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## SECTION 1 - INTRODUCTION

Interstate 73 (I-73) is a national highway project that will eventually provide a transportation corridor from Michigan to South Carolina. The I-73 project will start in the vicinity of Myrtle Beach and go through portions of North Carolina, Virginia, West Virginia, and Ohio before terminating at Sault Ste. Marie, Michigan, refer to Figure 1-1.

The purpose of this report is threefold and will address utilities, right-of-way acquisition and relocations for the Preferred Alternative.

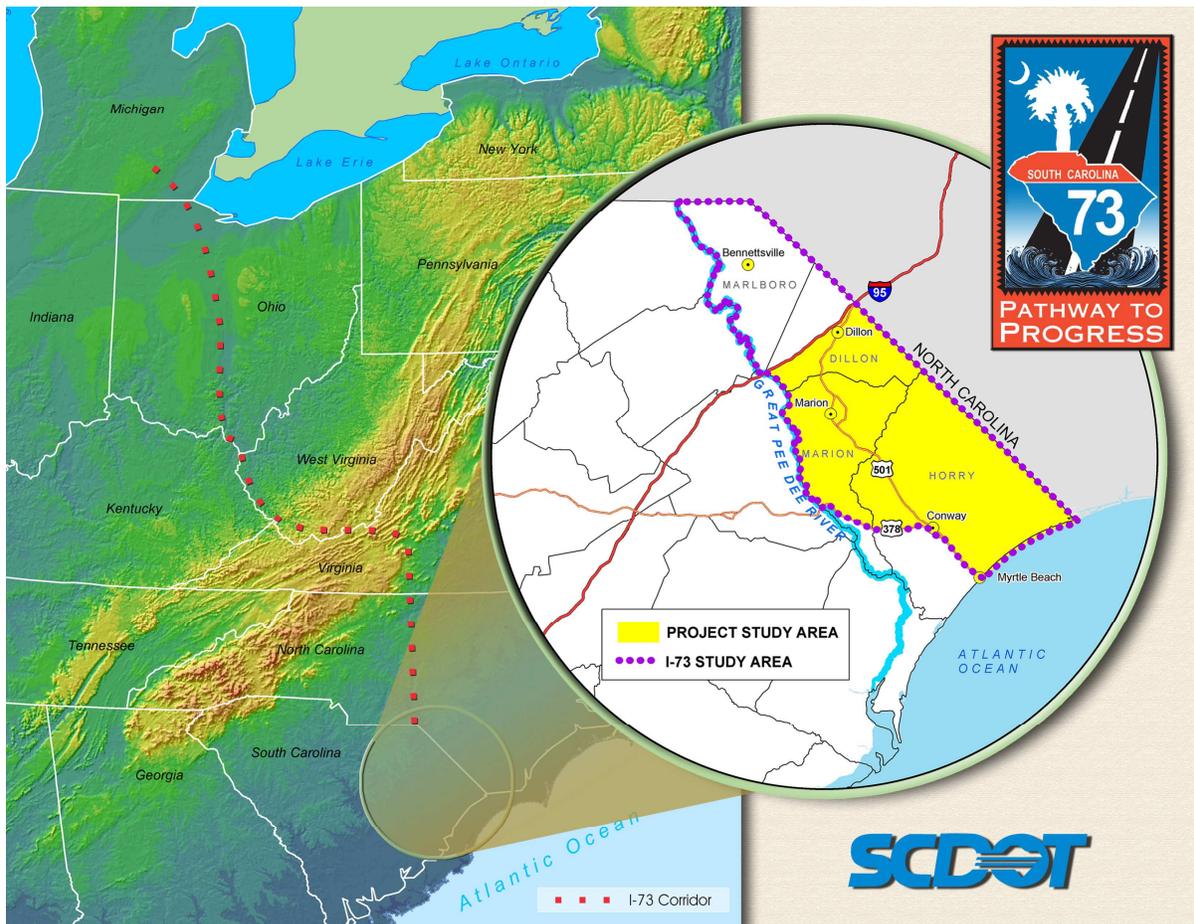


Figure 1-1

### Alternatives

The project is located in the northeastern corner of South Carolina and encompasses portions of Dillon, Marion, and Horry Counties. The eight alternatives (1, 2, 3a, 4, 5, 6a, 7, 8) being studied in this report are comprised of various combinations of fourteen segments identified by the letters A through O (excluding H). The Preferred Alternative is comprised of segments D, F, B, C, O and I. These alternatives and segments are shown in Figure 1-2.

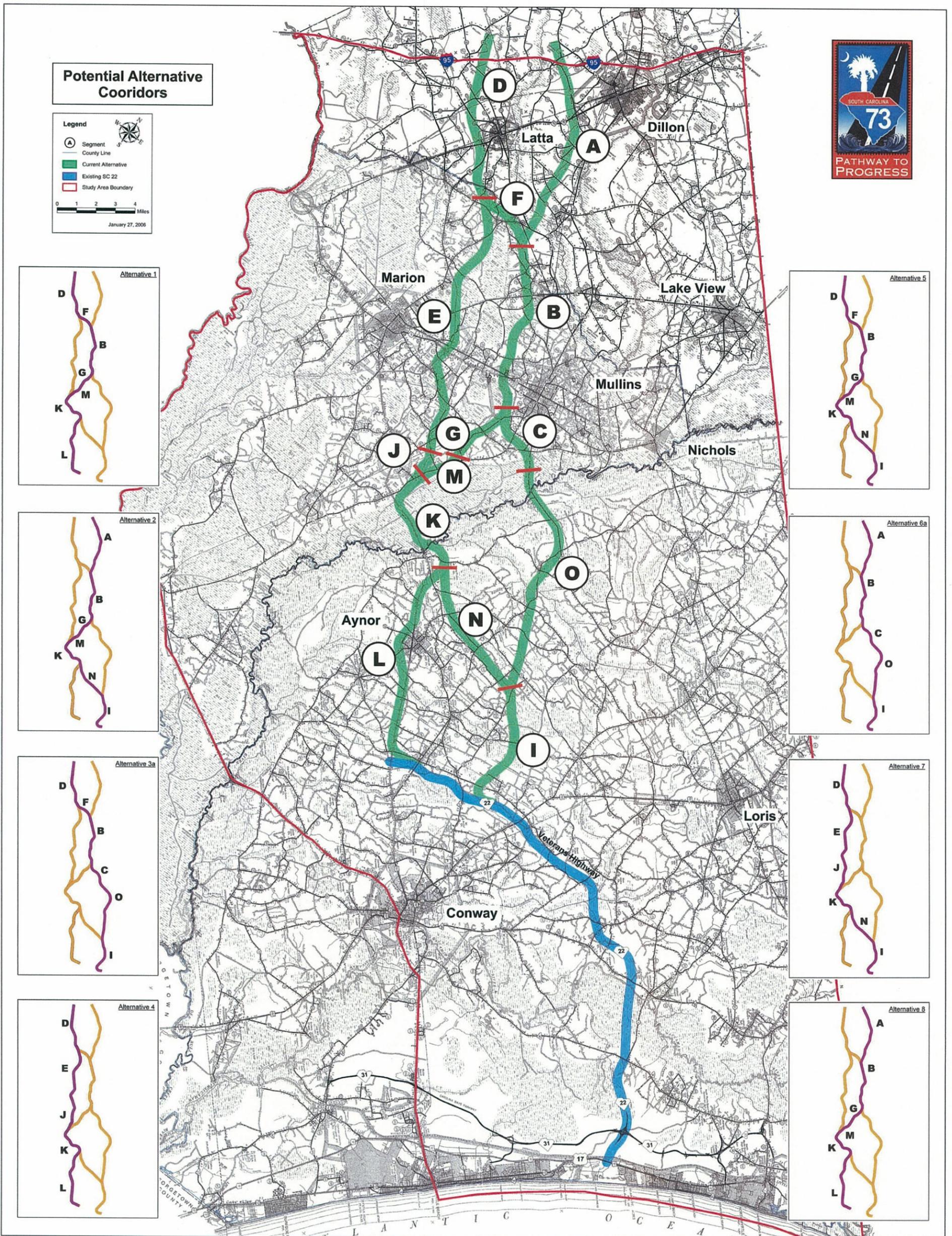


Figure 1-2

## **SECTION 2 – UTILITIES**

Utility information was compiled by the segments as shown in Figure 1-2. The Preferred Alternative is comprised of segments D, F, B, C, O and I. Major utility facilities in the area including electric, natural gas, water, sanitary sewer, telecommunications, and cable television were identified. Owner information as well as a description of the facilities that will potentially be impacted by the corridors is provided in **Appendix A**. Relocation estimates for the segments are detailed in these tables and broken out into reimbursable costs and non-reimbursable costs.

### **Utility Relocation Costs**

A summary of the utility relocation cost estimates for the Preferred Alternative is \$12.4 million dollars.

## SECTION 3 – RIGHT OF WAY

### Right of Way Acquisitions

A list of potential right of way acquisitions applicable to the Preferred Alternative was compiled. This list of potentially impacted properties includes, when available, the county, tax map number, owner name, address and the total acreage of the tract. This property data is provided for the Preferred Alternative in **Appendix B**.

The total number of 534 properties will be affected by the Preferred Alternative.

The total estimated right of way required for the Preferred Alternative would be 2,376 acres.

### Right of Way Cost Estimates

Preliminary right of way cost values were developed for land and for improved properties in the study area. Segments were developed for areas with similar property values and these values were color coded as orange, pink, or yellow. A map of these segments is provided in **Appendix C**. The land values were broken down into the categories of vacant lots, agricultural land and commercial lots. The improved properties were categorized as single family, mobile home, and commercial.

The land values were used directly to develop land acquisition costs. The improved property values were used to develop an average of \$105,000 per house plus an additional 25% for relocation for a total estimated cost of \$130,000 per residential relocation. The improved property values were also used to develop an average of \$250,000 per business plus an additional 50% for relocation for a total estimated cost of \$375,000 per commercial relocation. A copy of the right of way budgetary analysis of land and improved properties from which right of way costs were developed is available in **Appendix C**.

The right of way cost estimate for the Preferred Alternative is \$33.6 million dollars. This estimate was derived from the data in **Appendix C**.

To be more conservative, SCDOT requested that their right of way cost estimate be used for this project. The SCDOT right of way estimate was based on a review of property costs for the Carolina Bays Project. The SCDOT right of way cost estimate for each of the Preferred Alternative is \$117.1 million dollars.

## SECTION 4 – RELOCATIONS

### Relocatee Assistant Services

The relocation program will be conducted in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Public Law 91-646, as amended by 100-17; 49 CFR Part 24). The program is designed to provide assistance to displaced persons in finding replacement property in which to live or to do business.

Any person, who is displaced by a publicly funded project, will be provided assistance in locating decent, safe, and sanitary replacement housing which is within their financial means. Assistance will also be given to businesses, farming operations and nonprofit organizations in finding and relocating into replacement quarters.

The two types of payments for which relocatees may be eligible are: (1) moving cost, and (2) replacement housing. Housing cost may also include incidental payments in buying replacement property and increased interest cost. The relocatee will be given details about these payments and the eligibility requirements for each.

The relocatee will be provided current and updated list of replacement housing, lots, commercial locations and facilities, and farms. This list will include available information about the price, size and condition of properties on the market. Current data about cost such as security deposits for utilities, damages, and leases; closing cost; typical down payments; and interest rates and terms shall also be made available. Maps showing the location of schools, parks, public transportation, and shopping will be made available. Information from any agency that renders services useful to displaced persons, businesses, farms, and nonprofit organizations will be provided to successfully complete the relocation.

The relocatee will be given assistance in planning their move so to avoid taking any action which might disqualify them for assistance or payment.

The SCDOT will provide the displacees full benefits accorded under the Act. This will include fair market value for the acquired property in addition to equitable compensation normally associated with relocation. Ample lead time will be given to the individuals to allow for any planning contingencies that may arise. All other benefits available under the Act will be carefully explained to the individual.

As is the policy of the South Carolina Department of Transportation, in response to the non-discrimination requirements in Title VI of the Civil Rights Act of 1964, the relocation advisory assistance shall be provided to all eligible persons without discrimination.

### **Commercial Relocations**

A detailed field review was made of potential commercial relocations for the Preferred Alternative. The number of commercial relocations is summarized in the table below. The category of 'other' is for outbuildings and sheds. No cemeteries will be impacted by the Preferred Alternative. A detailed list of potential commercial relocations is provided in **Appendix D**. This detailed list includes the business name, number of buildings, address, number of local employees, business type, and local annual sales.

#### **Commercial Relocations**

<b>Relocation</b>	<b>Preferred Alternative</b>
Businesses	3
Vacant Businesses	1
Churches	0
Cemeteries	0
Government Facility	1
Other	97

### **Residential Relocations**

A detailed field review was made of potential residential relocations for the Preferred Alternative. The residential relocations that may be required are summarized in the table below.

#### **Residential Relocations**

<b>Relocation</b>	<b>Preferred Alternative</b>
Mobile Homes	21
Residential	53
Vacant Residential	3
Apartment Buildings	0

The average number of people in a family in the study area is 2.5. A detailed histogram of the census data is provided in **Appendix E**.

### **Availability of Decent, Safe, and Sanitary Housing**

Real estate market data for Dillon, Marion, and Horry Counties; as well as the cities of Dillon, Marion, and Conway suggest that there is availability of decent, safe, and sanitary housing. These areas all reflect similar percentages to those of the state of South Carolina; of vacant units compared to the total number of units in each county or

city. The percentage of vacant units for these areas is higher than the national rates. The following tables provide housing statistics for each of the potentially impacted counties.

**Marion County Housing Statistics**

<b>Real Estate Market Data</b>	<b>Marion</b>	<b>Marion County</b>	<b>South Carolina</b>	<b>United States</b>
Total Housing Units	2,956	5,895	645,529	115,904,743
Average Home Price	\$81,896	\$82,779	\$135,720	\$173,585
Median Rental Price	\$262	\$260	\$289	\$471
Owner Occupied	64%	64%	66%	60%
Rental Units	25%	24%	21%	31%
Vacant Units	11%	12%	13%	9%

The construction of the project could result in the relocation of 45 residences within Marion County. A preliminary relocation study concluded that sufficient resources are available to relocate the residential displacees who own their homes within Marion County. There are currently plenty of brick or siding, single family residences and mobile homes available in the portions of Marion County where relocations may occur. At the time of this study according to realtor.com, there were 65 homes for sale located within the Mullins/Gapway area. All of these homes contain at least two bedrooms, range in square feet from 720 sq ft to 4,422 sq ft and range in price from \$15,000 to \$389,000. The ranges of housing costs are so great due to the age of the construction, size of the property and the wide variety of non-renovated to completely renovated homes. At the time of this study, there were 119 homes for sale located within the Marion area. All of these homes contain at least two bedrooms, range in square feet from 1,064 sq ft to 2,900 sq ft and range in price from \$19,900 to \$389,000. The ranges of housing costs are so great due to the age of the construction, size of the property and the wide variety of non-renovated to completely renovated homes.

**Dillon County Housing Statistics**

<b>Real Estate Market Data</b>	<b>Dillon</b>	<b>Dillon County</b>	<b>South Carolina</b>	<b>United States</b>
Total Housing Units	2,611	4,518	645,529	115,904,743
Average Home Price	\$80,038	\$78,331	\$135,720	\$173,585
Median Rental Price	\$205	\$207	\$289	\$471
Owner Occupied	60%	64%	66%	60%
Rental Units	28%	25%	21%	31%
Vacant Units	12%	12%	13%	9%

The construction of the project could result in the relocation of 10 residences within Dillon County. A preliminary relocation study concluded that sufficient resources are available to relocate the residential displacees who own their homes within Dillon County. There are currently plenty of brick or siding, single family residences and mobile homes available in the Latta area and other portions of Dillon County where

relocations may occur. At the time of this study according to realtor.com, there were 25 homes for sale located within the Latta area. All of these homes contain at least two bedrooms, range in square feet from 980 sq ft to 3,019 sq ft and range in price from \$21,900 to \$192,500. The ranges of housing costs are so great due to the age of the construction, size of the property and the wide variety of non-renovated to completely renovated homes.

**Horry County Housing Statistics**

<b>Real Estate Market Data</b>	<b>Conway</b>	<b>Horry County</b>	<b>South Carolina</b>	<b>United States</b>
Total Housing Units	8,658	39,274	645,529	115,904,743
Average Home Price	\$130,359	\$162,272	\$135,720	\$173,585
Median Rental Price	\$320	\$528	\$289	\$471
Owner Occupied	67%	49%	66%	60%
Rental Units	21%	18%	21%	31%
Vacant Units	12%	33%	13%	9%

The construction of the project could result in the relocation of 21 residences within Horry County. A preliminary relocation study concluded that sufficient resources are available to relocate the residential displacees who own their homes within Horry County. There are currently plenty of brick or siding, single family residences as well as mobile homes available in the portions of Horry County where relocations may occur. At the time of this study according to realtor.com, there were 45 homes for sale located within the area encompassing Anyor and surrounding communities. All of these homes contain at least two bedrooms, range in acreage from 0.2 acres to 10.21 acres and range in price from \$30,000 to \$799,900. The ranges of housing costs are so great due to the age of the construction, size of the property and the wide variety of non-renovated to completely renovated homes.

Because of the preliminary stage of this project and requested no owner contact (therefore no interior property inspections), we made the assumption that the displaced homes are on the high end of the value scale. Implementation of the Uniform Act (the Federal Relocation Guidelines) requires property inspections, owner interviews and relocation into decent, safe and sanitary (DS&S) housing with strict guidelines for number of bedrooms, square footage and property condition.

Currently, plenty of comparable DS&S housing is available on the market to relocate the residential displacees. However, with the changing economy and an unanticipated date for the project to begin, it is difficult to ascertain whether Last Resort Housing will become necessary.

**Housing of Last Resort**

In the event that existing housing inventory is insufficient, does not meet relocation standards, or is not within the financial capability of the displaces, special measures consistent with the provisions of the SCDOT Department of Right of Way Relocation

Assistance Manual shall be implemented. These provisions will apply when the normal Relocation Assistance Payment limits are inadequate to effect a solution to the housing needs of eligible displaces.

If it is determined that special circumstances dictate housing or payments in excess of normal maximum limits, a Preliminary Housing Study and a Last Resort Housing Plan shall be completed and approved. When simple displacements are involved, the study and plan may be combined. If there appears to be a lack of available replacement housing, two separate documents may be required.

If comparable replacement housing is not available and cannot otherwise be made available, suitable housing may be provided by methods which include, but are not limited to, the following:

- A replacement housing payment in excess of the normal limits,
- The purchase of land and/or dwellings and subsequent sale, lease or exchange with the displaced person,
- Rehabilitation and/or additions to an existing building,
- Relocation and refurbishing/rehabilitation of dwellings purchased for right of way purposes,
- Construction of new dwellings,
- Removal of barriers for the handicapped,
- Other innovative approaches consistent with State and Federal Policies and Regulations.