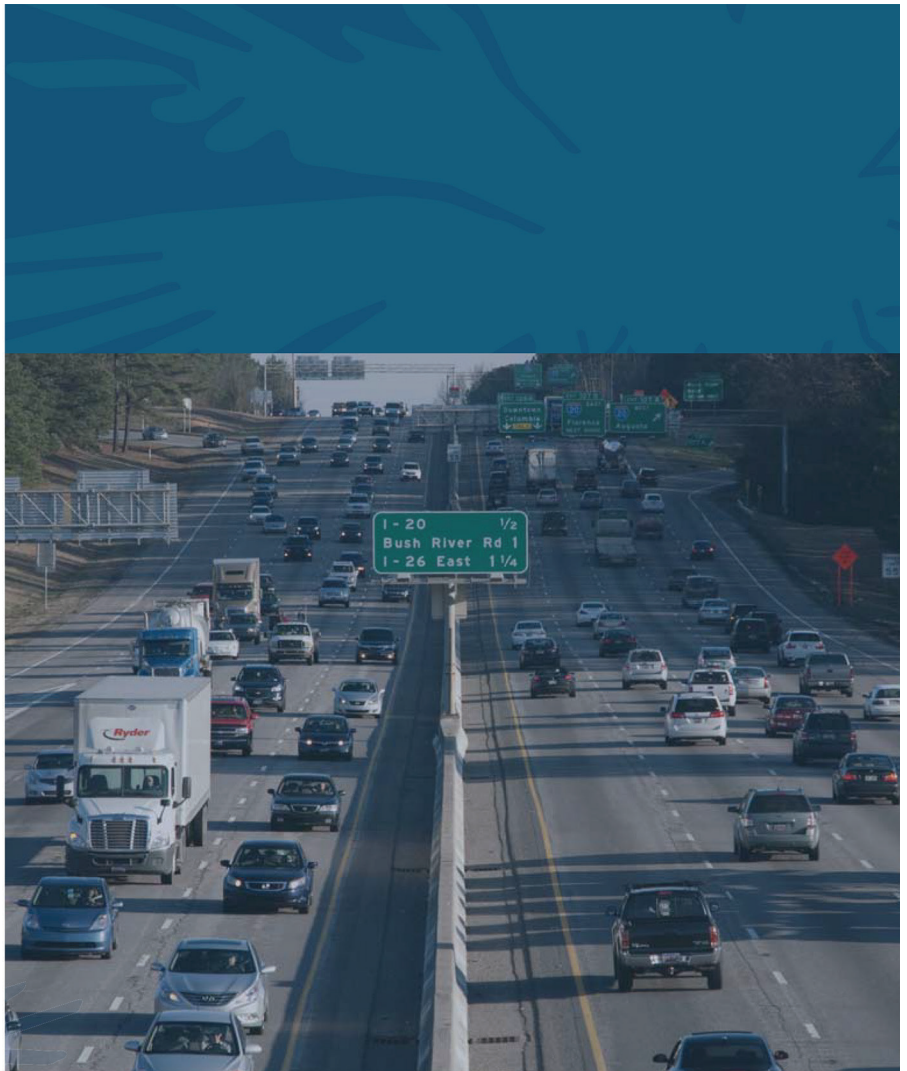


Appendix H—Relocation Impact Study



Relocation Impact Study

*Carolina Crossroads
I-20/26/126 Corridor Improvement Project
Lexington and Richland Counties, South Carolina*

DEIS July 23, 2018



Relocation Impact Study

Carolina Crossroads

I-20/26/126 Corridor Improvement Project

Lexington and Richland Counties, South Carolina

Federal Project ID: P027662

PIN 2962

Road/Route: Interstates 20/26/126 (Carolina Crossroads)

DEIS July 23, 2018

Prepared for
South Carolina Department of Transportation,
and the Federal Highway Administration

Prepared by



Relocation Impact Study

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Appendix A—Project Study Area

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Relocation Impact Study

In accordance with FHWA Technical Advisory T6640.8A, HDR, Inc. has investigated the potential relocation impacts associated with the Carolina Crossroads project. The purpose of this report is to identify the potential relocations associated with the project, including anticipated problems and proposed solutions.

1 Description of Project

The SCDOT, in consultation with the FHWA, is studying alternatives to improve mobility and enhance traffic operations within the I-20/26/126 corridor (Appendix A). The primary purpose of the project is to implement a transportation solution(s) that would improve mobility and enhance traffic operations by reducing existing traffic congestion within the corridor while accommodating future traffic needs. The secondary purposes are to enhance safety, improve freight mobility, and improve system linkages while maintaining community and environmental impacts.

The I-20/26/126 corridor is located in an urbanized area of the Columbia, South Carolina metropolitan area. Specifically, the corridor is located within the city limits of Columbia and West Columbia in both Richland and Lexington Counties. Land use within the proposed project area is comprised primarily of commercial development, residential development, industrial development, and sparse undeveloped forestland. Land use directly adjacent to the existing project corridor is primarily comprised of commercial development, roadway and utility rights-of-way (ROWs), and sparse undeveloped forestland in the vicinity of the Saluda and Broad Rivers. The boundaries of the study area, shown in Figure 1.1, are generally:

- I-20 from the Saluda River crossing to the
- Broad River crossing
- I-26 from Broad River Road to US-378
- I-126 from I-26 to Colonial Life Boulevard

The I-20/26/126 corridor is listed as one of South Carolina's most congested interstate corridors. The corridor is a major hub for the Midlands' commuters as well as travelers and commerce, serving as a main route in and out of Columbia. It serves a number of important functions locally including regional access to downtown Columbia, adjacent employment areas and neighborhoods, and regional activity centers. With its central location in the state, the I-20/26/126 corridor also serves as a primary thoroughfare for travelers going to the coast and mountains for recreation and tourism. Additionally, I-26 in particular also serves as a major cargo route between Lowcountry ports and Upstate manufacturers. I-26 is further elevated in importance by its direct connection with I-20 which connects South



Figure 1.1 Project Boundary

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Carolina with the rest of the southern states; I-85 which connects Alabama to Virginia; I-77 which connects South Carolina to the Midwest and north; and I-95 which runs from Florida to Maine.

2 Characteristics of Communities and Neighborhoods in the Community Study Area

In developing the community study area (CSA) for the Carolina Crossroads, neighborhoods and communities were identified within an approximately one mile radius of the I-20/26/126 corridor, and for ease of data collection, the U.S. Census Bureau tract/Block Group boundaries and Transportation Analysis Zone (TAZ) boundaries which encompass those neighborhoods and communities to delineate the CSA were used. The Block Group and TAZ boundaries also generally follow visible natural or man-made features such as streams, rivers or major roadways.

The CSA is organized into seven smaller, project team-defined communities, which are based on similarities in land use and context, while still following Block Group and TAZ boundaries and visible features (Figure 2.1). These seven communities include:

- **Columbiana:** Located in Lexington County and situated west of I-26 and north of Piney Grove Road.
- **Seven Oaks:** Located in Lexington County positioned west of I-26, south of Piney Grove Road and north of I-20.
- **Saluda:** Located in Lexington County, west of the Saluda River and I-26.
- **Riverbanks:** Located Lexington County, between I-26 and I-126.
- **Harbison:** Located in Richland County, between I-26 and the Broad River.
- **St. Andrews:** Located in Richland County, west of the Saluda River and I-26 and just northeast of the I-20/26 interchange.
- **Broad:** Located in Richland County, situated between I-20 and I-126.

Data from the smaller communities are used as the foundation for the Community Impact Assessment (Appendix F) and the preliminary relocation study. Block Group and TAZ data are used in the evaluation of demographics, economics and growth trends within the overall CSA and each of the seven communities. These seven communities are described in more detail in later sections of this report. The CSA and communities are shown in Figure 2.1.



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In addition, information was collected and confirmed during a visit to the CSA in the spring of 2015 and during discussions with local residents at a Community Kickoff Meeting on May 12, 2015; a Scoping Public Meeting on September 10, 2015; an Alternatives Public Information meeting on October 4, 2016; a Reasonable Alternatives Public Meeting on September 19, 2017; and a Bush River Road business community meeting on March 1, 2018. Information was also collected via local planner input forms which were emailed to several local planners.

Characteristics of the communities in which relocations would occur are described below. Relocations are not anticipated within the Saluda or Riverbanks communities and are not described in this report. More detailed demographics and economic data for all communities is included in the Community Impact Assessment, Appendix F.

Columbiana: The Columbiana community is residential, with approximately 13 subdivisions. The percent unemployed for Columbiana is 1.6 percent, compared to Lexington County, which contains 6.2 percent unemployed. The median household income for this community ranges from \$46,700 to \$71,000; two of the three census tracts in the community have higher medians than that of Lexington County (\$54,100). The median value of owner-occupied homes in Columbiana ranges from \$123,600 to \$191,000. In comparison, Lexington County has a median home value of \$140,100.

There were 4,800 total households in Columbiana in 2010, which is the greatest concentration of households of all communities in the Lexington County portion of the CSA. The total number of households in Columbiana is expected to decrease 4.2 percent by 2040. Household growth of 4 percent is expected within the CSA, while Lexington County is predicted to see a 44.7 percent increase in households by 2040 (see Appendix F).

The minority population of the Columbiana community makes up 34.7 percent of the total population, higher than that of the entirety of Lexington and Richland County, which contain 23.3 and 55.1 percent, respectively. Of the total population, 21.2 percent is considered low-income, slightly less than the county average of 23.1 percent.

Seven Oaks: Like Columbiana, the majority of the Seven Oaks community is residential, with approximately seventeen subdivisions in the community. There are some office uses along I-20, and institutional uses are concentrated along St. Andrews Road and Bush River Road. Commercial uses, such as restaurants and retail stores, are concentrated near the I-26/St. Andrews Road and I-26/Bush River Road interchanges, while industrial uses are concentrated along the Saluda River.

The percent unemployed for Seven Oaks is 1.5 percent, compared to Lexington County, which contains 6.2 percent unemployed. The median household income for this community ranges from \$40,900 to \$79,600; only one census tract in the community has a higher median income than that of Lexington County (\$54,100), but that tract has the highest median income of all tracts in the CSA. The median value of owner-occupied homes in Seven Oaks ranges from \$134,100 to \$166,900. In comparison, Lexington County has a median home value of \$140,100.

Seven Oaks contains the second highest population within the Lexington County portion of the CSA, with a 2010 total population of 10,900. The total population in Seven Oaks is expected to decrease by 13.8 percent to 9,400

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by 2040. Population growth within the CSA is expected to see a 5.1 percent increase between 2010 and 2040, while as a whole, the county is estimated to see a 46.5 percent increase by 2040.

There were 4,700 total households in Seven Oaks in 2010. The total number of households in this community is expected to decrease 14.9 percent by 2040. Household growth of 4 percent is expected within the CSA, while Lexington County is predicted to see a 44.7 percent increase in households by 2040.

The minority population of the Seven Oaks community makes up 40.2 percent of the total population, higher than that of Lexington County, which contains 23.3 percent. Of the total population, 19.4 percent is considered low-income, slightly less than the Lexington County average of 23.1 percent.

Harbison: The Harbison community has the greatest amount of undeveloped land in the CSA. The majority of developed portions of the community are residential, with approximately forty-two subdivisions in the community. There are some office and industrial uses scattered throughout the community, while commercial uses are concentrated along US-176 or Broad River Road. This community is anchored by the Harbison Environmental Education Forest (formerly Harbison State Forest), which is situated on more than two thousand acres in the southern portion of the Harbison community. No hunting or fishing is allowed in the forest, but other recreational opportunities include hiking, biking, camping, picnicking, nature study and canoe access to the Broad River (by permit).

The percent unemployed for Harbison is 1.5 percent, less than Richland County, which contains 7.0 percent unemployed. The median household income for this community ranges from \$43,400 to \$65,300, which is generally higher than that of Richland County (\$48,400). Of the total population, 16.5 percent is considered low-income, less than the Richland County average of 27.9 percent. The median value of owner-occupied homes in Harbison ranges from \$112,300 to \$180,000. In comparison, the median home value in Richland County is \$149,800.

The 2010 total population within the Harbison community was 21,900, which constitutes the highest concentration of people in the CSA. The total population in Harbison is expected to increase by 34.2 percent to 29,400 by 2040, the highest growth rate in all communities in the CSA. Population growth within the CSA is expected to see a 5.1 percent increase between 2010 and 2040, while population growth in Richland County as a whole is estimated to increase by 20.8 percent by 2040.

There were 8,900 total households in Harbison in 2010, the highest concentration of households of all communities in the CSA. The total number of households in Harbison is expected to increase 29.2 percent by 2040, the highest household growth rate in all communities in the CSA. An average household growth of 4 percent is expected within the CSA, while Richland County is predicted to experience a 23.2 percent increase in households by 2040.

The minority population of the Harbison community makes up 43 percent of the total population, lower than that of Richland County, which contains 50.5 percent.

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St. Andrews: Several correctional institutions encompass large tracts of land in this community. The Broad River Correctional Institution is a high-security facility for male inmates and serves as the state's capital punishment facility. The neighboring Kirkland Correctional Institution is the site of the state's maximum security and protective custody units. A juvenile correctional facility and other law enforcement organizations have facilities in the same area, between Broad River Road and the Broad River. The remainder of the community is predominantly residential, with approximately forty-seven subdivisions in the community. This community has a large percentage of multi-family housing, particularly along the interstate corridors. Commercial uses are concentrated along Broad River Road.

The percent unemployed for St. Andrews is 3.4 percent. The median household income for this community ranges from \$19,700 to \$41,000, with the lowest median household incomes in the CSA and lower than that of Richland County (\$48,400).

Of the total population, 46.9 percent is considered low-income, which is higher than the Richland County average of 27.9 percent and the highest poverty rate in the CSA. The median value of owner-occupied homes in St. Andrews ranges from \$79,000 to \$106,800, with some of the lowest media home values in the CSA. In comparison, the median home value in Richland County is \$149,800.

The 2010 total population within the St. Andrews community was nineteen thousand, the second highest concentration of people in all communities of the CSA. The total population in St. Andrews is expected to decrease 4.2 percent to 18,200 by 2040. Population growth within the CSA is expected to see a 5.1 percent increase between 2010 and 2040, while the county as a whole is estimated to see a 20.8 percent increase by 2040.

There were six thousand total households in St. Andrews in 2010. The total number of households in this community is expected to decrease 5 percent by 2040. An average household growth of 4 percent is expected within the CSA, while Richland County is predicted to see a 23.2 percent increase in households by 2040.

The minority population of the St. Andrews community makes up 81.1 percent of the total population; this is the highest concentration of a minority population of all communities in the CSA and is notably higher than that of Richland County, which contains 55.1 percent minority.

Broad: The majority of the Broad community is residential, with approximately twenty-nine subdivisions in the community. There are some office and industrial uses scattered throughout the community, and commercial uses are concentrated along Bush River Road and Greystone Boulevard. This community is anchored by the Dutch Square Center, a large mall situated on Bush River Road, the first enclosed mall built in the state of South Carolina. There are several auto dealerships located along Greystone Boulevard. Additionally, the Riverbanks Zoo and Garden is located in the very southern portion of the Broad community along the Saluda River.

The percent unemployed for Broad is 3.1 percent, less than Richland County, which contains 7.0 percent unemployed. The median household income for this community ranges from \$29,800 to \$44,500, which is lower than that of Richland County (\$48,400). Of the total population, 40.5 percent is considered low-income, which is higher than the Richland County average of 27.9 percent. The median value of owner-occupied homes in Broad

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ranges from \$106,600 to \$126,300. Broad's median home values are lower than the Richland County median of \$149,800.

The 2010 total population within the Broad community was nine thousand, the lowest concentration of people in all communities of the Richland County portion of the CSA. The total population in Broad is expected to increase by 5.6 percent to 9,500 by 2040. Population growth within the CSA is also expected to see a 5.1 percent increase between 2010 and 2040, while Richland County as a whole is estimated to see a 20.8 percent increase by 2040.

There were 4,900 total households in Broad in 2010, the lowest concentration of households in all communities of the Richland County portion of the CSA. The total number of households in this community is expected to experience an increase of 4.1 percent by 2040. An average household growth of 4 percent is expected within the CSA, while Richland County is predicted to see a 23.2 percent increase in households by 2040.

The minority population of the Broad community makes up 65.1 percent of the total population, the second highest concentration of minority residents in all communities in the CSA and slightly higher than that of Richland County, which contains 55.1 percent.

3 Property Acquisitions and Relocations

To determine property impacts, county tax map data and municipal GIS data was the primary source for identification of properties affected by the proposed project. The data was used in conjunction with the right of way limits of the preliminary alignments. For this analysis, relocations resulted from the right of way limits intersecting the primary structure (not including sheds, detached garages, etc). Based on the methodology, full property acquisitions may occur if the impacted portion of the property includes the primary structure, even if the impact area is a small portion of the property. Impacted structures may contain multiple businesses or housing units (apartment buildings, office suites), resulting in multiple relocations. The resulting property impact information was compiled into a project property database.

Due to the preliminary nature of the design, changes in access have not been assessed at individual parcels at this time. Access changes will be assessed in the FEIS, once a Recommended Preferred Alternative is selected and design is advanced. If access cannot be provided at a property due to the design, additional relocations could occur.

The development of the Reasonable Alternatives focused on avoiding and minimizing effects on communities, where possible; however, relocations impacts were anticipated with the proposed improvements for both RA1 and RA5 Modified. Although general property impacts have been identified for the Reasonable Alternatives, specific impacts to properties cannot be fully determined until a preferred alignment has been selected and design advanced. Relocation data will be updated for the FEIS/ROD based on updates made to the Recommended Preferred Alternative (RPA) based on public comment and advancements in design.

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Partial property impacts (right of way acquisition) would also result from the Reasonable Alternatives. Partial impacts occur when a portion of the subject property is needed but the acquisition does not result in a relocation or harmful impact to current operations or living arrangements. Partial property impacts are not addressed in this report.

Persons whose homes, businesses, or non-profit sites are impacted by the proposed construction or other activities would be offered payment for temporary displacement or offered full relocation benefits. Additionally, coordination with various public utility companies would likely be necessary due to potential relocation of existing utilities.

The acquisition and relocation process will be conducted in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (P.L. 91-646, as amended by 100-17; 49 CFR 24.205 (AF)). The program is designed to assist displaced persons in finding replacement property in which to live or do business. Resources will be made available without discrimination to all residential and business owners who are relocated. Under the requirements of this Act, no relocations can occur until it is shown that comparable housing is available in the area for relocation purposes.

3.1 Residential

RA1 is expected to result in the relocation of 110 residential properties and apartment units and RA5 Modified is expected to result in the relocation of 184 residential properties and apartment units. Table 3.1 provides a breakdown of these relocations by community. See maps showing relocations in Appendix A.

Table 3.1 Relocations by Community

Alternative	Community	Columbiana	Seven Oaks	Harbison	St. Andrews	Broad	Total
RA1	Single Family Residence	0	2	0	4	14	20
	Multi-Family buildings (units)	2 buildings (20 units)	8 buildings (70 units)	0	0	0	90 units
RA5 Modified	Single Family Residence	0	1	0	4	15	20
	Multi-Family buildings (units)	2 buildings (20 units)	16 buildings (144 units)	0	0	0	164 units

Based on field surveys of the area, the majority of the communities consists of older (1950-1960's), ranch-style brick homes with smaller, siding homes in the Seven Oaks area. Two homes were observed to have outside playground equipment and one home had a ramp that could be used by disabled residents (see field observation checklists in the Appendix).

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One vacant mobile home was identified as a relocation in the Seven Oaks area. The lot was proposed for a change in zoning from Development to General Commercial (see rezoning sign in Relocation checklist). No other mobile homes were observed within the CSA.

One apartment complex, the Waters at Berryhill (Stoney Creek) Apartments located on Berryhill Road are currently under rehabilitation using US Department of Housing and Urban Development (HUD) Section 8 funding. Coordination will be necessary with the HUD during the relocation process. Based on a field review of the apartment complex, there appears to be additional availability within the complex for those families being displaced. No other Section 8 housing was identified through field reviews or data research of the area.

3.2 Businesses, Non-Profits, and Farms

To determine property impacts, county tax map data and municipal GIS data was the primary source for identification of properties affected by the proposed project. The data was used in conjunction with the right of way limits of the preliminary alignments. For this analysis, relocations resulted from the right of way limits intersecting the primary structure (not including storage areas, detached garages, etc). Based on the methodology, full property acquisitions may occur if the impacted portion of the property includes the primary structure, even if the impact area is a small portion of the property. Impacted structures may contain multiple businesses (i.e. office buildings/suites), resulting in multiple relocations. The resulting property impact information was compiled into a project property database.

For non-residential properties, RA1 is expected to result in the relocation of 48 commercial properties and four institutional properties, and RA5 Modified is expected to result in the relocation of 53 commercial properties and four institutional properties (Table 3.2). See maps showing relocations in Appendix A.

Table 3.2 Non-Residential Relocations

Alternative	Relocation Type	Community					Total
		Columbiana	Seven Oaks	Harbison	St. Andrews	Broad	
RA1	Office (tenets)	0	1 (7)	1 (3)	5 (10)	3 (6)	26
	Industrial	0	0	1	0	1	2
	Retail/Commercial	2	5	3	6	0	16
	Hotel	1	1	0	0	0	2
	Storage	0	2	0	0	0	2
RA1	Institutional	0	2	0	0	2	4
RA5 Modified	Office	0	1 (7)	1 (3)	5 (10)	3 (6)	26
	Industrial	0	0	1	0	1	2
	Retail/ Commercial	2	6	3	7	0	19
	Hotel	1	2	0	0	1	4
	Storage	0	2	0	0	0	2

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Alternative	Relocation Type	Community					
		Columbiana	Seven Oaks	Harbison	St. Andrews	Broad	Total
RA5 Modified	Institutional	0	2	0	0	2	4

The exact number of employees impacted cannot be determined until preliminary contact is made during the right-of-way acquisition process.

49 CFR §24.301(e) *Personal property only* states that eligible expenses for a person who is required to move personal property from real property but is not required to move from a dwelling⁵ includes the consideration of storage units. The relocation of displaced storage units requires each unit to be treated as an individual relocation of property.

Advanced acquisitions may be proposed for properties where the project would create a hardship for the property owner or result in significant impacts to the properties that would preclude normal living or business operations. Examples may include Section 8 housing at Waters at Berryhill (Stoney Creek) apartments, storage units, and the S.C Public Education Association.

3.3 Institutions

There are four institutional displacements resulting from the proposed project. Namely, Kenneth Shuler School of Cosmetology (building currently for sale), ITT Technical Institute, and the South Carolina Public Education Association and SC Department of Juvenile Justice (DJJ). Each institution is individually independent and provides services to the community. It will be important to ensure a timely, and successful, relocation of these institutions. No schools or libraries would be displaced as a result of RA1 or RA5 Modified.

No churches or cemeteries or property from churches or cemeteries would be acquired as a result of RA1 or RA5 Modified.

3.4 Billboards

Based on the preliminary design, four billboards would be displaced. These billboards are located at Jamil Road (commercial billboard), Fernandina Road (commercial billboard), I-20 eastbound (commercial billboard), and Morninghill Drive (residential billboard). Billboards are considered personal property and would be relocated to conforming locations.

⁵ https://www.fhwa.dot.gov/real_estate/policy_guidance/uafags.cfm

Uniform Relocation Act https://www.ecfr.gov/cgi-bin/text-idx?c=ecfr&sid=83a7ad2c7f83c8d55f2066a62c4ff038&rgn=div5&view=text&node=49:1.0.1.1.18&idno=49#se49.1.24_1301; accessed 7/20/18

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Table 3.3 Relocation Summary for Reasonable Alternatives

Alternative	Estimated Total Residential Relocations	Estimated Total Commercial Relocations	No. of Apartment Building Relocations ¹	Estimated Total of Institutional Relocations	Estimated Total Relocations ²
RA1	110	48	10 (90)	4	162
RA5 Modified	184	53	18 (164)	4	241

¹(Sum of individual units)

²Total includes single family residences and individual apartment units

4 Relocation Analysis

Each community consists of a mixture of owner occupants and tenants. “For Rent” signs were observed at all apartment complexes and at one residence; however, the house is not currently occupied. In addition, the tax map data indicated one condominium and six single-family properties where mailing addresses were different than the physical addresses of the residence, indicating potential rental status. However, the exact number of renters versus owner-occupied residential units cannot be determined until preliminary contact is made during the right-of-way acquisition process.

In each apartment complex where impacts occur, available units were advertised and some renters may be able to relocate within the same complex.

4.1 Special Needs Populations

Impacts to elderly or disabled populations are not anticipated within any community with either RA1 or RA5 Modified. Based on field observations, one residential structure had an access ramp available. There are no known 55 and older residential communities identified near the corridor or interchanges within the CSA. However, the exact number of elderly or disabled persons impacted cannot be determined until preliminary contact is made during the right-of-way acquisition process.

There are four known assisted living, nursing home, and rehabilitation complexes located near the corridor or interchanges within the CSA. These include Harbor Chase and Brookdale Harbison in the Harbison community, Brian Center Nursing Care in the Seven Oaks community, and The Columbia Presbyterian Community in the Saluda community. Based on preliminary design, no relocations would occur at these facilities. However, minor amounts of right-of-way would be acquired from the Columbia Presbyterian Community at the entrance road to the complex.

4.2 Environmental Justice Populations

Columbiana: Within Columbiana, five out of 11 Block Groups are categorized as Environmental Justice (EJ) Block Groups. Many of these EJ Block Groups are located near the proposed interchange improvements at I-26/Broad

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River Road, I-26/Harbison Boulevard and I-26/Piney Grove Road. Of the five EJ Block Groups, two groups exceed both the minority and low-income EJ criteria.

Within the Columbiana community, the proposed improvements for RA1 and RA5 Modified are expected to result in the acquisition of two residential buildings (20 units) within the Country Walk Apartments. This property is located in a Block Group that is categorized as an EJ Block Group; however, it is not confirmed that the resident or owner is a minority or low-income person.

Seven Oaks: Within the Seven Oaks community, eight out of 11 Block Groups are categorized as EJ Block Groups. Seven Oaks contains the highest concentration of minority and low-income populations within the Lexington County portion of the CSA, at 84.5 percent and 68.1 percent respectively. Many of the EJ Block Groups are located around the proposed interchange improvements at I-26/Piney Grove Road, I-26/St. Andrews Road, I-20/I-26 and I-20/Bush River Road. Of the eight EJ Block Groups, three groups exceed both the minority and low-income EJ criteria.

RA1 would relocate two single-family homes and eight multi-family buildings (70 units); RA5 Modified would relocate one single-family home and 16 multi-family buildings (144 units). All of the relocations are located in a Block Group that is categorized as an EJ area; however, it is not confirmed that the residents or owners are minority or low-income.

Harbison: Within the Harbison community, four of the nine Block Groups are categorized as EJ Block Groups. These EJ Block Groups are located around the proposed interchange improvements at I-26/Harbison Boulevard and I-26/Piney Grove Road. Of the four EJ Block Groups, two exceed both the minority and low-income EJ criteria. No residential relocations would occur in these block groups.

St. Andrews: Within the St. Andrews community, all of the 11 Block Groups are categorized as EJ Block Groups. Of the eleven EJ Block Groups, nine exceed both the minority and low-income EJ criteria. Both alternatives are expected to result in the relocation of four residential properties, all of which are located in Block Groups that are categorized as EJ Block Groups; however, it is not confirmed that the residents or owners are minority or low-income.

Broad: Within the Broad community, five of the seven Block Groups are categorized as EJ Block Groups. Nearly the entire community meets the EJ criteria for minority or low-income. All of the EJ Block Groups exceed both the minority and low-income EJ criteria. Of the total residential properties to be acquired in the Broad community, only one is located in an EJ Block Group; however, it is not confirmed that the resident or owner is minority or low-income.

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4.3 Available Single Family Homes and Mobile Homes for Sale

There appears to be sufficient comparable Decent, Safe and Sanitary (DSS) housing available to relocate those who are displaced. Table 4.1 lists the availability of different housing types and values within the project area based on the National Association of Realtors Multiple Listing Service.⁶

The search for residential single family dwellings for sale was conducted in each community where residential relocations occur in six price ranges with various bedroom configurations. Although there is no guarantee that an exact replacement property can be found, the market indicates that there is a surplus of comparable DSS housing available to meet the needs of the potential displacees in each community (see Table 4.1).

The search for mobile or manufactured homes was conducted using the same price parameters. Approximately six mobile homes were found with various sizes and configurations. As stated earlier, there is no guarantee that an exact replacement can be found for each mobile/manufactured home displaced; however, the market indicates that there are numerous DSS mobile/manufactured homes in the area to meet the needs of the potential displacees. The field review only identified one mobile home within the project area. This mobile home was a double-wide being positioned on a lot currently being proposed for a change in zoning from Development to General Commercial. It is presently unoccupied. At this time, there is no projected need for last resort housing since there is sufficient DSS housing within the project area.

Table 4.1 Housing Values and Availability Listed on Zillow

Housing Price Range/Type	Broad	St. Andrews	Harbison	Seven Oaks	Columbiana
\$0-\$50,000	36	27	29	61	45
\$50,000-\$100,000	8	6	14	7	9
\$100,000-\$150,000	11	7	17	8	25
\$150,000-\$200,000	4	15	20	15	15
\$200,000+	0	6	44	6	45
1 Bedroom	36	59	106	58	66
2 Bedroom	35	58	106	57	66
3 Bedroom	28	50	98	49	61
4 Bedroom	10	21	53	19	24
5+ Bedrooms	1	2	24	2	2

4.4 Available Commercial Properties for Lease or Sale

There appears to be sufficient commercial properties available to relocate those who are displaced. Table 4.2 lists the availability of different commercial properties within the general project area based on LoopNet.⁷

⁶ www.realtor.com

⁷ <http://www.loopnet.com/> - Last accessed on February 1, 2018.

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The search for commercial properties for sale or lease was conducted based on property type to identify all available properties. Although there is no guarantee that an exact replacement property can be found, the market indicates that there are numerous comparable commercial properties available to meet the needs of the potential displacees.

Table 4.2 Commercial Properties for Sale or Lease Listed on LoopNet

Type of Properties	Properties for Sale	Properties for Lease	Available Square Footage/Acres*
Office	10	8	115,000
Retail	9	7	90,000
Industrial	1	3	35,000
Land	9	3	36 acres

4.5 Relocation Assistance

Displaced persons would be offered to relocate in areas at least as desirable as their original property with respect to public utilities and commercial facilities. Rent and sale prices of replacement property offered to those displaced would be within their financial means, and replacement property would be within reasonable access to displaced individuals' places of employment. According to 49 CFR 24.205 (A-F), relocation planning and service would be provided to businesses. These relocation services include the following:

- Site requirements, current lease terms and other contractual obligations;
- Providing outside specialists to assist in planning and move, assistance for the actual move and the reinstallation of machinery and other personal property;
- Identification and resolution of realty issues;
- An estimate of time required for the business to vacate the site;
- An estimate of the anticipated difficulty in locating replacement property; and
- An identification of any advance relocation payments required for the move.

4.6 Displacement and Relocation Impact Summary

It is not believed that relocations resulting from the project will cause long-term disruption to local communities. While displacements would result from the alternatives under evaluation, it appears that comparable housing is available within the general area.

For other types of community impacts that could occur in the CSA, including impacts or changes to land use, community cohesion, community facilities and services, access and mobility, visual and aesthetics and noise, please see the Community Impact Assessment, Appendix F.

Additionally, the project is not anticipated to cause highly disproportionate or adverse effects to EJ or LEP communities.

Relocation Impact Study

The following mitigation measures would address direct and indirect impacts from the Reasonable Alternatives that may affect communities:

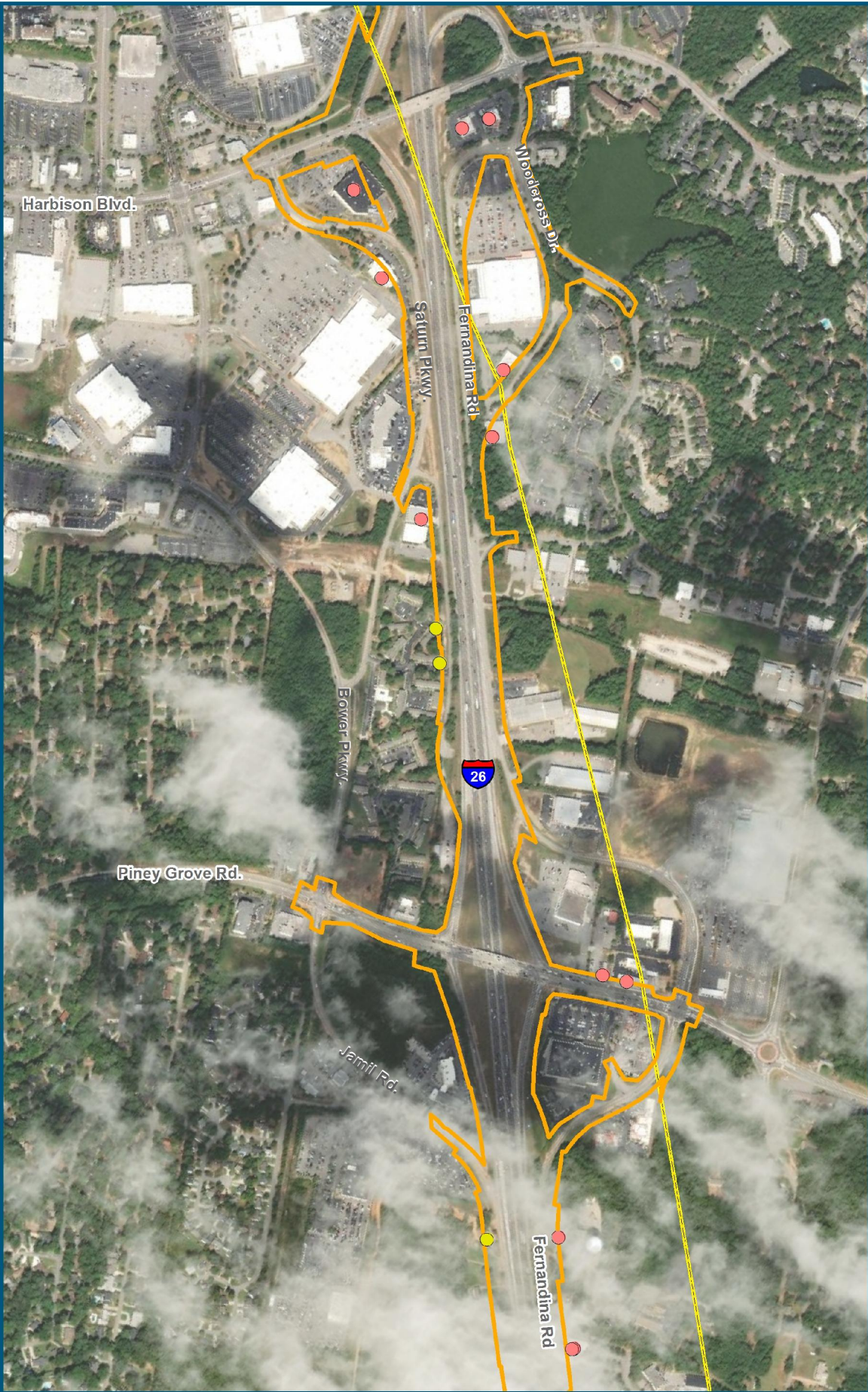
- Compensation for land acquisitions of privately-owned properties and businesses would be addressed in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24).
 - Potential barriers for noise impacts.
- Because the Department of Justice's Safe Harbor threshold for LEP is exceeded for Spanish-speaking populations within the study area, written translations of vital documents would be provided for Spanish language-speaking populations, as well as other measures determined by SCDOT to ensure meaningful access to project information.
 - SCDOT would coordinate with local jurisdictions to evaluate the inclusion of bicycle/pedestrian facilities in the project, and to evaluate the need for bicycle/pedestrian access accommodation during construction.
 - SCDOT would continue coordinating with local EMS services and school districts to minimize effects during and after construction.
 - A signing plan will be prepared that meets the requirements and guidelines of the 2009 Manual on Uniform Traffic Control Devices (MUTCD). Each interchange will be evaluated to provide appropriate exit and advance guide signing. Typical signing layouts will include standard exit signing, exit-only signing where needed, and arrow-per-lane signs.
- The SCDOT would provide relocation advisory assistance to all eligible persons without discrimination in accordance with Title VI of the Civil Rights Act of 1966 and Title VIII of the Civil Rights Act of 1968. These Acts along with Executive Order 11063 make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex or national origin.

5 Public Outreach to Local Population

Multiple opportunities for public input was provided to residences and businesses located within the project area, including, various meetings during development of the EIS. Outreach efforts included social media, newspapers, radio, billboards, post cards, bulk mailings, as well as other notification methods. Various strategies were developed that included formation of a Stakeholder Advisory Committee, a Noise Advisory Board, Mobility Input Group, and specific measures to reach minority, low-income, and limited English proficiency populations. A database was developed that included mail and email contact information for environmental justice groups and advocacy groups. One-on-one meetings with local officials provided information for them to use in addressing comments and concerns from their constituents. These meetings provided critical input that was considered in the development of this project and its potential impact on local populations. These efforts will continue in order to address comments and concerns from local populations affected or potentially affected by the proposed project. More detailed information can be found in Chapter 4 of the DEIS and Appendix N.

Appendix A—Project Study Area

c:\nt name="Callibri" size="5">\\usncchr1fs02\VolB\Projects\GIS\NEW GIS for TRANSFER\MXDs\LandUse Figure 2-26-2018.mxd | Last Updated: 02-27-2018 </PNT>



0 425 850
Feet
1 inch = 833 feet
@ 8.5 x 11 inches
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

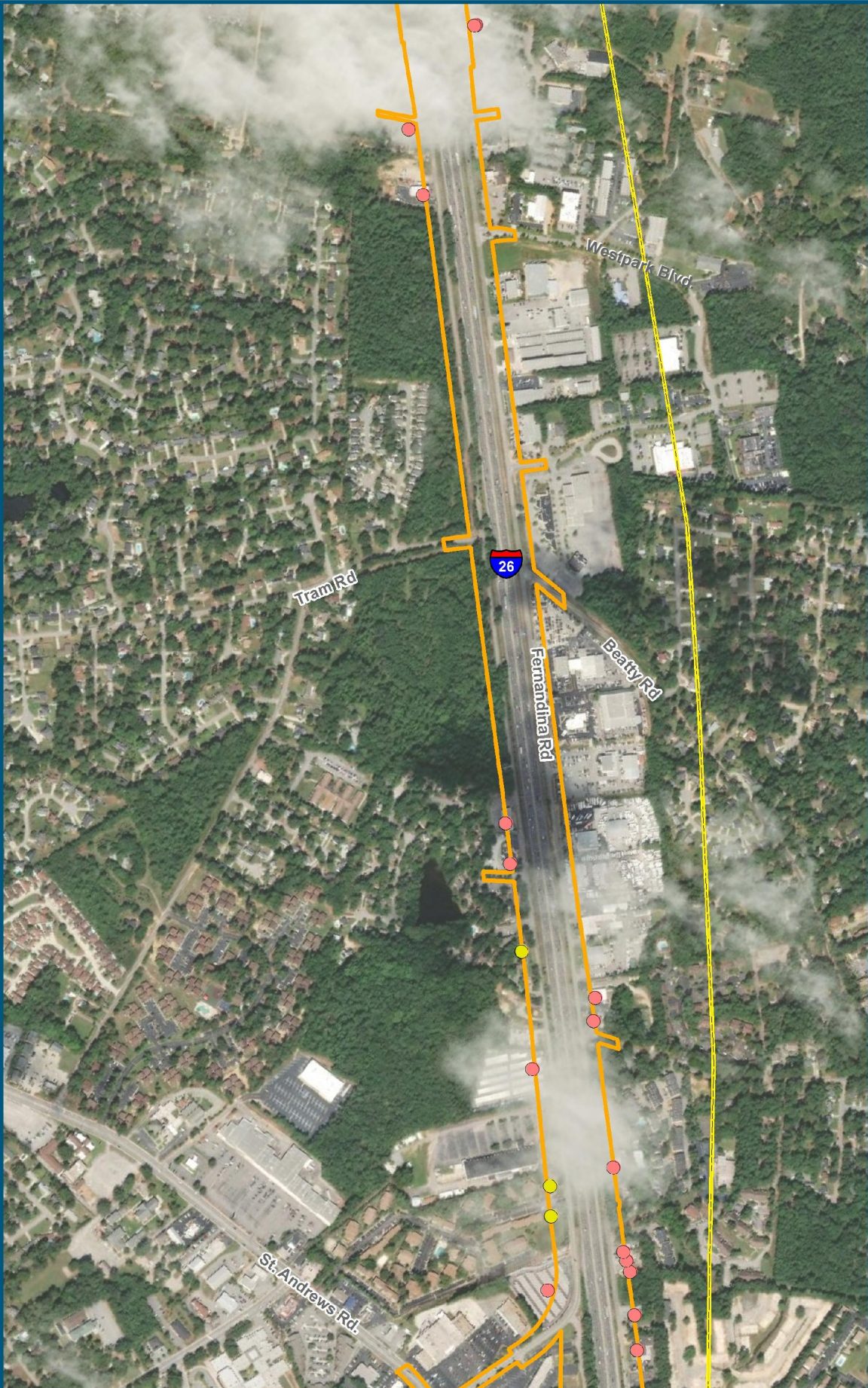
- County Boundary
- RA 1 Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 2A
RA 1 Property
Relocations

07/2018

Sheet 1 of 4

c:\nt\name="Calibri" size="11">\\usnchr1\fs02\VolB\Projects\4017084\80_Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse_Figure_2-26-2018.mxd | Last Updated: 02-27-2018



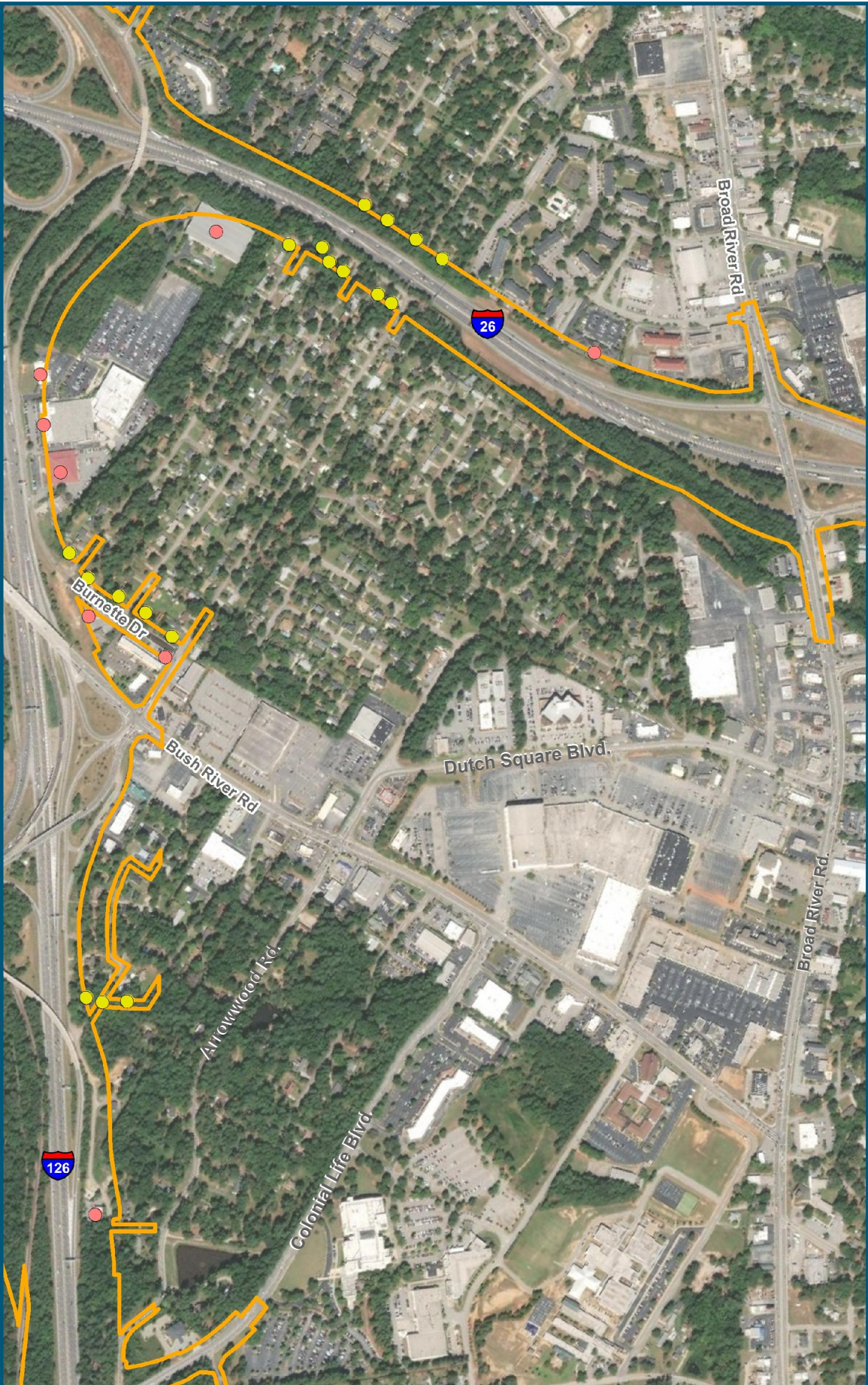
0 425 850
Feet
1 inch = 833 feet
@ 8.5 x 11 inches
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 1 Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 2B
RA 1 Property
Relocations

c:\nt name="Calibri" size="10">\\usnc\h1\fs02\VolB\Projects\4017084\80_Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse_Figure_2-26-2018.mxd | Last Updated: 02-27-2018 </PNT>



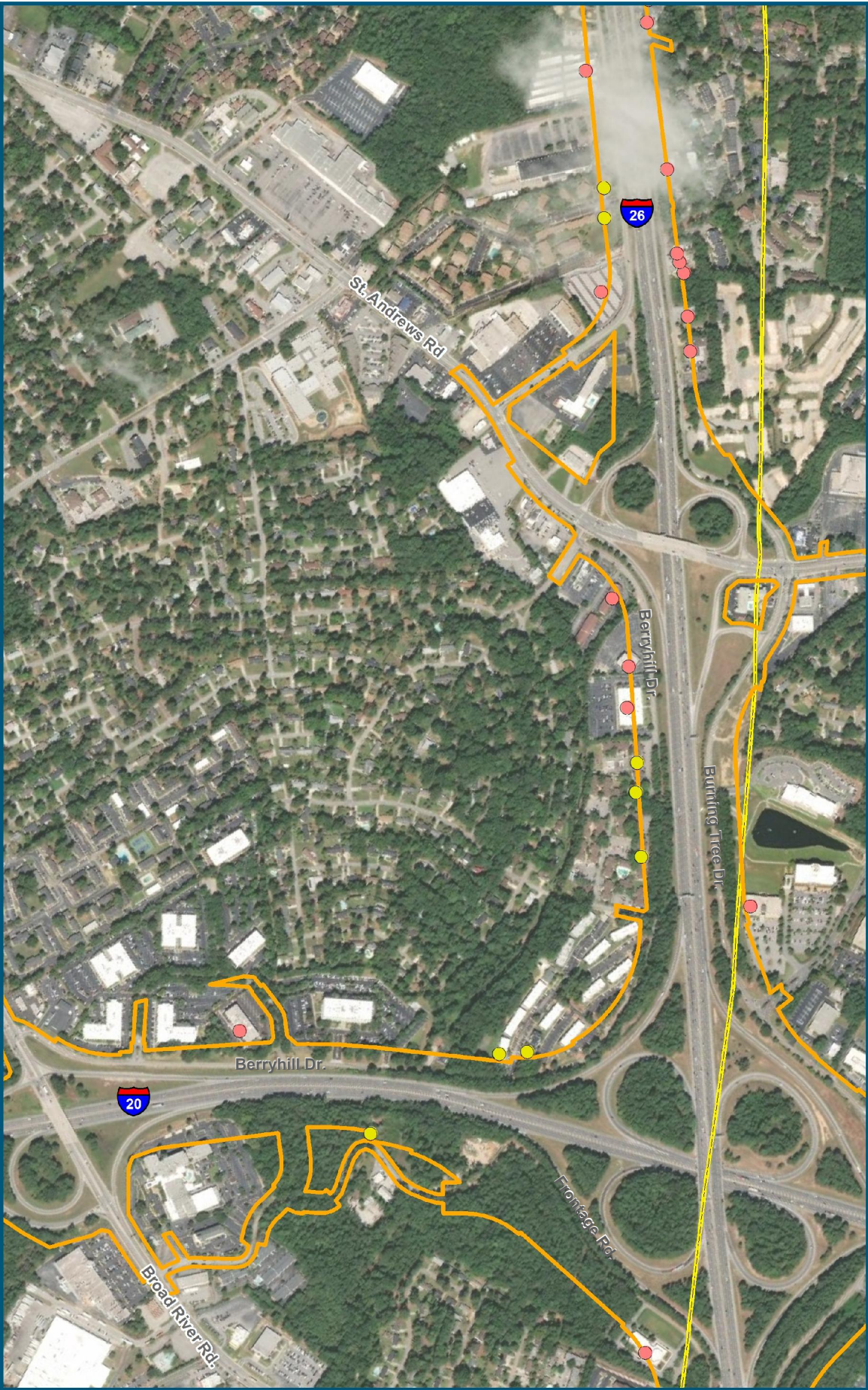
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Feet
1 inch = 833 feet
@ 8.5 x 11 inches
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

- Legend**
- County Boundary
 - RA 1 Impact Area
 - Residential Relocation
 - Non-residential Relocation

Figure 2C
RA 1 Property
Relocations

07/2018 Sheet 3 of 4

c:\nt\name="Calibri" size="10" style="font-size: 10pt; font-family: Calibri;">Figure 2-26-2018.mxd | Last Updated: 07/24/2018 </FNT>



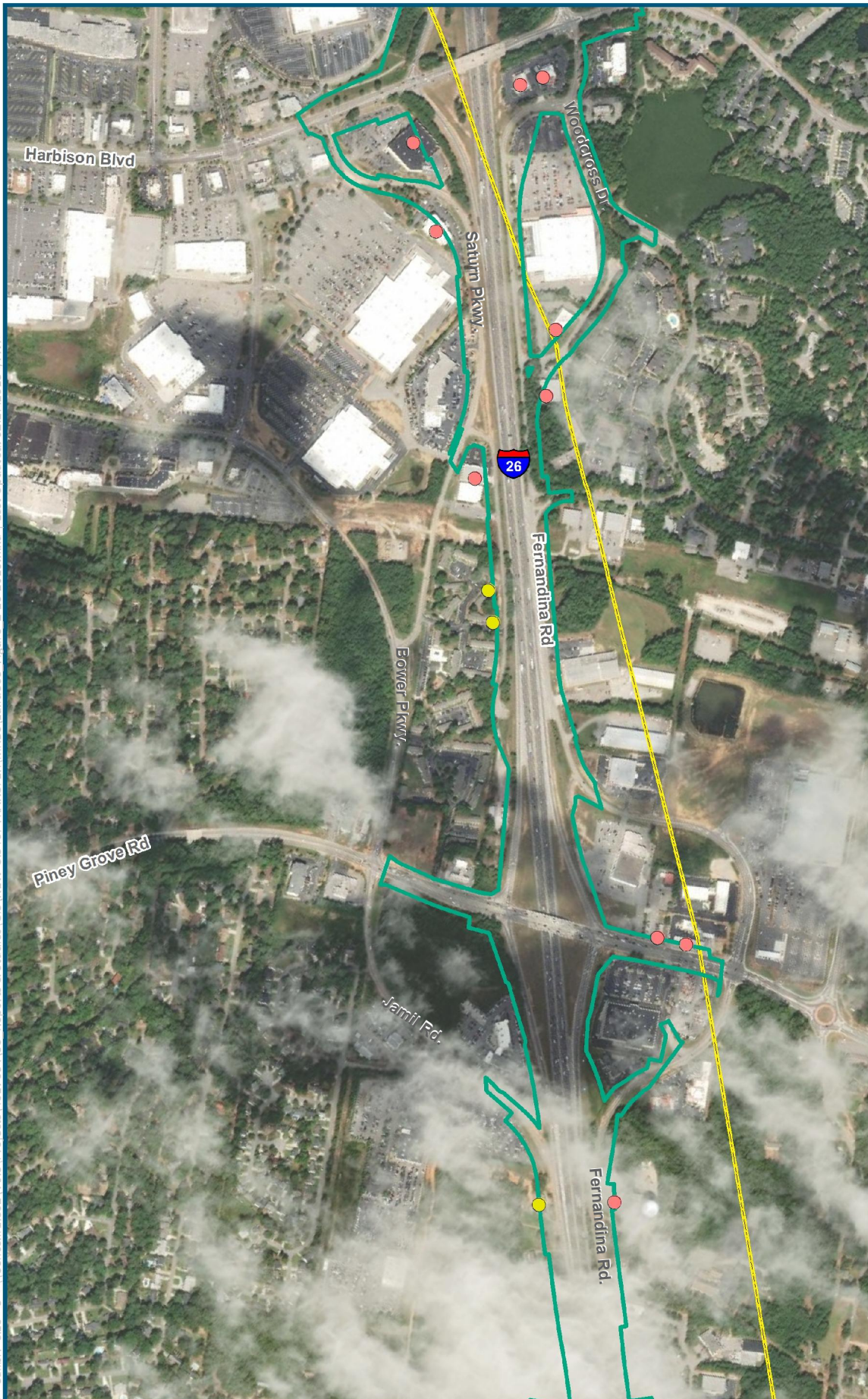
0 425 850
Feet
1 inch = 833 feet
@ 8.5 x 11 inches
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 1 Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 2D
RA 1
Property Relocations

c:\nt\name="Callibri" size="5" style="font-size: 10pt; font-weight: bold;">Figure 2-26-2018.mxd | Last Updated: 02/27/2018



0425850

Feet

1 inch = 833 feet
@ 8.5 x 11 inches

Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

County Boundary

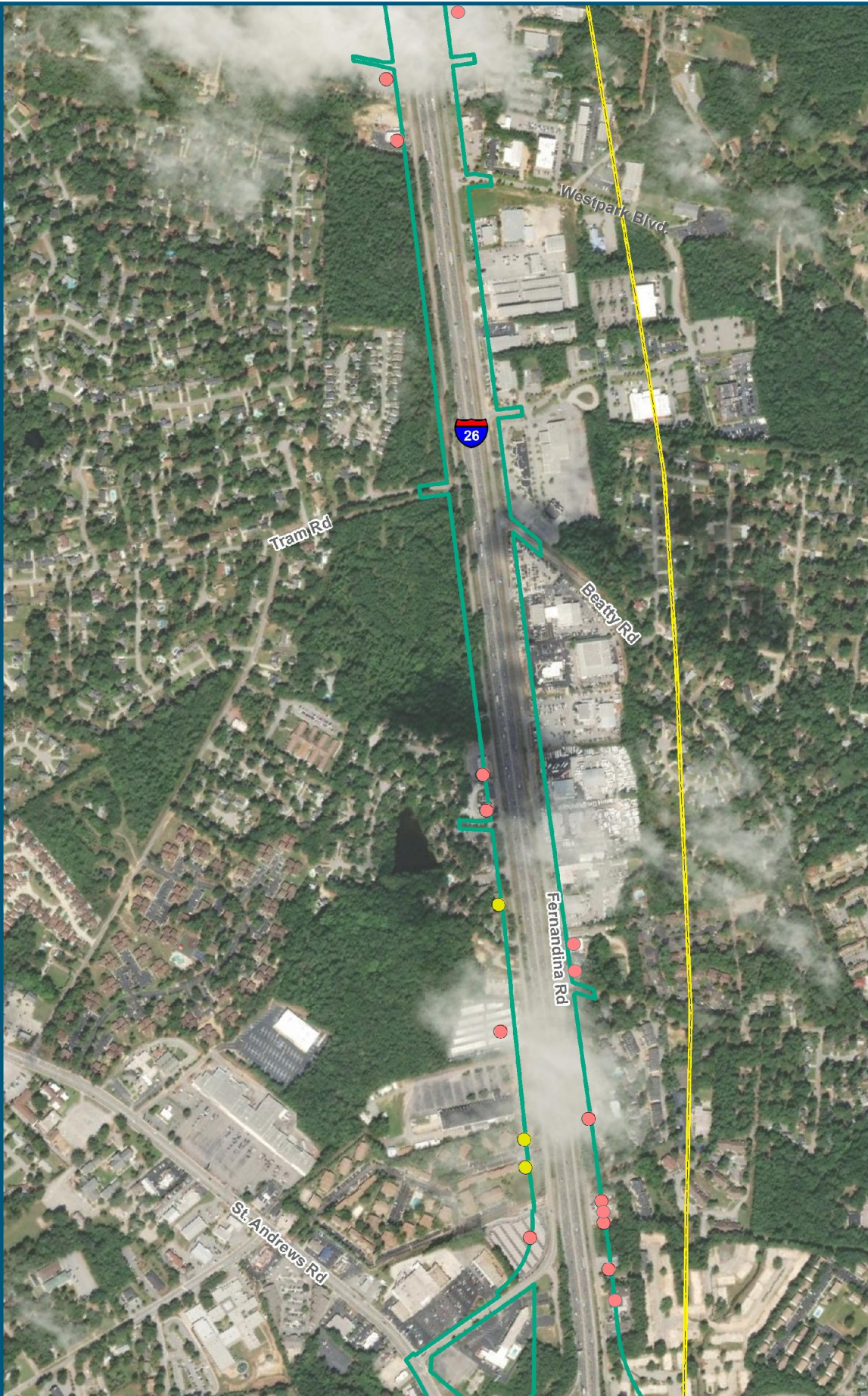
RA 5 Modified Impact Area

Residential Relocation

Non-residential Relocation

Figure 3A
RA 5 Modified
Property Relocations

c:\nt\name="Calibri" size="10">\\usnc\h1\fs02\VolB\Projects\4017084\80 - Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse Figure 2-26-2018.mxd | Last Updated: 02-27-2018 </FNT>



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Feet

1 inch = 833 feet
@ 8.5 x 11 inches

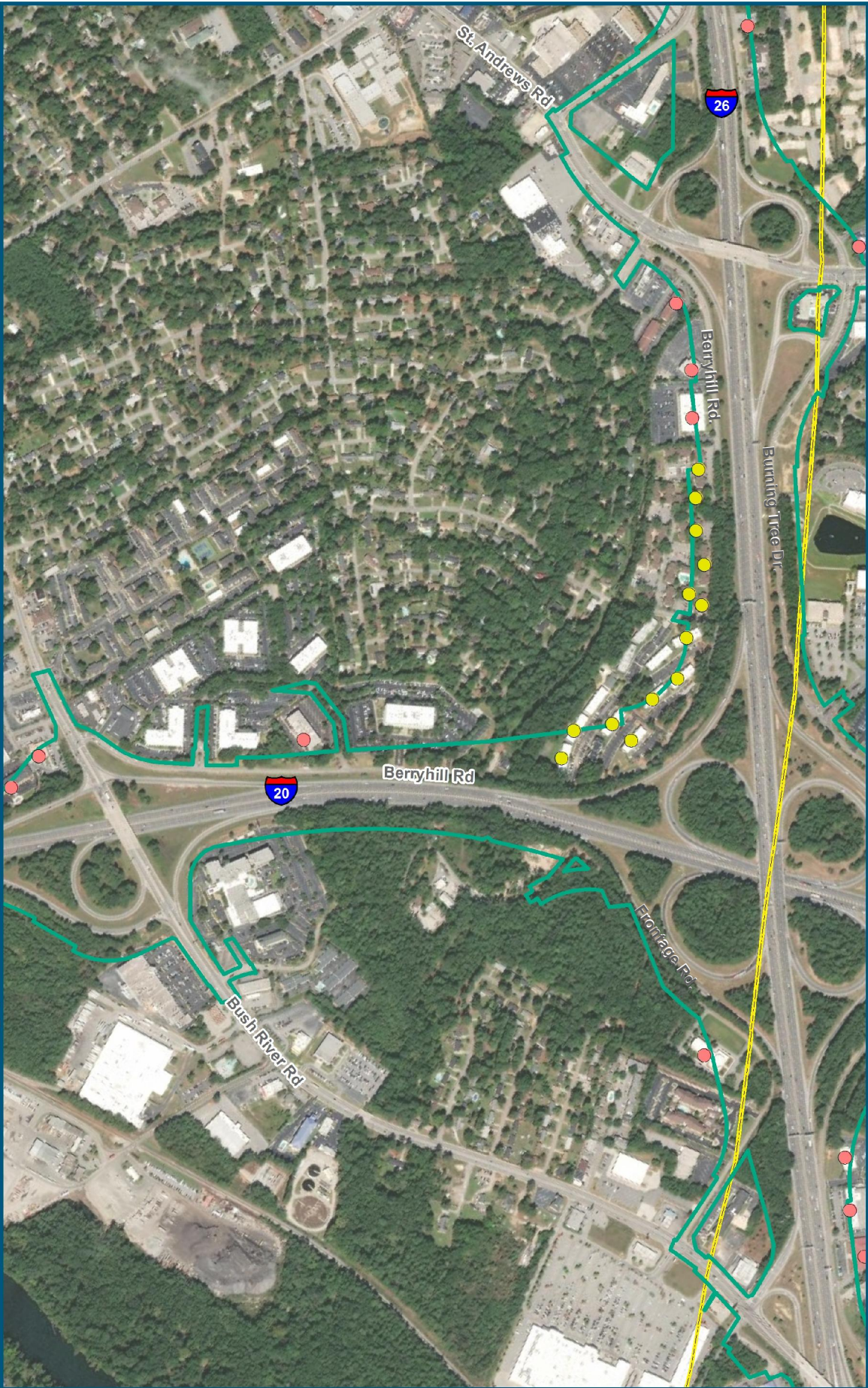
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 5 Modified Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 3B
RA 5 Modified
Property Relocations

c:\nt\name="Calibri" size="10">\\usnc\1\fs02\VolB\Projects\4017084\80_Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse_Figure_2-26-2018.mxd | Last Updated: 02-27-2018



0 425 850
Feet

1 inch = 833 feet
@ 8.5 x 11 inches

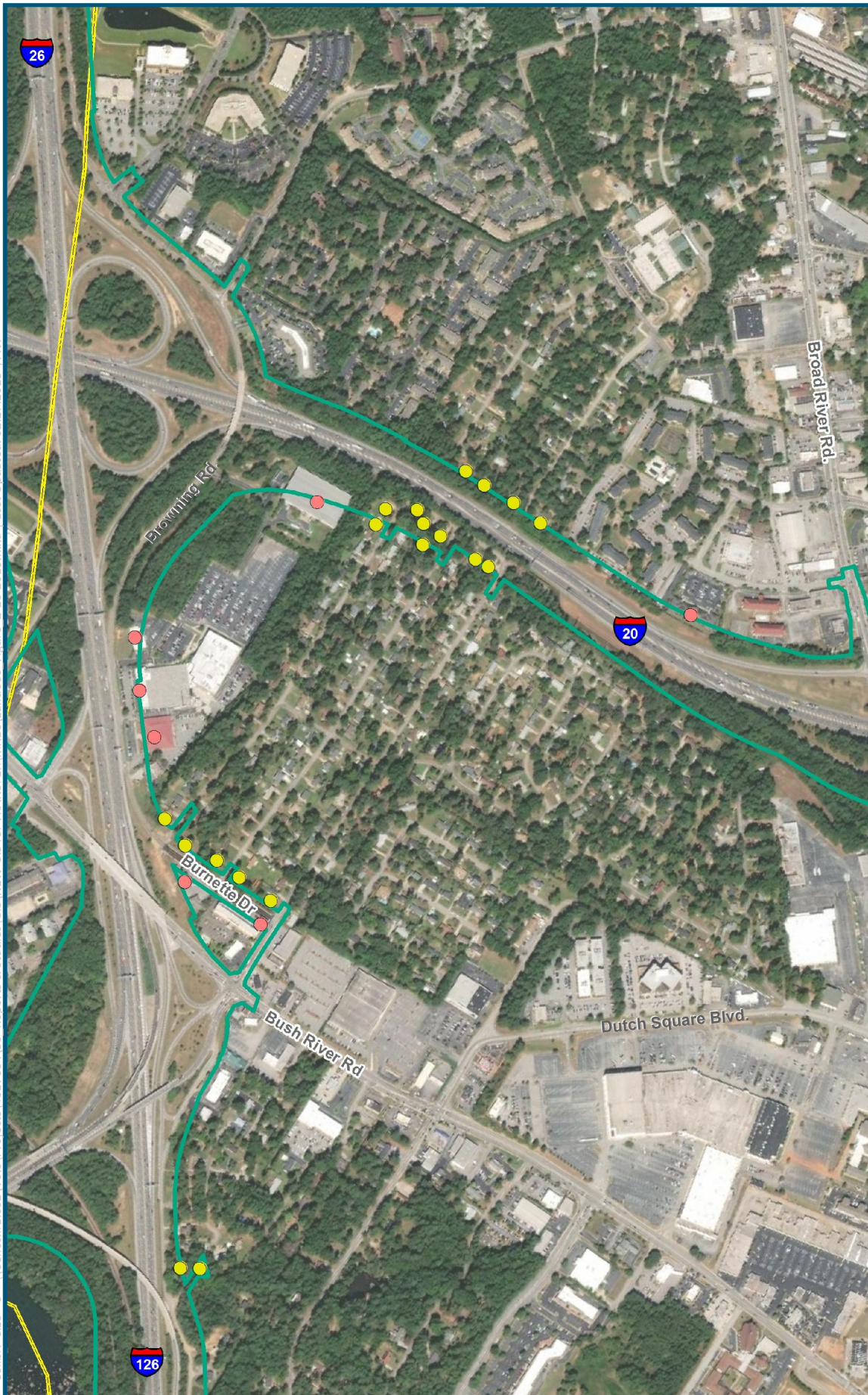
Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 5 Modified Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 3C
RA 5 Modified
Property Relocations

c:\nt\name="Calibri" size="10">\\usnc\h1\fs02\VolB\Projects\4017084\80_Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse_Figure_2-26-2018.mxd | Last Updated: 02-27-2018 </FNT>



0 425 850
Feet

1 inch = 833 feet
@ 8.5 x 11 inches

Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 5 Modified Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 3D
RA 5 Modified
Property Relocations

c:\nt\name="Calibri" size="10">\\usnc\h1\fs02\VolB\Projects\4017084\80_Reports & Studies\GIS\NEW GIS for TRANSFER\MXDs\LandUse_Figure_2-26-2018.mxd | Last Updated: 02-27-2018



0 425 850
Feet

1 inch = 833 feet
@ 8.5 x 11 inches

Projection: Lambert Conformal Conic
State Plane South Carolina FIPS 3900 Intl Feet
North American Datum of 1983

Legend

- County Boundary
- RA 5 Modified Impact Area
- Residential Relocation
- Non-residential Relocation

Figure 3E
RA 5 Modified
Property Relocations

Appendix B—Field Observations & Photographs

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-01-019

Address: 370 Harbison Boulevard

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Best Buy

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-01-033

Address: 750 Saturn Parkway

TYPE:

☐ Residential

Community: _____

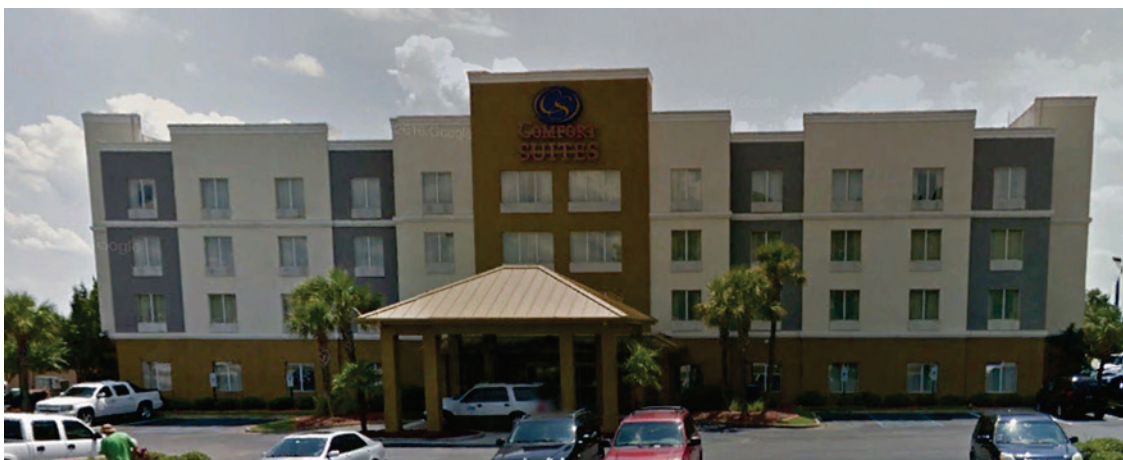
☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Comfort Suites Hotel

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-01-024 Address: 735 Saturn Parkway

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____

☒ Business/Commercial Name: Strip Mall (CPR Cell Phone Repair, Mega Byte, and 3 vacant units). NOTE: The design team determined that re-facing the building was feasible. Therefore, only the two end units of this strip mall were counted as business relocations, and the other businesses could remain. However, this will be further investigated for the FEIS/ROD and during final design.

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-01-031

Address: 450 Jamil Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

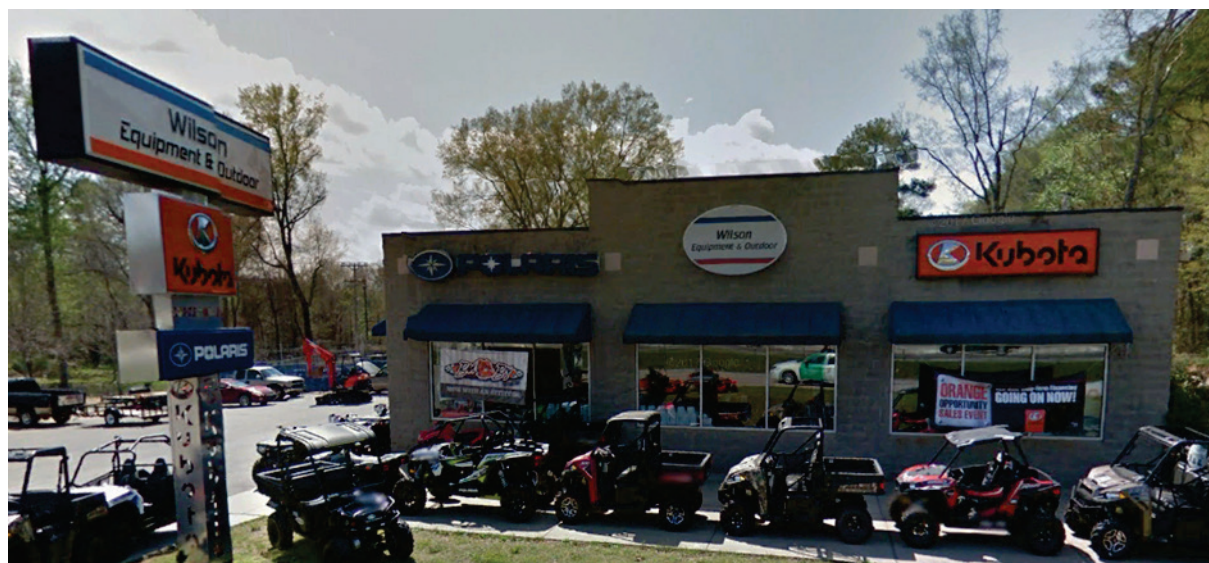
Complex: _____

☒

Business/Commercial

Name: Wilson Equipment and Outdoor

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-01-032 Address: 434 Jamil Road

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Grier Roofing

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-04-051 Address: 256 Jamil Road

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Aquatic Recreation/Lanier Pools
_____ home

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-04-007 Address: 270 Jamil Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Fireworks Supermarket

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-04-013 Address: 208 Jamil Road

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Save Green Self Storage

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-04-018 Address: 156 Jamil Road

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: U-Haul Self Storage

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-02-013 Address: 10 Berryhill Drive

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Red Roof Inn

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-01-048

Address: 14 Berryhill Drive

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Commercial building (vacant); previously MYXX Nightlife

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-02-014 Address: 16 Berryhill Drive

TYPE:

- ☐ Residential Community: 7 Oaks
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Office Building (Vision Property Mgmt, VPM Realty, Spherion Staffing, Genoa Healthcare, Guardsmark, ASAP Search & Recruiters, Turf Tech)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-05-033

Address: 421 Zimalcrest Drive

TYPE: INSTITUTIONAL

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: South Carolina Education Association _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-004

Address: 3506 Fernandina Road _

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Executive Plumbing _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 004907-01-15

Address: 5195 Fernandina Road _

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Hooters

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# _002898-03-019

Address: 8 Fernandina Court

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Champion Windows, Siding, Patio Rooms _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# _002898-03-014

Address: 495 Piney Grove Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Spinx Service Station _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-03-015

Address: 491 Piney Grove Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Waffle House

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# _002898-04-007

Address: Steward Drive

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: _City of Columbia Water Tower Building (Industrial)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-04-032

Address: 3850 Fernandina Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: JJE Capital _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-010

Address: 3202 Fernandina Road _____

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: formerly N-Graphix (vacant) _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-007

Address: 3400 Fernandina Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: AirTime Cooling & Heating _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 005916-09-03

Address: 1513 Morninghill Drive

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Carolina Girls

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 005916-09-02

Address: 1545 Burnette Drive

TYPE:

☐ Residential

Community: _____

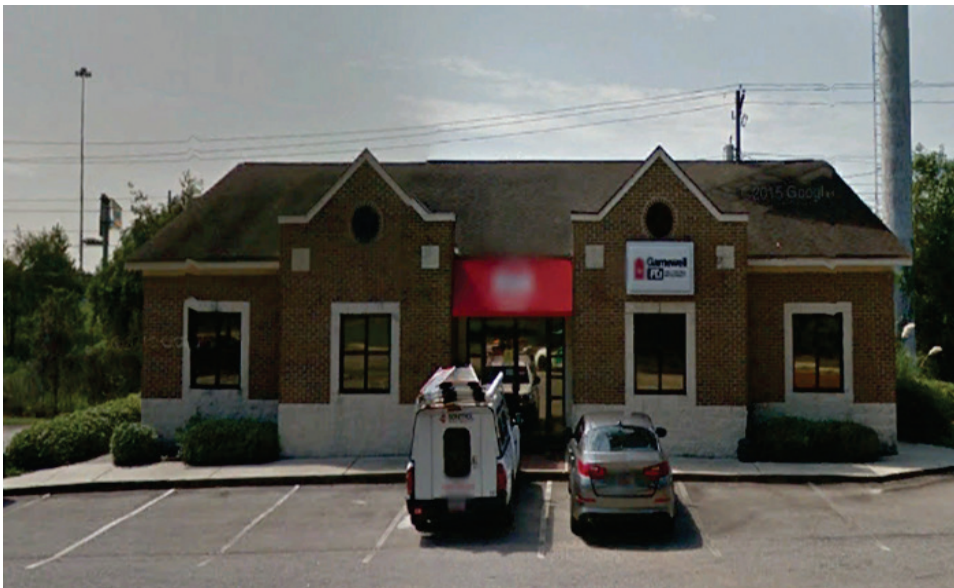
☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Sonitrol Security Systems _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# _____ Address: 1630 Browning Road _____

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: Kenneth Shuler School of Cosmetology _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# _____ Address: 1000 Center Point Drive _____

TYPE:

- ☐ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☒ Business/Commercial Name: South Carolina Hospital Association (SCHA)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA5

TMS# 006008-01-21

Address: 813 St. Andrews Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: IHOP _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-006

Address: 3404 Fernandina Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: formerly Angel CDC (vacant) _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 004911-06-02

Address: One Fernandina Court

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Multi-office building (Davis Garvin, QBE, Neace Lukens)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-019

Address: 3402 Fernandina Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: TelCom _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-05-012

Address: 3210 Fernandina Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Sonitrol _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 001402-05-01

Address: 1021 Briargate Circle

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Infrastructure Consulting Engineers (ICE) _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 006013-01-25

Address: 1628 Browning Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: ITT Technical Institute (Southern Institute)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 005916-01-10

Address: 1624 Browning Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: SCU Credit Union _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R07303-05-01

Address: 500 Lawand

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Office building (Bobbitt, MD Investments, Integrity Real Estate

Advisors, Integra Realty Resources)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002889-06-017

Address: 3604 Fernandina Road

TYPE:

☐ Residential

Community: _____

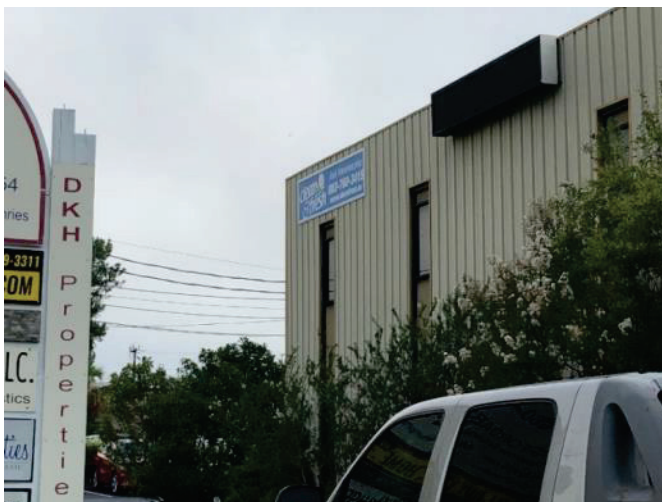
☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Office building (Affordable Insurance, I'll Buy your house.com; Humphries & Associates, Acoustical Design, LLC, CPR-ASAP Center, Paul Properties)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-02-063

Address: 220 Executive Drive

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: South Carolina Department of Juvenile Justice

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS#002889-06-009

Address: 3600 Fernandina Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Delorah Home Care Services

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06013-01-01

Address: 1600 Browning Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Lexington Medical Center Warehouse (Industrial)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA5

TMS# R07406-01-14

Address: 1323 Garner Lane

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Royal Inn

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA5

TMS# 003697-06-014

Address: 2208 Bush River Road

TYPE:

☐ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☒ Business/Commercial

Name: Cracker Barrel

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA5

TMS# 003697-06-015

Address: 2210 Bush River Road

TYPE:

☐

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☒

Business/Commercial

Name: Quality Inn & Suites

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-01-003

Address: 408 Foxfire Drive

TYPE:

☐ Residential

Community: Columbiana

☒ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: Country Walk Apartments

Apartment Observations: Units/building: 2 buildings impacted (building 1 = 12 units; building 2 = 8 units)

Availability within complex: YES

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002899-04-017

Address: Jamil Road

TYPE:

☐

Residential

Community: Seven Oaks

☒

Apartment/Condo

Complex: St. Andrews Apartments

☐

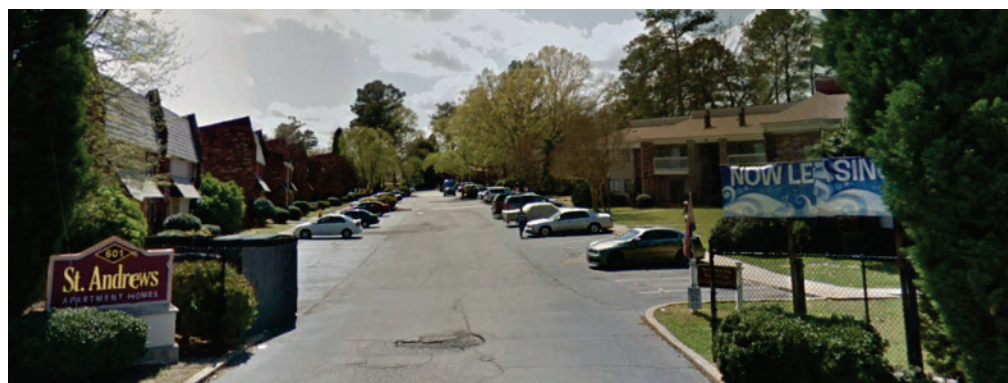
Business/Commercial

Name:

Apartment Observations: Units/building: 2 buildings (building 1 = 8 units; building 2 = 4 units)

Availability within complex: YES

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002834-01-019 through 024 Address: Jamil Road

TYPE:

☐ Residential Community: Seven Oaks

☒ Apartment/Condo Complex: Lakewood Village Condos

☐ Business/Commercial Name:

Apartment Observations:

Units/building: 6 units Availability within complex:

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# TMS #: 003697-02-015

Address: 18 Berryhill Road

TYPE:

☐ Residential Community: Seven Oaks

☒ Apartment/Condo Complex: Stoney Creek / Waters at Berryhill

☐ Business/Commercial Name:

Apartment Observations: Availability within complex: YES

Units/building: RA1: 3 buildings: 12 units + 8 units + 12 units (32 units)

RA5M: 6 buildings: 12 units + 8 units + 12 units + 8 units + 8 units (56 units)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 003697-02-016

Address: 200 Berryhill Road

TYPE:

☐ Residential Community: Seven Oaks

☒ Apartment/Condo Complex: Peachtree Place

☐ Business/Commercial Name:

Apartment Observations: Availability within complex: yes

Units/building: RA1: 2 buildings – (20 units)

RA5M: 7 buildings – (70 units)

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05915-03-14

Address: 320 Lawand Drive

TYPE:

- ☒ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☐ Business/Commercial Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R07302-05-07

Address: 443 Arrowwood Road

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R07302-05-04

Address: 433 Arrowwood Road

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R07302-05-05

Address: 435 Arrowwood Road

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05916-01-06

Address: 1525 Fairhaven Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05916-02-08

Address: 1522 Fairhaven Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05916-03-08

Address: 1520 Luster Lane

TYPE:

☒

Residential

Community: _____

☐

Apartment/Condo

Complex: _____

☐

Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05916-02-07

Address: 1521 Luster Lane

TYPE:

- ☒ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☐ Business/Commercial Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R05916-03-07

Address: 1521 Morninghill Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-11-02

Address: 436 Gale Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-11-03

Address: 440 Gale Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-10-03

Address: 418 Gale Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-10-02

Address: 420 Gale Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-09-02

Address: 1831 Fairhaven Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-10-01

Address: 1836 Fairhaven Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-09-01

Address: 1837 Fairhaven Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-06-02

Address: 230 Chicopee Drive

TYPE:

- ☒ Residential Community: _____
- ☐ Apartment/Condo Complex: _____
- ☐ Business/Commercial Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-06-03

Address: 236 Chicopee Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-03-10

Address: 302 Stucawa Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# R06014-06-05

Address: 303 Stucawa Drive

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: RA1 and RA5

TMS# 002898-02-005

Address: 301 Paris Road (Jamil Road)

TYPE:

☒ Residential

Community: _____

☐ Apartment/Condo

Complex: _____

☐ Business/Commercial

Name: _____

Attach photos:

