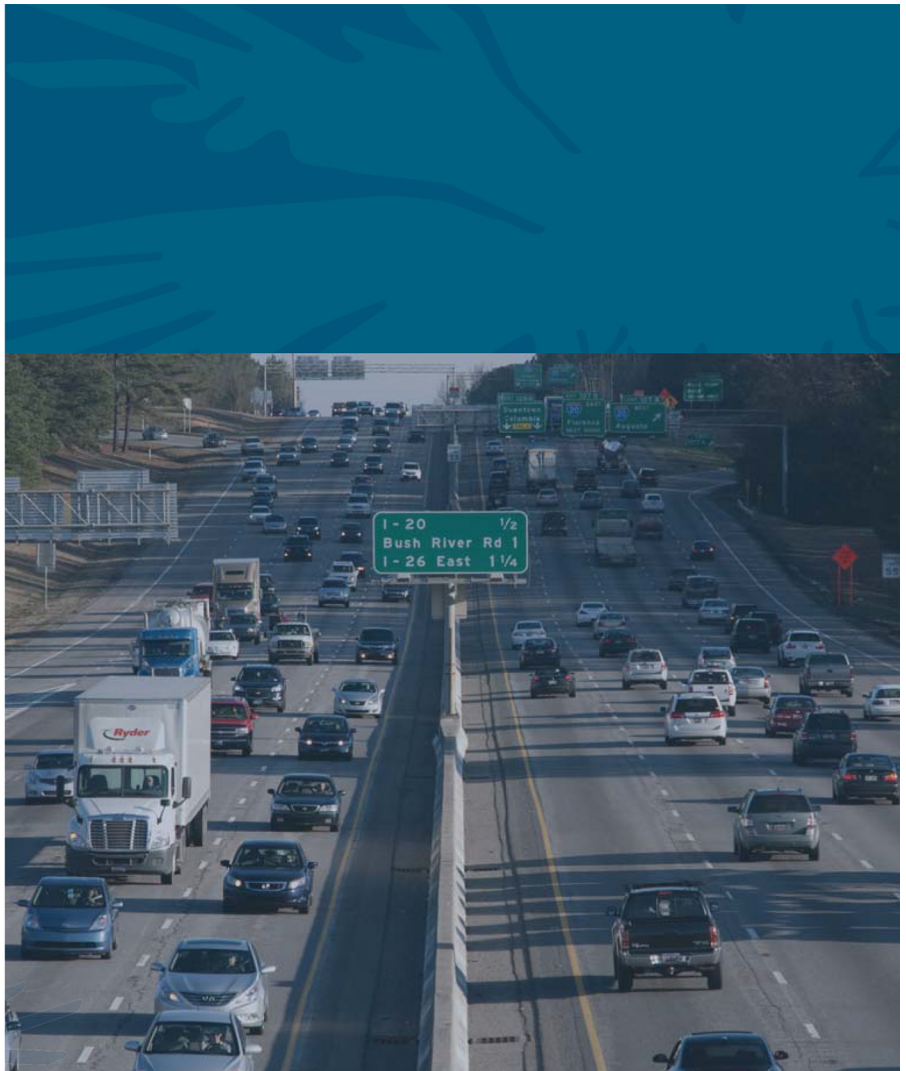


Appendix I—Relocation Impact Study



Relocation Impact Study

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

FEIS May 2019



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

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)

FEIS May 2019

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

Prepared by



Relocation Impact Study

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1 Changes to this Document Since the DEIS

Since the Draft Environmental Impact Statement (DEIS), design modifications were made to RA1, resulting in the Refined Recommended Preferred Alternative being analyzed in the FEIS. The overall alignment and footprint of the Refined Recommended Preferred Alternative has not substantially changed. Besides the removal of the Tram Road/Beatty Road overpass, minor refinements have been made, primarily due to minor linework, geometrics revisions and updates to right-of-way lines. In some cases, these further refinements to design elements avoided, reduced, and/or minimized impacts to proposed right-of-way, and are discussed below:

1. Harbison Blvd: The following adjustments were made in the vicinity of the Harbison Interchange:
 - a. Saturn Parkway: Saturn Parkway was shifted to the northeast towards I-26 to avoid relocation of the Comfort Suites Hotel at 750 Saturn Parkway.
 - b. Giles Parkway: With the RPA, Giles Parkway was moved farther west to accommodate the new travel lanes on I-26. This resulted in relocation of one strip mall containing up to five businesses at 735 Saturn Parkway, as well as two apartment buildings (20 units total) at the Country Walk Apartments, located between Giles Parkway and Saturn Parkway. In addition, there would be a drainage feature impacted as well as some relocation of utilities needed to maintain Giles Parkway. The purpose of maintaining Giles Parkway was to provide access to Giles Auto Repairs at 609 Giles Parkway. However, it was determined that removal of Giles Parkway would result in one less business and 20 less residential relocations overall, and access would be maintained to the strip mall at 735 Saturn Parkway and Country Walk Apartments via Saturn Parkway. Thus, the RPA was refined to remove Giles Parkway.
 - c. Fernandina Road: With the RPA, Fernandina Road was realigned and located between the Home Depot and the 34 Crestmont Apartments along Fernandina Court connecting to Woodcross Drive. However, there is a high-hazard dam adjacent to the intersection of the Fernandina Road with Woodcross Drive. To avoid any potential impacts to this high-hazard dam, the RPA was refined to keep Fernandina Road in its current location until it crosses west over and would impact some parking at Home Depot. This resulted in the avoidance of four (4) non-residential relocations.
2. Piney Grove Road Interchange Adjustments:
 - a. At the Piney Grove Road interchange (refer to Figure 2.6B), the RPA had proposed improvements on Piney Grove Road that extended past the I-26 on and off ramp intersections with Piney Grove Road. In addition, access control and right-of-way acquisition was required on the northeast side of the interchange, requiring the relocation of both the Spinx Gas Station and Waffle House. After the public hearing, control of access was fully evaluated at the Piney Grove Road interchange and it was determined that access control was not needed, and the RPA was refined to remove the access control. This resulted in avoidance of relocating the Spinx Gas Station and Waffle House.

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3. St. Andrews Road Interchange:
 - a. In the vicinity of the St. Andrews Interchange with I-26, Berryhill Road was realigned. The RPA proposed realigning Berryhill Road farther south from the I-26 mainline, resulting in right-of-way impacts to a business as well as Stoney Creek Apartments and Peachtree Place Apartments. With the Refined RPA, the Berryhill Road alignment would be shifted to the north closer to the I-26 mainline thus reducing the overall roadway footprint and impacts to land, parking lots, and other property features along on Berryhill Road.
 - b. Control of access limits and guidelines were applied to the interchange requiring a full access driveway for the Motel 6 parking lot in the SE corner of the interchange to be revised to a right-in/right-out driveway. This in conjunction with significant vertical differences between the surrounding roadways and the parking lot surfaces at the Motel 6 will likely result in significant impacts to the business. Therefore, this property was identified as a relocation.
4. Gale Drive Realignment:
 - a. With the RPA, Gale Drive would have been impacted by the widening of eastbound I-20, which would have eliminated connectivity between Fairhaven Drive, Luster Lane and Morninghill Drive. Gale Drive is being realigned in the Refined Recommended Preferred Alternative to maintain connectivity within the neighborhood road network.
5. I-20/Bush River Road interchange:
 - a. In the vicinity of the I-20/Bush River Road interchange area, the connection bridge between Berryhill and Rockland Road has been realigned to the west in order to provide better vertical and horizontal geometric alignment with Berryhill Road. Property impacts to businesses along Berryhill Road are reduced based on potential vertical restrictions along parking areas and internal business park driveways.
 - b. Berryhill Road has been revised to provide a cul-de-sac near the current intersection with Bush River Road. This cul-de-sac is required based on geometric constraints with the proposed Bush River Road / I-20 interchange improvements which would not permit access to Berryhill without significant property and relocation impacts to the businesses on the northeast side of the interchange. Traffic along Berryhill Road will now access Bush River Road by way of the Berryhill and Rockland Road connector bridge and be redirected to a full-access intersection on the southeast side of the interchange at Rockland Road and Bush River Road.
2. I-20 Mainline in the eastbound direction:
 - a. Adjustments to the interstate alignment and ramps between US 378 and I-26 along I-20 have been updated to provide better access to and from the mainline interstate. The construction limits within the RPA right-of-way footprint along I-20 EB has been extended to provide for additional lane tapers and additional acceleration/auxiliary lane lengths in order to meet current design guidance. Although it does extend the overall construction footprint, no additional r/w impacts are associated with this revision.
 - b. I-20 WB alignment near the Broad River Road interchange was adjusted slightly to reduce impacts outside of the existing footprint. These minor shifts reduced actual property impacts but not with respect to relocations or access.
3. Broad River Road at I-20 Interchange:
 - a. Control of access guidance was applied to the interchange design resulting in additional property relocations. Specifically, access to two gas stations on the SE quadrant of the interchange near the relocated Garner Drive was restricted prohibiting access to Broad River Rd.

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In addition, one non-residential relocation would occur in the NW quadrant and one non-residential relocation as a result of relocating Garner Road.

These design modifications resulted in a change to the amount of relocations previously identified in the DEIS for RA1. This information will be further discussed in Section 4 of this document.

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.

2 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 minimizing community and environmental impacts.

The I-20/26/126 corridor is located in 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 composed of commercial development, residential development, industrial development, and sparse undeveloped forestland. Land use directly adjacent to the existing project corridor is primarily commercial, 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 2.1, are generally:

- I-20 from US-378 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 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



Figure 2.1 Project boundary

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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 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.

3 Characteristics of Communities and Neighborhoods in the Community Study Area

In developing the community study area (CSA) for the Carolina Crossroads project, neighborhoods and communities were identified within a one-mile radius of the I-20/26/126 corridor. 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 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).

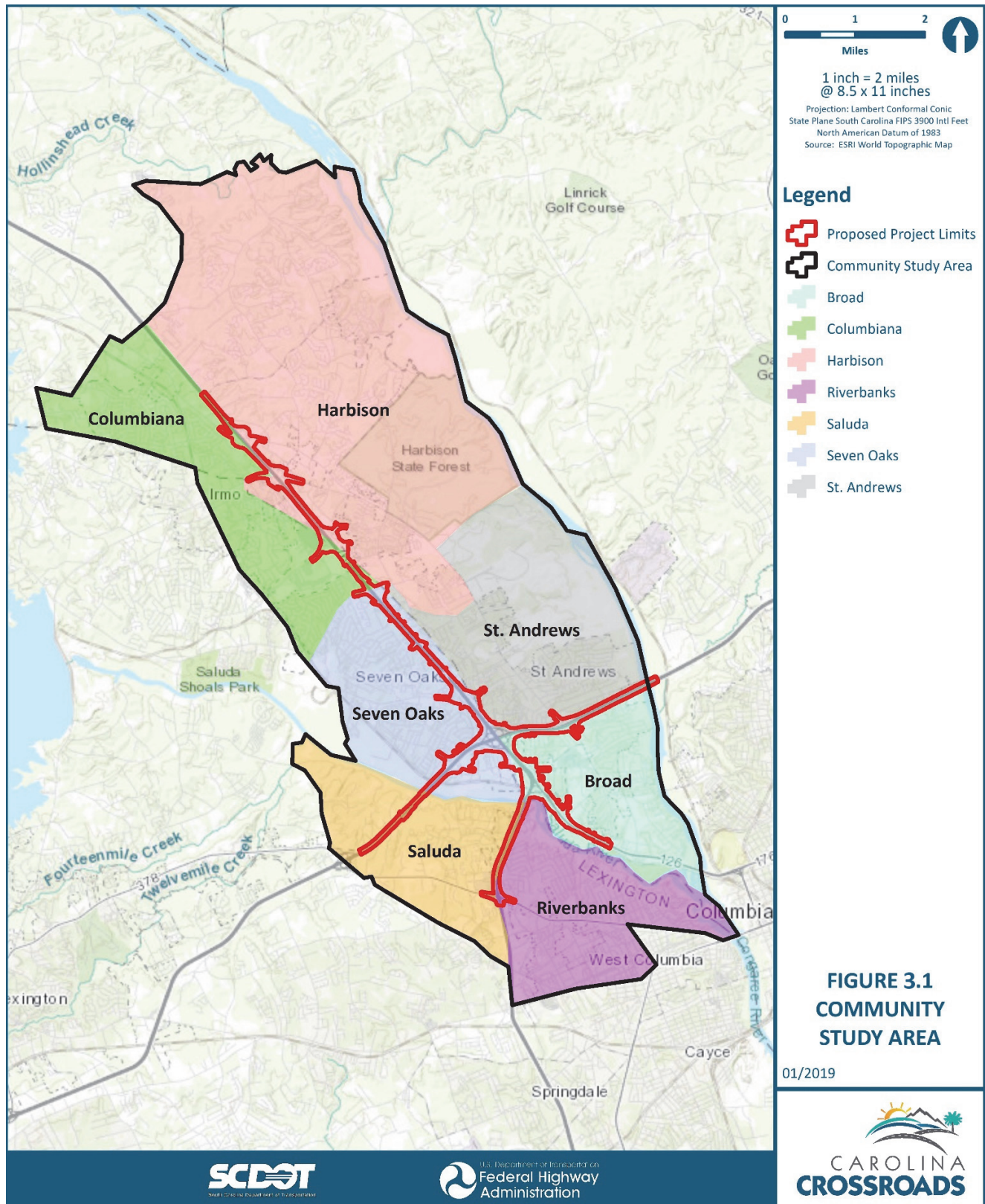
These seven communities include:

- **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, which are described in more detail in later sections of this report. The CSA and communities are shown in Figure 3.1.



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Information about the area 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 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, therefore, 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 13 subdivisions. Unemployment in this area is 1.6 percent, compared to Lexington County which has a 6.2 percent unemployment rate. 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 median incomes 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 entire 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 Counties, 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 17 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.

Unemployment in the Seven Oaks area is 1.5 percent, compared to Lexington County which has a 6.2 percent unemployment rate. 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 has 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 by

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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 42 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 2,000 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).

Unemployment within Harbison is 1.5 percent, less than Richland County, which has a 7 percent unemployment rate. 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 of all communities in the CSA. An average household growth of 4 percent is expected within the CSA, while Richland County is predicted to have 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.

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

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protective custody units. A juvenile correctional facility and other law enforcement organizations are located in the same area, between Broad River Road and the Broad River. The remainder of the community is predominantly residential, with 47 subdivisions in the community. This portion of the CSA has a large percentage of multi-family housing, particularly along the interstate corridors. Commercial uses are concentrated along Broad River Road.

Unemployment within St. Andrews is 3.4 percent. The median household income for this community ranges from \$19,700 to \$41,000, 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, which are some of the lowest media home values in the CSA. For comparison, the median home value in Richland County is \$149,800.

The 2010 total population within the St. Andrews community was 19,000, which is the second highest concentration of people in 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 expected to see a 20.8 percent increase by 2040.

There were 6,000 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 percentage is the highest concentration of a minority population 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 29 subdivisions in the community. There are some office and industrial uses scattered throughout the area, and commercial uses are concentrated along Bush River Road and Greystone Boulevard. This section is anchored by the Dutch Square Center, a large mall situated on Bush River Road which was the first enclosed mall built in the state of South Carolina. There are several auto dealerships located along Greystone Boulevard. The Riverbanks Zoo and Garden is located in the very southern portion of the Broad community along the Saluda River.

Unemployment within Broad is 3.1 percent, less than Richland County, which has a 7.0 percent unemployment rate. 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 ranges from \$106,600 to \$126,300. Broad's median home values are lower than the Richland County median of \$149,800.

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The 2010 total population within the Broad community was 9,000, the lowest concentration of people within 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 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 within the CSA, and slightly higher than that of Richland County which contains 55.1 percent.

4 Property Acquisitions and Relocations

Courthouse research, SCDOT right of way plans, and field verification of existing right of way monumentation were used to identify 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 were identified when the right of way limits intersected the primary structure (not including sheds, detached garages, etc.), a change to highest and best use, or eliminated access to 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. Relocations were also included if access to a property was restricted due to establishing control of access near interchanges/intersections.

The development of the Refined Recommended Preferred Alternative focused on avoiding and minimizing effects on communities where possible; however, relocation impacts were anticipated with the proposed improvements.

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.

4.1 Residential

The Refined Recommended Preferred Alternative is expected to result in the relocation of 95 residential properties, including apartment units. The apartment complexes were considered multi-family units; whereas, the condominiums were single-family townhouse units. Table 4.1 provides a breakdown of these relocations by community. Maps showing relocations are located in Appendix A.

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Table 4.1 Residential Relocations

Alternative	Community	Columbiana	Seven Oaks	Harbison	St. Andrews	Broad	Total
Recommended Preferred Alternative from DEIS	Single Residence	0	2	0	4	14	20
	Multi-Family buildings (units)	2 buildings (20 units)	8 buildings (70 units)	0	0	0	90 units
Refined Recommended Preferred Alternative	Single Residence	0	2	0	4	15	21
	Multi-Family buildings (units)	0	10 buildings (74 units)	0	0	0	74 units

Based on field surveys of the area, the majority of the communities where residential relocations would occur consist of mid-century ranch-style brick homes. Smaller homes with clad siding are mainly located within 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 B).

One mobile home currently being renovated 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 Appendix B). No other mobile homes were observed within the CSA.

Three apartment complexes and one condominium complex will have relocations resulting from the Refined Recommended Preferred Alternative. The apartment complexes include; Water at Berryhill (Stoney Creek) and Peachtree Place both located on Berryhill Road, and St. Andrews Apartments located on Jamil Road. Lakewood Village, the condominium complex, is located on Jamil Road.

One apartment complex, the Waters at Berryhill (Stoney Creek) Apartments, is currently under rehabilitation using US Department of Housing and Urban Development (HUD) Section 8 funding. Based on a field review of the apartment complex, there appears to be additional availability within the complex for those families being displaced.

4.2 Businesses, Non-Profits, Institutional, and Cell Towers

For non-residential properties, the Refined Recommended Preferred Alternative is expected to result in the relocation of 1102 non-residential properties (Table 4.2). Maps showing relocations are located in Appendix A.

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Table 4.2 Non-Residential Relocations

Alternative	Relocation Type	Community					Total
		Columbiana	Seven Oaks	Harbison	St. Andrews	Broad	
Recommended Preferred Alternative from DEIS	Office (tenants)	0	1 (7)	1 (3)	5 (10)	3 (6)	10 (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 (1,050)	0	0	0	2 (1,050)
	Institutional	0	2	0	0	2	4
	Billboards	1	0	0	1	2	4
Refined Recommended Preferred Alternative	Office (tenants)	0	10 (21)	0	1(1)	3 (6)	14 (28)
	Industrial	0	0	0	0	0	0
	Retail/ Commercial	2	6	2	0	6	16
	Hotel	0	3	0	0	0	3
	Storage*	0	2 (1,050)	0	0	0	2 (1,050)
	Institutional	0	1	0	1	1	3
Billboards	9	0	3	9	6	27	

*Businesses (units)

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

The relocation of displaced storage units requires each unit to be treated as an individual relocation of property. As shown in Table 4.2, the project impacts two mini-storage facilities: Cube Smart Self Storage (TMS #002899-04-013) and UHaul Self Storage (TMS #002899-04-018). It anticipated that 527 and 523 individual self-storage units will be impacted, respectively. These relocations were based on loss of storage, office space, and leased parking.

Two cell towers located on Fernandina Road are located within the project area but will not be relocated by the project. Numerous other cell towers are located in the surrounding area but will not be impacted by the project.

There are three institutional displacements resulting from the proposed project namely, ITT Technical Institute, the South Carolina Public Education Association, and the South Carolina Hospital Association. Each institution is independent and provides services to the community. It will be important to ensure a timely, and successful,

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relocation of these institutions. No schools or libraries would be displaced as a result of the Refined Recommended Preferred Alternatives

No places of worship or cemeteries or property from these institutional uses would be acquired as a result of the Refined Recommended Preferred Alternative.

Six additional non-residential relocations were identified based on establishing control of access or loss of parking. Giles Auto Service is located at 609 Giles Court, Motel 6 located at 1776 Burning Tree Drive (parking), two vacant service stations located at 2108 and 2116 Broad River Road, a vacant building located at 2219 Broad River Road, and a vacant nightclub located at 1315 Longcreek Road (parking).

4.3 Summary of Relocations

The table below identifies the properties by Tax Map Sequence (TMS) # that were either added to or removed from the original ROW and property acquisitions from RA 1 that was shown in the DEIS.

Table 4.3 Summary of Relocation Changes

TMS #	Location	Community	Relocation Removed	Relocation Added	Relocation Type
003697-04-002	2023 Rockland Road	Seven Oaks		1	Non-residential
003697-05-032	1803 Bush River Road	Seven Oaks		1	Non-residential
002898-01-033	750 Saturn Parkway	Columbiana	1		Non-residential
002898-01-024	735 Saturn Parkway	Columbiana	2		Non-residential
002898-01-003	408 Foxfire Drive	Columbiana	20		Residential
002899-05-005	1776 Burning Tree Drive	Columbiana		1	Non-residential
002898-01-004	609 Giles Court	Columbiana		1	Non-residential
002898-03-019	8 Fernandina Court	Harbison	1		Non-residential
004911-06-02	1 Fernandina Court	Harbison	3		Non-residential
002898-03-014	495 Piney Grove Road	St. Andrews	1		Non-residential
002898-03-015	491 Piney Grove Road	St. Andrews	1		Non-residential
002898-04-007	Steward Drive	St. Andrews	1		Non-residential

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TMS #	Location	Community	Relocation Removed	Relocation Added	Relocation Type
R06013-01-01	1600 Browning Road	Broad	1		Non-residential
R06014-09-02	1831 Fairhaven Drive	Broad	1		Residential
R07402-03-01	2116 Broad River Road	Broad		1	Non-residential
R07402-03-02B	2108 Broad River Road	Broad		1	Non-residential
R07402-05-02	2219 Broad River Road	Broad		1	Non-residential
R07406-01-02	1315 Longcreek Road	Broad		1	Non-residential

Table 4-4 compares total relocations for RA1 and the Refined Recommended Preferred Alternative.

Table 4.4 Relocation Summary

Alternative	Estimated Total Residential Relocations ¹	Estimated Total Non-residential Relocations ² (includes multiple businesses in one building)	Estimated Total Relocations
RPA (DEIS)	110	1,106	1,216
Refined RPA	95	1,129	1,224

¹Total includes single family residences and individual apartment units

²Total includes billboards

4.4 Billboards

The Refined Recommended Preferred Alternative as currently designed would displace 27 billboards. This represents an increase of 23 billboards as cited in the DEIS. Since relocation of billboards is treated as personal property they are counted as a relocation in this study and would be relocated in accordance with SCDOT's Right-of-Way Manual. This is consistent with the methodology used in the DEIS report.

The billboards are listed below with their respective TMS # and approximate location.

- I-26 Eastbound ramp at US 176- TMS # R04009-01-05- Grace Advertising- Steel Mono Pole Standard Sign
- I-26 Westbound ramp at US 176- TMS # R03916-01-01- Lamar Advertising- Steel Mono Pole Standard Sign
- Saturn Parkway- TMS # 002898-01-033 Lamar Advertising - Steel Mono Pole
- Jamil Road- TMS # 002898-02-013- Outfront Advertising- Multi Wood Pole Standard Sign

Relocation Impact Study

- Jamil Road- TMS # 002899-01-022- Outfront Advertising- Multi Wood Pole Standard Sign
- Jamil Road- TMS # 02899-04-001- Outfront Advertising- Multi Wood Pole Standard Sign
- Jamil Road- TMS # 02899-04-001- Additional Site- Outfront Advertising- Multi Wood Pole Standard Sign
- Jamil Road- TMS # 002899-04-055- Grace Outdoor- Steel Mono Pole Standard Sign
- Jamil Road- TMS # 002899-04-051- Lamar Advertising- Mono Pole Standard Sign
- Jamil Road- TMS # 002899-04-011- Lamar Advertising- Mono Pole Standard Sign
- Jamil Road- TMS # 002899-04-016- Lamar Advertising- Mono Pole Standard Sign
- Jamil Road- TMS # 002899-04-018- Lamar Advertising - Mono Pole Standard
- Fernandina Road- TMS # 002844-02-005- Grace Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002844-02-010- Grace Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002899-06-023- Grace Advertising - Steel Mono Pole Standard
- Fernandina Road- TMS # 002899-06-023- Additional Site- Grace Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002899-06-003- Lamar Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002899-06-005- Lamar Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002899-05-002- Lamar Outdoor- Steel Mono Pole Standard Sign
- Fernandina Road- TMS # 002899-05-009- Lamar Outdoor- Steel Mono Pole Standard Sign
- St. Andrews Road- TMS # 003697-02-008- Lamar Outdoor- Small Steel Mono Pole Standard Sign
- I-20 Eastbound Ramp at US 176- TMS # R07402-04-015 Lamar Outdoor- Multi Pole Standard Signs
- I-20 Eastbound Ramp at US 176- TMS # R07402-04-015- Additional Site- Lamar Outdoor- Multi Pole Standard Signs
- I-20 Eastbound Ramp at US 176- TMS # R07402-04-015- Additional Site- Outfront Outdoor- Multi Pole Standard Signs
- Burnette Drive- TMS # R05916-01-09- Outfront Advertising- Steel Mono Pole Standard Sign
- Burnette Drive- TMS # R05916-09-02- Outfront Advertising- Steel Mono Pole Standard Sign
- Morninghill Drive- TMS # R05915-03-09- Grace Advertising- Steel Mono Pole Standard sign

5 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 (single family townhome) and six single-family properties where mailing addresses were different than the physical addresses of the residence, indicating potential rental status. 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.

5.1 Special Needs Populations

Impacts to elderly or disabled populations are not anticipated within any community with the Refined Recommended Preferred Alternative. Based on field observations, one residential structure had an access ramp available and 10 residential properties qualified for Homestead exemptions per county tax map data. There are no known 55 and older residential communities identified near the corridor or interchanges within the CSA. The

Relocation Impact Study

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. Minor amounts of right-of-way would be acquired from the Columbia Presbyterian Community at the entrance road to the complex.

5.2 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 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 the Refined Recommended Preferred Alternative is not anticipated to impact any EJ Block Groups.

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.

The Refined Recommended Preferred Alternative would relocate two single-family homes and ten multi-family buildings (74 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, nine exceed both the minority and low-income EJ criteria. The Refined Recommended Preferred Alternative is expected to result in the relocation of four residential properties, all of which are located in 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. All of the EJ Block Groups exceed both the minority and low-income EJ criteria. All proposed residential relocations are

Relocation Impact Study

located within EJ Block Groups; however, it is not confirmed that the resident or owner is minority or low-income.

5.3 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 5.1 lists the availability of different housing types and values within the impacted communities based on the information obtained from Zillow¹

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. The current taxable value of the residential relocations range from approximately \$36,000 to \$100,000 dollars. 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 5.1).

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, but 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 positioned on a lot currently being proposed for a change in zoning from Development to General Commercial. It is presently being renovated. At this time, there is no projected need for last resort housing since there is sufficient DSS housing within the project area.

Table 5.1 Housing Values and Availability Listed on Zillow (as of February 2019)

Housing Price Range/Type	Broad	St. Andrews	Harbison	Seven Oaks	Columbiana
\$0-\$50,000	10	35	24	20	37
\$50,000-\$100,000	9	13	13	2	6
\$100,000-\$150,000	4	39	9	9	15
\$150,000-\$200,000	1	2	15	13	8
\$200,000+	2	2	42	15	39
1 Bedroom	20	76	83	55	32
2 Bedroom	19	73	82	55	32
3 Bedroom	11	48	77	51	32
4 Bedroom	3	5	45	22	22
5+ Bedrooms	0	0	17	1	8

¹ www.zillow.com Lasr accessed on February 15, 2019.

Relocation Impact Study

5.4 Available Rental Properties

There appears to be sufficient rental properties available to relocate renters who are being displaced. Based on availability list on Apartments.com, there are approximately 259 rental units available in the project area in the \$500-\$1000 price range.² Many of these apartment complexes have multiple rental units available; both Peachtree Place and St. Andrews Apartments have availability within the complex.

Table 5.2 Rental Unit Availability and Price Range listed on Apartments.com (as of March 2019)

Location	Rent	
	Price Range \$500-800	Price Range \$800-1100
Available apartment units in 29210 (location of displaced apartments)	97	90
Available apartment units in project study area	105	154

The Columbia Housing Authority (CHA) can issue up to 4,000 Housing Choice Vouchers in the Columbia area, which allow low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Currently CHA has issued 3,438 vouchers^{3,4} The SC State Housing Authority that manages Housing Choice Vouchers for Lexington County has 800 vouchers available in the Lexington County area (personal communication, SC State Housing Authority). Based on the Low-income Housing Tax Credit (LIHTC) Database⁵ maintained by HUD, there are 3,930 units that accept Housing Choice Vouchers in the Columbia area and 1,042 units are near the project area (29210 and 29212). These units could also provide housing for any displaced residents with Section 8 vouchers; although, these units may be in areas outside of the project area.

As previously mentioned, the Waters at Berryhill (Stoney Creek) Apartments, is currently under rehabilitation using US Department of Housing and Urban Development (HUD) Section 8 funding. The apartment complex has a total of 220 units with 20 units listed as available. In addition, The Waters at Longcreek also provides Section 8 housing and currently has 87 units available.

Although there is Section 8 housing available in the area, the recent closing of the Allen Benedict Court public housing complex in February of 2019 is expected to increase the immediate demand for public housing and complexes that accept housing vouchers. Approximately 244 units were closed and 411 residents were displaced from the complex.

5.5 Available Commercial Properties for Lease or Sale

There appears to be sufficient commercial properties available to relocate those who are displaced. Table 5.3 lists the availability of different commercial properties within the general project area based on LoopNet.⁶ The

²<https://www.apartments.com>

³<http://www.section8housinglist.info/south-carolina-sc/section-8-housing-in-columbia-south-carolina>

⁴<http://www.chasc.org/property-directory.html>

⁵ <https://lihtc.huduser.gov/>; Last accessed on March 7, 2019

⁶<http://www.loopnet.com/> - Last accessed on February 1, 2018.

Relocation Impact Study

search for commercial properties for sale or lease was conducted based on property type. 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 5.3 Commercial Properties for Sale or Lease Listed on LoopNet (as of February 2019)

Type of Properties	Properties for Sale	Properties for Lease	Available Square Footage/Acres*
Office	12	18	250,000
Retail	10	3	346,000
Industrial	3	2	91,000
Land	27	1	113

Based on internet research, there are six storage facilities located from 1.5 to 3 miles from the project area that could accommodate any displacees from the two facilities impacted by the proposed project.

5.6 Relocation Assistance

Displaced persons would be offered to relocate in areas at least as desirable as their original property with respect to public institutions 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 distance 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.

5.7 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).

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 Refined Recommended Preferred Alternative 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) and the SCDOT ROW Manual.
- 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-speaking populations, as well as other measures determined by SCDOT to ensure meaningful access to project information. This includes providing translators and translated information before and during the ROW acquisition process.
- 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.

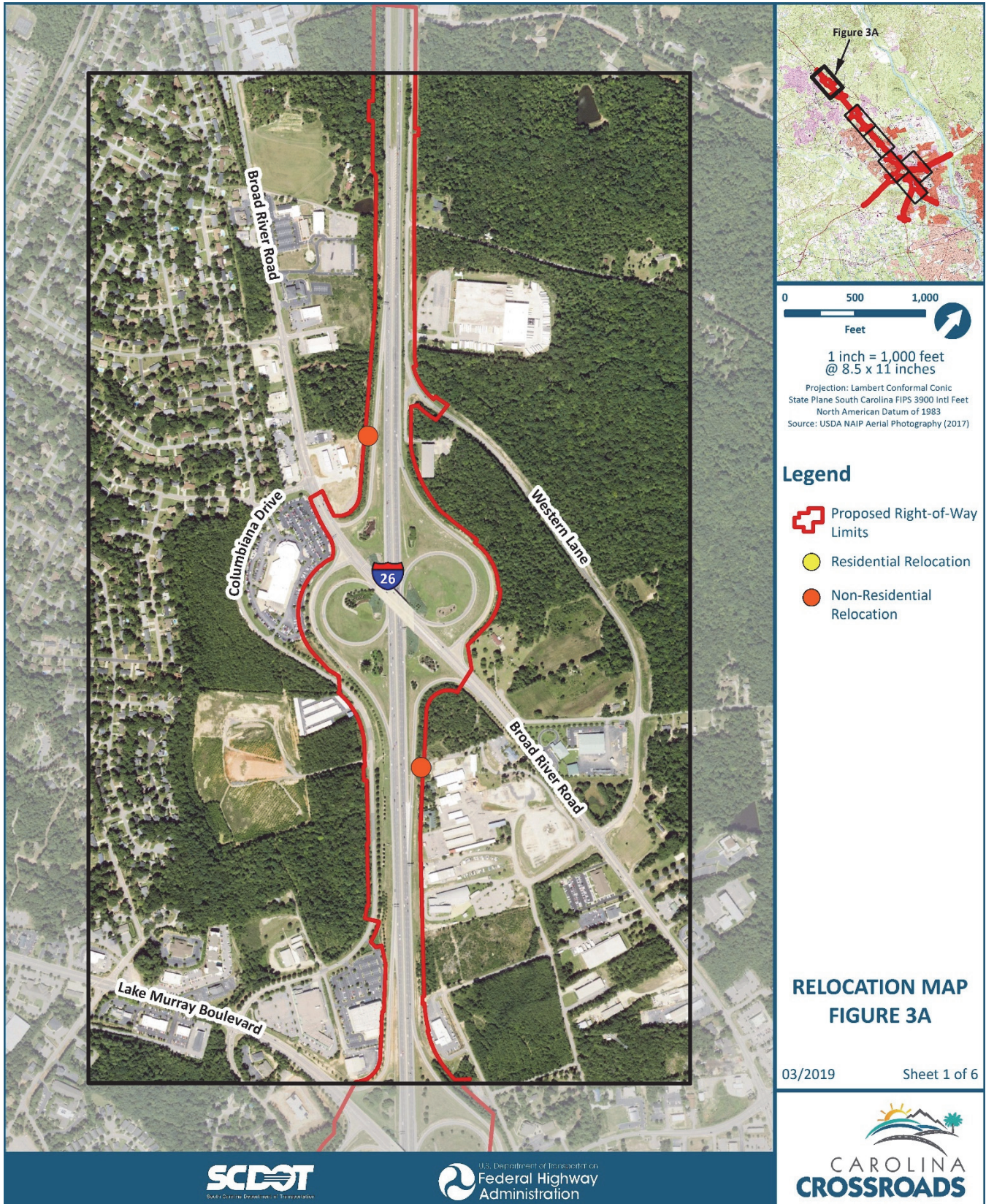
6 Public Outreach to Local Population

Multiple opportunities for public input was provided to residents and business owners located within the project area including meetings during development of the EIS. Outreach efforts included social media, newspapers, radio, billboards, post cards, bulk mailings, and other notification methods. Communication strategies were developed that included the formation of a Stakeholder Advisory Committee, a Noise Advisory Board, Mobility Input Group, and specific strategies 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 area residents and businesses affected or potentially affected by the proposed project. More detailed information can be found in Chapter 4 of the FEIS and Appendix O.

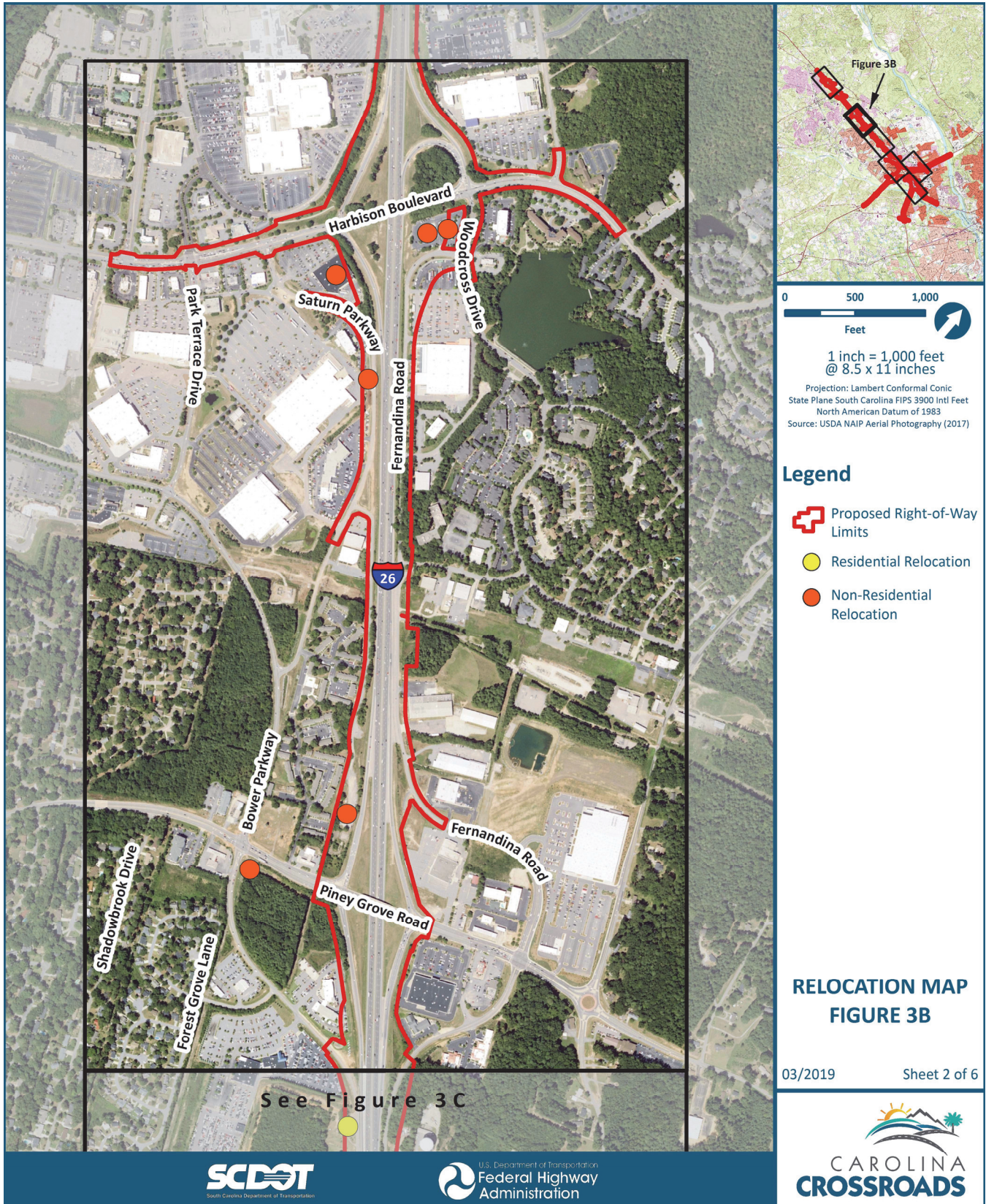
Appendix A— Relocation Map

Relocation Impact Study

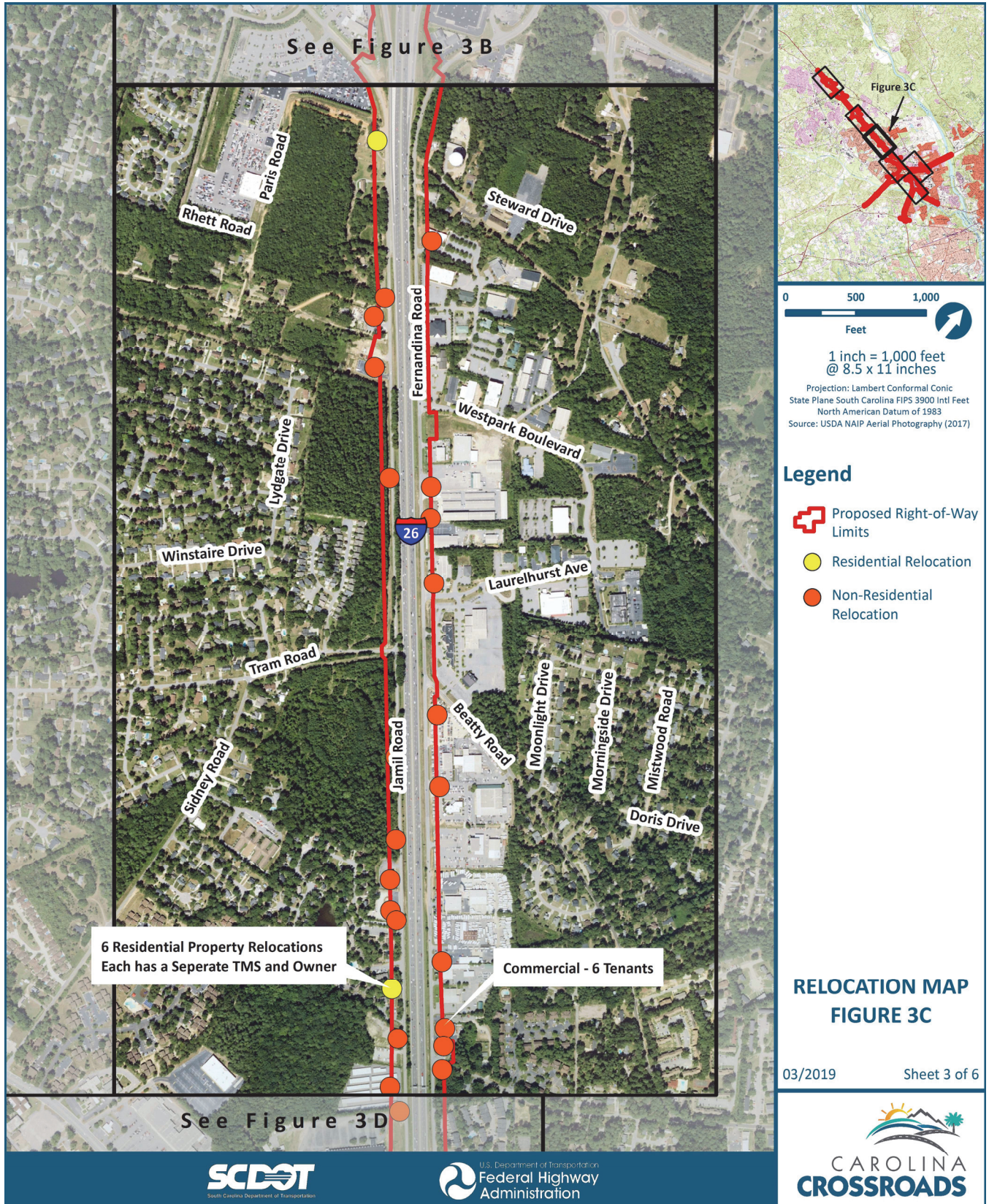
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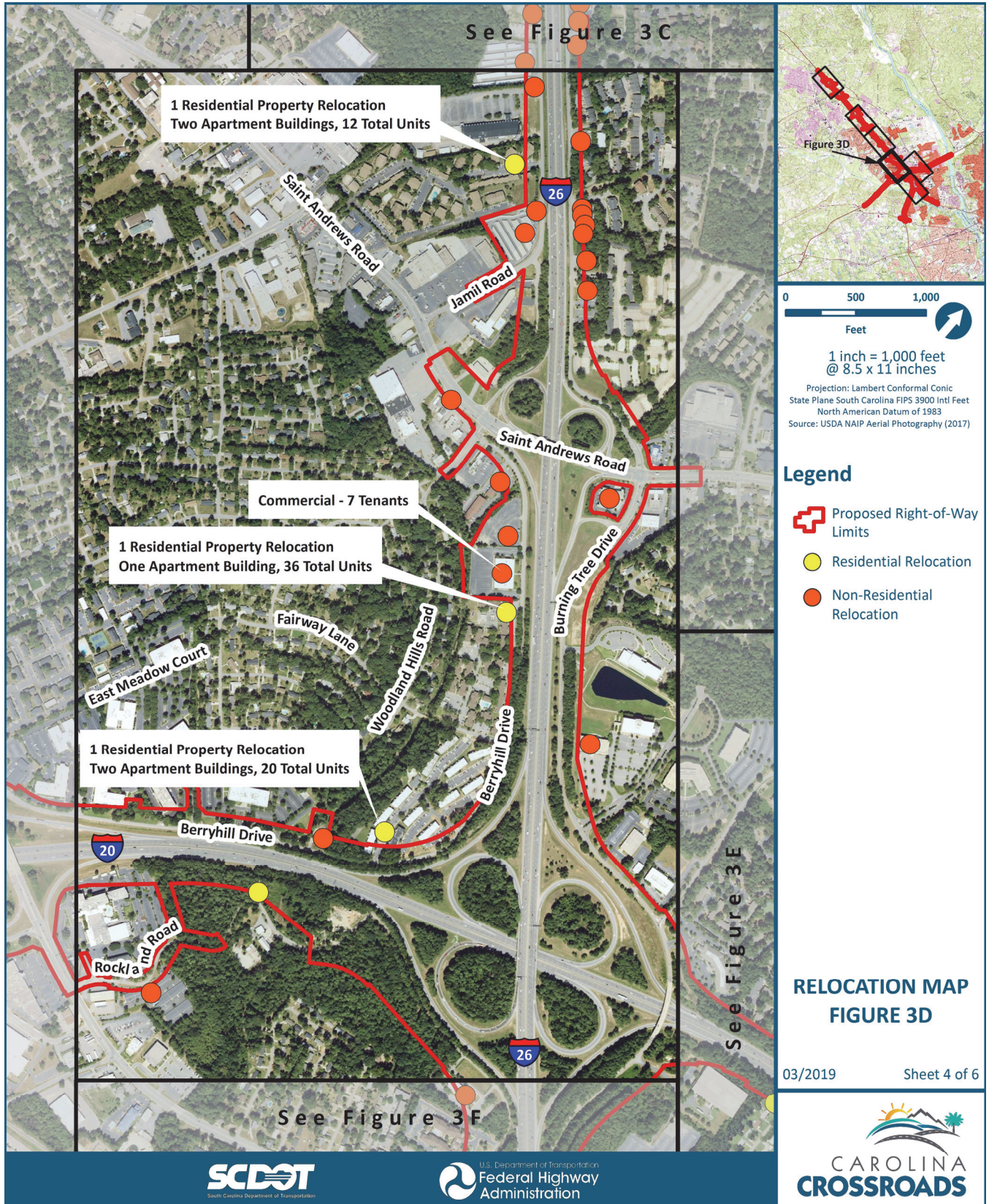
Relocation Impact Study



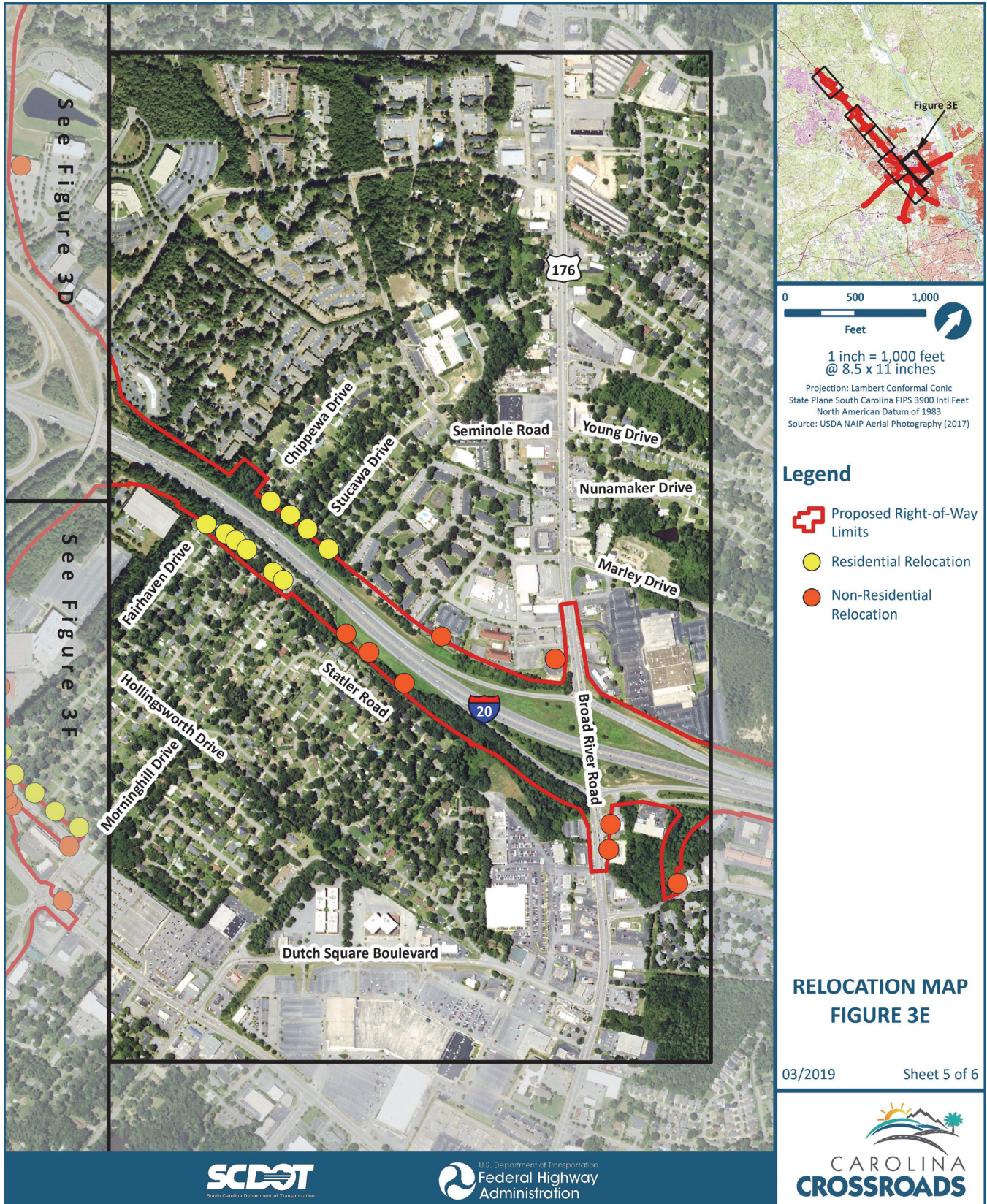
Relocation Impact Study



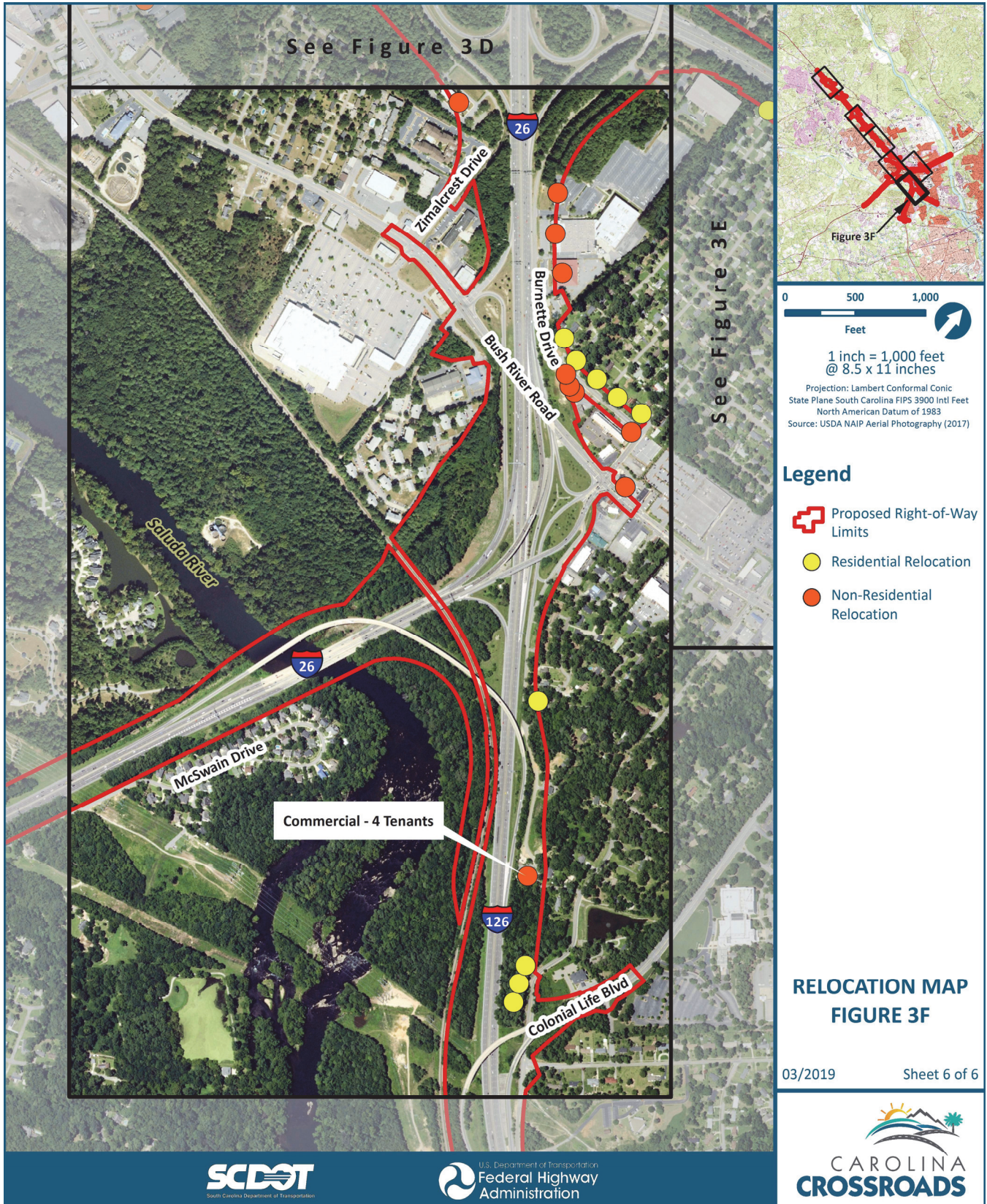
Relocation Impact Study



Relocation Impact Study



Relocation Impact Study



Appendix B—Field Observations & Photographs

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FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002898-01-019

Address: 370 Harbison Boulevard

TYPE:

Residential

CSA Community: Columbiana

Apartment/Condo

Complex: _____

Business/Commercial

Name: Best Buy - retail

Attach photos:

**Owner: Harbison Associates LLC c/o John Simpsons
PO Box 1083
Arden, NC 28704**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R04907-01-17 Address: 5185 Fernandina Road

TYPE:

Residential CSA Community: Harbison

Apartment/Condo Complex: _____

Business/Commercial Name: Applebee's restaurant

Attach photos:

**Owner: Casual Dining Columbia/Rock Hill LLC
26 Knights Ct
Upper Saddle River, NJ 07458**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 004907-01-16

Address: 5195 Fernandina Road

TYPE:

Residential

Community: _____

Apartment/Condo

CSA Complex: Harbison

Business/Commercial

Name: Hooters - restaurant

Attach photos:

**Owner: Hooters Holdings 2 LLC
1100 Shames Street, Suite 205
Westbury, NY 11590**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002898-02-005

Address: 301 Paris Road (off Jamil Road)

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Mary Ann Foust
301 Paris Road
Columbia, SC 29210**



Single-family dwelling with handicap accessible ramp.

Per Lexington County Tax Assessor, home is 3br, 1ba @ 1,150 square feet. Homeowner is receiving homestead exemption, so potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002898-04-032 Address: 3850 Fernandina Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: JJE Capital- private equity firm

Attach photos:

**Owner: Commercial Properties of SC LLC
3850 Fernandina Road
Columbia, SC 29210**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-01-031

Address: 450 Jamil Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Wilson Equipment and Outdoor – retail;
service department; rentals

Attach photos:

Owner: Wilson Equipment & Outdoor LLC
743 Wilson Road
Newberry, SC 29108



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

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

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: Grier Roofing – service truck parking; warehouse

Attach photos:

**Owner: Grier Properties LLC
9328 Asheville Highway
Inman, SC 29349**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

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

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: Fireworks Supermarket – sales; warehouse **Attach photos:**

Owner: Robert, Phillip & Foster Pulley
3010 North Ingram Avenue
Springfield, MO 65803



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-04-051

Address: 256 Jamil Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Aquatic Recreation/Lanier Pools – retail; outdoor pool display

Attach photos:

Owner: Lanier Jamil Property LLC
PO Box 21037
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002834-01-019 through 024 Address: 240 Jamil Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: Lakewood Village Condos

Business/Commercial Name: _____

Apartment Observations: Units/building: 1 building- 6 units (all 6 units have individual TMS #

Availability within complex: Yes

Attach photos:

**Owner: Precision Property LLC
1631 Pine Lake Drive
West Columbia, SC 29169**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002889-06-017

Address: 3604 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

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:

Owner: Deborah K. Humphries
123 Captain Lowman Road
Chapin, SC 29036



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-06-009

Address: 3600 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Delorah Home Care Services

Attach photos:

Owner: DLORAH LLC
3600 Fernandina Road
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-04-013

Address: 208 Jamil Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Save Green Self Storage (counted as one business relo)

Attach photos:

Approximately 500 storage units, office space, and leased parking impacted.

Owner: MHC 6 (Columbia SC) LLC
 PTA-CS#5601
 PO Box 320099
 Alexandria, VA 22320



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-004

Address: 3506 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Executive Plumbing

Attach photos:

Owner: Cregger Company Inc
PO Box 2197
Columbia, SC 29202



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-04-017 Address: Jamil Road

TYPE:

Residential CSA 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:

Owner: Monument St. Andrews LLC
5200 Blue Lagoon Drive, Suite 400
Miami, FL 33126
Attn: Stuart Cook



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

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

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: U-Haul Self Storage (counted as one business relo)

 Approximately 523 storage units and office space impacted.

Attach photos:

Owner: Four SAC Self-Storage Corp
 207 East Claredon
 Phoenix, AZ 85012



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-006

Address: 3404 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Vision Learning Center (CDC)

Attach photos:

Owner: BURRISSFB Company LLC
150 Creekwood Road
Chapin, SC 29036



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-019

Address: 3402 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: TelCom

Attach photos:

Owner: George R. Corley, Jr.
3402 Fernandina Road
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-007

Address: 3400 Fernandina Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: AirTime Cooling & Heating

Attach photos:

Owner: 3400 FernandinaRoad LLC
325 Emerald Oaks Way
Irmo, SC 29063



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-010 Address: 3202 Fernandina Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: Lawyer Lisa Law Office

Attach photos:

Owner: Nina & James H. Newcomb
564 Mallard Drive
Chapin, SC 29036



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-012 Address: 3210 Fernandina Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: Sonitrol

Attach photos: Owner: Greystone Holdings LLC
4455 Tile Drive
North Charleston, SC 29405



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

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

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: _____

Business/Commercial Name: Red Roof Inn

Attach photos:

Owner: SNG Hospitality Columbia LLC
10 Berryhill Road
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-02-048

Address: 14 Berryhill Drive

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Commercial building (vacant); previously MYXX Nightlife

Attach photos:

Owner: Centurion Investments LLC
111 Traditions Circle
Columbia, SC 29229



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

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

TYPE:

Residential CSA Community: Seven 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:

Owner: Berryhill Road LLC
16 Berryhill Road, Suite 200
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-02-015 Address: 18 Berryhill Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: Stoney Creek / Waters at Berryhill

Business/Commercial Name: _____

Apartment Observations: Units/building: 5 buildings (#8-#12): 8 units + 8 units + 8 units+ 8 units +4 units (36 units)
HUD funding for renovation – see additional information in Ch. 4.1

Availability within complex: Yes

Attach photos:

Owner: AHF-Stoney Creek LLC
 c/o Atlantic Housing Foundation
 5910 North Central Expressway, Suite 1310
 Dallas, TX 75260



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06010-03-02 Address: 1000 Center Point Drive

TYPE: Institutional

Residential CSA Community: St. Andrews

Apartment/Condo Complex: _____

Business/Commercial Name: South Carolina Hospital Association (SCHA)

Attach photos:

Owner: SC Hospital Association
PO Box 60009
West Columbia, SC 29171



21,100 square feet of office and conference space.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-02-016 Address: 200 Berryhill Road

TYPE:

Residential CSA Community: Seven Oaks

Apartment/Condo Complex: Peachtree Place

Business/Commercial Name: _____

Apartment Observations: Units/building: 2 buildings – (20 units)

Availability within complex: Yes

Attach photos:

Owner: Monument St Andrews LLC
5200 Blue Lagoon Drive, Suite 400
Miami, FL 33126
Attn: Stuart Zook



FIELD OBSERVATION CHECKLIST

Date: January 15, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-02-049

Address: Berryhill Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial
sale _____

Name: Abandoned Restaurant- Property currently up for

Attach photos:

Owner: DI-CAROLINAS LLC
6300 Ridglea Place, Suite 1107
Fort Worth, TX 76116
Attn: David A. Knight



FIELD OBSERVATION CHECKLIST

Date: January 15, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-04-002

Address: 2023 Rockland Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Mobile Home

Attach photos:

Owner: Pro Tow of Columbia Inc
PO Box 608
Lexington, SC 29071



FIELD OBSERVATION CHECKLIST

Date: January 15, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-05-032

Address: 1803 Bush River Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: One Motel- Two buildings

Attach photos:

Owner: Shreenathji Hospitality LLC
1803 Bush River Road
Columbias, SC 29210



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-06-02

Address: 230 Chicopee Drive

TYPE:

Residential

CSA Community: St. Andrews

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

Owner: **Joseph S. Byrd, Jr.**
PO Box 212641
Columbia, SC 29221



Per Richland County Tax Assessor, home is 2br, 1ba @ 725 square feet. Homeowner is receiving homestead exemption, so potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-06-03

Address: 236 Chicopee Drive

TYPE:

Residential

CSA Community: St. Andrews

Apartment/Condo

Complex: _____

Business/Commercial

Name: Previously had for rent sign – rental unit; currently occupied

Attach photos:

**Owner: Gayle K. Gray c/o Ken Wood
236 Chicopee
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 2br, 1ba @ 725 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-06-05

Address: 303 Stucawa Drive

TYPE:

Residential

CSA Community: St. Andrews

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: SFR3-001 LLC
2927 Devine Street
Columbia, SC 29205**



Per Richland County Tax Assessor, home is 3br, 1ba @ 951 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-03-10

Address: 302 Stucawa Drive

TYPE:

Residential

CSA Community: St. Andrews

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Robert A. Wright
302 Stucawa Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,538 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-09-01

Address: 1837 Fairhaven Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Bishop Donald E. & David Barton JTWRs
1837 Fairhaven
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,377 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-10-01

Address: 1836 Fairhaven Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Nora S. Brazell
1836 Fairhaven
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,319 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-10-02

Address: 420 Gale Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Frederick B. Moore
420 Gale Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,555 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-10-03

Address: 418 Gale Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: House Magic Trust/Julie Brickley/Trustee
11 Bee Ridge Circle
Columbia, SC 29223**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,716 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-11-02

Address: 436 Gale Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Audrey FKA Dawkins/Audrey Stokes
436 Gale Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2.5ba @ 2,312 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06014-11-03

Address: 440 Gale Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Oseni B. & Agnes B. Bello
124 Bakers Point Road
Columbia, SC 29223**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,418 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 001402-05-01

Address: 1021 Briargate Circle

TYPE:

Residential

CSA Community: St. Andrews

Apartment/Condo

Complex: _____

Business/Commercial

Name: Infrastructure Consulting Engineers (ICE)

Attach photos:

**Owner: Heritage Park Properties LLC
1021 Briargate Circle
Columbia, SC 29210**



19,170 square feet of Office space

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 003697-05-033

Address: 421 Zimalcrest Drive

TYPE: INSTITUTIONAL

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: South Carolina Education Association

Attach photos:

**Owner: SC Hospital Association
4000 Miller Valentine Court
Dayton, OH 45439**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06013-01-26

Address: 1630 Browning Road

TYPE: BUSINESS

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: Kenneth Shuler School of Cosmetology (counted as a business
and not an institution due to vacancy)

Attach photos:

**Owner: MKS Properties LLC
1630 Browning Road
Columbia, SC 29210**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R06013-01-25 Address: 1628 Browning Road

TYPE: INSTITUTIONAL

Residential CSA Community: Broad

Apartment/Condo Complex: _____

Business/Commercial Name: ITT Technical Institute (Southern Institute)

Attach photos:

**Owner: Browning Office Investment LLC
116 Long Pine Court
Chapin, SC 29036**



206,766 square feet of educational space

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-01-10

Address: 1624 Browning Road

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: SCU Credit Union

Attach photos:

**Owner: SC State Credit Union
%AE Hammond
Columbia, SC 29201**



31,500 square feet

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-01-06

Address: 1525 Fairhaven Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: Sold 9/2018; not currently for sale

Attach photos:

**Owner: SFR3 LLC
2927 Devine Street
Columbia, SC 20205**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,440 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-02-08

Address: 1522 Fairhaven Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Willia D. Davis
1522 Fairhaven Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,961 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-02-07

Address: 1521 Luster Lane

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Seighbee B. Bennett
1521 Luster Lane
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,410 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-03-08

Address: 1520 Luster Lane

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Nivit Tipvaree
1520 Luster Lane
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,678 square feet.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-03-07

Address: 1521 Morninghill Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Delores D. Anthony
1521 Morninghill Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 4br, 1.5ba @ 2,323 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05916-09-02

Address: 1545 Burnette Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: Sonitrol Security Systems

Attach photos:

**Owner: Ram Property Holdings LLC
4455 Tile Drive
North Charleston, SC 29405**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 005916-09-04

Address: 1513 Morninghill Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: Carolina Girls- Real Estate

Attach photos:

**Owner: True Serenity LLC
411 Bakerton Court
Columbia, SC 29212**



1,269 square feet of office space

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R05915-03-14

Address: 320 Lawand Drive

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Ruth L. Byrd
320 Lawand Drive
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2ba @ 1,742 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07303-05-01 Address: 500 Lawand

TYPE:

Residential CSA Community: Broad

Apartment/Condo Complex: _____

Business/Commercial Name: Office building (Bobbitt, MD Investments, Integrity Real Estate Advisors, Integra Realty Resources) 2 story buiding; 6,960 square feet of office suites.

Attach photos:

**Owner: MD Investment Lawand LLC
500 Lawand Drive
Columbia, SC 29210**



FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07302-05-04

Address: 433 Arrowwood Road

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Arlene P. Woody
433 Arrowwood Road
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 2.5ba @ 1,669 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07302-05-05

Address: 435 Arrowwood Road

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Maxine T. Russell
435 Arrowwood Road
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 1.5ba @ 1,740 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: July 20, 2018

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07302-05-07

Address: 443 Arrowwood Road

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: _____

Attach photos:

**Owner: Claire H. Reed Trustee
443 Arrowwood Road
Columbia, SC 29210**



Per Richland County Tax Assessor, home is 3br, 1.5ba @ 1,822 square feet. Homeowner is receiving homestead exemption indicating potential for elderly and/or disabled homeowner that will need to be relocated.

FIELD OBSERVATION CHECKLIST

Date: February 27, 2019

Alternative: **REFINED RECOMMENDED PREFERRED ALTERNATIVE**

TMS# **R07402-03-01** Address: 2116 Broad River Road

TYPE:

Residential CSA Community: Broad

Apartment/Condo Complex: _____

Business/Commercial Name: Vacant gas station

Attach photos: Owner: Mesquite Creek Development Inc
PO Box 22845
Oklahoma City, OK 73123



FIELD OBSERVATION CHECKLIST

Date: February 28, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07402-03-02B

Address: 2108 Broad River Road _____

TYPE:

Residential

CSA Community: Broad _____

Apartment/Condo

Complex: _____

Business/Commercial

Name: Vacant gas station _____

Attach photos:

Owner: Phillips Petroleum Company
 % Racetrac Petroleum Inc
 # 313R
 Oklahoma City, OK 73123



FIELD OBSERVATION CHECKLIST

Date: February 28, 2019

Alternative: **REFINED RECOMMENDED PREFERRED ALTERNATIVE**

TMS# **R07402-05-02** Address: **2219 Broad River Road** _____

TYPE:

Residential CSA Community: Broad _____

Apartment/Condo Complex: _____

Business/Commercial Name: formerly Black Pearl Restaurant/club - vacant

Attach photos: Owner: **Jamz LLC**
2219 Broad River Road
Columbia, SC 29210



FIELD OBSERVATION CHECKLIST

Date: February 28, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002899-05-018

Address: 1776 Burning Tree Road

TYPE:

Residential

CSA Community: Seven Oaks

Apartment/Condo

Complex: _____

Business/Commercial

Name: Motel 6

Attach photos:

Owner: G6 Hospitality Property LLC
PO Box 117508
Carrollton, TX 75011
Attn: Tax Department



FIELD OBSERVATION CHECKLIST

Date: February 28, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# 002898-01-004

Address: 609 Giles Court

TYPE:

Residential

CSA Community: Columbiana

Apartment/Condo

Complex: _____

Business/Commercial

Name: Giles Auto Repair

Attach photos:

Owner: Todd W. Giles
609 Giles Court
Columbia, SC 29212



FIELD OBSERVATION CHECKLIST

Date: February 28, 2019

Alternative: REFINED RECOMMENDED PREFERRED ALTERNATIVE

TMS# R07406-01-02

Address: 1315 Longcreek Road

TYPE:

Residential

CSA Community: Broad

Apartment/Condo

Complex: _____

Business/Commercial

Name: Vacant Club

Attach photos:

Owner: Darrell J. Jabour
136 Hamilton Park Drive
Irmo, SC 29063



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