each other providing connectivity between the condominium and townhomes. These access drives are located/separated by 480-feet which exceeds the minimum spacing of 220-feet as stated in *Figure 3-7 of the SCDOT ARMs*. The minor third access is located less approximately 175-feet west of eastern site access which serves the single duplex. This access will require a waiver as it does not meet the minimum spacing between access drives however it will only service two of the townhome units which are not accessed via the loop road. Each of these drives should provide the following geometrics and traffic control:

- ***Southbound (Site Access) Approach:*** Construct each site access to provide a two-lane approach with one lane entering the site and one lane exiting designated as a shared left/right-turn lane; and

- ***Traffic Control:*** Place each of the new approaches under STOP sign control.

Both left and right-turn deceleration lanes have been reviewed for each access drive however volumes along this section of Sunnyside Avenue as well as volume entering and exiting the access drives do not meet the minimum guidelines as illustrated by the *SCDOT Design Manual, Fig. 9.5-A or Fig. 9.5G.*

Sight Distance Considerations

The access drive intersection should be designed/constructed to meet current applicable SCDOT standards and/or guidelines in terms of sight distance. It is assumed that this will be the responsibility of the project's civil engineer and will be depicted by the site plan/submittal information.

Off-Site Study Area Intersections

As shown in Table 3, the off-site study area intersections of US 17 By-Pass at Sunnyside Avenue/Burgess Road operates at acceptable service levels under all conditions studied. Based on this, no improvements are suggested for this intersection at this time.

The US 17 By-Pass at Sunnyside Avenue is expected to operate at a LOS E under the No-Build (without the project) PM peak-hour and therefore also the Build scenarios. The project is expected to increase delay by only 3.6-seconds and is therefore not a significant impact to the operations. It should be noted that the LOS E is the minor street approach (Sunnyside Avenue) and does not have an impact on the operations of the through traffic on US 17 Business. Based on the minor impact and the typical LOS E for unsignalized intersections with major collectors, no recommendations are suggested at this time.

SUMMARY

EPC has completed a Traffic Impact and Access Study relative to the development of a new residential neighborhood to be located on the north side of Sunnyside Avenue (SC 707) between US 17 By-Pass and US 17 Business in Georgetown County, SC. As planned, the development will contain a total of 115 residential units comprised of 75 condominiums and 40 townhomes. This project is expected to be constructed and operational in 2023.

Detailed analyses have been conducted for the adjacent off-site intersections of US 17 By-Pass at Sunnyside Avenue/Burgess Road as well as US 17 Business at Sunnyside Avenue. These analyses indicated that at the adjacent intersection of US 17 By-Pass at Sunnyside Avenue/Burgess Road, operations are expected to be acceptable under all conditions studied. The US 17 Business at Sunnyside Road intersection has a small delay for the minor street eastbound approach (Sunnyside Avenue) which is very minor and not considered to be significant and is typical of unsignalized intersections along major collectors.

Recommendations have been made for each of the site access drives which include the suggestion of approach cross-sections for each drive. While one of the access drives will require a waiver, it serves only two townhomes (four units).

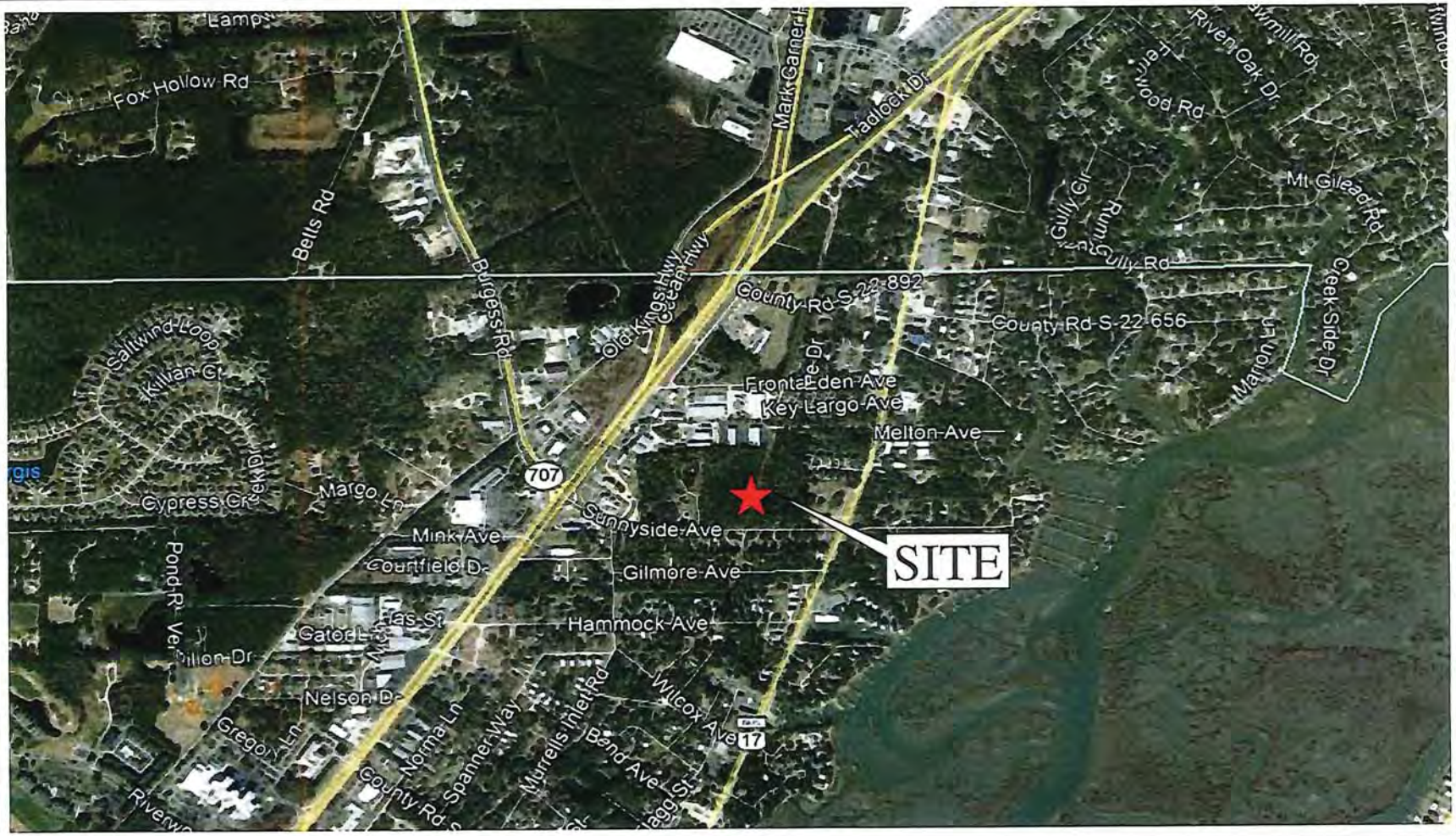
If you have any questions, please contact me at 803 361 3265.

Todd E. Salvagin
EPC, LLC

SOUTH CAROLINA
ENCROACHMENT PERMIT CLEARINGHOUSE, LLC
No. 5755
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 15225
DAVID D. BREWER

Attachments



N

NOT TO SCALE

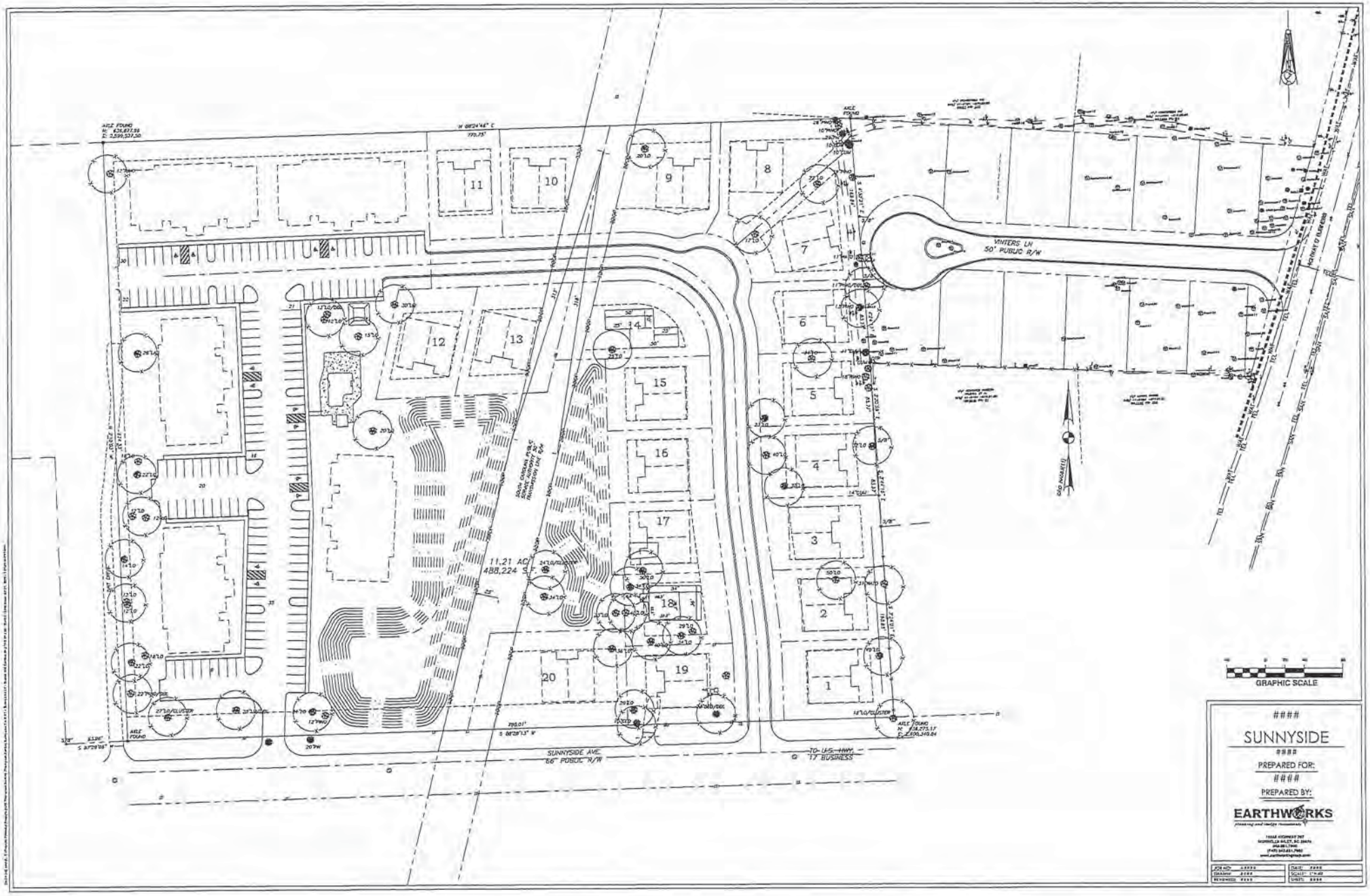
Figure 1

SITE LOCATION MAP

Sunnyside Residential

Georgetown County, SC

EPC, LLC


VINTERS LN
50' PUBLIC R/W
SUNNYSIDE AVE.
66' PUBLIC R/W
TO US HWY 17 BUSINESS
11.21 AC
488,224 S.F.
GRAPHIC SCALE
####
SUNNYSIDE
####
PREPARED FOR:
####
PREPARED BY:
EARTHWORKS

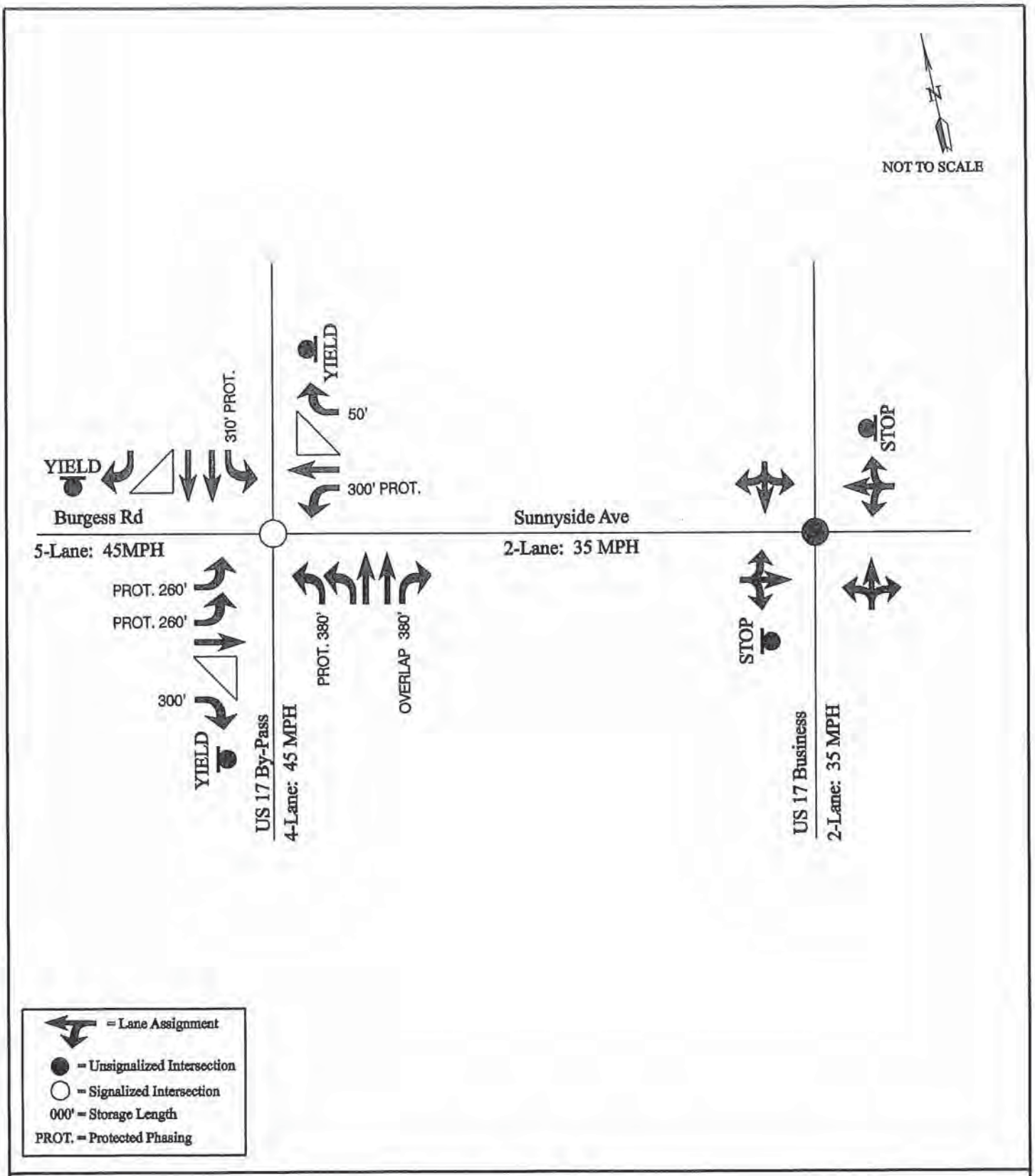


Figure 3

EXISTING GEOMETRICS AND TRAFFIC CONTROL

Sunnyside Residential: Georgetown County, SC

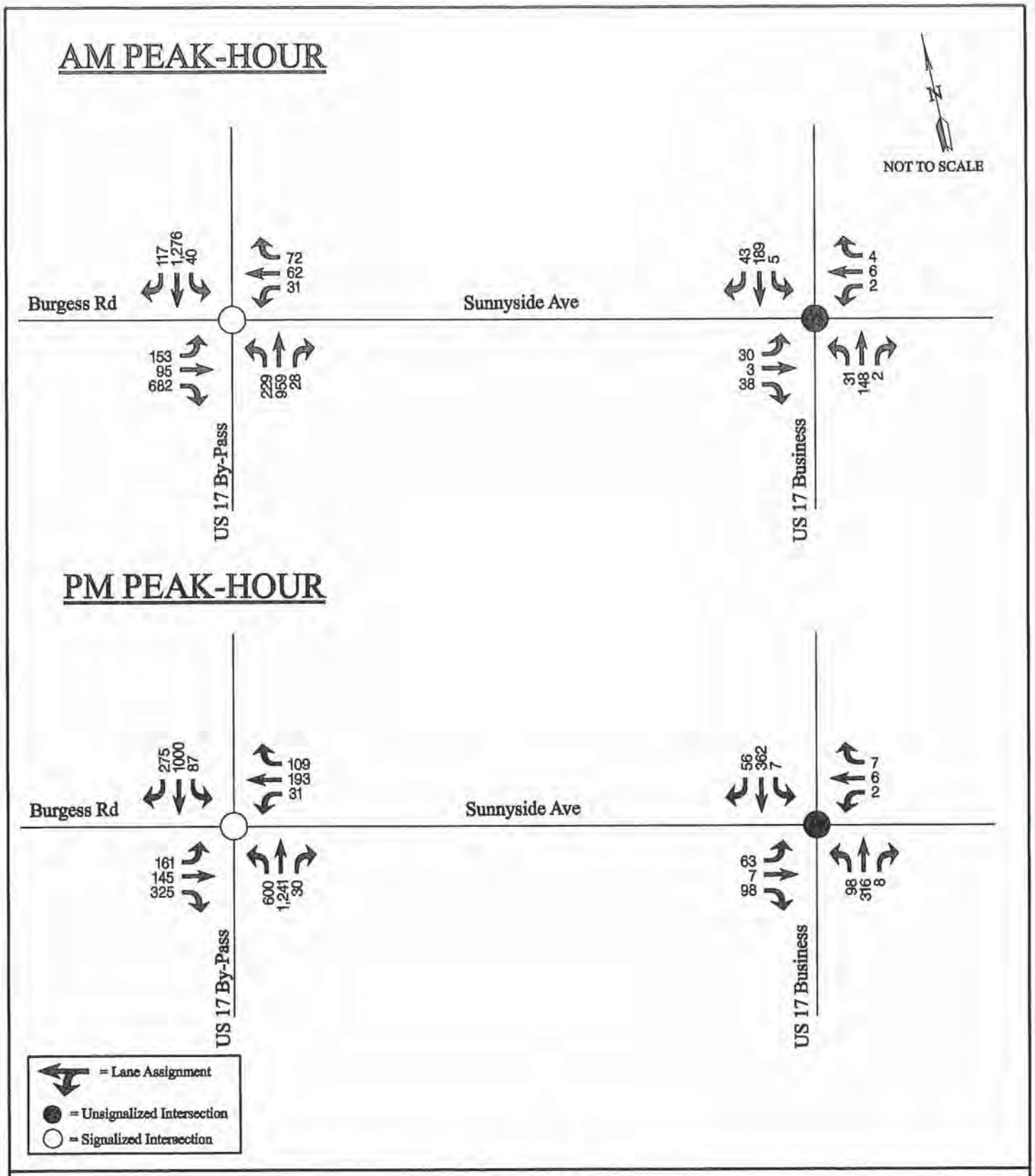


Figure 4

2020 EXISTING PEAK HOUR TRAFFIC VOLUMES

Sunnyside Residential: Georgetown County, SC

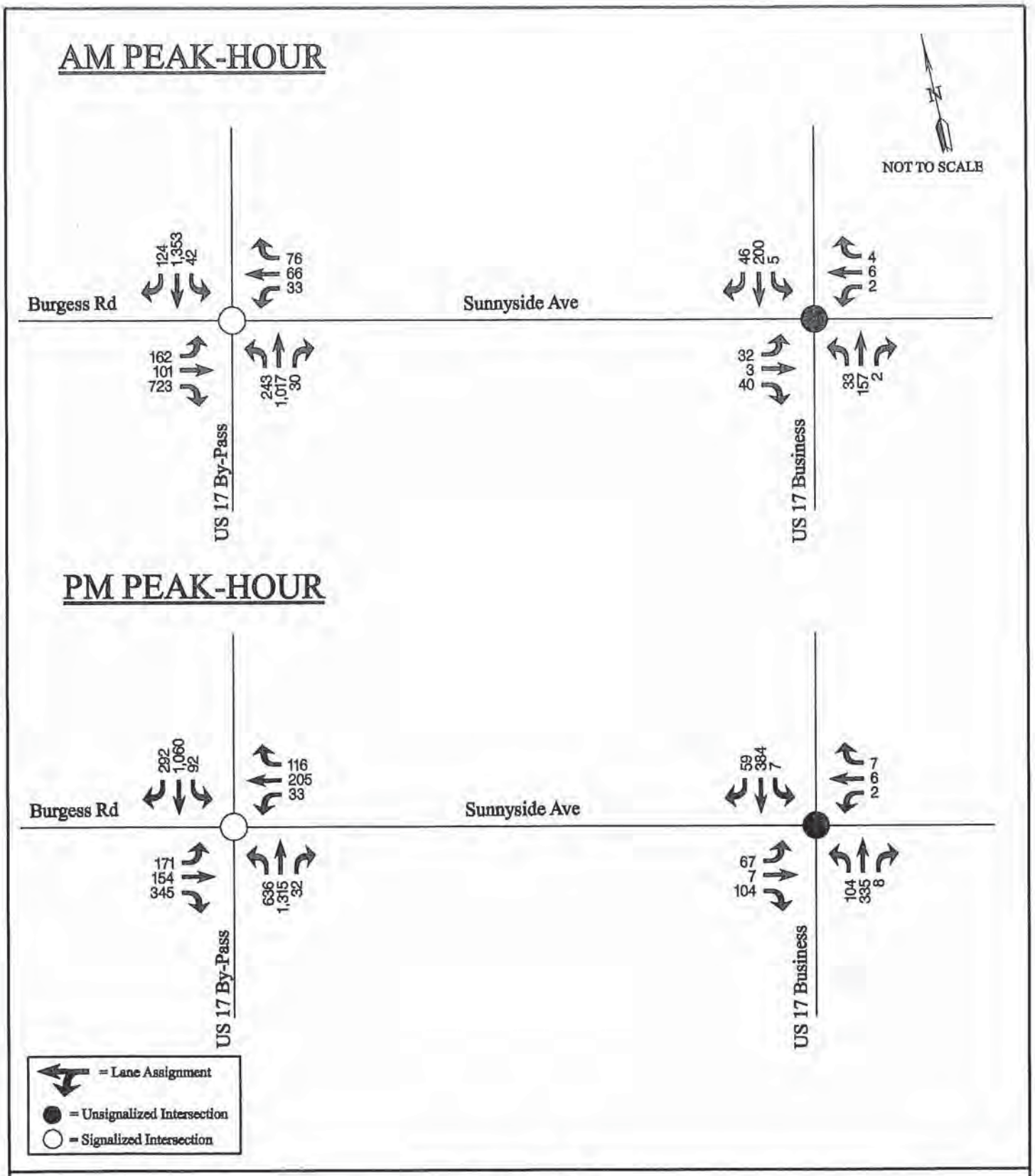


Figure 5

2023 NO BUILD PEAK HOUR TRAFFIC VOLUMES

Sunnyside Residential: Georgetown County, SC

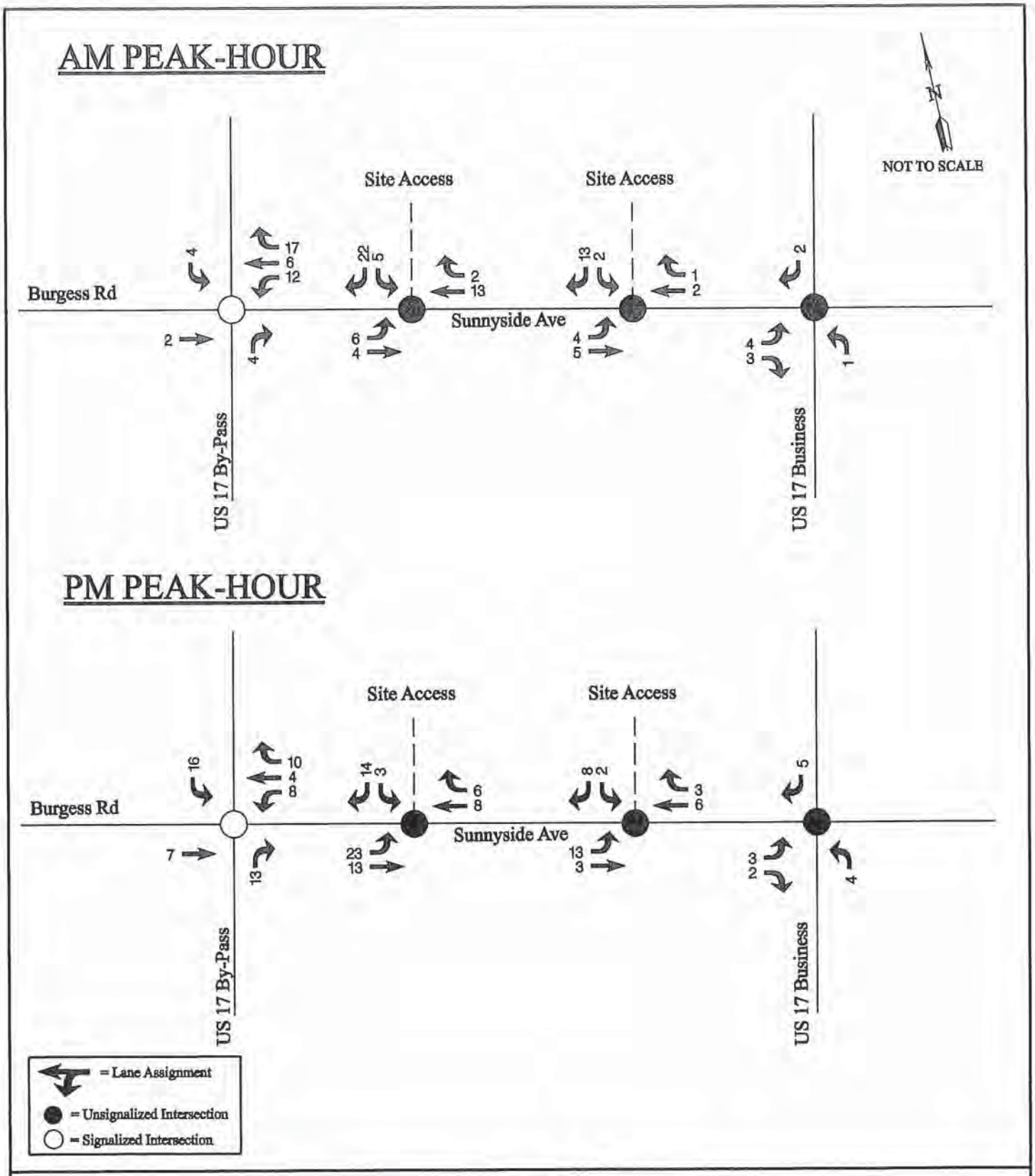


Figure 6

SITE GENERATED PEAK HOUR TRAFFIC VOLUMES

Sunnyside Residential: Georgetown County, SC

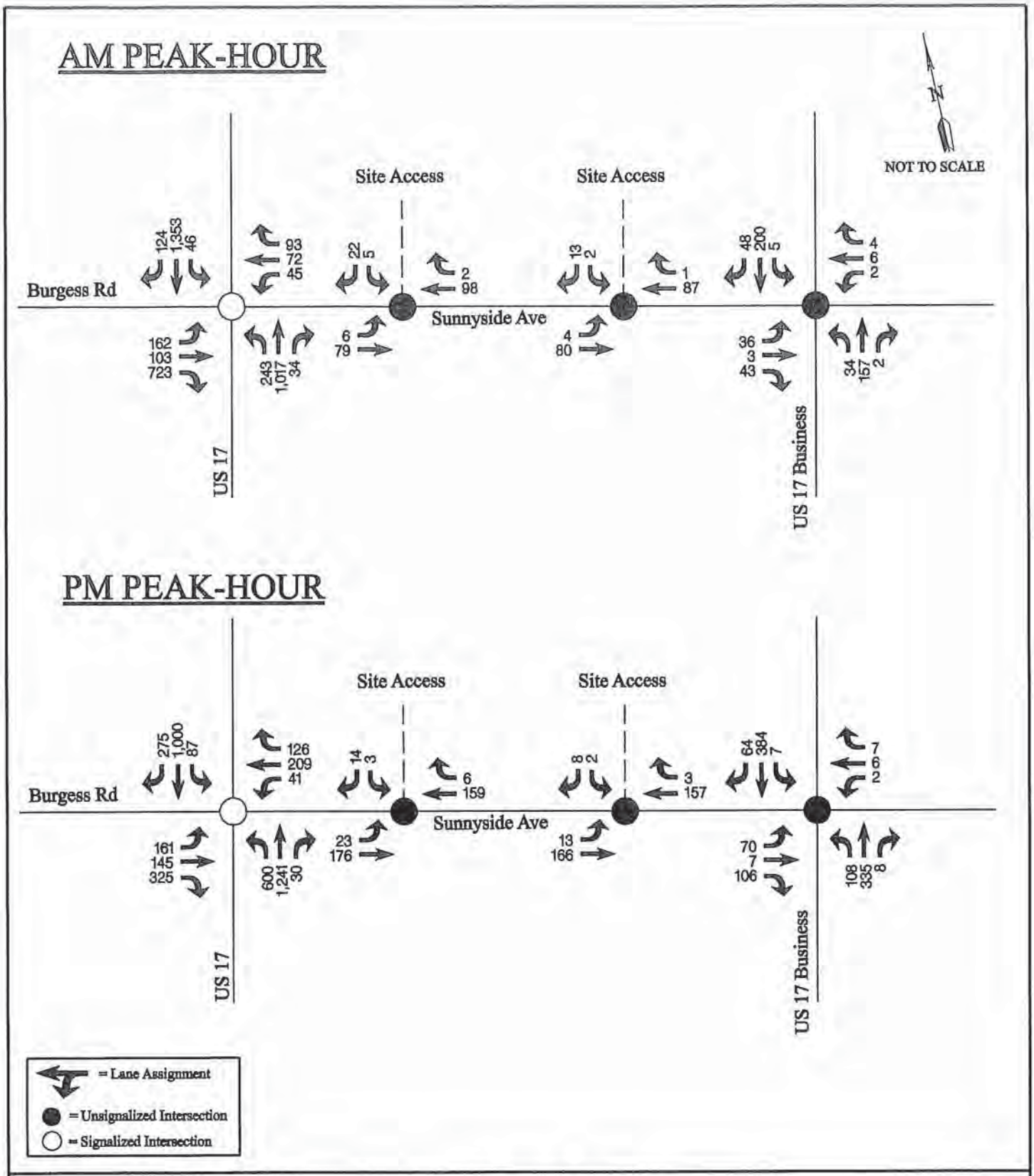


Figure 7

2023 BUILD PEAK HOUR TRAFFIC VOLUMES

Sunnyside Residential: Georgetown County, SC

Tiffany Coleman

rom: Judith Rhinehart <judithrhinehart@yahoo.com>
Sent: Sunday, September 13, 2020 12:41 PM
To: Tiffany Coleman
Subject: Dan Stacy site plan review of development in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Georgetown County Planning Commission:

This is with regard to your consideration of a request from Dan Stacy for a site plan review of a 115 unit development on Sunnyside Avenue in Murrells Inlet. I have had a home on Gilmore Avenue, a street running parallel to Sunnyside Avenue, for 40 years. Both streets, as well as the entire neighborhood, use the intersection of bypass 17 and highway 707 on the west end of Sunnyside Avenue to gain access to the entire Grand Strand region. Over the years this has become one of the most heavily used intersections in the area. A development of this density will make this intersection almost impossible for locals to access safely and timely. I do not object to the development of this property, but I do object to the density of this development. Thank you for giving consideration to my thoughts on this matter.

Sincerely yours,
Judith Rhinehart
572 Gilmore Ave.
Murrells Inlet, SC
Phone: 843-651-7748

Tiffany Coleman

From: Holly Richardson
Sent: Tuesday, October 06, 2020 8:47 AM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: SC 707 Murrells Inlet/115 multi family proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Amanda McClure [mailto:mandamcclure@gmail.com]
Sent: Tuesday, October 6, 2020 7:52 AM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: SC 707 Murrells Inlet/115 multi family proposal

Good morning!

A Myrtle Beach developer is proposing to build 115 multi-family housing units on 11 acres on the north side Sunnyside Avenue (SC 707) between the BB&T bank and Prosser's restaurant. That's between two of the most difficult intersections in our area.

*Multifamily apartments lower the value of single-family homes in the neighborhood.

• People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.

• Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support

This proposal violates the zoning ordinance because it has not been designed to be "compatible with the existing development" which is currently all low-density. It also violates the zoning ordinance because it will

"adversely affect the charm and residential. And, as Murrells Inlet residents have told county planners so many times, "Market Common-type development is not welcome anywhere on the Waccamaw Neck"

As a resident of Murrells Inlet and Georgetown county I oppose this proposal and wish to see this voted down and not approved. The traffic and congestion brought by this would be a drag on GC resources with police. These intersections are already difficult without the addition of 115 but more like 300 cars in a tiny space.

Please take into consideration the impact to the trees and local flooding impacts in addition to traffic concerns. As well as the impact of having additional crime without the resources to support it.

Thanks
Amanda McClure

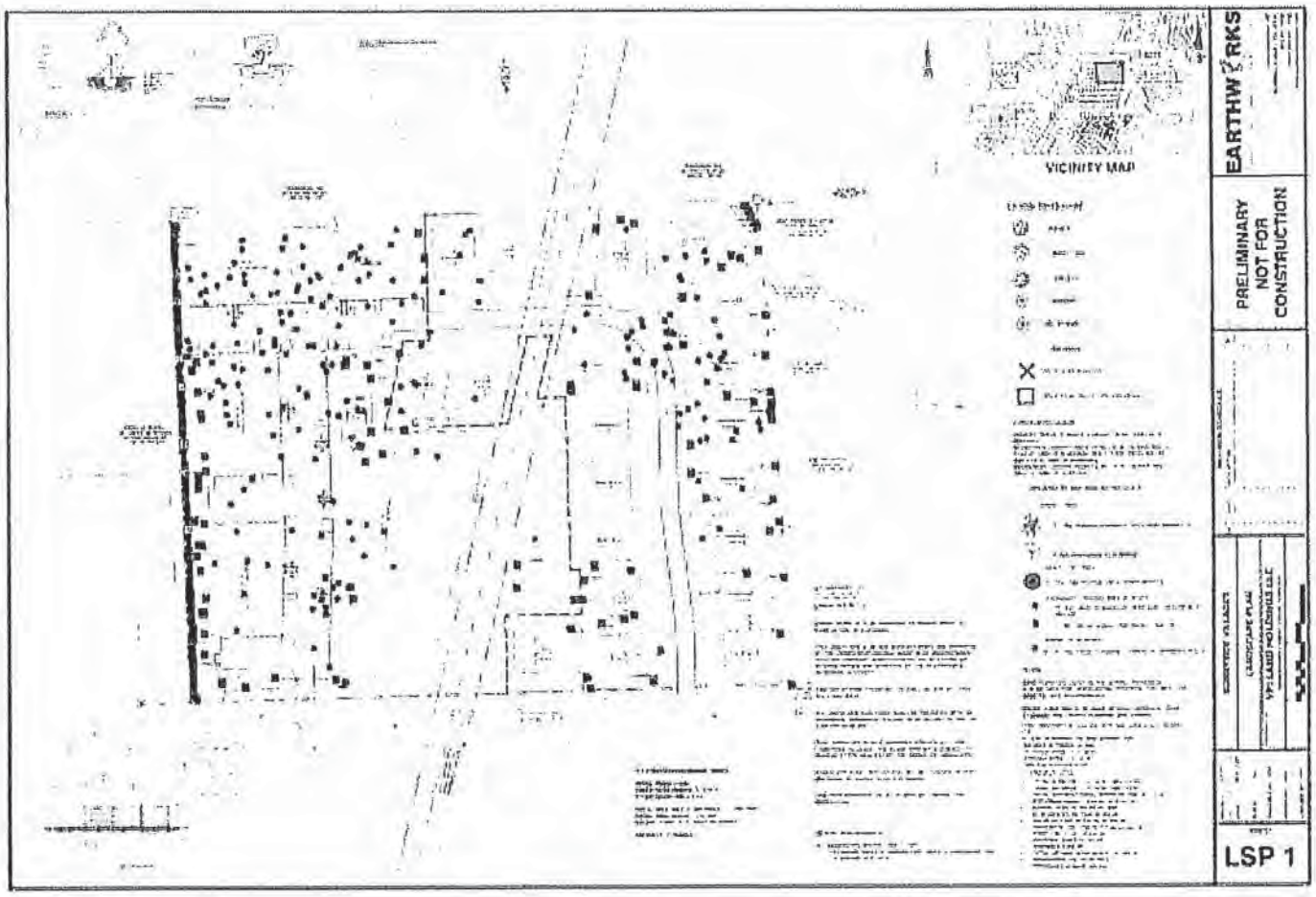
Tiffany Coleman

From: Holly Richardson
Sent: Tuesday, October 06, 2020 9:42 AM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: High Density development in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Gwin McKinnon [mailto:gwinmckinnon@yahoo.com]
Sent: Tuesday, October 6, 2020 9:38 AM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: High Density development in Murrells Inlet



Dear Mr. Richardson,

We would like to voice our concern and complete disapproval of another high density condo project in Murrells Inlet.
My mother has lived here, on Flagg St. right across from Creek Rats, for 28 years. We have seen so much growth and development in that time. As it is now, we incur serious water drainage issues, lack of parking for businesses already operating and heavy traffic year round in an area located beside a major hospital, which is already at capacity due to the higher elderly population in our demographic. The area Schools are also at capacity and Waccamaw high school is literally two towns away.

We cannot afford more of this here and it's UNFAIR TO THOSE OF US who suffer the consequences of these greedy practices. We refuse to let you allow them to destroy our HOME, OUR INLET!
Don't get me started on the recent BIKE FESTIVALS! This is not Myrtle Beach and this builder should keep his garbage out of our barely Peaceful home and our County!

Thank you for your consideration here and please do the right thing by the people who elected you. We natives and loyal locals will not give up on OUR Murrells Inlet and what makes it beautiful!

Regards,
Gwin McKinnon
Lee Arthur
Janice McCoy
Cathryn Gardner

Tiffany Coleman

rom: Holly Richardson
Sent: Tuesday, October 06, 2020 11:48 AM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: High density housing

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: Susie Tamburello [mailto:susiet05@gmail.com]
Sent: Tuesday, October 6, 2020 11:47 AM
To: Holly Richardson <hrichardson@gtcounty.org>
ubject: High density housing

Please no more... strongly oppose any building of high density housing anywhere in Murrells Inlet!
Before building the roads should be addressed . We will all be stuck on the roads if told you evacuate for a hurricane!
NO MORE BUILDING IN MURRELLS INLET!
Susan and Robert Tamburello
Sent from my iPhone

Tiffany Coleman

From: Holly Richardson
Sent: Tuesday, October 06, 2020 12:45 PM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: High-density Developments

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Rita Roper [mailto:rita.roper@gmail.com]
Sent: Tuesday, October 6, 2020 12:44 PM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: High-density Developments

Ms. Richardson,
As a resident of the Waccamaw Neck, I oppose the high-density development of 115 multi-family housing units on 11 acres on the north side Sunnyside Avenue (SC 707) between the BB&T bank and Prosser's restaurant.

This development will be located between two of the most difficult intersections, and frankly, that area simply cannot accommodate additional traffic.

As good citizens, it is important for us to remember that we need to protect water quality in our inlet, preserve our trees, minimize flooding and preserve the charm that is Murrells Inlet. It is that special charm that attracts residents and visitors to our area and not to Myrtle Beach.

All of these high-density developments are ruining the charm of Murrells Inlet and the Waccamaw Neck. We should not aspire to be another Myrtle Beach!

Thank you,
Rita Roper

Tiffany Coleman

rom: Holly Richardson
Sent: Tuesday, October 06, 2020 4:20 PM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: 115 multi family housing units on sunny side ave(707)Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: softaildad@aol.com [mailto:softaildad@aol.com]
Sent: Tuesday, October 6, 2020 4:19 PM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: 115 multi family housing units on sunny side ave(707)Murrells Inlet

County planners you are making a big mistake considering a development in the area . You are trying to destroy the character of Murrells Inlet I advise you to reject this plan to develope and look elsewhere , residents here just love our neighborhood the way it is, think about the residents for Once and not the developers. Do right by our neighborhood

Tiffany Coleman

rom: Holly Richardson
Sent: Tuesday, October 06, 2020 4:20 PM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: Proposed New development in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: beth balduzzi [mailto:ebald118@sccoast.net]
Sent: Tuesday, October 6, 2020 4:18 PM
.o: Holly Richardson <hrichardson@gtcounty.org>
Subject: Proposed New development in Murrells Inlet

Hope this email finds you well.

I am sending this to you as I am opposed to a contractor building Sunnyside village in our Murrells Inlet community.

Having lived here for over 12 years, we are proud and love our area and want to see our community prosper

However, more building such as this in a highly congested area already is a death sentence, not only to our quaint community but to the many more people that you are trying to put in an already congested area.

Is everything always about money??? Shame on people for that.

Improve what is already here. Don't add more people and buildings to our area. Protect us who live here.

Thank you and I trust you will do the right thing.

Beth

Tiffany Coleman

rom: Holly Richardson
Sent: Wednesday, October 07, 2020 8:49 AM
To: Tiffany Coleman
Subject: FW: Case #MAJ 8-20-25983

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Neil Johnson [mailto:neil@buildingaheritage.com]
Sent: Wednesday, October 7, 2020 8:00 AM
To: Judy Blankenship <jblankenship@gtcounty.org>; Holly Richardson <hrichardson@gtcounty.org>
Subject: Case #MAJ 8-20-25983

Good Morning and To Whom It May Concern,
I hold ownership in 3 properties (Lot A, B and D) on Sunnyside Ave. These properties are directly across Sunnyside Ave from the mentioned site in case #MAJ 8-20-25983. We have viewed multiple prior projects that the developer of this proposed 115 Unit Development has completed and their projects have made positive impacts on the communities they are in and adjacent properties. We are hopeful that this email could be used in support to approve this project. For any further questions please do not hesitate to contact me.
Thank you

--
Neil Johnson
President/Contractor

HERITAGE
CONSTRUCTION

Heritage Construction and Development, Inc.
333 Bush Drive
Myrtle Beach ,SC 29579

Cell: 843.455.6166
Office: 843.390.5400
Fax: 800.828.8048
www.buildingaheritage.com

Tiffany Coleman

rom: Holly Richardson
Sent: Wednesday, October 07, 2020 8:50 AM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: Proposed high-density development

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: Demaris Rabon [mailto:demi3652@gmail.com]
Sent: Tuesday, October 6, 2020 9:06 PM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: Proposed high-density development

To Whom It Concerns:

Please accept this as my vehement opposition to the proposed 115 multi-family housing units on 11 acres on the north side Sunnyside Avenue (SC 707) between the BB&T bank and Prosser's restaurant. If allowed, this would increase traffic between two of the most difficult intersections in our area. The area simply cannot accommodate the additional traffic.

Not only that, this proposal violates the zoning ordinance because it is not designed to be "compatible with the existing development" which is currently all low-density. It also violates the zoning ordinance because it will "adversely affect the charm and residential character of this district."

As county planners have been told on previous occasions, "Market Common-type development is not welcome anywhere on the Waccamaw Neck." I understand that the developer proposes the removal of almost two hundred trees. It is vitally important to this area to preserve our trees, protect water quality, minimize flooding and preserve the quintessential charm of Murrells Inlet.

Simply stated, as a resident of the Sunnyside community, I object to this proposed development, or any other high-density development of this nature, to be permitted in Murrells Inlet.

Respectfully submitted,
S/
Demaris Rabon
3652 Jordan Landing Road
Murrells Inlet, S. C. 29576

(843) 651-4081

Sent from my iPad

Tiffany Coleman

rom: Holly Richardson
Sent: Wednesday, October 07, 2020 8:51 AM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: Opposition to 115 unit multi family housing

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: Margaret Krepinevich [mailto:mkrepinevich@sbcglobal.net]
Sent: Tuesday, October 6, 2020 8:30 PM
.o: Holly Richardson <hrichardson@gtcounty.org>
Subject: Opposition to 115 unit multi family housing

As I am not able to attend the October 15th hearing, I am writing to voice my opposition to the proposal for a new multi family housing development on SC707 between BB&T bank snd Prosser's restaurant.

These are 2 difficult intersections in this area. This currently is a low density area and it needs to remain as such. This proposed new development will adversely affect the charm and residential character of the area.

Murrells Inlet has increasing traffic as things are now. This addition will have a negative impact.

Margaret Krepinevich
822 Wachesaw Rd
Murrells Inlet, SC 29576

Sent from my iPad

Tiffany Coleman

rom: Holly Richardson
Sent: Wednesday, October 07, 2020 8:51 AM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: High density development

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: JoMarie Westbury [mailto:jomariewestbury@yahoo.com]
Sent: Tuesday, October 6, 2020 6:11 PM
o: Holly Richardson <hrichardson@gtcounty.org>
Subject: High density development

ENOUGH.
Please do not allow development of multi family units on Sunnyside in Murrells Inlet. The impact of additional traffic on this road would be substantial.
We need to protect our water quality and trees. Minimize flooding and protect the quaintness of Murrells Inlet

Thank you
JoMarie Westbury
79 Mottled Lane
Murrells Inlet

Sent from my iPhone

Tiffany Coleman

From: Judy Blankenship
Sent: Wednesday, October 07, 2020 9:08 AM
To: Tiffany Coleman
Subject: FW: Case #MAJ 8-20-25983

Follow Up Flag: Follow up
Flag Status: Flagged

Judy Evans Blankenship
Planner II
Georgetown County Planning and Development
129 Screven Street, Room 225
Georgetown, SC 29440
843-545-3028 (Office)
843-545-3299 (Fax)
jblankenship@gtcounty.org

From: Neil Johnson [mailto:neil@buildingaheritage.com]
Sent: Wednesday, October 07, 2020 8:00 AM
To: Judy Blankenship; Holly Richardson
Subject: Case #MAJ 8-20-25983

Good Morning and To Whom It May Concern,
I hold ownership in 3 properties (Lot A, B and D) on Sunnyside Ave. These properties are directly across Sunnyside Ave from the mentioned site in case #MAJ 8-20-25983. We have viewed multiple prior projects that the developer of this proposed 115 Unit Development has completed and their projects have made positive impacts on the communities they are in and adjacent properties. We are hopeful that this email could be used in support to approve this project. For any further questions please do not hesitate to contact me.
Thank you

--
Neil Johnson

President/Contractor

HERITAGE
CONSTRUCTION

Heritage Construction and Development, Inc.
333 Bush Drive
Myrtle Beach ,SC 29579
Cell: 843.455.6166
Office: 843.390.5400
Fax: 800.828.8048
www.buildingaheritage.com

Tiffany Coleman

rom: Holly Richardson
Sent: Wednesday, October 07, 2020 1:52 PM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: 115 multi family housing units on north side of Sunnyside Ave in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: Michelle Summers [mailto:mich.vant2@gmail.com]
Sent: Wednesday, October 7, 2020 11:54 AM
To: Holly Richardson <hrichardson@gtcounty.org>; John Thomas <johnthomas@gtcounty.org>
Subject: 115 multi family housing units on north side of Sunnyside Ave in Murrells Inlet

Dear Ms. Richardson and Mr. Thomas,

I'm writing as a concerned resident who lives on Business 17 in Murrells Inlet, regarding the proposal for a 115 multi-family housing development on 11 acres North side of Sunnyside Avenue is Murrells Inlet. I've shared this on FB, as have many locals and I'm writing to insist that you deny the request. The proposal violates the zoning ordinance because it is not designed to be compatible with the existing development, which is currently low density. It will also violate the ordinance because it will adversely affect the charm and residential character of the district.

Murrells Inlet can not accommodate additional traffic. And I believe the residents of Murrells Inlet have expressed themselves to the county planners on numerous occasions, including the planning meeting, where we gave our feedback last year regarding the future use of green spaces and development. "Market Common" type of developments are not welcome anywhere in this "used to be quiet" fishing village.

This type of development is not sustainable for the inlet. It will cause additional flooding and excessive traffic at two of our most difficult intersections. This must not be approved and I implore you to deny the request and

any future requests for high density residential housing in this area. It is your duty to protect our inlet. Please do so.

can be reached via email for questions.

Respectfully,

Michelle Summers
4814 Hwy 17 Business Murrells Inlet, SC 29576
email: mich.vant2@gmail.com

Tiffany Coleman

rom: Holly Richardson
Sent: Thursday, October 08, 2020 8:46 AM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: Proposed housing development in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: Nelle Neal [mailto:nellebneal@icloud.com]
Sent: Thursday, October 8, 2020 7:07 AM
o: Holly Richardson <hrichardson@gtcounty.org>
Subject: Proposed housing development in Murrells Inlet

I am writing to express that I do not want a multi-housing development built off Sunshine Avenue in Murrells Inlet. The area is not designed to support the traffic nor other needs that would be associated with this type of housing. We need to support the clean wetlands environment in our area. I live in Murrells Inlet and am a native of South Carolina. I want to see the integrity and cleanliness of this area restored and maintained for generations to come.
Nelle B. Neal
5044 Forsythia Circle
Murrells Inlet, SC
Sent from my iPad

Tiffany Coleman

From: Holly Richardson
Sent: Thursday, October 08, 2020 8:46 AM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: SC 707 Murrells Inlet/115 multi family proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: pellnitz@verizon.net [mailto:pellnitz@verizon.net]
Sent: Wednesday, October 7, 2020 9:07 PM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: Fwd: SC 707 Murrells Inlet/115 multi family proposal

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

On Wednesday, October 7, 2020, Amanda McClure <mandamcclure@gmail.com> wrote:

---------- Forwarded

Good evening,

A Myrtle Beach developer is proposing to build 115 multi-family housing units on 11 acres on the north side Sunnyside Avenue (SC 707) between the BB&T bank and Prosser's restaurant. That's between two of the most difficult intersections in our area.

*Multifamily apartments lower the value of single-family homes in the neighborhood.

• People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.

• Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support

This proposal violates the zoning ordinance because it has not been designed to be "compatible with the existing development" which is currently all low-density. It also violates the zoning ordinance because it will "adversely affect the charm and residential. And, as Murrells Inlet residents have told county planners so many times, "Market Common-type development is not welcome anywhere on the Waccamaw Neck"

As a resident of Murrells Inlet and Georgetown county I oppose this proposal and wish to see this voted down and not approved. The traffic and congestion brought by this would be a drag on GC resources with police. These intersections are already difficult without the addition of 115 but more like 300 cars in a tiny space.

Please take into consideration the impact to the trees and local flooding impacts in addition to traffic concerns. As well as the impact of having additional crime without the resources to support it.

Thanks
Susan Pellnitz

Tiffany Coleman

From: Holly Richardson
Sent: Thursday, October 08, 2020 12:42 PM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: MURRELLS INLET DEVELOPMENT

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: pnatale@stny.rr.com [mailto:pnatale@stny.rr.com]
Sent: Wednesday, October 7, 2020 1:59 PM
To: Holly Richardson <hrichardson@gtcounty.org>
Subject: MURRELLS INLET DEVELOPMENT

10-7-2020

TO: H.RICHARDSON
PLANNER - GEORGETOWN COUNTY S.C.

FROM: PATRICK NATALE

MR. RICHARDSON;

I AM WRITTING TO EXPRESS MY THOUGHTS ON A PROPOSED NEW HOUSING DEVELOPEMENT IN MURRELLS INLET. THE PROPOSED LOCATION IS ON RT. 707, BETWEEN RT. 17 AND BUS. 17.

A NEW DEVELOPMENT IN THE AREA, WITH 100 + HOMES, WOULD CAUSE A NIGHTMARE OF CONGESTION. THIS WOULD TOTALLY CHANGE THE DYNAMICS OF THE COMMUNITY. BUSINESS 17 IS CROWDED NOW IN THE WARM WEATHER MONTHS, THE TOURIST SEASON. WALKING CROSS THE STREET CAN BE HAZARDOUS ALONG THE RESTAURANT ROW. ON A RECENT EVENING THERE, I OBSERVED FOUR SHERIFFS DEPUTIES ,

ASSISTING WITH THE TRAFFIC! RT. 707 IS NOT SET UP FOR THE TRAFFIC THAT 100+ HOMES WOULD BRING TO IT.

F I WANTED TO LIVE IN NORTH MYRTLE BEACH, OR MYRTLE BEACH, IN A CONDO OR TOWNHOUSE, I WOULD OF MOVED THERE. I CHOSE MURRELLS INLET FOR ITS' MORE RELAXED APPEARANCE AND LIFESTYLE.

WITH 100 NEW HOMES, THERE WOULD ALSO BE NUMEROUS MORE BOATERS MOVING IN. THE WATERFRONT IS CONGESTED ENOUGH NOW WITH THE AMOUNT OF TRAFFIC AT THE BOAT RAMP, AND ON THE INLET. THE WATER QUALITY WOULD SUFFER FROM THE ADDITIONAL TRAFFIC AS WELL.

AND WITH A LARGE NEW HOUSING DEVELOPMENT, THERE WOULD BE A FLOODING PROBLEM DUE TO INADEQUATE DRAINAGE AND RUN-OFF.

FOR THESE REASONS, I AM ASKING THAT YOU NOT ALLOW DEVELOPERS TO COME IN AND RADICALLY CHANGE MURRELLS INLET. NO NEW HOUSING DEVELOPEMENT SHOULD BE BUILT IN THIS AREA.

THANK YOU FOR TAKING THE TIME TO READ THIS LETTER. I LOOK FORWARD TO HEARING BACK FROM YOU.

PATRICK NATALE

Tiffany Coleman

From: Holly Richardson
Sent: Thursday, October 08, 2020 2:06 PM
To: Tiffany Coleman; Judy Blankenship
Subject: FW: 115 multi family housing units on north side of Sunnyside Ave in Murrells Inlet

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

From: william summers [mailto:bsummers13@yahoo.com]
Sent: Thursday, October 8, 2020 1:45 PM
To: Holly Richardson <hrichardson@gtcounty.org>; John Thomas <johnthomas@gtcounty.org>
Subject: 115 multi family housing units on north side of Sunnyside Ave in Murrells Inlet

Dear Ms. Richardson and Mr. Thomas,

I'm writing as a concerned resident who lives on Business 17 in Murrells Inlet, regarding the proposal for a 115 multi-family housing development on 11 acres North side of Sunnyside Avenue is Murrells Inlet. I've shared this on FB, as have many locals and I'm writing to insist that you deny the request. The proposal violates the zoning ordinance because it is not designed to be compatible with the existing development, which is currently low density. It will also violate the ordinance because it will adversely affect the charm and residential character of the district.

Murrells Inlet can not accommodate additional traffic. And I believe the residents of Murrells Inlet have expressed themselves to the county planners on numerous occasions, including the planning meeting, where we gave our feedback last year regarding the future use of green spaces and development. "Market Common" type of developments are not welcome anywhere in this "used to be quiet" fishing village.

This type of development is not sustainable for the inlet. It will cause additional flooding and excessive traffic

at two of our most difficult intersections. This must not be approved and I implore you to deny the request and any future requests for high density residential housing in this area. It is your duty to protect our inlet. Please do so.

I can be reached via email for questions.

Respectfully,

William Summers
910-261-5488

Tiffany Coleman

rom: Holly Richardson
Sent: Thursday, October 08, 2020 2:07 PM
To: Judy Blankenship; Tiffany Coleman
Subject: FW: MAJ 8-20-25983

Follow Up Flag: Follow up
Flag Status: Flagged

Holly Richardson
Chief Planner
Georgetown County
843-545-3254
hrichardson@gtcounty.org

-----Original Message-----
From: Nancy Wiedemann [mailto:wiedi57@att.net]
Sent: Thursday, October 8, 2020 2:05 PM
'o: Holly Richardson <hrichardson@gtcounty.org>
Subject: MAJ 8-20-25983

Dear H Richardson, Georgetown County, SC,

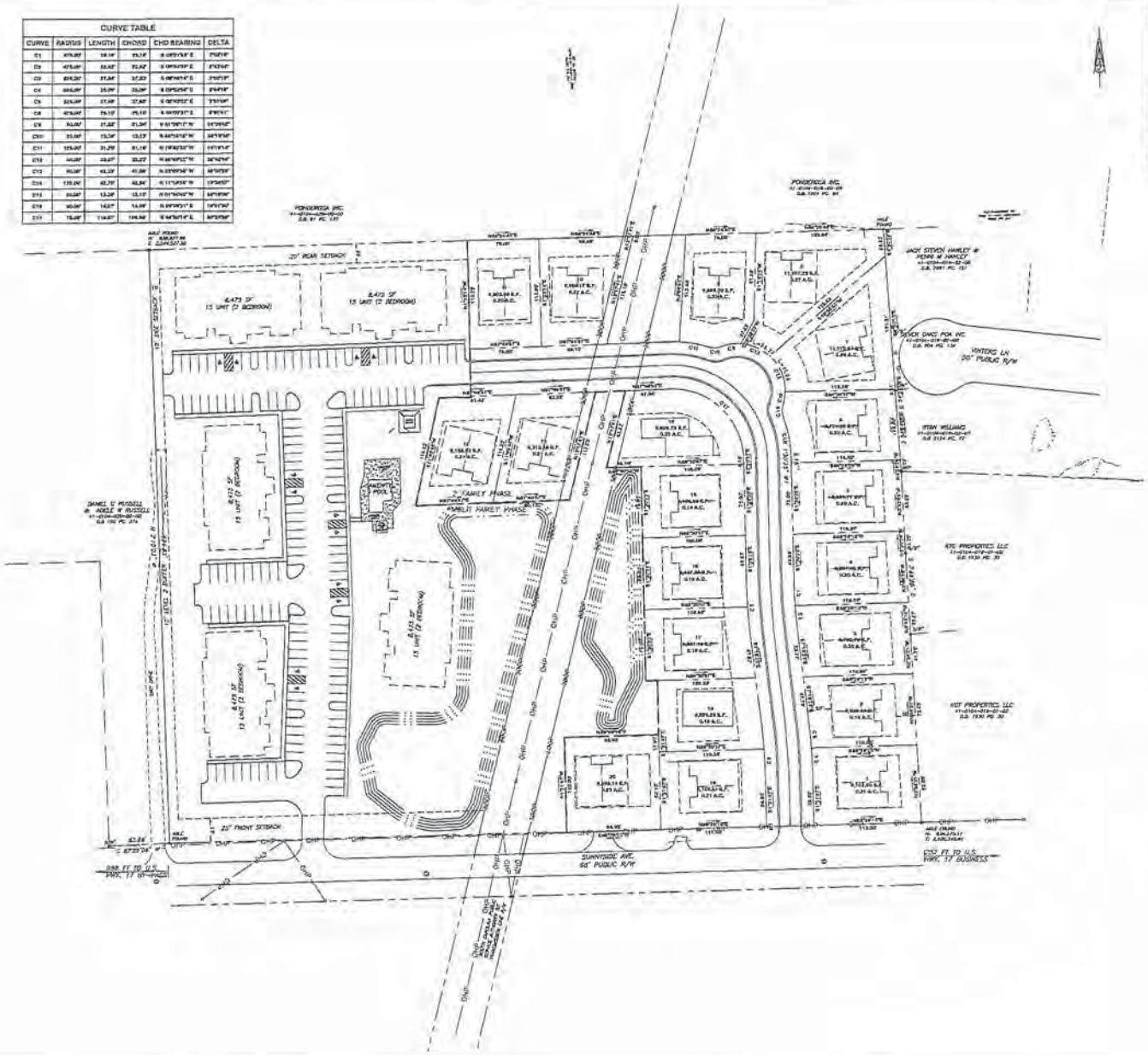
I have lived in Murrells Inlet, SC since February, 2013 and I received a letter in the mail concerning multi-family dwelling homes being built located at Sunny Side Drive area in Murrells Inlet. Case MAJ 8-20-25983. I have watched the area of Murrells Inlet grow over the past seven years and I can't think of a better place to live. I have seen many of this developers projects in the area and all of them compliments Murrells Inlet looks and workmanship better than any other I have looked at.

I feel this area of Sunny Side Drive will be beautified by this development being built and certainly add value to the area in Murrells Inlet, SC. Please note to the Planning Commission and County Council myself and friends in the area would like to see this project get approved.

Sincerely,

Nancy Wiedemann
78 Pinnacle Drive
Murrells Inlet, SC. 29576

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



VICINITY MAP

DEVELOPMENT GENERAL NOTES:

CLIENT: BENTLEY THOMPSON
COMPANY: VPI LAND HOLDINGS, LLC
ADDRESS: 3500 SATCHEL COURT
MYRTLE BEACH, SC 29588

THIS PROPERTY IS LOCATED IN FLOOD ZONE X
ACCORDING TO:
F.I.R.M. # [illegible]
REVISED OCTOBER 15, 1997
"X" FLOOD ZONE = 11.38 AC
OVERALL AREA = 11.39 AC
TMS # [illegible]

DEVELOPMENT NAME: SUNNYSIDE VILLAGES

PROJECT TOTAL:

- TOTAL ACREAGE = 11.39 AC (496,214 SF)
- TOTAL UPLAND = 11.31 AC (492,214 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.08
- DISTURBED AREA = 8.81 AC (383,841 SF)
- PONDS = 0.45, 19,608 SF (4.1 AVG)
- (5) BLDG @ 8,475 SF TOTAL 42,375 SF
- (20) DUPLEX @ 2,368 SF TOTAL 47,360 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- ROAD (194 LF, 22') 19,800 SF
- DRIVEWAY AISLE 33,040 SF
- SIDEWALK 5,888 SF
- TOTAL UPLAND OPEN SPACE 172,360 SF
- IMPERVIOUS 216,172 SF (44.4%)
- PERVIOUS 270,042 SF (55.6%)

DEVELOPMENT TYPE: MULTI FAMILY

- TOTAL ACREAGE = 3.34 AC (144,662 SF)
- TOTAL UPLAND = 3.34 AC (144,662 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 4.84 AC (210,906 SF)
- PONDS = 0.45, 19,202 SF (13.3 AVG)
- (5) BLDG @ 8,475 SF TOTAL 42,375 SF
- PARKING STALLS 28,340 SF
- DRIVEWAY AISLE 33,040 SF
- SIDEWALK 5,888 SF
- AMENITY 2,700 SF
- TOTAL UPLAND OPEN SPACE 117,947 SF
- IMPERVIOUS 126,900 SF (88.3%)
- PERVIOUS 16,862 SF (11.7%)

DEVELOPMENT TYPE: TWO FAMILY

- TOTAL ACREAGE = 5.34 AC (234,372 SF)
- TOTAL UPLAND = 5.34 AC (234,372 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 4.72 AC (205,716 SF)
- PONDS = 0.32
- (20) 8 DR BLDG @ 9,840 SF TOTAL 93,600 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- 6 SPACES PER UNIT
- ROAD (194 LF, 22') 19,800 SF
- TOTAL UPLAND OPEN SPACE 137,200 SF
- IMPERVIOUS 91,172 SF (66%)
- PERVIOUS 46,200 SF (34%)

ZONING:

- CURRENT ZONING: GC
- PROPOSED ZONING: CR
- MINIMUM LOT SIZE =
  - 6,000 SF SINGLE FAMILY
  - 8,000 SF TWO FAMILY
- MAXIMUM BLDG. HEIGHT = 35 FT
- MIN SF BUILDING SEPERATION

BUILDING SETBACKS

- FRONT SETBACK (SUNNYSIDE AVE) = 20'
- INTERIOR ROAD: 20'
- SIDE SETBACK: 10'
- REAR SETBACK: 20'
- CORNER SETBACK: 15'

WATER AND SEWER TO BE PROVIDED BY GCWSD.

LAKE MAINTENANCE EASEMENTS PROVIDED HEREON SHALL BE MEASURED 15 FEET FROM THE TOP OF BANK OR FROM THE NORMAL WATER ELEVATION WHEN THE SIDE SLOPES ARE 3:1 OR FLATTER.

PARKING REQUIREMENTS (MULTI FAMILY)

- 1.25 SPACES PER 1 BEDROOM UNIT = 0 SPACES
- 2 SPACES PER 2 OR 3 BEDROOM UNIT = 150 SPACES
- 2.5 SPACES PER 4 BEDROOM OR LARGER UNIT = 0 SPACES
- 150 SPACES REQUIRED
- 151 SPACES PROVIDED (12 HANDICAP SPACES)

- PARKING REQUIREMENTS 2 FAMILY
- 2 SPACES PER UNIT = 80 SPACES
- 80 SPACES REQUIRED
- 80 SPACES PROVIDED

MULTI FAMILY BUILDING UNIT CALCULATION

GIVEN =
(75) 3 BEDROOM UNITS X 2000 SF = 150,000 SF, 3.44 AC
LOT AREA REQUIRED 3.44 AC
LOT AREA PROVIDED = 3.42 AC

EARTHWORKS
planning and design consultants
11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7902
www.earthworksgroup.com

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION SCHEDULE

VER.	DATE	DESCRIPTION	BY
1	1/4/2021	REVISED PER COMMENTS FROM GEORGETOWN COUNTY	SMM

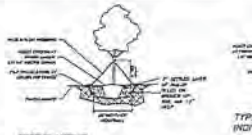
SUNNYSIDE VILLAGES

SITE PLAN

PREPARED FOR:
VPI LAND HOLDINGS, LLC
GEORGETOWN COUNTY, SOUTH CAROLINA

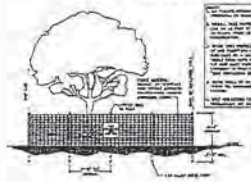
PROJECT: 2011176
DATE: 09/21/2020
SCALE: 1" = 50'
DESIGNED BY: SDS
DRAWN BY: SDS
CHECKED BY: SDS

SHEET
C1.0

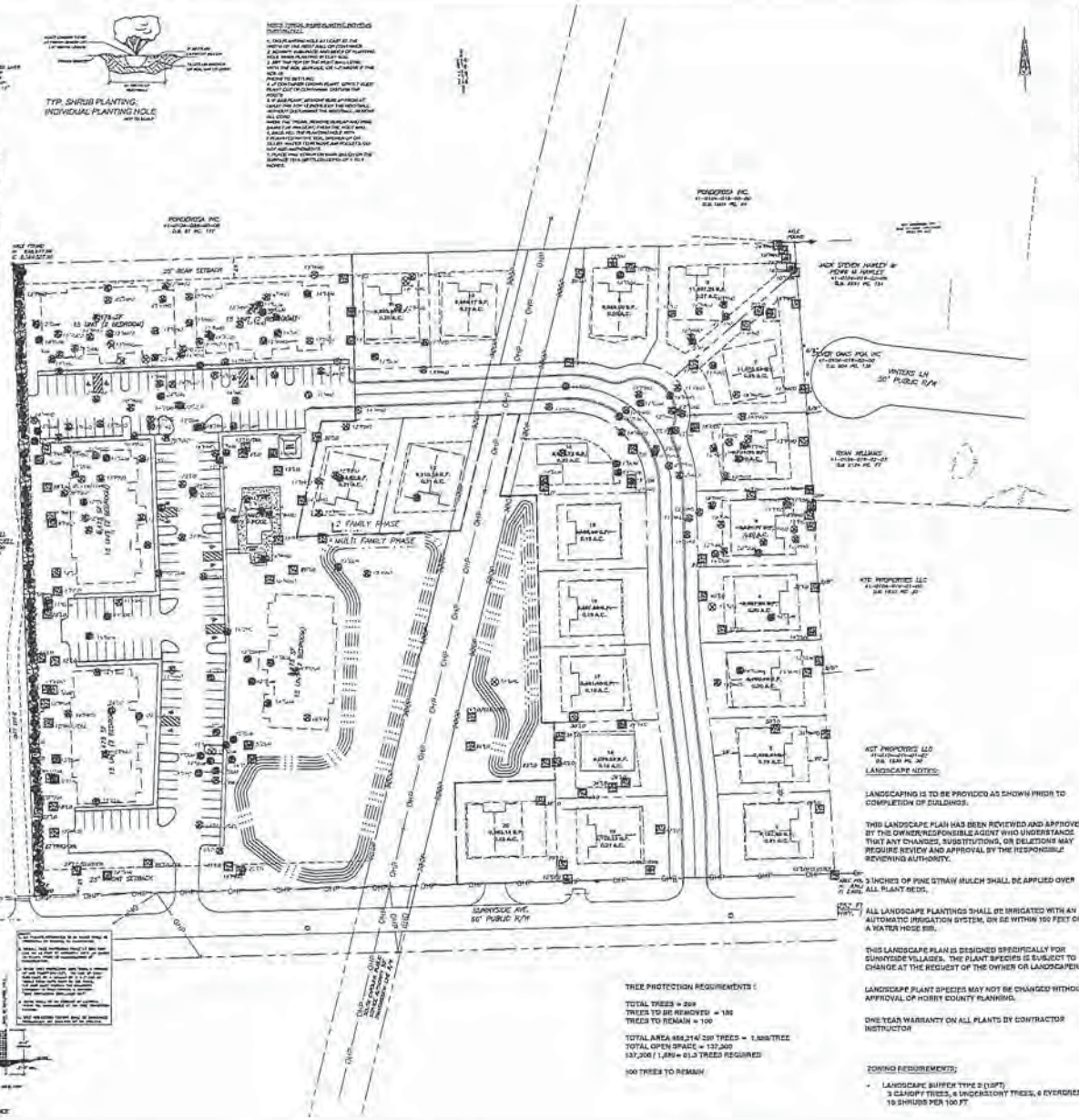


TREE PLANTING

TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE



TREE PROTECTION FENCE

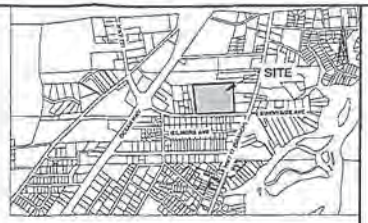


TREE PROTECTION REQUIREMENTS :

TOTAL TREES = 269
TREES TO BE REMOVED = 169
TREES TO REMAIN = 100

TOTAL AREA 488,214/ 269 TREES = 1,889/TREE
TOTAL OPEN SPACE = 137,300
137,300 / 1,889 = 61.3 TREES REQUIRED

100 TREES TO REMAIN



VICINITY MAP

Existing Tree Legend

- PIN OAK
- WATER OAK
- LIVE OAK
- HICKORY
- SWEET GUM
- MAGNOLIA
- TREES TO BE REMOVED
- TREES TO BE PROTECTED PER DETAIL.

LANDSCAPING LEGEND:

CANOPY TREES TO REACH A HEIGHT OF AT LEAST 40' AT MATURITY.
DECIDUOUS CANOPY TREES TO BE 2.0" IN CALIPER AND 10' TALL AT TIME OF PLANTING. MULTI STEM TREES MAY BE ONLY 1.5" AT TIME OF PLANTING.
EVERGREEN CANOPY TREES TO BE 2.0" IN CALIPER AND 8' TALL AT TIME OF PLANTING.

UPLAND PLANTING SCHEDULE

CANOPY TREES

- 4 - (Mg) Magnolia grandiflora, SOUTHERN MAGNOLIA
- 7 - (Ar) Acer rubrum, RED MAPLE

UNDERSTORY TREES

- 37 - (Lf) Lagerstroemia indica, CRAPE MYRTLE

EVERGREEN CONIFERS, 10ft 8' IN HEIGHT

- 26 - (Ll) Ligustrum japonicum, WAX LEAF LIGUSTRUM, 3 GALLON
- 17 - (MC) Myrica cerifera, Wax Myrtle, 3 GALLON

SHRUBS, 25" IN HEIGHT

- 62 - (Ic) Ilex crenata 'Compacta', COMPACTA JAPANESE HOLLY

*NOTE:

OTHER SPECIES LISTED IN THE ZONING ORDINANCE MAY BE USED FOR LANDSCAPING, PROVIDED THEY MEET THE SPECIFIC SITE REQUIREMENTS.

NO CHANGES ARE TO BE MADE WITHOUT APPROVAL FROM GEORGETOWN COUNTY PLANNING AND ZONING.

THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO
F.I.R.M. # 45003C0150 AND 45003C0160
REVISED OCTOBER 16, 1992
"X" FLOOD ZONE = 11.06AC
OVERALL AREA = 11.20 AC
TMS # 41-0194-019-00-00

PROJECT TOTAL

- TOTAL ACREAGE = 11.20 AC (488,214 SF)
- TOTAL UPLAND = 11.20 AC (488,214 SF)
- TOTAL JURISDICTIONAL WATER OF THE US = 0.00
- DISTURBED AREA = 8.61 AC (375,021 SF)
- PONDS =0.00, 25,292 SF (AT NWL)
- (8) BLDG 8,475 SF Total 42,375 SF
- (20) BLDG 2,635 SF TOTAL 52,540 SF
- DRIVEWAYS (20) 1100 SF TOTAL 22,000 SF
- ROAD 1756 LF, 22' 38,632 SF
- DRIVEWAY AISLE 23,342 SF
- SIDEWALK 5,988 SF
- TOTAL UPLAND OPEN SPACE 137,300 SF
- IMPERVIOUS 218,172 SF (44.5%)
- PERVIOUS 270,042SF (55.5%)

LANDSCAPE NOTES:

LANDSCAPING IS TO BE PROVIDED AS SHOWN PRIOR TO COMPLETION OF BUILDINGS.

THIS LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY THE OWNER/RESPONSIBLE AGENT WHO UNDERSTANDS THAT ANY CHANGES, SUBSTITUTIONS, OR DELETIONS MAY REQUIRE REVIEW AND APPROVAL BY THE RESPONSIBLE REVIEWING AUTHORITY.

3 INCHES OF PINE STRAW MULCH SHALL BE APPLIED OVER ALL PLANT BEDS.

ALL LANDSCAPE PLANTINGS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM, ON SE WITHIN 100 FEET OF A WATER HOSE BIB.

THIS LANDSCAPE PLAN IS DESIGNED SPECIFICALLY FOR SUNNYSIDE VILLAGES. THE PLANT SPECIES IS SUBJECT TO CHANGE AT THE REQUEST OF THE OWNER OR LANDSCAPER.

LANDSCAPE PLANT SPECIES MAY NOT BE CHANGED WITHOUT APPROVAL OF HORRY COUNTY PLANNING.

ONE YEAR WARRANTY ON ALL PLANTS BY CONTRACTOR INSTRUCTOR

ZONING REQUIREMENTS:

- LANDSCAPE BUFFER TYPE D (10FT)
  3 CANOPY TREES, 6 UNDERSTORY TREES, 6 EVERGREEN, AND 10 SHRUBS PER 100 FT

EARTHWORKS
planning and design consultants
7868 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.2800
(FAX) 843.651.2803
www.earthworksgroup.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
1	11/13/17	LANDSCAPE PLAN COMMENTS REVISIONS	SCK

SUNNYSIDE VILLAGES

LANDSCAPE PLAN

PREPARED FOR: VPI LAND HOLDINGS, LLC
GEORGETOWN COUNTY, SOUTH CAROLINA

PROJECT: 2016118
DATE: 03/31/2016
SCALE: 1" = 50'
DESIGNED BY: SCS
DRAWN BY: SCS
CHECKED BY: SCS

SHEET
LSP 1