

TABLE OF CONTENTS

	Page
Table of Contents	i
List of Tables	ii
List of Maps.....	ii
Introduction	3
Special Acknowledgments	6
I.....Population Element	7
II.....Economic Element	10
III.....Housing Element	12
IV.Natural Resources Element	15
V.....Cultural Resources Element	19
VI.....Community Facilities & Infrastructure Element.....	21
VIILand Use Element	28
VIII.....Goals & Objectives	37
Resources.....	43
Appendix	44

LIST OF TABLES

	Page
Table 2.1 1970 to 1998 Population of Surfside Beach .	7
Table 2.2 Age of Residents	8
Table 2.3 Projected Population.....	9
Table 4.2 Degree of Soil Limitations	17
Table 7.1 Residential Construction...	12
Table 8.1 Surfside Beach Land Use Analysis .	29
Table 8.2 Number of Housing Units .	30

LIST OF MAPS

Figure 2 Topographic Map	15
Figure 3. BaseLine Data Map	15
Figure 4. BaseLine Center Data Impervious Areas Map.....	15
Figure 7. Soils Map.....	16
Figure 8. NWI Wetlands Data Map .	17
Figure 8.1 Land Use Map.....	31
Figure 12..... StormWater Data Map	15
Figure 14..... GSWSA Waterlines Map..	21
Figure 15..... GSWSZ Sewer Lines Map	21
Figure 16A..... Melody Basin Map.....	15
Figure 16B Melody & Dogwood Stormwater Map.....	15
Figure 16C Myrtle & Dogwood Stormwater Map	15
Figure 16D..... Dogwood Basin Stormwater Map...	15
Figure 17..... Zoning Map	31

MISSION STATEMENT

The mission of the Town of Surfside Beach is to provide an exceptional level of services that emphasize the public safety and security of residents and visitors; the management of growth and development consistent with the Town's long-range vision and infrastructure capabilities; the enforcement of environmental and storm water ordinances that safeguard the Town; and the management of Town beaches, lakes, parks, and recreational resources in a manner that serves the needs of the Town's diverse population.

INTRODUCTION

“Managing our Future” is the theme of the 2005 revision of the Town of Surfside Beach Comprehensive Plan, which strives throughout to focus on three important issues:

- An accurate presentation of the Town's current condition
- A consensus long-range vision of the Town
- A roadmap or blueprint of how to achieve the vision

Nationwide, population shifts into mild coastal communities have already begun and are expected to continue during the next ten years. At a recent growth symposium indicators of the current pace of development was illustrated by the fact that most major national developers are currently building within the Grand Strand. Problems caused by this unparalleled growth are of mounting concern to municipal officials. Myrtle Beach and North Myrtle Beach have existing density issues which are beginning to spread north into Little River; west into Carolina Forest; and south into the South Strand. Builders and developers have reacted with zeal to the increased demand for both investment property and full-time housing. Despite increasing land and construction costs, buyers remain lined-up to purchase land and/or units as they become available.

The pace of growth has focused attention on the ability (or inability) of local government to meet the needs of the community. Serious questions have arisen concerning the effectiveness of traditional municipal government philosophies and practices to meet emerging challenges. Projected growth will only add to the demands placed on Municipal Government to improve both services and programs. Communities along the Grand Strand already face serious infrastructure problems that include inadequate road systems; and over-burdened water and sewer systems. Storm water issues including both drainage/flooding and water quality are among the most dominant and expensive issues facing all municipalities along the Grand Strand. If our governing approaches do not change, the current ability of municipal government to provide the needed level of basic public service is in doubt; *thus endangering existing quality of life and creating ominous future outlooks.*

During the past several months, there has developed a heightened concern that dramatic change in municipal government attitude and action is needed: traditional reactive thinking must be replaced

with long-range visioning, planning, and proactive approaches. Proactive visioning and planning are overdue! The lessons of other communities along the Grand Strand now serve as a warning and as a guide to help direct our actions. *The true challenge lies in our commitment and ability to better manage growth and control density:* to ensure that Surfside Beach does not further experience over development and over population, both of which dramatically reduce quality of life for all.

To meet the challenge, Surfside Beach Town Government has undertaken a complete re-engineering of its thinking and the way it approaches its responsibilities. This Comprehensive Plan revision will focus on the new operating philosophy and emphasize that a paradigm shift is long overdue, but that government alone will not be successful. What is required is a partnering between government, business, and the people. Town Government will provide the leadership, but partnering is vital to success. This Comprehensive Plan does not opine that growth and development are bad. Quite the contrary, growth brings many positive opportunities to the community when that development and growth are proactively managed and controlled through progressive zoning controls and enforcement. Last year's building moratorium and the ongoing limited moratorium are necessary and progressive steps taken by Town Council to support Staff's efforts to review and rewrite zoning ordinances that no longer protect the Town.

Reliance on zoning controls alone will not suffice unless accompanied by a vision and plan which guide our actions. The development of a Positive Growth Plan is needed and should address three areas: commercial growth along Business Highway 17 and the Surfside business district; continued residential growth; and annexation. While Conway and Myrtle Beach have aggressive annexation philosophies, Surfside Beach should have a more tempered approach. Economic studies confirm that only commercial or mixed commercial-residential annexation improves the overall economic base. If carefully planned, there are commercial annexation opportunities that are certainly worthy of review and study. While the majority of Surfside Beach's annexation opportunities are residential, there are commercial opportunities that should not be overlooked. To simply "write-off" annexation would be short-sighted. Mixed-use projects that are pedestrian friendly are expected to grow in popularity here as they have elsewhere. Such development helps reduce vehicle and traffic density. Surfside Beach has commercial land where such development could be visioned and encouraged; however, poorly conceived commercial development could lead to business establishments that are not consistent with the high-quality, family-oriented character that the Town should maintain. A visionary and coordinated commercial development strategy for Highway 17 and other key areas would enhance the Town's year-round appeal to both locals and vacationers.

Residential and commercial development and annexation pose both opportunities and challenges

and all three can improve or detract from the desired results. The starting point of this Plan is the vision. How do we envision Surfside Beach will look in ten years? In twenty years? What will be “the look” of the Town? Do the lessons of communities like Hilton Head and Litchfield serve to

guide our actions? Both communities have successfully managed their growth and their overall appearance through years of diligent planning. The same can be accomplished for our Town. When one travels north or south on Business Highway 17, there is nothing that sets apart Surfside Beach from the rest of Horry County. If our Town is to retain and advance its overall persona in the face of the next onslaught of growth, we must commit to the development of the Surfside Beach “look” and that can be accomplished through a cost-effective partnering with the business community.

The marketing of the Town for tourism, commercial and residential development must be elevated as a management priority. The Town’s historic dependence on the local Chamber of Commerce for its marketing strategy must be carefully studied for its effectiveness; while other marketing ideas and strategies, including expanded web-based marketing, are evaluated.

While the challenges facing Surfside Beach are daunting, so are the opportunities. This revision of the Comprehensive Plan will identify the challenges, but it will focus more on the plans, solutions, vision and opportunities. Merely maintaining the existing quality of life is not acceptable: we must be committed to improving our quality of life and our Town’s overall ambiance; improving public services to a broader base of residents; and dramatically advancing the Surfside Beach persona or look. Success lies in an equal commitment and partnering among all stakeholders including the residents, the businesses and Town Government. The promise of our Town is grand!

SPECIAL ACKNOWLEDGMENTS

This Comprehensive Plan attempts to implement the long-range vision of the Town as capture in the sub-title “Managing the Future.” The success of this revision is a credit to those dedicated individuals who contributed their time, information, and assistance in an effort to create this roadmap or blueprint into the future. Our sincere gratitude is expressed to the following:

Residents of Surfside Beach

Surfside Beach Town Council

Surfside Beach Planning & Zoning Commission

Comprehensive Plan Sub-Committee

Town of Surfside Beach Board of Zoning Appeals

Storm-Water Committee

Signage Sub-Committee

A-Tax Advisory Committee

Myrtle Beach Chamber of Commerce

Federal Emergency Management Agency

South Carolina State Budget and Control Board

South Carolina Department of Archives and History

Waccamaw Regional Council of Governments

Dr. Susan Libes, CCU, Professor of Marine Science and chemistry

Alex Johnstone, Horry County Soil and Water Conservation

Earthworks

Santee Cooper

I. POPULATION ELEMENT

Current Conditions

The population of Surfside Beach has undergone a substantial increase since its incorporation in 1964. Table 2.1 shows the Town's population from 1970 to 2000 increased 189 percent or an average of 9.5 percent per year, but from 1990 to 2000 the rate of growth slowed to a 15-percent increase, or 1.5-percent per year. While the rate of growth has declined, the service-expectation level has increased. The Town is now populated more and more by people who have lived in other areas where municipal services were provided at high levels. It is critical that elected and municipal government officials understand that this trend parallels national surveys that show that the American consumer does not mind paying for top quality goods and service: a clear reversal of decades of "thrift" following World War II. This reversal of consumer thinking is of utmost to understand by those who at times talk about cutting municipal services rather than increasing them.

TABLE 2.1 - 1970 to 2000 Population of Surfside Beach

Year	1970	1980	1990	2000
Surfside Beach	1,329	2,522	3,845	4,425

Source: US Bureau of the Census, Census of Population 1970, 1980, 1990, 2000

US Census data from the year 2000 show that there were 2,148 households in Surfside Beach with 2.06 persons per household. The number of persons per household was down from 1980 when there were 2.6 persons per household.

The 2000 data showed the ratio of women to men was 1.02:1. The Town's racial composition was 97.65-percent white, 1.40-percent Hispanic, 0.95-percent African-American, 0.51-percent American Indian, and 0.37-percent Asian American. Because some individuals may report more than one race, percentages total over 100 percent. While these percentages have changed very little from the previous ten years, it is believed that there are now a greater number of Hispanic residents in Surfside Beach.

The census data shows the median age of Surfside Beach residents is 44.5 years of age. Table 2.2 displays various age brackets and the number and percentage of residents that fall within each age group. The three largest age groups, totaling 44.6-percent of the population, are the 25- to 34-, 35- to 44-, and 45- to 54-year-old age brackets. The group with the fourth highest number of residents is the 65- to 74-year-old age bracket which includes 12.2-percent of the population. The next census will likely show a higher age average and an upward shift of the number of residents in each age group.

TABLE 2.2 - Age of Residents

AGE	Number of Residents	Percentage of Residents	AGE	Number of Residents	Percentage of Residents
Under 5 years	165	3.7%	45 to 54 years	694	15.7%
5 to 9 years	139	3.1%	55 to 59 years	329	7.4%
10 to 14 years	180	4.1%	60 to 64 years	291	6.6%
15 to 19 years	209	4.7%	65 to 74 years	538	12.2%
20 to 24 years	280	6.3%	75 to 84 years	286	6.5%
25 to 34 years	641	14.5%	85 years and over	38	0.9%
35 to 44 years	635	14.4%	Median age	44.5	(X)

Source: US Census, 2000.

Data on the level of education achieved by residents shows that of 3,502 residents 25-years or older, 90.7-percent graduated from high school; 62.2-percent attended college; 9.3-percent received associate degrees, and 27.5-percent received bachelor degrees or higher.

Surfside Beach's per capita income was \$24,445 in 1999 according to the US Census. In 2000, Surfside Beach's median household income was \$40,612; median family income was \$49,847. *The Town's income levels are not only higher than the State's averages, but remain above the US averages as well.* In 2000, per capita income in South Carolina was \$18,795; the US median income was \$21,587. Median household income in South Carolina was \$37,082 compared to \$41,994 in the US. In 1999, median family income in South Carolina was \$44,227 and \$50,046 in the US.

Future population estimates are helpful in assessing future density issues and for estimating needed services, housing, and infrastructure needs. The projected population of the Town will serve as the basis for ongoing and future land use decisions involving not only residential land, but also commercial, public and recreational lands. Table 2.3 presents the resident population projections in five-year increments. These projections were based on historic trends, and as discussed previously, as build-out occurs, the population may actually be lower than projected.

Area	2000	2005	2010	2015	2020	2025	2030
Surfside Beach	4,425	4,862	5,369	5,876	6,384	6,892	7,336
Horry County	196,630	215,850	–	262,190	285,360	308,530	328,408

TABLE 2.3 - Projected Population Source: WRPDC, 2004.

In addition to its full-time resident population, Surfside Beach has a growing number of people who live here part-time, but on an increasingly longer basis. Also, Surfside Beach continues to witness a significant increase in the tourist population and the “tourist season” is getting longer. The strain on Town resources is no longer June through August. Now its mid-April through October. The Town must be able to provide services and community facilities to meet the needs of its seasonal visitors and guests. Unfortunately, there is no single source for determining the actual number of annual visitors to the area. According to the Myrtle Beach Chamber of Commerce, the Grand Strand hosted an *estimated* tourist population of 12.7 million in 2002. This number has fluctuated up and down in recent years because of factors such as the attacks on 9/11 and major storm events. This year by all measures the Grand Strand is back to pre-9-11 tourist numbers.

If recent land-cost and property value trends continue, there is every reason to believe that (1) the population of Surfside Beach will continue to grow and (2) the socio-economic status of Town residents will continue to improve. It is a safe assumption, based on the current trend, that the Town’s residential population will fall within the categories of middle-class to upper middle class: a demographic group that tends to have the highest expectations that municipal services should be over average. There is no reason to anticipate a “surge” in the Town’s population considering the Town’s conservative and cautious annexation philosophy. What is difficult to predict is the actual impact of national predictions that the “Baby Boomers” are on the verge of retiring and moving in large numbers to areas like ours.

Findings

- Town Government service providers must be geared to higher levels of service requirements
- Density management must remain at the forefront of how the Town manages and controls development
- Infrastructure capabilities should be under constant review
- Proactive partnering between Town Government and the business community could result in favorable commercial development that is consistent with the “Family Beach” theme and the socio-economics of the residents

II. ECONOMIC ELEMENT

Current Conditions

The economy of Surfside Beach is based primarily on service-related tourism: restaurants, hotels, lodging and family amusements. In 2004, the Grand Strand grossed over \$8.5 billion in sales. From a study conducted in 2002, leisure travelers to the Grand Strand spent an average of \$101.76 per person per day. Business travelers spent an average of \$208.11 per day; however, business travel to the Grand Strand is quite limited. Tourist spending in the Grand Strand has enhanced the economy, especially the coastal communities like Surfside Beach. The significance of tourist spending is apparent in the multiplier effect to the economy via hotels and motels, restaurants, entertainment, and the other commercial endeavors that cater to the tourist trade. As a result, employment and payrolls in the area tend to increase with the increase in tourist dollars.

Tourism is only a part of the economic considerations that have resulted in Surfside Beach residents having an increased per capita income – as reported in the Population Element. Part of the reason for the high per-capita incomes is the type of people being drawn to Surfside Beach. Housing and land values are excellent indicators of the increased appeal that our Town has to people seeking either full-time or part-year residences in warm, coastal communities. Not to be overlooked in this Plan is information from National surveys that reveal the increasing appeal of “law and order” communities that are seen as “safe” and conducive to a family oriented lifestyle; whether for full-timers or vacationers. Personal and family safety have become of immense concern to literally millions of Americans who now live in crime-infested and dangerous cities and towns. The sense of public safety impacts those looking for vacation spots just as much as it does those seeking a more permanent relocation. As land and housing values rise, so does the revenue base generated from taxes that are vital to providing desired services.

US Census information on industrial employment in 2000 shows that 23.3-percent of the residents in the labor force were in the arts, entertainment, recreation, or accommodation and food services trade; 14.6-percent were in the educational, health, and social services sector; 14-percent were in the retail trade, and 11.6-percent were in the finance, insurance, real estate, and rental and leasing segment. Another 10-percent of residents were employed in the construction industry. Residents were also employed in professional, scientific, management, and administrative sectors; waste management services; manufacturing; transportation; warehousing; utilities; information; wholesale trade; other services (except government); and government.

The majority of Town residents who are employed work in Surfside Beach or in a nearby community. Improved road infrastructure allows short work commutes: The mean travel time to work is 19.7 minutes. As noted in the Population Element, residents of Surfside Beach enjoy a vibrant and above average per-capita income.

While the Grand Strand continues to have a significant number of somewhat-seasonal service industry employees, Surfside Beach has a substantial full-time residential population that is not typified by seasonal employment issues; thus creating a more stable economic structure for Town residents.

Existing and projected economic forecasts and indicators favor the ability of Surfside Beach to maintain or improve its current economic status, since the vagaries of service-end employment don't have that much impact on the general population. Investment income from property holdings represents a significant part of the Town's overall economic structure.

Findings

- Positive commercial development in Town and in the South Strand should be encouraged and proactively attracted where possible
- The labor force is diverse, but primarily service-industry oriented
- The primary economic "revitalization" issue would be planned attention to Commercial Highway 17 and the Town's Business District
- Continued recognition and attention to the Town's R-3 District is vital to the Town's overall economy and to both the commercial and government revenue bases
- A partnering initiative between the Surfside Beach business community and Town Government is needed to ensure more positive and desirable commercial growth along Highway 17

III. HOUSING ELEMENT

Current Conditions

The amount of housing stock has been steadily increasing in Surfside Beach since the 1940's when the first houses were built. The majority of housing that now exists was constructed during or after the 1980's. Table 7.1 displays the number of housing units constructed between 1940 and March 2000.

Table 7.1 - Residential Construction

Year	Number of Units
1940 to 1959	299
1960 to 1969	552
1970 to 1979	780
1980 to 1989	1,255
1990 to 1998	735
1999 to 2004	492

Source: US Census 2000 and Surfside Beach, 2004.

Unlike most of Horry County's beach front, the Town's beach front was developed primarily with residential units. This was because the waterfront lot depths were not conducive for hotel development. In the 1970's and 1980's, the trend along the beach was the construction of condominium and timeshare units. This trend has changed in favor of smaller single-family homes on small lots that do not require regime fees.

The predominant housing type in Surfside Beach is the single-family detached home, which during the 2000 Census represented over half of the total housing units. "Raised" style construction has gained in popularity and is required in certain flood-zone sections. Multi-family complexes that contained three or more units represent nearly one third of the housing stock. Larger multi-family complexes represent only 10-percent of the housing stock. The remaining 7-percent of housing types consisted of single-family attached dwellings and mobile homes. More recently, developers have built more single-family attached dwellings in an effort to maximize lot size limitations.

The 2000 Census identified a total of 3,758 housing units within the Town limits. Of that total, 2,150 units were occupied, 883 units were considered seasonal or used occasionally, 575 units were for rent, 54 were for sale, and another 36 were rented, sold, not occupied, or vacant.

The Census showed the majority of the occupied housing units were occupied by owners (61.76 percent). This number showed a significant increase since the 1990 Census. As for unoccupied housing units, however, the rental vacancy rate determined by the Census was high at 37.14 percent. This figure may be misleading because rental occupancy rates vary considerably depending upon the season.

The Town's residential areas are divided into three distinct zoning districts, for development and use purposes. The three districts are R-1, a strictly single family residential section where short-term rentals are not allowed; R-2 is single-family residential and duplexes, where short-term rentals are not allowed; and R-3 which is the multi-family, short-term and long-term rental. R-3 is located primarily along the oceanfront and includes those dwellings that drive the vital tourism economy.

There are two hotels; both are oceanfront and both constructed many years ago. Height restrictions and other factors will preclude any future ocean front development. In recent years the development trend has been to buy existing lots, subdivide them and construct two or more structures, depending on the original lot size. As land prices have escalated, developers have built increasingly large structures, some having 6-7 bedrooms, in an effort to maximize profit through the eventual sales price of the structure.

Seizing on weaknesses in existing Town Ordinances, developers began to "legally" expand this practice into the R-2 District under the guise of dual structures which they called duplexes. Just as the trend had expanded in R-3, these "duplexes" were designed to have 5 or more bedrooms and seem clearly designed as rental units. Their overall appearance was noted to be inconsistent with the traditional R-2 look. More significant than the appearance issue, these "mini-hotels" (as they soon became known) defied the spirit and intent of R-2; and created potentially serious people and vehicle density as well as further straining existing infrastructure such as water and sewer capabilities.

In response to the developing problems in R-2, Town Council imposed a six-month Building Moratorium beginning June 20, 2005, in order to give Town Government Staff the time to review and revise applicable Zoning Ordinances that will serve to control and prevent R-2 development that is clearly outside the original spirit and intent of this district.

With an aging population there are fewer potential homebuyers entering the market for the first time. While these National statistics may be alarming elsewhere, smaller coastal communities with mild year-round climates remain most attractive; thus communities like Surfside Beach may not be adversely

impacted. The increased cost of land and housing, thus far, has had no noticeable lowering of the demand for housing in Town: a fact clearly attributable to the age and socio-economic stature of home buyers in our area. How long this spiral can continue is the subject of considerable expert-level speculation, with no clear answer.

The Town has three Commercial Districts: C-1, C-2, and C-3. Both C-1 and C-2 allow residential and/or mixed-use developments that follow R-3 zoning requirements. The exception to this rule would be where the developer applies for a Planned Development District (PDD) exception. The majority of locations of this type will be found fairly close to Business Highway 17.

Findings

- Surfside Beach housing is in a period of transition most characterized by a rapidly appreciating land and housing market – with no end to the spiral in sight
- To-date, there continues to be a ready supply of buyers willing to pay fair market value for land and housing.
- There is a growing trend for homeowners in R-3, and to some extent in R-2, to “cash in” by selling their property to developers and then relocating
- R-1 can fairly be characterized as an “aging” section of the Town
- The R- 1, R-2, C-1 and C-2 sections are important to anchoring the Town and ensuring that a permanent and stable full-time residential base is maintained
- The R-2 Moratorium takes on even more relevance to stabilizing that district
Residential development opportunities in C-1 and C-2 should be examined carefully and encouraged where they improve a stable and high-quality permanent base of full-time residents

IV. NATURAL RESOURCES ELEMENT

Current Conditions

Climate

Located in North Coastal South Carolina, Surfside Beach enjoys a temperate or mild year-round climate. The annual mean temperature is 64 degrees. The Atlantic Ocean exerts a major influence on climate, weather, development and lifestyles. The climate is a significant factor in the appeal of the Town to full-time residents, part-year residents and to the over 12 million tourists who annually visit the Grand Strand.

Topography

The Town is relatively flat with elevations ranging from sea level along the coast to a height of 27 feet along Highway 17. Topographic data for Surfside Beach from the US Geological Survey identifies land contours at two-meter intervals. The Town also has topographic maps available at a scale of one-inch equals 100-feet and one-inch equals 200-feet. The ocean-bed base located off Surfside Beach is such that storm surges will have less impact on the Town than in neighboring Garden City where the ocean-bed base is much more flat.

Storm Water

Storm water in Surfside Beach is channeled through a series of ditches, swales, canals and lakes, then into one of several swashes that connect to the ocean. Storm water quality and quantity are of the highest priority to the Town's Storm Water Management Plan. Various completed street and drainage projects improved previous drainage problems that were due to poor soils and inadequate drainage systems. For a time, open drainage ditches were replaced with buried and landscaped underground storm water pipes; however, that practice was discontinued. Open ditches can handle more flow/quantity; furthermore, the pervious nature of open ditches is a natural way of catching bacteria and pollutants before they get into Town lakes and to the Ocean.

Earthworks Group mapping data is reflected in Figures 16A, 16B, 16C, and 16D and are on file at Town Hall. Earthworks Figure 12, also on file at Town Hall, shows other storm water infrastructure including drop inlets, catch basins, and general manholes within the Town. Earthworks Figure 4, on file at Town Hall, identifies the Town's impervious areas.

The Town's eleven (11) lakes are an integral part of the Town's Storm Water Management Plan and as such they serve as catch basins during major rain events, as flood control mechanisms, and as a natural filtration system to improve water quality that flows to the ocean. Lakes allow the filtering of sediment and other particles that carry bacteria and other pollutants, before being carried to the ocean. Earthworks maps, on file at Town Hall, illustrate the Floral, Myrtle, and Dogwood natural drainage basins. This revision of the Comprehensive Plan encourages the

development of a Town Lakes Maintenance Plan as part of the Town's overall Storm Water Management Plan. Flooding issues on the south-end have been corrected. Additional attention is needed on the water quality issue. The Town's Storm Water Plan is based on engineering models for a 25-year storm event. The last part of that plan addresses the Myrtle Basin for which the engineering model is being reviewed. A focused public education program regarding both flooding and water quality issues is needed and strongly encouraged in this Comprehensive Plan revision.

Floodplain

Almost one-third of the Town is located within the 100-year floodplain. Areas identified within the 100-year floodplain have a 1-percent chance of becoming flooded every year. All new residential and commercial buildings are constructed above the base flood elevation. A small portion of the 100-year floodplain should be impacted by the velocity of waves during a tropical storm event.

Soils

Soil types are important to the growth and development of a community. Construction on inferior quality soil can lead to increased costs and a less desirable finished product. In Surfside Beach, construction on unsuitable soil frequently occurs due to the demand for coastal housing. Town soils present a particularly difficult problem and are limited in three general ways:

- (1) Capacity to support urban development,
- (2) High water tables that cause cracked foundations,
- (3) Contributes to the corrosion of underground facilities.

There are 14 major soil associations in the Surfside Beach area. Each of these associations has been mapped for location and evaluated by the US Department of Agriculture Soil Conservation Service with respect to type and degree of limitation imposed on urban development. The Earthworks Figure 7, displays the location of each of the associations and Table 4.2 reflects the degree of limitation of each of the associations in terms of building foundations, traffic ways, and recreational areas. Soil limitations are expressed in terms of "severe," "moderate," or "slight." Severe limitations suggest the properties of the soil are unfavorable for the intended use and adapting the soil to the intended use can be accomplished only with difficulty and considerable expense. Moderate limitations suggest the properties of the soil are only reasonably favorable, but may be overcome through proper planning, careful design, and good management. Slight limitations suggest that all or nearly all of the soil properties are favorable and the unfavorable properties are relatively easy to overcome.

Vegetation and Wildlife

Surfside Beach supports a variety of wildlife and vegetation. Wildlife within the Town limits include: raccoon (*Procyon lotor*), possum (*Didelphis virginiana*), wood duck (*Aix sponsa*), mallard (*Anas platyrhynchos*), great blue heron (*Ardia herodias*), rails (*Rallus spp.*) sparrows and finches (*Fringillidae*), water snakes (*Natrix*) and cottonmouth moccasin (*Agkistrudon piscivorus*). Various

forms of vegetation surrounding the freshwater lakes include wax myrtle (*Myrica cerifera*), sweet gum (*Liquidambar styraciflua*), red maple (*Acer rubrum*) and black willow (*Salix nigra*). Other vegetation found within the Town limits includes live oak (*Quercus virginiana*), holly (*Ilex opaca*), southern red cedar (*Juniperus siliciola*), loblolly pine (*Pinus taeda*) and cinnamon fern (*Osmunda cinnamomea*). The beach area supports unique vegetation such as sea oats (*Uniola paniculota*), sea myrtle (*Baccharis halmifolia*) and ox-eye (*Borrchia frutescens*). The coastal environment provides both forage and habitat. However, building and redevelopment is claiming natural habitat at a rapid pace. The National Wetlands Inventory (NWI) data found on the map in Earthworks Figure 8, illustrates the remaining natural wetland habitat within the Town limits.

TABLE 4.2 - Degree of Soil Limitations

Soil Series	Road Fill	Top Soil	Shallow Excavations	Dwellings without Basements	Dwellings with Basements	Local Roads and Streets	Small Commercial
Centenary	+	-	-	+	0	+	+
Echaw	0	-	-	+	+	+	+
Johnston	-	-	-	-	-	-	-
Kenansville	+	-	-	+	0	+	+
Leon	-	-	-	-	-	-	-
Ogeechee	-	-	-	-	-	-	-
Hobcaw	-	-	-	-	-	-	-
Rutlege	-	-	-	-	-	-	-
Yonges	-	-	-	-	-	-	-
Lynn Haven	-	-	-	-	-	-	-

+ Slight Problem 0 Moderate Problems - Severe Problems

*On-Site check required

Source: *Soil Survey of Horry County*, USDept. Of Agriculture, Soil Conservation Service, 1983.

Coastal Resources

There are just over two miles of sandy beach that make up the eastern edge of Surfside Beach on the Atlantic Ocean. In 1998-1999, the Town completed a beach and dune restoration project. It is estimated that beach restoration must be done approximately every eight years; however

Federal-funding assistance for such projects is being withdrawn; thus placing severe funding issues for both the State and municipalities. This matter is being reviewed by the Grand Strand League of Cities. The ability of municipalities to set aside A-Tax funds in reserve accounts for beach restoration is critical. Based on the historic erosion rates, periodic beach nourishment will need to occur approximately every eight-years.

Findings

Overall the climate and topography are most favorable to the Town's future. The proximity of the Atlantic Ocean is clearly the Town's most important natural resource and as such the value of the Ocean and beaches must be recognized and protected, as follows:

- Beach maintenance must address non-point-source water pollution
- Public pollution education is critical to an effective long-term solution
- Public Works projects are needed to correct existing problems with Town Lakes
- The Federal Clean Water Act (CWA) mandates municipalities develop plans and programs to improve water quality Town economy's dependence on ocean water quality and clean beaches mandates the Town establish a long-range commitment through the Storm Water Management Plan's equal focus on quality and quantity

V. CULTURAL RESOURCES ELEMENT

Current Conditions

The Town of Surfside Beach did not incorporate until 1964 and as a Horry County community would be considered in its infancy as compared to Conway, which has over two hundred years of history and rich cultural identity. There are no known buildings within the Town listed or eligible to be listed on the National Register of Historic Places. Despite its infancy, Surfside Beach abounds with character and longs to establish its own special and unique identity among Grand Strand communities. In its short life span, Surfside Beach has experienced dramatic and positive growth and is inhabited by residents who are committed to obtaining its rightful place as a premier ocean front community. The Town is well under way to achieving that goal and the Town's Comprehensive Plan intends to serve as a continuing catalyst to that end.

Surfside Beach is committed to strengthening its own special identity as the Grand Strand's only true "Family Beach" where family values and the family lifestyle are routinely practiced and constantly nurtured. Both residents and visitors expect a higher quality of life that begins with a low crime, safe streets persona where families and children are safe on Town streets and beaches; where parks and beautiful lakes abound and are with in walking distance; and where the cooling ocean breezes are just moments away.

Part of the Town's charm is the lack of commercial development along the oceanfront. The Town has only two oceanfront hotels and a small group of commercial establishments, all located conveniently in the Pier area. Most Town lodging accommodations are housing units that cater to large families or groups of friends; thus creating the feel of a summer retreat, rather than that of a tourist attraction.

The Town is committed and energized to the protection and preservation of the Towns oldest trees, especially the beautiful and stately Live Oaks. Efforts are underway and should be accelerated to gain the Town the official designation of a Tree City. Town trees are considered to be historically and culturally significant to the Town.

The Town of Surfside Beach encourages, sponsors and provides various dance and art classes for its residents through the Town's Special Events Coordinator. Programs include oil painting, aerobics, seniorcise, bridge, canasta, pinochle, bocce ball, square dance, line dance, and round dance. The Town provides space for classes, meetings, private parties, lectures, and exhibits at the Dick M. Johnson Civic Center and the Floral Lake Clubhouse.

Surfside Drive is home to a branch of the Horry County Library, which is located adjacent to the Fuller Park Complex. The Surfside Beach branch contains 25,000 to 30,000 books, newspapers, and periodicals. The library sponsors and features lectures and exhibits and has a room that may be used by the public for classes, lectures, and other meetings.

Surfside Beach is the home of a number of churches from Greek Orthodox to those representing traditional protestant denominations. Churches and religious life represent a strong part of the Surfside Beach culture. Located in one of the strongest regions of the “Bible Belt,” religious convictions and activities are readily apparent throughout the Grand Strand, including Surfside Beach. Unlike other areas of the Nation, this is an area where prayer and open manifestation of one’s faith is welcomed. Area churches are eager to co-sponsor various social events for the community, with emphasis on events for young people and seniors.

Surfside Beach is the home of a Senior Citizens Center, located on 10th Avenue North. Weekly meetings and other special events are part of the year-round agenda. The Town’s Public Safety Department has assisted the Senior Center with special events; and as a means of identifying persons within our community who have “special needs” during hurricanes and other difficult times.

Findings

While the Town may be in its infancy as compared to other ante-bellum South Carolina communities, Surfside Beach is rapidly developing its own special character and cultural identity. To advance this cause the following actions should be encouraged:

- Obtain a Tree City designation
- Encourage the increased use and size of the library
- Expand & encourage church co-sponsored social/cultural events
- Arts in the Parks Extravaganza
- Outdoor Shakespearean Festival, featuring a Fall presentation of one of the “bard’s” plays
- Development of a Surfside Beach Amateur Theatre Guild
- Continue sponsoring the annual 10K Road Race
- Expand the Farmers Market
- Proactive partnering between Town Government and the business community could result in favorable activities that will promote the “Family Beach” theme

VI. COMMUNITY FACILITIES & INFRASTRUCTURE ELEMENT

Current Conditions

Town Government Buildings

The Town of Surfside Beach conducts all government operations from seven buildings: The Town Hall Complex includes Town Hall, Municipal Court/Council Chambers, Public Safety Building, Fire Division Building, and the Civic Center; the Public Works Building; Beach, Parks & Recreation Building. The Town also jointly operates the Rescue Squad Building that house both the SB Rescue Squad and Horry Count EMS Unit. . Town Hall contains the Mayor's Office, the Administrator's Office, the Emergency Operations Center and is the "hub" of most Town Government decision making and activity. In 2001-2002, Town applied for and obtained a Federal Emergency Management Agency grant that provided funds to improve the Town Hall complex buildings to better withstand Category 4 hurricane wind loads. Due to its age and certain identified structural issues, the Fire Division Building was not included. For Capital Replacement planning purposes, the Fire Division Building, while adequate, will most likely be the next Town structure to be modified/replaced.

Municipal Services

The Town provides a full array of commonly accepted municipal services including: fire, law enforcement and emergency medical/first responder; EMS capabilities through an agreement with Horry County and the SB Rescue Squad; municipal court; public works; beach, parks, & Recreation; and a variety of special community events. Town Government incorporates a re-energized service-provider philosophy at the core of its operations.

Water and Sewer Services

Several years ago, the Town contracted with Grand Strand Water and Sewer Authority (GSWSA) to provide all water and sewer services to Surfside Beach. The Town's water supply is derived from GSWSA's Bull Creek Regional Water Treatment Plant. In 1982, the Town's wastewater collection and transmission system was installed. In 1994, GSWSA purchased the system from the Town: wastewater is treated at their Lambert Schwartz South Strand Treatment Facility. Concerns are growing that the existing water/sewer infrastructure is too small to meet existing demands during the height of the tourist season, especially in the R-3 District. A ripple effect into R-1 and R-2 can be expected as growth, development, and building continues. Another concern involves potential health hazards associated with the town original concrete asbestos water lines, many of which are still being utilized. Earthworks Figure 14, on file at Town Hall, maps all GSWSA waterlines within the Town limits; Figure 15, on file at Town Hall, plots all sewer lines.

Storm Water Drainage

The Town drainage system begins with swales, drainage ditches, buried pipes and canals that transport storm water into Town lakes then eventually to the Ocean through a series of swashes.

Of increasingly critical importance to the Grand Strand and the Town is municipal government's responsibility to *manage both water quality and water quantity*. In 2001, the Town took initial steps to initiate a Storm Water Management Plan, which focused on engineering solutions to the water quantity, flow and drainage issues. Beginning with flooding and drainage issues on the Town's south-end, more recently, the plan's emphasis has moved to a needed balance between quantity and water quality. A more comprehensive, written Storm Water Management Plan is needed and recommended herein. That plan should better assess the water quantity/flooding issue and problem-areas; and prioritize water quality issues, which will require both public works and public education solutions. Considerable emphasis should be placed on the long-term solution to water quality through public education that identifies the adverse impact that non-point-source pollution is having. In addition, the ongoing reorganization of the Public Works Department will add needed emphasis to both water quality and water quantity/drainage/flooding concerns

Town Transportation

The primary north-south artery through Town is US Highway 17 Business, a four-lane divided highway that features a service road on the west side. The presence of US Highway 17 Bypass, which lies approximately 1.3 miles west of the Town, alleviates some through-traffic congestion. SC Highway 544, located on the northern end of Town, and Glens Bay Road, located in the north-south center of Town, are the two east-west arteries. Surfside Boulevard and Ocean Boulevard are also main arteries into and through the heart of Town. Highway 17 links Surfside Beach to Myrtle Beach on the north and Georgetown County on the south. Road infrastructure improvements throughout Horry County have and will continue to dramatically improve the ability of the motorized public to move about South Carolina's largest county, but have minimal impact on day-to-day motorized density issues facing the Town.

The Grand Strand Area Transportation Survey (GSATS) guides transportation development throughout the entire area. GSATS has identified needed improvements to Business Highway 17 and to Glens Bay Road; however, funding issues leave a certain vagueness regarding the timetable for them to occur.

The only public transportation in the area is provided by a local bus system that passes up and down Business Highway 17. This system appears to be used minimally by Town residents, but does assist some of the Town service industry employees who reside elsewhere. The local bus system has no fixed bus stops and no shelters for those waiting to use this form of transportation. The addition of four bus stop and wind/rain shelters along Business Highway 17 should be considered and discussed with SCDOT.

Bicycles and golf carts are part of the Town's transportation ambiance: additional parking for both bicycles and golf carts is needed and always well received by locals and visitors. While there are no bike paths, GSATS has allocated funding to Surfside Beach for construction of a bike path as part of the East Coast Greenway Project. Town residents increasingly use golf carts and bicycles for transportation and enjoyment. The heart of Surfside Beach is residential and lends

itself to non-vehicular transportation. Sidewalks, walking and jogging increasingly popular.

The GSATS 2030 Long Range Transportation Plan, that includes the South Strand Corridor Study, has been completed and includes US Highway 17. Certain proposed changes along Highway 17 Business may not be consistent with the *Town's Commercial Growth Vision* and should be discussed before the Corridor Study is adopted. Beautification and “façade” projects that are needed along Business Highway 17 should be finalized, and then discussed through GSATS regarding proposed changes to Business 17.

Surfside Beach is served by the Myrtle Beach International Airport, which continues to expand its direct flight markets. The Town marketing/advertising strategy should consider ways to capitalize on these expanded markets.

Parking

In 2003, The Town commissioned the Waccamaw Regional Planning and Development Council to conduct a Comprehensive Parking Study to assess present and future parking issues, problems and needs. In the summary report of this plan, the following pertinent findings and recommendations were submitted.

Current Conditions:

- Downtown (Surfside Dr./Poplar Dr/3rd Ave South) Parking in the business District has a total of 111 public on-street spaces and 51 private off-street parking spaces.
- Problems with the existing 162 parking spaces in the business area include improper design of parking spaces, lack of pedestrian consideration, unattractive streetscape and the need for additional parking
- The Town has twelve metered public parking areas
- Public parking areas had an average utilization rate of 35%, with the following having over 35%:
 - Pier Parking Lot
 - 6th Avenue North
 - 3rd Avenue North
 - 3rd Avenue South
 - 5th Avenue South
 - 13th Avenue South
- It is estimated that approximately 28% of the parking spaces are occupied by Town residents and 50% utilized by permanent residents of the South Strand, living outside of Town limits. Tourists – day visitors or overnight visitors, use the remaining 22%. In summary, permanent residents who live outside of the town utilize the majority of metered parking spaces.
- In the Business District, the streetscape is not attractive and does not encourage or welcome pedestrian activity. The area is in need of a facelift. Pedestrian barriers force

- Customers out into the street near the intersection of Surfside Dr. and South Poplar Dr. Lack of wheel stops for parking on 3rd Avenue South allow vehicles to pull forward far enough so that car bumpers block the already narrow walk area.
- Side street parking is dangerous and obstructive to pedestrian and vehicular traffic. To avoid using the metered parking lots and also to get closer to the beach walkovers, beach visitors utilize side streets by parallel parking which creates a danger to pedestrians and vehicles
- In this study, the zoning ordinance was discussed as it applies to the land use in various zoning districts. At that time, Single-Family homes and duplexes were exempt from off-street parking space requirements for vehicles; however, the current ordinance may address this with updated zoning requirements

Recommendations

- Improve efficiency of existing parking areas
- Consider installation of parking meters on Surfside Drive
- Regulate public parking with time limits for free public parking to encourage turnover and restrict delivery vehicles to designated areas
- Evaluate use of large business parking lots, such as Legends in Concert, during non-showtime hours for overflow parking
- Provide additional golf cart parking areas as well as increase the number of bike racks at all beach accesses, in key commercial areas, and along the central business district
- Increase sidewalk construction and encourage pedestrian traffic
- Consider Non-Resident parking passes wherein decals could be sold by the Town that would allow the vehicle to park in the parking lots being utilized less than 35%. Cost of the decal should not exceed \$20.00. This would also abate the complaints from permanent residents that live in the Deerfield/Caropines area who come in for Town decals each year. The sale of these decals would also increase estimated annual revenue and would meet or exceed the revenue generated by the parking meters
- Promote Aesthetics. Parking facilities can be designed to be more attractive with appropriate landscaping, signage, and attention to detail
- Review existing zoning and development regulations
- Use pervious paver blocks rather than asphalt to reduce Stormwater runoff
- Increase on-street parking. There are numerous opportunities for on-street parking expansion specifically on the west side of Ocean Boulevard. Most of the side streets have right-of-way widths of 50', with only 22' being utilized for the road. The road can be altered to allow for either parallel or angled parking, thereby increasing the inventory of beach parking spaces. Approximately 15 of the 33 streets in the town limits are conducive to parallel parking which requires an average block length of 200'. These streets would provide a total of 256 parking parallel spaces and over 500 angled parking spaces. The cost of this would depend upon the condition of the right-of-way
- Do a beautification study and improve the appearance of the business district. Replace

Bradford Pear trees with a safer more attractive year-round tree

- Include business, Town Council and town residents in this parking study to benefit from all visions

Solid Waste Disposal

The Town provides residential and commercial solid waste disposal service on a weekly basis, with additional service as part of “Summer Service.” Collected solid waste is transported to the Horry County landfill. The Town provides for the collection of recyclables, yard waste, and bulk items. The Town needs to enhance its emphasis on recycling, consistent with National and area trends. The Sanitation Section is part of the Public Works Department.

Public Safety

In 2002, Town Council decided to implement the public safety concept to improve both efficiency and effectiveness and to better use personnel resources. In mid2003, serious efforts began to implement this new concept beginning with the cross training of previously separate fire, police and emergency medical personnel. Overall equipment needs were reviewed and found to be adequate considering the Town’s size. The Department of Public Safety goal is to have one dispatcher, one firefighter-engineer, and three Public Safety Officers on-duty at all times on a “24-7” basis. This is the absolute minimally acceptable coverage for both safety and effectiveness. During the expanding beach season, one additional PSO Beach Officer is on-duty daily for a 12 hour shift; and during the peak summer months a night Beach Officer provides noise and nuisance enforcement as well as a regular police presence. The addition of a K-9 Program has been very favorably received by Town residents and the business community. The Town has four (4) pieces of fire apparatus, including a ladder truck. While some of the equipment is getting some age, ISO requirements look at the condition, not the age, of the equipment. The Town’s fire apparatus is in good condition and currently meets the needs of the Town. Mutual Aid Agreements with area public safety providers enhances our public safety response capabilities during emergencies where assistance is needed. Our DPS provides similar assistance to area municipalities, when requested. The Town’s most recent Fire ISO Rating was “four.” While that is an excellent rating, efforts are underway to improve that rating by one or two points. The Town’s building code enforcement has an ISO rating of “three.”

Emergency Medical Response needs are provided by the combined efforts of First Responder PSO’s who are EMT certified; by the Horry County EMS Unit stationed in the Town Complex; and by the SB Rescue Squad. Response time to medical emergencies is exceptional.

Emergency Operations

The Town has a fully functional Emergency Operations Center located at Town Hall that becomes functional as part of the State and Horry County Emergency Operations Plans. The Town has its own Emergency Operations Plan and established chain of command for when normal Town

operations are suspended and emergency operations initiated. The Town is developing its own Hazard Mitigation Plan that will be compatible with that of Horry County.

Schools

The Town does not operate a school system and has no schools within Town limits. School age youth attend one of the several convenient Horry County schools. High School graduates have available both Coastal Carolina University and Horry-Georgetown Technical College, with a main campus in Conway and another campus at the former Air Force Base.

Parks

The Town features an exceptional parks system for both active/recreational activity and passive uses, as follows:

- The Fuller Park Complex contains approximately 36,000 square feet and is located on Surfside Drive between Myrtle and Willow Drives. The park includes two tennis courts, a playground, a picnic area, restroom facilities, and a passive park, constructed in 2002 with a gazebo, picnic tables, and the Town's Veterans Memorial with fountain. This monument is the first city-owned veteran memorial on the Grand Strand.
- W. O. "Bill" Martin Park has two distinct areas, Martin Field and Floral Park. Martin Field consists of a multi-purpose ball field and is located on South Dogwood Drive between 6th and 7th Avenues South. Martin Field contains approximately two acres of land, restroom facilities, and borders Floral Lake. Lights were installed at the park in 2001 to allow for night practice.
- Floral Park is the area of Martin Park that borders Lakeside Drive between 6th and 7th Avenues South and is a passive recreational area. Floral Lake, which separates Martin Park, provides opportunities for fishing, picnicking, horseshoes, Bocci ball, shuffleboard, and other passive recreational activities, and is home to the Floral Clubhouse, which is rented to the public for small meetings and other functions. The clubhouse is equipped with a kitchen and restrooms.
- The All Children's Park is located on the corner of 10th Avenue South and Hollywood Drive. It has playground equipment accessible to handicapped and able-bodied children, and restroom facilities.
- H. B. Huckabee Park is the Town's only recreational league facility. It is a 10-acre park, which houses the Town's Beach, Parks, Lakes & Recreation offices and is located on Spanish Oak Drive just off of Glenn's Bay Road. It features three ball fields, picnic areas, a lake, a concession stand, and restroom facilities. Activities include baseball, softball, T-ball, cheerleading, football, adult softball leagues, and various tournaments.

Findings

The Town of Surfside Beach has a strong and effective combination of community facilities and

infrastructure available to support the needs of a diverse population base. There is always room to improve facilities and services: a few suggestions.

- Initial planning and the obtaining of architectural “ideas” for the eventual replacement of the Fire Division Building should be done
 - The Town’s Storm Water Management Plan should be formalized with increased emphasis on water quality
 - A long-term Town Lakes Maintenance Plan is needed.
 - An improved Beach maintenance Plan is needed in view of the increased number of beach goers and the lengthening beach season
 - Use of the Civic Center should be encouraged and expanded where feasible.
 - Beach access facilities should be standardized
 - The location of the bike path needs finalization
 - An expanded Recycling Program should be implemented
 - The use of Huckabee Park should be reviewed and expanded
 - The feasibility of an in-door Health & Fitness Center should be examined
 - Partnering with the Business Community to Adopt a Beach Access
-

VII. LAND USE ELEMENT

The study of land use enables policy makers and planners to identify and separate successful and unsuccessful development patterns; to prevent mistakes of the past; to identify specific land use areas for better managed future growth; and develop zoning ordinances and policies that ensure positive growth consistent with the accepted vision for the Town. To assist this study, the following Land Use Categories have been established:

- Single Family Residential: Single-family detached residential units on individual lots
- Two-Family Residential: Duplexes
- Multi-Family Residential: Multi-family units including duplexes, multi-family apartments, rooming or boarding houses and condominiums
- Mobile Home Residential: All mobile homes in mobile home parks
- Commercial: All retail and wholesale trade outlets, repair services (excluding automobile repair), business services, finance, insurance, real estate services, personal services, and related activities such as tourist-oriented commercial uses
- Public and Semi-Public: All educational, governmental, recreational, religious and cultural uses and public or private clubs
- Industrial: All manufacturing, fabrications, shops, mills, warehouses and contract construction
- Streets and Right-of-Way: All public streets, alleys and public right-of-ways
- Lakes
- Beaches
- Utilities
- Vacant Land

Current Conditions

As noted herein, Surfside Beach consists of approximately 2.2 square miles (1,240 acres) of which approximately 1,104 acres (89%) are already developed. Surfside Beach's original incorporation population of 886 grew to 4,425 in 2000 and to an estimated 5,200 at this time. This forty-year growth represents a 500% increase. The most explosive development period from 1971-1984 is credited to the 1982 development of the Town's sewer system, which eliminated dependence on septic tanks. Today, approximate 11% of remaining land is undeveloped land consists primarily of either individual lots or a few vacant tracts of land.

- **Single-Family (Low-Density) Residential** uses occupy 395.91 acres (35.9 %) of the developed land, (32.1%) of total land. Low-density residential is the largest land use category, with an average lot size of 9,368 square feet. The most recent survey identified 1,871 low-density residential units in Town, representing 50% of total residential units.

Low-density residential units are predominantly permanent residences with a small percentage serving as seasonal units. A reduction of low-density units has occurred due to their sale and redevelopment with higher density units. The land presently devoted to low-density use is 395.91 acres. The average lot size decreased from 9,551 square feet in 1998 to 9,360 square feet in 2003, resulting in net density of 4.65 units per acre.

- **Two-Family (Medium-Density) Residential** uses occupy 76.84 acres (7 %) of the developed land and (6.2%) of total land; with an average lot size of 3,970 square feet. The most recent land survey identified 624 medium-density residential units in Town, representing (17%) of total residential units. Medium-density residential units are primarily seasonal in nature and located in close proximity to the beach. The 492 units in 1998 increased to 624 units in 2003, a 26.83% increase. Medium density use occupies 76.84 acres. The average lot size per unit is 3,970 square feet, or a net density of 10.97 units per acre.
- **Multi-Family (High-Density) Residential** uses occupy 70.17 acres (6.4%) of the developed land (5.69%) of total land, with an average lot size of 2,234 square feet. The most recent survey identified 1,049 high-density residential units, representing (28%) of total residential units. The majority of the high-density residential units are located in the R-3 District near the ocean. The Town has only one mobile home park. High-density residential units are concentrated along the oceanfront and major transportation corridors and account for a total of 70.17 acres of land. The 2003 land use survey observed 1,049 high-density units, a 4.5% increase from the 1,004 units in 1998. The average lot size per unit is 2,234 square feet, or a net density of 19.50 units per acre.
- **Commercial Land** uses occupy 192.25 acres (17.5 %) of developed land, (15.58%) of total land; and primarily located along Business 17; with some located along Ocean Boulevard, Surfside Drive, and Sandy Lane. Commercial use of land increased by 32.44 % from 1998 to 2003, the majority occurred along Business Highway 17. Increased commercial development resulted in Surfside Beach becoming attractive to small-business development and shopping by persons who do not live in Town. This is a positive economic base development. Inadequate parking, current setback regulations, and highway access issues have created periodic congestion problems. Lack of parking in the area of the Surfside Business District is a serious problem. How to transition between the Highway Commercial use of the west side of Poplar Drive and the residential use of the east side of Poplar Drive needs immediate attention.
- **Public & Semi-Public** uses occupy 22.11 acres (2.01%) of developed land, (1.79%) of total land; and includes recreational facilities, churches, private clubs, governmental uses, and other similar public and semi-public uses. Public & Semi-Public land in the Town is adequate, but underutilized. While attention is often focused on the use of the Huckabee

Recreation Complex, attention should be directed to other uses of existing land between Business 17 and the ocean, where land and parks seem to be underutilized.

Opinions in favor of a Town in-door health and recreation center should be reviewed related to cost and potential use.

- **Industrial** uses occupy 3.78 acres (0.34%) of developed land, (0.31%) of total land. Most industrial use land is located along Sandy Lane. Industrial uses are fixed since there is no adequate vacant land for future industrial expansion.
- **Streets & Right-of-Way** occupy 305.69 acres (27.75%) of developed land, (24.77%) of total land. Streets and Public Rights-of-Way uses have not change significantly since 1977. Almost all the land devoted to this use is in place and should suffice for future growth of the Town. The Town has a high percentage of land devoted to streets, because the Town was laid out in a gridiron pattern. Traffic problems along US 17 Business have been identified and addressed in the South Strand US Highway 17 Business Corridor Study, 1999. The major deficiencies include: east/west traffic flow patterns, frequency of driveways and median breaks along US 17 Business, confusing frontage roads, intersection problems with Deerfield subdivision and Glenn's Bay Road, lack of enhanced aesthetics and lack of bicycle and pedestrian facilities.
- **Beaches** comprise two miles along the Atlantic Oceanfront. Beaches comprise an estimated 20.6 acres of land; 2% of developed land; 1.7% of total land.
- **Utilities** occupy 2.47 acres, (0.22%) of developed land, (0.20%) of total land; and houses three GSWSA water towers, three communications towers, one telephone and several electrical substations. Utilities uses represent the smallest land use category and the only issues involve improving the landscape and fence buffers that conceal and will improve the appearance of these uses.
- **Vacant/Undeveloped Land** comprises 132.57 acres; the uses of which may include development or passive parks except where wetlands exist. In 1984, 31 % of total land was undeveloped; that dropped to 17 % in 1998; and to 11% in 2003. This trend is expected to continue.
- **Lakes** occupy 32 acres (2.9%) of developed land and (2.61%) of total land.

Current Condition Findings

- Over one-half of undeveloped land in 1971 is now developed. The pace of growth has caused existing strains on the Town's infrastructure
- Since 1977, the Town has witnessed a significant increase in multi-family residences and commercial development that has occurred along US Highway 17

- R-3 land-use is recognized as the economic base and primary economic engine of Surfside Beach
- R-2 was never intended to have high-density individual housing units; nor to have high-density clusters of individual units; therefore, future R-2 development must be carefully managed through more effective zoning ordinances
- Existing Town infrastructure capabilities are already strained and should undergo an immediate and thorough evaluation of current capabilities and capacities
- Town infrastructure capabilities and capacities should become a part of the review process before applications for new development, especially PDDs, are approved
- Lessons to-date teach that the cost of keeping infrastructure at a level that meets the needs of planned development should be costs that are shared by the Town and the developers who profit the most the Town's continuing explosive growth
- Future land use decisions should involve careful consideration of how that development will impact density and infrastructure capabilities

Statistical data for each category is found in **Table 8.1** and through the Existing Land Use Map, **Figure 8.1**. The categories of streets and vacant land are not color coded on the existing land use map. Paralleling the increase in population was the corresponding increase in the number of housing units as reflected in **Table 8.2**

Table 8.1 - Surfside Beach Land Use Analysis

Land Use Category	Acreage	Percent of	
		Developed Land	Total
Residential:			
Low-density	395.91	35.9%	32.08%
Medium-density	76.84	7.0%	6.23%
High-density	<u>70.17</u>	<u>6.4%</u>	<u>5.69%</u>
Sub-Total Residential	542.92	49.29%	43.99%
Commercial	192.25	17.45%	15.58%
Public/Semi-Public	17.24	1.57%	1.40%
Recreational	<u>4.87</u>	<u>0.44%</u>	<u>0.39%</u>
Sub-Total Public/Semi-Public	22.11	2.01%	1.79%
Lakes	32.26	2.93%	2.61%
Street Rights-of Way	305.69	27.75%	24.77%
Industrial	3.78	0.34%	0.31%
Utilities	2.47	0.22%	0.20%

Total Developed Land	1,101.48	100.0%	89.26%
Vacant Land	132.57	****	10.74%
Total Land	1,234.05	****	100.00%

Source: The EARTHWORKS Group, 2004.

Table 8.2 - Number of Housing Units

Housing Type	1971	1984	1998	2003
Single-Family	770	1,468	1,843	1,871
Multi-Family	334	1,188	1,496	1,673
TOTAL	1,104	2,656	3,339	3,544

Source: WRCOG and Surfside Beach.

Future Land Use

The Town of Surfside Beach has a conservative, non-aggressive, annexation philosophy. The Town only has about 11% of total land that is undeveloped: These factors combine with a community that is “content” with its size and personality, yet rightfully concerned about how existing growth and/or future poorly managed growth will reduce the Town’s existing quality of life. The experiences of neighboring communities must serve to educate and guide the Town’s growth and development policies and philosophies. Future land use decisions must incorporate density, infrastructure, and environmental issues, if the Town is to promote orderly growth that improves, rather than reduces, overall quality of life. The following are submitted as minimum standards to which all new development should conform.

Single-Family (Low-Density) Residential

- Storm water plans should remain a requirements for all new developments
- Short-term rentals and two-family structures should remain disallowed
- Short-term rentals should be better defined as less than 180 days
- All new construction should continue to be regulated by existing green space, landscaping, parking, tree, setback, and lot-size ordinances
- All new construction and expansions should provide for minimum reduction of natural vegetation in accordance with the *Surfside Beach Tree Protection Code*

Two-Family (Medium Density) Residential

- Storm water plans should remain a requirement for all new development
- Short-term rentals should remain disallowed

- Short-term rentals should be better defined as less than 180 days
- All new construction should continue to be regulated by existing green space, landscaping, parking, tree, set-back, and lot-size ordinances
- All new construction and expansions should provide for minimum reduction of natural vegetation in accordance with the *Surfside Beach Tree Protection*

Multi-Family (High Density) Residential

- Storm water plans should remain a requirement for all new development
- All new construction should continue to be regulated by existing green space, landscaping, parking, tree, set-back, and lot-size ordinances
- Green space and passive recreation requirements should be strengthened
- Storm water designs must address all adjoining areas that may be impacted
- Multi-family developments should include on-site recreation facilities
- All new construction and expansions should provide for minimum reduction of natural vegetation in accordance with the *Surfside Beach Tree Protection*
- Projected growth patterns show that there is demand for medium and high-density housing with a variety of rental and ownership options

Mobile Home Residential:

- Ordinances governing mobile home parks should be reviewed and strengthened regarding appearance and upkeep issues.

Commercial Land (Mixed-Use) Areas

Commercial activities along Highway 17 at one time were limited to uses that required one stop shopping and no pedestrian-oriented uses. Highway-oriented commercial uses were required to be set back from the highway. The development of US 17 By-pass has changed the dynamics of US 17 Business to become different type of commercial corridor. A detailed redevelopment study should be completed for this corridor. The plan should look at a variety uses including mixed commercial and residential development. It should also look at allowing a reduced front setback on properties that abut Highway 17 and its frontage roads when parking is provided along the back side of the building. To the north, Myrtle Beach is proposing a pedestrian oriented “boulevard” concept. This type of development lends itself to a mix of commercial and residential uses. Future development should provide interconnections between developments and driveways should be consolidated whenever possible.

- Study and promote a vibrant urban village concept along major thoroughfares using mixed-use zoning
- Create or modify zoning code to strengthen mixed-use development in C-1, C-2, C-3, and planned development districts
- Examine zoning changes for C-1, C-2, and C-3 by building type and uses

- Explore new zoning districts to focus on mixed uses west of Poplar Drive and down Surfside Drive
- Review setback requirements in connection with roadway design
- Business uses related to pedestrian traffic should be grouped together to maximize pedestrian movement and minimize vehicular circulation, thereby creating pedestrian nodes
- Adequate traffic circulation and parking should be provided within the business development and access management standards should be adopted
- Business developments should be approved only after sufficient development aspects of the proposed site are analyzed and it is assured that street grades, drainage, intersections, access points and rights-of-way are adequate
- Seasonal or amusement type uses need to provide adequate parking to meet the influx of people utilizing these facilities
- Seasonal or amusement type uses, especially those that tend to be noisy or use bright outdoor lights, must be properly buffered from residential areas
- Transition areas between commercial and residential areas shall be established to include multi-family or mixed-use areas between US Highway 17-fronting parcels and Poplar Drive
- An alternate use of residential property along Surfside Drive will be explored for mixed-use development
- All commercial uses that abut residential areas should be buffered
- The west side of Poplar Drive, should be considered for a new transitional zone, such as office commercial
- Commercial uses that are not dependent on highway frontage and do not create noise, traffic, or stay open at night should be encouraged in these areas
- Pursue mixed-use development where possible. (1-2 years)
- Highway oriented business should be concentrated in groups along US Highway 17
- Congestion should be minimized and safety assured by planning for controlled ingress and egress

Public and Semi-Public Land Use

- Create a Parks and Recreation Master Plan (2-5 years)
- Encourage expansion and additional use of the Horry County branch library
- Provide adequate open spaces throughout the Town, which would (On-going)
- Preserve and enhance the Town's natural areas and manmade features
- Retain the aesthetic quality that only open/green space can provide
- Discourage urban development in areas more suitable for open/green space
- Public and semi-public buildings should be conveniently located and be readily accessible to the people they serve

- Public and semi-public buildings should be conveniently located and be readily accessible to the people they serve
- Grouping public uses should be encouraged to complement design & function
- Beautify the beach and provide for continuous maintenance and protection through enforcement of the beach-related codes
- Provide a well-rounded recreation program for the entire community by identifying future needs through a Parks and Recreation master plan
- Promote beach widening and dune restoration in partnership with other governmental agencies
- Provide adequate parking and public access to the beach and all new recreational facilities
- Approximately 15 acres are projected for churches and expanded municipal services to serve new residents

Industrial Land

- Limited industrial uses are allowed as conditional uses in the Highway Commercial Zoning District
- New industrial uses can be expected to locate on Sandy Lane

Utilities Development

Utility infrastructure capabilities to meet existing development should be reviewed.

- All new developments, whether they are residential, commercial or recreational in character, should have all proper utilities installed by the developer, whether public or private, to include storm water impact reductions
- The extension of proper utility capacity should precede development or be installed at the time development occurs
- Revise the Land Development ordinance to require the use of underground utilities in new developments
- Prepare a plan that includes costs and a time schedule to bury existing electrical, cable, and telephone lines
- Strengthen zoning ordinance requirements for screening construction equipment, materials, or hardware are stored out-of-doors, the site should be screened and landscaped to beautify the storage area
- Telephone and electrical lines currently above ground should be replaced through a program to replace wires and poles with under ground wiring
- All future utility facilities should be located in non-residential areas and designed to complement the area in which they must be located

Lakes & Beaches

- Adequate maintenance and protection of Town beaches and lakes must be provided
- Sand dunes and their natural vegetation should be protected in accordance with the *Surfside Beach Dunes Protection Code*
- The Beach from low water to the dunes should be protected and maintained for public recreational use
- Lakes should be protected and maintained on a regular basis; water quality improved; and flood protection/drainage capabilities monitored and improved

Subdivision Regulations: Town Code contains regulations that are used to insure that new construction and existing structures meet minimum standards. The majority of land in the Town's limits is already subdivided, and only re-subdivision of existing areas could occur. Subdivision regulations applied in advance of development provide a community with its only opportunity to insure that its new neighborhoods are properly designed. *Surfside Beach Land Use Regulations* should be modified to meet the needs of new development and enforced strictly to provide a foundation for good development in the future. Zoning is the principal tool for implementing the land use element. Zoning ordinances should support land use goals and policies established in this Plan.

Flood Damage Prevention Ordinance: The Town adopted its flood prevention ordinance in 1998, which contains varied regulations setting construction standards and location requirements for new and substantially improved development in conjunction with the Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA.)

**Town of Surfside Beach
Community Goals & Objectives**

Goal #1: Manage residential growth consistent with infrastructure limitations and density concerns to improve overall quality of life.

Review and modify existing zoning ordinances pursuant to the R-2 Moratorium to improve the Town's ability to manage growth and development consistent with the original intent of the R-2 District.

Review all other existing building-related ordinances to ensure they protect the Town's vision of managed growth and controlled density.

Enforce storm water regulations that improve water quality and prevent or reduce the impact of water quantity/flooding.

Review all zoning-change requests for compatibility with the Town's Comprehensive Plan and the Town's vision of managed growth and controlled density.

Amend Town ordinances to better define open space and green space

Review land subdivision requests to ensure compliance and consistency with the Town's zoning ordinances, the Comprehensive Plan, and the Town's vision of managed growth and controlled density.

Increase interaction between the Town's Planning, Building & Zoning Department with the Planning & Zoning Commission.

To coordinate with GSWSA to assess health implications on existing asbestos water pipes and develop solutions.

Goal #2: To maintain and increase the use of the Town's beach, parks and lakes

The Town's beachfront dominates and drives the tourism-vacation industry and must be preserved, protected, and better maintained.

Town lakes and parks represent both a strong visual statement about the community and natural resources whose care and uses should be expanded through a Parks & Lakes Master Plan.

Encourage the formation of the *League of Cities Beach Restoration Confederation* to identify the Grand Strand's total beach restoration funding needs; and to lobby and re-enforce State and Federal government officials regarding the vital role beach-driven plays to the State's overall

economy.

Encourage planting of vegetation in and around storm water ponds to improve aesthetics and facilitate pollutant removal from storm water.

Encourage natural buffers around storm water ponds.

Goal #3: To expand and “annualize” economic vibrancy.

Economic planning must be based on the realization of a year-round community as opposed to the historically seasonal nature of the Grand Strand.

Identify and attract commercial ventures that offer year-round economic stability.

Consider prioritizing off-season tourism marketing/advertising.

Partner with the Surfside Beach Business Association to attract small-medium businesses and improve the economic environment for them.

Develop a commercial overlay district along Highway 17 Business that will foster a high quality of commercial development

Identify commercial annexation opportunities that would improve the Town’s overall economic outlook and tax base.

Assess feasibility of attracting entertainment industry and high quality restaurants along Business Highway 17.

Partner with existing land and business owners to identify means by which existing business operations may be expanded.

Consider formation of an Economic Development Advisory Board

Expand the Town’s web-based advertising/marketing unilaterally and in conjunction with the MB Chamber of Commerce for both tourism and to attract commercial development.

Increase Staff involvement in development of a Tourism Master Plan and in expanded and proactive efforts to advertise and attract tourism.

Conduct a business analysis to locate other non-tourism commercial endeavors willing to locate in Surfside Beach.

Pursue flexible mixed – use zoning on Surfside Drive and Business Highway 17.

Examine zoning changes for C-1, C-2 and C-3 on building type rather than uses

Review advantages/disadvantages of having the frontage road on Business Highway 17.

Develop a plan for the beautification and aesthetic improvements of business areas along all commercial roadways.

Goal #4: To attract commercial development that supports the “family values”

The Town’s residential development philosophy has embraced a “family values community, even in the high-density R-3 which is geared to family groups.

The Town’s commercial development philosophy should be clearly defined around seeking and retaining businesses that support the Family Beach personality of Surfside Beach.

Bars and other “late night establishments” that attract a clientele that contradicts the Family Beach atmosphere should be regulated and discouraged.

Businesses that feature “head-shop” paraphernalia should be outlawed.

As Town zoning ordinances are reviewed, that review should be conducted to ensure ordinances discourage business enterprises that do not support the Family Beach theme.

Encourage urban village and mixed residential developments in the commercial districts.

Encourage and consider incentives for businesses that participate in the re-development and “face-lifting” of older facilities.

Continue a strong Building Code enforcement program to upgrade deteriorating buildings and to prevent deterioration

Appoint a Commercial Business District Development & Appearance Board

Develop a Commercial Development Master Plan

Standardize the architectural appearance of the Highway 17 Commercial Business District

Partner with local developers to standardize landscaping along Highway 17 Commercial Business District

Obtain a Department of Commerce “Façade Grant”

Obtain a SC DOT Highway Enhancement Grant

Attract additional major commercial live-entertainment theatre that will service the South Strand and Georgetown County where the population shift is now occurring.

Attract Family-Oriented theme restaurant

Develop multi-use shopping & dining district

Goal #5: To ensure the public safety.

One of Government's primary roles is to ensure a sense of tranquility and quality of life through the public safety function.

Expand public safety (fire, law enforcement, medical) cross training of all DPD officers.

Examine need to update Public Safety equipment and Fire Division building.

Encourage Horry County to commission an EMS service capability analysis and implement the study's recommendations.

Expand use of inter-municipality agreements and task forces to improve regional coordination and crime fighting effectiveness.

Ensure public safety vehicles are replaced at reasonable intervals to ensure their effectiveness.

Evaluate integration of regional, interagency radio and mobile data capabilities.

Revise Emergency Operations Plan consistent with the National Incident Management System (NIMS).

Continue efforts to improve Fire Division effectiveness and reduce the ISO rating.

Goal #6: To diversify recreational activities and facilities.

People of all ages are enjoying more active and robust lifestyles through both indoor and outdoor recreational activities.

Re-think and re-engineer the Town's commitment to recreational activities and facilities that cross all age lines.

Develop a Parks and Recreation Master Plan

Evaluate with Horry County the regional consolidation of existing athletics programs and the use

of Huckabee Park.

Evaluate needs for additional land/sites for future passive and active recreational opportunities based on the Parks and Recreation Master Plan.

Encourage the continued expansion of the Surfside Beach Branch Library location.

Partner with HGTC for Continuing Education Courses at the Library.

Attract annual major arts & crafts shows, sales, exhibitions i.e. Art In The Park Program

Evaluate feasibility of a year-round, indoor health and fitness center.

Goal #7: To study and improve non-vehicular transportation nodes.

Traffic density is a growing concern, especially during the peak tourist season, which continues to expand.

Non-vehicular transportation routes must be identified and implemented.

Pedestrian, bicycle, and golf-cart transportation should be encouraged and paths created

Construct the Town segment of the East Coast Greenway bike path.

Implement recommendations of the South Strand Corridor Study regarding sidewalks, intersection enhancements, frontage road elimination, and Business 17 beautification.

Goal #8: To Establish a planning and review methodology that monitors and identifies community needs.

Implement creative methods of obtaining public opinion regarding specific issues of importance to the community.

Appoint a Citizen-Staff Working Committees to address issues of vital concern to the Town.

Implement an interactive message board on the Town's website for citizens to forward community suggestions and concerns.

Periodically review the Comp Plan Goals & Objectives to determine where progress and implementation is/is not taking place.

Ensure Staff and formal committees such as P&Z and ZBA have a close working relationship with improved communication.

To coordinate with GSWSA to assess health implements on existing Asbestos water pipes and develop solutions.

RESOURCES

Comprehensive Planning Guide for Local Governments, Municipal Association of South Carolina and the South Carolina Association of Counties, 1994.

East Coast Greenway Master Plan for Horry and Georgetown Counties, South Carolina, 2003. Waccamaw Regional Council of Governments

Grand Strand Area Transportation Study, 2030 Long Range Transportation Plan, 2004. Waccamaw Regional Council of Governments.

Flood Insurance Rate Maps (Panel 308), Horry County, South Carolina, Federal Emergency Management Agency, 1988.

Land Use Plan, Surfside Beach, South Carolina, 1985.

Population and Economy Study, Waccamaw Regional Planning and Development Council, 1997.

South Carolina Statistical Abstract, Office of Research and Statistical Services, South Carolina State Budget and Control Board, 2004.

South Strand US Highway 17 Business Corridor Study, 1999. Waccamaw Regional Council of Governments.

Town of Surfside Beach Comprehensive Parking Plan, 2003.

Town of Surfside Comprehensive Plan, 1999, Surfside Beach Town Council.

Town of Surfside Beach Zoning Ordinance, Surfside Beach Town Council.

Town of Surfside Beach Flood Damage Prevention Ordinance, Surfside Beach Town Council.

APPENDIX

PROCEDURE FOR CONSIDERATION AND ADOPTION OF AMENDMENTS TO THE TOWN OF SURFSIDE BEACH COMPREHENSIVE PLAN

The Planning Commission must review the Comprehensive Plan or particular elements of the plan as necessary. Changes in the growth or direction of development taking place in the Town dictate when a review is necessary.

SC Code §6-29-510(E) requires that the Planning Commission must re-evaluate the Comprehensive Plan elements at least every five (5) years. The Comprehensive Plan, including all elements, must be updated at least every ten (10) years. Every ten (10) years, the Planning Commission must prepare and recommend a new plan, and the governing body must adopt a new Comprehensive Plan.

When the Comprehensive Plan, any element, amendment, extension or addition is completed and ready for adoption, the following steps must be taken:

1. **RESOLUTION.** By majority vote of the entire membership, the Planning Commission must adopt a resolution recommending the Plan or element to the Town Council for adoption. The resolution must refer explicitly to maps and other descriptive material intended by the Commission to form the recommended Plan.
2. **MINUTES.** The resolution must be recorded in the official minutes of the Planning Commission.
3. **RECOMMENDATION.** The Commission must send a copy of the recommended Comprehensive Plan amendment to the Town Council for adoption.
4. **PUBLIC HEARING.** Before adopting any amendment to the Comprehensive Plan, the Town Council must hold a public hearing. The Town Council must give at least thirty (30) days notice of the hearing time and place in a general circulation newspaper. A copy of a sample notice is attached.
5. **ORDINANCE.** The Town Council must adopt any amendment to the Comprehensive Plan by ordinance.

NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN: The Town Council of Surfside Beach, S.C. will hold a public hearing at [time] on [date] at [place] on the element(s) of the comprehensive plan by the Planning Commission for adoption by Council pursuant to S.C. Code §6-29-530. Copies of the documents to be considered are available for public inspection at the Surfside Beach Town Hall.

LAND USE PROJECTION METHODOLOGIES

RESIDENTIAL LAND USE PROJECTIONS

Determine 2003 Permanent Housing Units:

2003 estimated population (4,643) \square persons per household from 2000 census (2.06) equals 2,254 permanent dwellings units.

Determine 2003 Single-Family/Multi-Family Permanent Housing Units:

2003 Single-family units (1,843) x 80% = 1,474 units
2003 Multi-family units (1,496) x 52% = 780 units
Total = 2,254 permanent units

Project Permanent Housing Needs By Year 2030: 2030 population estimate (7,336) - 2003 population estimate (4,643) equals 2,693 persons \square persons per household (2.06) equals 1,307 new permanent dwelling units needed.

Estimate Single-Family and Multi-Family Permanent Housing Needs By Year 2030:

2003 ratio of single-family to multi-family permanent units (1,474:780)
2030 estimated ratio of new single-family to new multi-family permanent units (855:452)

Project Seasonal Housing Needs By Year 2030:

2003 ratio of permanent to seasonal housing units (2,254:1,290)
2030 estimated ratio of new permanent to new seasonal units (1,307:748)

Determine Single-Family and Multi-Family Seasonal Housing Needs By Year 2030:

2003 ratio of single-family to multi-family seasonal units (369:921)
2030 estimated ratio of new single-family to new multi-family seasonal units (214:534)

Based on Existing Densities, Assume:

4.65 units per acre for low-density residential uses
15.00 units per acre for medium and high-density residential uses
 $855 + 214 = 1069 \square 4.65 = 230$ acres needed for low-density residential uses
 $452 + 534 = 986 \square 15.00 = 66$ acres needed for medium and high-density residential uses

PUBLIC/SEMI PUBLIC LAND USE PROJECTIONS

Determine Existing Land Use Acreage Per 1,000 People: 22.11 acres \square 4,643 = 4.8 acres/1,000 population

Determine additional acreage needed by 2030: $3.09 \times 4.8 = 14.83$ acres needed

COMMERCIAL LAND USE PROJECTIONS

Commercial Land Use Sizing Standards* suggests the following gross land requirement for neighborhood and community commercial development – Generally, this is the type of commercial development located in Surfside Beach.

- 4 to 8 acres of neighborhood commercial serve 4,000 – 10,000 people
- 10 to 30 acres of community commercial serve 35,000 to 50,000 people

Regional commercial is a cluster of development that is usually located at the intersection of major highways, i.e. mall. Surfside Beach does not support this type of development at the time.

- 40 to 100 acres of regional commercial serve over 150,000 people

While the estimated population in 2030 is expected to be 7,336 residents, it is assumed that tourist and surrounding areas will also shop in Surfside Beach. There is currently 192.25 acres of commercial land. If this land were in the community commercial category, it would serve 320,000 people.

**Hok-Lin Leung (1989:107)*

INDUSTRIAL LAND USE PROJECTIONS

Industrial Land Use Sizing Standards* suggests the gross land required for light industry is based on 2 acres/1000 population.

This accounts for two (2) acres light industry and ten (10) acres of heavy industry. It is not anticipated that the Town will seek to accommodate heavy industrial uses, therefore the 2-acre/1000-population standard will apply.

$7.3 \times 2 = 14.6$ acres – 3.78 acres (existing) = 10.82 acres needed for industrial use.

**Koppel and DeChiara (1995:459)*