



# Appendix I

## Relocation Impact Study





# TECHNICAL MEMORANDUM: RELOCATION IMPACT STUDY

FROM PAUL CANTRELL BOULEVARD TO VIRGINIA AVENUE  
NORTH CHARLESTON AND CHARLESTON, SOUTH CAROLINA

Prepared for:



September 2020

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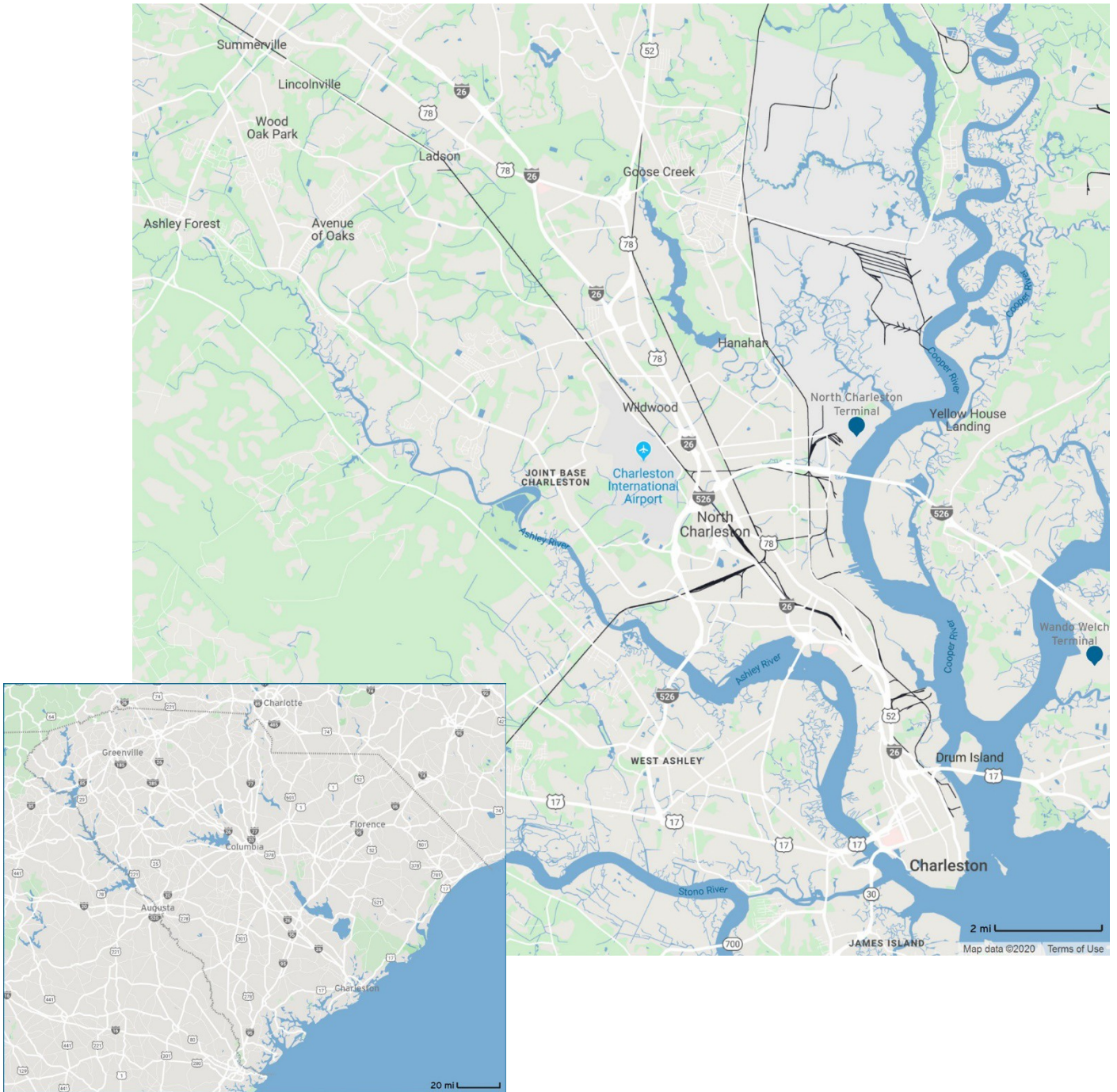


The South Carolina Department of Transportation (SCDOT), in cooperation with the Federal Highway Administration (FHWA), is preparing a Draft Environmental Impact Statement (DEIS) for the proposed I-526 Lowcountry Corridor WEST Project (I-526 LCC WEST) to address the existing and future transportation demands on the I-526 corridor from Paul Cantrell Boulevard to Virginia Avenue in North Charleston, South Carolina.

The I-526 and I-26 system-to-system interchange is a key interchange locally. It links downtown Charleston, Summerville, West Ashley, and Mount Pleasant. I-26 links the Charleston area with other major cities to the west like Columbia, Spartanburg, and Asheville, North Carolina, as well as with I-95, I-77, I-20, and I-85; refer to Figure 1.1.

I-526 provides the only freeway access to two important port terminals, the North Charleston terminal, and the Wando Welch terminal. Wando Welch is the busiest terminal in the region and has no access to rail. I-526 is an important route for daily commuting traffic and is part of the network for transporting freight and commercial goods to and from the Port of Charleston and throughout the region. I-526 also provides freeway crossings over three major rivers. To the east of I-26, the route crosses the Cooper and Wando Rivers providing an important connection, not to mention hurricane evacuation route, for the growing Daniel Island and Mount Pleasant areas. To the west of I-26, the route crosses the Ashley River and provides a similar connection to the growing West Ashley area.

Figure 1.1. Regional Overview



The proposed project consists of 3.5 miles of work on I-26 and 9.2 miles of work on I-526 for a total of 12.7 miles. The boundaries of the study area, shown in Figure 1.2, generally follows the section of I-526 from Paul Cantrell Boulevard to Virginia Avenue including the I-26/I-526 interchange. The I-526 LCC WEST project also proposes upgrades/changes to five interchanges along I-526; the I-526 at Paul Cantrell Boulevard interchange; the I-26/I-526 system-to-system interchange; the I-526 at Rivers Avenue; the I-526 at N Rhett Avenue and the I-526 at Virginia Avenue interchange. These project limits were selected as the rational end points for the transportation improvements and the environmental review, also referred to as logical termini. The western terminus of Paul Cantrell and the eastern terminus of Virginia Avenue are major points of congestion based on traffic analyses for the project.

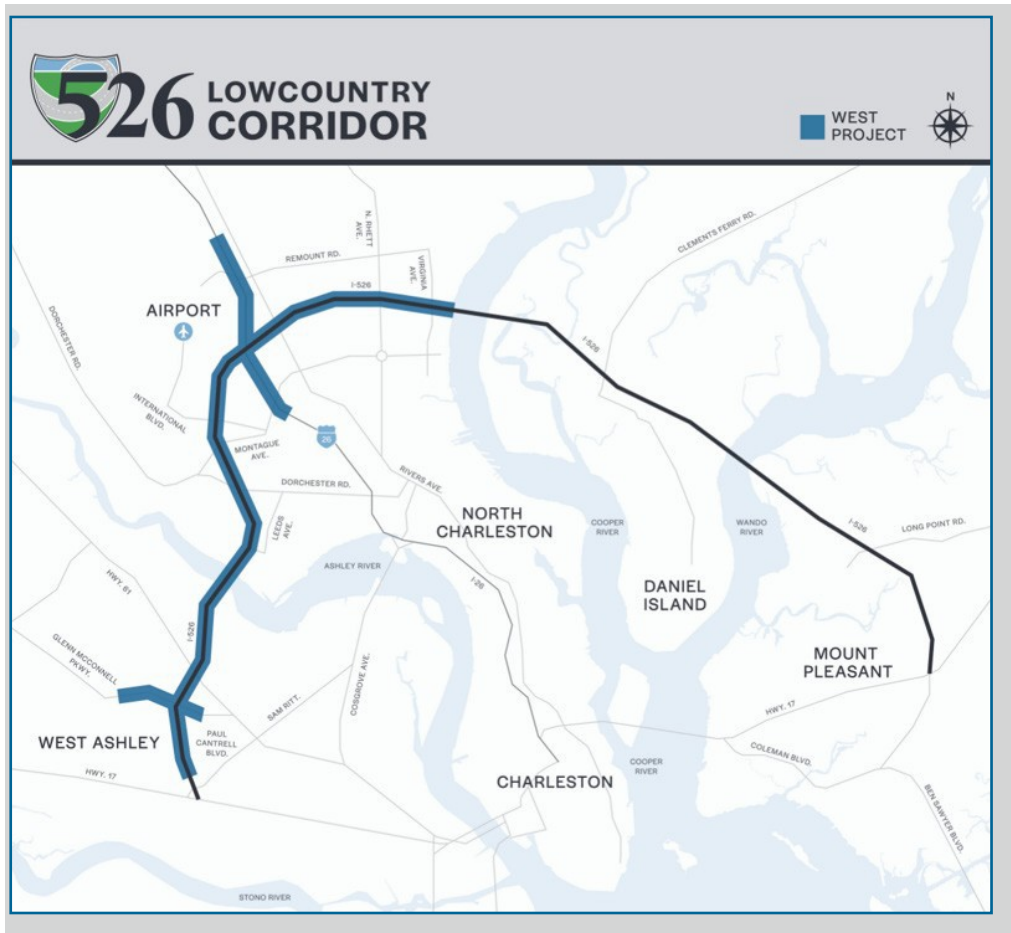


Figure 1.2: I-526 LCC WEST Project Study Area

The purpose of the project is to increase capacity at the I-26/I-526 interchange and along the I-526 mainline, thereby relieving traffic congestion and improving operations at the I-26/I-526 interchange and along the I-526 mainline from Paul Cantrell Boulevard to Virginia Avenue.

SCDOT currently ranks the segment of I-526 between I-26 and Virginia Avenue as the most congested segment of interstate highway in the State. The remainder of the I-526 Lowcountry Corridor WEST project, from I-26 to Paul Cantrell Boulevard, ranks among the top ten of the state's most congested corridors. Forecasts show that segments of that corridor will continue to be among the state's most congested in 2040. Due to Geometric Deficiencies, the interchange of I-526 and I-26 is the major source

of the congestion (refer to Section 2.1.5 for additional information). The provisions of the 2014 South Carolina Multimodal Transportation Plan, Interstate Plan are incorporated by reference.

## 1.1 PROJECT NEED

The I-526/I-26 interchange is listed as the #2 project in the 2035 CHATS LRTP Ranked List of Candidate Transportation Projects, is the #6 project on SCDOT's ACT 114 Interstate Capacity List, and is listed in SCDOT's State Transportation Improvement Plan 2017-2022. Congestion was detailed in SCDOT's Corridor Analysis for I-526 Between North Charleston and West Ashley and in the Interstate Plan portion of SCDOT's 2014 Multimodal Transportation Plan, which lists four segments within this project corridor among the top 20 most congested interstate segments.

**Act 114 requires the SCDOT to establish specific criteria to be used in prioritizing projects.**

Displacements by Preferred Alternative	Approximate Number of Displacements	Locations
Single Family Dwellings	30 - 40	North Charleston and West Ashley
Apartment Units	40 - 50	North Charleston and West Ashley
Mobile Homes	10 - 20	North Charleston
Businesses, Non-Profits and Farms	15 - 20	North Charleston
Billboards	10 - 20	North Charleston and West Ashley
Cell Tower	1	North Charleston
Community Centers	2	North Charleston
Institutions	2	North Charleston



In accordance with FHWA Technical Advisory T6640.84A, the South Carolina Department of Transportation (SCDOT) has requested a review of the potential relocation impacts associated with Interstate 526 (I-526) West Low Country Corridor from Paul Cantrell Boulevard to Virginia Avenue, North Charleston and Charleston, SC. The purpose of a Relocation Impact Study is to expound upon the anticipated possible problems and proposed solutions associated with the displacement of individuals, families, businesses, farms, and nonprofit organizations. The report may also assist and lead to solutions to coordinate and develop plans for relocation assistance before initiating any right of way activities.

To address the impacted areas of the project, there are two types of data sources used to obtain and analyze potential impacts. Those sources are primary and secondary. The primary source is information received directly from the potential displacee through surveys, public informational meetings, or other direct sources. The secondary source is information received from community organizations, governmental agencies including the local housing authority, schools, churches, census tract data, real estate statistics, periodicals, geographic information systems (GIS), and the internet. Both the primary and secondary sources were used in this report. These sources include information published by governmental offices such as the US Department of Housing and Urban Development (HUD), the Federal Housing Administration (FHA), SC Housing, and Section 8 Housing. Other sources of data were collected by several field reviews and community office appointments by potential displacees living or having some connection to the displacement and replacement areas.

The SCDOT has put forth an effort to involve the public for suggestions, views, and advice on the Alternatives and the replacement of two community centers. Public Informational Meetings were held at various times; 2018; Dorothy Williams Informational Meeting, 2019; Biblical House of God, Ferndale Community, Life Changers Covenant Ministries, Danny Jones Community Center, Citadel Mall and The Charleston area Convention Center. All of which allowed members of the communities affected by the project to meet with SCDOT and other representatives involved with the planning. The community advisors have made suggestions on how to improve the communities involved, the community centers, replacement properties, and the roads in the surrounding areas as a result of the project. For a complete overview detailing the effort, please see an excerpt from The Environmental Justice Outreach Strategy of this report.

This is a relocation impact study, an assessment of the Preferred Alternative, however, some preliminary contact was made with potential displacees at the public hearings and the community outreach office. Census data, along with other recorded public records were used to compile statistical data. The

Consolidated Multiple Listing (CMLS) Real Estate Services were used to determine the availability of replacement property for residential, commercial, and industrial. All findings are included in the report.

The complexity of the project has required careful planning, community involvement, and support from several Federal and State Agencies. To address the number of potential displacees both residential and commercial, proposed solutions have been included in the closing remarks of the report along with comments and suggestions. To ensure project delivery, a right of way acquisition plan will be completed

before the start of the right of way acquisition process to address potential acquisition issues that may arise.

To determine the number of potential displacements within the Preferred Alternative, field inspections along with the review of aerial photos, and maps showing the proposed new right of way. Control of access lines are not available or considered in this study. The areas of focus are from Paul Cantrell Boulevard to Virginia Avenue, North Charleston, and Charleston. The summation of the displacements from the study area is included in the report.

When road plans are developed to the point of the right of way acquisition, the acquisition process will be conducted in accordance with State Law 28-11-10 and the Uniform Relocation Assistance and Real Property Acquisition Act Policies of 1970 as amended. The Act provides for payments of just compensation for property acquired for a federal aid project. In addition to just compensation for the acquired property, equitable compensation normally associated with relocations are included as a part of the relocation assistance program. Title VI of the Civil Rights Act of 1964 will be followed and will be provided without discrimination.

## 2.1 AFFECTED NEIGHBORHOODS

Primarily four residential communities in the North Charleston area and one community within the West Ashley area will be affected by the Preferred Alternative.

The areas of focus in North Charleston are Russelldale, Highland Terrace, Liberty Park, and the Ferndale Communities. According to the Census Reporter, the Per Capita Income for North Charleston is \$24,752.00, with a median household income of \$46,823.00. The North Charleston area employs primarily workers in; construction, manufacturing, retail, and health care with social assistance regions. Most of the industries are supported by the Port of Charleston, the Charleston International Airport, and the multiple railroad lines, Palmetto Railways, Norfolk Southern, and CSX Transportation which transports goods into and out of the North Charleston area. The communities located within the North Charleston area affected by the project will require relocation assistance. All of the communities are established with some being older than others. In the older communities, the residents are seniors and have lived in their perspective communities for years. They are familiar with the medical facilities, transit systems, and available shopping areas. The closeness to their current place of worship is convenient and noted. Per public meetings, comments, and one on one conversations at the community outreach office many community members have expressed three main concerns;

- “Why do all of the road projects find a way through the communities of color?”
- “What happens if my property is affected by the project?”
- “Will I be paid a fair price for my property?”

They have also expressed that they “just want to be treated as fair as others located outside of their perspective neighborhoods”. Each community has a mixture of owner-occupants and tenants. The homeowners are counted as one household. The apartments are counted as units. Counting units may reflect a more accurate number. Approximately 20% of the residents located in the Russelldale and Highland Terrace Communities may receive assistance from the Section 8 Housing Program. An exact number cannot be determined until preliminary contacts are conducted during the right of way acquisition process.

West Ashley or more formally, West of the Ashley will also be affected. West Ashley is a suburb of Charleston and North Charleston and is characterized by a mixture of residential and commercial properties. According to the Census Reporter, the Per Capita Income for West Ashley is \$37,850.00, with a Median Household Income of \$62,973.00. These are established communities with some new construction taking place. West Ashley has a lesser number of displacements than North Charleston. Per public meetings, comments, and one-on-one conversations at the Community Office the residents of West Ashley did not express immediate concern. All information in this area is has been established from maps, census data, and other recorded public records.

## 2.2 PUBLIC FACILITIES IN NORTH CHARLESTON

Residents in the North Charleston area have access to public transportation which includes the Charleston Area Regional Transportation Authority (CARTA) and Tri-County Link Bus Services. CARTA serves the Tri-County area; Berkeley, Charleston, and the Dorchester area. The Tel-A-Ride Service provides service to residents in the area with disabilities. The Tri-County Link provides similar services to rural parts of North Charleston with 49 buses that follow compliance with the Americans with Disabilities Act (ADA) and serve areas as far north as Summerville, SC.

Private practices provide health care to most of North Charleston and is composed of Trident Medical Centers and MUSC Health. Emergency services are provided by the North Charleston Fire Department, Charleston County Sheriff, and the Charleston Volunteer Rescue Squad.

Public Schools in the District Four area is composed of 17 elementary schools, five middle schools, one high school, and two charter schools in the southern portion of North Charleston. The area also has eight Universities and Colleges.

North Charleston has two Public Libraries: The Otranto Regional Library and the Cooper River Memorial Library.

## 2.3 PUBLIC FACILITIES IN WEST ASHLEY

Residents in the West Ashley area have access to Charleston Area Regional Transportation Authority (CARTA) and Tri-County Link bus services. Tri-County provides service between large communities and provides free transportation to the downtown area.

Healthcare services in West Ashley are provided by; the Medical University of South Carolina (MUSC), Con Secours St. Frances Hospital, Roper St. Francis Health Care, and Health First. The Charleston County Emergency Medical Service Department provides emergency medical services. The closest law enforcement is located in the City of Charleston.

West Ashley is a part of Charleston County School District 10. The district is composed of two private schools, seven elementary schools, two middle schools, one high school, and two charter schools.

Libraries in the area are West Ashley Library and the St. Andrews Regional Library.

## 2.4 RESIDENTIAL DISPLACEMENT OWNERS AND TENANTS

There are approximately 30 to 40 single-family occupied parcels, 10-20 mobile home parcels, and approximately 40 to 50 apartment units that are tenant occupied and will be affected by the Preferred Alternative. The Russelldale Neighborhood is composed of single-family and mobile homes, duplexes,

and small apartment buildings. Using census data, 86% are minority, 82% are tenant occupied and 6% of the community is 65 years of age or older. The Highland Terrace Neighborhood is composed of single-family homes and apartment buildings. Using census data, 83% are minority, 70% are tenant occupied and 4% are 65 years of age or older. The Liberty Park Neighborhood is composed of single-family homes, duplexes, mobile homes, and apartment buildings. Using census data, it is 78% minority, 62% tenant occupied, and 11% is 65 years of age or older. The Ferndale Neighborhood is composed of mobile homes, single-family homes, apartments, and duplexes. Using census data, 84% are minority, 82% are tenant occupied, and 4% are 65 years of age or older. As with any project, there is a possibility that some of the residents may be handicapped or disabled and will receive additional assistance while being relocated. Based on the community informational meetings and one-on-one personal communication with the residents of these communities at the I-526 Community Office, the impacted homes are primarily single-family, brick, or framed with two to three bedrooms and one to two bathrooms. Some families may be larger than average. Public Records indicate the homes are between 800-2000 square feet sitting typically on at least 0.25 acres. This will be determined during the right of way acquisition process.

Some of the current residents, or their family members, were relocated when the existing interstate highways were constructed. As a result of previous interstate projects, they are reluctant to welcome another interstate expansion project. However, they were willing to assist. They answered questions about their communities, voiced opinions about the different alternatives, and made comments to express their overall feelings about the project in general. Based on the recommendations from the 2018 Preliminary Relocation Impact Study, to avoid confusion about the project, and to assist with the understanding of the acquisition and relocation process, a Community Office was established at a central location to all of the affected communities. Two Right of Way Specialists along with other Community Outreach Specialists will be in the Community Office to answer questions about the project, time-frame, and entitlements. Because some of the elderly potential displacees may not have access to the internet, other means of communication, such as mailers and door hangers, were utilized to distribute project information. As suggested in the 2018 Preliminary Relocation Impact Study, SCDOT has communicated with the residents of the community by hosting several public meetings to solicit input for the Preferred Alternative. In addition, a Community Advisory Council (CAC) has been established with members of the community and local advisors. Please see an excerpt from The Public Involvement section in the addendum outlining the efforts by SCDOT to involve and assist the community.

Using census data, the West Ashley area affected by the Preferred Alternative is composed of 66% minority, are 76% tenant occupied, and 16% are 65 years of age or older. Based on the Preferred Alternative, approximately six tenant-occupied units will be affected. There is a mixture of apartments, townhomes, and single-family homes in the area. They are both owner and tenant occupied. The affected areas are located close to the Citadel Mall, restaurants, and other shops. Market research indicates there are several apartment complexes and new construction that may accommodate those being displaced requiring relocation assistance.

## 2.5 SECTION 8 HOUSING

Section 8 Housing is a Federal program that is provided by the U.S. Department of Housing and Urban Development (HUD). The purpose of the program is to provide affordable housing to individuals or families that are having a difficult time finding a home because of their financial situation. Applicants on

the program are provided a portion of their monthly rental payment. As a part of the study, interviews were conducted with three housing authorities located in Charleston. The three housing authorities interviewed indicated that they all have Section 8 housing voucher programs and a number of tenants with vouchers in the units being displaced by the Recommended Preferred alternative for this project. During those interviews, it was determined that the recipients are allowed to choose apartments, townhouses, or homes within the program. If the recipient has located or found a home that is not currently on the list provided or in the system, there is a possibility that the home can be approved provided all requirements are met. As a part of the requirements, the landlord must be willing to accept government subsidies, and an inspection must be completed to ensure that the unit is in good condition and meets requirements for decent, safe, and sanitary housing set by the Section 8 program. During the interviews, there were very few available units within the areas of focus.

There are a limited number of applications accepted during the application process. Numerous applications are submitted resulting in the opening window to apply to be only hours. According to the housing authority's representatives, the waiting time is two to four years for acceptance into the program. Eligibility is established through a series of questions, answers, and information provided during the official housing application process. Many of the questions are about the applicant's income, family composition, background, and financial ability. Documented proof is also confirmed and reviewed before being considered. There is currently a waiting list for Section 8 housing in all areas of Charleston. This requires potential recipients to be placed on a waiting list or a lottery-type selection which is used to move the person forward. When a person is approved for the program, they may research the area for available housing, contact a list of landlords in search of housing, or provide an address with the agreement and approval from a landlord that the dwelling can be placed on the Section 8 program.

Finding comparable housing within the area may be difficult and may require other measures to assist in finding a replacement location and remain in the program. If a person is currently within the Section 8 system and cannot find suitable housing within the area, they may request to be ported to another area within the same program. SCDOT will work closely with the local Housing Authorities to ensure that each tenant that is currently receiving Section 8 Assistance will continue to receive the same assistance even if it requires them to relocate to another area outside of their current community.

#### 2.5.1 Suggested Mitigation for Section 8 Recipients

- Ask the State Housing Authority to move the displaced person(s) to the top of the list for available replacement housing.
- Research other areas, by choice the recipient may ask, be ported to available housing outside of their prospective area.
- As part of the Uniform Act, each tenant on the project will be explained the down payment option as a means to go from tenant to owner. A workshop or class will be held at the community office to assist with the understanding of entitlement, the process, and the requirements.
- The SCDOT will continue to investigate new construction as affordable housing for those receiving Section 8 assistance. Not all tenants in the area are on the Section 8 program.

## 2.6 MOBILE HOMES

There are five main categories or groups of mobile homes:

- Owner occupant of the mobile home and land.

- Owner occupant of the mobile home; leases the land.
- Owner of the mobile home; leases the lot; rents the mobile home to a tenant.
- Owner of the mobile home and lot; leases to a tenant
- Owner of the mobile home may lease or own lot occupies periodically (Not primary residence)

There are three areas containing mobile homes within the Preferred Alternative with approximately 10 to 20 mobile home displacements. Ferndale Mobile Home Park has the most concentration of mobile home impacts. The neighborhood is a mixture of mobile and single-family homes and a few commercial businesses. There are public facilities including the Ferndale Community Center and transit routes along the areas located on Rivers Avenue. There are restaurants and convenience stores within a short walking distance from the mobile home park. The community appears to be an older established minority community.

Ferndale Mobile Home Park has older single wide mobile homes that are approximately 12' x 60' in size. The mobile homes are tenant occupied with a rental package including the mobile home and the land. They all appear to be underpinned, have a concrete pad, and a parking area. The monthly rental amount has not been established however, similar rental units in nearby areas are approximately \$599.00 for a (1) bedroom, \$699.00 for (2) bedrooms, and \$825.00 for (3) bedrooms.

Several other mobile homes are mixed with single-family homes and duplexes in the Liberty Park and Russelldale neighborhoods. They too are located within established communities with familiar neighbors and support systems. Public facilities are also available within the areas of displacement. It appears that the area is diverse with older occupants. At some point, during the relocation process, handicap consideration will be addressed. If this is the case, in any area with individuals that may require handicapped assistance, to avoid violation of the **Americans with Disabilities Act of 1990 (ADA)** special attention will be provided.

Based on research for comparable replacement housing, there are several mobile home parks in the surrounding areas however, most of the parks have little or no available vacant spaces. If the mobile homes are owner-occupied, the age and condition of the mobile home will be considered. There is a strong possibility that mobile homes are no longer mobile and will require special consideration. If they are mobile, they will be considered personal property and if possible, relocated to another location. If they are tenant occupied, the displacees may be relocated to conventional homes or apartments as comparable replacements. Currently, there is not a sufficient or adequate supply of decent, safe, and sanitary housing available and on the market to support the number of mobile home displacements within the proposed areas. The tenants of the mobile homes will have the option to move to an apartment, single-family residential homes, or choose to purchase and to become an owner using the down payment option. The rental supplement payments may result in housing of last resort. Concurrent displacements from other projects in the Charleston area may play a major role in the availability of replacement property in the surrounding area.

## 2.7 HOUSING OF LAST RESORT

Affordable housing is still a concern and remains a top priority for SCDOT. As a way to assist with affordable housing and the shortage for both owners and tenants, Housing of Last Resort will be used following the guidelines in the Uniform Act and the SCDOT Relocation Manual. Housing of Last Resort is used when a project or program cannot move forward promptly because there are no comparable replacement dwellings available within the monetary limits for owners or tenants. The purpose is to

allow broad latitudes in methods so that decent, safe, and sanitary replacement housing can be established.

There are approximately 30 to 40 single-family dwellings, 10 to 20 mobile homes, and 40 to 50 apartment units that are located within the Preferred Alternative. This number has decreased since the 2018 Preliminary Relocation Impact Study. If the right of way acquisition is phased the current real estate market may be able to absorb the single-family dwelling displacements. However, SCDOT must continue to investigate the creation of additional affordable housing for the affected communities until it is determined how the project right of way acquisition will be phased and to offset changes in the real estate market that will negatively affect the existence of single-family dwellings. Some of the potential displacees have expressed an interest in moving to other areas of the state and some have mentioned that they prefer to move out of state.

### 3.1 FHWA PEER EXCHANGE

The methods listed below were discussed during the peer exchange hosted on May 13<sup>th</sup> and 14<sup>th</sup>, 2020, by FHWA. Along with SCDOT, the presenters were MnDOT, CDOT, TxDOT, and ODOT. Approximately 60 people from the various DOT's engaged in this virtual exchange with the constant ability to ask questions and make comments during the presentations. Each DOT identified a project of a similar magnitude as I-526 and shared knowledge and experience gained while working the project. The DOT's identified their areas and listed enforceable, sustainable, and tested solutions that may be beneficial with a variety of EJ mitigation issues SCDOT may encounter during this project. Below are a few of the key takeaways and mitigation ideas discussed:

- Mitigation plans, ideas, and strategies
- Housing enhancements, weatherization
- Innovative public strategies and techniques
- Ideas to build trust with the community
- Ideas to turn renters into homeowners
- Relocation home buying workshop
- Trusted liaison as the face of the project

### 3.2 TENANT TO OWNER

As a part of the Uniform Relocation Assistance and Real Property Policies Act of 1970 as amended. Each tenant that is relocated as a result of this project may be entitled to a rental supplement payment. This supplement may be used as a down payment and closing cost to purchase. The entitlement is encouraged and has been widely used by those wishing to become owners. As mentioned in the conclusion of this report, it is recommended that classes are held to inform and educate potential displaced tenants.

### 3.3 OTHER PROGRAMS

The South Carolina State Housing Finance and Development Authority provides affordable housing options for the citizens of South Carolina. Their vision is that all South Carolinians will have the opportunity to live in safe, decent, and affordable housing. They also help invigorate the economy by supporting jobs in construction, real estate, and financial industries. They control several Federal and State programs directed at low- and low to moderate-income families. South Carolina (SC) Housing is self-sustaining and does not receive state appropriations.

### 3.4 HOUSING CHOICE VOUCHER PROGRAM (HCVP)

The Housing Choice Voucher Program (HCVP) will assist low to very low-income families with affordable housing in the private market. Participants select housing from the private sector. The amount of voucher assistance is determined by several factors including total annual gross income and family size. Depending on the annual U.S. Department of Housing and Urban Development (HUD) funding. SC Housing provides up to 2000 vouchers in seven counties: Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington.



### Single-Family Dwellings for Sale in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$50,000-\$100,000	5	3Br-2B	1025-1100 SF
\$100,001-\$125,000	8	3Br-2B	928-1400 SF
\$125,001-\$175,000	31	3Br-2B	944-1800 SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Homes.<sup>1</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*NOTE Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

### Single-Family Dwellings for Sale in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$50,000-\$100,000	5	3Br-2B	1025-1100 SF
\$100,001-\$125,000	8	3Br-2B	928-1300 SF
\$125,001-\$175,000	28	3Br-2B	1000-2400 SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Trulia.<sup>2</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

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<sup>1</sup> Homes.com

<sup>2</sup> Trulia.com

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#### Single-Family Dwellings for Sale in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$50,000-\$100,000	20	3Br-2B	924-1200 SF
\$100,001-\$125,000	8	3Br-2B	1000-1400 SF
\$125,001-\$175,000	56	3Br-2B	1000-1800 SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Zillow.<sup>3</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

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#### Apartments for Rent in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$650-\$1000	110	2Br-1B	807 Average SF
\$800-\$1200	100	3Br-1B	833 Average SF
\$995-\$1400	120	3Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Apartment Finder.<sup>4</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

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<sup>3</sup> Zillow.com

<sup>4</sup> Apartmentfinder.com

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

#### Apartments for Rent in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$850-\$1000	9	2Br-1B	807 Average SF
\$1,000-\$1200	6	3Br-1B	833 Average SF
\$950-\$1400	1	3Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Zillow Rentals.<sup>5</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

<sup>5</sup> Zillow.com

### Apartments for Rent in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$850-\$1000	30	2Br-1B	807 Average SF
\$1,000-\$1200	60	3Br-1B	833 Average SF
\$995-\$1400	50	3 Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Apartment Rentals.<sup>6</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

### Apartments for Rent in West Ashley

Price Range	Available Units	Bedroom/Bath	Square Footage
\$724-\$1041	210	2Br-1B	807 Average SF
\$803-\$1100	23	3Br-1B	833 Average SF
\$1165-\$1455	37	3 Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Apartment Finder.<sup>7</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

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<sup>6</sup> Apartments.com

<sup>7</sup> Apartmentfinder.com

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

#### Apartments for Rent in West Ashley

Price Range	Available Units	Bedroom/Bath	Square Footage
\$724-\$1041	17	2Br-1B	807 Average SF
\$803-\$1100	3	3Br-1B	833 Average SF
\$1165-\$1455	7	3 Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Realtor Rentals.<sup>8</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

#### Apartments for Rent in West Ashley

Price Range	Available Units	Bedroom/Bath	Square Footage
\$724-\$1041	38	2Br-1B	807 Average SF
\$803-\$1100	25	3Br-1B	833 Average SF
\$1165-\$1455	45	3 Br-2B	1222 Average SF

\*Available and on the market at the time of the study.

<sup>8</sup> Realtor.com

There are several ways to research for comparable replacement locations. The above information was provided by using Apartment Guide.<sup>9</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

#### Mobile Homes for Sale in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$27,000-\$58,999	3	2Br-1-2B	Single or Double Wide
\$34,499-\$72,999	7	3Br-1-2B	Single or Double Wide

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Mobile Home Village.<sup>10</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

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<sup>9</sup> Apartmentguide.com

<sup>10</sup> Mhivillage.com

### Mobile Homes for Rent in North Charleston

Price Range	Available Units	Bedroom/Bath	Square Footage
\$450-\$650	6	2Br-1B	Single 12'x60'
\$500-\$650	10	3Br-1-2B	Single or Double

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Oodle Market Place.<sup>11</sup> The Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

When searching for comparable replacement properties, Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) will be followed. These acts make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, national origin.

Whenever possible, a minority person shall be given a reasonable opportunity to relocate to a DSS replacement dwelling which is not located in an area of minority concentration that is within their financial means. This policy does not require an agency to provide a displaced person with a larger payment than is necessary to enable the person to relocate to a comparable replacement dwelling.

\*Down Payment Option may be considered (Tenant to Owner)

\*\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

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<sup>11</sup> Oodlemobilehomes.com

### 3.5 DISPLACEMENT OF BUSINESSES, NONPROFITS, AND FARMS

On large complex projects, it may not be feasible to estimate the number of employees employed by possible displaced businesses. There are varying types of businesses located in the preferred alternative project limits that are considered office, commercial, and industrial. The potentially impacted businesses vary in size from small (less than 50 employees) to medium (51 employees to 100 employees). As with any displacement, if the new right of way can be reduced, then the number of businesses will also be reduced. The real estate appraisal report will determine if a business will be required to relocate based on a change in Highest and Best Use to the property. The real estate appraisal report may consider such items as, but not limited to, the new right of way limits based approved project plans for the project, actual control of access limits based on approved plans for project, site engineering study, impacts to parking, and zoning requirements.

Based on the Preferred Alternative maps, it is estimated that approximately 15-20 businesses will be relocated in the study area. Businesses within the proposed areas are located in areas that may have some available property which may be used as replacement sites however, zoning restrictions for the replacement property will determine if the property is suitable for the displaced business. Several of the potential businesses are located on property that may have a buildable remainder, depending on the type and requirements for the business. Vacant property listed for sale is within the project area and may accommodate some of the displaced businesses. The businesses all seem to be viable and thriving and will more than likely relocate and continue to operate. Some of the vacant buildings in the study area may be considered as a protective rental where applicable and necessary.

There are many different types of businesses within the study areas that would require special attention and planning to ensure the relocation of the business is given appropriate time to relocate. With the complexity of some of the businesses, there will be a need for outside assistance to facilitate the relocation, to assist with the move, and to reinstall specialized equipment to accommodate each business. It may also be conceivable that special arrangements are made that would allow the business to continue to operate while the move is taking place. This will assist with preventing any type of hardship to the business and the employees. Again, current displacements from other projects in the Charleston area may play a major role in finding a replacement property.

Although there are approximately 15-20 businesses that may be displaced as a result of the project, most of them are commercial, industrial/warehouse types of businesses. The North Charleston area employs primarily workers in; construction, manufacturing, retail, and health care. In the after, the surrounding communities of Russelldale, Highland Terrace, Liberty Park, and Ferndale will still have access to the same lifestyle necessities as before to include; medical, nearby grocery stores, shopping centers, restaurants, public transportation, outdoor activities, and community centers. Per a request from the Federal Highways Administration, listed below are the potential businesses that may be affected by the Preferred Alternative:

ID	Business	Approximate Number of Employees
1	Budget Inn	Undisclosed
2	Bank of America	ATM Only
3	Propac Exporter	11
4	Precision Cycle & Watercraft	1
5	Custom Wood Gifts	Undisclosed



ID	Business	Approximate Number of Employees
6	Warren Fastenings South Inc.	21
7	Charleston Dog House	Undisclosed
8	Borden Dairy Company	Undisclosed
9	Demolition Environmental Company	23
10	Staffmark	95
11	Cabinets to Go	81
12	Cross Dock Warehouse	Undisclosed
13	HD Supply White Cap	6
14	Mungo Homes	15
15	PYE Barker Fire & Safely	22
16	Carolina One Real Estate	12

### Industrial, Retail, and Office Properties for Sale or Lease

Type of Property	Sale	Lease	Square Footage
Industrial	10	30	1,000-130,000 SF
Retail	30	28	573-25,000 SF
Office	30	21	488-78,000 SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using the South Carolina Consolidated Multiple Listing Service (SCCMLS).<sup>12</sup>

\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

### Industrial, Retail, and Office Properties for Sale or Lease

Type of Property	Sale	Lease	Square Footage
Industrial	15	9	9,654-68,000 SF
Retail	12	120	9,000-150,000 SF
Office	4	4	4,000-40,000SF

\*Available and on the market at the time of the study.

There are several ways to research for comparable replacement locations. The above information was provided by using Loop Net.<sup>13</sup> Consolidated Multiple Listing Service (CMLS) is also recommended when searching for replacement properties.

\* Local Realtors have indicated that COVID-19 has caused a decrease in properties being listed at this time.

<sup>12</sup> Scclmscom

<sup>13</sup> LoopNet.com

### 3.6 BILLBOARDS

Based on the Preferred Alternative, there are approximately 10 to 20 billboards within the study area. Billboards in South Carolina are considered personal property and will be relocated to other conforming locations during the right of way phase, which addresses personal property moves for all displacements. The billboards vary in size but most appear to be on a monopole. Because of local code restrictions and other requirements, billboard relocations are costly and may require additional time. It is very important to maintain and ensure notices are issued to billboard companies promptly. Billboard relocations will be addressed during right of way acquisition process.

The Right of Way Office will work closely with the Outdoor Advertising Office at SCDOT regarding tracts containing billboards. The Director of Outdoor Advertising will be informed to ensure that the process is followed, enough time is allotted to relocate the billboards, and if there are any other issues with the boards that it is addressed sooner rather than later. The owners of the billboards will be invited to attend the informational meetings to ensure they are kept abreast of the project, the time frame, and the process.

### 3.7 COMMUNICATION CELL TOWER

One communication cell tower has been identified to be potentially impacted in the study area of the project. The relocation of a communication cell tower can be a costly relocation expense. There are several factors to consider when relocating a cell tower. Those considerations are the lease agreement or terms with the property owner, the amount of money the tower company has invested in its current location, and the facilities located on the piece of property that are used to access wireless antennas operating at the replacement site. The tower owner may be restricted to a certain location due to the agreement it has with parties leasing space on the tower. The company would also be concerned about the interruption of service which would be reflected in the rental amount they can collect from the lessees.

The relocation of a communication cell tower will require the services of several specialty companies to relocate the tower. As road plans are developed, the right of way will be further analyzed to possibly avoid interference with the cell tower.

### 3.8 COMMUNITY CENTERS

Two Community Centers have been identified as displacement sites. One center serves the Russelldale Community and the other center serves both the Highland Terrace and Liberty Park Communities. They are one-story buildings with a common area, kitchen, and bathrooms. Each center has a basketball court, playground equipment, and a picnic area for outdoor activities. These centers may be rented at a rate of \$125-\$250.00 depending on the number of hours for special occasions and events. Due to summer camps, they cannot be rented during June or July. Both centers appear to be in good condition and the grounds are well kept. They appear to be the centerpiece or hub of each community. The centers provide afterschool care, summer camps, and specialized programs for youth and adults. The City of North Charleston has approximately 21 community centers throughout the city that are overseen by the recreation department.

As a vital part of each community, current location of each impacted community center provides support to parents and a safe place for the children that live in each community. Functional

Replacement will be considered for both centers where relocation is concerned. The Community Centers should remain in the same areas for continued support. SCDOT is currently searching within the communities for possible replacement sites for the centers. The agency is also working with the City of North Charleston for assistance.

### 3.9 INSTITUTIONS

There are two institutions that will be displaced by the Preferred Alternative. The two institutions effected are the Medical University of South Carolina (MUSC) Children’s Services and Enoch Chapel Methodist Church. Each institution has posted hours and will require a great deal of planning to relocate successfully. During the right of way acquisition phase of the project these institutions must be given priority in order to maintain the integrity of each institution.

### 3.10 CONCLUSION

With the establishment of the community office and several community meetings, fear of the unknown is not as prevalent as previously mentioned in the 2018 Preliminary Relocation Impact Study. Community concerns have been reduced as they have learned more about the project, the process, and possible entitlements. The Preferred Alternative will disrupt established communities; however, Federal, State, and Local representatives are aware of the potential displacements and are working together to mitigate any hardship that may arise as a result of the project. The Community Office will remain open until the completion of the project. The office will continue to serve as the information center for the project.

In conclusion, the recommendations are as follows:

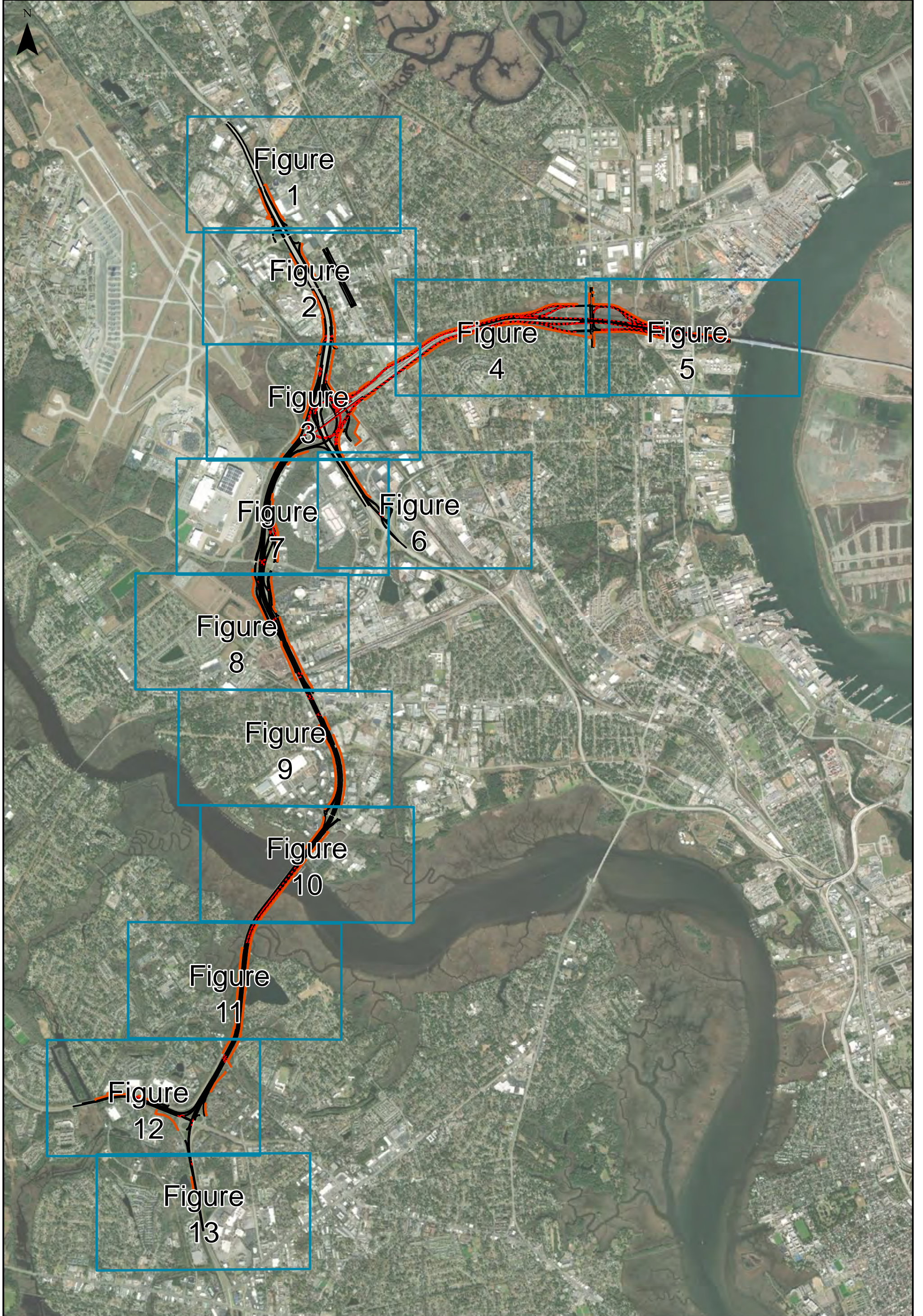
- The Community Office will continue hosting workshops to include one-day residential workshops to discuss the right of way acquisition process. The workshop should be small and repeated as needed.
- Only experienced right of way agents with an extensive relocation background should be assigned to this project. Utilizing two agents, one for the acquisition of real estate and one for the relocation of displacees. This would allow an agent to focus on either acquisition or relocation but not both at the same time. The dual agent concept will also allow the agent to apply the appropriate time and attention to each displaced person or business.
- Because of the age of some of the potential displacees, family members or guardians will be notified and present during all discussions about the right of way acquisition process.
- Transportation to view comparable replacement properties will be provided for displacees requiring assistance.
- The Highways and You brochure will be thoroughly explained in person to any resident who may be impacted. This will reduce any confusion about the process and entitlements.
- A workshop will be held for owners in the surrounding areas that are not required to relocate to discuss any grants that may apply for home improvement repairs; how to complete the applications.
- For the housing market to absorb the number of displacements, it is recommended that the right of way acquisition for the project is completed in phases. Due to the impacts of Section 8 housing, SCDOT must continue to investigate the creation of additional affordable housing for the affected communities.
- The down payment option that would allow tenants to become owners will be thoroughly explained to them. A workshop or class will be held to inform the tenants of the process of going from tenant to owner and how to repair credit.

- The Community Office will host informational meetings specifically address business and billboard displacements. The informational meetings should be small and repeated as needed.
- Due to the potential impacts to billboards on this project, the SCDOT Right of Way Office and Outdoor Advertising Office will coordinate early in the right of way acquisition process.

All recommendations listed above must be approved by the South Carolina Department of Transportation.

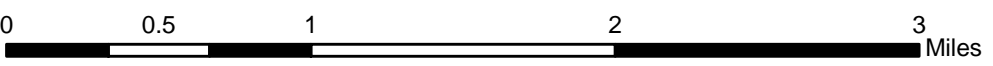
To minimize the effects of right of way acquisition and the relocation of a displaced person (s), businesses, farms, and non-profits, the program will be conducted by following State Law 28-11-10 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended. Also, in compliance with the non-discrimination requirements in Title VI of the Civil Rights Act of 1964, relocation advisory assistance will be provided to eligible persons without discrimination. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, allows payment of just compensation for property acquired for federal-aid projects. Relocation assistance will also be provided.

# Maps



**Legend**

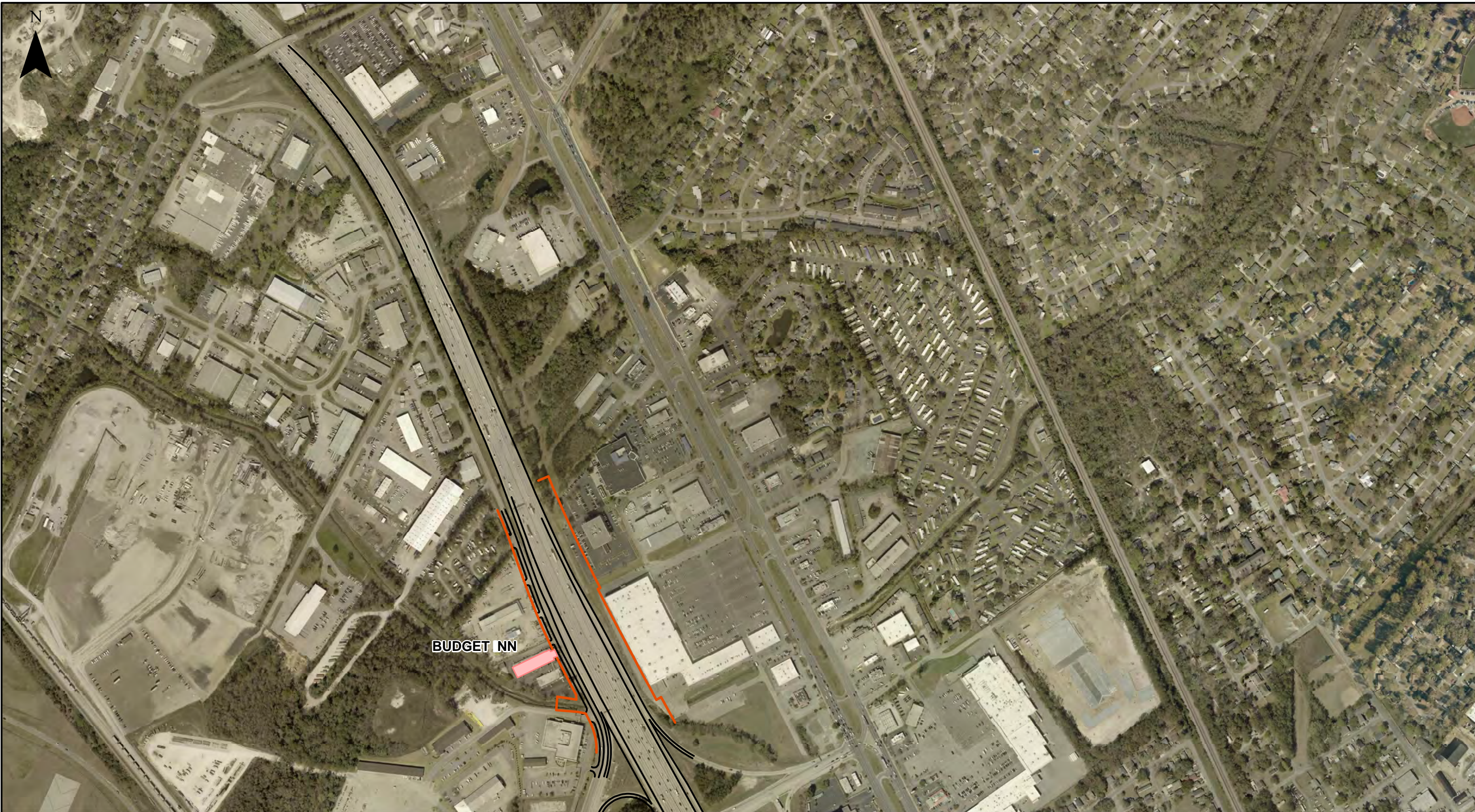
- Map Pages
- Proposed Travel Way
- Proposed Bridge
- Proposed Right of Way



**DRAFT  
Overview Map**

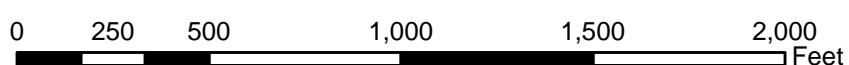
I-526 Lowcountry Corridor WEST  
Charleston County

Revised: 9/30/2020

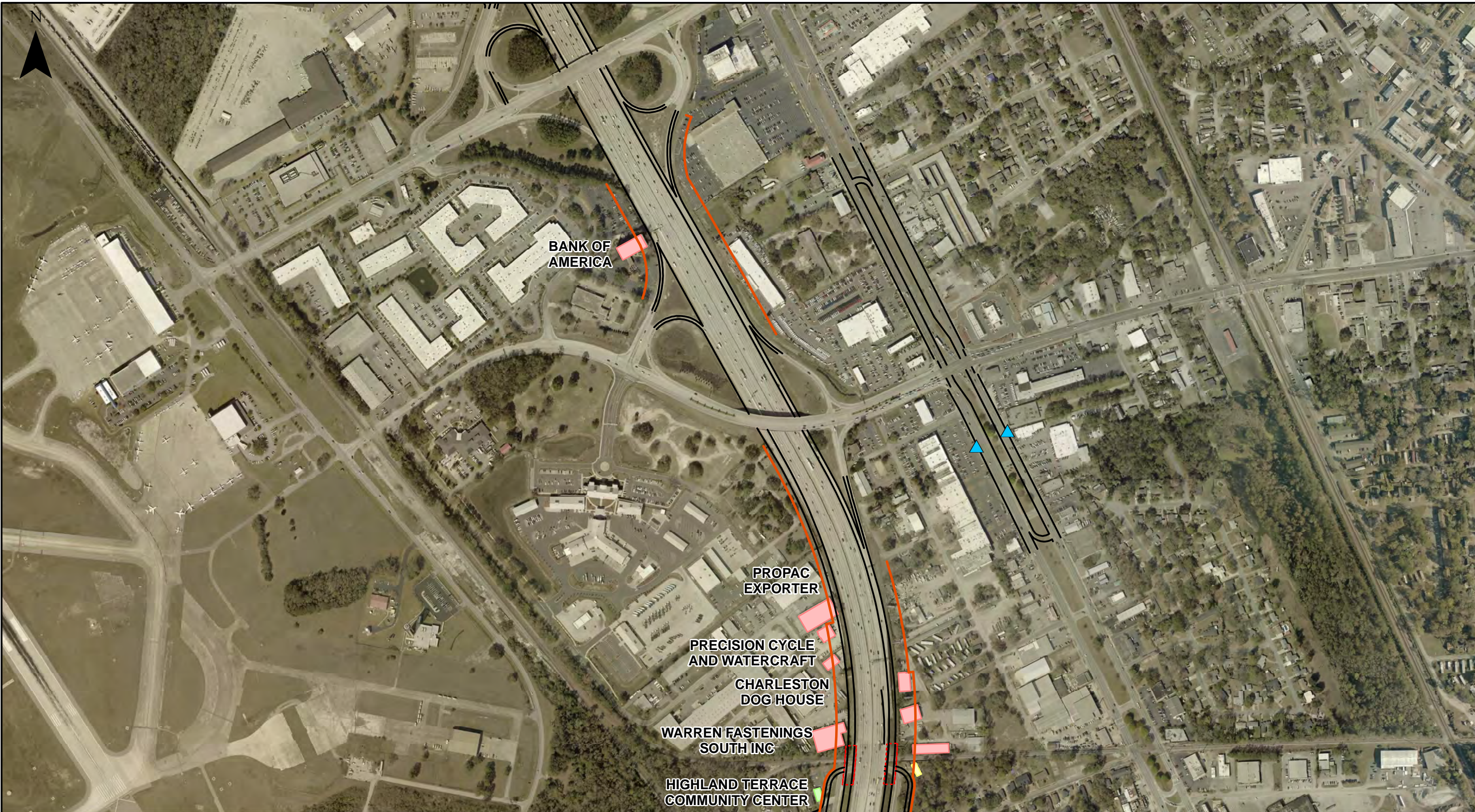


- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	1	0	0	0
Total Relocations	17	47	18	47	2	2



**DRAFT**  
**Figure 1**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



**Legend**

- Bus Stop
- Proposed Bridge
- Proposed Travel Way
- Proposed Right of Way
- Apartment
- Commercial
- Institutional
- Recreational
- Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	8	1	0	1
Total Relocations	17	47	18	47	2	2

0    250    500    1,000    1,500    2,000 Feet



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**Figure 2**  
**Preliminary Relocation Study**

I-526 Lowcountry Corridor WEST  
 Charleston County

Revised: 9/30/2020

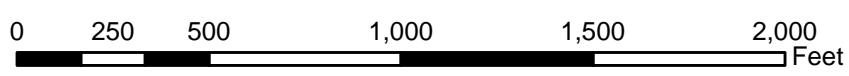




**Legend**

- Bus Stop
- Proposed Bridge
- Proposed Travel Way
- Proposed Right of Way
- Apartment
- Commercial
- Institutional
- Recreational
- Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	12	35	1	43	1	1
Total Relocations	17	47	18	47	2	2

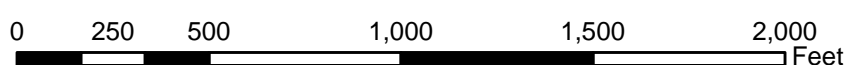


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**Figure 3**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	0	7	0	0
Total Relocations	17	47	18	47	2	2



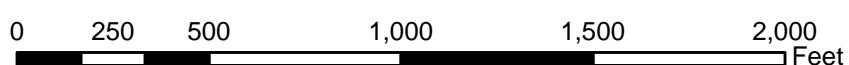
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**Figure 4**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



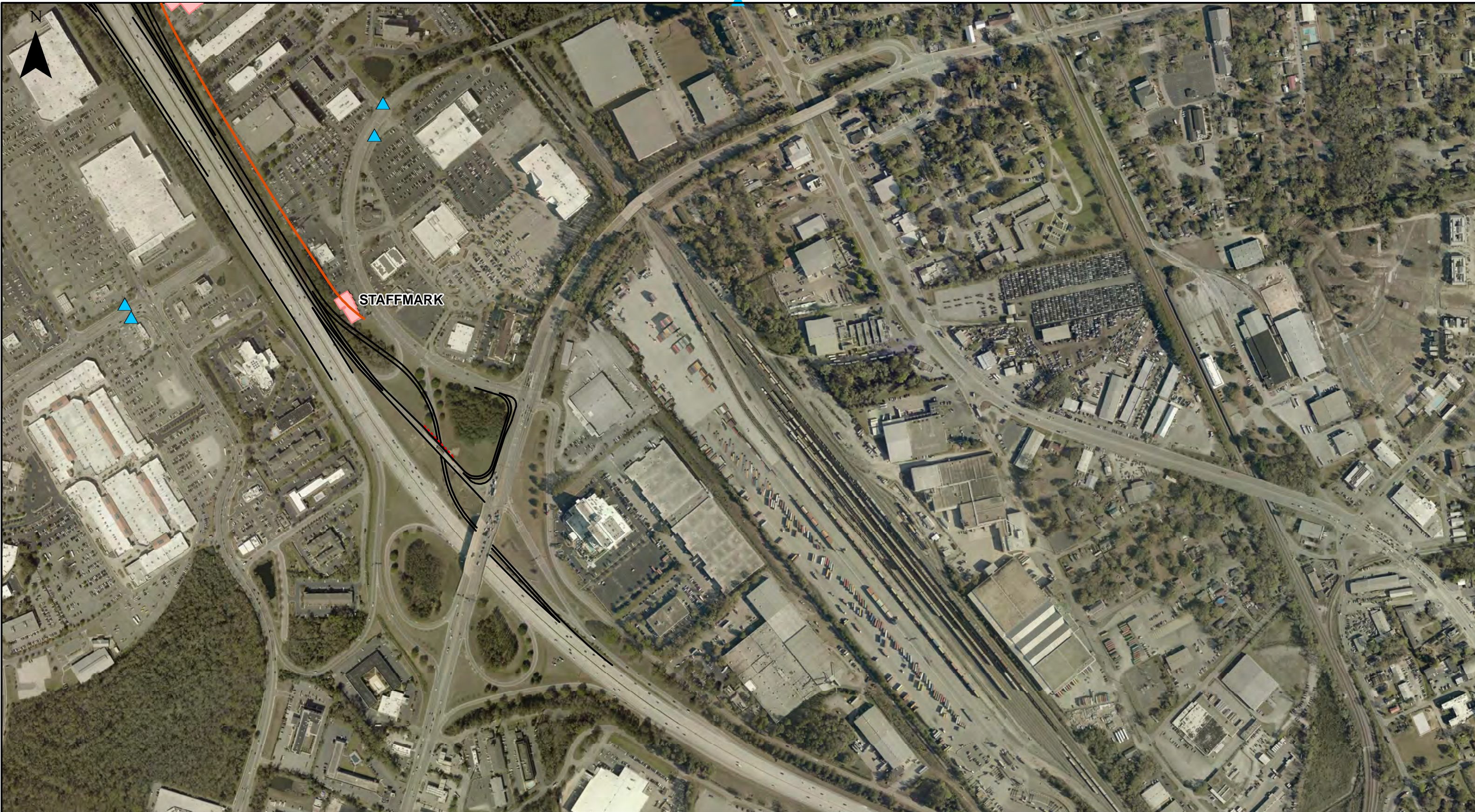
**Legend**

- Bus Stop
- Proposed Bridge
- Proposed Travel Way
- Proposed Right of Way
- Apartment
- Commercial
- Institutional
- Recreational
- Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	1	0	0	0
Total Relocations	17	47	18	47	2	2

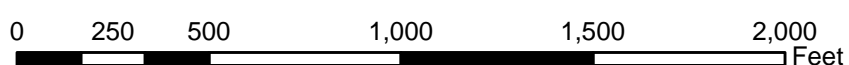


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**Figure 5**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020

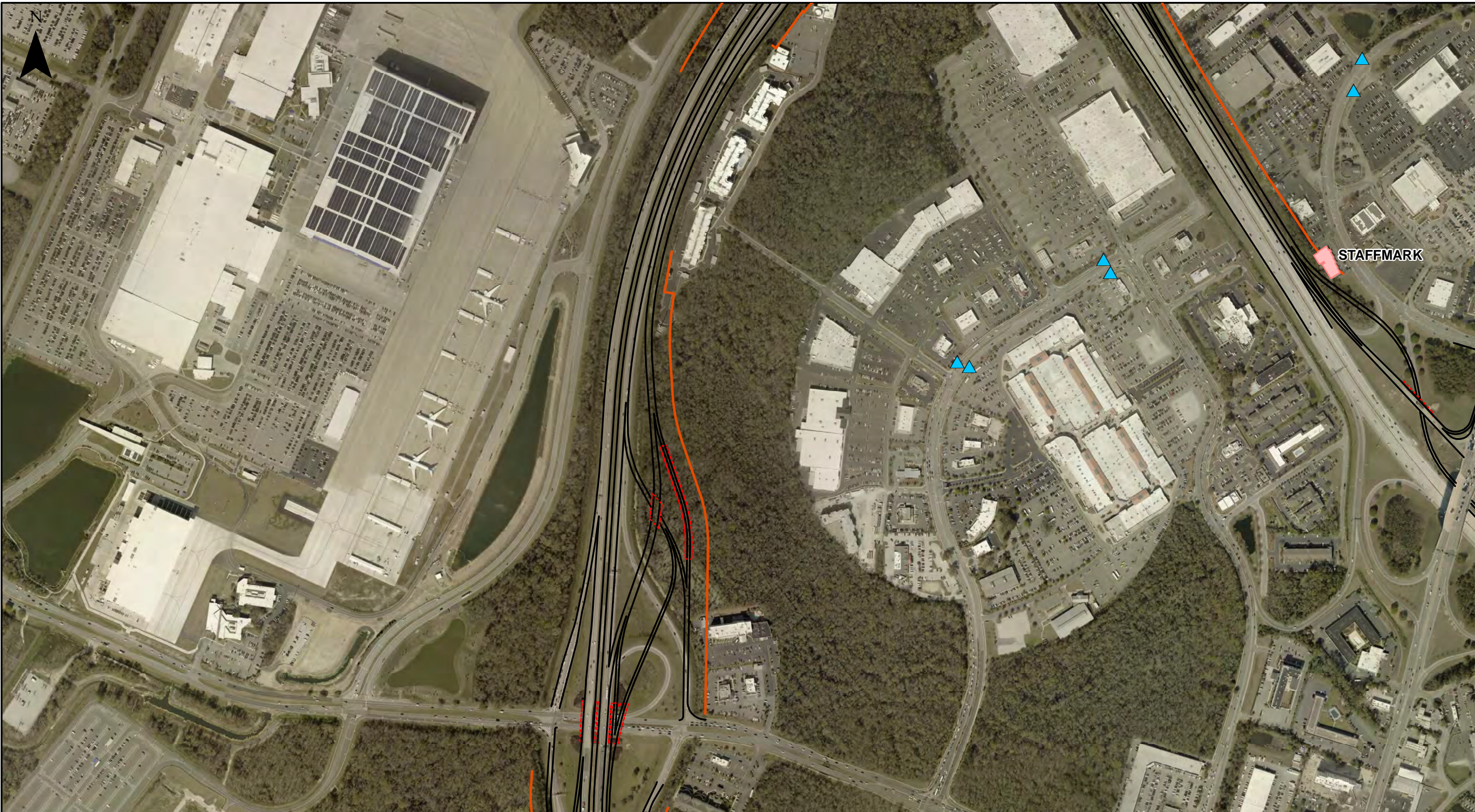


- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	1	0	0	0
Total Relocations	17	47	18	47	2	2

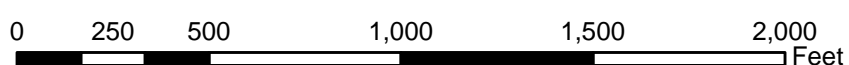


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**Figure 6**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	1	0	0	0
Total Relocations	17	47	18	47	2	2

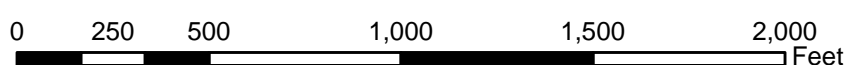


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**Figure 7**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020

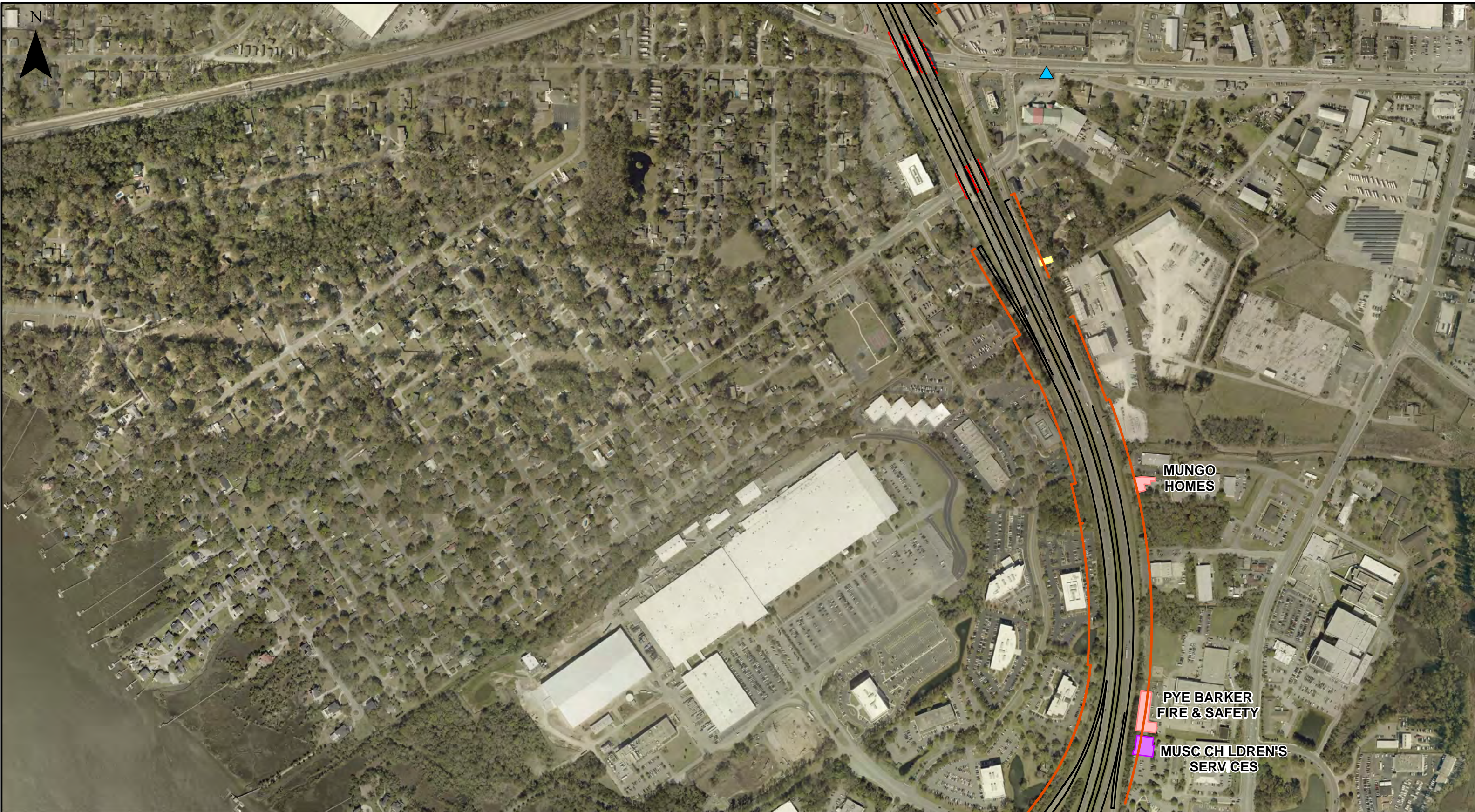


- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	4	9	3	0	0	0
Total Relocations	17	47	18	47	2	2

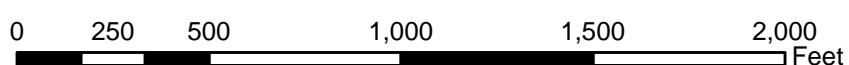


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**Figure 8**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020












- Legend**
- Bus Stop
  - Proposed Bridge
  - Proposed Travel Way
  - Proposed Right of Way
  - Apartment
  - Commercial
  - Institutional
  - Recreational
  - Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	2	1	1	0
Total Relocations	17	47	18	47	2	2

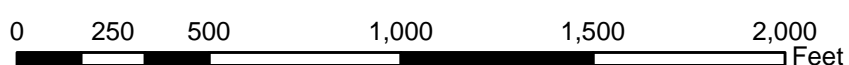


**DRAFT**  
**Figure 9**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



- Legend**
-  Bus Stop
  -  Proposed Bridge
  -  Proposed Travel Way
  -  Proposed Right of Way
  -  Apartment
  -  Commercial
  -  Institutional
  -  Recreational
  -  Single Family Residence










Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	1	0	0	0
Total Relocations	17	47	18	47	2	2



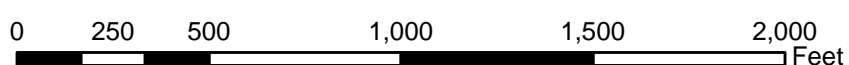
**DRAFT**  
**Figure 10**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020





- Legend**
-  Bus Stop
  -  Proposed Bridge
  -  Proposed Travel Way
  -  Proposed Right of Way
  -  Apartment
  -  Commercial
  -  Institutional
  -  Recreational
  -  Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	0	1	0	0
Total Relocations	17	47	18	47	2	2



**DRAFT**  
**Figure 11**  
**Preliminary Relocation Study**

I-526 Lowcountry Corridor WEST  
 Charleston County

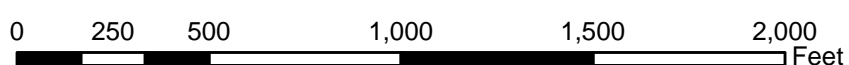
Revised: 9/30/2020



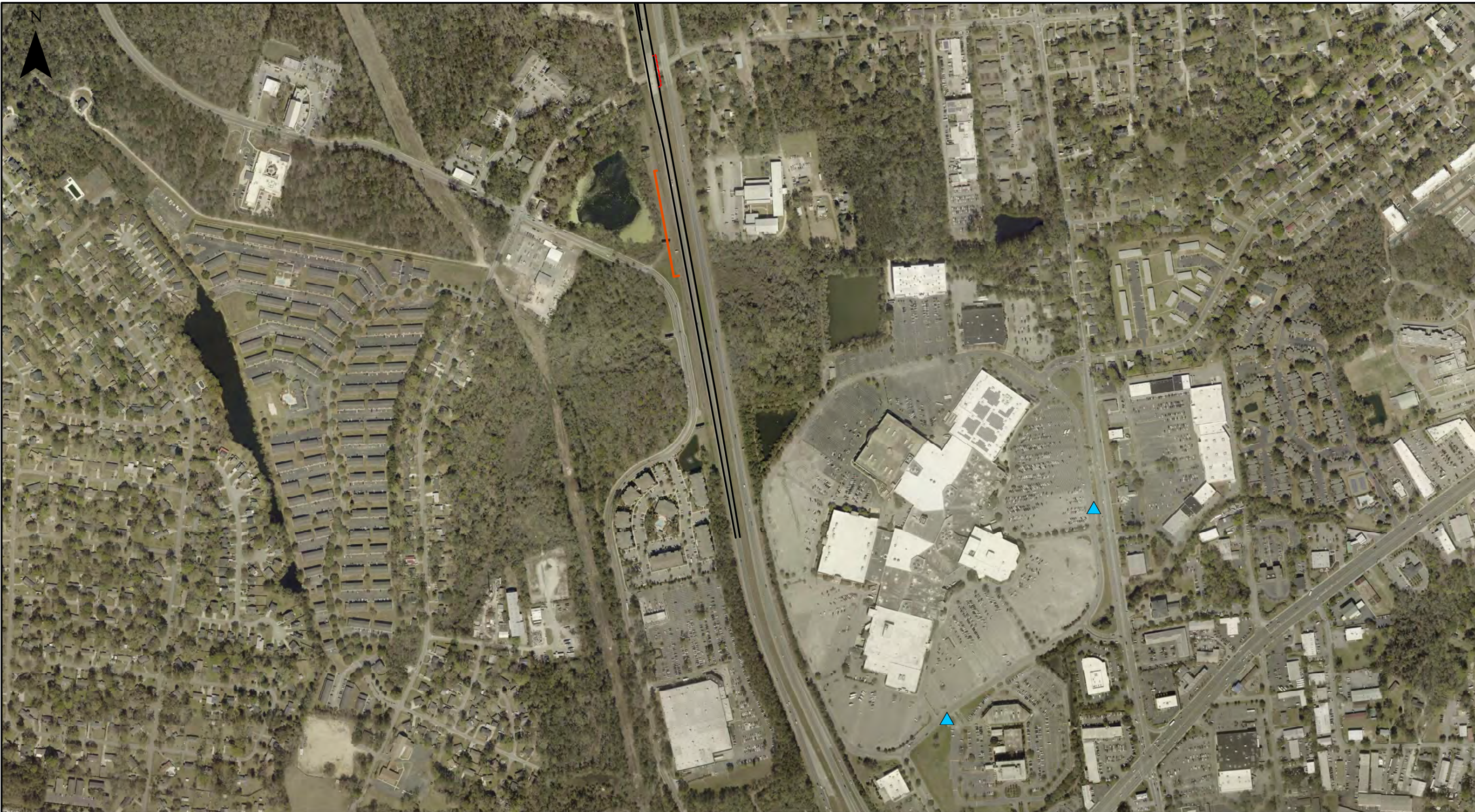
3 Units

- Legend**
- Bus Stop
  - Apartment
  - Single Family Residence
  - Proposed Bridge
  - Commercial
  - Proposed Travel Way
  - Institutional
  - Proposed Right of Way
  - Recreational

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	1	3	0	0	0	0
Total Relocations	17	47	18	47	2	2



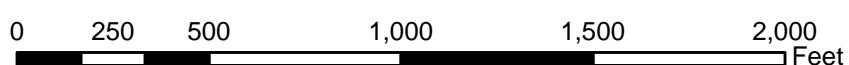
**DRAFT**  
**Figure 12**  
**Preliminary Relocation Study**  
 I-526 Lowcountry Corridor WEST  
 Charleston County  
 Revised: 9/30/2020



**Legend**

- Bus Stop
- Proposed Bridge
- Proposed Travel Way
- Proposed Right of Way
- Apartment
- Commercial
- Institutional
- Recreational
- Single Family Residence

Relocations	Apartment Buildings	Apt Units	Commercial	Single Family	Institutional	Recreational
Properties on Map	0	0	0	0	0	0
Total Relocations	17	47	18	47	2	2



**DRAFT**  
**Figure 13**  
**Preliminary Relocation Study**

I-526 Lowcountry Corridor WEST  
 Charleston County

Revised: 9/30/2020