

Appendix I: Relocation Impact Study

Woodruff Road Congestion Relief Project Relocation Impact Study

September 20, 2019

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TABLE OF CONTENTS

1.0	Introduction and Purpose of the Study	1
2.0	Description of Project	1
3.0	Characteristics of the Study Area.....	2
4.0	Relocation and Displacements.....	2
4.1	Residential Relocations	2
4.2	Non-Residential Relocations	4
4.3	Community Centers, Institutions, and Places of Worship Relocations.....	7
5.0	Relocation Assessment	7
5.1	Available Single-Family Homes for Sale	7
5.2	Available Commercial Properties for Lease or Sale	7
5.3	Relocation Assistance	8
6.0	Displacement and Relocation Impact Conclusion.....	8

LIST OF TABLES

Table 1.	Residential Relocations	4
Table 2.	Nonresidential Relocations	4
Table 3.	Commercial Properties for Sale or Lease within PSA.....	8
Table 4.	Commercial Properties for Sale or Lease by Tax District	8

LIST OF FIGURES

Figure 1.	PSA Zoning	3
Figure 2.	Relocations.....	6

ATTACHMENTS

Attachment A:	Project Photographs.....	1
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1.0 Introduction and Purpose of the Study

The South Carolina Department of Transportation (SCDOT) has identified a need to alleviate traffic congestion along Woodruff Road. Improvements along this section of roadway have been identified by the Greenville-Pickens Area Transportation Study (GPATS) and SCDOT due to the high traffic volumes, delays, and congestion. The purpose of the project is to improve operational efficiency and alleviate traffic congestion on Woodruff Road to improve mobility in the busy commercial area between Roper Mountain Road/Verdae Boulevard and Smith Hines Road.

In conformity with FHWA Technical Advisory 6640.8A (10/30/1987), Section V. Subsection G, Subsection 4 entitled “Relocation Impacts”, SCDOT has inquired into the potential relocation impacts associated with the Woodruff Road Congestion Relief Project. The purpose of this report is to identify the potential impacts to both individuals living in the project study area (PSA) and the community and potential relocations associated with the project. In addition, this study evaluates the relocation of residences and/or businesses to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended.

2.0 Description of Project

The proposed project is in Greenville, which is in the northwestern corner of the state of South Carolina. Greenville is the largest city and the county seat of Greenville County. This area of Greenville County is experiencing tremendous growth. Because of this rapid population growth, Woodruff Road—the primary east-west corridor through the PSA—and other area roads, are experiencing increased traffic congestion. Woodruff Road is a minor arterial roadway that is used by commuter, commercial, residential, and school traffic. This roadway experiences high traffic volume during the peak hours and weekends, often resulting in delays and congestion. The roadway consists of five travel lanes—two in each direction—and a center lane used as a median and two-way left-turn lane. The multiple large shopping centers in this area generate a high volume of traffic entering and exiting these developments.¹

The Preferred Alternative would provide a new four-lane route adjacent to Woodruff Road from Verdae Boulevard to Smith Hines Road, while improving numerous intersections and access points along Woodruff Road. The new roadway location would include four travel lanes, a median lane, a sidewalk on one side, a multiuse pathway on the other side, and new bridges over I-85 and I-385.

¹ AECOM, *Road Safety Assessment: SC 146 (Woodruff Rd) from MP 1.0 to 5.0*. August 2017

3.0 Characteristics of the Study Area

The project study area (PSA) is in Greenville County with portions of the PSA extending across both Greenville and Mauldin municipalities. The PSA primarily consists of commercial, industrial, planned development, residential, and service districts (Figure 1). The Woodruff Road corridor and many of the connecting side roads such as Market Point Drive are primarily classified as Commercial District. The PSA also includes large sections of Service Districts between Verde Boulevard and I-85 and a single-family Residential District, which is bounded by South Oak Forest Drive and Miller Road. While the PSA is in the Greenville 01 School District, no schools are within the PSA. Several schools, including Beck Academy and Mauldin Elementary and Middle School, are near the PSA.

4.0 Relocations and Displacements

Potential relocations and displacements were identified through the analysis of preliminary design, Greenville County tax map data and municipal GIS data.

Both relocation and acquisition processes will be conducted in accordance with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (P.L. 91-646, as amended by 100-17;49 CFR 24.205(AF)). This program is primarily designed to assist displaced persons, aid in finding replacement property, and assure that relocation resources will be available to all residential and business displacees without discrimination. Under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, no relocations can occur until it is shown that comparable housing is available in the area for relocation purposes.

4.1 Residential Relocations

The relocation of Miller Road and South Oak Forest Drive, and the construction of a new roundabout is expected to result in the relocation of two residential properties. Table 1 provides a breakdown of those relocations.

Figure 1. PSA Zoning

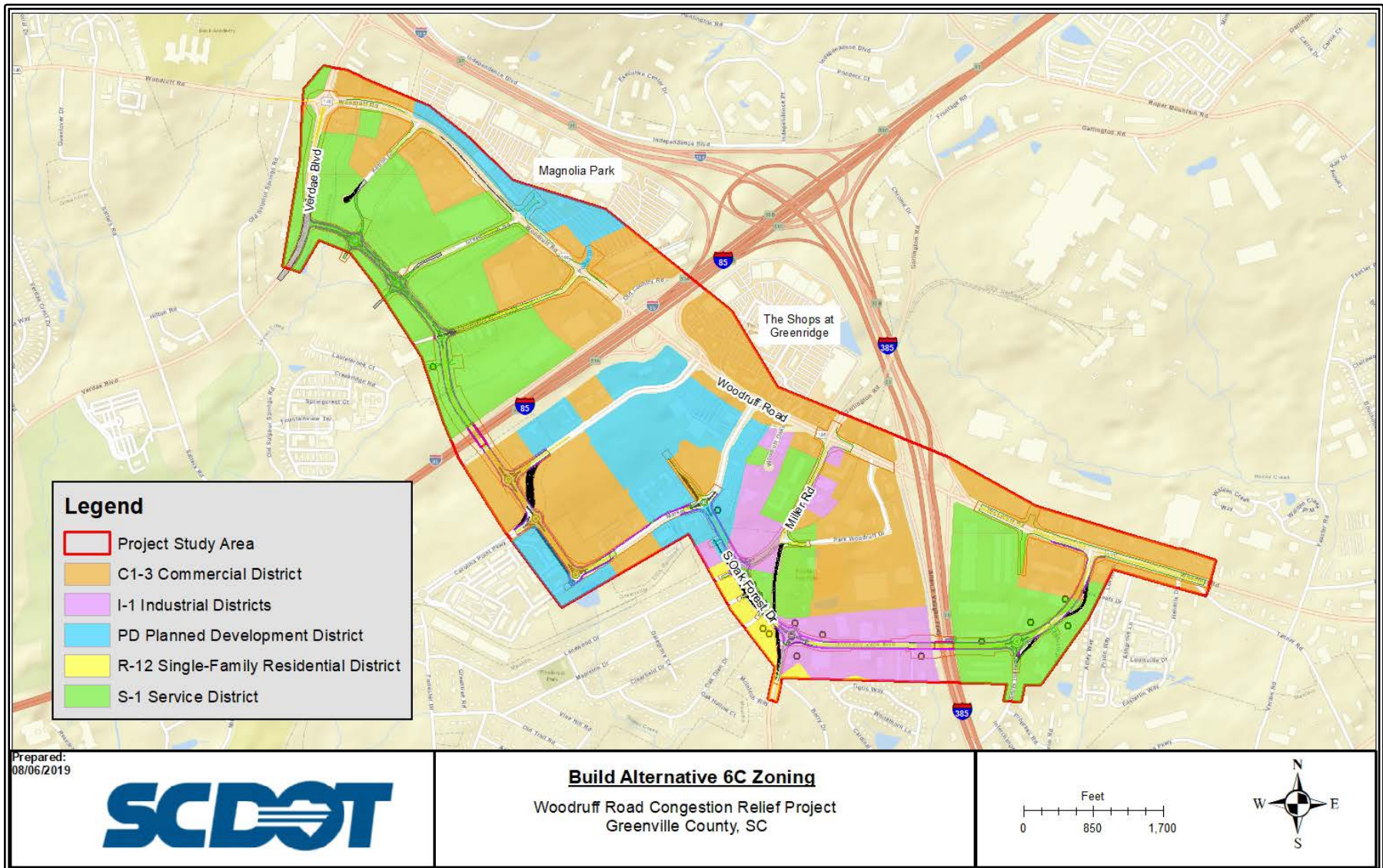


Table 1. Residential Relocations

Map Reference Letter	Address	Dwelling Type/Occupancy Status	Housing Price Range	Housing Size (sq ft)	Bed/Bath Count	School District
A	1 S. Oak Forest Dr.	Single Family	\$137,700 ²	1,342	3/2	Greenville 01
B	1231 Miller Rd	Single Family	\$147,200 ³	1,544	3/2	Greenville 01

Based on a field survey of the area, both residences can be considered single-family homes built in the early 1970s. Both residential households fall within the Greenville 01 School District, have three bedrooms and two baths, an average floor size of 1,446 square feet, and an average lot size of 0.49 acre. No unique or special relocations that would require more time or assistance is expected for either of the two residential households. The residential relocations are illustrated in Figure 2.

4.2 Nonresidential Relocations

The proposed improvements would also result in the relocation and displacement of nonresidential developments and businesses. The identification of potential nonresidential relocations includes the evaluation of proposed design plans, County tax map data and municipal GIS data, and multiple field reviews. These impacted developments included a mix of retail, industrial, and general office. As such, the impacted structures may contain multiple offices and businesses that would result in the displacement of individual businesses. The exact number of tenants cannot be determined until preliminary contact is made but is estimated based on field verification. The anticipated nonresidential relocations and displacements are summarized in Table 2 and illustrated in Figure 2.

Table 2. Nonresidential Relocations

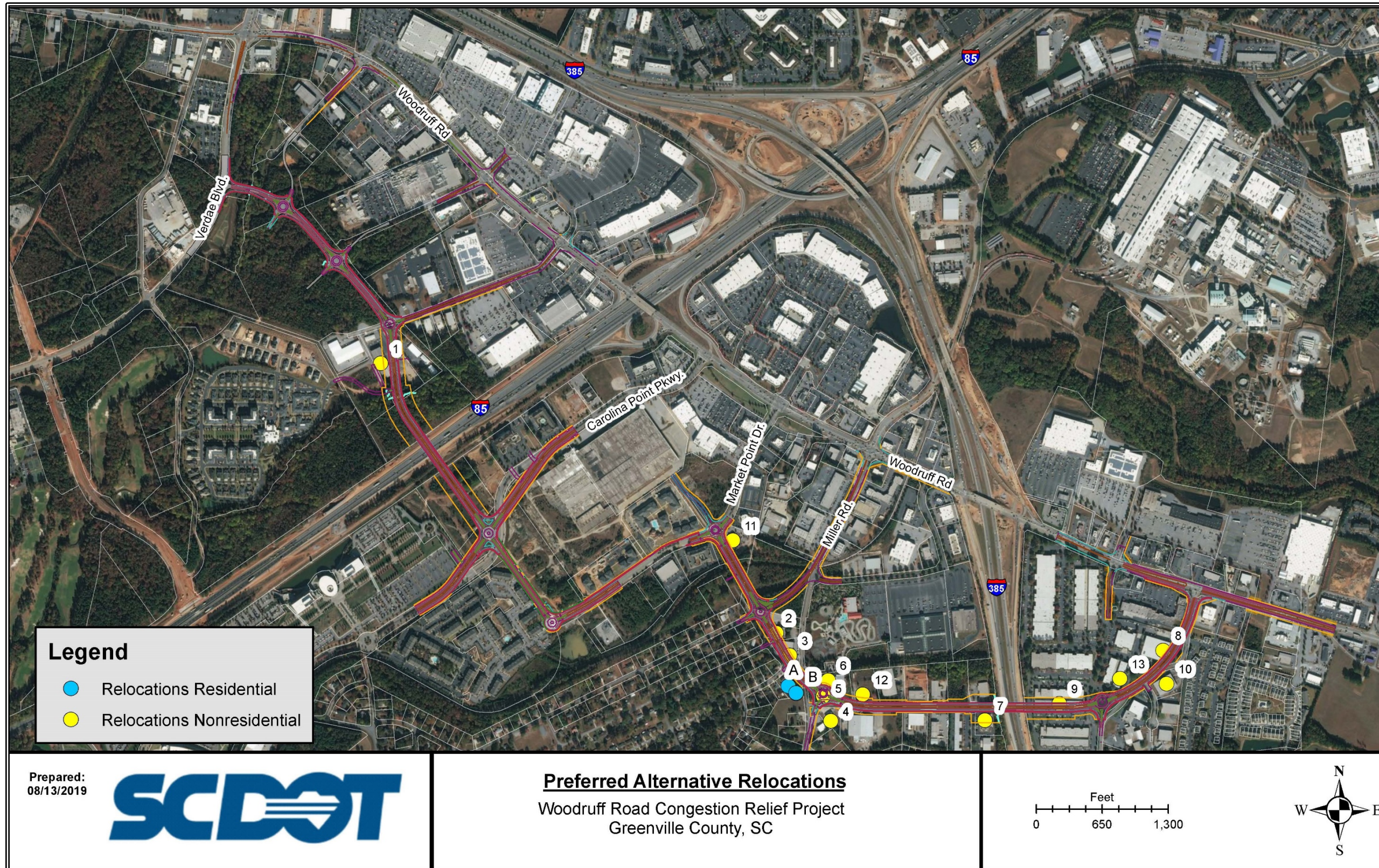
Map Reference Number	Relocation Type	Address	Number of Tenants	Facility Name	Tax District/Zoning	Within Municipal Boundary
1	Retail	117 Woodruff Industrial Ln	Single Occupancy	United Rentals	200/S-1	No
2	Retail	1313B Miller Rd	Single Occupancy	The Fold	790/S-1	No
3	Industrial	1311 Miller Rd	Single Occupancy	Greenville Gymnastics	790/S-1	No
4	Industrial	1000 Thousand Oaks Blvd	Single Occupancy	Unknown Business	790/I-1	No

²[https://www.realtor.com/realestateandhomes-detail/1-S-Oak-Forest-Dr Greenville SC 29607 M57824-36070](https://www.realtor.com/realestateandhomes-detail/1-S-Oak-Forest-Dr_Greenville_SC_29607_M57824-36070)

³https://www.realtor.com/realestateandhomes-detail/1231-Miller-Rd_Greenville_SC_29607_M54806-90249

Map Reference Number	Relocation Type	Address	Number of Tenants	Facility Name	Tax District/ Zoning	Within Municipal Boundary
5	Industrial	1308 Miller Rd	Single Occupancy	Baker Air and Hydraulics	790/I-1	No
6	Industrial	1310 Miller Rd	Single Occupancy	Baker Products Inc	790/I-1	No
7	Industrial	1085 Thousand Oaks Blvd	Single Occupancy	Broadway Lights	790/I-1	No
8	Office	1200 Woodruff Rd	3	Merovan Business Center D	790/S-1	No
9	Office	1200 Woodruff Rd	24	Merovan Business Center G	790/S-1	No
10	Industrial	11 Smith Hines Rd	Single Occupancy	Truno Retail Technology Solutions	790/S-1	No
11	Restaurant	27 Market Point Dr	Single Occupancy	Vacant Restaurant for sale	500/PD	Greenville
12	Office	1019 Thousand Oaks Blvd	Single Occupancy	Map Real Properties LLC	790/I-1	No
13	Office	1200 Woodruff Rd	3	Merovan Business Center F	790/S-1	No

Figure 2. Relocations



4.3 Community Centers, Institutions, and Places of Worship Relocations

No community center, institutions, or places of worship would be displaced as a result of the project.

5.0 Relocation Assessment

5.1 Available Single-Family Homes for Sale

Based on information found on real estate websites, there appears to be sufficient comparable Decent, Safe and Sanitary (DSS) housing available to relocate those who are displaced. The search for residential single-family dwellings for sale was conducted within the same community and school district where the residential relocations would occur. Based on information accumulated by LoopNet in January 2019, approximately 11 properties that share similar square footage and bedroom/bathroom count as those that would be displaced were available for purchase within the same neighborhood.⁴ Within the same school district, Greenville 01, approximately 102 homes are available for purchase. All 102 homes fall between the parameters of 10 percent +/- the asking price of the two residences that would be displaced, have at least 3+/2+ bedrooms/bathrooms, and are at least 1,200 square feet in size.

Although there is no guarantee that an exact replacement property can be found, the market indicates that there is a surplus of comparable DSS housing available to meet the needs of the potential displacees.

5.2 Available Commercial Properties for Lease or Sale

Based on information found on real estate websites, there appears to be sufficient commercial properties available to relocate those who are displaced. The search for commercial properties for sale or lease was conducted based on comparable replacement properties and tax districts. The search identifies several types of commercial properties including office, retail, and industrial, based on LoopNet. While the market does indicate that there are several comparable properties available, there is no guarantee that an exact replacement property can be found to meet the needs of the potential displacees. Table 4 lists the availability of commercial properties in the PSA based on review of the LoopNet website in January 2019.

⁴ <http://www.loopnet.com/> accessed January 2019.

Table 3. Commercial Properties for Sale or Lease within PSA

Type of Properties	Number of Properties for Sale	Number of Properties for Lease	Available Square Footage
Office	1	4	10,849
Retail	1	11	209,155
Industrial	0	0	0

Table 4. Commercial Properties for Sale or Lease by Tax District

Type of Properties	Number of Properties for Sale	Number of Properties for Lease	Available Square Footage
Tax District 200			
Retail	1	3	60,413
Tax District 790			
Office	7	16	417,219
Retail	4	9	32,289
Industrial	1	0	6,000

5.3 Relocation Assistance

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


6.0 Displacement and Relocation Impact Conclusion


Based on the information included in this study, it is believed that relocations from the project will not cause long-term disruption to local residents or businesses. While this project will result residential displacements and business relocations, it appears that comparable replacement housing and properties are available within the general area, zoning, and school district. Additionally, the project is not anticipated to cause any disproportionate or adverse effects to minority or low-income communities.


The following mitigation measures would address direct and indirect impacts from the project that may affect the residential and commercial properties:


- SCDOT would provide relocation advisory assistance to all eligible persons without discrimination in accordance with Title VI of the Civil Rights Act of 1966 and Title VIII of the Civil Rights Act of 1968. These Acts, and Executive Order 111063 make discriminatory practices in the purchase and rental of residential units illegal if based on race, color, religion, sex, or national origin.
- The acquisition and relocations program will be conducted in accordance with the Uniform Relocation Assistance and Real Properties Act of 1970, as amended, and relocation resources will be available to all residential and business displacees without discrimination.

Attachment A: Project Photographs

Photograph #1	
Location: United Rentals	Remarks
	<p>Looking east along proposed alignment.</p>

Photograph #2	
Location: Greenville Gymnastics	Remarks
	<p>Looking north along Miller Road near South Oak Forest Drive.</p>

Photograph #3	
Location: Residential Relocation – S. Oak Forest Drive	Remarks
	

Photograph #4	
Location: Broadway Lights	Remarks
	<p>Looking east along proposed alignment from Thousand Oaks Blvd.</p>

Photograph #5	
Location: Merovan Business Center G	Remarks
	<p>Looking west along proposed alignment.</p>

Photograph #6	
Location: Merovan Business Center G	Remarks
	<p>Looking north, just west of proposed alignment along existing Smith Hines Road.</p>

Photograph #7

Location: Truno Retail Technology Solutions

Remarks



Looking east from
Smith Hines Road.