



TOWN OF ATLANTIC BEACH PLANNING COMMISSION MEETING AGENDA

June 20, 2024 at 1 pm
Atlantic Beach Community Center
1010 32nd Avenue South, Atlantic Beach, SC 29582

- I. Call to Order
- II. Roll Call
- III. Moment of Silence and Pledge of Allegiance
- IV. New Business
 - A. Election of Chairman and Vice Chairman (*Action Item*)
 - B. Approval of 2024 Calendar of Meetings (*Action Item*)2
 - C. Approval of February 16, 2023 Minutes (*Action Item*)3-100
 - D. Approval of Planning Commission Rules of Procedure (*Action Item*)101-111
 - E. **Rezoning Case 1-2024 (*Action Item*)**

Request by Charles Morant, on behalf of 9 Thru 11 & 1 LLC, to amend the official zoning map and the Land Management Ordinance for the Town of Atlantic Beach, South Carolina, so as to amend the zoning for PIN 392-01-01-0167 from Waterfront District 2 (WF2) to the Black Pearl of the Atlantic WF2-Flexible Design District (WF2-FDD)

 1. Decision Memo with Rezoning Review Crosswalk.....113-116
 2. Ordinance for Recommendation to Council117-130
 3. Supplemental Submission Materials
 - a) Application Form.....132-133
 - b) Proposed Internal Building Layout, including Parking135-135
 - c) Preliminary Agency Review (FAA, SCDOT, HCFR).....141-156
 - d) Traffic Impact Study.....157-234

Public Hearing - Individuals wishing to speak during the public hearing must sign in and fill out a speaker's card before the meeting is called to order at 1:00 p.m. Time Limit: 3 Minutes Per Person.

Executive Session, if necessary, pursuant of S.C. Code of Laws § 30-4-70 (a)(2), for the receipt of legal advice related to a pending or threatened legal claim concerning the proposed Black Pearl of the Atlantic development.
- V. Public Input, non-agenda items

*Individuals wishing to speak during public time must sign in and fill out a speaker's card before the meeting is called to order at 1:00 p.m. The cards will allow us to respond in writing if necessary. More than one speaker for the same subject may be consolidated. Time Limit: 3 Minutes Per Person.
- VI. Adjournment



Town of Atlantic Beach
717 30th Avenue South
Atlantic Beach, SC 29582
Mailing Address: PO Box 5285
North Myrtle Beach, SC 29597-5285
Phone: 843 663-2284
Fax: 843 663-0601

Planning Commission Meeting Schedule 2024

Pursuant to the Provision Act Number 593 of 1978 approved by Governor James B. Edwards on July 18, 1978, commonly called the "Freedom of Information Act". Notice of meetings.

- (A) All Public Bodies shall give written Public Notice of their regular Meetings at the beginning of each calendar year.
- (B) The Notice shall include the dates, time and place of such meeting; Subsection (c) of section of 9 Provides.
- (C) Written Public Notice shall include but not limited to posting a copy of the Notice at the principle office of the body holding the meeting or, if no office exists, at the building in which the meeting is to be held.

The following shall apply to the Town of Atlantic Beach, South Carolina:

Thursday, January 18, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, February 15, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, March 21, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, April 18, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, May 16, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, June 20, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, July 18, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, August 15, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, September 19, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, October 17, 2024	@	1:00 p.m.	Atlantic Beach Community Center	
Thursday, November 21, 2024	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Week before Thanksgiving)
Thursday, December 19, 2024	@	1:00 p.m.	Atlantic Beach Community Center	(Note: Christmas Week)

The Atlantic Beach Community Center is located at 1010 32nd Avenue South, Atlantic Beach, SC 29582

TOWN OF ATLANTIC BEACH PLANNING COMMISSION MEETING AND PUBLIC HEARINGS

Thursday, February 16, 2023

1:00 p.m.

The Town of Atlantic Beach Planning Commission meeting and public hearing was held and recorded at Atlantic Beach Community Center, 1010 32nd Avenue South, Atlantic Beach, South Carolina, on the 16th day of February, 2023, and transcribed by Amanda Godfrey, Court Reporter and Notary Public in and for the State of South Carolina.



CREEL COURT REPORTING, INC.
1230 Richland Street / Columbia, SC 29201
(803) 252-3445 / contact@creelreporting.com

APPEARANCES

COMMISSION MEMBERS:

Commissioner Derrick Stevens
 Commissioner Timothy L. Vereen
 Commissioner Esco McFadden
 Commissioner Poterressia McNeil
 Commissioner S. Kathryn Allen

ADMINISTRATION:

Benjamin Quattlebaum Jr., Town Manager
 Cheryl Pereira, Town Clerk

GUESTS:

Leigh Kane, Local Planning Services Director
 Waccamaw Regional Council of Governments
 C.D. Rhodes, Attorney for Town of Atlantic Beach
 Charles Morant, Developer
 Dwayne Dancy, Architect and Team
 Erica Morant, Development Team
 Jim Green, G3 Engineering & Surveying

INDEX

PAGE:

Call to Order	3
Executive Session	4
General Session	5
Public Hearing - Ordinance to Amend the Land Management Ordinance to Modify the District Bulk, Dimensional & Density Standards to Support Infill Development and Reduce the Prevalence of Nonconforming Lots	18
Public Hearing - Ordinance to Amend the Land Management Ordinance to Modify the Parking Requirements to Support Infill, Mixed-Use Development	34
Public Hearing - Ordinance to Amend the Land Management Ordinance to Modify the Eligibility for Designation for the Planned Development and the Flexible Design Zoning Districts	41
Certificate	99



1 Call to Order:

2 **COMMISSIONER STEVENS:** I'd like to thank everybody
3 for coming out to the Town of Atlantic Beach
4 Planning Commission meeting. We're going into
5 Executive Session.

6 **MR. QUATTLEBAUM:** Yes, need a motion.

7 **COMMISSIONER STEVENS:** Motion to go into Executive
8 Session.

9 **COMMISSIONER VEREEN:** Second.

10 **MR. QUATTLEBAUM:** You read for the record what ---

11 **COMMISSIONER STEVENS:** Executive Session, pursuant of
12 South Carolina Code of Laws 30-4-70 for the
13 receipt of legal advice related to the pending
14 and -- or threatening legal claims concerning
15 proposal -- proposed Black Pearl of Atlantic
16 Beach development.

17 **COMMISSIONER VEREEN:** Second.

18 **(Inaudible background noise.)**

19 **CLERK:** Commissioner Derrick Stevens?

20 **COMMISSIONER STEVENS:** Yea.

21 **CLERK:** Commissioner Timothy Vereen?

22 **COMMISSIONER VEREEN:** Here.

23 **CLERK:** Commissioner Esco McFadden?

24 **COMMISSIONER McFADDEN:** Yes.

25 **CLERK:** Commissioner Poterressia McNeil?



1 COMMISSIONER MCNEIL: Yeah.

2 CLERK: Commissioner Kathryn Allen?

3 COMMISSIONER ALLEN: Yes.

4 MR. QUATTLEBAUM: Okay. Public, you can remain out,
5 we're going to hold the Executive Session in
6 the conference room in the back, ask the
7 Commissioners please step forward, Ms. Kane,
8 Waccamaw COG and our attorney.

9 **Executive Session:**

10 **(Executive Session)**

11 COMMISSIONER STEVENS: I make a motion to come out
12 of the Executive Session.

13 COMMISSIONER VEREEN: Second.

14 COMMISSIONER STEVENS: It's been seconded.

15 CLERK: Roll call -- say roll call.

16 COMMISSIONER STEVENS: Roll call.

17 CLERK: Commissioner Derrick Stevens?

18 COMMISSIONER STEVENS: Yes.

19 CLERK: Commissioner Timothy Vereen?

20 COMMISSIONER VEREEN: Yes.

21 CLERK: Commissioner Esco McFadden?

22 COMMISSIONER McFADDEN: Yes.

23 CLERK: Commissioner Poterressia McNeil?

24 COMMISSIONER MCNEIL: Yes.

25 CLERK: Commissioner Kathryn Allen?



1 COMMISSIONER ALLEN: Yes.

2 General Session:

3 COMMISSIONER STEVENS: We're on Number III., public
4 input, non-agenda items.

5 MR. QUATTLEBAUM: Public, anyone, public comment on
6 non-agenda items.

7 COMMISSIONER STEVENS: Public comment on non-agenda
8 items, anybody, the public? Number IV.,
9 approval of August 12 -- 19, 2021 minutes.

10 COMMISSIONER ALLEN: So moved.

11 COMMISSIONER McFADDEN: Second.

12 COMMISSIONER STEVENS: Number V., approval of '23
13 calendar meetings.

14 MR. QUATTLEBAUM: Need to vote.

15 COMMISSIONER STEVENS: Roll call.

16 CLERK: Commissioner Derrick Stevens?

17 COMMISSIONER STEVENS: Yea.

18 CLERK: Commissioner Timothy Vereen?

19 COMMISSIONER VEREEN: Yes.

20 CLERK: Commissioner Esco McFadden?

21 COMMISSIONER McFADDEN: Yes.

22 CLERK: Commissioner Poterressia McNeil?

23 COMMISSIONER MCNEIL: Yes.

24 CLERK: Commissioner Kathryn Allen?

25 COMMISSIONER ALLEN: Yes.



1 **COMMISSIONER STEVENS:** So, are we down to the public
2 hearings?

3 **MR. QUATTLEBAUM:** No, go back to the approval of
4 calendar.

5 (Inaudible background noise.)

6 **COMMISSIONER STEVENS:** Approval -- Number V.,
7 approval of 2023 calendar of meetings.

8 **COMMISSIONER VEREEN:** So moved ---

9 (Inaudible background noise.)

10 **COMMISSIONER STEVENS:** Roll call.

11 **CLERK:** Commissioner Derrick Stevens?

12 **COMMISSIONER STEVENS:** Yea.

13 **CLERK:** Commissioner Timothy Vereen?

14 **COMMISSIONER VEREEN:** Yes.

15 **CLERK:** Commissioner Esco McFadden?

16 **COMMISSIONER McFADDEN:** Yes.

17 **CLERK:** Commissioner Poterressia McNeil?

18 **COMMISSIONER MCNEIL:** Yes.

19 **CLERK:** Commissioner Kathryn Allen?

20 **COMMISSIONER ALLEN:** Yes.

21 **COMMISSIONER STEVENS:** Number VI., public hearings.

22 **MS. KANE:** Good afternoon, everybody, Planning
23 Commission and members of the public. My name
24 is Leigh Kane and I serve as the Local Planning
25 Services Director to the Waccamaw Regional



1 Council of Governments and in that role I
2 provide technical assistance for the Land
3 Management Ordinance to the Town of Atlantic
4 Beach so that way you all know who I am. In
5 regards to some of the hearings that we have
6 today, these are amendments to the Land
7 Management Ordinance, they're proposals. The
8 Land Management Ordinance was adopted back in
9 2019 and, just like with any other community,
10 once you get into it and you start implementing
11 it, you start seeing things that need to get
12 tweaked, and so those are some of the things
13 that I'm bringing before you today. I'm gonna
14 present some of that information so that way
15 you can be able to weigh your thoughts and ask
16 me questions and then there'll be a hearing
17 after we have discuss about -- so there'll be
18 a hearing on each one of these individual Land
19 Management Ordinance amendments. The first one
20 is related to the bulk, dimensional and density
21 standards. If you look in your packets
22 starting on page 49 and it'll start going into
23 the details on that. Something that we --
24 between myself, Mr. Quattlebaum and some other
25 individuals, there's been some confusion about



1 where residential is allowed in the Main Street
2 1 District, so that's the first thing that's a
3 part of this amendment, whether it's allowed on
4 the ground floor or whether it has to be on the
5 second or third story above commercial, this
6 really -- this portion of the amendment is just
7 to clarify that multi-family is allowed within
8 that district, that it's allowed to be to the
9 rear of properties. So, say you just had a
10 storefront to the front but you wanted to have
11 apartments that had access to the rear, this is
12 just that clarification. In terms of
13 geographically where that area is applicable,
14 you'll see here in relationship to the Town
15 where that district is, that is intended to be
16 the main street corridor for the Town and
17 that's what the Comprehensive Plan and the Land
18 Management Ordinance support. Have a question
19 -- any questions on that particular portion of
20 the amendment before I move forward? Okay.
21 The next changes are in relationship to the
22 table that lays out the dimensional
23 requirements so the first one is to reduce the
24 minimum lot width for the R2 District, that's
25 the -- purely more so single-family residential



1 district. Right now, it is 50 feet wide and
2 the recommendation is to go down to 35 feet,
3 that would allow for some of the larger tracts
4 to actually get subdivided. This isn't going
5 to have a significant impact on some of the
6 layout of the community but it could help some
7 of those larger R2 District's lots be able to
8 subdivide, to be able to put two units as
9 opposed to one. It won't change the minimum
10 lot size requirement so that's still 6,000. So
11 you may have a -- say a 12,000 square foot
12 tract that's got 70 feet of frontage versus 100
13 feet of frontage, and that's what that would
14 allow for. If you'll go down to the portion of
15 the chart that shows a mark through for single-
16 family attached, that's basically a duplex, but
17 it's something that would allow for the
18 property lines to run through the middle. I
19 know at your previous meeting back in 2021 that
20 was something that was discussed, it was
21 addressed with -- here, where it was reduced
22 from 6,000 to three, so you only need to be
23 able to require 3,000 square feet of lot per
24 dwelling unit, but it wasn't addressed here, so
25 the only difference here is one is actually --



1 can be subdivided to be simply -- and that's it
2 so it's just to be consistent so the duplex is
3 a duplex, but it would be able to have the
4 property line drawn through the middle. In
5 regards to minimum lot size -- that's up here
6 -- I started going through and doing some
7 analysis with parcel sizes so when the
8 ordinance was originally adopted, it was for
9 those lots in the Main Street 1, the Main
10 Street 1 Residential and the Main Street 2
11 districts to be 7,500 square feet minimum, and
12 I started looking at it and realizing that
13 anywhere from like a third to half of the lots
14 didn't meet that minimum lot size requirements
15 so people that have vacant lots right now would
16 be challenged by even just passing go to be
17 able to develop their lots so the
18 recommendation is just to reduce that down to
19 7,000 so that way you -- it will improve the
20 developability of those lots. It's a
21 relatively simple change and as I move forward
22 working with the Town, I'll be looking for
23 other discrepancies like that just because we
24 don't want to have a lot of variances coming
25 before the (inaudible) court of appeals and



1 this will help eliminate some of that. And
2 then, lastly on here is marked through for two-
3 family dwellings for the Main Street 1
4 District, this actually is not an allowable use
5 and this is scrivener's error, that was me when
6 the Land Management Ordinance was originally
7 drafted. I'm here for questions on this page
8 before I move forward.

9 **COMMISSIONER McNEIL:** When you say move forward,
10 what does that mean?

11 **MS. KANE:** The next set, there's only one more set
12 of revisions with this ordinance. And lastly,
13 in those main street districts, right now with
14 those -- think -- you want to think about how
15 your main street is going to develop, right
16 now, the -- if you have lots that are over
17 8,000 square feet -- or say somebody wanted to
18 buy up three lots next to one another and
19 combine them into one lot for a multi-family
20 development, a hotel or a mixed-use
21 development, right now that actually would
22 trigger them to go to a 60 foot rear setback,
23 which I'm sure you're aware, most of the lots
24 in your town are about 140, 150 feet deep, if
25 that. So effectively right now the Ordinance



1 takes away half of the development capability
2 if you end up combining lots, that's not going
3 to encourage your main street to development as
4 you intended to so my recommendation is to --
5 let's scale it back to a 30 foot minimum rear
6 setback, I actually would recommend even going
7 less than that so -- but I think in order to
8 preserve some of the R2 District that surrounds
9 some of this and make sure that that's not
10 infringing height wise and shading on the
11 adjacent property owners that the 30 foot would
12 be appropriate at this time until we look at it
13 a little further.

14 **COMMISSIONER STEVENS:** Okay.

15 **MS. KANE:** So that is my first round of amendments,
16 it's a lot to swallow, I'm sorry.

17 **(Inaudible background noise.)**

18 **MS. KANE:** You all also still have to have a public
19 hearing for this.

20 **COMMISSIONER STEVENS:** Okay.

21 **(Inaudible background noise.)**

22 **COMMISSIONER ALLEN:** Yeah, I -- here's my concern
23 and I would love to hear my colleagues thoughts
24 on this. My concern as I read through this was
25 the number of items that needed to be addressed



1 or cleaned up. There -- you made the comment
2 how the main street is going to develop, you
3 also made the comment, you know, we don't want
4 to a bunch, or a slew, of variances being
5 brought before the Planning Commission and,
6 while the Council voted in 2019, the last time
7 that this Planning Commission actually looked
8 at this was 2017 and, if I'm not correct, I
9 mean, I -- if I'm not wrong -- and you can tell
10 me if I am -- we are actually tasked with, at
11 least with every five years, to relook at the
12 Land Management Ordinance and to, you know,
13 make sure that these kinds of items, that we've
14 looked at them sort of in a holistic or, you
15 know, expansive way so I have concern about
16 making individual changes, even though there
17 were several that were in this particular
18 group, I have some concern about doing that
19 without looking at all of the various aspects
20 -- not that I would disagree necessarily or
21 agree with what's been proposed here or that it
22 doesn't seem straightforward or whatever, but
23 my concern is that when we make these
24 individual changes -- in fact, we did one back
25 in '21 and it's still not enough to do what we



1 need to do here. You said it's not consistent,
2 which is kind of my point, but I think it would
3 make more sense for us, at least my plan would
4 be to vote no against this because I think we
5 need to do what I consider our job and really
6 look at the entire plan holistically.

7 **MS. KANE:** I can respond to that just in terms of --
8 so, your Land Management Ordinance -- some
9 people refer to it as just zoning ordinance and
10 land development regulations -- are not
11 required to be looked at -- you know, and your
12 Comprehensive Plan is required to be looked at
13 every five years and redone every 10 years, but
14 it is pretty typical for jurisdictions to go
15 through and do revisions to their land
16 management ordinance on a regular basis so --
17 but that is, of course, your choice.

18 **MR. QUATTLEBAUM:** Mr. Chairman, may I ---

19 **COMMISSIONER STEVENS:** Certainly, yeah.

20 **MR. QUATTLEBAUM:** Commissioners, many of these
21 requests that you -- for these amendments have
22 been brought by recent property investors in
23 the Town and have spoken to me and asked for
24 some relief and adjustments to some of the Land
25 Management Ordinance requirements that impede



1 the development on our main street primarily.
2 Parking, another issue that comes up
3 repeatedly. So, I directed staff to look at
4 all of the -- well, many of the amendments or
5 recommendations we can make that people are
6 impacted -- investors that want to build in the
7 Town have been -- communicated to me that it's
8 impeding them from developing, to look at them
9 immediately and see what kind of adjustments
10 and amendments can we make. So these that you
11 have before you, as Ms. Kane said, they are not
12 the final ones, they are the ones that are the
13 most pressing now for people that -- for
14 investors who want to build so that's why
15 they're coming to you at this point, and you're
16 absolutely right. And just to give the
17 Commission some history and background on the
18 Comprehensive Plan, was done in 2007, I think,
19 2008, and had not been updated. The intent was
20 initially in the process, did not look at in
21 terms addressing or revising the Comprehensive
22 Plan in the adoption of this Land Management
23 Ordinance in 2019, the primary objective at
24 that time was to get us in compliance with the
25 state law requirements so we would be eligible



1 for funding and things of that nature so I
2 acknowledge that it was not looked at instead
3 with future -- the second point is that at that
4 particular time, until the last three years --
5 about -- approximately last three years, we
6 have not had the kind of development activity
7 and requests for development in the Town until
8 that time so now they're becoming pressing
9 issues because people are -- for investors and
10 people looking to develop in the Town are
11 directly impacted by it and, as Ms. Kane said,
12 we do plan to look at additional at my
13 direction to the staff, we're gonna look at
14 others that we can hopefully do expeditiously
15 to help serve continued development in the
16 Town.

17 **COMMISSIONER ALLEN:** Thank you, Mr. Quattlebaum. I
18 -- and that was really helpful, I mean that's
19 -- was my thought on how this has sort of come
20 together, and I appreciate the need for
21 expediency and we certainly want investment in
22 the Town, I think we all agree on that, but I
23 still -- you said these are not the final ones,
24 I still have the issue of expediency over --
25 you know, that we really look at all of it as



1 a whole and look at where are we trying to --
2 what things are we trying to really address and
3 not sort of be reactionary, and I'm concerned
4 about that because, as you said, the actual
5 plan was written in 2007, we haven't really, I
6 mean, I think maybe we looked at it in 2017,
7 again, and I'm just concerned that as the Town
8 is growing, as the changes are being made, as
9 folks are coming in with lots of requests of
10 us, that this body, given our responsibilities
11 and rolls within the Town, really should -- and
12 I don't mean this should drag out or be a long,
13 involved, you know, 10-year process, but I do
14 think that it makes sense for us to just sit
15 down for two minutes and -- not really two
16 minutes but, you know, a short amount of time
17 and really walk through all of these with your
18 staff to make sure that we have looked at what
19 could be unintended consequences, have we
20 really looked at if we do this change here,
21 what's that gonna mean, you know, if it's -- it
22 helps 30th Street but what does that mean for
23 29th or for 32nd, you know, I just -- that's
24 the concern I have ---

25 **MR. QUATTLEBAUM:** Okay ---



1 COMMISSIONER ALLEN: --- that we need to do a
2 broader look before we do individual
3 amendments, my thoughts.

4 (Inaudible background noise.)

5 COMMISSIONER STEVENS: Anybody else?

6 MS. KANE: We just need to open it up for public
7 hearing in case anybody has to speak from the
8 public on the topic.

9 Public Hearing - Ordinance to Amend the Land
10 Management Ordinance to Modify the District
11 Bulk, Dimensional & Density Standards to
12 Support Infill Development and Reduce the
13 Prevalence of Nonconforming Lots:

14 COMMISSIONER STEVENS: Open up for public hearing.
15 Any comments?

16 MR. FARAH: I have a comment.

17 COMMISSIONER STEVENS: Come on.

18 MR. FARAH: As was stated ---

19 MR. QUATTLEBAUM: Come up to the mike and state your
20 name for record.

21 MR. FARAH: My name is Steven Farah, I live on 32nd
22 Avenue and, as I understand these ordinances,
23 what I heard was these were for investors
24 coming into the Town. To the point of looking
25 comprehensively at this, it's one thing as an



1 investor coming into the Town, but how does
2 that affect those of us that are already here
3 and residents in the Town? So, that's what I
4 don't see in some of these proposals, just
5 like, okay, it affects the business street and
6 -- as you said, but how does it affect the
7 people that are living on 29th or 32nd Avenue?

8 **MR. QUATTLEBAUM:** Can I get clarification, are you
9 saying that these recommendations may have an
10 adverse effect on residential properties on
11 other streets, 29th and 32nd, is that the point
12 ---

13 **MR. FARAH:** Yes, yes ---

14 **FEMALE SPEAKER:** Yes.

15 **MR. FARAH:** --- I mean it's being proposed as this
16 is for an investor coming in, well, those of us
17 that have already invested here, we have the
18 vision of what is here too, and one might
19 compete with the other I think ---

20 **MR. QUATTLEBAUM:** Can you cite -- can you cite a
21 specific -- on these amendments, what
22 specifically do you see as an adverse impact to
23 anyone else ---

24 **MR. FARAH:** I didn't -- I don't know the details, I
25 think that's what I'm saying. As it's



1 presented, it just says like it's looking at it
2 from a new investor coming in, hasn't been
3 looked at from a residential perspective or the
4 rest of the Town, I'm agreeing with the
5 comments that were made.

6 **MR. QUATTLEBAUM:** Well, the process, as I understand
7 it -- correct me, Ms. Kane if it's wrong --
8 this is the public hearing portion of it, it
9 still has to go through a recommendation from
10 the Planning Commission and then, for an
11 ordinance change, adoption by the Council --

12 **MS. KANE:** That's correct.

13 **MR. QUATTLEBAUM:** --- so you'll have three other
14 opportunities, and that process will take a
15 minimum of 90 days for scheduling to be done.
16 So, if there's anything specifically you see
17 and have time to look at it, review it and
18 absorb it that you feel is an impact, we'll be
19 open to entertaining that.

20 **MR. FARAH:** Okay. Thank you.

21 **MS. KANE:** Technically, the Planning Commission gets
22 to make vote for recommendation today.

23 **MR. QUATTLEBAUM:** Okay.

24 **COMMISSIONER STEVENS:** Mr. Booker?

25 **MR. BOOKER:** Good afternoon --



1 **COMMISSIONER STEVENS:** Good afternoon.

2 **MR. BOOKER:** --- Commissioners, Mr. Quattlebaum and
3 neighbors and visitors. I'm William Booker, I
4 live on 29th Avenue, and I'd like to talk a
5 little bit about the changes but I want to talk
6 about the changes in the context of -- the
7 Master Plan for the Town was developed in 2007,
8 that's quite a few years ago. The
9 Comprehensive Plan was adopted in 2017, that's
10 six years ago. And as the Commissioner said
11 that the law requires that they be reviewed
12 sort of mid-term, which is five years, because
13 that Comprehensive Plan was from 2017 to 2026,
14 or something like that, so halfway -- we're
15 well over halfway and that review hasn't been
16 made. And so as Mr. Quattlebaum has said,
17 we've got new investors in, we have new
18 residents here, and we have an old vision and,
19 Mr. Quattlebaum, we've had many conversations
20 about the need and the opportunity to amend
21 this vision that would take into account the
22 new stakeholders, and so I don't see why we
23 wouldn't take advantage of this opportunity by
24 complying with the recommendations are
25 concerning the Comprehensive Plan and reviewing



1 it in the context of making these changes so
2 that we can do them all together as opposed to
3 independent activities and hoping that they
4 come together so I tend to want to support what
5 the Commissioner said in terms of doing this
6 over -- an overall view to make sure that we're
7 getting it right and take into account all of
8 the new investors, the new stakeholders, the
9 new residents, the new people who want to
10 develop and try to get it right than -- as
11 opposed to just pressing ahead with these ideas
12 and these concepts and these visions which are,
13 in my opinion, somewhat dated and we haven't
14 looked at them. And so, we've been asking to
15 have an opportunity to get into it so that we
16 can sort of hone in those things to make them
17 more crisp, and I'd like for us to take
18 advantage of that opportunity so thank you.

19 **COUNCILWOMAN GORE:** Hello, my name is Jacqui Gore,
20 which you all probably know me, I'm a sitting
21 Council member here for the Town of Atlantic
22 Beach. I don't have anything negative to say
23 about anything that anybody has said here, but
24 I will say this much right here, all I can hear
25 is what the new stakeholders has brought to the



1 table, what everybody new has brought, well,
2 I'm gonna be (inaudible) years old, have been
3 here for 58 years, have never sat around trying
4 to wait for somebody to give us a vision 'cause
5 guess what? We had our own vision before all
6 of you all guys came here and (inaudible) here,
7 we just didn't have the resources to develop it
8 because we here don't own the property that you
9 all are looking at on 30th Avenue, matter of
10 fact, the Town doesn't own anything much to be
11 said what we're gonna do or what we're not
12 gonna do but for somebody to sit here and think
13 that we sat here all these years for you all to
14 come back from where you all came from and you
15 all want to make your all's -- our town like
16 you all want your all's town, I get really
17 upset about that because, yes, we did have a
18 vision before you all came here and no, it was
19 not putting no houses all up and down our 30th
20 Avenue nor our 31st Avenue. Mixed use, yes,
21 because there was houses already there, but I'm
22 here to tell you this, there's a lot of mouths
23 been fed off of 30th Avenue, 31st Avenue, as
24 well as Ocean Boulevard and I know some of the
25 people that's (inaudible) here that love to get



1 on the bandwagon with everybody else, it don't
2 matter -- and I'm not talking about nobody in
3 particular 'cause they all know exactly who I'm
4 talking about, the first thing come through
5 here smoking, show them something shiny, they
6 jump on it and guess what happens every time?
7 They end up in the bottom and if they're going
8 on about their business, well, we have a
9 vision, like I said, I am so (inaudible) this
10 man, this hotel here, and I know that you all
11 probably see a little different than me and,
12 yes, we want to go by all the rules and
13 regulations that we're supposed to go by but,
14 at the same time, we aren't trying to stop --
15 Council ain't trying to stop nothing because
16 we, as Council members, want change in our Town
17 and that's what we're looking for and I thank
18 you.

19 **COMMISSIONER STEVENS:** Anybody else? We need to
20 vote on this?

21 **(Inaudible background noise.)**

22 **MS. KANE:** To make a recommendation to Council, yes.

23 **COMMISSIONER ALLEN:** So can I move ---

24 **COMMISSIONER STEVENS:** Yeah, go.

25 **COMMISSIONER ALLEN:** I mean I move that we recommend



1 that we not make these changes at this time and
2 that we -- I'll just leave it at that. I
3 recommend that the Council give us -- let me
4 put it exactly how I want it. I recommend that
5 the Council allow the Planning Commission time
6 to review these -- review these staff proposals
7 -- is that a good word? Holistically together
8 and so vote no at this point.

9 **MS. KANE:** So just for clarification purposes, if
10 you say yes (inaudible) that means that you're
11 voting no. Typically a motion would be made in
12 the positive and then that way it would be very
13 clear as to who voted yes and who voted no,
14 just -- so ---

15 **COMMISSIONER STEVENS:** So if we say yes, we vote no,
16 okay.

17 **MS. KANE:** Right, and so just -- it can cause some
18 confusion if you make a motion in the negative.

19 **(Inaudible background noise.)**

20 **MR. QUATTLEBAUM:** Need a second on the motion.

21 **COMMISSIONER McFADDEN:** Second ---

22 **MS. KANE:** So the motion on the table is to
23 disapprove, is that correct?

24 **COMMISSIONER ALLEN:** That is correct.

25 **MS. KANE:** All right.



1 COMMISSIONER MCNEIL: I second the motion.

2 COMMISSIONER STEVENS: We have a second. Roll call.

3 CLERK: Commissioner Derrick Stevens?

4 MALE SPEAKER: Yes ---

5 COMMISSIONER STEVENS: If I say -- nay.

6 CLERK: Commissioner Timothy Vereen?

7 (Inaudible background noise.)

8 MS. KANE: If you need clarification, so the motion
9 is to not approve so if you say yes to your
10 vote, you're voting to not approve, if you say
11 nay you're voting to approve.

12 (Inaudible background noise.)

13 MR. RHODES: Mr. Chairman ---

14 MS. KANE: The alternative, you all, is to ---

15 COMMISSIONER STEVENS: Sure, come on.

16 MR. RHODES: So, just for the record, I'm C.D.
17 Rhodes. My name is C.D. Rhodes, I'm the Town's
18 legal counsel and so I'm -- I think it's
19 appropriate I'm offering you a little clarity
20 here. So the motion on the table is to
21 disapprove these changes to the Ordinance, if
22 you agree with that motion, then you would vote
23 yes; if you disagree with that motion, you
24 would vote no. If there are a majority of no
25 votes, then the motion to disapprove these



1 changes would fail ---

2 **COMMISSIONER STEVENS:** Then ---

3 **MR. RHODES:** --- we would then presumably have
4 another motion to approve the changes and then
5 we would vote on that. Does that make sense?
6 So if this motion fails, we'll need another
7 motion behind it to approve these in the
8 alternative. Does that make sense?

9 **MALE SPEAKER:** Yes ---

10 **COMMISSIONER STEVENS:** Correct.

11 **MR. RHODES:** Is everybody on -- okay, I just want to
12 make sure everybody -- 'cause Leigh is right,
13 the -- some of these motions can be confusing
14 and folks can vote in ways that they don't
15 intend to vote.

16 **(Inaudible background noise.)**

17 **COMMISSIONER STEVENS:** Why don't we just make a
18 motion to approve ---

19 **MR. RHODES:** Yeah, and one way to resolve that is,
20 as Leigh suggested, to have a motion to approve
21 ---

22 **COMMISSIONER STEVENS:** Approve ---

23 **MR. RHODES:** --- the changes and then if that motion
24 passes, then the motion's -- or the -- your
25 recommendation to Council is to adopt those



1 changes; if that motion fails, then you're
2 recommending to Council to not approve those
3 changes. So you can certainly go that route;
4 if you decide to go that route, I think the
5 Commissioner who made the motion is entitled
6 under Robert's Rules to rescind that motion,
7 but I'll let you proceed in whichever direction
8 you want, just want to make sure you understand
9 what you're voting on.

10 **COMMISSIONER STEVENS:** Um ---

11 **COMMISSIONER ALLEN:** I do not want to rescind, I ---

12 **COMMISSIONER STEVENS:** Okay.

13 **COMMISSIONER ALLEN:** --- I would like us to
14 disapprove this motion ---

15 **COMMISSIONER STEVENS:** Okay ---

16 **(Inaudible background noise.)**

17 **MR. RHODES:** In that case, that is the motion that's
18 on the floor so that motion has to be voted on.

19 **MALE SPEAKER:** I vote no.

20 **(Inaudible background noise.)**

21 **COMMISSIONER STEVENS:** Okay.

22 **COMMISSIONER ALLEN:** Are we doing roll call?

23 **COMMISSIONER STEVENS:** Roll call.

24 **CLERK:** All right, we'll start over, Derrick ---

25 **COMMISSIONER STEVENS:** Nay.



1 **CLERK:** Commissioner Timothy Vereen?

2 **COMMISSIONER VEREEN:** Nay.

3 **CLERK:** Commissioner Esco McFadden?

4 **COMMISSIONER McFADDEN:** No.

5 **CLERK:** Commissioner Poterressia McNeil?

6 **COMMISSIONER MCNEIL:** No.

7 **CLERK:** Commissioner Kathryn Allen?

8 **COMMISSIONER ALLEN:** Yea.

9 **MR. RHODES:** Okay, so I think -- were there three to
10 -- to not approve the motion, is that correct?

11 **COMMISSIONER STEVENS:** Right.

12 **MR. RHODES:** Okay, that's what I thought I heard, I
13 just wanted to make sure. So presumably there
14 will need to be -- so I can get this particular
15 issue off the table, so we need another motion
16 to approve it -- (microphone interference) --
17 sorry, I'm doing something wrong here.

18 **COMMISSIONER STEVENS:** Motion to approve the
19 amendment. I motion to approve the amendment.

20 **MS. KANE:** Need a second.

21 **MR. RHODES:** So, there needs to be a second.

22 **COMMISSIONER McFADDEN:** Second.

23 **COMMISSIONER VEREEN:** Second.

24 **MR. RHODES:** So, just -- once again so we're clear,
25 if -- a vote yes is to approve these



1 amendments, or recommend that City Council
2 approve these amendments, a vote no is to
3 recommend -- is to not recommend that City
4 Council approve these amendments.

5 **COMMISSIONER STEVENS:** Roll call.

6 **CLERK:** Commissioner Derrick Stevens?

7 **COMMISSIONER STEVENS:** Yea.

8 **CLERK:** Commissioner Timothy Vereen?

9 **COMMISSIONER VEREEN:** Yes.

10 **CLERK:** Commissioner Esco McFadden?

11 **COMMISSIONER McFADDEN:** Yes.

12 **CLERK:** Commissioner Poterressia McNeil?

13 **COMMISSIONER MCNEIL:** Yes.

14 **CLERK:** Commissioner Kathryn Allen?

15 **COMMISSIONER ALLEN:** No.

16 **COMMISSIONER STEVENS:** Motion is approved, right?

17 **MS. KANE:** Okay, this will -- so this will go to
18 Town Council regardless, there'll also be
19 another mechanism I believe for public hearing
20 as well.

21 **COMMISSIONER STEVENS:** But the motion was approved?

22 **MS. KANE:** That's correct.

23 **COMMISSIONER STEVENS:** Okay.

24 **MS. KANE:** Are you ready to -- to go forward with
25 the next amendment ---



1 **COMMISSIONER STEVENS:** That's fine, yeah.

2 **MS. KANE:** The next amendment is to reduce the
3 parking requirements in MS1 and MS2 Districts,
4 these are your two main street districts
5 through town and, just for reference, they're
6 on page 57 through 61 of your packet, and this
7 is definitely one of those things like, if you
8 do want a downtown, if you do want commercial
9 development in your community, you do want
10 multi-family, these are things that -- parking
11 is a challenge, and that's why I'm bringing
12 that to you. You do have on-street parking on
13 30th so that says something -- part of this is
14 coming into the factor -- discussing. So this
15 recommendation is not to get rid of all parking
16 requirements so if it is a residential use or
17 it's a hotel use, they are still going to have
18 to provide their parking a hundred percent but
19 if it is a mixed-use with say an office
20 downstairs and residential upstairs, there's
21 the potential here, it's proposing to be able
22 to reduce those parking requirements in half.
23 If it is not a mixed-use but is still a
24 commercial activity, the parking could be
25 reduced by 25 percent. So the intent here is



1 to be able to encourage infill for -- the
2 majority of the lots on this corridor are
3 vacant, and that's just something to bring to
4 your attention. If this is intended to be the
5 main street corridor, which the Comprehensive
6 Plan and the Land Management Ordinance calls
7 them out to be, the intent here is really just
8 to help support some future growth. Right now,
9 between the setback requirements and then in
10 combination with the open space requirements
11 for these lots -- remember, most of them are
12 about 7,000 square feet, they're pretty small
13 for a main street. And think of any kind of
14 main street corridor that you would go down,
15 most of those don't have parking on the same
16 lot, they may have shared lots, they may have
17 cross-access easements and they may have shared
18 parking to the rear so it's kind of just trying
19 to get this to the next level of vision. Right
20 now, the parking requirements in -- along these
21 corridors -- and the requirements are actually
22 spelled out in your packet. Every single
23 individual use -- so say you had a mixed-use
24 development that had a restaurant and it had
25 some apartments upstairs from it, every -- it



1 would have to meet the collective parking
2 requirements, which makes the development of
3 that as mixed-use really not feasible because
4 the parking requirements, say, for a
5 restaurant, is a parking spot for every 100
6 square feet of area so, you know, if you
7 multiply that out, you're talking the whole lot
8 would turn into a parking lot. So, the intent
9 here is to reduce that to start creating some
10 main street character and activity. In the
11 future, I do hope to come forward with some
12 options for there to be like a fee in lieu of
13 parking along this corridor to help fund public
14 parking areas or fund right-of-way improvements
15 that would incorporate public parking, but
16 we're not there yet. This is in order to be
17 able to just help cultivate some of that main
18 street character. And just in terms where is
19 geographically is applicable, again, this is
20 Main Street 1 and Main Street 2 area, primarily
21 30th Avenue and in relationship to the Master
22 Plan, it does call out for additional roads
23 within town to start turning into this more
24 walkable community where you've got on-street
25 parking and the Master Plan and the



1 Comprehensive Plan both call out potential
2 parcels for future public parking areas. So,
3 those are things that are already on the radar
4 of the Town.

5 **COMMISSIONER STEVENS:** Any questions? So, we need a
6 motion to amend -- amendment ---

7 **MS. KANE:** We need a public hearing.

8 **Public Hearing Ordinance to Amend the Land Management**
9 **Ordinance to Modify the Parking Requirements to**
10 **Support Infill, Mixed-Use Development:**

11 **COMMISSIONER STEVENS:** Public hearing. Anybody?

12 **MR. JAMES:** All right, my name is Maurice James,
13 property owner on -- 3010 Seaview. I have a
14 question more than a comment. You said that
15 the Master Plan had ID'd some lots that would
16 be for public parking in the future.

17 **MS. KANE:** Uh-huh.

18 **MR. JAMES:** Can you share with the body what those
19 spots are?

20 **MS. KANE:** Absolutely, and they're actually already
21 publicly-owned lands. And so, on this image,
22 you can see areas in yellow. Now, there are
23 some that -- I do think this is privately held
24 and, remember, this is conceptual at this
25 stage, some ideas too are that, you know, we



1 would have another street or cross-streets in
2 the future that would have some public parking
3 ---

4 **(Inaudible background noise.)**

5 **MS. KANE:** This amendment doesn't do that. This
6 amendment will just be able to reduce parking
7 requirements in that district at this time.

8 **FEMALE SPEAKER:** (Inaudible.)

9 **MS. KANE:** Yes, ma'am?

10 **FEMALE SPEAKER:** And are we able to come closer
11 because I just ---

12 **MS. KANE:** Absolutely.

13 **COMMISSIONER ALLEN:** So you're saying the big lot,
14 yellow here, when you say the ones in the
15 yellow ---

16 **MS. KANE:** Yes, ma'am. So, this is just from the
17 Master Plan from 2007, just showing that the
18 Town had a vision at that stage, it doesn't
19 show specifically whose property -- if there's
20 going to be any -- and this is really just so
21 you all know that there is a vision for the
22 Town for future public parking.

23 **(Inaudible background noise.)**

24 **MS. KANE:** So there's lots that are ---

25 **(Inaudible background noise.)**



1 **MS. KANE:** --- so all of this -- so it would be on-
2 street parking, which already is ---

3 **(Inaudible background noise.)**

4 **MS. KANE:** --- and being able to just maximize on-
5 street public parking. The feasibility -- now,
6 there -- the consultant at the time could've
7 been (inaudible) right here is the digital
8 location, (inaudible) is simply -- there's a
9 public -- publicly owned land further down
10 that's a more viable location.

11 **COMMISSIONER ALLEN:** So, all of the yellow lines
12 basically, not the big lots, are existing
13 street parking?

14 **MS. KANE:** Only this one on 30th. Right now,
15 additional on-street parking hasn't been
16 accommodated on these other roads yet.

17 **MR. QUATTLEBAUM:** And the -- Mr. Chairman, the
18 public land that the Town of Atlantic Beach
19 controls on 30th Avenue is the former public
20 housing site across from 30th and Seaview, at
21 the corner of 30th and Seaview, and it's one of
22 the areas of consideration of providing
23 additional public parking to assist with
24 prospective development along 30th Avenue.

25 **COMMISSIONER ALLEN:** I will just say, again, for the



1 record that this confusion that the person who
2 came out to look at and the questions around
3 where we should have public parking are the
4 reason that I think we need to do this in a
5 more holistic approach than to do individual
6 amendments. I will just say that for the
7 record.

8 **COMMISSIONER McNEIL:** I agree (ph).

9 **MS. KANE:** (Inaudible) close the public hearing, is
10 there anybody else?

11 **COMMISSIONER STEVENS:** Anybody else? Motion to
12 adopt the amendment.

13 **COMMISSIONER VEREEN:** Second.

14 **COMMISSIONER McFADDEN:** Second.

15 **COMMISSIONER STEVENS:** Roll call.

16 **CLERK:** Commissioner Derrick Stevens?

17 **COMMISSIONER STEVENS:** Yea.

18 **CLERK:** Commissioner Timothy Vereen?

19 **COMMISSIONER VEREEN:** Yes.

20 **CLERK:** Commissioner Esco McFadden?

21 **COMMISSIONER McFADDEN:** Yes.

22 **CLERK:** Commissioner Poterressia McNeil?

23 **COMMISSIONER MCNEIL:** Yes.

24 **CLERK:** Commissioner Kathryn Allen?

25 **COMMISSIONER ALLEN:** No.



1 **MS. KANE:** Again, this will go to Council and
2 there'll be another opportunity for public
3 input there. The next public hearing and the
4 last public hearing to be discussed is an
5 amendment to the Planned Development District
6 and Flexible Design District eligibility
7 requirements, and this is just something that
8 has -- was very evident to me, when I started,
9 we were doing the Land Management Ordinance.
10 Most communities at the time -- and this is for
11 somebody to be able to submit a rezoning
12 request. Your Planned Development District and
13 Flexible Design District are the most mixed-use
14 developments that would end up coming into the
15 Town, based off the Zoning Ordinance, each one
16 of these ends up having to be approved by
17 Council -- and recommended by the Planning
18 Commission but, at this time, the requirements
19 are that all the properties be under the same
20 ownership at the time of rezoning submission.
21 That is something that I would say is
22 relatively atypical of communities, it's not
23 even something that is required within the Town
24 for other zoning districts. So, say you had
25 three properties on Main Street that somebody



1 wanted to develop, it's not a requirement if
2 somebody wanted to rezone those. So -- you
3 know, it's just one of those things that I
4 think for consistency's sake across your
5 districts -- what is typically required when
6 somebody submits a rezoning in other
7 communities is that the property owners of all
8 the properties involved have to sign the
9 rezoning application, it's their permission to
10 -- typically an agent, somebody representing a
11 project, that they agree and are on board with
12 the rezoning submission. So this text
13 amendment is to recommend that that requirement
14 be removed, that have to be under -- that it
15 would not have to be under the same ownership
16 at the time rezoning submission. And this is
17 just to help reduce the risk to a developer
18 coming in and investing money and property that
19 may not actually be able to be rezoned, and
20 then they end up with a bag of, you know,
21 having to maintain that property but not
22 actually be able to do what they wanted to with
23 it and planned on doing with it. So, I'm here
24 for your questions on that. It's a relatively
25 simple amendment but, again, I welcome your



1 feedback and thoughts.

2 **COMMISSIONER ALLEN:** I have a question.

3 **COMMISSIONER STEVENS:** You've got a question? Go
4 ahead.

5 **COMMISSIONER ALLEN:** So the way that this is
6 currently drafted, I'm -- this is my -- I'm
7 just trying to make sure I understand, that
8 anyone -- anyone, a developer or anyone, could
9 come in and submit a rezoning and they would
10 not be required to own the property, so they
11 could put my house in that ---

12 **MS. KANE:** As long as you sign the application ---

13 **COMMISSIONER ALLEN:** --- in that rezoning. So, does
14 it require that there be a signature here? I
15 didn't see that.

16 **MS. KANE:** It's just a requirement in general for
17 any rezoning application because it's just part
18 of the process. I couldn't sit here and
19 rezone, you know, my -- some -- my neighbor's
20 property without their approval. In terms of
21 application requirements, it is an application
22 requirement for signatures of property owners
23 for all zoning.

24 **COMMISSIONER ALLEN:** Thank you.

25 Public Hearing - Ordinance to Amend the Land



Management Ordinance to Modify the Eligibility
for Designation for the Planned Development and
the Flexible Design Zoning Districts:

COMMISSIONER STEVENS: Any -- public hearing, any questions?

MR. JAMES: Back again, sorry, just for verification. So, the -- if I understand what you just said, all properties involved would have to get sign off, does that include properties that are affected, I mean, what is the definition of involved ---

MS. KANE: It's just the properties that are being rezoned themselves.

MR. JAMES: So, if a property is directly adjacent and affected negatively by this rezoning action, that property owner would not necessarily have any say or even an avenue for a say in the -- in that rezoning?

MS. KANE: So there's always going to be a public hearing process through the Planning Commission and Town Council, state law requires adjacent property owners are notified and a public hearing is held and the public has the ability to express their grievances (ph).

MR. JAMES: Okay, all right. Thank you.



1 **MS. CHEATHAM:** I just had a quick question, if I
2 could.

3 **MS. KANE:** Sure.

4 **MS. CHEATHAM:** Good evening, my name is Linda
5 Cheatham and I'm a property owner on 29th
6 Avenue South. I guess my question is that the
7 property owner has to sign the application, is
8 that application a public document so that --
9 to Commissioner Allen's question, somebody just
10 couldn't put my name on the property and I
11 might be out of town or might be senile because
12 I tend to be sometimes and not know it?

13 **MS. KANE:** Right. So, all applications would be a
14 public record?

15 **MS. CHEATHAM:** And I would be notified, I mean,
16 after it's -- after my signature -- my real
17 signature is on it, I would be notified that I
18 have applied for rezoning? I guess I'm trying
19 -- I mean, I think that there are a number of
20 properties in the Town that are held by old
21 people as myself, as well as, property owners
22 who don't live here and so my concern if -- is
23 if they don't actually do -- ask -- personally
24 ask for the rezoning and someone could give
25 them an application that I might not know it.



1 MS. KANE: Fraud can happen anywhere ---

2 MS. CHEATHAM: Okay.

3 MS. KANE: --- so if that's the question is ---

4 MS. CHEATHAM: That's the question. Yeah, I think -
5 --

6 MS. KANE: --- now, in terms of -- and that's why
7 public record is important ---

8 MS. CHEATHAM: Right.

9 MS. KANE: --- having those signatures on file.

10 MS. CHEATHAM: Right.

11 MS. KANE: In terms of notifications, all -- we send
12 out mail-outs to all the property owners, you
13 know, and I think that if ---

14 MS. CHEATHAM: To the address of record and to any
15 other address that they might ---

16 MS. KANE: It would be the address of the -- of the
17 parcel owner ---

18 MS. CHEATHAM: Okay, thank you.

19 COMMISSIONER STEVENS: Anybody else?

20 MS. FARAH: I just -- I need clarification as well.
21 So, this is basically ---

22 MR. QUATTLEBAUM: State your name please for the
23 record ---

24 MS. FARAH: Oh, I'm sorry. I'm Molly Farah, my
25 husband and I, we have a house on 32nd Avenue,



1 and there's empty lots across from us. So, is
2 this basically saying that those empty lots
3 across from us, they can sign off on this as
4 well and they could be parking lots across the
5 street from us?

6 **MS. KANE:** That is not what this amendment is about.
7 This particular amendment is specific to two
8 zoning districts, the Planned Development
9 District and the Flexible Design District,
10 they're gonna be your two most intense zoning
11 districts, and the recommendation for the
12 amendment is to confirm that they do not have
13 to -- those properties do not have to be under
14 the same ownership. It may be three different
15 owners that are all agreed that they can rezone
16 their property.

17 **MS. FARAH:** Right. So, if somebody builds something
18 on 30th Street, they could have a parking lot
19 on 32nd Street?

20 **COMMISSIONER STEVENS:** Not in R2.

21 **MS. KANE:** It all depends on the districts
22 themselves so --

23 **(Inaudible background noise.)**

24 **MS. KANE:** --- on the site so -- and this is not
25 what this amendment is about at all.



1 **MS. FARAH:** It's not?

2 **MS. KANE:** It is not.

3 **MS. FARAH:** So, this is affecting 30th Street?

4 **MS. KANE:** This is if someone is submitting a
5 rezoning request for the Planned Development
6 District or Flexible Design District -- they
7 are two districts that don't exist in Town
8 right now, nobody is zoned these districts at
9 this time ---

10 **MS. FARAH:** Right, right. So, it's basically taking
11 a resident parcel and making it into being able
12 to rezone it into a parking lot?

13 **MS. KANE:** Not at all. So it just --

14 **FEMALE SPEAKER:** No ---

15 **MS. KANE:** --- it's just changing ownership. So,
16 right now the requirement in the Land
17 Management Ordinance is that for a rezoning to
18 these two particular districts, that they have
19 to be under the same ownership ---

20 **MS. FARAH:** Right, right ---

21 **MS. KANE:** --- so you -- say it would be you and you
22 owned the adjacent property next to you and the
23 adjacent property next to you ---

24 **MS. FARAH:** Right.

25 **MS. KANE:** --- be eligible, but if it was you, your



1 sister and your mother, you couldn't apply.

2 **MS. FARAH:** Right. So basically, in the long run is
3 the same thing, that somebody across the street
4 from me could -- because if they build a place
5 down on 30th Street and they wanted to do
6 parking across the street from us, they could
7 apply for this ---

8 **MS. KANE:** A parking lot has to be an allowable use
9 in the district ---

10 (Inaudible background noise.)

11 **MS. KANE:** --- and the R2 District ---

12 (Inaudible background noise.)

13 **MS. KANE:** --- an allowed use.

14 **MS. FARAH:** Okay. I'm just -- I was just asking.

15 **MS. KANE:** Yep.

16 **MS. FARAH:** Okay, thank you. Sorry.

17 **COMMISSIONER STEVENS:** Motion to amend -- another
18 question?

19 **MR. BOOKER:** I already introduced myself. I have a
20 question for understanding. So we're talking
21 about two parcels, more than one parcel I'd
22 say, and so one person own one -- owns one
23 parcel, another individual owns the second
24 parcel, could they individually apply for
25 rezoning?



1 **MS. KANE:** So -- all right, if ---

2 **MR. BOOKER:** So, I -- you know, you have a lot -- a
3 set of lots over here and you have a set of
4 lots over there, one person owns this, one
5 person owns that, what you're saying is that
6 this person is collaborating with this person
7 ---

8 **MS. KANE:** Right.

9 **MR. BOOKER:** --- and signing the same application
10 for rezoning. And so my question is, could
11 this individual have an application for
12 rezoning and this one have an application
13 separate and apart?

14 **MS. KANE:** So the challenge is -- is that for both
15 the Planned Development District and the
16 Flexible Design District, they have to be a
17 master plan development so that means that the
18 Planning Commission and Council has to review
19 an overall conceptual plan to the project and
20 if you've got, you know, Joe Number 1 and Joe
21 Number 2 submitting two different applications,
22 it's not one cohesive document. These are
23 actually -- these particular districts are
24 adopted as their own section of the Zoning
25 Ordinance, they have their own design



1 requirements typically, height restrictions,
2 setback requirements, they are required to be
3 contiguous, they have to be directly adjacent
4 to one another in order to rezone to these
5 districts and -- but, you know, I would not --
6 we couldn't pass go if they were submitted
7 separately.

8 **MR. BOOKER:** But in this particular case -- and not
9 particulars, but what we're talking about the
10 hotel ---

11 **MS. KANE:** They are contiguous, they're across the
12 street from one another.

13 **MR. BOOKER:** Oh, so that makes them ---

14 **MS. KANE:** That makes them contiguous.

15 **MR. BOOKER:** --- okay. So, using that example, one
16 person owns one set -- property, another person
17 owns another different property, could the
18 person owning the parking lot property apply on
19 their own for a parking lot?

20 **MS. KANE:** It wouldn't fall under this Planned
21 Development or FDD District, if they just
22 wanted to be a commercial parking lot ---

23 **MR. BOOKER:** Right.

24 **MS. KANE:** --- that's a totally different district -
25 --



1 **MR. BOOKER:** They couldn't make it an FDD ---

2 **MS. KANE:** Right. And if you -- it has to be a
3 mixed-use, so it has to have a residential
4 component, a commercial component, and it's
5 gotta be able to meet all the other
6 requirements of the district on their
7 properties.

8 **MR. BOOKER:** So, in this particular case, because
9 there is a hotel development and the parking
10 that's associated with ---

11 **(Inaudible background noise.)**

12 **MS. KANE:** It's got to be one project.

13 **MR. BOOKER:** One project. Okay, thank you.

14 **COMMISSIONER STEVENS:** Anybody else? Motion to
15 adopt the amendment, Land Management Ordinance
16 amendment.

17 **COMMISSIONER VEREEN:** Second.

18 **COMMISSIONER STEVENS:** Roll call.

19 **CLERK:** Commissioner Derrick Stevens ---

20 **COMMISSIONER STEVENS:** Yea, yea.

21 **CLERK:** Commissioner Timothy Vereen?

22 **COMMISSIONER VEREEN:** Yes.

23 **CLERK:** Commissioner Esco McFadden?

24 **COMMISSIONER McFADDEN:** Negative.

25 **CLERK:** Commissioner Poterressia McNeil?



1 **COMMISSIONER MCNEIL:** No.

2 **CLERK:** Commissioner Kathryn Allen?

3 **COMMISSIONER ALLEN:** No.

4 **COMMISSIONER STEVENS:** Motion has been denied.

5 **MR. QUATTLEBAUM:** Yes.

6 **COMMISSIONER STEVENS:** Motion denied.

7 **MS. KANE:** And so that recommendation will also go
8 to Town Council ---

9 **COMMISSIONER STEVENS:** Okay.

10 **MS. KANE:** --- recommendation to deny. So, we're
11 gonna move into the thing that I'm sure a lot
12 of folks are here for. Just in terms of
13 clarification, just want to provide an overview
14 about the process, so right now, with the
15 proposed Black Pearl of the Atlantic
16 development, they are in the pre-application
17 review process. This is required for a Planned
18 Development District and a Flexible Design
19 District, which they are requesting to become
20 a Flexible Design District. The pre-
21 application review process is more of a
22 technical review of the Planning Commission to
23 make sure that the project is ready to pass go,
24 to submit a full rezoning application. This is
25 more so does it meet the dimensional



1 requirements, does it meet the uses, things of
2 that nature. At this particular stage, I just
3 want everyone in the public to be aware we're
4 not at the stage yet for a public hearing, this
5 is more for informational purposes and for the
6 Planning Commission to provide feedback to the
7 applicant, and for the public to become aware
8 of the project more in depth. Once a full
9 rezoning is submitted, then adjacent property
10 owners will be notified, they'll be a public
11 hearing and all of that, but we are still kind
12 of in a preliminary stage, and that's something
13 that -- just continue to be able to follow it.
14 The locations here are off of Ocean Boulevard
15 first, and you can see the two properties and,
16 in accordance to state law, as to what is
17 defined as contiguous, they are across the
18 street from one another and they are deemed
19 contiguous. In order to be a -- be able to
20 apply for this Flexible Design District, the
21 underlying zoning district has to be a
22 Waterfront 1 or a Waterfront 2 Zoning District
23 so, at this point in time, these properties are
24 already zoned Waterfront 1. The uses that are
25 being recommended within this project are



1 actually already allowable uses, there are no
2 new uses being mixed in here. And what it is,
3 essentially, is a -- what we would refer to as
4 a density bonus, a density bonus is provided
5 through the Flexible Design District, meaning
6 they get higher building heights and more
7 flexibility with the design of the project than
8 they would under a standard zoning district,
9 but there's a trade off. The developer has to
10 be able to provide an exchange for public
11 amenities back to the community, and that is
12 how they -- that's how that trade-off occurs.
13 The types of things that have to be reviewed at
14 this stage is, you know, the boundaries of the
15 project, the proposed land uses, the
16 dimensional, the -- and density and the height
17 limitations -- we have to review what those
18 public amenity features are to ensure that they
19 meet the requirements of a public amenity,
20 we'll look at lot layout and street
21 configuration, densities, the amount of open
22 space on the site, and are those public
23 amenities -- there's actually a dollar value
24 that has to come into play so -- for those
25 public amenities. They -- the developer cannot



1 just hand the Town money in exchange, that's
2 not allowed, it has to be an actual public
3 improvement, and it has to value, in this case,
4 three percent of the development cost of the
5 project. It's rather significant, and I'll get
6 into that -- a little more detail. Just for
7 the Planning Commissioners, just for reference,
8 we'd be looking at page 69 of your packet. And
9 what -- the Planning Commission's role right
10 now is just to evaluate this conceptual plan
11 and ensure that it's eligible to move forward
12 to that full rezoning request, and they can
13 provide feedback on if and -- if and what
14 changes may be necessary for the project to be
15 ready to move forward and then, if they have
16 any specific recommendation on -- if a -- if
17 the project needs to be resubmitted to the
18 Planning Commission as a secondary conceptual
19 review or if the project can go forward to the
20 Planning Commission as a full rezoning request.
21 The requirements for submittal at this pre-
22 submission stage are definitely more conceptual
23 in nature and, once a full rezoning request is
24 submitted, there's text that comes through it
25 that is actually adopted through ordinance that



1 specifies all of the requirements to ensure
2 that when the project comes in for construction
3 that it meets all of the requirements, and
4 that's something that the Town will hold on
5 record. Now, if there is just minor changes to
6 the project, it's something that the Planning
7 Commission definitely can deem to be able to
8 have them make -- have them go forward with
9 making changes and ensuring that they're made
10 at the time of the rezoning request. So,
11 again, looking at page 68 and 69 of your
12 packets, details what that pre-application
13 review packet materials should entail, and that
14 is an excerpt from the Land Management
15 Ordinance, this is a check-the-boxes to ensure
16 that the project meets these requirements. I
17 will go through a review of the project from
18 the technical standpoint and then, should the
19 Planning Commission want to be able to hear
20 from the developer, you'd be able to
21 (inaudible) them here after me. The project
22 itself is located off of Ocean Boulevard and
23 30th, so we've got a proposal here for a
24 parking garage on this secondary street and, on
25 the beachfront side, for an oceanfront tower.



1 That oceanfront tower is proposed to 21 stories
2 and with 228 condo-tel units, so it's a mixture
3 of condominiums, short-term rentals and hotel
4 units. On the bottom two floors, there entails
5 a number of a mixture of uses, and so that
6 mixture of uses is things like dining,
7 restaurant space, conference room space, a
8 proposal for a museum, even proposal for some
9 space for the Town to be able to use for public
10 safety purposes. The project -- for the
11 project to meet the parking requirements, the
12 garage -- parking garage proposed across the
13 street is proposed at 11 stories, that is to
14 meet the collective parking requirements of the
15 entire development. They are providing just a
16 few more spaces than needed just to accommodate
17 because people will be coming there to go to
18 the restaurants and be able to dine, or to
19 utilize the conference space, that may not be
20 staying in the building as -- some of the
21 things that they are proposing, you'll see
22 here, is improving a public parking area for
23 beach access, and they have a number of things
24 that they're integrating into the design,
25 including sidewalks and ensuring that public



1 beach access. And just for scope, this is an
2 elevation of the project you can see here, and
3 this is a requirement of the district is that
4 the non-residential, non-co-tel uses be those -
5 - at least those first two floors of the
6 building. This project does -- this tower
7 portion does come into place with the flood
8 zone, so there may be some flexibility needed
9 to be incorporated here because the flood zone
10 does come into play as to what can be put in
11 those areas in terms of flood proofing and
12 meeting federal flood proofing requirements so
13 that's just something to account for there.
14 Again, the uses are already allowed, the
15 Waterfront 2 District was intended to be more
16 of a high-density residential mixed-use
17 development and, in order to go to that
18 Flexible Design District, there is supposed to
19 be kind of crosswalk between the -- it's not
20 only what is submitted, but also looking at
21 your Comprehensive Plan and your Master Plan,
22 especially when it comes to those public
23 amenities, like, do they need things that the
24 Town already knew that you needed? The types
25 of allowed uses are multi-family, second and



1 upper for residential hotel, motel, inns,
2 short-term, interval occupancy, rentals,
3 residential uses, government offices, parks,
4 retail, most entertainment including dining and
5 recreational type uses. The project itself
6 proposes 168 hotel rooms, 36 short-term rental
7 units and 24 condo units, restaurant, spa, a
8 community and conference center meeting space
9 and a Gullah Geechee museum. And that is kind
10 of just like a broad stroke so I will tell you
11 in terms of uses, all of them are allowed. And
12 looking at what is allowed by the underlying
13 district, you'll see here I've checked off in
14 blue -- right now, even if this rezoning didn't
15 go forward, this project is allowed to build up
16 to 120 feet, or 12 stories in height, that is
17 by right, it would not have to come to Planning
18 Commission, it would not have to come to
19 Council, and it has a number of things
20 detailing how much the building can cover the
21 site, how much impervious surfaces are allowed,
22 how much open space and natural areas are
23 intended to stay on the property and how
24 intense the development can be, which is a
25 reflection of floor area ratio. Under its



1 current zoning and the multi-family
2 limitations, it could have up to 35 units.
3 Now, hotel space does not count against the
4 density requirements per the Land Management
5 Ordinance. What the developer is proposing
6 here is to go for this three percent public
7 amenity exchange to be able to get to a 200
8 foot tall building and also no more than 20
9 stories, the district would allow for a 70
10 percent maximum building coverage, an 80
11 percent impervious surface, 15 percent minimum
12 open space and a four as being the maximum
13 floor area ratio which equates to a little over
14 200,000 square feet of space. That is not
15 hallways, that's not utility rooms or
16 restrooms, things of that nature; that's really
17 just the residential and hotel rooms
18 themselves. And the underlying district, it
19 would allow for up to 114 dwelling units, those
20 would be permanent residences. The project
21 itself right now is kind of on the threshold of
22 being really close to meeting that height
23 requirement and you'll see -- it's on my
24 recommendations -- and I apologize, I scratched
25 through it. The project will end up needing to



1 lower one story in order to meet the height
2 requirements in the floor area ratio
3 requirements but once that one-floor reduction
4 occurs, this project would meet those
5 requirements. In terms of impervious surfaces,
6 it is slightly above what is allowed, but the
7 developer is proposing to use pervious pavers
8 so that allows the water, stormwater, to
9 infiltrate, and so that would negate that --
10 that portion being over -- four percent over
11 its maximum. So the project's actually
12 proposing that its driveway up to the front and
13 drop-off location be utilizing pervious pavers.
14 As part of the text of the Ordinance when this
15 goes through, Planning Commission and Council -
16 - that that would have to be spelled out in the
17 Ordinance to ensure that that happens, and
18 that's not an issue because that's something
19 that can be addressed. It does meet the
20 maximum building coverage requirements, it does
21 meet the minimum open space requirements and
22 because it only has 50 units of dwelling units
23 as opposed to hotel units, it does meet the
24 density requirements. In terms of setbacks,
25 the underlying zoning has some pretty rough,



1 very heavy setbacks -- I'm not gonna pretend
2 like it doesn't so -- and these are things
3 that, you know, the -- this particular property
4 here, which is not the oceanfront side, the
5 front setback is actually required to be 60
6 feet and when you think about the size of these
7 lots -- and in this particular case, the total
8 lot area between the two parcels is -- I think
9 it's 1.2 acres -- you end up making it a lot --
10 essentially undevelopable at that stage. So,
11 the developer is proposing their own setbacks
12 with this project to ensure that the site can
13 actually be built, and that's just something --
14 actually it's greater than 60, 60 is this --
15 it's this oceanfront, 75 would be -- and this
16 is -- has a triple front, so it fronts three
17 different roads so we take 75, 75 and 75 and
18 you end with a tiny little space in the middle
19 that may or may not be able to be developed.
20 So, just something to take into consider that,
21 if this project didn't move forward with this
22 particular zoning designation, whoever ends up
23 with it is probably gonna have to ask for a
24 variance so those are things that I would --
25 will definitely be looking for and advising you



1 all on. The developer is proposing some
2 different setbacks here and you'll see them
3 written out, but it's proposed -- visually, you
4 can see it better on the conceptual plan that
5 you have in your packet, to be able to see how
6 those setbacks ---

7 **COMMISSIONER STEVENS:** What page is that? What page
8 ---

9 **MS. KANE:** Let's see. So the conceptual plan is a
10 little bit further in your packet, and it is on
11 page 82 of your packet.

12 **COMMISSIONER STEVENS:** Okay.

13 **MS. KANE:** Now, in relationship to the Master Plan -
14 - and this comes -- this is an image directly
15 from the Master Plan, it shows the 30th Avenue
16 corridor and that, you know, this mainly being
17 -- and encroaching towards the beachfront with
18 some of the taller development further towards
19 the beach. It proposes -- and you'll see this
20 is actually one of those beach access areas
21 right now that -- this being more of a gateway
22 to a board- -- a network of boardwalks,
23 possibly a pier in the future so these were
24 things that were envisioned during that time
25 frame. In terms of the orientation to the



1 beachfront that these, you know, you could
2 possibly do parking downstairs and, of course,
3 the retail and dining component and then the
4 hotel space above it. So, I just wanted to be
5 able to provide you some visual references to
6 what's in the Master Plan, the things that the
7 Comprehensive Plan that was adopted more
8 recently also supports and that the Land
9 Management Ordinance through its design
10 standards in the zoning district portion
11 supports as well. The Master Plan also calls
12 out these areas as being walkable and -- with
13 sidewalks, street trees and just more of an
14 inviting downtown (inaudible). So, I wanted to
15 be able to convey that so everyone here and the
16 public was aware of some of the components in
17 the Master Plan. In terms of the types of
18 public amenities that the project is
19 recommending -- and they are recommending at a
20 minimum of \$2.4 Million, they are actually
21 anticipating they're gonna be spending at least
22 two to three times that amount being able to
23 provide public amenities back to the community,
24 and that entails having community space,
25 conference rooms within the hotel and the Black



1 Pearl Museum which would be the Gullah Geechee
2 museum (inaudible). In those cases, those
3 would have to be derestricted locations, those
4 would be spaces that -- moving forward, if it
5 was Town space or if it was supposed to be used
6 for public meetings, there would have to be
7 some kind of condition put into place before
8 the building was -- received its certificate of
9 occupancy so that's just something for you all
10 to be aware. Some -- the project also proposes
11 a restaurant café and spa and sauna, I
12 personally do not feel that that meets the
13 intent of public amenities, to me that is --
14 those -- but -- regardless, I do think the
15 project as a whole is going to meet the dollar
16 amount so that is something to be able to look
17 at and talk to the developer about. In terms
18 of -- it also requires -- or would accommodate
19 -- the parking garage could possibly build up
20 higher in the future to allow for additional
21 public parking. And then, visually, you'll see
22 on your conceptual plan, the allowance for 27
23 public parking spaces, beach access parking,
24 and that is contingent upon South Carolina
25 Department of Transportation approving an



1 encroachment permit to those areas. So those
2 are things that I want you all to be aware of.
3 There is a checklist within your packet, that's
4 something that I want you to be able to go
5 through in terms of what the requirements are
6 versus what is provided, I did call out the
7 things that do need some tweaking to them, and
8 I will kind of culminate that in some of the
9 things here. Now, this may not be fully
10 inclusive, you know, at this time, some of the
11 things that I'm seeing is the maximum height
12 and the maximum number of stories not being
13 exceeded, the floor area ratio being reduced to
14 make sure it doesn't exceed the maximum
15 threshold. The text would incorporate how it's
16 going to incorporate impervious surface --
17 address impervious surfaces through pervious
18 pavers. The text also clearly defines the
19 setbacks for each building. And then, I'm sure
20 that's a lot of interest for the public, so a
21 traffic impact study and a beach industry and
22 access management plan area actually required
23 regardless because of the Land Management
24 Ordinance but they aren't required at this
25 time, until the time that they actually go to



1 put a shovel in the ground. I do think that's
2 something that the Planning Commission and Town
3 Council need to consider up front with the
4 rezoning so you know if there's any offsite
5 impacts, especially in regard to traffic, and
6 that would -- the public amenities that the --
7 that there be deemed restrictions associated
8 with those, and those are all things that are
9 already required per the Land Management
10 Ordinance when they submit the rezoning so
11 those are things that we would take into
12 account. I do think at the time of the
13 rezoning, we need some confirmation from South
14 Carolina Department of Transportation that they
15 are allow -- that they would allow that beach
16 access area to become public parking because
17 technically that is South Carolina Department
18 of Transportation public right-of-way and so,
19 if we as a body, you know, end up recommending
20 that that be one of their public amenities, we
21 need confirmation. The same with the ability
22 for the ingress and egress through that area
23 because the Town doesn't own that space so
24 there's actually an access for light delivery
25 trucks and things of that nature that would go



1 through that beach access parking area. In the
2 -- I also think that -- and this is something
3 that even Mr. Quattlebaum and I can work on, is
4 coordinating to ensure neighboring fire
5 departments can response to a call with a
6 building of this height. I don't suspect that
7 it would be an issue because there are other
8 tall buildings of this nature surrounding this
9 area, but we just need some verification and
10 that could easily come in the form of a letter.
11 And then there's a slew of all other
12 requirements that happen for the full rezoning
13 process. We want to circle back to that
14 conceptual plan so, again, now that I've kind
15 of gone through the slew of all the different
16 design standards there that you can again see
17 it kind of with a fresh set of eyes, so this is
18 that public amenity, public parking area, that
19 is consistent with the Comprehensive Plan and
20 the Master Plan to be able to ensure that that
21 is public space and developed as public space
22 and, you know, there are a number of things
23 here, especially with like the museum space --
24 and then just the Town does -- obviously has
25 some needs for public space. I don't know if



1 you have questions for me or if you want to
2 hand it over to the development lead for the
3 project so they can talk further about?

4 **COMMISSIONER STEVENS:** Have any questions?

5 **(Inaudible background noise.)**

6 **COMMISSIONER STEVENS:** No questions.

7 **(Inaudible background noise.)**

8 **MS. KANE:** You all, bear with us, we're gonna switch
9 out computers here real quick.

10 **(Inaudible background noise.)**

11 **Rezoning Pre-Application Black Pearl of the Atlantic:**

12 **MR. MORANT:** Good afternoon, ladies and gentlemen.

13 My name is Charles Morant, I am the developer
14 of this project and I just want to show you a
15 little background, short video, to give you
16 some context to what we are about and where we
17 are from and how that context between where we
18 are now and what we propose to do here at the
19 project is to improve Atlantic Beach. I just
20 want to show you a small (inaudible).

21 **(Video presentation plays.)**

22 **CHARLES MORANT - DEVELOPER:** Now, this is just the
23 start of what we want to share with you. Our
24 architect and our team leaders will put
25 emphasis on -- for the design of the project,



1 how the -- it's strategically designed, and we
2 will answer any questions that you may have
3 concerning the project going forward. Dwayne
4 Dancy is our lead architect, Erica Morant is
5 our person who will fill in the benefits of
6 this project to the Town and our legal adviser
7 is here to answer any questions that -- will be
8 pertinent or germane to this presentation so,
9 Mr. Dancy?

10 **DWAYNE DANCY - ARCHITECT AND TEAM:** How's everybody
11 doing? So we're here to present our proposal
12 for Atlantic Beach. I'll try my best to speak
13 slowly and (inaudible) as possible. Firstly,
14 I'll go through the team and introduce myself.
15 My name is Dwayne Dancy, I'm a licensed
16 architect, 20 years' experience. I'm licensed
17 in the State of South Carolina under the
18 principal of a boutique firm called the Isoparm
19 Design Group, we do both commercial and
20 residential projects. I have a Bachelor of
21 Architecture from Howard University and a
22 Master's in Advanced Architectural Design from
23 Columbia University. I'm also a college
24 professor and I'm a father and I have ties to
25 Atlantic Beach. We have assembled an all-star



1 team. Though I am in Brooklyn, all of my
2 family's from South Carolina, as well as Mr.
3 Morant's, but most of the team -- well,
4 actually all the team outside of myself, we
5 want to make sure that everyone is actually
6 here so that the jobs that are created through
7 all of the consultants, we didn't want to bring
8 in an outside structural engineer so we tapped
9 Ashleigh Weatherly who has done I believe 80 to
10 90 percent of the towers here, we have G3 here,
11 basically -- I'm not gonna read through all the
12 names, but all the consultants and engineers on
13 the project, we intend to try to hire everyone
14 that is local. And before we begin, I just
15 want to say -- I just ask that everyone try to
16 think forward and we'll try to do the same to
17 try to propose unique design solutions to
18 unique problems that we believe you guys have
19 in Atlantic Beach. So with that being said,
20 we'll start here, we know the lay of the land
21 ---

22 (Inaudible background noise.)

23 DWAYNE DANCY - ARCHITECT AND TEAM: --- these two
24 red parcels are ours as you can see where our
25 parking structure is touching 30th. This is



1 the survey for the front portion, the front
2 portion is approximately 30,000 square feet.
3 Since we're over 20,000 square feet, we're
4 eligible to go for the flexible district. Here
5 is a survey for the rear portion. As you know,
6 the lots in Atlantic Beach are typically 50 by
7 150, which is 7,500 square feet. In the rear
8 for the parking, we have an assemblage of
9 three. This blue portion here ---

10 (Inaudible background noise.)

11 **DWAYNE DANCY - ARCHITECT AND TEAM:** --- where our
12 project is located, and I just want to read the
13 lower portion here for those that can't see it,
14 it says the Waterfront 2, the intent of this
15 district is to provide for pedestrian oriented,
16 beachfront high-density residential and
17 mixed-use development. Mixed-use development
18 should be required. Uses are intended to be
19 composed of retail, dining, nightclub and
20 cultural uses. Building height is permitted to
21 reach 200 feet and setbacks vary by height to
22 provide for the preservation of an ocean view.
23 The district also provides for development
24 bonuses, see page 113, but that -- it's really
25 not on 113. So, this is just a setback view of



1 where our site is in context with some of the
2 other developments in the area. The one thing
3 I just want to note here is the size of Bay
4 Watch, which is also 18 stories, but when you
5 zoom out from this, we know that the next step
6 will be beginning to engage with the FAA, and
7 we try to position our building in a way where
8 it wouldn't compete with other towers here so
9 this is just a list of 20 other towers in the
10 Myrtle Beach area. As you can see, some here
11 are 29 stories (inaudible) much taller. One
12 thing I want to point is in the far right
13 column is the WF2 Zone, Flexible District, you
14 can see that it's 200 feet, no more than 20
15 stories. Leigh (inaudible) basically
16 (inaudible) so I won't bore you with that but
17 I'll speak a bit more to the (inaudible).
18 We've been working on this for about three
19 years, me and my team, and Mr. Morant's been at
20 this for over two decades. It had time,
21 there's been a lot of back and forth, trying to
22 resolve a lot of the technical issues. We very
23 much understand a lot of the concerns and we
24 tried our best to try to address them the best
25 way possible. This is just a little diagram,



1 I think this is a back and forth between me and
2 Leigh Kane (ph), we're sort of, kinda just
3 trying to set the stage for the antiquated, or
4 the old ordinance, if you can imagine pushing
5 back 75 feet on the front and having to
6 maintain 30 or 40, 50 -- 40 to 50 feet in the
7 back, it's not a viable piece of land so we
8 think that these things definitely need to be
9 revisited. Speaking of setbacks, there's
10 several buildings that already to not adhere to
11 the setbacks, quite a few actually. Again,
12 this is the Comprehensive Plan and looking at
13 the upper view, there's just a couple of
14 sections that I want you to focus on.
15 Setbacks, which we will address, we believe
16 that -- if you look at the Comprehensive Plan,
17 the section shows I believe 10 feet of sidewalk
18 to try to activate Atlantic, we provide 20 feet
19 on the frontage and for the front of the tower,
20 we're actually providing 25 feet which we
21 believe is more than adequate especially when
22 you account for a sidewalk going in front of
23 that. Also, the parking requirement, it took
24 us quite a bit of time to go back and forth to
25 try our best to meet the parking requirement,



1 and we kinda got -- we kinda got there, and
2 this is with everyone in the building at the
3 same exact time, of restaurants completely
4 full, everyone's home, which would never
5 happen, but this parking lot actually meets
6 that requirement. We know that we were on the
7 edge with coverage so one of the things we
8 wanted to start to investigate was looking at
9 some sustainable options as Leigh basically
10 spoke of, introducing pervious pavers and, in
11 a simple sense, most concrete is impervious,
12 basically meaning it can't -- water can't
13 penetrate it. So if you can imagine concrete
14 that's kind of spaced out in a way -- or it
15 kind of acts as a sponge to not create
16 excessive runoff, we want to try to introduce,
17 you know, beautiful pavers in a way that would
18 allow runoff. Another area where we were
19 pretty close was open areas and coverages and
20 grass and things like that, and what we would
21 like to do is introduce green roofs wherever
22 possible, there's albedo and what they call
23 green-island effect where if you stand on
24 concrete on really hot days, it gets really,
25 really hot so we were hoping and thinking that



1 green on top of the parking structure would be
2 like an ideal solution to try to help some of
3 the grassy areas. (Inaudible.) Again, taking
4 an aerial view looking at Atlantic, these green
5 spots basically denote where our structure is
6 and we know, as we bring the utilities down
7 Atlantic, knowing that a lot of the
8 infrastructure here is antiquated, we believe
9 that it will allow for some of the opportunity
10 as we start to dredge things up that as we tap
11 these larger pipes and things of that nature
12 coming to our facility that the Town will be
13 able to tap off of those, and that's a benefit
14 for all and it's definitely needed for water,
15 electrical, storm and sewer, the entire Town
16 basically benefits from that. In addition
17 that and looking at the Comprehensive Plan,
18 outside of this door (ph), we would definitely
19 like to activate 30th -- Atlantic by adding
20 some sort of greenery, maybe some screens, try
21 to tree line the street, try to beautify it --
22 things. Obviously sidewalks, as we provide
23 maybe a more -- more of a beach access which is
24 definitely gonna be a community benefit. And
25 one other thing that we've been investigating



1 is in the time of tornados and hurricanes and
2 things of that nature, this may be, as you look
3 at these graphics, that we can bring some of
4 our utilities below ground like the electrical
5 -- that would be a perfect time for us to
6 investigate that. So now, I'm gonna kind of
7 loosely talk about some of the solutions, some
8 of the problems and some of the things that
9 we've been hearing and try to address it all,
10 I guess, in one take. So, this map that you're
11 looking at, as we know that flood water and
12 tides, things are rising so -- let me see if I
13 can get all the way to ... I don't think you
14 can see my mouse, but our site is in this lower
15 right corner and the mean height is 12 so I
16 just wanted to speak to this because I saw a
17 lot of writeups basically speaking that --
18 saying that our building was 21 levels high.
19 We never intended for it to be viewed as 21
20 levels high, the way that the Ordinance is
21 written, it basically says you can build or
22 have (inaudible) levels three feet from the
23 mean height so we did kind of look at the first
24 floor as counting that in the 20 so, in our
25 head, it was always 20 habitable floors but in



1 speaking to everyone and speaking to Leigh
2 Kane, we know that there was a bit of a gray
3 area there and -- to alleviate and try to take
4 the path of least resistance, we -- you know,
5 we wanted to actually, you know, lower the
6 tower. So, in short, to memorialize what's
7 happening now, we have two lower levels of
8 amenities with 18 levels of residential units
9 for a total of 20 floors; so we were at 228,
10 now we're at 216. The height was always below
11 the 200, it was 189.4; for now, we're at 180.
12 And if you recall the other slide, we should be
13 well below, many towers that are in the
14 vicinity -- we're hoping that that should only
15 be at the FAA (inaudible). Another issue that
16 was raised was the FAR, FAR is an acronym for
17 floor area ratio. Essentially what happens is
18 they take all of the lots that you own, they
19 add them together, say your building can be X
20 size so in our instance, it's four. So this
21 slide sort of kind of memorializes what's
22 happening here so the 211,000 is where we need
23 to be, right? So right now, if you take our
24 development, we're roughly at 225,000 which
25 we're short, means that we need to reduce close



1 to 13,000 square feet from our building in
2 order to comply. So the way we intend to do
3 that is -- firstly, let me state that in the
4 Ordinance, there's certain portions of the
5 building that end up -- that does not count
6 towards the square footage, they only count
7 areas that are habitable or that you're
8 conditioning the space so things like
9 stairwells, corridors, mechanical rooms,
10 shafts, things like that, wouldn't count
11 towards that. We designed the plan -- if you
12 look at these areas that are kind of denoted
13 with the heavy lines, these are areas that
14 don't actually have a use as of yet so the idea
15 is that as we begin to work with the mechanical
16 engineers, the electrical team, that we'll
17 figure out where electrical closets are going,
18 we're gonna figure out where wet walls are
19 going and this buys us some space but, in
20 short, trying to find 1,200 (sic) square feet
21 is not gonna be a problem, we will come below
22 the height, we will also come below the FAR
23 requirement. I believe at this point, all of
24 you have read the narrative so I won't bore you
25 by reading this but I would just want to say



1 that we're going down to 20 floors now, there's
2 no gray area about being 21 floors. This
3 second portion speaks to the community benefit,
4 I'm gonna kind of walk into that with the plan
5 a little bit later. As we said, the developer
6 has definitely vowed to spend three percent
7 plus, like he said, he has a vested interest in
8 seeing Atlantic Beach succeed so we're not
9 concerned with meeting (inaudible) requirement.
10 So now I'm going to speak briefly to the actual
11 plan that we submitted for everybody, I just
12 want to preface it by saying that what we're
13 showing is, like Leigh said, conceptual; we're
14 not saying at all that this is the actual floor
15 plan of the building, at this point we're kind
16 of doing like a (inaudible), more like the
17 concept of the design ideas that we intend to
18 implement as we go to the next stage hopefully
19 and refine things with the design team. So the
20 left area -- it's usually -- when you think of
21 most of the towers, or the buildings, on Ocean
22 Boulevard, as I did my first walkthrough
23 basically, many of the buildings are very
24 heavy, very static and seem very monolithic,
25 right? And I noticed some loading happening on



1 the front of the building, which is almost like
2 an eyesore to me so ... The right side of our
3 building, which you'll see denoted in red, is
4 owned by an adjacent owner so we couldn't have
5 our loading there, we don't want the loading in
6 the front, we can't have it on the south side
7 because the water is there, which basically
8 leaves the left portion which is in blue so the
9 cold area is the storage, mechanical areas, and
10 some parking will happen on the left with the
11 loading. Obviously, the center portion in
12 yellow will be the greeting, and the right
13 portion which will be closer to Atlantic will
14 be deemed more as a pedestrian corridor to try
15 to connect people to 30th. We kind of -- it'll
16 help with the pedestrian access down to the
17 beach and also connect people to 30th. As we
18 go up on the second floor, we just wanted to
19 add more amenities, we sliced the space -- and
20 when we think of community and the benefit, we
21 do want to adhere to the Ordinance but we also
22 wanted to think of things that the Town, you
23 know, would need so we do have some space
24 carved out for a museum which has been a
25 hallmark of the design from the very, very



1 beginning. Say there -- we believe some bars,
2 some cafés, some community space, restaurants,
3 larger community rooms that can be bifurcated
4 for different size groups that need to meet,
5 with like NanaWalls that can open and close,
6 and we're gonna have a lot of people here so
7 we're gonna need some sort of luxury spa that
8 we know that the women will love, right? I
9 mean that's what -- and as you look at the
10 residential floor plan as of right, the red
11 lines basically indicate fire separation walls,
12 there's about 12 -- well, there are 12 units
13 per floor, there's a mix of ones through fours
14 to allow for a -- single individuals as well as
15 large, you know, larger families. They'll have
16 sweeping views, large bedrooms -- yeah, it's
17 pretty (inaudible). And looking at the back
18 part so -- one thing I would like to note is
19 that, I mean, it's a parking garage, not much
20 to say other than we're trying our best to
21 adhere to the Comprehensive Plan and activate
22 30th Street, so what we decided to do was add
23 a bunch of retail mom and pop sort of stores
24 here, these can be opened to make a larger
25 grocery store type of places or they can be



1 small mom and pop type of places, whatever
2 they're deemed -- whatever the Town deems are
3 suitable. It's just parking. Now, when we
4 first started, I guess I wanted to make history
5 (inaudible) by trying to memorialize when the
6 Town was established I guess in 1934, if I'm
7 not mistaken, and then my original tower was 34
8 floors and, at that time, you know, developers
9 wanted to try to bring in as much money as
10 possible so the idea was to try to have a
11 hundred percent condos. Speaking to everyone
12 and understanding the lay of the land, we now
13 only have 24 condos, right, which is a super
14 reduction from where we were, and right now
15 we're at 20 floors. So I guess the thing to --
16 the thing about as we started to put everything
17 together is we wanted to pose questions that
18 were kind of posed to us, can you guys actually
19 go for a nice stroll at this point, can you go
20 for a nice run, can you buy groceries in your
21 own community, why are we not pooling our
22 resources? If someone wants to come here and
23 perform, do they have anywhere to go? Right?
24 So these are all things that we thought about,
25 just kind of echoing what was in the video.



1 So, we believe that this development will begin
2 to sort of be like a catalyst for development,
3 right? We will begin to beautify some of the
4 streets, we're gonna add some beach access, add
5 parking lots. We do believe that you shouldn't
6 be going elsewhere to buy your groceries, why
7 not have a small space here where you can buy
8 your groceries in your own community. Why not
9 have a small credit union where things can be
10 pooled and maybe people can borrow money,
11 right? We believe that the -- this development
12 will be such that conferences can happen here.
13 The last time that we were here, Mr. Morant and
14 I and our entire team -- it was a few of us --
15 we all stayed at Bay Watch. Why is that money
16 not being here for people who are coming here?
17 We have to start being forward-thinking and not
18 allowing all the money to go elsewhere. We
19 know that there's -- roughly there's 5,000
20 weddings that happen in Myrtle Beach and we
21 believe that with this venue with modern state-
22 of-the-art facilities that we'll be able to
23 capture -- even if it's just five percent,
24 three percent of that number, we'll bring in
25 tremendous revenue to the Town. This goes



1 without saying, everybody has to relax, right?
2 If people are having -- if the AKAs or the
3 Deltas are having something here, they're gonna
4 want to come downstairs and be able to be
5 pampered in our own facilities as opposed to
6 going elsewhere to do it, they can do it right
7 here. The Town needs to come together, most
8 things happen when we all kind of collaborate
9 and work together, in large groups and small
10 groups, and we believe that this will be the
11 perfect space for that to happen. We said that
12 the museum was always a hallmark to what we've
13 been trying to do, and we don't intend to be
14 the owners of this, we know that there's plenty
15 of people that are already here focused on the
16 Gullah Geechee culture, we're providing a space
17 and trying to be like a conduit to them to kind
18 of build synergy, but it's very important for
19 this generation to connect with the older
20 generation so that a lot of these traditions
21 and the heritages, things are maintained, and
22 that's what this museum intends to be. We need
23 cuisine here, we would like it to be
24 highlighted so if there's chefs here, they
25 should have space here, restaurants, small mom



1 and pop maybe, things of that nature, this goes
2 on without saying. I kind of wanted to get
3 into this was when people come here, they
4 should be able to stay here, spend some sort of
5 their -- spend their money here, they shouldn't
6 be going elsewhere and I think that that's the
7 thing that we want to try to focus on. I think
8 that what good is it having a hotel or Brenda's
9 kitchen if Brenda doesn't have anybody to eat
10 there, right? We have to start -- try to bring
11 people to our town and try to keep them here.
12 Some of the benefits, obviously, we want to
13 maintain the historical significance, and this
14 project will raise everyone's tax revenue,
15 right? We hope that the money will come in
16 seeking to hire full-time police or more police
17 to enforce, right? We do intend to have full
18 security at our building, and this developing
19 of this is a catalyst, nothing but jobs, short-
20 term and permanent, right? So that would be
21 good thing. New sidewalks -- there's none,
22 pretty much, if there are, dilapidated, right?
23 Underground utilities. We do know for the
24 final that we will have to submit a traffic
25 study but, as of right now, the traffic is



1 basically a ghost town, right? There's not
2 much to do as far as an impact study now, but
3 we do know that these are a requirement, we do
4 fully intend to comply with that, and we will
5 have our own trash pickup to not impact the
6 City. Oh, so, if you guys have a phone, if you
7 scan this QR code, it'll show you like a little
8 view of what the interiors of the units could
9 look like, the thought is that we know that
10 people are at different price points and we
11 want to make people that actually live here to
12 afford prime units, but we also want to have
13 really, really nice units so if you can't scan
14 it now, we'll maybe send it out so you guys can
15 take a look at, you should be able to kind of
16 rotate on your phone, see the view ---

17 **(Inaudible background noise.)**

18 **DWAYNE DANCY - ARCHITECT AND TEAM:** I'm gonna go
19 forward -- sorry. So ---

20 **COMMISSIONER STEVENS:** He moved it. He moved it.

21 **DWAYNE DANCY - ARCHITECT AND TEAM:** --- here's a
22 beach view of our tower in context, maybe just
23 (inaudible) the height of the Bay Watch.
24 Here's another view, we actually got drone
25 footage, trying to get a sense of the



1 contextual implications of our building and how
2 it would impact the surrounding area. Here's
3 just some visuals of what this could
4 potentially look like if we see -- let me zoom
5 in a little bit -- what this could be, right?
6 It shouldn't just be something that's nice for
7 Black Bikers' Weekend, right? It should be
8 fully -- if you could imagine 30th just having
9 -- full of stores, fully activated, people
10 sitting out in the summer eating. Putting
11 ideas together, this is a view of what the pool
12 side Jacuzzi area could look like. This is a
13 shot of this. This potentially is what the
14 front can look like. Now, obviously this isn't
15 the finished building, but a drop off, some
16 sort of brise soleil, some sort of contextual
17 graphics to bring people something that --
18 could be pretty cool. Obviously ... Here's
19 some more shots that was from the video from --
20 I'll speak to this for one second. So, the
21 idea here is that we're thinking something
22 modern, something sleek, something that's
23 timeless, sweeping views out -- the parking
24 structure, irregardless of the height, we do
25 want to break it up as much as we can with



1 panels and screens so it's not as intrusive.
2 Adjacent properties that are next to us, we
3 would like to maybe have historical placards of
4 things like -- we believe that the entire town
5 should be historical not just inside of a
6 building, there's plenty of history here and
7 maybe some of the landowners can allow certain
8 things to happen in certain areas. Here's a --
9 another little view of what this could
10 potentially look like, looking down Ocean
11 Boulevard. Here's activation of the
12 streetscaping with some sort of boardwalk, some
13 sort of shrubbery, new trees coming down here
14 on Ocean Boulevard but with lots of shops kind
15 of like on the lower level, and I guess we'll
16 kind of (inaudible) off of this, you guys know
17 that there's plenty of developments that are
18 literally nothing. I remember when I was going
19 to Howard, Atlanta (inaudible) was literally --
20 it was just trees there, you put one thing
21 there, people start to come, they do this and
22 then the town can kind of grow, and the idea is
23 that, you know, every community needs people
24 and every community needs revenue, put simply,
25 you have basic services that must be maintained



1 and you have to have some sort of money for
2 that to come in, right? I completely
3 understand the plight of those who think that
4 this is gonna be intrusive or this eyesore and
5 if we were proposing something that was on the
6 entire oceanfront, I would agree with you,
7 right? But you have to look to your left and
8 you have to look to your right and look at the
9 entire strip of what everyone else is doing,
10 right? I don't think it's the time where we
11 can just sit and be idle, in my opinion, I
12 think that taking a sliver (ph) and allowing
13 that to be a catalyst for growth and
14 development for all of us to benefit is the way
15 to go. I believe that some of the people here
16 may -- this may be their second house or they
17 may be elsewhere, meaning that you're a little
18 bit well-to-do but the -- when you pass this
19 down to your children and your children's
20 children, we're going to need something, right?
21 There has to be something here for us to see,
22 something for us to come to, and it's gonna be
23 up to us to set the stage for these things to
24 happen, and we believe that the Black Pearl
25 will be that sort of catalyst. So with that,



1 that's ---

2 **CHARLES MORANT - DEVELOPER:** Thank you, sir.

3 (Inaudible.)

4 **DWAYNE DANCY - ARCHITECT AND TEAM:** If you have
5 anything else (inaudible).

6 **ERICA MORANT - DEVELOPMENT TEAM:** I mean, Dwayne
7 touched on some of the selling points and the
8 greater points and what we want to do is just
9 ensure that we're not overshadowing, you know,
10 this town has a lot of history, we want to
11 ensure that we're preserving that in our
12 development and also helping the community
13 flourish. As Dwayne mentioned, thinking about
14 the future generations, it's critical to think
15 about development, it's critical to think
16 forward and it's critical to really understand
17 what's gonna drive folks here. As we
18 mentioned, looking at different groups, whether
19 it be a wedding, whether it be a social
20 organization, bringing that tourism in will
21 have residual effects and residual positive
22 effects on the community. We can bring in
23 jobs, we can bring in other businesses and that
24 systemically will continue to perpetuate for
25 generations to come. Okay?



1 **JIM GREEN - G3 ENGINEERING:** Good afternoon, my name
2 is Jim Green with G3 Engineering, we're the
3 civil engineers for the project. I want to
4 touch a little bit on what Dwayne said as far
5 as utilities, putting that -- electrical lines
6 underground, it's a big thing, you've all been
7 here, experienced the hurricanes and those
8 poles go down and everybody loses power and
9 then, you know, it takes -- and it's a safety
10 issue, putting that underground negates a lot
11 of that issue. There are other things --
12 excuse me -- like you saw the parking lot on
13 the south side of the building that we're --
14 Leigh talked about where we'd have to get the
15 DOT encroachment permit which -- that would be
16 public parking for people who want to go to the
17 beach, the -- you know, I envision -- whether
18 you envision it or not, I don't know, but I
19 envision beach walkovers and in -- to -- with
20 -- and a ramp so that ADAs and people in
21 wheelchairs can make their way out to the
22 beach. There could be potential I believe, the
23 water and sewer lines, based on my
24 conversations with the Town of North Myrtle who
25 owns those lines, I believe those are



1 sufficient to serve this but, should they not
2 be, there is potential to upgrade those lines,
3 bring more in. And then another thing that I
4 think is -- I see as really important is the
5 streetscape down that corridor, and you touched
6 on that a little bit too, it's so many things
7 to -- could be incorporated there, some pavers
8 in the intersections of the road, street trees,
9 like you said, plaques along the sidewalks, I
10 think there are so many things that could be
11 done here that are public amenities that could
12 fall into that realm so ...

13 **DWAYNE DANCY - ARCHITECT AND TEAM:** That concludes
14 our presentation.

15 **CHARLES MORANT - DEVELOPER:** Thank you, guys, for
16 the presentation. We thank you for (inaudible)
17 and we are -- we envision this project to cost
18 about 80 to a hundred million dollars ---

19 **MALE SPEAKER:** Could you speak in the mike please?

20 **CHARLES MORANT - DEVELOPER:** I'm sorry. We have
21 estimated that this project will cost 80 to a
22 hundred million dollars to complete. We have
23 engaged and made modifications to our plans
24 after we had interaction with the Town, and we
25 have taken your concerns and incorporated those



1 concerns and, at the beginning, our plans were
2 -- was for a hundred percent condominiums,
3 we've reduced that down to 24 condominiums,
4 okay? Something that we can control that would
5 not shift the balance of electorate in the
6 Town. We would like to provide you our -- the
7 context of our involvement and our investment
8 and where we come from, you know, we were -- we
9 were born and raised here in South Carolina,
10 educated in Georgetown County, we were educated
11 here, grade school, primary grade school and
12 college in Columbia, South Carolina, we are cut
13 from the same cloth. We live in a historic
14 community, a minority community called -- it's
15 called Addisleigh Park in New York City, it's
16 a historic -- it's a landmark, preserved
17 community that -- and we envision the same
18 thing for Atlantic Beach, it's a historical
19 landmark community and we want to preserve that
20 heritage and we want to build on that heritage
21 and move forward and develop it while
22 controlling our destiny. So, this is a subject
23 that we have been working on for the last 20
24 years. We run four corporations out of New
25 York, profitable corporations, they -- those



1 corporations would be the source of revenue for
2 us to do what we are doing, we have -- we have
3 developed (inaudible) expertise over the years,
4 since 1986, we've been -- in this project -- in
5 this kind of development, and we think that it
6 goes a long way to showing where we come from
7 and where we want to go, okay? We're here with
8 you, we're willing to work and make adjustments
9 to accommodate your concerns and address those
10 concerns, but we think it is time for Atlantic
11 Beach to move, to move forward, to develop and
12 that -- we think that this is the perfect
13 opportunity to do that. We thank you for your
14 time and attention. Any questions?

15 **COMMISSIONER STEVENS:** Questions?

16 **MALE SPEAKER:** The meeting's adjourned.

17 (Inaudible background noise.)

18 **MS. KANE:** You still have to make a recommendation.

19 (Inaudible background noise.)

20 **MS. KANE:** Okay, so just as a reminder to the public
21 too is, again, we are still at the very
22 preliminary stage, right now we are trying to
23 verify that the project meets the requirements
24 of the zoning district before they can even
25 submit a rezoning and to -- depending on



1 whether they decide to move forward or not,
2 there'll be a public hearing at that point in
3 time. So, I did want to be able to bring back
4 up for the Commissioners some of the things and
5 Mr. Dancy went through these again and glad to
6 see that some of these things are aligning.
7 Some of the things that staff, the Town's
8 recommending us to be able to definitely reduce
9 that by that one floor and we're gonna make
10 sure we're not exceeding height or the maximum
11 floor area ratio, that the text of the
12 ordinance when draft addresses impervious
13 surfaces, that the setbacks are clearly
14 defined, which is already a requirement of the
15 district, that a traffic impact study would be
16 submitted with the rezoning including -- in
17 addition to a beach and pedestrian access
18 management plan, much of which Mr. Dancy
19 already kinda spoke to in terms of some of the
20 things that they do plan on providing. And
21 then a breakdown of the public amenities and
22 then their associated cost to ensure that the
23 project meets the minimum cost requirements
24 which, again, is already an underlying
25 requirement of the district once it's



1 submitted. For verification from South
2 Carolina Department of Transportation of their
3 willingness to allow for the encroachment for
4 the development of public parking and ingress
5 and egress to the building, and then a letter,
6 some kind of documentation, from surrounding
7 fire departments that can serve this and then
8 all the other requirements that are spelled out
9 in the Land Management Ordinance, but really
10 the primary things here are the -- those first
11 two items, the heights and the floor area
12 ratio. I think once those things are kinda
13 taken into the consideration, the project will
14 fully come into sync.

15 **COMMISSIONER STEVENS:** Okay.

16 **COMMISSIONER ALLEN:** I just want to ask a quick
17 question, is that all right ---

18 **COMMISSIONER STEVENS:** Go on.

19 **COMMISSIONER ALLEN:** So I just want to make sure I
20 totally am clear on what we're doing. So,
21 these are the recommendations that the Planning
22 Commission is letting Pearl of Atlantic, Black
23 Pearl of Atlantic, know that we think they need
24 to do in order to submit a full application ---

25 **MS. KANE:** That's correct.



1 **COMMISSIONER ALLEN:** --- is that correct?

2 **MS. KANE:** That's correct.

3 **COMMISSIONER ALLEN:** Okay.

4 **COMMISSIONER STEVENS:** Okay.

5 **MS. KANE:** And there may be other things that you
6 want as part of this but, again, this is more
7 from like the technical review standpoint just
8 making sure they can pass go to be able to
9 submit the rezoning.

10 **COMMISSIONER STEVENS:** So now it's a motion to
11 recommend, is that what we need?

12 **MS. KANE:** Yeah, you can -- you can proceed with
13 them -- with a motion to recommend for them to
14 submit a full application with these being
15 taken into account; your other alternative is
16 for them to resubmit a revised conceptual plan
17 to you all that addresses these items or -- the
18 primary items but, really, the primary items
19 are the height and the ---

20 **COMMISSIONER STEVENS:** Right.

21 **MS. KANE:** --- and the floor area ratio, which can
22 easily be addressed.

23 **COMMISSIONER STEVENS:** I motion to recommend rezoning
24 pre-application of the Black Pearl of Atlantic
25 to what we have there.



1 COMMISSIONER McFADDEN: I second.

2 COMMISSIONER STEVENS: Roll call.

3 CLERK: Commissioner Derrick Stevens?

4 COMMISSIONER STEVENS: Yea.

5 CLERK: Commissioner Timothy Vereen?

6 COMMISSIONER VEREEN: Yes.

7 CLERK: Commissioner Esco McFadden?

8 COMMISSIONER McFADDEN: Yes.

9 CLERK: Commissioner Poterressia McNeil?

10 COMMISSIONER MCNEIL: Yes.

11 CLERK: Commissioner Kathryn Allen?

12 COMMISSIONER ALLEN: Yes.

13 COMMISSIONER STEVENS: Motion's been passed.

14 MS. KANE: That's all I've got.

15 (Inaudible background noise.)

16 CLERK: Motion to adjourn.

17 COMMISSIONER STEVENS: Meeting's adjourned. Motion
18 to adjourn the meeting.

19 MR. QUATTLEBAUM: Need a second ---

20 CLERK: Second.

21 COMMISSIONER VEREEN: Second ---

22 COMMISSIONER McFADDEN: Second.

23 (Inaudible background noise.)

24 CLERK: Roll call. All right, Commissioner Derrick
25 Stevens?



1 **COMMISSIONER STEVENS:** Yea.

2 **CLERK:** Commissioner Timothy Vereen?

3 **COMMISSIONER VEREEN:** Yes.

4 **CLERK:** Commissioner Esco McFadden?

5 **COMMISSIONER McFADDEN:** Yes.

6 **CLERK:** Commissioner Poterressia McNeil?

7 **COMMISSIONER MCNEIL:** Yes.

8 **CLERK:** Commissioner Kathryn Allen?

9 **COMMISSIONER ALLEN:** Yes.

10 **CLERK:** Meeting adjourned at what time?

11 **COMMISSIONER STEVENS:** 3:45.

12 **CLERK:** Meeting adjourned at 3:45 p.m.

13 (There being nothing further, the meeting was
14 adjourned.)





TOWN OF ATLANTIC BEACH, SC
PLANNING COMMISSION DECISION MEMORANDUM
RE: Adoption of Rules of Procedure
Date: June 20, 2024

ISSUE

Should the Planning Commission adopt Rules of Procedures?

RECOMMENDATION

Staff recommends approval.

BACKGROUND

State Law requires that the Planning Commission adopt rules of organizational procedure. The Town of Atlantic Beach Planning Commission has not yet adopted Rules of Procedure.

ANALYSIS

The proposed Rules of Procedure establish standards on membership, attendance, officers, meetings, public hearings and other matters related to the Planning Commission. The proposed document outlines proper procedures, in accordance with State Law, for record keeping, comprehensive plan updates, continuing education requirements and conflict of interest.

Town of Atlantic Beach, South Carolina

Planning Commission

Rules of Procedure

Article I

Organization

Section 1. Rules.

These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the Town of Atlantic Beach Planning Commission which consists of five (5) members appointed by Council.

Section 2. Membership

Members shall be appointed by the Town Council and shall serve without compensation. Members are expected to serve for the entire term of appointment and attend scheduled meetings. Members should notify the Secretary in advance if they expect to be tardy or absent. Attendance of each meeting will be recorded and maintained.

Section 3. Officers.

At the first meeting subsequent to July first of each year, the Commission shall elect from their membership a Chairperson and Vice Chairperson elected for one-year terms. The Commission shall appoint a member of the staff as Secretary of the Commission.

A. Chairperson.

The Chairperson shall be a voting member of the Commission and shall:

1. Call meetings of the Commission;
2. Review and approve Commission agenda;
3. Preside over meetings and hearings;
4. Act as spokesperson for the Commission;
5. Sign documents for the Commission;
6. Transmit reports and recommendations to Council;
7. Appoint Subcommittees of the Commission, as needed, to support the responsibilities of the Commission;
8. Serve as an Ex-Officio member on all Subcommittees of the Commission; and
9. Perform other duties approved by the Commission.

B. Vice Chairperson.

The Vice Chairperson shall exercise the duties of the Chairperson in the absence, disability, or disqualification of the Chairperson.

In the absence of the Chairperson and Vice Chairperson, an acting Chairperson shall be elected by the members present.

C. Secretary

The Secretary shall:

1. Provide notice of meetings and hearings;
2. Assist the Chairperson in preparation of agenda;
3. Keep minutes of meetings and hearings;
4. Maintain Commission records as public records;
5. Attend to Commission correspondence; and
6. Perform other duties normally carried out by a secretary.

Section 4. Education Requirements

Each appointed official must comply with the educational requirements as outlined in S.C. Code of Laws, Title 6, Chapter 29, Article 9 and annually report proof of satisfaction to the Town Clerk.

Section 5. Conflict of Interest

The Ethics Act, SC Code Title 8, Chapter 13, Section 700, provides that no public official may knowingly use their office to obtain an economic interest for themselves, a family member of their immediate family, an individual with whom they are associated, or a business with which they are associated. No public official may make, participate in making, or influence a governmental decision in which they or any such person or business has an economic interest. The conflict of interest shall be decided by the member affected.

If a member decides that a decision held before the Commission affects an economic interest, the following steps must be taken:

- A. The Commission member prepares a written statement describing the matter requiring action or decision and the nature of the potential conflict. A Recusal Form is available from Town Staff at the Commission member's request.
- B. The Commission member furnishes a copy of the statement to the Chairperson.
- C. The Chairperson excuses the official from any votes, deliberations, and other actions on the matter.
- D. The Chairperson causes the statement and reasons for disqualification to be noted in the minutes.

The disqualified member is not required to leave the meeting room during the discussion and voting on the conflicting matter, but they shall remove themselves from the dais. It does not prohibit the member with the conflict of interest from attending the

meeting. For voting purposes, a member recusing themselves is not an abstention.

Section 7. Attendance

Members are expected to attend meetings of the Commission to which they have been appointed. An attendance roster, including the names of members who attended and who did not attend, shall be included in the minutes of each meeting. Absence by any member from three (3) consecutive meetings without a valid reason, such as illness or pressing personal commitments, shall be considered voluntary resignation by a member.

The Secretary of the Commission shall notify the Town Manager of resignations due to absence from meetings and other resignations within seven (7) days of the effective date thereof (such as the third consecutive absented meeting or receipt of a letter of resignation).

Section 8. Removal

Any member of the Commission may be recommended for removal for cause by a two-thirds (2/3) majority vote of the entire membership.

Written notice of the recommendation shall be given to the Town Manager within five (5) days of the meeting in which the recommendation is officially made.

Removal will be by a majority vote of the Town Council after written notice to the member concerned.

In addition to the removal process listed above, members may also be removed for cause at any time by a majority vote of the Town Council.

Article II Meetings

Section 1. Time and Place

The Commission must provide written public notice of regular meetings at the beginning of each calendar year.

Special meetings may be called by the Chairperson upon 24 hours' notice, posted, and delivered to all members and local news media. Meetings shall be held at the place stated in the notices and shall be open to the public.

Section 2. Agenda

An agenda shall be furnished by the Secretary and posted in accordance with the [S.C. Freedom of Information Act](#). Once an agenda for a meeting is posted, no items may be added to the agenda less than 24 hours prior to the meeting and properly noticed.

Section 3. Quorum

A majority of the members of the Commission shall constitute a quorum. A quorum shall be present, in person, before any business is conducted other than rescheduling the meeting. Members attending remotely cannot count towards a quorum, unless the Town is under a state of emergency and provided approval for the Commission to conduct business virtually.

Section 4. Rules of Order

Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

Section 5. Voting

A. Voting Procedures

All eligible Commission members physically present are expected to vote. Each member shall vote on every question unless disqualified by law. A Commission member absent from a previous review of a request is eligible to vote on subsequent review of the same request. Voting shall be by voice. Recusals are only allowed pursuant to the S.C. Code of Laws and as outlined in Article I, Section 5 of these rules of procedure. A roll call vote can be requested by any member of the Commission. Commission members not physically present may not vote.

B. Voting Majorities

A majority vote of the entire membership, including any vacancies, is required to adopt, revise, or update the Comprehensive Plan.

A majority vote of the members present and qualified to vote shall be required for all other voting items, except as otherwise provided by the Town of Atlantic Beach Code of Ordinances or S.C. Code of Laws.

C. Failed Motions

If a motion to approve a matter fails, it has the effect of disapproving the matter in question, and a subsequent motion to disapprove is not necessary. If a motion to disapprove a matter fails, it has the effect of approving the matter in question, and a subsequent motion to approve is not necessary.

Section 6. Conduct

A. Conduct of Members

1. It is the responsibility of a Commission member to render a fair and impartial judgment and remain objective. All reasonable efforts shall be

made to avoid individual communications with applicants or those with a vested interest.

2. A Commission member shall avoid the appearance of influence from applicants or those with a vested interest in a request before the Commission.
3. A Commission member should help to maintain the dignity and integrity of the meeting and all who participate.
4. Abuse of any meeting participant of any kind will not be tolerated and could be grounds for dismissal by the governing body.
5. A Commission member, upon recognition by the Chairperson, shall have the floor until he/she relinquishes it.
6. Each Commission member who wishes to speak will be afforded the utmost opportunity.
7. No Commission member shall interrupt while another is speaking, except where otherwise provided in the rules.
8. No Commission member should speak twice in a matter until all members have been afforded the opportunity to speak once.
9. Individual Commission members may express their views or request information without limitation on any subject provided that no member of the Commission shall speak for the Commission except as may be directed by the Commission. In all circumstances, members should exercise care to ensure that their statements and opinions are understood to be solely those of the members.
10. The Commission members shall refrain from initiating or responding to private communications (including but not limited to emails, instant messages, text messages, etc.) during the meeting. All electronic devices shall be silenced or turned off during the meeting.
11. The Commission members shall refrain from initiating, commenting, or responding on social media on any matter before the Commission as such communication creates an appearance of an inability to render an impartial and objective decision on an agenda item.

B. Conduct of Public

Except for public hearings and designate public input times, no person shall speak at a Commission meeting unless invited to do so by the Commission.

Article III Public Hearings

Section 1. Required Hearings

Items requiring a public hearing at Planning Commission are identified within the Land Management Ordinance Section 5.3.304.

Section 2. Notice

The Secretary shall give the required notice in accordance with the Land Management Ordinance Section 5.3.303 for all public hearings conducted by the Commission.

Section 4. Correspondence

Written correspondence related to public hearing items for the Commission shall be submitted to the Town at least one (1) business day prior to the meeting day. Correspondence received after that time may not be forwarded to the Commission.

Section 3. Procedure of the Hearing

In matters brought before the Commission for public hearing, the following process shall be followed:

A. Commencement of public hearing

The Chairperson or designee opens the hearing. No vote of the Commission is necessary to open the hearing.

B. Staff presentation

The Town Manager or designee shall summarize the request brought before the Commission.

C. Applicant presentation

The applicant, their agent or attorney will present their case to the Commission and answer any questions the Commission may have.

D. Public Comment

Members of the public shall be required to sign up with the Town Clerk prior to the meeting to be called upon by the Commission to provide public comment. Any additional members of the public that did not sign up in advance but wish to speak may only be called upon at the discretion of the Chairperson.

Members of the public will be allowed to speak for or against the request. Repetition is discouraged.

Public comment shall be no more than three (3) minutes per person unless there is consent of the Commission.

All inquiries or questions from the public during the meeting shall be posed to the Commission and not the applicant or other members of the public.

Commission members shall refrain from making comments, answering questions of the public, and/or asking questions of the applicant, staff or their designee(s) until the public comment session has closed.

E. Closing public hearing

The Chairperson or designee closes the hearing. No vote of the Commission is necessary to close the hearing. Upon the close of the hearing, no further testimony or comments will be heard from the public.

F. Staff Recommendation

After the closing of the hearing, the Town Manager shall give their recommendation to the Commission.

G. Commission Deliberation and Disposition

Upon the conclusion of the presentation and public comments, the Chairperson will call for a motion and a second.

After a motion has been made and seconded, the Chairperson will restate the motion and then deliberation can begin. The Commission member who made the motion will be the first person allowed to speak.

All members shall be given the opportunity to speak. No member may speak more than twice on the same motion nor longer than five (5) minutes at one time. Members may speak twice on a matter only after all other members have an opportunity to speak. Interruption of a speaker can be done only with consent or for permitted reasons (e.g., point of order, question of privilege).

The Commission may make final disposition of a matter by majority vote of the members present and qualified to vote. Deliberating and voting shall be done in public. When voting each member must do so clearly and without explanation.

After all members have voted the Chairperson will clearly state the result of the vote for the record.

Article IV Records

Section 1. Minutes

Recordings and minutes shall be preserved and maintained as public records according to the [S.C. Code of Laws, Title 30, Chapter 1](#) and the Town of Atlantic Beach document retention schedule.

Section 2. Reports.

The Secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission in appropriate form. Copies of all notices, correspondence, reports, and forms shall be maintained as public records.

Article V Review Procedures

Section 1. Zoning and Land Development Amendments.

Proposed zoning and land development regulation text and district amendments shall be considered, and recommendations shall be forwarded to the governing body within forty-five (45) days after receipt of the proposed amendments, unless additional time is given by the governing body. When so authorized, the Planning Commission shall conduct any required public hearing prior to making a recommendation.

All zoning and land development regulation amendments shall be reviewed by the Commission for conformity with the comprehensive plan.

Section 2. Plats.

Plats submitted for review pursuant to land development regulations shall be reviewed by designated staff members who may approve for recording plats of existing lots of record, minor subdivisions of land which meet all zoning requirements, and subdivisions which are exempt from regulation pursuant to S.C. Code § 6-29-1110(2). The Commission shall be informed in writing of all staff approvals at the next regular meeting, and a public record of such actions shall be maintained by the Town Clerk. Major Subdivision plats shall be subject to review and approval by the Commission.

Section 3. Comprehensive Plan.

The elements of the comprehensive plan shall be reviewed and updated on a schedule meeting the requirements of S.C. Code § 6-29-510(E).

The Planning Commission shall review the comprehensive plan or elements of it

as often as necessary, but not less than once every five (5) years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten (10) years.

One year prior to the 5-year review and 10-year update deadlines, the Chairperson shall charge the Commission with preparing updated planning elements. The Chairperson may establish an advisory committee with membership from both the Planning Commission and members of the public. Public involvement mechanisms shall be utilized as part of the plan update and review process. The Chairperson may request funding in the Town's annual budget process to hire a consultant to assist with the updating the Plan and obtaining public input.

Recommendation of the plan or any element, amendment, extension, or addition must be by resolution of the Commission, carried by the affirmative votes of at least a majority of the entire membership. The resolution must refer expressly to maps and other descriptive matters intended by the Commission to form the whole or element of the recommended plan and the action taken must be recorded in its official minutes of the Commission. A copy of the recommended plan or an element of it must be transmitted to the Town Council and to all other legislative and administrative agencies affected by the plan. Town Council shall be responsible for considering the adoption of the plan or plan elements by ordinance.

Article VII Adoption and Amendment

Section 1. Amendment.

These rules may be amended at any regular meeting of the Commission by majority vote of the members of the Commission at least seven (7) days after the written amendment is delivered to all members.

Section 2. Adoption.

These rules were adopted by vote of a majority of the members of the Commission at a regular public meeting on _____.

Attest _____
Secretary

Planning Commission Chairperson

Member Name: _____
Meeting Date: _____
Agenda Item: _____
Topic: _____

[illegible]

Member Signature: _____



TOWN OF ATLANTIC BEACH

PLANNING COMMISSION DECISION MEMORANDUM

RE: Black Pearl of the Atlantic WF2-FDD Rezoning Request

Date: June 20, 2024

ISSUE

Does Town Council support the rezoning request for the Black Pearl of the Atlantic Waterfront 2 (WF2) – Flexible Design District (FDD)?

BACKGROUND

On January 23, 2024, the Town of Atlantic Beach received a formal rezoning application to rezone PIN 392-01-01-0167 from Waterfront 2 (WF2) to the Black Pearl of the Atlantic WF2-FDD. The rezoning application proposes a combined total of 90 hotel/multi-family/interval occupancy and short-term rental units within an 18-story building. All parking is internal to the building. The bottom two floors are proposed to consist of reception/check-in space, dining, retail, fitness area, pools, conference space and other areas consistent with hotels. The full request has been prepared in the form of an ordinance that can be found in this packet.

On February 16, 2023, the Planning Commission conducted a Pre-Application Review of this project and recommended the applicant to submit a complete rezoning application. The initial proposal was for a 21-story tower with 168 hotel rooms, 36 short term rental units, and 24 condo units, in addition to an 11-story parking garage. The project now only includes one parcel with 36 hotel rooms, 36 short term rentals, and 27 multi-family units (90 units). The proposal does allow a maximum of 108 total units with a variation in the distribution of units by type, which is detailed in the attached ordinance.

ANALYSIS

The applicant has requested a Flexible Design District to obtain greater height, floor area ratio, density, and building coverage than the existing zoning allows. The following table details some of the dimensional differences between the existing zoning (Waterfront 2 (WF2) District) and what could be allowed with the requested zoning, Waterfront 2- Flexible Design District (FDD) offering Public Amenity Features equivalent to 3% or greater of the total project costs.

Summary of Allowed District Dimensional Standards per the Land Management Ordinance

	WF2 (Existing Zoning District)	WF2-FDD (if 3% or Greater Public Amenities Provided)
Minimum Lot Area (sq ft)	22,500	20,000
Minimum Lot Width (in ft)	150	150
Maximum Structure Height	125 ft and no more than 12 stories	Up to 200 ft and no more than 20 stories
Max Building Coverage	50%	Up to 70%
Max Impervious Surface	50%	Up to 80%
Min Open Space	40%	15%
Max Floor Area Ratio	2.0	Up to 4.0
Density	1 dwelling/1,500 sq ft	1 dwelling/375 sq ft

The following table provides a crosswalk of the project proposal to indicate if and how the rezoning request meets the requirements of the Land Management Ordinance. Per the Land Management Ordinance, a Flexible Design District can be written to allow a project to veer from some provisions of the Land Management Ordinance, such as defining project specific setbacks or parking requirements. It cannot add uses beyond what is allowed by the underlying WF2 District. This project has requested variation from the setbacks, parking minimums, and on and off-site signage. It has also included provisions to allow for pools and patios to be allowed within the Shore Protection Area.

Crosswalk Review of District Requirements and Rezoning Submission

	WF2-FDD Requirements (if 3% or Greater Public Amenities Provided)	Summary of Rezoning Submission	Meets Zoning Requirements
Uses	Multi-family, Second and Upper Floor Residential, Hotel/Motel/Inn, Interval Occupancy and Short-Term Rental Residential Units, Government Offices, Parks, some Retail Uses, and most Entertainment, Recreation, and Dining.	<ul style="list-style-type: none"> • Hotel and uses retail/dining/entertainment uses associated with hotel • Multi-family (if a special exception approved by the Zoning Board of Appeals) • Interval Occupancy and Short-term Rentals 	Yes
Minimum Size	20,000 sq ft	30,827 sq ft	Yes
Maximum Structure Height	200 feet and no more than 20 stories/Per the FAA - No more than 169 feet above ground level or 181 feet above sea level	18 stories and no more than 169 feet above ground level or 181 feet above sea level	Yes
Maximum Building Coverage	70%	Not to exceed 70%	Yes
Maximum Impervious Surface Coverage	80%	Not to exceed 80%. Pervious pavers, green roofs, and other low impact development practices may be used to keep project from exceeding 80% impervious.	Yes
Minimum Open Space	15%	Minimum of 15%	Yes
Maximum Floor Area Ratio	4.0 (4 x 52,899 sq ft = 211,596 sq ft)	Not to exceed 4.0	Yes

Density, lot area per multi-family dwelling unit	375 sq feet per multi-family dwelling unit (translates to no more than 82 multi-family units)	375 sq feet of lot area per multi-family dwelling unit and no more than 82 units. As designed, project includes 54 multifamily units, if Special Exception is approved by the Zoning Board of Appeals.	Yes
Setbacks	Front: 60', Sides 5', Rear 30' If height greater than 45,' Front: 60', Sides: 60', Rear 60'	Front: 25' Side: 10' Rear: 20'	Provided variation from standard setbacks
Shore Protection Line	Minimum of 20' from the oceanfront property line	Provided a minimum 20' from the oceanfront property line; however, included provisions to allow for pools and patios within that area, which otherwise would not be allowable.	Provided variation from Shore Protection standards
Public Amenities	Examples from the Land Management Ordinance include beach accesses, parks, sidewalks, streetscape features, public parking, restrooms, and shower facilities associated with recreational uses.	(1) Streetscape Beautification; (2) Two Public Beach Access Improvements, including showers, dune walkovers, and improved public parking at one access (3) Sidewalks and Crosswalks on Ocean Blvd and Upgrade Crosswalk at Atlantic St (4) Resurfacing Ocean Blvd, Atlantic, and 31 st	Yes
Public Amenity Value	3% of development costs	\$1.45 million or 3.38% of development costs	Yes
Parking	See Section 5.3.630 of Land Management Ordinance. The number of parking spaces required will depend on construction plans once submitted.	Wrote own requirements: 1.5 spaces per hotel, multi-family, Interval Occupancy/Short-term rental unit Other Uses: 4 spaces per 1,000 sq ft heated space. As designed, project provides 180 parking spaces on floors 3-8 of the building.	Provided variation from parking standards
Traffic Impact Study	Required	Provided	Yes

Beach and Pedestrian Access Management Plan	Required	Provided	Yes
--	----------	----------	-----

RECOMMENDATION

The Planning Commission will hold a public hearing and make a recommendation to Town Council. Per the Land Management Ordinance, the Planning Commission shall consider the following factors in their recommendation:

1. Whether or not the requested amendment is consistent with the Town's Comprehensive Plan or is justified by an error in the original text;
2. The precedents, and effect of such precedents, which might result from approval or denial of the application;
3. For zoning amendments, whether the uses permitted by the proposed change would be appropriate in the area concerned; and
4. The capacity of the Town or other governmental agencies to provide additional services, facilities, or infrastructure that might be required if the application was approved.

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)
TOWN OF ATLANTIC BEACH)

ORDINANCE TO AMEND THE OFFICIAL ZONING MAP AND THE LAND MANAGEMENT ORDINANCE FOR THE TOWN OF ATLANTIC BEACH, SOUTH CAROLINA, SO AS TO AMEND THE ZONING FOR PIN 392-01-01-0167 FROM WATERFRONT DISTRICT 2 (WF2) TO THE BLACK PEARL OF THE ATLANTIC WF2-FLEXIBLE DESIGN DISTRICT (WF2-FDD)

WHEREAS, Ordinance Number 7-2019 authorizes the Town of Atlantic Beach to amend the Official Zoning Map for the Town; and

WHEREAS, the property owner(s) have requested to amend the maps for the above mentioned parcel of land; and

WHEREAS, the intent of the Flexible Design District(s) (FDD) is to provide for higher intensity development along the oceanfront, while providing for a higher level of design and public amenities consistent with the Town of Atlantic Beach Comprehensive Plan and 2007 Master Plan; and

WHEREAS, the Waterfront 2 Flexible Design District (WF2-FDD) is designed to complement the character and the uses allowable within the WF2 zoning district; however, the WF2-FDD district allows for greater height, floor area ratio, density, and building coverage than fixed zoning districts described in Section 5.3.400 through the use of incentivized flexible development standards; and

WHEREAS, Atlantic Beach Town Council finds that the request to amend the zoning from Waterfront Two (WF2) to the Black Pearl of the Atlantic WF2- Flexible Design District (FDD) is consistent with the Comprehensive Plan.

NOW THEREFORE by the power and authority granted to the Town of Atlantic Beach by the Constitution of the State of South Carolina and the proves granted to the Town by the General Assembly of the State, it is ordained and enacted that:

- 1) PIN 392-01-0167 is hereby rezoned from Waterfront Two (WF2) to the Black Pearl of the Atlantic WF2-Flexible Design District (FDD) as shown in Attachment A titled Official Zoning Map Amendment.
- 2) The Land Management Ordinance is hereby revised to incorporate the Black Pearl of the Atlantic WF2-FDD as detailed in Attachments B, C, D, E, F, and G.
- 3) **Severability:** If a section, sub-section, or part of the Ordinance shall be deemed or found in conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that section, sub-section or part of this Ordinance shall be deemed ineffective, but the remaining part of this Ordinance shall remain in full force and effect.

Ordinance No. _____
First Reading: _____
Second Reading: _____

- 4) **Conflict with Preceding Ordinances:** If a section, sub-section or provisions of this Ordinance shall conflict with the provisions of a section, sub-section or part of a preceding Ordinance of the Town of Atlantic Beach, then the preceding section, sub-section or part shall be deemed repealed and no longer in effect.

- 5) **Effective Date:** This Ordinance shall become effective upon Second Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ day of _____, 2024.

Atlantic Beach Town Council

Jake Evans, Mayor

Josephine Isom, Mayor Protem

Edward Campbell, Councilmember

John David, Jr. Councilmember

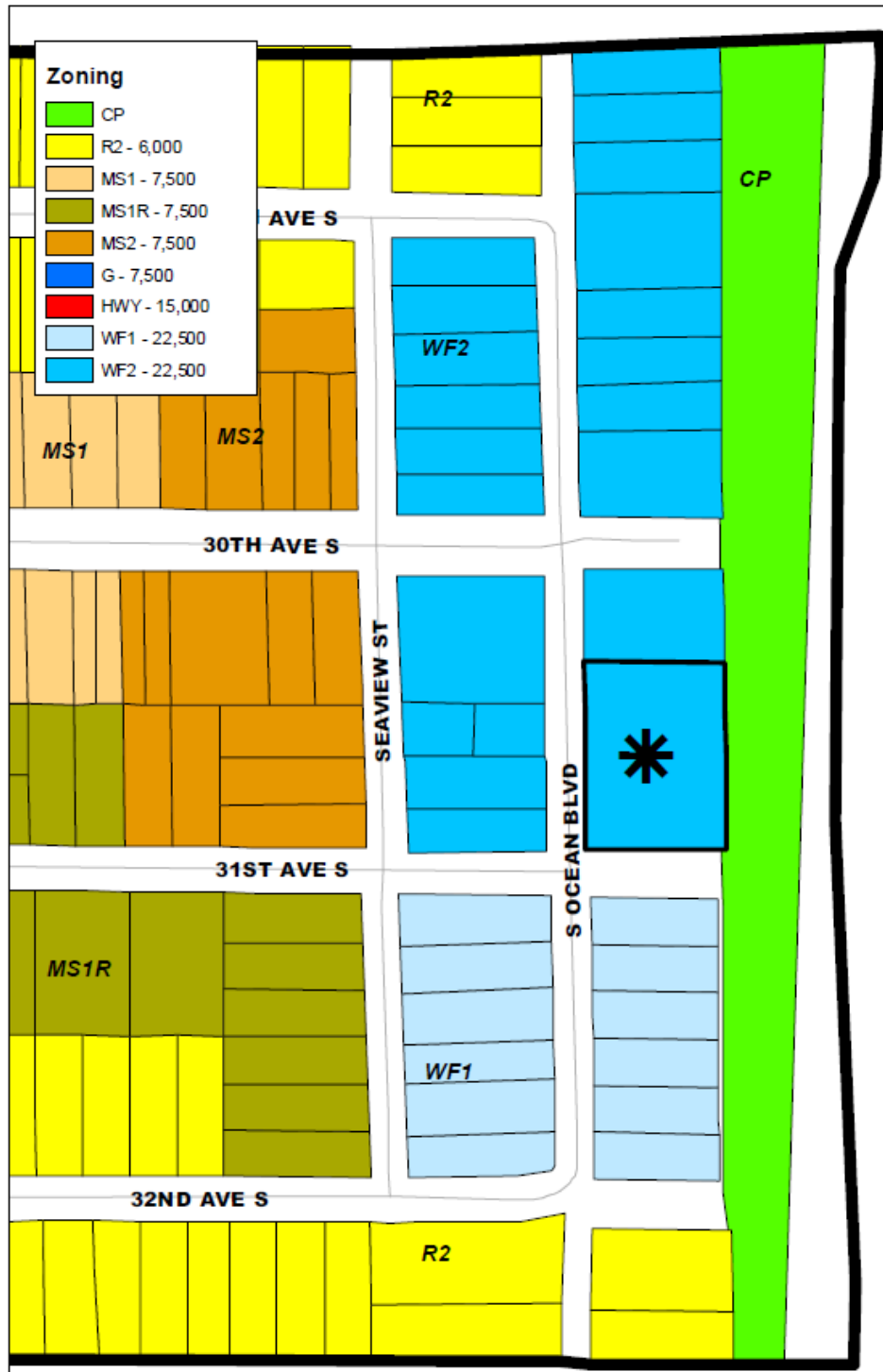
Jacqueline Gore, Councilmember

Attest:

Town Clerk

Town Manager

ATTACHMENT A
OFFICIAL ZONING MAP AMENDMENT
TO REZONE FROM WATERFRONT TWO (WF2) TO THE BLACK PEARL OF THE
ATLANTIC WATERFRONT TWO – FLEXIBLE DESIGN DISTRICT
PIN NUMBER: 392-01-01-0167



ATTACHMENT B
DISTRICT STANDARDS FOR THE BLACK PEARL OF THE ATLANTIC WATERFRONT
TWO – FLEXIBLE DESIGN DISTRICT
PIN NUMBER: 392-01-01-0167

A. SUMMARY

**1. LEGAL DESCRIPTION FOR LOTS 9 THROUGH 11 (PIN 392-01-01-0167),
AS-SURVEYED AND SHOWN IN ATTACHMENT D.**

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN THE TOWN OF ATLANTIC BEACH, PEARL BEACH SECTION, HORRY COUNTY, SOUTH CAROLINA, BEING BOUND OF THE NORTH BY FIRST AVENUE (40' PUBLIC R/W), ON THE EAST BY IRENE TAYLOR FAMILY, LP, ON THE SOUTH BY THE ATLANTIC OCEAN, ON THE WEST BY 31ST AVENUE SOUTH (50' PUBLIC R/W) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FIRST AVENUE (40' PUBLIC R/W) AND 31ST AVENUE SOUTH (50' PUBLIC R/W), THENCE ALONG SAID FIRST AVENUE, A BEARING OF N 58°41'01" E, A DISTANCE OF 201.25 FEET TO A 1/2" REBAR FOUND, THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE LANDS OF IRENE TAYLOR FAMILY, LP, A BEARING OF S 30°00'09" E, A DISTANCE OF 148.94 FEET TO A 1/2" REBAR FOUND, THENCE ALONG THE ATLANTIC OCEAN, A BEARING OF S 58°43'39" W, A DISTANCE OF 99.03 FEET TO A 1/2" REBAR FOUND, THENCE A BEARING OF S 30°48'53" E, A DISTANCE OF 11.15 FEET TO A 1/2" REBAR FOUND, THENCE A BEARING OF S 58°39'25" W, A DISTANCE OF 99.03 FEET TO A 1/2" REBAR FOUND, THENCE A BEARING OF N 30°59'25" E, A DISTANCE OF 11.12 FEET TO A 1/2" REBAR FOUND LOCATED ON EASTERN EDGE OF RIGHT-OF-WAY OF 31ST AVENUE SOUTH (50' PUBLIC R/W), THENCE ALONG SAID RIGHT-OF-WAY, A BEARING OF N 31°13'07" W, A DISTANCE OF 148.91 FEET TO A 1/2" REBAR FOUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FIRST AVENUE (40' PUBLIC R/W) AND 31ST AVENUE SOUTH AND POINT OF BEGINNING AND CONTAINING 0.71 ACRES± (30,827 SQUARE FEET±).

2. STATEMENT OF INTENT AND OBJECTIVES FOR THE DISTRICT

The intent of The Black Pearl of the Atlantic Flexible Design District is to provide for pedestrian oriented, mixed-use, beachfront development. Uses are intended to be composed of a hotel, residential, and vacation units, retail, dining, nightclub, and cultural uses that are intended to bring the community together. Building height is permitted to reach 169 feet. The district incorporates development and height bonuses as permitted in the currently adopted Land Management Ordinance, while providing public amenities consistent with the Town of Atlantic Beach Comprehensive Plan, 2007 Master Plan, and Land Management Ordinance.

B. GENERAL PROVISIONS

1. PERMITTED LAND USES.

A. Uses.

Schedule of Uses			
P = Permitted by Right	C = Conditional Use	S = Special Exception	N = Not Permitted
Use Classifications			Special Standards
	PIN NUMBER: 392-01-01-0167		
The Black Pearl - Flexible Design District			
Multi-family Dwelling	S		§5.3.506 §5.3.507 §5.3.555 §5.3.570
Eating Establishments, Low Seating Turnover	C		§5.3.506 §5.3.507 §5.3.530
Entertainment, Outdoor	C		§5.3.506 §5.3.507 §5.3.533
Health Club, Spa, or Gym	C		§5.3.506 §5.3.507 §5.3.544
Nightclub or Bar	C		§5.3.506 §5.3.507 §5.3.558
Eating Establishments, High Seating Turnover	C		§5.3.506 §5.3.507 §5.3.530
Souvenir or T-shirt Store	C		§5.3.506 §5.3.507 §5.3.575
Retail Sales or Services	C		§5.3.506 §5.3.507 §5.3.525
Department Store, Discount Store, and Gift Shop	C		§5.3.506 §5.3.507 §5.3.525
Hotel and Motel	C		§5.3.506 §5.3.549
Interval Occupancy and Short-Term Rental Residential Dwelling Units	C		§5.3.506 §5.3.507 §5.3.550

- i. Short-Term Rentals, as applicable to this development, shall be defined as the rental of all or part of a dwelling unit for a duration of occupancy of less than 30 days at a time. Such units are dedicated vacation rentals, where there are no primary occupants.

Interval Occupancy and Short-Term Rental Units are not classified as permanent dwelling units.

- B. **Densities.** Hotel, Multi-Family, Interval Occupancy, and Short-Term rental units shall not exceed 108 combined total units.

i. **Units Permitted.**

USES	MIN.	MAX.
Multi-Family	27	82
Interval Occupancy/Short-Term Rental units	36	108
Hotel Units	36	108

ii. **Interval Occupancy or Short-Term Rental Dwelling Units Special Provisions:**

- a. If a special exception to allow for multi-family is not approved by the Zoning Board of Appeals, all units designated as multi-family may be developed as interval occupancy or short-term rental residential units.
- b. The conversion of these hotel and multi-family units to interval occupancy or short-term rentals shall be permitted and supersede conversion restrictions as denoted in section 5.3.550D of the Land Management Ordinance.

2. **Dimensional Standards.**

- A. **Minimum Setbacks.** Minimum setbacks shall apply to the exterior boundaries of the property, as shown in Attachment C. These setbacks supersede the requirements of Table 5.3.420A.

Front – 15 ft
Rear – 20 ft
Side – 10ft

- B. **Minimum separation distance.** Building separation shall meet the requirements of the International Building Code.
- C. **Maximum Height.** The building shall not exceed 169 feet above ground level or 181 feet above sea level. With the appropriate FAA approval(s), necessary building appurtenances may extend beyond this height.
- D. **Floor Area Ratio (FAR):** FAR for the entire project site shall not exceed 4.0.
- E. **Maximum Building Coverage:** Maximum building coverage shall not exceed 70 percent.
- F. **Maximum Impervious Surfaces:** Maximum impervious surfaces shall not exceed 80 percent. In order for this project to not exceed the 80 percent Impervious Surface Coverage limits, pervious pavers, green roofs, and other low impact design practices will be utilized.
- G. **Minimum Open Space:** A minimum of 15 percent of the property shall be maintained as open space.

C. SPECIAL PROVISIONS

The following are special provisions that vary from the underlying requirements of the Land Management Ordinance. Unless expressly stated below or within this ordinance, the Black Pearl of the Atlantic WF2-FDD shall meet all other requirements of the Land Management Ordinance.

1. **Landscape and tree coverage.** The project will meet the post development landscape requirements. If all of the required landscaping cannot be provided onsite, the developer will install the remaining required plantings on an alternative publicly owned or maintained location chosen by the Town of Atlantic Beach.
2. **Beach and shoreline protection.** In addition to the permitted structures denoted in section 5.3.802, this project will also allow for the following design features within the Shore Protection Area: terraces, pools, patios or flat areas allocated for outdoor entertainment, in addition to public amenities, such as public parking and showers, as identified within this ordinance. all requirements of the SC Department of Health and Environmental Control Beach Jurisdictional Baseline and Setback shall be met.
3. **Parking Calculations**
 - i. Hotel / Multi-Family / Interval Occupancy/ Short Term Rental Units= 1.5 parking spaces per unit
 - ii. Other Uses = 4 spaces per 1000 heated sf.
4. **On and Offsite Signage.**
 - i. **Additional Permitted Sign Types.** In addition to the permitted signs provided by Table 5.3.724(A)(11), this project will also allow for the following signs:

window	restroom blade	banner
small glass	banners	motion
horizontal blade	vehicular directional	vertical blade
monumental id	awning	street sign
parking id	flat	directory
pedestrian directional	big store sign	

Figure 1: Additional Permitted Sign Types



- ii. **Maximum Signage per Lot** shall not be limited to the cumulative maximum area of signage, provided by Table 5.3.724(A)(11). Individual sign area shall not exceed 800 sf.
- iii. **Wayfinding and Identity Signage.** Wayfinding and identity signage may be pursued offsite in the Town, within building setbacks, and in the public right of way with the proper permits and approvals. No wayfinding sign shall exceed 400 sf. See Attachment E for the Wayfinding Signage Plan.

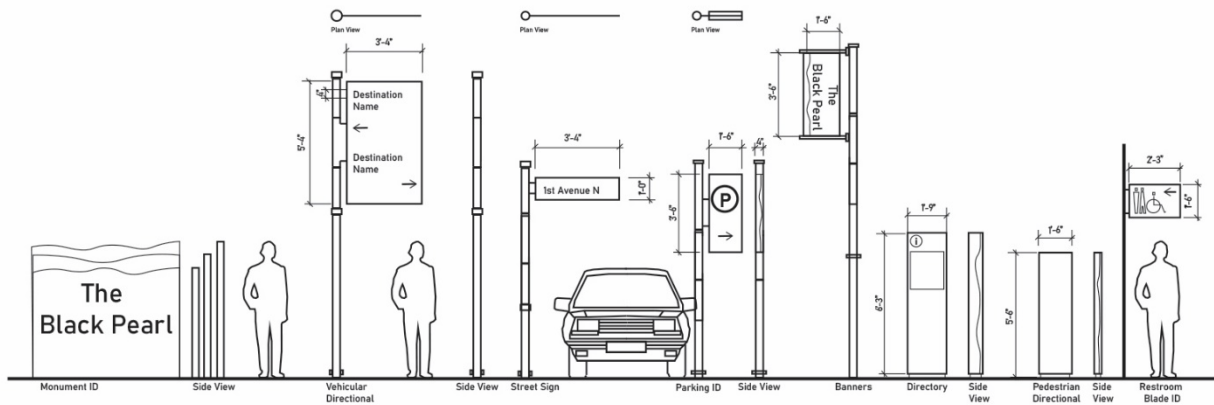


Figure 2: Examples of Wayfinding and Identity Signage

- iv. **Public Art**, such as: sculpture(s), mosaic(s), fountains / water elements, fine art crafts, earthworks, environmental artworks, murals, drawings, and paintings, monuments shall be permitted, allowed onsite, and not considered signage.

D. PUBLIC AMENITIES

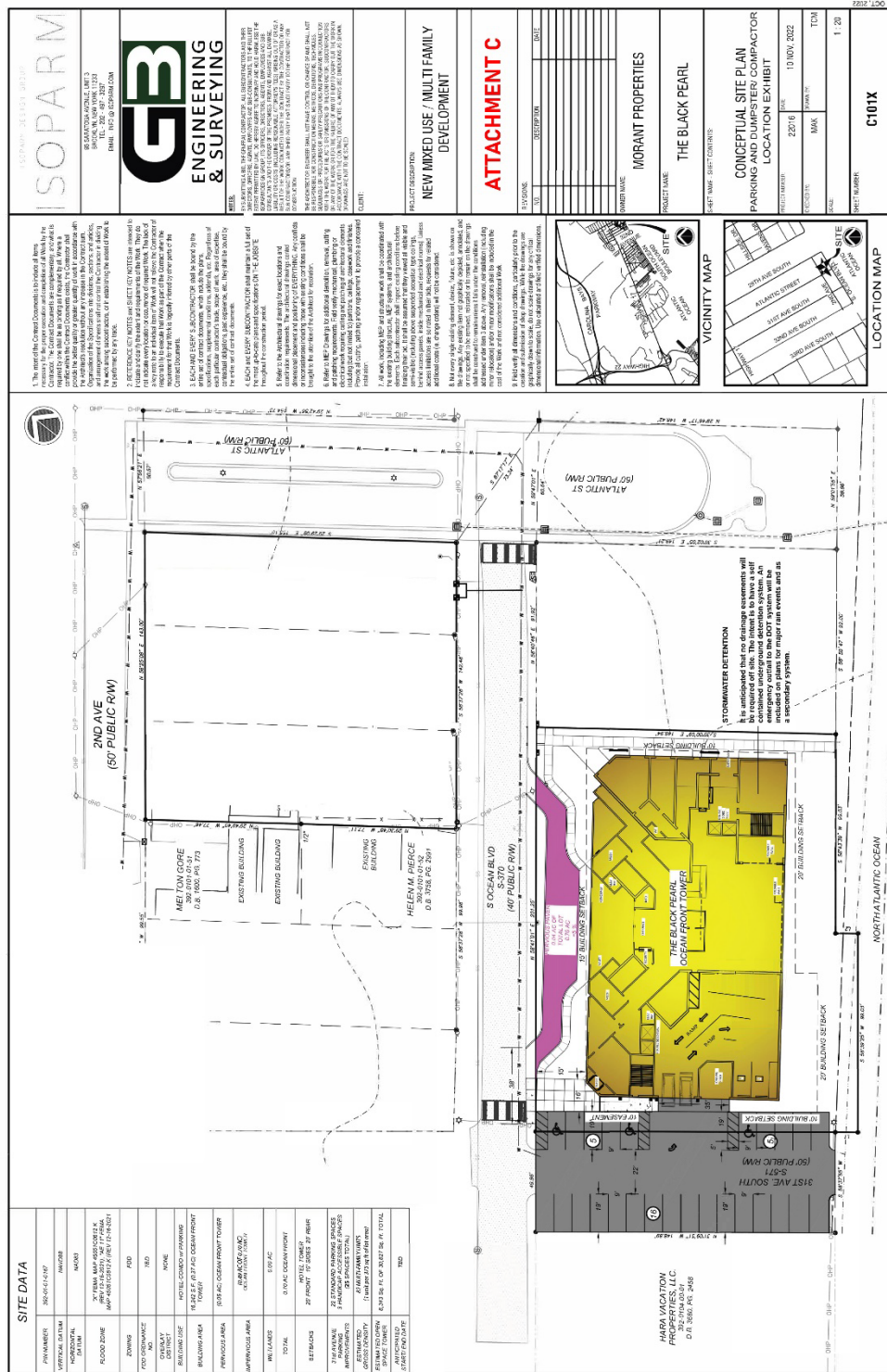
1. **Estimated Project Costs:** The following details the estimated project costs, including construction, land, demolition, utility relocation, and the percent required to develop public amenity facilities.

Construction (without public amenity features)	\$ 55,200,000
Demolition	\$ 200,000
Land	\$ 1,450,000
Total Project Cost Estimate	\$ 58,717,393
Percent Required to Development Public Amenity Features	3.38%

2. **Public Amenity Features and Construction Cost Estimates.** The following are the responsibility of the developer to provide as a benefit to the Town. Construction for public amenities shall begin upon commencement of project. In understanding construction sequencing / phasing, some items may begin before others. All public amenity features shall be completed prior to the issuance of a certificate of occupancy for the development. Public amenity features shall be completed, regardless of an increase or decrease in construction costs. Inability to provide an amenity or the changes to the amenity features shall require an amendment of this ordinance for the project to proceed.

Streetscape Beautification on Ocean Boulevard, provided SCDOT approval -	
- Stamped & colored asphalt for intersections and crosswalks -	\$546,000.00
- Landscaping - (20-100 palms and 150-400 shrubs where right of way widths allow)	\$115,680.00
Improved ADA Accessible Beach Access and Boardwalk	\$229,000.00
<ul style="list-style-type: none"> - Two public ADA beach access points. See beach access plan - Beach Access points shall be owned by the town, but maintained by Morant Properties or owner's representative - Any needed easements are owned by the town of Atlantic Beach - Developer will sign guarantee and/or legal instruments ensuring perpetual Public use and dedication agreements - Developer will sign a guarantee denoting maintenance schedule 	
19-25 Community Parking spaces (not included in the project parking calculations) -	\$80,000.00
<ul style="list-style-type: none"> - Located on the West boundary property line of property. See conceptual site plan - Community Parking lot will be owned by the town, but maintained by Morant Properties or owner's representative/delegate - Property is owned by the town of Atlantic Beach - Developer will sign guarantee and/or legal instruments ensuring perpetual Public use and dedication agreements - Developer will sign a guarantee denoting maintenance schedule 	
Community Public Showers -	\$175,000.00
<ul style="list-style-type: none"> - Located at beach accesses. See beach access plan - Beach Access point shall be owned by the town, but maintained by Morant Properties or owner's representative - Any needed easements are owned by the town of Atlantic Beach - Developer will sign guarantee and/or legal instruments ensuring perpetual Public use and dedication agreements - Developer will sign a guarantee denoting maintenance schedule 	
Sidewalks and Crosswalks -	\$375,000.00
<ul style="list-style-type: none"> - Ocean Blvd, 5'-8" wide, where right of way widths allows - Upgrade existing crosswalk at Atlantic Street 	
Asphalt milling and overlay on Ocean Boulevard and/or any other streets the town desires provided SCDOT approval -	
	\$176,950.00
<hr/>	
TOTAL PUBLIC AMENITY FEATURES COST(S)	
\$1,697,630 + 10% contingency =	\$1,867,393.00

CONCEPTUAL SITE PLAN FOR THE BLACK PEARL OF THE ATLANTIC WF2-FDD
PIN NUMBER: 392-01-01-0167



ATTACHMENT D

ATTACHMENT E

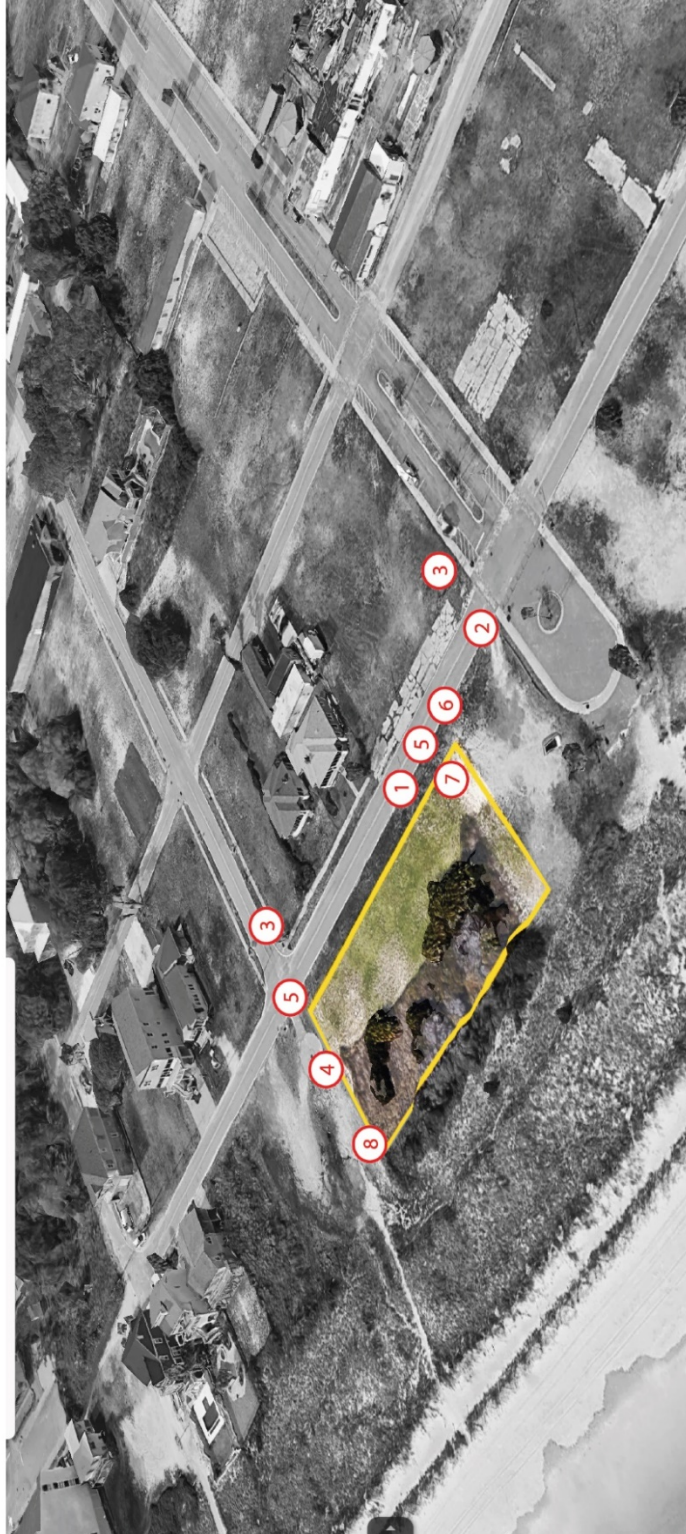
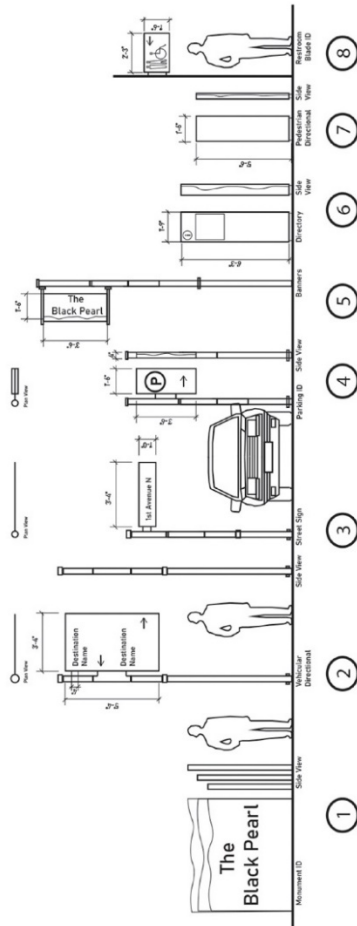
CONCEPTUAL WAYFINDING SIGNAGE PLAN FOR THE BLACK PEARL OF THE ATLANTIC WF2-FDD

PIN NUMBER: 392-01-01-0167

Signage Legend

All proposed wayfinding signage shall be located in the public right of way or within the property boundary for the proposed BLACK PEARL Oceanside Tower.

Final signage location to be determined as design is finalized



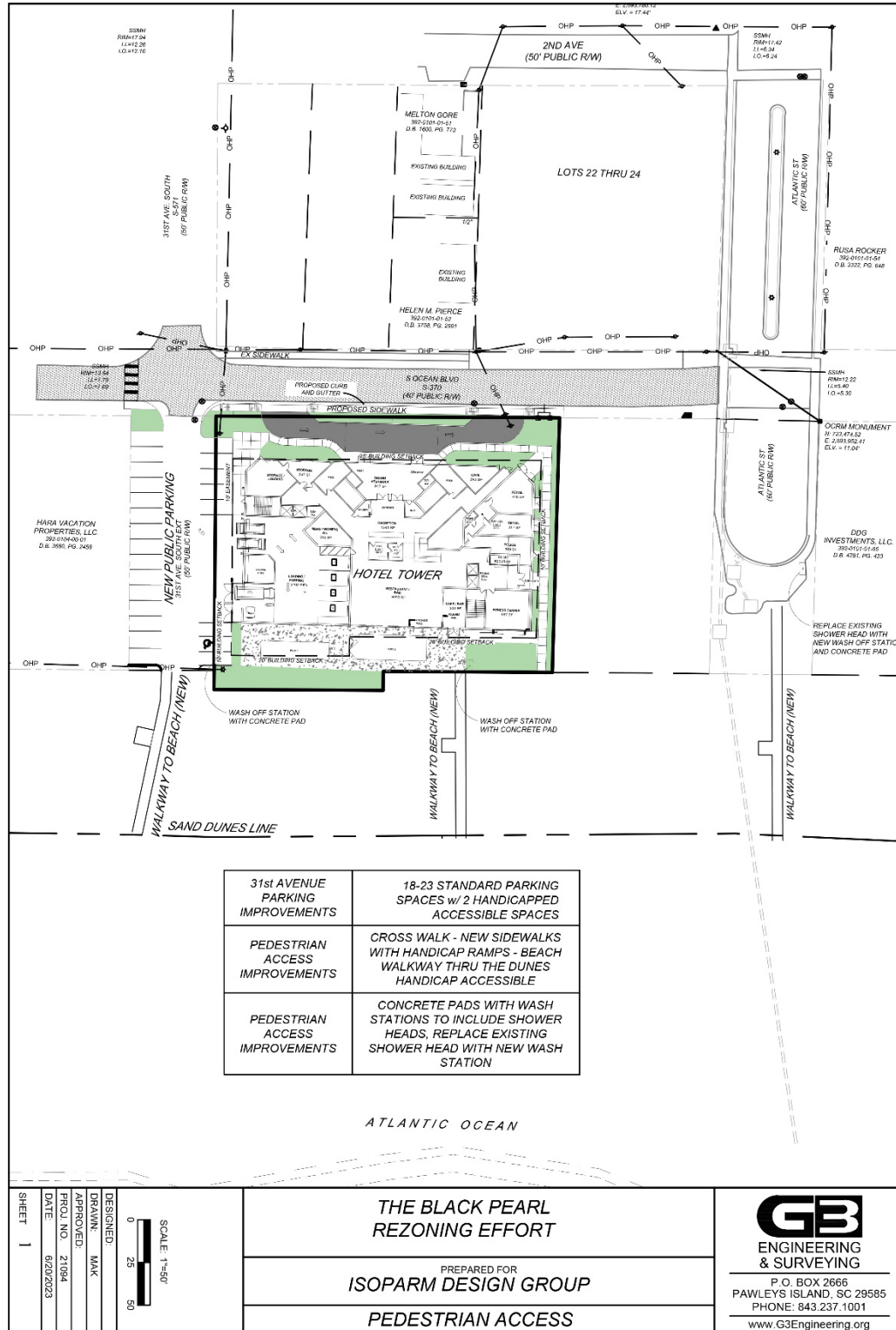
Conceptual signage plan
shown for illustration purposes only

ATTACHMENT F

BEACH ACCESS AND SIDEWALK PLAN FOR THE BLACK PEARL OF THE ATLANTIC

WF2-FDD

PIN NUMBER: 392-01-01-0167



PIN NUMBER: 392-01-01-0167

20/2022 1:13:34 PM

Supplemental Submission Materials

Case Number:

TOWN OF ATLANTIC BEACH REZONING APPLICATION

(PIN) Parcel ID	392-01-01-0167	392-01-01-0153	
Number/s Area in ft ² or acres	30,827	22,072	
Describe the proposed use of the property	To build a CONDOTEL RESORT CONDOMINIUM & CONFERENCE CENTER. The development		
Current Use of Property	will be comprised of 164, 1, 3, & 3 bedroom units		
Current Zoning District	WF2	Requested Zoning District	WF2-FDD-21
Property Location	S 370 S Ocean Blvd		

Ownership Information: (include all owners. If necessary, add additional pages)

Name: 9 Thru 11 81 LLC		
Address: 17427 Adelaide RD		
City: JAMAICA	State: NY	Zip: 11433-4010
Phone: 917-396-0033	Email address: cbm12746@aol.com	

Agent Information: (if applicable)

Name: Charles Morant		
Address: 112-11, 175th St		
City: JAMAICA	State: NY	Zip: 11433-4010
Phone: 917-396-0033	Email address: cbm12746@aol.com	

Are you rezoning only a portion of this property?	Yes <input checked="" type="radio"/> No <input type="radio"/>
Is this request to address an existing zoning violation or non-conformity?	Yes <input type="radio"/> No <input checked="" type="radio"/>
What road(s) will provide access to the site?	1st Ave 2nd Ave 3rd Ave & Atlantic Ave
How will water and wastewater be addressed?	Water <input type="radio"/> Sewer <input checked="" type="radio"/> Septic <input type="radio"/>
Are there any known wetlands on the site?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Is any of the site within the regulatory floodplain or floodway?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Does the property include the SCDHEC -OCRM baseline or setback?	Yes <input checked="" type="radio"/> No <input type="radio"/>
How will stormwater be addressed?	
Are there any covenants or deed restrictions that prohibit this use?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Are you proposing a Development Agreement with this request?	Yes <input checked="" type="radio"/> No <input type="radio"/>

Office Use Only:

Date Submitted	PINs verified	Environmental Review:		
Receipt No.	Total Acreage	Wetlands	Y	N
Received By	Sketch Plan	Floodplain	Y	N
Ownership Verified	Master Plan	OCRM Baseline/Setback	Y	N
Signatures	Text	Topography	Y	N

Case Number:

SIGNATURE PAGE

Applicant/Agent hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicant/Agent hereby certifies that they understand that rezoning is only one step in the development process. The Applicant/Agent must also ensure that all development requirements are met and understands that rezoning the property does not alleviate other development requirements. Additionally, the applicant understands that a subdivision or combination plat during the rezoning process may result in inaccurate rezoning of the property.

Signature Blocks:

Owners (include all owners. If necessary, add additional pages)

Byonca Lindquist Byonca Lindquist 1/18/24
Print Name Signature

Charles Morant Charles Morant 1/18/24
Print Name Signature Date

Corporation / Partnership

9 Thru 11 + 1, LLC

Print Corporation/Partnership Name (If in LLC or Corp. name, provide authorization to sign)

By Byonca Lindquist Byonca Lindquist 1/18/24
Print Name Signature

Designation of Agent:

I hereby appoint the person listed below as agent to act on my behalf for the purpose of filing such application for rezoning, as he/she shall deem necessary and proper.

Print agents name

Signature of agent

Date

Signature of owner (include all owners. If necessary, add additional pages)

Date

Witness Signature

Date

Proposed Internal Building Layout, including Parking
Conceptual for Illustration Purposes Only

NOTES:

BY SUBMITTING A BID, THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES AND SUB-CONTRACTANTS, TO THE FULLEST EXTENT PERMITTED BY LAW, DO HEREBY AGREE TO HOLD HARMLESS THE ISOPARM DESIGN GROUP, ITS OFFICERS, DIRECTORS, AGENTS, EMPLOYEES AND SUB-CONTRACTANTS AND THE OWNER OF THE PREMISES, FROM AND AGAINST ALL DAMAGE, LIABILITY OR COSTS INCLUDING REASONABLE ATTORNEY'S FEES ARISING OUT OF OR AS A RESULT OF THE WORK CONDUCTED UNDER THE CONTRACT BY THE CONTRACTOR OR ANY SUB-CONTRACTOR, AND THIRD PARTY THAT IS NOT PARTY TO THE CONTRACT FOR CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, TECHNIQUES, EQUIPMENTS OR PROCEDURES OR SAFETY PRECAUTIONS AND PROCEDURES IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

CLIENT:

PROJECT DESCRIPTION:

**NEW MIXED USE CONDO-TEL
DEVELOPMENT**

REVISIONS:

NO.	DESCRIPTION	DATE

OWNER NAME:

MORANT PROPERTIES

PROJECT NAME:

**THE BLACK PEARL OF THE
ATLANTIC**

SHEET NAME - SHEET CONTENTS:

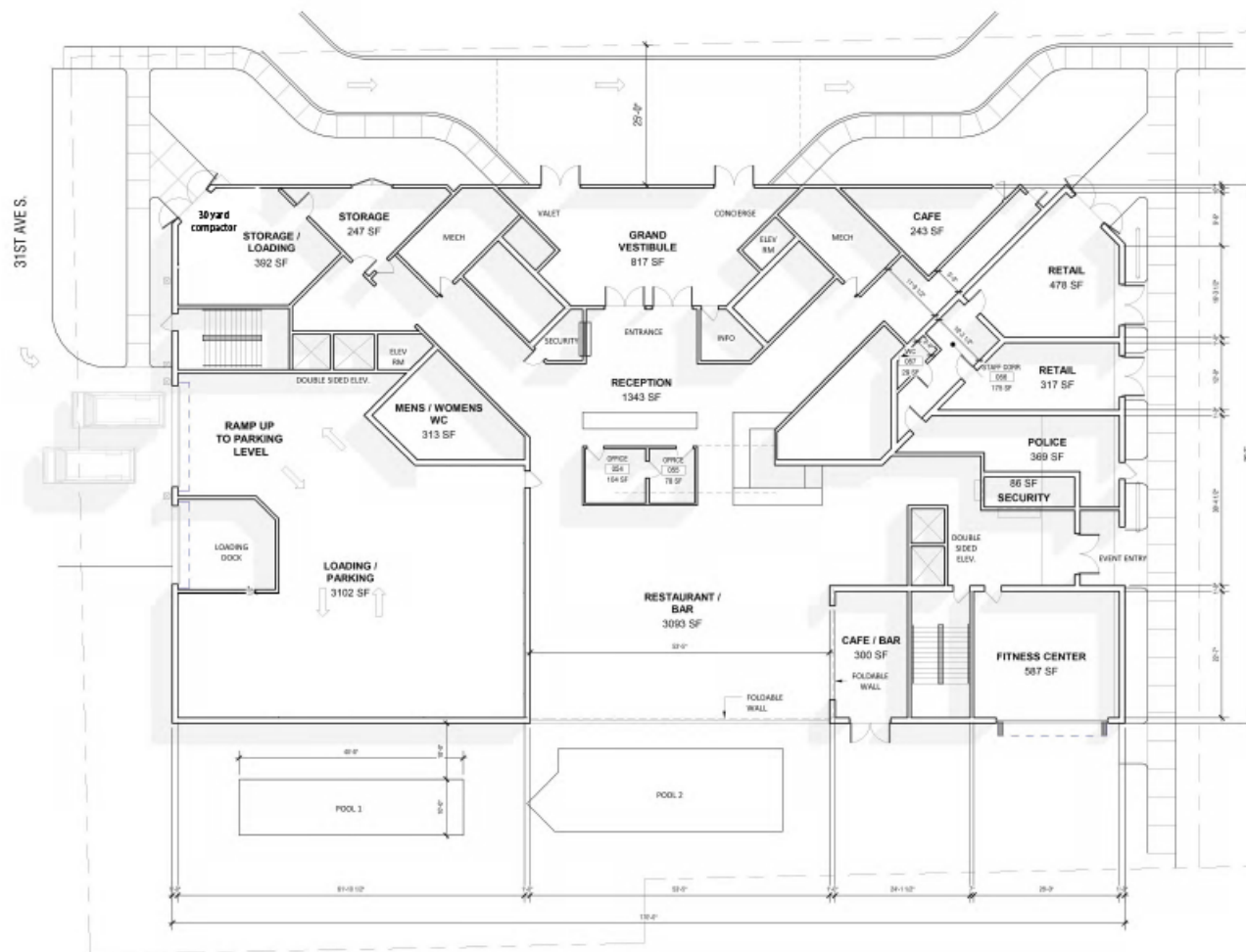
GROUND FLOOR

PROJECT NUMBER: 0001 DATE: 12-6-22

CHECKED BY: Author DRAWN BY: Checker

SCALE: 3/32" = 1'-0"

SHEET NUMBER:
A100



Conceptual Floor Plan
Shown for illustration purposes only

1
A100
00 - GROUND FLOOR
3/32" = 1'-0"

BY SUBMITTING A BID, THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND THEIR DIRECTORS, OFFICERS, AGENTS, EMPLOYEES AND SUB-CONSULTANTS, TO THE FULLEST EXTENT PERMITTED BY LAW, DO HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE ISOFORM DESIGN GROUP, ITS OFFICES, DIRECTORS, AGENTS, EMPLOYEES AND SUB-CONSULTANTS AND THE OWNER OF THE PREMISES, FROM AND AGAINST ALL DAMAGE, LIABILITY OR COSTS (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF OR AS A RESULT OF THE WORK CONCLUDED UNDER THE CONTRACT BY THE CONTRACTOR OR ANY SUB CONTRACTOR(S) OR ANY THIRD PARTY THAT IS NOT PARTY TO THE CONTRACT FOR CONSTRUCTION.

THE ARCHITECT OR ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

PROJECT DESCRIPTION:

NEW MIXED USE CONDO-TEL DEVELOPMENT

REVISIONS

[illegible]

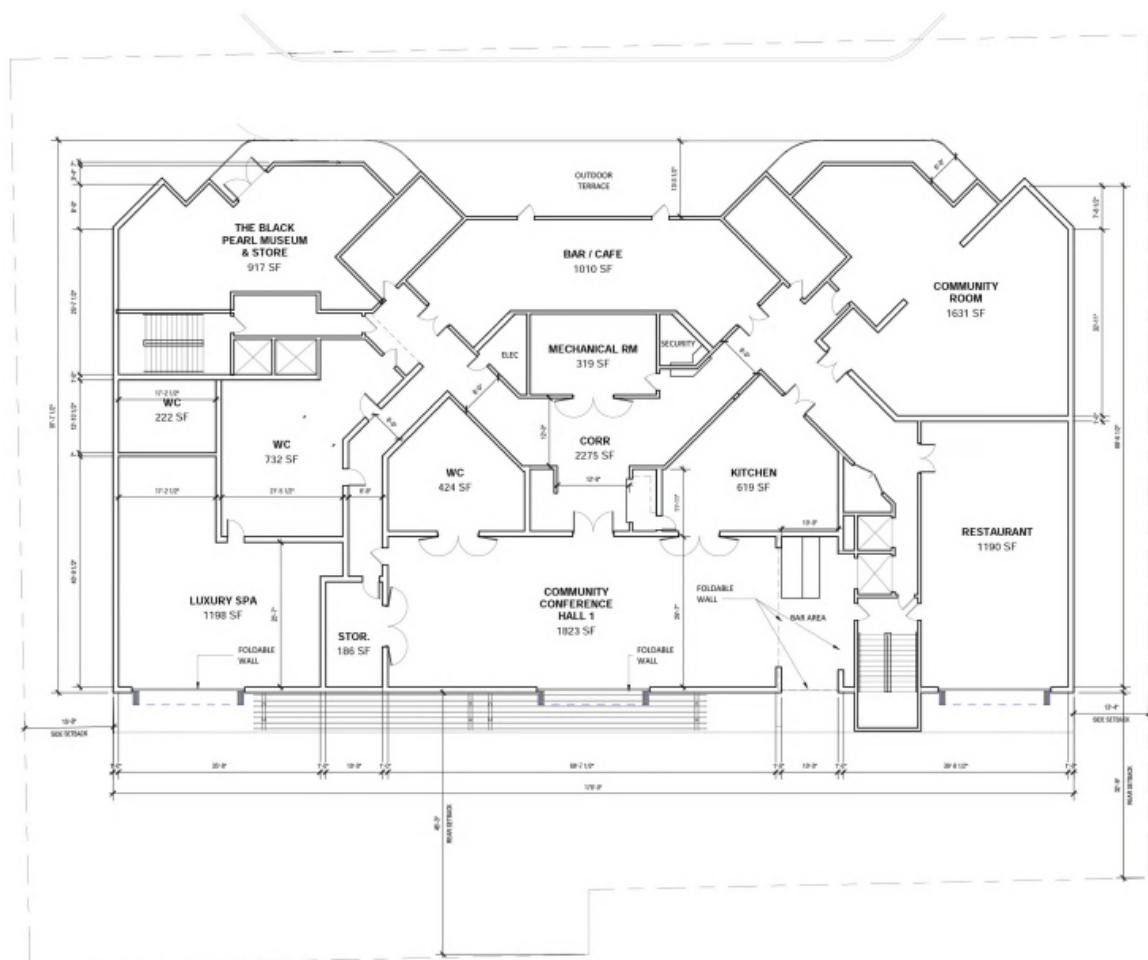
MORANT PROPERTIES

THE BLACK PEARL OF THE ATLANTIC

FIRST FLOOR

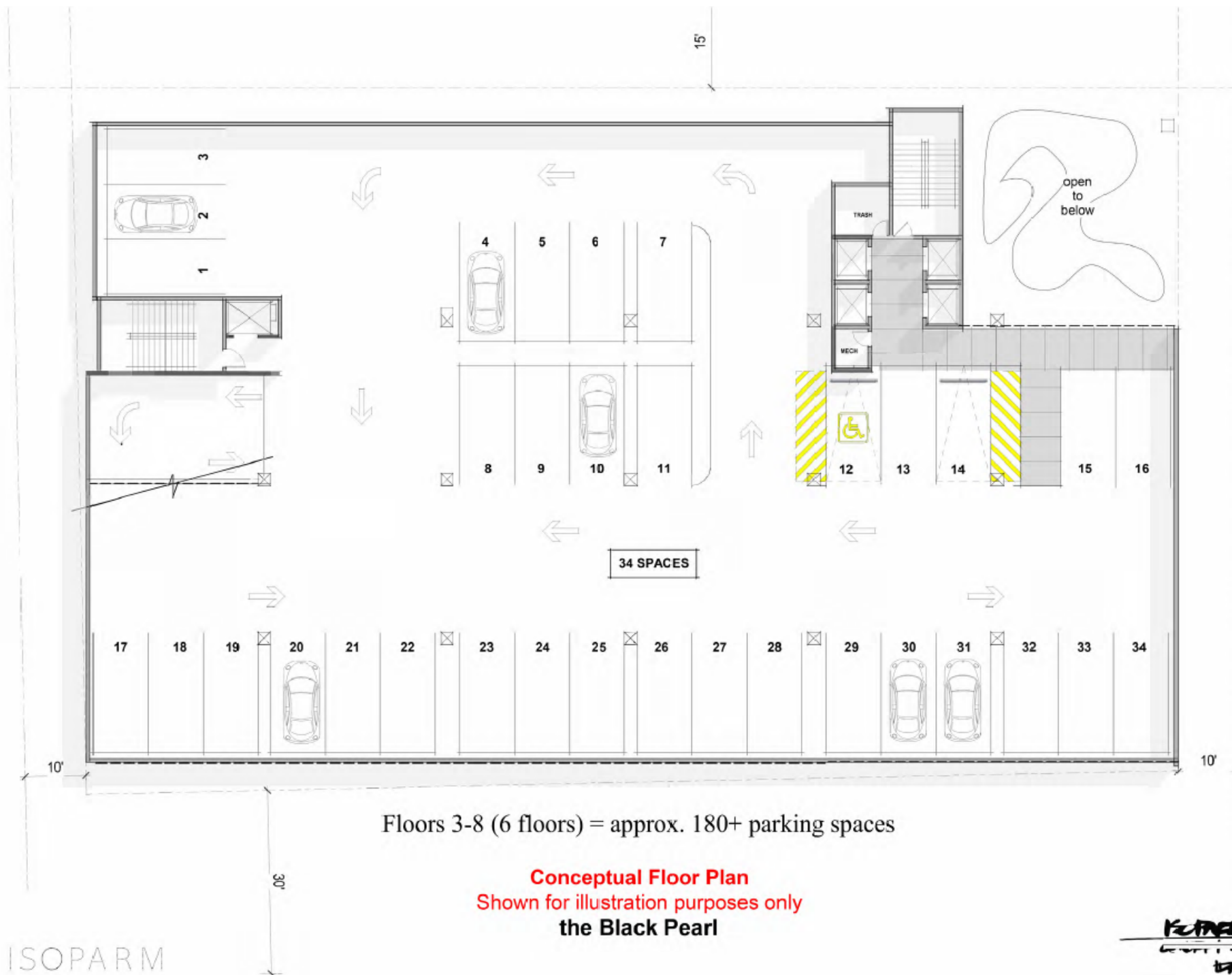
SCALE: $2/22 = 1/11$

SHEET NUMBER: **A101**



Conceptual Floor Plan
Shown for illustration purposes only

1 01 - FIRST FLOOR
352' = 7.47'





ocean front tower - floors 3 -18
the Black Pearl

KOFREM
CONCEPT SKETCH
BRANCH

Conceptual Floor Plan
Shown for illustration purposes only
Page 138 of 233

ISOPARM

Agency Review Documentation, including:

- (1) FAA Determination Letters for All Four Corners of Proposed Building
- (2) SCDOT Conceptual Concurrence Letter
- (3) Email from Horry County Fire Rescue on Ability to Serve



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASO-24147-OE

Issued Date: 08/30/2023

Dwayne Dancy
Charles Morant
112-11, 75th street
Adelaide Park, NY 11433

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	High Rise/Sky Scraper The Black Pearl Tower
Location:	North Myrtle Beach, SC
Latitude:	33-47-59.77N NAD 83
Longitude:	78-42-57.59W
Heights:	12 feet site elevation (SE)
	169 feet above ground level (AGL)
	181 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/02/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6504, or dale.kimmel@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-24147-OE.

Signature Control No: 594939844-597951824

(DNE)

Dale Kimmel
Specialist

Attachment(s)
Additional Information
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASO-24149-OE

Issued Date: 08/30/2023

Dwayne Dancy
Charles Morant
112-11, 75th street
Adelaide Park, NY 11433

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	High Rise/Sky Scraper The Black Pearl Tower
Location:	North Myrtle Beach, SC
Latitude:	33-48-01.81N NAD 83
Longitude:	78-42-55.89W
Heights:	12 feet site elevation (SE) 169 feet above ground level (AGL) 181 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/02/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6504, or dale.kimmel@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-24149-OE.

Signature Control No: 594940719-597951825

(DNE)

Dale Kimmel
Specialist

Attachment(s)
Additional Information
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASO-24148-OE

Issued Date: 08/30/2023

Dwayne Dancy
Charles Morant
112-11, 75th street
Adelaide Park, NY 11433

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	High Rise/Sky Scraper The Black Pearl Tower
Location:	North Myrtle Beach, SC
Latitude:	33-48-00.91N NAD 83
Longitude:	78-42-55.26W
Heights:	12 feet site elevation (SE)
	169 feet above ground level (AGL)
	181 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/02/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6504, or dale.kimmel@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-24148-OE.

Signature Control No: 594940436-597951827

(DNE)

Dale Kimmel
Specialist

Attachment(s)
Additional Information
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-ASO-24153-OE

Issued Date: 08/30/2023

Dwayne Dancy
Charles Morant
112-11, 75th street
Adelaide Park, NY 11433

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	High Rise/Sky Scraper The Black Pearl Tower
Location:	North Myrtle Beach, SC
Latitude:	33-48-01.00N NAD 83
Longitude:	78-42-56.00W
Heights:	12 feet site elevation (SE)
	169 feet above ground level (AGL)
	181 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

This determination expires on 03/02/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (404) 305-6504, or dale.kimmel@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-24153-OE.

Signature Control No: 594942407-597951958

(DNE)

Dale Kimmel
Specialist

Attachment(s)
Additional Information
Map(s)



May 30, 2024

James H. Green
G3 Engineering and Surveying
24 Commerce Drive
Pawleys Island, SC 29585

RE: *Conceptual Concurrence* for Black Pearl Project
South Ocean Boulevard (S-26-370)– Atlantic Beach

Dear Mr. Green:

This letter is in follow-up to your May 30, 2024 email requesting *conceptual concurrence* to the above referenced project located at the intersection of South Ocean Boulevard (S-26-370) and 31st Avenue South (S-26-571) in the Town of Atlantic Beach, Horry County.

SCDOT agrees in concept to the improvement of the existing full access drive on South Ocean Boulevard (S-26-370) at 31st Avenue South (S-26-370) and to the future one way access driveway on South Ocean Boulevard (S-26-370) for the new proposed hotel. Proposed pedestrian accommodations will be contingent on final project design and shall meet applicable American with Disabilities Act (ADA) requirements. This *conceptual concurrence* is based upon a site plan prepared by G3 Engineering and Surveying dated May 30, 2024 showing the layout of the future hotel project. This site plan was labeled as the Black Pearl Rezoning Effort and shows the general layout of proposed driveway locations. This map has been attached to this letter for reference.

Final approval of any improvements within the SCDOT right of way shall be contingent upon an approved encroachment permit. An encroachment permit application must be submitted to SCDOT for the standard review process. All applications for encroachments upon roads in the state highway system shall comply with the latest edition of the SCDOT Access and Roadside Management Standards (ARMS) manual.

If you have any questions or need further assistance, please contact the SCDOT District 5 Office.

Sincerely,



Raleigh "Tripp" Ward III
Assistant District Traffic Engineer

Attachment

District Five Engineering
Post Office Box 1911
3018 East Palmetto Street
Florence, SC 29503
843-661-4710 | 843-661-4704 Fax



www.scdot.org
An Equal Opportunity
Affirmative Action Employer
855-GO-SCDOT (855-467-2368)



Leigh Kane <lkane@wrcog.org>

RE: Fire Rescue Capabilities - Atlantic Beach

1 message

Ammons, Nickolas <Ammons.Nickolas@horrycountysc.gov>

Fri, Mar 15, 2024 at 3:29 PM

To: Leigh Kane <lkane@wrcog.org>

Cc: Benjamin Quattlebaum <benjamin.quattlebaum@aol.com>, "Tanner, Joseph" <tannerj@horrycountysc.gov>

Leigh,

I can confirm that the Lake Arrowhead Fire Station is the closest county fire station with fire suppression apparatus. This station located at 10228 Kings Road is under 5 miles from the proposed site. This fire station houses a fire engine, an aerial ladder truck, an ambulance, and a quick response vehicle, all of which are career staffed. There is also an additional Horry County Fire Rescue station which is a little closer that houses an ambulance (this is career staffing that are firefighters as well). Horry County Fire Rescue also has an automatic aid agreement with the City of North Myrtle Beach, thus meaning in a larger scaled emergency, North Myrtle Beach Fire resources would assist as needed.

I can verify that Horry County Fire Rescue is capable of meeting the response needs of this proposed development. As I am sure you are aware, Horry County Fire Rescue is not the organization that would be handling the fire codes side of things during the pre-construction and construction phases; that would all be overseen by the local building official, or whomever is responsible for building codes enforcement for the town. Please let us know if you have any other questions or concerns.

Respectfully,

Nick Ammons, MPA | Captain | Planning & Accreditation Manager

Horry County Government

Fire Rescue

2560 Main Street, Conway, South Carolina 29526

Tel: (843) 915-5190 | Fax: (843) 915-6190 | Ammons.Nickolas@horrycountysc.gov

www.horrycountysc.gov

From: Leigh Kane <lkane@wrcog.org>

Sent: Thursday, March 14, 2024 9:44 PM

To: Tanner, Joseph <tannerj@horrycountysc.gov>

Cc: Benjamin Quattlebaum <benjamin.quattlebaum@aol.com>; Ammons, Nickolas <Ammons.Nickolas@horrycountysc.gov>

Subject: Fire Rescue Capabilities - Atlantic Beach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Chief Tanner,

After many long years with Horry County, I am now with the Waccamaw Regional Council of Governments. Our agency provides planning and zoning technical assistance to the Town of Atlantic Beach. The Town has received a rezoning request for an 18-story condo-tel located at 3005 3007 3009 and [3011 S Ocean Blvd](#) (PIN 39201010167). As part of the rezoning review process, I would like to verify that Horry County Fire Rescue at your Lake Arrowhead Station is the responding team to Atlantic Beach.

Being that this site is 18-stories with up to 108 condo/hotel units, I wanted to verify that the fire trucks at this station are equipped to respond to a building of this scale. Please let Mr. Quattlebaum with the Town and I know if you have any questions or concerns about this rezoning request as it relates to your crews emergency response capabilities. Thank you for your insight. Best regards,

--

Leigh Kane, AICP

Local Planning Services Director

Waccamaw Regional Council of Governments

[1230 Highmarket Street](#)

[Georgetown, SC 29440](#)

[843-436-6125 Office](#)

<https://wrcog.org/>

This e-mail, in its entirety and including all attachments, is intended solely for the use of the person or entity to whom it is addressed and may contain sensitive information which is privileged, confidential, and the disclosure of which is governed by applicable law. If you are not the intended recipient, you are hereby notified that disclosing, distributing, copying, or taking any action in relation to this e-mail is STRICTLY PROHIBITED. If you have received this e-mail in error, please notify the sender immediately and destroy the related message and any attachments.

WARNING: All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA), §30-410 SC Code of Laws

TRAFFIC IMPACT STUDY

for the

Black Pearl Development

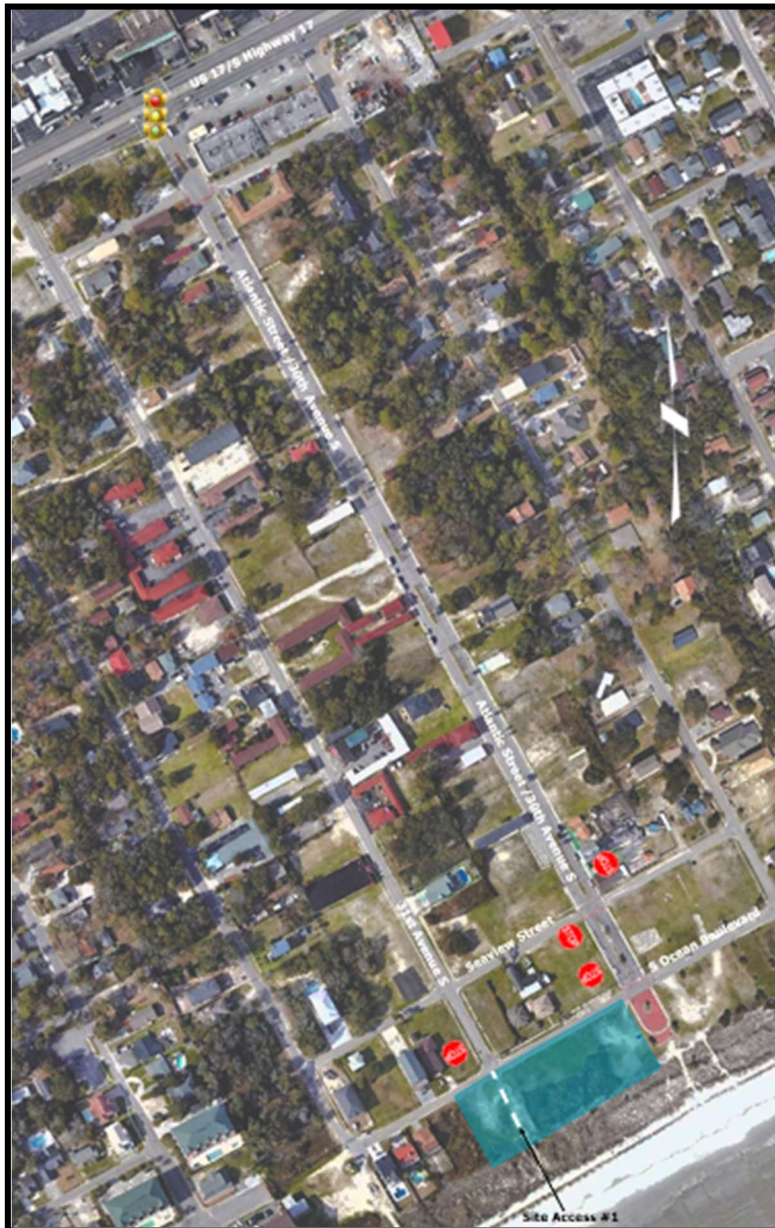
Located in
Atlantic Beach, South Carolina

Prepared for
Morant Properties
112-11 175th Street
Jamaica, NY 11433

Prepared by
Access Engineering LLC



Project #24022



EXECUTIVE SUMMARY

A traffic impact study was conducted for the proposed Black Pearl development in accordance with the Town of Atlantic Beach and SCDOT guidelines. The site is located south of South Ocean Boulevard in Atlantic Beach, South Carolina. The development is planned to contain a mixed-use tower along the southern side of S. Ocean Boulevard. The tower is planned to contain 27 multifamily units, 63 hotel units, and 5,722 square feet of retail space. The development will have one access to a surface parking lot and a parking deck that will align with 31st Avenue South.

Site Access on South Ocean Boulevard

The site access point should function well. The access should be designed in accordance with SCDOT and the Town of Atlantic Beach standards and with one ingress and one egress lane.

Atlantic Avenue Intersections

Analysis indicates that both intersections will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.

US 17 & Atlantic Avenue Intersection

Analysis indicates that the intersection will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.



1. INTRODUCTION

This report will document a traffic impact study for the proposed Black Pearl development in Atlantic Beach, South Carolina in accordance with the Town of Atlantic Beach and SCDOT guidelines.

The site is located south of South Ocean Boulevard in Atlantic Beach, South Carolina. The development is planned to contain a mixed-use tower along the southern side of S. Ocean Boulevard. The tower is planned to contain 27 multifamily units, 63 hotel units, and 5,722 square feet of retail space. The development will have one access to a surface parking lot and a parking deck that will align with 31st Avenue South.

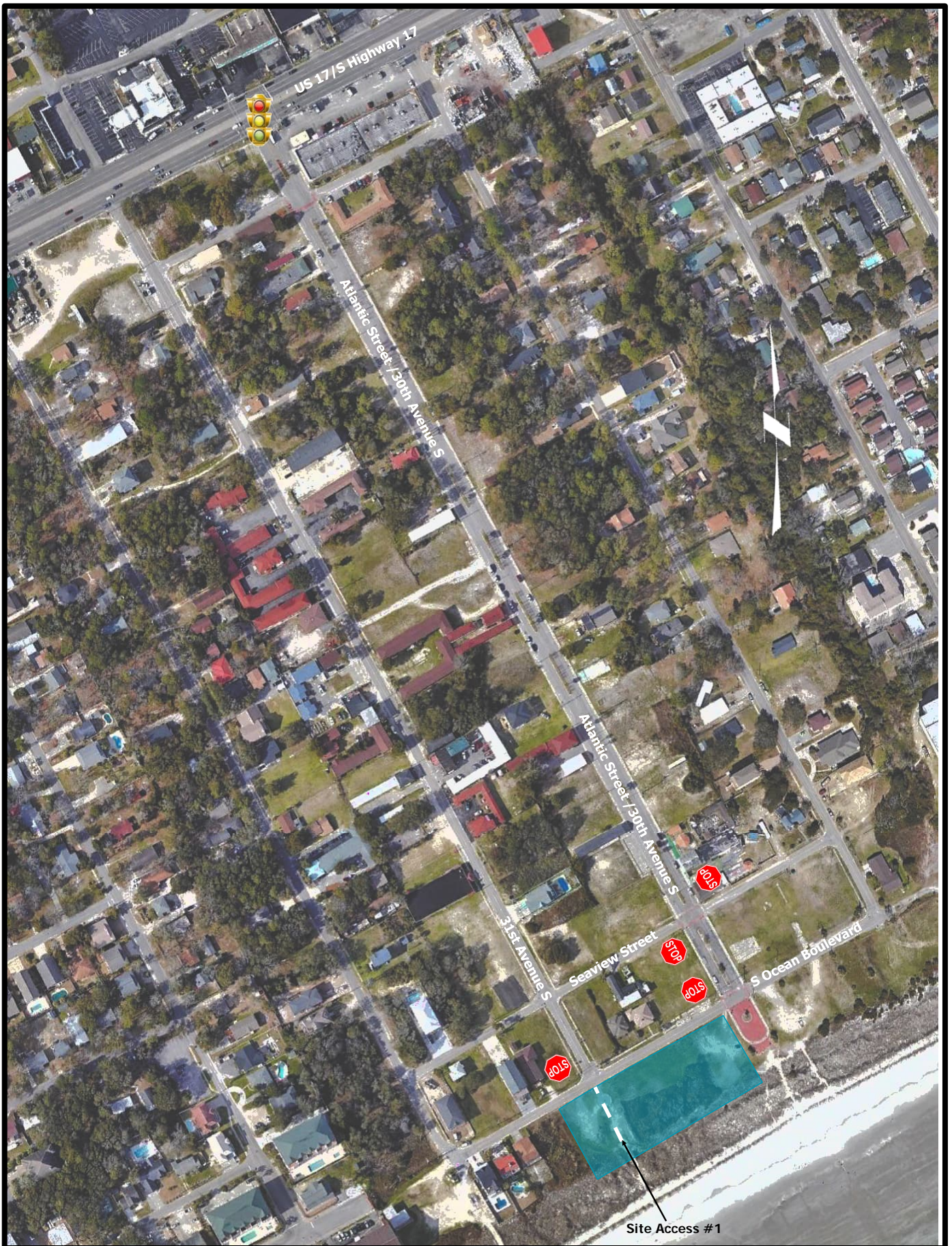
The traffic impact study considers the weekday AM peak period (between 7:00 AM and 9:00 AM) and the weekday PM peak period (between 4:00 PM and 6:00 PM) as the study time frames. The following intersections are studied:

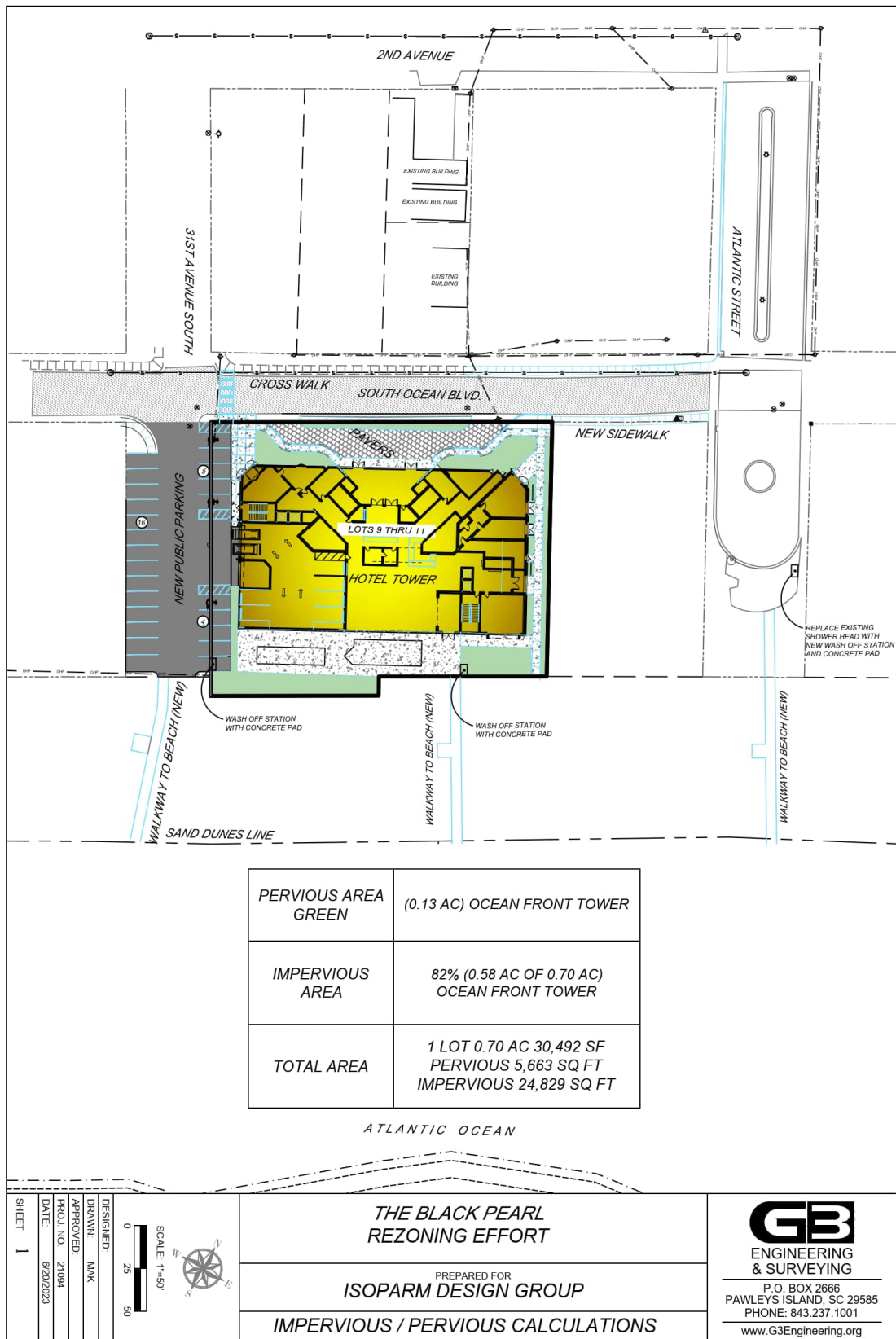
- US 17 & Atlantic Avenue (S-26-1280)
- Atlantic Avenue & Seaview Street (S-26-1070)
- Atlantic Avenue & South Ocean Boulevard (S-26- 370)
- South Ocean Boulevard & 31st Avenue S / Site Access #1

Future-year analyses assume 2027 conditions as the Build scenario. Scoping correspondence is included in *Appendix A*.

The site location is shown in *Figure 1* and the conceptual site plan is shown in *Figure 2*.







2. EXISTING CONDITIONS

Roadway Inventory

The existing roadway conditions are summarized in **Table 1**. **Figure 3** illustrates the existing lane geometry.

Table 1 – Roadway Inventory

Facility	Route #	Typical Cross Section	Posted Speed Limit	Maintained By	2022 AADT
S. Highway 17	US 17	7-Lane undivided TWLTL	40 MPH	SCDOT	37,500 ¹
Atlantic Avenue/ 30 th Avenue S	S-26-1280	2-Lane undivided	30 MPH	SCDOT	500 ²
S. Ocean Boulevard	S-26-370	2-lane undivided	NP	SCDOT	225 ³
Seaview Street	S-26-1070	2-lane undivided	NP	SCDOT	N/A

¹SCDOT Count Station 26-0115; ²SCDOT Count Station 26-0323; ³SCDOT Count Station 26-0418

Current Traffic Volumes

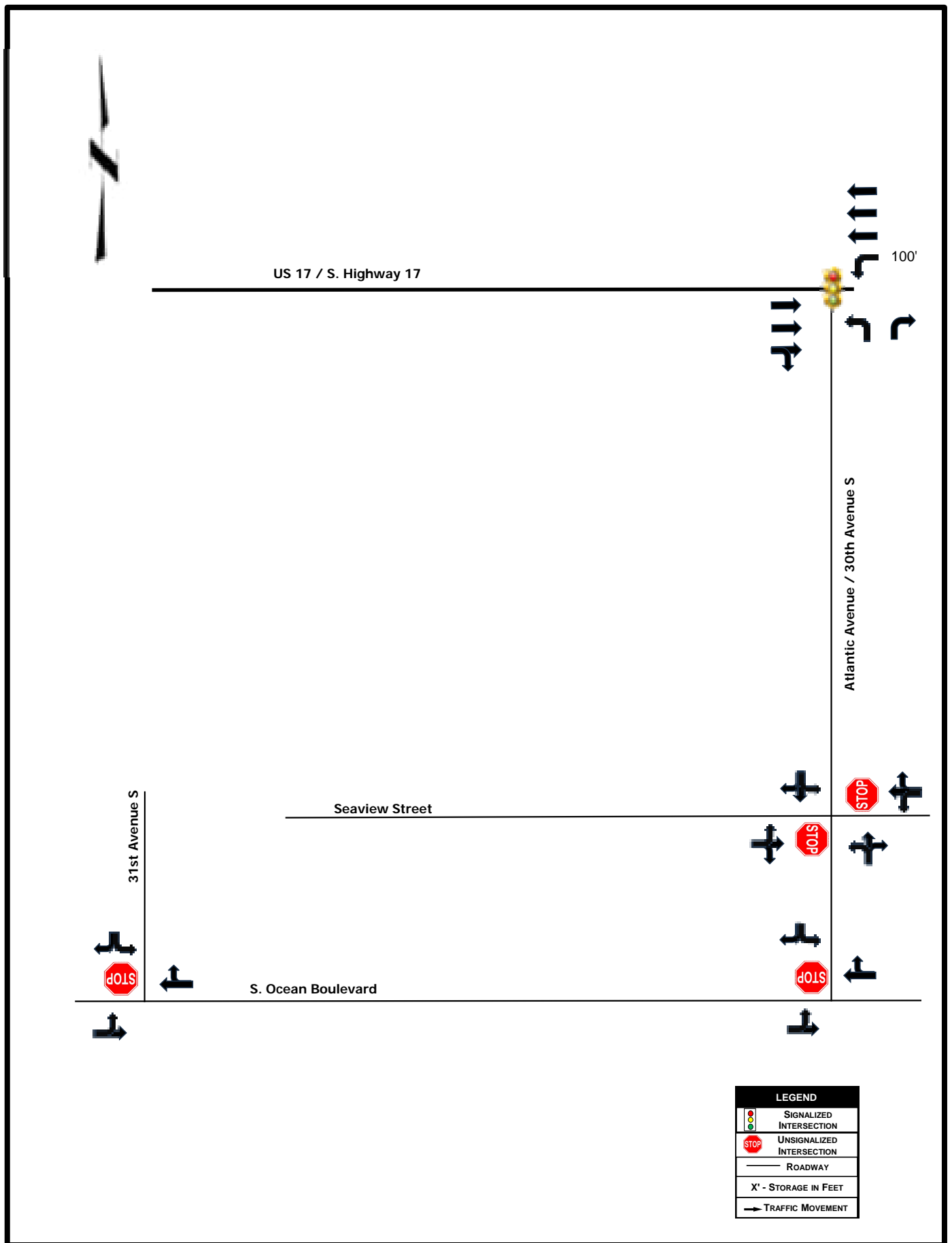
Vehicle turning movement counts were collected for this study by Short Counts. **Table 2** contains the count location and date collected.

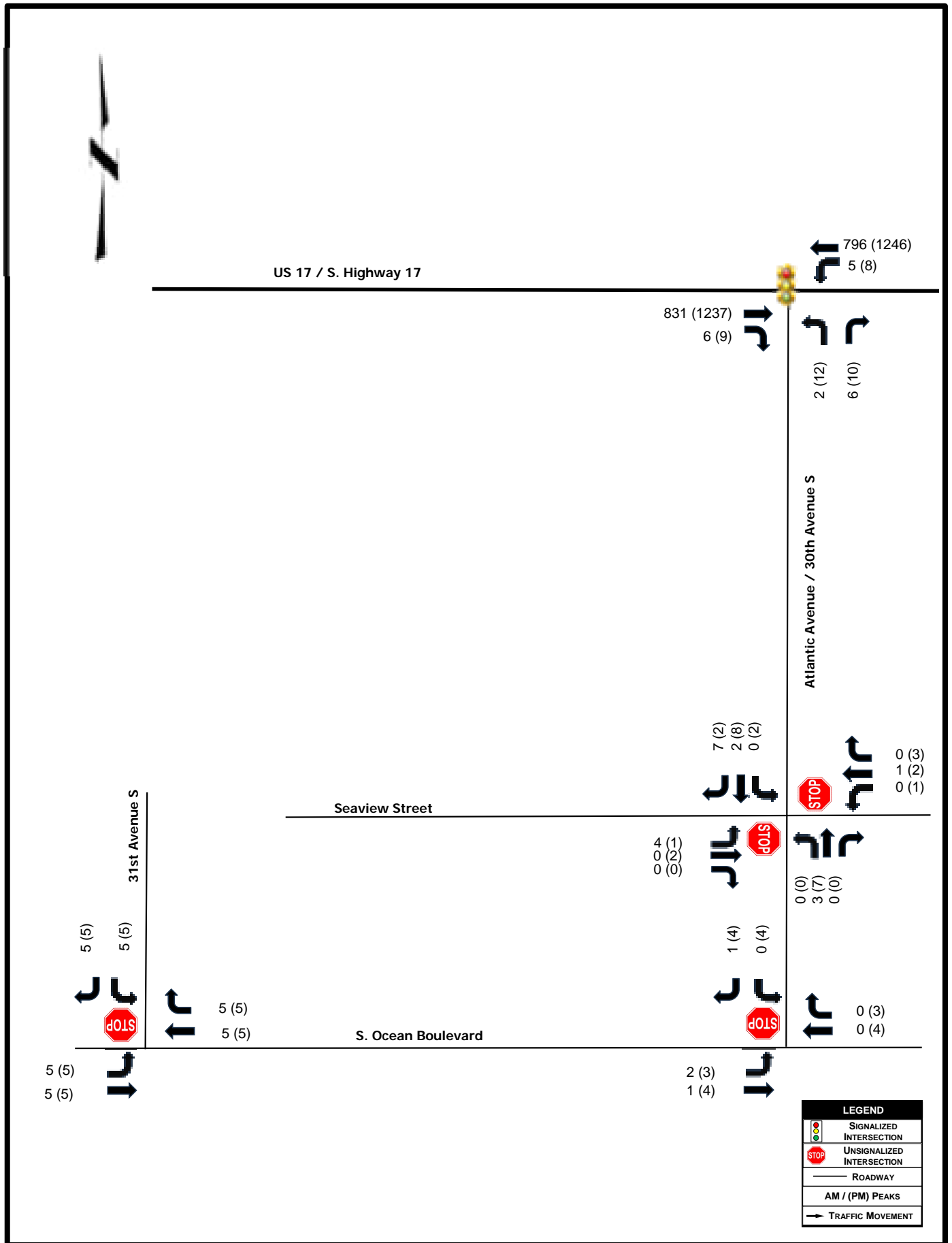
Table 2 – Traffic Data Collection

Count Location	Date
US 17 & Atlantic Avenue	5/3/2023
Atlantic Avenue & Seaview Street	5/3/2023
Atlantic Avenue & S. Ocean Boulevard	5/3/2023

All counts were conducted while the local school district was in session. Existing traffic volumes are illustrated in **Figure 4**. The 2023 raw traffic volumes are provided in **Appendix B**.







3. PROPOSED DEVELOPMENT

The development is planned to contain a mixed-use tower along the southern side of S. Ocean Boulevard. The tower is planned to contain 27 multifamily units, 63 hotel units, and 5,722 square feet of retail space.

Proposed Access Points

The development will have one access to a surface parking lot and to a parking deck that will align with 31st Avenue South. The proposed driveway appears to meet the SCDOT ARMS spacing requirements.

Trip Generation Estimates

The trip generation potential was estimated based on the most recent edition of the ITE *Trip Generation Manual*. The trip generation estimates for the weekday daily, the weekday AM peak-hour of the adjacent street, and the weekday PM peak-hour of the adjacent street time periods are shown in *Table 3*.

Table 3 – ITE Trip Generation Estimates

Land Use	ITE LUC	Size	Unit	Daily Traffic	AM Peak			PM Peak		
					Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (High Rise)	222	27	DU	479	6	19	25	19	11	30
Hotel	310	63	DU	259	13	11	24	10	9	19
Strip Retail Plaza (<40k)	822	6	KSF	471	12	8	20	26	26	52
Total Trips					31	38	69	55	46	101
<i>222 - Multifamily</i>										
Daily Trips: $T = 3.76(X) + 377.04$ (50% In; 50% Out)										
AM Peak Hour Trips: $T = 0.22(X) + 18.85$ (26% In; 74% Out)										
PM Peak Hour Trips: $T = 0.26(X) + 23.12$ (62% In; 38% Out)										
<i>310 - Hotel</i>										
Daily Trips: $T = 10.84(X) - 423.51$ (50% In; 50% Out)										
AM Peak Hour Trips: $T = 0.50(X) - 7.45$ (56% In; 44% Out)										
PM Peak Hour Trips: $T = 0.74(X) - 27.89$ (51% In; 49% Out)										
<i>822 - Retail</i>										
Daily Trips: $T = 42.20(X) + 229.68$ (50% In; 50% Out)										
AM Peak Hour Trips: $\ln(T) = 0.66 \ln(X) + 1.84$ (60% In; 40% Out)										
PM Peak Hour Trips: $\ln(T) = 0.71 \ln(X) + 2.72$ (50% In; 50% Out)										

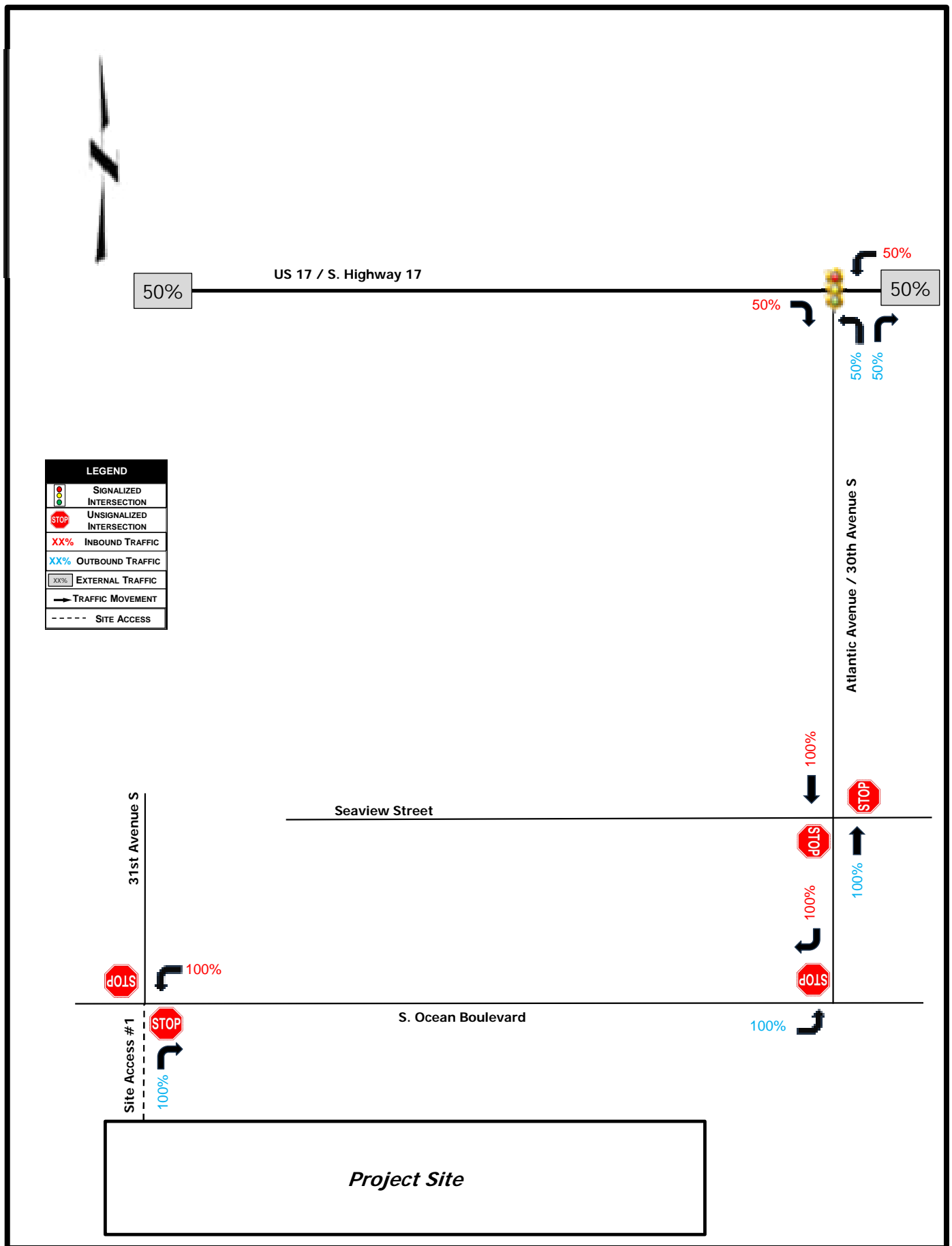
Vehicle Trip Distribution & Assignment

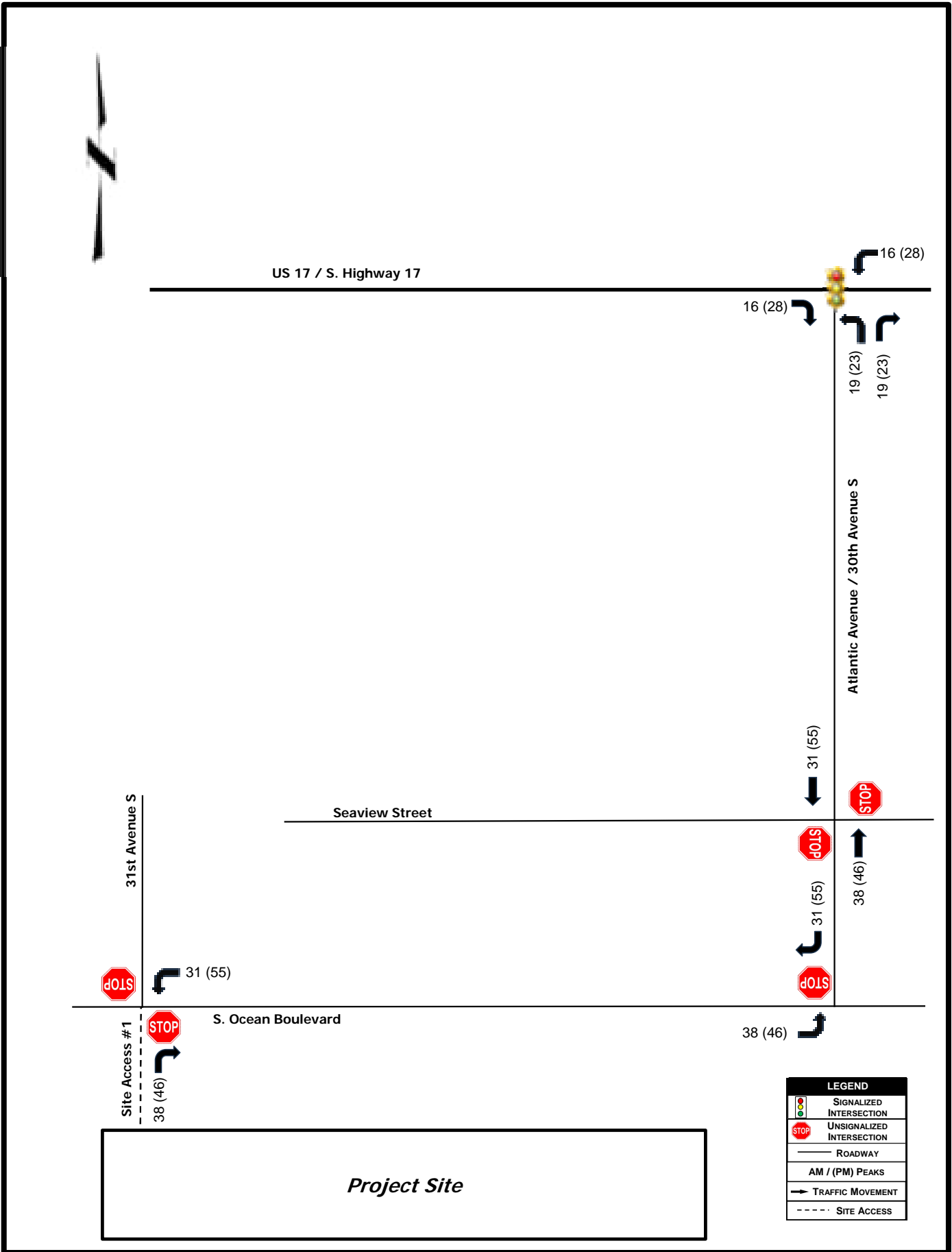
New external traffic expected to be generated was distributed and assigned to the roadway network based on the existing patterns and surrounding land uses. The general distribution of new external project trips was assumed to be:

- 50% to/from the east via US 17
- 50% to/from the west via US 17

The directional distribution assumptions are shown in *Figure 5*. The assignment of the project traffic is shown in *Figure 6*.







Black Pearl - Traffic Impact Study

Figure 6 - Project Trip Assignment

4. TRAFFIC VOLUMES

Background Conditions

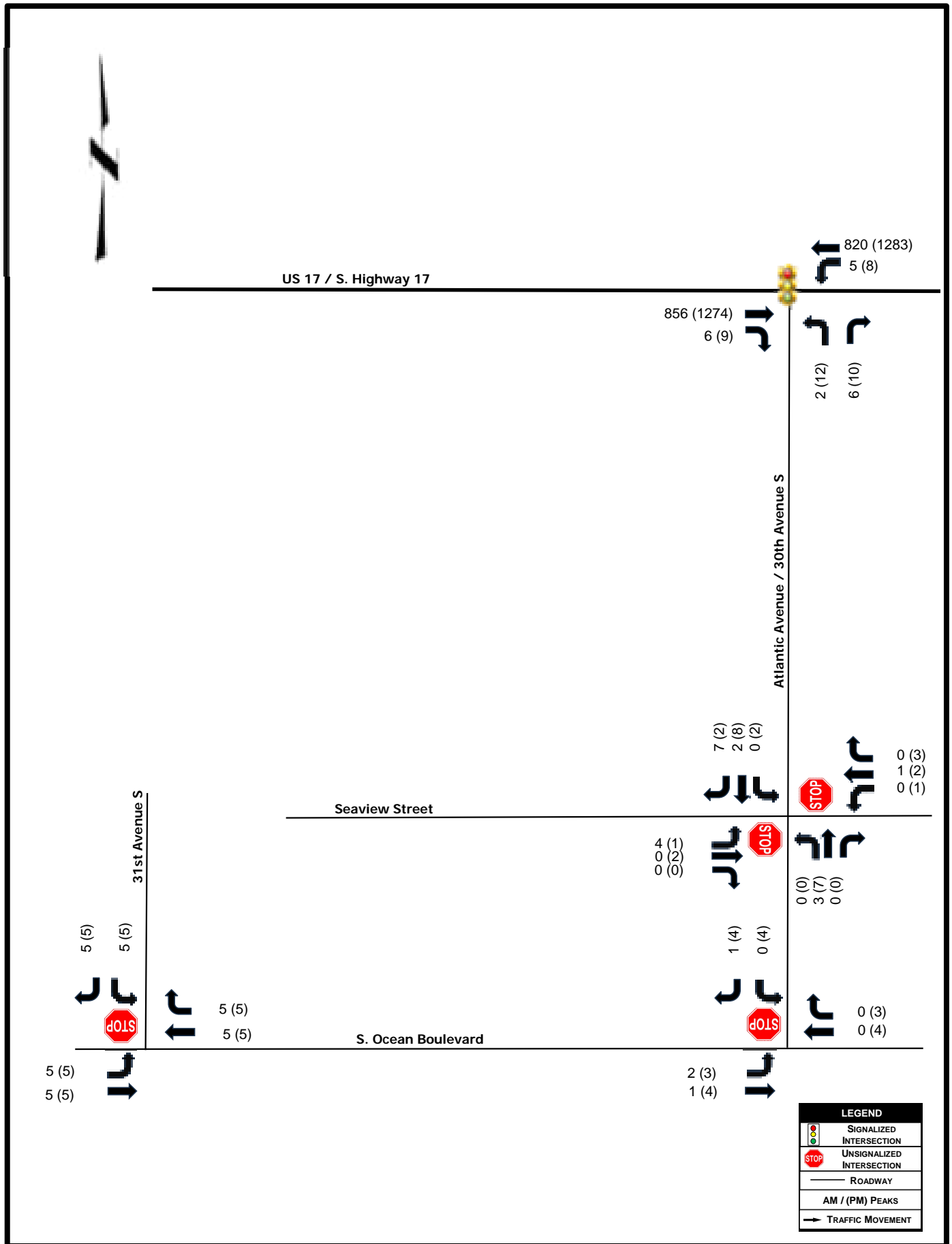
The 2027 future No-Build traffic volumes were developed using a 1% annual background growth rate. This growth rate was adopted from reviewing historic count data at SCDOT Count Stations 26-0115, 26-0323, and 26-0418 and observations of the growth pattern in the surrounding area. The 2027 No-Build traffic volumes are shown in *Figure 7*.

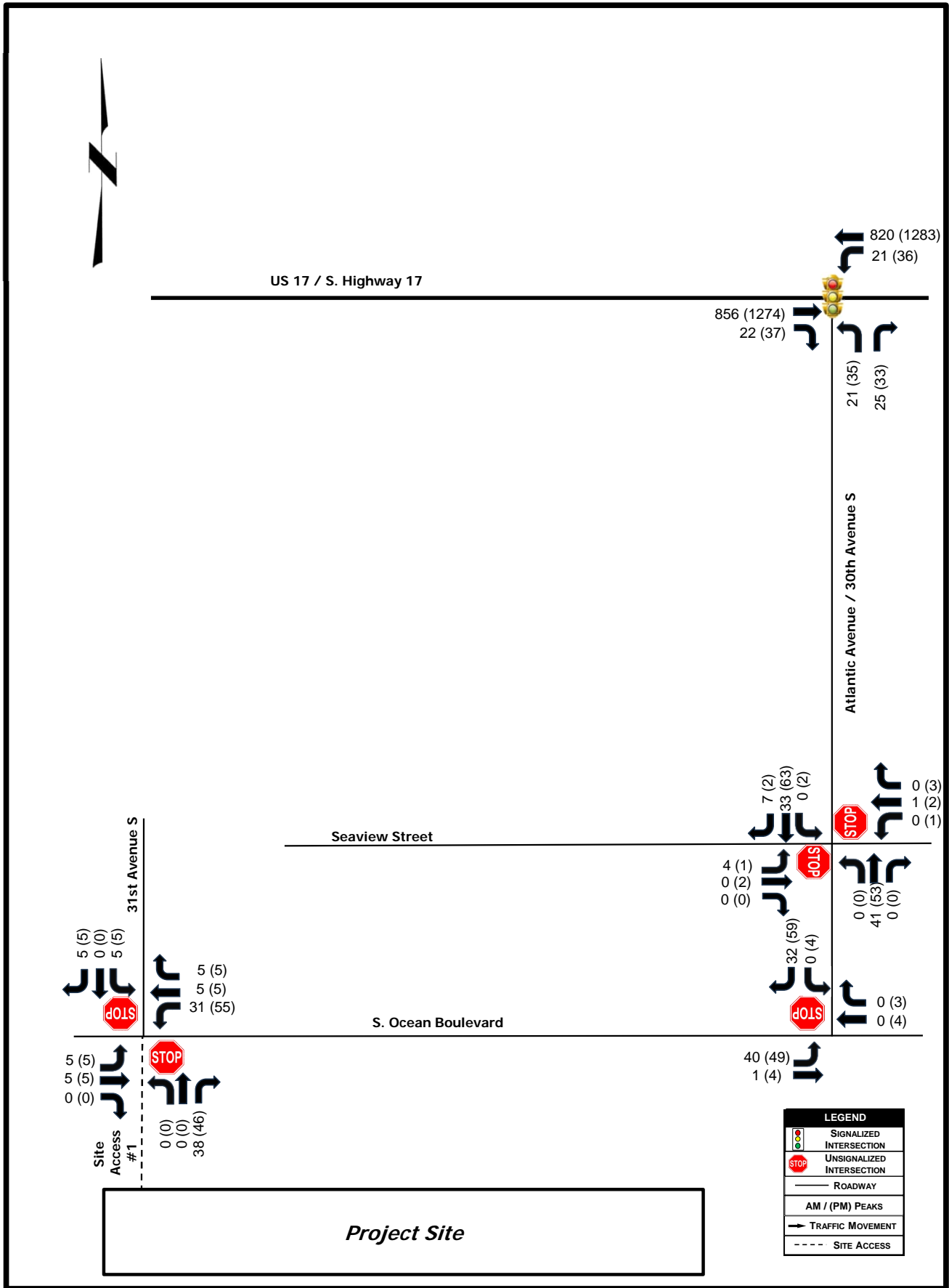
Build Out Traffic Volumes

The 2027 Build traffic volumes were developed by adding the site generated traffic volumes to the 2027 No-Build traffic volumes. The 2027 Build volumes are illustrated in *Figure 8*.

Volume development worksheets are included in *Appendix C*.







5. TRAFFIC IMPACT ANALYSIS

Auxiliary Turn-Lane Analysis

Auxiliary turn-lane analyses were conducted using the 2027 Build volumes. Turn-lane analyses were considered based on the SCDOT Roadway Design Manual (RDM) Section 9.5.1.

Based on the anticipated build out volumes, auxiliary turn-lanes on S. Ocean Boulevard are not warranted at the access.

Level of Service Criteria

The Transportation Research Board's Highway Capacity Manual (HCM) utilizes a term "level of service" to measure how traffic operates in intersections and on roadway segments. There are currently six levels of service ranging from A to F. Level of service "A" represents the best conditions and Level of Service "F" represents the worst. Synchro Traffic Modeling software was used to determine the level of service for studied intersections. Note for unsignalized intersection analysis, the level of service noted is for the worst approach of the intersection. This is typically the left turn movement for the side street approach, due to the number of opposing movements.

The Highway Capacity Manual thresholds are shown in **Table 4**.

Table 4 – HCM 6th Edition LOS Criteria for Unsignalized and Signalized Intersections

LOS	Control Delay per Vehicle (seconds)	
	Unsignalized Intersections	Signalized Intersections
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

Intersection Capacity Analysis

Capacity analyses were conducted using *Synchro*, Version 11 software for the study intersections considering 2024 Existing conditions, 2027 No-Build conditions, and 2027 Build conditions.

As part of the capacity analysis, SCDOT's default *Synchro* parameters were utilized. A constant PHF of 0.92 was applied for future year analysis. Existing heavy vehicle percentages were utilized for all analysis



scenarios, with a minimum percentage of 2% considered. Using the *Synchro* software, intersection analyses were conducted for the weekday AM peak-hour and weekday PM peak-hour time periods. The results of the intersection capacity analyses are summarized in *Table 5*.

Table 5 – Intersection Capacity Analysis Results

Intersection	Approach	LOS/Delay (seconds)					
		2024 Existing Conditions		2027 No-Build Conditions		2027 Build Conditions	
		AM	PM	AM	PM	AM	PM
US 17 & Atlantic Avenue (Signalized)	EB	A/3.3	A/3.9	A/3.6	A/3.9	A/6.9	A/5.8
	WB	A/3.2	A/3.9	A/3.6	A/3.9	A/6.8	A/5.8
	NB	C/25.8	B/16.3	C/26.1	B/16.7	B/10.6	B/16.2
	<i>Overall</i>	<i>A/3.4</i>	<i>A/4.0</i>	<i>A/3.7</i>	<i>A/4.0</i>	<i>A/7.0</i>	<i>A/6.1</i>
Atlantic Avenue & Seaview Street	EB ²	A/9.3	A/9.0	A/9.3	A/9.0	A/9.8	A/9.6
	WB ²	A/9.1	A/8.8	A/9.1	A/8.8	A/9.5	A/9.3
	NB ¹	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0	A/0.0
	SB ¹	A/0.0	A/7.2	A/0.0	A/7.2	A/0.0	A/7.3
Atlantic Avenue & S. Ocean Boulevard	EB ¹	A/7.7	A/7.2	A/7.7	A/7.2	A/7.7	A/7.3
	SB ²	A/8.3	A/8.5	A/8.3	A/8.5	A/8.4	A/8.6
S. Ocean Boulevard & 31 st Avenue S. / Site Access #1	EB ¹	A/7.2	A/7.2	A/7.2	A/7.2	A/8.5	A/8.5
	WB ¹	--	--	--	--	A/7.3	A/7.3
	NB ²	--	--	--	--	A/8.5	A/8.5
	SB ²	A/8.5	A/8.5	A/8.5	A/8.5	A/8.9	A/9.2

¹LOS for major street left-turn movement; ²LOS for minor street approach

Site Access on South Ocean Boulevard

The site access point should function well. Access should be designed in accordance with SCDOT and the Town of Atlantic Beach standards and with one ingress and one egress lane.

Atlantic Avenue Intersections

Analysis indicates that both intersections will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.

US 17 & Atlantic Avenue Intersection

Analysis indicates that the intersection will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.

Capacity analysis worksheets are provided in *Appendix D*.



6. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Black Pearl development in accordance with the Town of Atlantic Beach and SCDOT guidelines. The site is located south of South Ocean Boulevard in Atlantic Beach, South Carolina. The development is planned to contain a mixed-use tower along the southern side of S. Ocean Boulevard. The southern tower is planned to contain 27 multifamily units, 63 hotel units, and 5,722 square feet of retail space. The development will have one access to surface and to a parking deck that will align with 31st Avenue South.

Site Access on South Ocean Boulevard

The site access point should function well. Access should be designed in accordance with SCDOT and the Town of Atlantic Beach standards and with one ingress and one egress lane.

Atlantic Avenue Intersections

Analysis indicates that both intersections will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.

US 17 & Atlantic Avenue Intersection

Analysis indicates that the intersection will continue to function adequately in the future, with construction of the project. No changes are recommended as a result of the development.



APPENDIX A

Scoping Correspondence



Cliff Lawson

From: Skipper, Joey H <SkipperJH@scdot.org>
Sent: Tuesday, February 28, 2023 8:52 AM
To: Michael Dennis
Cc: Jeff Ingham; Ward, Raleigh O.
Subject: RE: The Black Pearl
Attachments: 2022-12-06_22016-OSP Alleyway Exhibit (Drive Pavers).pdf

Hey Michael:

Thanks for the follow-up; sorry but I thought I had replied...

We agree with the locations you noted.
There's not a lot of background traffic in AB...

And yep, planning on the conference, so hope to see you

Thanks,
Joey

From: Michael Dennis <mdennis@rameykemp.com>
Sent: Tuesday, February 28, 2023 8:40 AM
To: Skipper, Joey H <SkipperJH@scdot.org>
Cc: Jeff Ingham <jingham@rameykemp.com>
Subject: RE: The Black Pearl

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Joey,

I was just following up on this email and my phone call. The client is itching to get this new highrise started on Atlantic Beach. There doesn't seem to be much traffic out there and I have talked to Stacy to get the factors for seasonal volumes, so I don't think there will be any trouble handling the traffic. I was thinking of getting a count on US 17 at 30th Avenue/Atlantic Street and then maybe Ocean Blvd and 2nd Avenue/Seaview Street at Atlantic/30th Ave since they are planning/wanting accesses on both of those streets.

If that sounds good to you let me know and I'll move forward with those counts.

Hope to see you in about 5 weeks at the conference.

Michael

From: Michael Dennis
Sent: Wednesday, February 22, 2023 7:31 AM
To: Skipper, Joey H <skipperjh@scdot.org>
Cc: Jeff Ingham <[jingham@rameykemp.com](mailto:ingham@rameykemp.com)>
Subject: The Black Pearl

Joey,

I hope you have been doing great and looking forward to the spring baseball season or has that part of your life passed like mine.

We have been asked to scope a TIA for a new high-rise hotel on S. Ocean Boulevard (S-26-370) in Atlantic Beach. The development will also have a parking garage that will access S. Ocean Blvd and Seaview Street/2nd Avenue (S-26-1070). Could you please review the attached site plan and provide me with what intersections you would like to see studied as part of this project.

Look forward to seeing you at the engineers conference next month.

Thanks,
Michael A. Dennis, PE
SC Public Sector Traffic Lead

D 803 234 6821 C 803 606 2834



Cliff Lawson

From: Skipper, Joey H <SkipperJH@scdot.org>
Sent: Thursday, May 11, 2023 10:41 AM
To: Cliff Lawson
Cc: Michael Dennis; Jeff Ingham; Ward, Raleigh O.
Subject: RE: The Black Pearl TIS
Attachments: 2022-12-06_22016-OSP Alleyway Exhibit (Drive Pavers-Garage).pdf

Hey Cliff:

I don't think additional traffic counts are needed based on the small size of the parking lot and the existing volumes on 31st.

Thanks,
Joey

From: Cliff Lawson <clawson@rameykemp.com>
Sent: Friday, May 5, 2023 11:55 AM
To: Skipper, Joey H <SkipperJH@scdot.org>
Cc: Michael Dennis <mdennis@rameykemp.com>; Jeff Ingham <jingham@rameykemp.com>; Ward, Raleigh O. <WardRO@scdot.org>
Subject: The Black Pearl TIS

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Joey,

I hope you are doing well. I wanted to follow up with you regarding the Black Pearl TIS. Per the attached email, you and Michael agreed on the study area intersections listed below. Per the updated site plan, there will be a small surface parking lot that will have its driveway as the fourth leg to the existing 31st Avenue / S. Ocean Boulevard intersection. We have already conducted counts at the intersections below. Would you like us to conduct counts at the 31st Avenue / S. Ocean Boulevard intersection or can we estimate volumes? Based on the intersection's surroundings, I would imagine only a few cars currently utilize the intersection. I was thinking of using a nominal value in the existing / no-build conditions (i.e. 5 vehicles per movement).

Current study area intersections:

- S Highway 17 (US 17) & 30th Avenue (S-26-1280)
- 30th Avenue (S-26-1280) & Seaview Street (S-26-1070)
- 30th Avenue (S-26-1280) & S. Ocean Boulevard (S-26-370)

Thanks,

Cliff

Cliff Lawson, PE, PTOE
South Carolina Traffic Operations Lead

Cliff Lawson

From: Dwayne Dancy <ddancy@isoparm.com>
Sent: Wednesday, May 10, 2023 3:18 PM
To: Jim Green
Cc: Cliff Lawson; Timothy Mauck; Michael Dennis
Subject: Re: Black Pearl TIS

Architect responses in **blue**

To answer some of the other questions that came in. We believe construction will take anywhere between 18-24 months. If all goes well we will begin before the end of this year.

Also, the parking will be 10 levels high (it previously was 11).

I am also going to send our last presentation. It may help answer some questions.

Timothy,

This is a follow-up to the voicemail I left you earlier. I am currently working through the traffic study, and I need a few items clarified before I can move forward. Please note hotel units have a different trip generation rate compared to multifamily units so I need those units broken out separately. I will ultimately need an updated site plan with finalized building program numbers, but for now just answering the questions below will suffice.

- Black Pearl Ocean Front Tower (south of S. Ocean Boulevard)
 - Building Program **All of these items are best to be addressed by Dwayne Dancy, the project architect. He will have the most up to date information.**
 - Hotel Units → Please provide the number of units - **164 units**
 - AirBNB Type Units → Please provide the number of units - **137 units**
 - Condos → Please provide the number of units - **27 units (top 3 floors)**
 - Retail Space → Please provide total square footage for the retail space for this tower. **5,018 sf**
 - Total number of floors → 20 (Please verify) - **YES.. 20**
- Black Pearl Second Row Tower (north of S. Ocean Boulevard)
 - Building Program
 - Parking Deck → Is it the intent that the parking deck will only be utilized by this development (i.e. this is not a public parking deck to be used by folks who just want to access the beach)? **The parking garage will be private use.**
 - Small Retail Space → Per the highlighted text (see image below), the parking deck will include “small retail spaces” that will be accessed via on-street parking along Atlantic Street (30th Avenue). Is this accurate? If so, please provide the total square footage for the retail space. **1,520 sf**

- Access (see image below for clarification)
 - S Ocean Blvd / Hotel Access 2 (entrance only) → Does this access allow left-ins? **Yes. The traffic along this road is negligible and next to none. The road is only 3-4 blocks long and gated off from NMB on both ends. These parking spaces will be open to the public.**
 - S Ocean Blvd / Hotel Access 3 / Parking Deck Access 1 → Upon exiting Hotel Access 3, will vehicles be able to turn left or keep straight (i.e. travel directly into the deck via Deck Access 1)? **What you describe is the intent. I think we will need some direction from you on this. Keep in mind that all we have on paper is conceptual at this time, so it can be changed.**
 - General Observation: Based on my interpretation of the site plan and the flow arrows, it appears that the vast majority of patrons will enter and exit the parking deck via Deck Access 1 as the deck ramp dumps into Deck Access 1. It appears that only the 1st floor of the deck would be able to use Deck Accesses 2 and 3. Is that the case? It was my understanding that the intent was for people to enter the Parking Deck off S. Ocean Boulevard and exit via 2nd Avenue (Seaview Street). It would be ideal for traffic if more exiting vehicles could utilize the other two access points to alleviate potential conflicts at Deck Access 1. Please let me know if I am misinterpreting the site plan. **See answer above.**

On Tue, May 9, 2023 at 5:20 PM Jim Green <Jim@g3engineering.org> wrote:

Cliff,

See below in red.

Dwayne,

Please correct if I misspoke.



James H. Green, PE

Senior Partner and CFO

Phone 843-237-1001



24 Commerce Dr., Pawleys Island, SC 29585

FAMILY | FLEXIBILITY | PERSONAL DEVELOPMENT | PRODUCTIVITY | PROFESSIONALISM | TEAMWORK | QUALITY

APPENDIX B

Traffic Count Data



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

S. Highway 17 & 30th Avenue

File Name : US 17 @ Atlantic St

Site Code :

Start Date : 05/03/2023

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Business Southbound				US 17 Westbound				Atlantic St Northbound				US 17 Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	0	0	0	0	137	0	0	0	0	0	0	0	122	0	0	259
07:15	0	0	0	0	3	151	0	0	0	0	3	1	0	133	1	0	292
07:30	0	0	0	0	0	164	0	0	0	0	3	0	0	184	2	0	353
07:45	0	0	0	0	3	174	0	0	1	0	6	0	0	188	0	0	372
Total	0	0	0	0	6	626	0	0	1	0	12	1	0	627	3	0	1276
08:00	0	0	0	0	1	186	0	0	0	0	0	0	0	191	1	0	379
08:15	0	0	0	0	3	174	0	0	0	0	1	0	0	182	2	0	362
08:30	0	0	0	0	1	221	0	0	1	0	2	0	0	245	1	0	471
08:45	0	0	0	0	0	207	0	0	1	0	2	1	1	205	2	0	419
Total	0	0	0	0	5	788	0	0	2	0	5	1	1	823	6	0	1631
16:00	0	0	0	0	5	273	0	0	2	0	1	0	1	276	7	0	565
16:15	0	0	2	0	2	290	0	0	0	0	3	0	0	338	3	1	639
16:30	0	1	0	0	3	298	0	0	1	0	4	0	1	302	1	0	611
16:45	0	0	2	0	2	322	0	0	4	0	2	1	1	293	0	0	627
Total	0	1	4	0	12	1183	0	0	7	0	10	1	3	1209	11	1	2442
17:00	0	0	1	0	2	289	0	0	2	0	1	0	1	315	4	0	615
17:15	1	0	1	1	1	325	1	0	5	0	3	0	0	315	4	0	657
17:30	0	0	0	0	3	300	0	0	0	0	1	0	1	280	4	0	589
17:45	0	0	1	2	2	266	0	3	0	0	0	0	1	274	5	0	554
Total	1	0	3	3	8	1180	1	3	7	0	5	0	3	1184	17	0	2415
Grand Total	1	1	7	3	31	3777	1	3	17	0	32	3	7	3843	37	1	7764
Apprch %	8.3	8.3	58.3	25	0.8	99.1	0	0.1	32.7	0	61.5	5.8	0.2	98.8	1	0	
Total %	0	0	0.1	0	0.4	48.6	0	0	0.2	0	0.4	0	0.1	49.5	0.5	0	
Passenger Vehicles	1	1	7	3	28	3724	1	3	16	0	25	3	7	3793	35	1	7648
% Passenger Vehicles	100	100	100	100	90.3	98.6	100	100	94.1	0	78.1	100	100	98.7	94.6	100	98.5
Heavy Vehicles	0	0	0	0	3	45	0	0	1	0	4	0	0	44	2	0	99
% Heavy Vehicles	0	0	0	0	9.7	1.2	0	0	5.9	0	12.5	0	0	1.1	5.4	0	1.3
Buses	0	0	0	0	0	8	0	0	0	0	3	0	0	6	0	0	17
% Buses	0	0	0	0	0	0.2	0	0	0	0	9.4	0	0	0.2	0	0	0.2

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

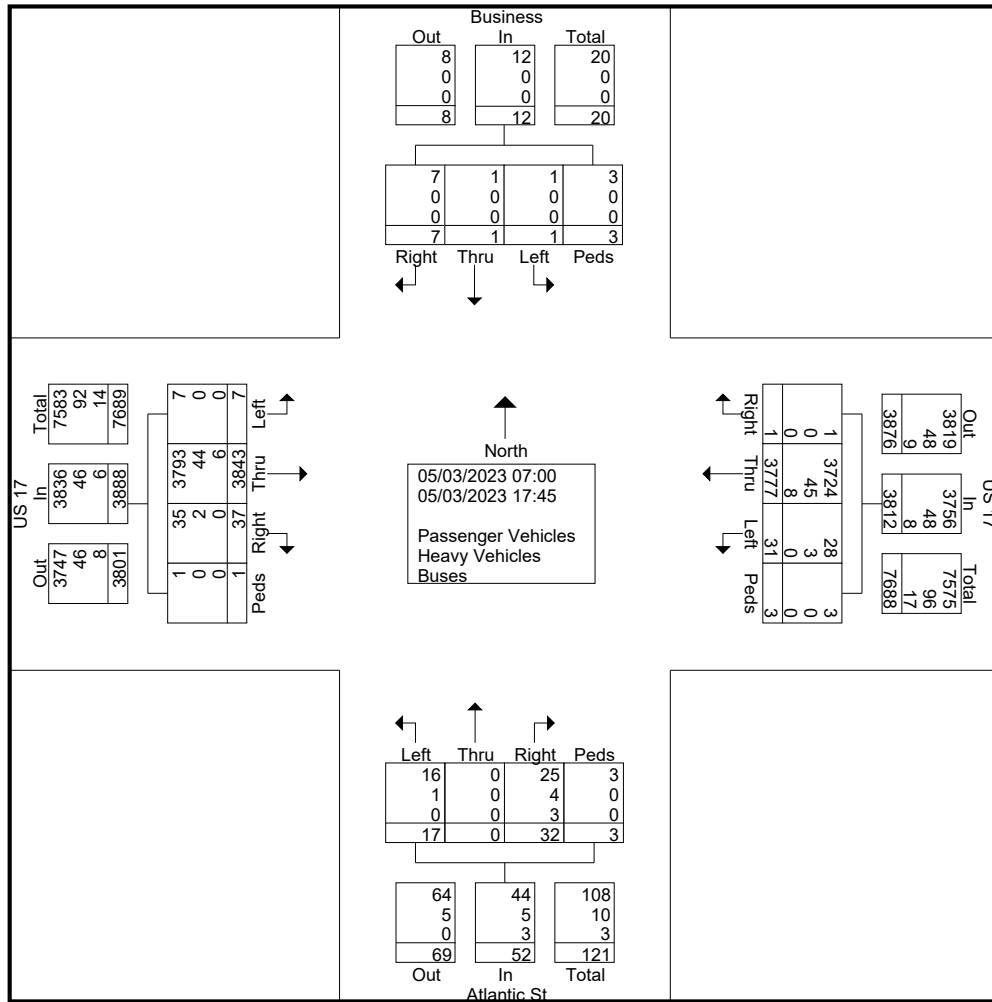
S. Highway 17 & 30th Avenue

File Name : US 17 @ Atlantic St

Site Code :

Start Date : 05/03/2023

Page No : 2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

S. Highway 17 & 30th Avenue

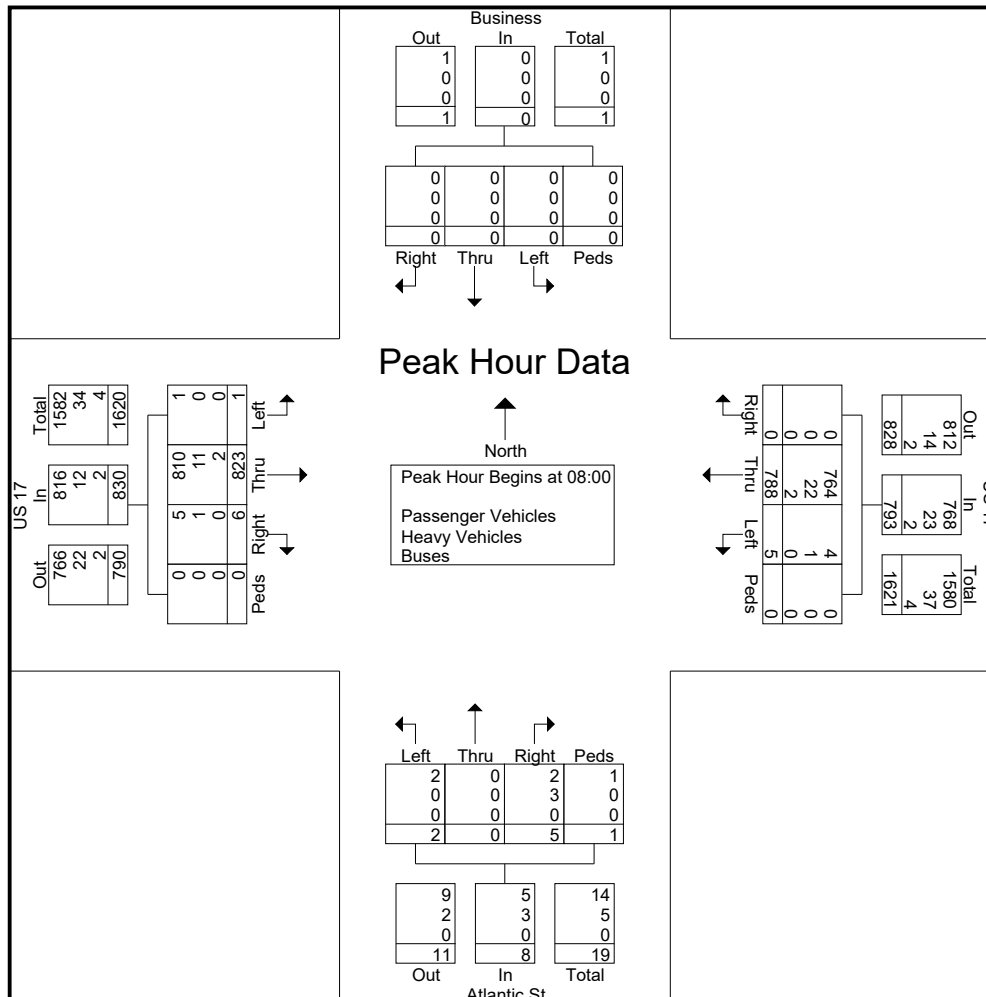
File Name : US 17 @ Atlantic St

Site Code :

Start Date : 05/03/2023

Page No : 3

	Business Southbound					US 17 Westbound					Atlantic St Northbound					US 17 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00																					
08:00	0	0	0	0	0	1	186	0	0	187	0	0	0	0	0	0	191	1	0	192	379
08:15	0	0	0	0	0	3	174	0	0	177	0	0	1	0	1	0	182	2	0	184	362
08:30	0	0	0	0	0	1	221	0	0	222	1	0	2	0	3	0	245	1	0	246	471
08:45	0	0	0	0	0	0	207	0	0	207	1	0	2	1	4	1	205	2	0	208	419
Total Volume	0	0	0	0	0	5	788	0	0	793	2	0	5	1	8	1	823	6	0	830	1631
% App. Total	0	0	0	0	0	0.6	99.4	0	0	0	25	0	62.5	12.5	0	0.1	99.2	0.7	0	0	0
PHF	.000	.000	.000	.000	.000	.417	.891	.000	.000	.893	.500	.000	.625	.250	.500	.250	.840	.750	.000	.843	.866
Passenger Vehicles	0	0	0	0	0	4	764	0	0	768	2	0	2	1	5	1	810	5	0	816	1589
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	1	22	0	0	23	0	0	3	0	3	0	11	1	0	12	38
% Heavy Vehicles	0	0	0	0	0	20.0	2.8	0	0	2.9	0	0	60.0	0	37.5	0	1.3	16.7	0	1.4	2.3
Buses	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	4
% Buses	0	0	0	0	0	0	0.3	0	0	0.3	0	0	0	0	0	0	0.2	0	0	0.2	0.2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

S. Highway 17 & 30th Avenue

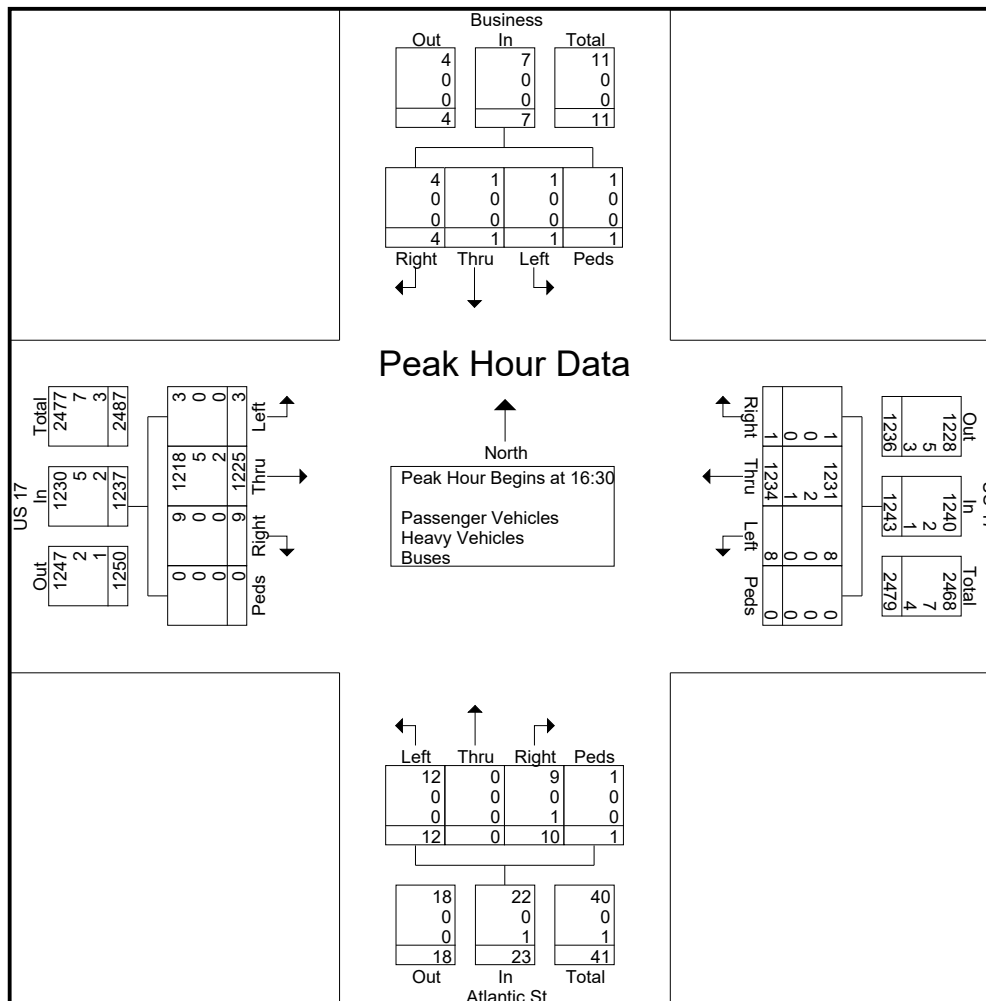
File Name : US 17 @ Atlantic St

Site Code :

Start Date : 05/03/2023

Page No : 4

	Business Southbound					US 17 Westbound					Atlantic St Northbound					US 17 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	1	0	0	1	3	298	0	0	301	1	0	4	0	5	1	302	1	0	304	611
16:45	0	0	2	0	2	2	322	0	0	324	4	0	2	1	7	1	293	0	0	294	627
17:00	0	0	1	0	1	2	289	0	0	291	2	0	1	0	3	1	315	4	0	320	615
17:15	1	0	1	1	3	1	325	1	0	327	5	0	3	0	8	0	315	4	0	319	657
Total Volume	1	1	4	1	7	8	1234	1	0	1243	12	0	10	1	23	3	1225	9	0	1237	2510
% App. Total	14.3	14.3	57.1	14.3		0.6	99.3	0.1	0		52.2	0	43.5	4.3		0.2	99	0.7	0		
PHF	.250	.250	.500	.250	.583	.667	.949	.250	.000	.950	.600	.000	.625	.250	.719	.750	.972	.563	.000	.966	.955
Passenger Vehicles	1	1	4	1	7	8	1231									1218					
% Passenger Vehicles	100	100	100	100	100	100	99.8	100	0	99.8	100	0	90.0	100	95.7	100	99.4	100	0	99.4	99.6
Heavy Vehicles	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	5	0	0	5	7
% Heavy Vehicles	0	0	0	0	0	0	0.2	0	0	0.2	0	0	0	0	0	0	0.4	0	0	0.4	0.3
Buses	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	2	0	0	2	4
% Buses	0	0	0	0	0	0	0.1	0	0	0.1	0	0	10.0	0	4.3	0	0.2	0	0	0.2	0.2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & Seaview Street

File Name : Atlantic St @ 2nd Ave

Site Code :

Start Date : 05/03/2023

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Atlantic St Southbound				2nd Ave Westbound				Atlantic St Northbound				2nd Ave Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:15	1	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	4
07:30	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
07:45	0	2	4	0	0	0	0	0	0	1	0	1	2	0	0	0	10
Total	1	2	6	0	0	0	0	0	0	1	0	1	4	0	0	0	15
08:00	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
08:15	0	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	3
08:30	0	0	1	0	0	0	0	2	0	2	0	0	1	0	0	0	6
08:45	1	1	0	0	0	0	1	2	0	1	0	0	0	0	0	1	7
Total	1	1	3	0	0	1	1	4	0	3	0	1	2	0	0	1	18
16:00	1	5	1	1	0	2	0	0	0	0	0	0	0	1	0	0	11
16:15	1	1	0	0	1	0	1	0	0	4	0	0	0	0	0	1	9
16:30	0	1	0	0	0	0	0	0	0	2	0	0	1	0	0	0	4
16:45	0	1	1	0	0	0	2	0	0	1	0	0	0	1	0	0	6
Total	2	8	2	1	1	2	3	0	0	7	0	0	1	2	0	1	30
17:00	1	1	0	0	0	0	0	0	0	1	0	0	0	0	0	0	3
17:15	1	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	4
17:30	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
17:45	1	1	0	1	0	0	0	0	0	0	0	0	0	1	0	0	4
Total	3	5	0	1	0	0	0	0	0	2	0	0	0	1	0	0	12
Grand Total	7	16	11	2	1	3	4	4	0	13	0	2	7	3	0	2	75
Apprch %	19.4	44.4	30.6	5.6	8.3	25	33.3	33.3	0	86.7	0	13.3	58.3	25	0	16.7	
Total %	9.3	21.3	14.7	2.7	1.3	4	5.3	5.3	0	17.3	0	2.7	9.3	4	0	2.7	
Passenger Vehicles	6	16	8	2	1	2	3	4	0	12	0	2	1	2	0	2	61
% Passenger Vehicles	85.7	100	72.7	100	100	66.7	75	100	0	92.3	0	100	14.3	66.7	0	100	81.3
Heavy Vehicles	1	0	3	0	0	0	1	0	0	1	0	0	3	0	0	0	9
% Heavy Vehicles	14.3	0	27.3	0	0	0	25	0	0	7.7	0	0	42.9	0	0	0	12
Buses	0	0	0	0	0	1	0	0	0	0	0	0	3	1	0	0	5
% Buses	0	0	0	0	0	33.3	0	0	0	0	0	0	42.9	33.3	0	0	6.7

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

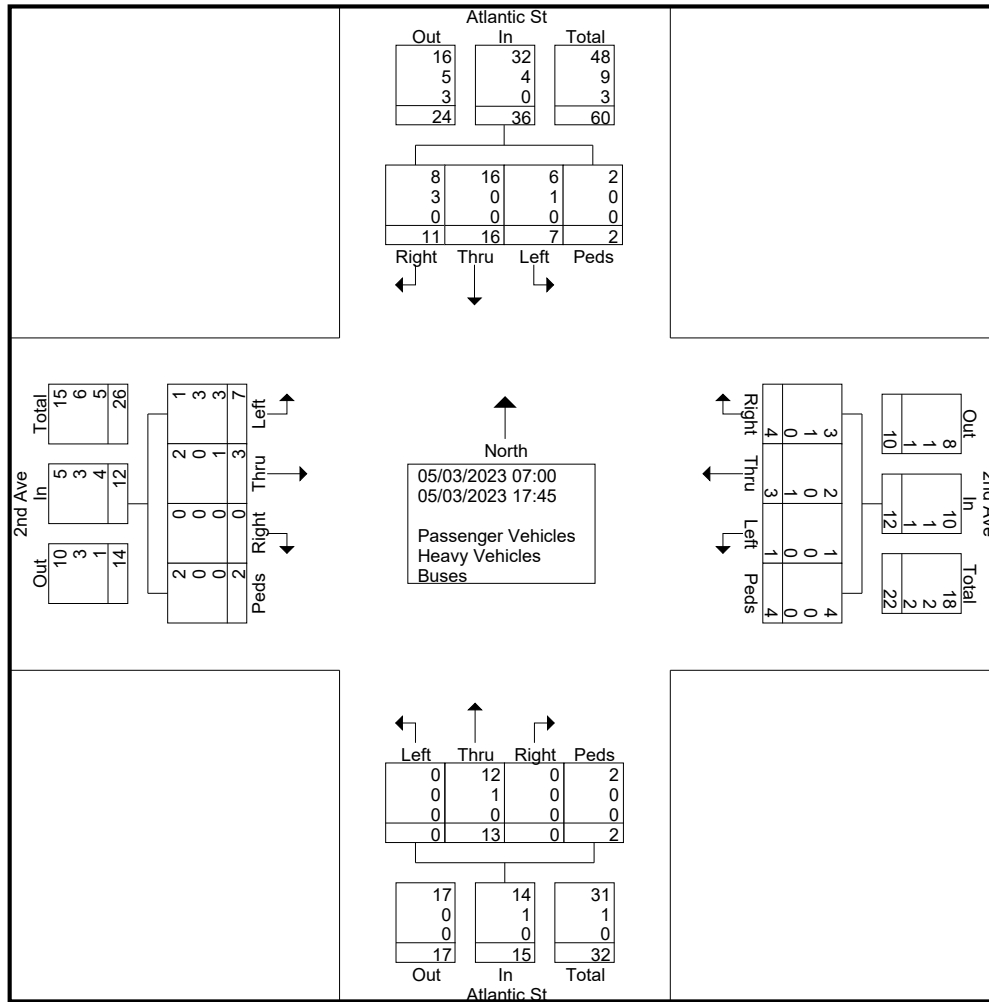
30th Avenue & Seaview Street

File Name : Atlantic St @ 2nd Ave

Site Code :

Start Date : 05/03/2023

Page No : 2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & Seaview Street

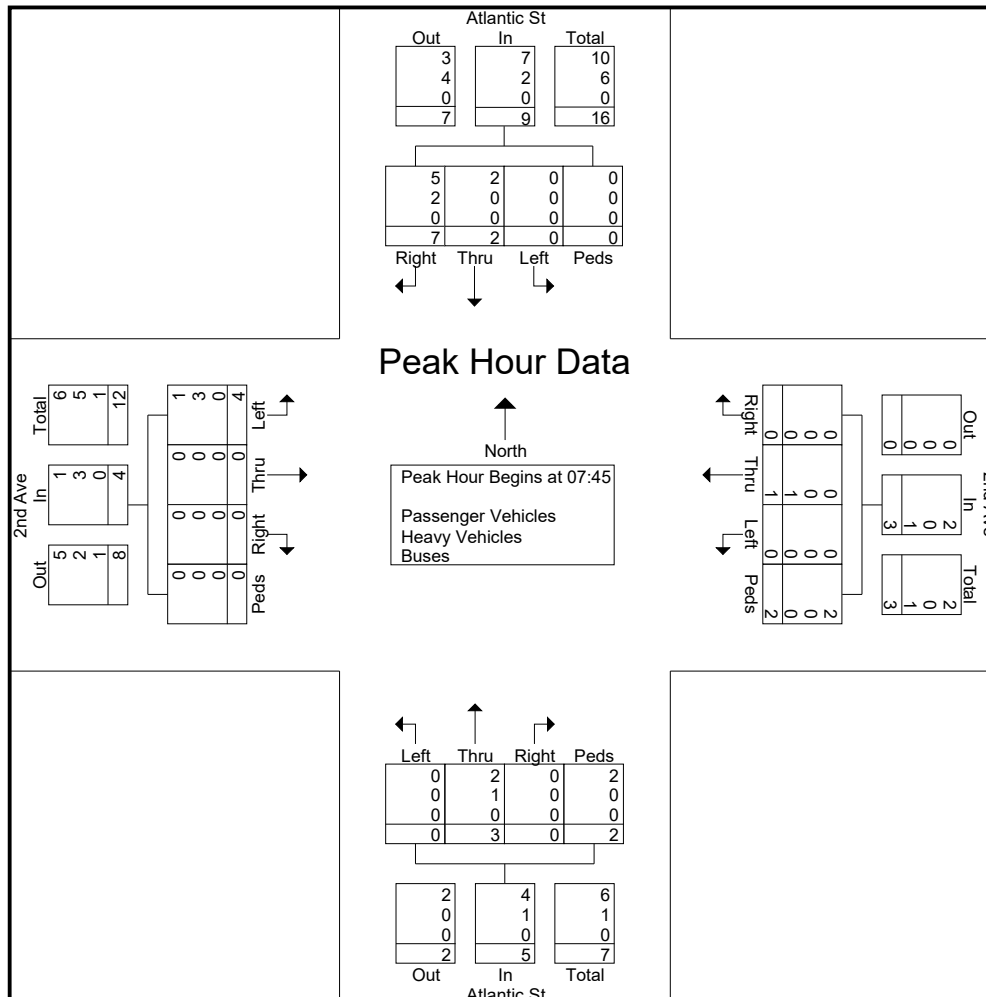
File Name : Atlantic St @ 2nd Ave

Site Code :

Start Date : 05/03/2023

Page No : 3

	Atlantic St Southbound					2nd Ave Westbound					Atlantic St Northbound					2nd Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45																					
07:45	0	2	4	0	6	0	0	0	0	0	0	1	0	1	2	2	0	0	0	2	10
08:00	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2
08:15	0	0	1	0	1	0	0	0	0	0	0	0	0	1	1	1	0	0	0	1	3
08:30	0	0	1	0	1	0	0	0	2	2	0	2	0	0	2	1	0	0	0	1	6
Total Volume	0	2	7	0	9	0	1	0	2	3	0	3	0	2	5	4	0	0	0	4	21
% App. Total	0	22.2	77.8	0		0	33.3	0	66.7		0	60	0	40		100	0	0	0		
PHF	.000	.250	.438	.000	.375	.000	.250	.000	.250	.375	.000	.375	.000	.500	.625	.500	.000	.000	.000	.500	.525
Passenger Vehicles	0	2	5	0	7	0	0	0	2	2	0	2	0	2	4	1	0	0	0	1	14
% Passenger Vehicles																					
Heavy Vehicles	0	0	2	0	2	0	0	0	0	0	0	1	0	0	1	3	0	0	0	3	6
% Heavy Vehicles	0	0	28.6	0	22.2	0	0	0	0	0	0	33.3	0	0	20.0	75.0	0	0	0	75.0	28.6
Buses	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
% Buses	0	0	0	0	0	0	100	0	0	33.3	0	0	0	0	0	0	0	0	0	0	4.8



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & Seaview Street

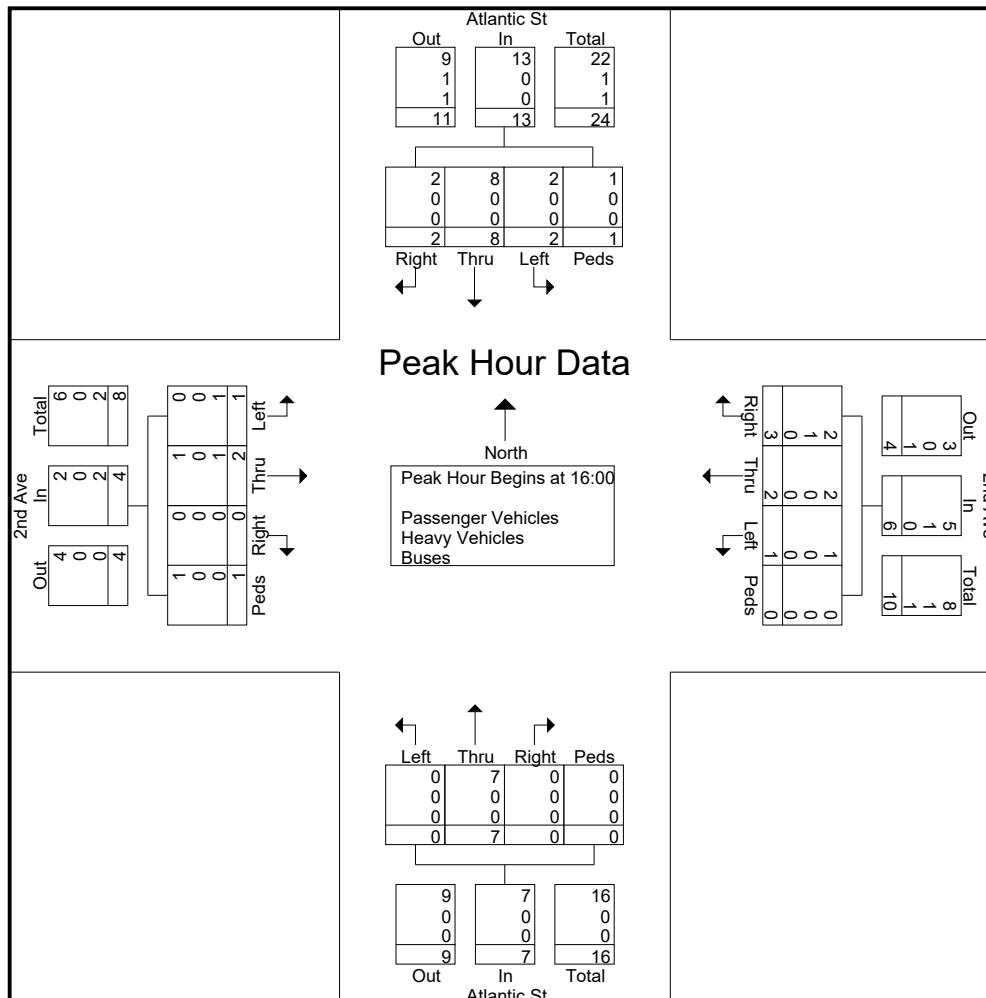
File Name : Atlantic St @ 2nd Ave

Site Code :

Start Date : 05/03/2023

Page No : 4

	Atlantic St Southbound					2nd Ave Westbound					Atlantic St Northbound					2nd Ave Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:00																					
16:00	1	5	1	1	8	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	11
16:15	1	1	0	0	2	1	0	1	0	2	0	4	0	0	4	0	0	0	1	1	9
16:30	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	1	0	0	0	1	4
16:45	0	1	1	0	2	0	0	2	0	2	0	1	0	0	1	0	1	0	0	1	6
Total Volume	2	8	2	1	13	1	2	3	0	6	0	7	0	0	7	1	2	0	1	4	30
% App. Total	15.4	61.5	15.4	7.7		16.7	33.3	50	0		0	100	0	0		25	50	0	25		
PHF	.500	.400	.500	.250	.406	.250	.250	.375	.000	.750	.000	.438	.000	.000	.438	.250	.500	.000	.250	1.00	.682
Passenger Vehicles	2	8	2	1	13	1	2	2	0	5	0	7	0	0	7	0	1	0	1	2	27
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1
% Heavy Vehicles	0	0	0	0	0	0	0	33.3	0	16.7	0	0	0	0	0	0	0	0	0	0	3.3
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	2	2
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	50.0	0	0	50.0	6.7



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & S. Ocean Boulevard

File Name : Atlantic St @ S Ocean Blvd

Site Code :

Start Date : 05/03/2023

Page No : 1

Groups Printed- Passenger Vehicles - Heavy Vehicles - Buses

Start Time	Atlantic St Southbound				S Ocean Blvd Westbound				Atlantic St Northbound				S Ocean Blvd Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:15	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
07:45	0	0	1	2	0	0	0	0	0	0	0	0	0	1	0	0	4
Total	0	0	1	2	0	1	0	0	0	0	0	0	0	1	0	0	5
08:15	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	4
08:45	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	2
Total	0	0	0	1	0	0	0	2	0	0	0	0	3	0	0	1	7
16:00	2	0	2	0	0	1	0	0	0	0	0	0	0	0	0	0	5
16:15	1	0	1	0	0	2	1	0	0	0	0	0	2	2	0	1	10
16:30	1	0	0	0	0	0	1	0	0	0	0	0	1	2	0	0	5
16:45	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	3
Total	4	0	4	0	0	4	3	0	0	0	0	0	3	4	0	1	23
17:00	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	0	3
17:15	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
17:30	1	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	3
17:45	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2
Total	4	0	1	0	0	2	0	0	0	0	0	0	2	2	0	0	11
Grand Total	8	0	6	3	0	7	3	2	0	0	0	0	8	7	0	2	46
Apprch %	47.1	0	35.3	17.6	0	58.3	25	16.7	0	0	0	0	47.1	41.2	0	11.8	
Total %	17.4	0	13	6.5	0	15.2	6.5	4.3	0	0	0	0	17.4	15.2	0	4.3	
Passenger Vehicles	8	0	6	3	0	7	3	2	0	0	0	0	7	7	0	2	45
% Passenger Vehicles	100	0	100	100	0	100	100	100	0	0	0	0	87.5	100	0	100	97.8
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	12.5	0	0	0	2.2
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

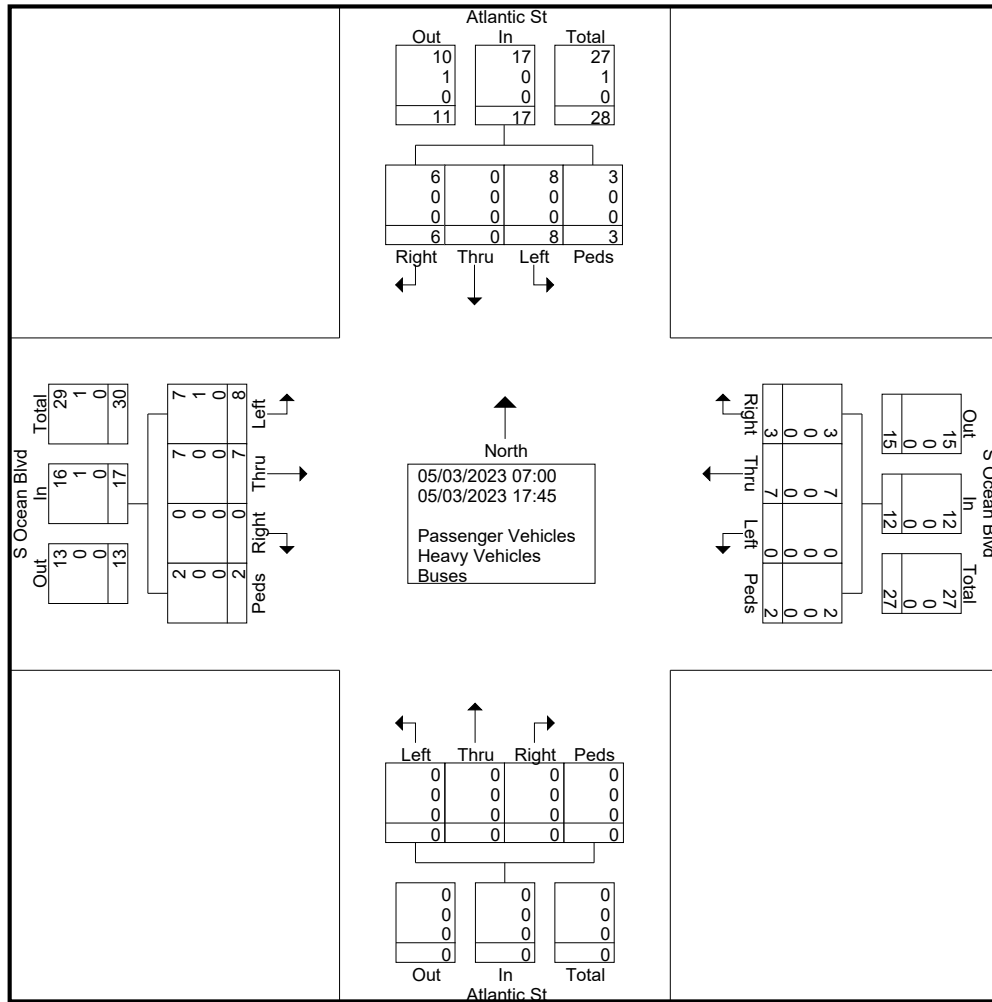
30th Avenue & S. Ocean Boulevard

File Name : Atlantic St @ S Ocean Blvd

Site Code :

Start Date : 05/03/2023

Page No : 2



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & S. Ocean Boulevard

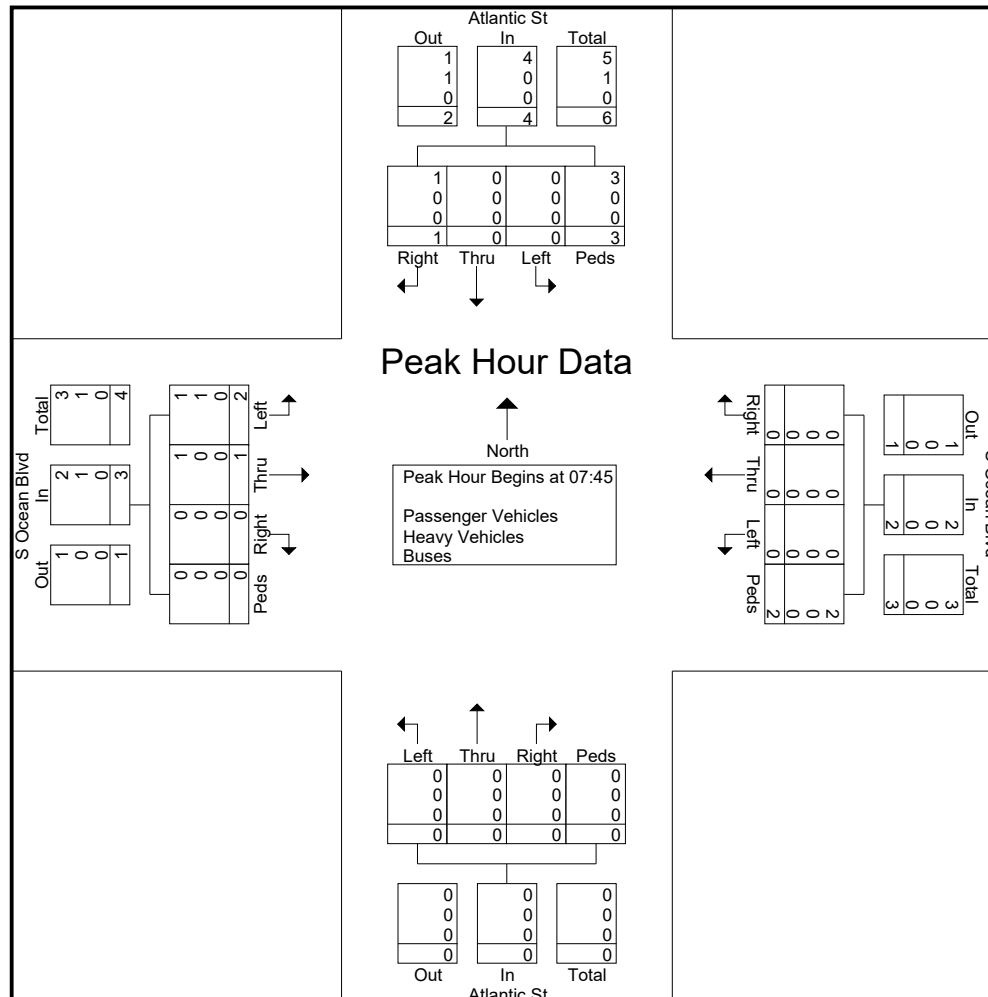
File Name : Atlantic St @ S Ocean Blvd

Site Code :

Start Date : 05/03/2023

Page No : 3

	Atlantic St Southbound					S Ocean Blvd Westbound					Atlantic St Northbound					S Ocean Blvd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 to 08:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45																					
07:45	0	0	1	2	3	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	4
08:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:30	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2	0	0	0	2	4
Total Volume	0	0	1	3	4	0	0	0	2	2	0	0	0	0	0	2	1	0	0	3	9
% App. Total	0	0	25	75		0	0	0	100		0	0	0	0		66.7	33.3	0	0		
PHF	.000	.000	.250	.375	.333	.000	.000	.000	.250	.250	.000	.000	.000	.000	.000	.250	.250	.000	.000	.375	.563
Passenger Vehicles	0	0	1	3	4	0	0	0	2	2	0	0	0	0	0	1	1	0	0	2	8
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50.0	0	0	0	33.3	11.1
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



SHORT COUNTS, LLC

735 Maryland St
Columbia, SC 29201

We can't say we're the Best, but you Can!

30th Avenue & S. Ocean Boulevard

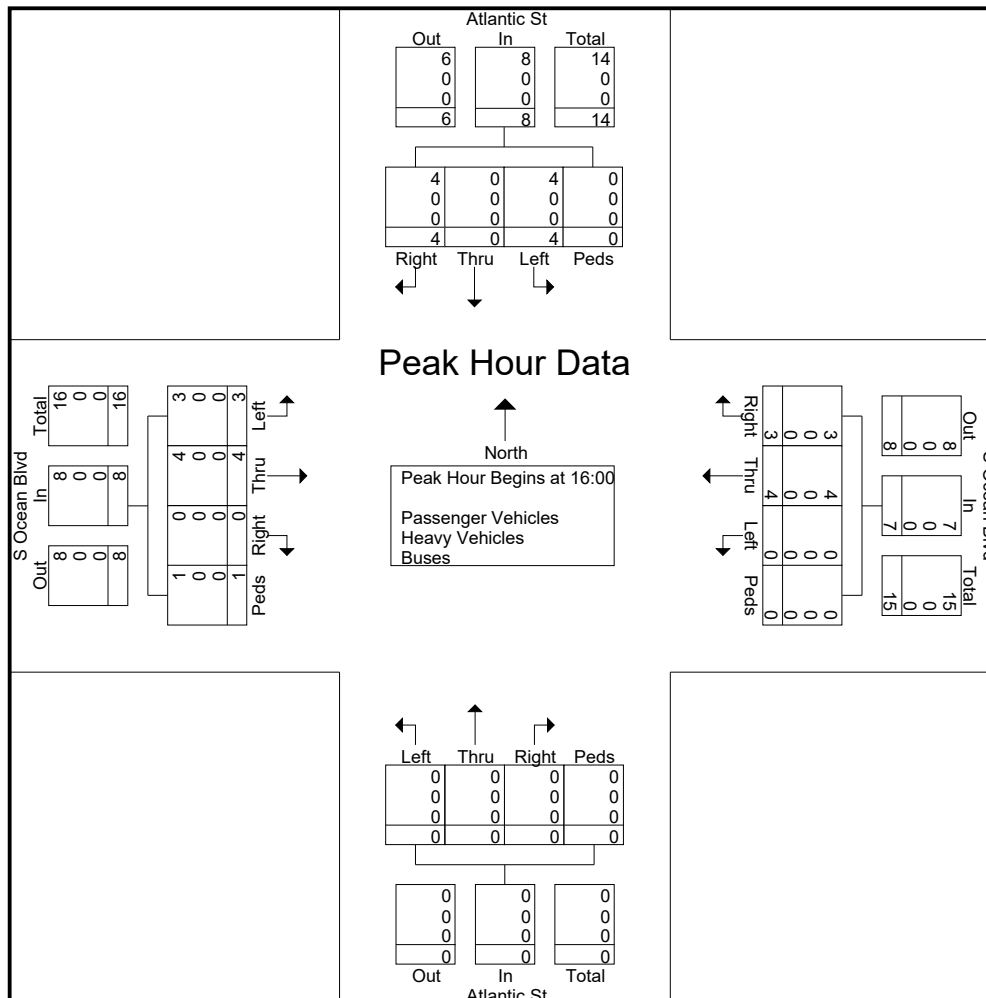
File Name : Atlantic St @ S Ocean Blvd

Site Code :

Start Date : 05/03/2023

Page No : 4

	Atlantic St Southbound					S Ocean Blvd Westbound					Atlantic St Northbound					S Ocean Blvd Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:00																					
16:00	2	0	2	0	4	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	5
16:15	1	0	1	0	2	0	2	1	0	3	0	0	0	0	0	2	2	0	1	5	10
16:30	1	0	0	0	1	0	0	1	0	1	0	0	0	0	0	1	2	0	0	3	5
16:45	0	0	1	0	1	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	3
Total Volume	4	0	4	0	8	0	4	3	0	7	0	0	0	0	0	3	4	0	1	8	23
% App. Total	50	0	50	0		0	57.1	42.9	0		0	0	0	0	0	37.5	50	0	12.5		
PHF	.500	.000	.500	.000	.500	.000	.500	.750	.000	.583	.000	.000	.000	.000	.000	.375	.500	.000	.250	.400	.575
Passenger Vehicles	4	0	4	0	8	0	4	3	0	7	0	0	0	0	0	3	4	0	1	8	23
% Passenger Vehicles																					
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



APPENDIX C

Traffic Volume Development Worksheets & ITE Trip Generation Worksheets



INTERSECTION TRAFFIC VOLUME DEVELOPMENT

US 17 & Atlantic Street

TRAFFIC CONTROL: Signalized

DATE COUNTED: Wednesday, May 3, 2023

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES		823	6	5	788		2		6			
Heavy Vehicle Percentage		2%	17%	20%	3%		2%		60%			
Years To Current Year (2024)		1	1	1	1		1		1			
Yearly Growth Rate		1.0%	1.0%	1.0%	1.0%		1.0%		1.0%			
Background Traffic Growth		8	0	0	8		0		0			
2024 TRAFFIC VOLUMES		831	6	5	796		2		6			
Years To Buildout (2027)		3	3	3	3		3		3			
Yearly Growth Rate		1.0%	1.0%	1.0%	1.0%		1.0%		1.0%			
Background Traffic Growth		25	0	0	24		0		0			
2027 NO-BUILD TRAFFIC VOLUMES		856	6	5	820		2		6			
Inbound Trip Distribution Percentage			50%	50%								
Outbound Trip Distribution Percentage							50%		50%			
Inbound New Project Traffic			16	16								
Outbound New Project Traffic							19		19			
Pass-By Project Traffic												
Total New Project Traffic			16	16			19		19			
2027 BUILD TRAFFIC VOLUMES		856	22	21	820		21		25			

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES		1,225	9	8	1,234		12		10			
Heavy Vehicle Percentage		2%	2%	2%	2%		2%		2%			
Years To Current Year (2024)		1	1	1	1		1		1			
Yearly Growth Rate		1.0%	1.0%	1.0%	1.0%		1.0%		1.0%			
Background Traffic Growth		12	0	0	12		0		0			
2024 TRAFFIC VOLUMES		1,237	9	8	1,246		12		10			
Years To Buildout (2027)		3	3	3	3		3		3			
Yearly Growth Rate		1.0%	1.0%	1.0%	1.0%		1.0%		1.0%			
Background Traffic Growth		37	0	0	37		0		0			
2027 NO-BUILD TRAFFIC VOLUMES		1,274	9	8	1,283		12		10			
Inbound Trip Distribution Percentage			50%	50%								
Outbound Trip Distribution Percentage							50%		50%			
Inbound New Project Traffic			28	28								
Outbound New Project Traffic							23		23			
Pass-by Project Traffic												
Total New Project Traffic			28	28			23		23			
2027 BUILD TRAFFIC VOLUMES		1,274	37	36	1,283		35		33			

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Atlantic Street & Seaview Street

TRAFFIC CONTROL: Unsignalized

DATE COUNTED: Wednesday, May 3, 2023

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	4	0	0	0	1	0	0	3	0	0	2	7
Heavy Vehicle Percentage	75%	2%	2%	2%	2%	2%	2%	33%	2%	2%	2%	29%
Years To Current Year (2024)	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2024 TRAFFIC VOLUMES	4	0	0	0	1	0	0	3	0	0	2	7
Years To Buildout (2027)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2027 NO-BUILD TRAFFIC VOLUMES	4	0	0	0	1	0	0	3	0	0	2	7
Inbound Trip Distribution Percentage											100%	
Outbound Trip Distribution Percentage								100%				
Inbound New Project Traffic											31	
Outbound New Project Traffic								38				
Pass-By Project Traffic												
Total New Project Traffic								38			31	
2027 BUILD TRAFFIC VOLUMES	4	0	0	0	1	0	0	41	0	0	33	7

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	1	2	0	1	2	3	0	7	0	2	8	2
Heavy Vehicle Percentage	2%	2%	2%	2%	2%	33%	2%	2%	2%	2%	2%	2%
Years To Current Year (2024)	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2024 TRAFFIC VOLUMES	1	2	0	1	2	3	0	7	0	2	8	2
Years To Buildout (2027)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2027 NO-BUILD TRAFFIC VOLUMES	1	2	0	1	2	3	0	7	0	2	8	2
Inbound Trip Distribution Percentage											100%	
Outbound Trip Distribution Percentage								100%				
Inbound New Project Traffic											55	
Outbound New Project Traffic								46				
Pass-by Project Traffic												
Total New Project Traffic								46			55	
2027 BUILD TRAFFIC VOLUMES	1	2	0	1	2	3	0	53	0	2	63	2

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

Atlantic Street & S. Ocean Boulevard

TRAFFIC CONTROL: Unsignalized

DATE COUNTED: Wednesday, May 3, 2023

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	2	1			0	0				0		1
Heavy Vehicle Percentage	50%	2%			2%	2%				2%		2%
Years To Current Year (2024)	1	1			1	1				1		1
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	0			0	0				0		0
2024 TRAFFIC VOLUMES	2	1			0	0				0		1
Years To Buildout (2027)	3	3			3	3				3		3
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	0			0	0				0		0
2027 NO-BUILD TRAFFIC VOLUMES	2	1			0	0				0		1
Inbound Trip Distribution Percentage												100%
Outbound Trip Distribution Percentage	100%											
Inbound New Project Traffic												31
Outbound New Project Traffic	38											
Pass-By Project Traffic												
Total New Project Traffic	38											31
2027 BUILD TRAFFIC VOLUMES	40	1			0	0				0		32

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	3	4			4	3				4		4
Heavy Vehicle Percentage	2%	2%			2%	2%				2%		2%
Years To Current Year (2024)	1	1			1	1				1		1
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	0			0	0				0		0
2024 TRAFFIC VOLUMES	3	4			4	3				4		4
Years To Buildout (2027)	3	3			3	3				3		3
Yearly Growth Rate	1.0%	1.0%			1.0%	1.0%				1.0%		1.0%
Background Traffic Growth	0	0			0	0				0		0
2027 NO-BUILD TRAFFIC VOLUMES	3	4			4	3				4		4
Inbound Trip Distribution Percentage												100%
Outbound Trip Distribution Percentage	100%											
Inbound New Project Traffic												55
Outbound New Project Traffic	46											
Pass-by Project Traffic												
Total New Project Traffic	46											55
2027 BUILD TRAFFIC VOLUMES	49	4			4	3				4		59

INTERSECTION TRAFFIC VOLUME DEVELOPMENT

31st Avenue & S. Ocean Boulevard/Site Access #1

TRAFFIC CONTROL: Unsignalized

DATE COUNTED: Estimated

AM PEAK HOUR (7:30-8:30 AM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Heavy Vehicle Percentage	2%	2%			2%	2%				2%		2%
Years To Current Year (2024)	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2024 TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Years To Buildout (2027)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2027 NO-BUILD TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Inbound Trip Distribution Percentage				100%								
Outbound Trip Distribution Percentage									100%			
Inbound New Project Traffic				31								
Outbound New Project Traffic									38			
Pass-By Project Traffic												
Total New Project Traffic				31					38			
2027 BUILD TRAFFIC VOLUMES	5	5	0	31	5	5	0	0	38	5	0	5

PM PEAK HOUR (5:00-6:00 PM)	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
2023 TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Heavy Vehicle Percentage	2%	2%			2%	2%				2%		2%
Years To Current Year (2024)	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2024 TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Years To Buildout (2027)	3	3	3	3	3	3	3	3	3	3	3	3
Yearly Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Background Traffic Growth	0	0	0	0	0	0	0	0	0	0	0	0
2027 NO-BUILD TRAFFIC VOLUMES	5	5	0	0	5	5	0	0	0	5	0	5
Inbound Trip Distribution Percentage				100%								
Outbound Trip Distribution Percentage									100%			
Inbound New Project Traffic				55								
Outbound New Project Traffic									46			
Pass-by Project Traffic												
Total New Project Traffic				55					46			
2027 BUILD TRAFFIC VOLUMES	5	5	0	55	5	5	0	0	46	5	0	5

Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

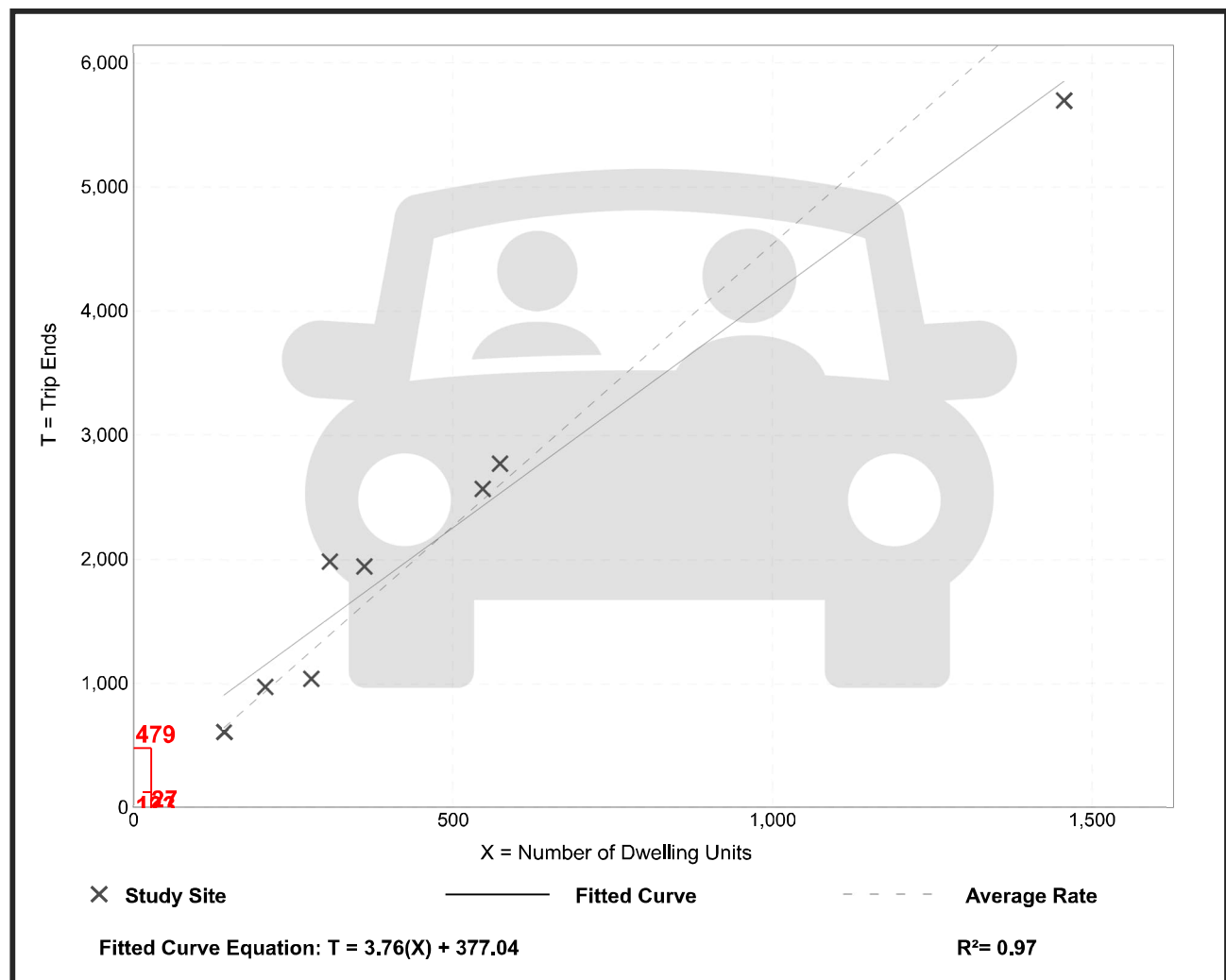
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Dwelling Units: 484
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.74 - 6.45	0.81

Data Plot and Equation



Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 45

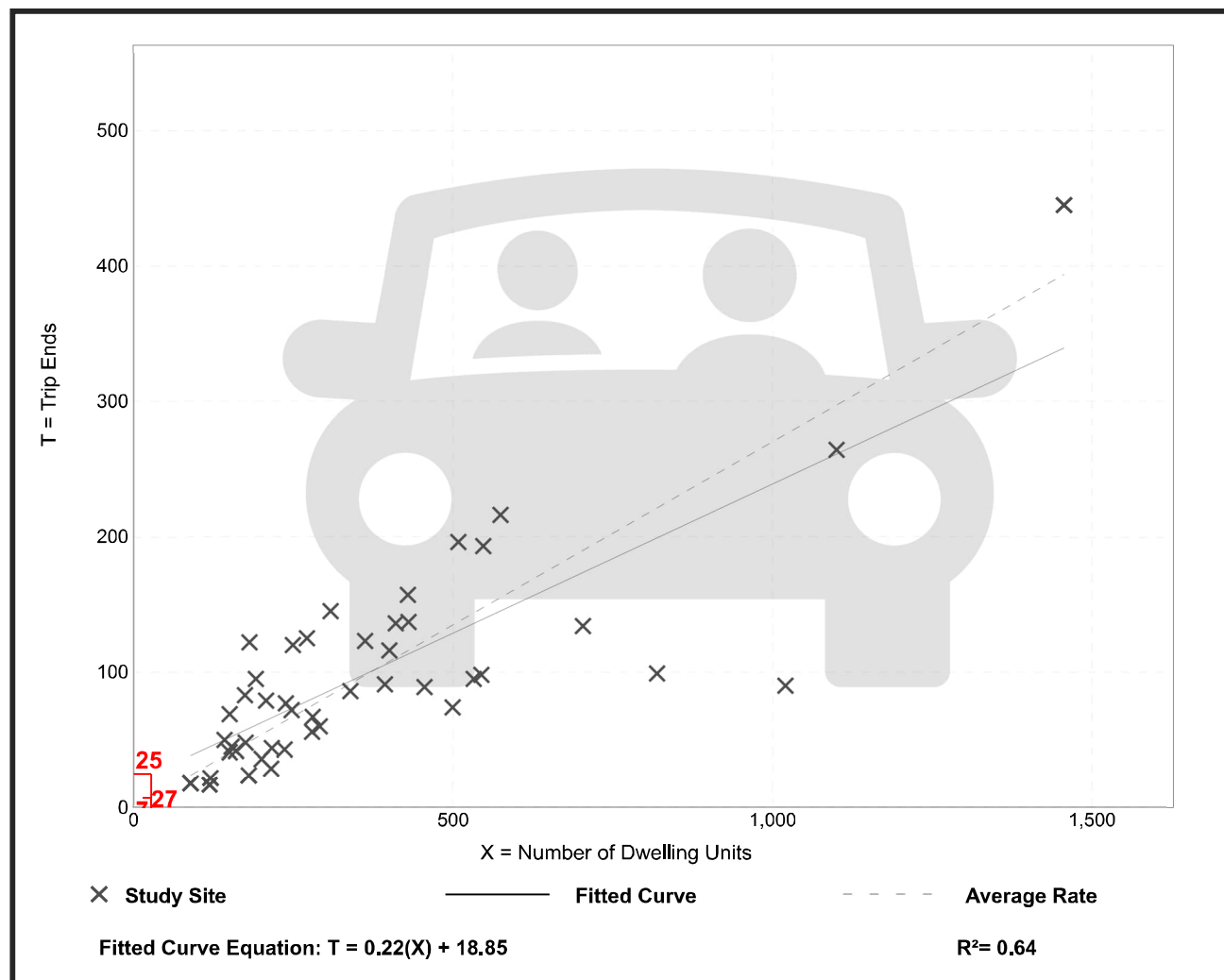
Avg. Num. of Dwelling Units: 372

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.27	0.09 - 0.67	0.11

Data Plot and Equation



Multifamily Housing (High-Rise) Not Close to Rail Transit (222)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 45

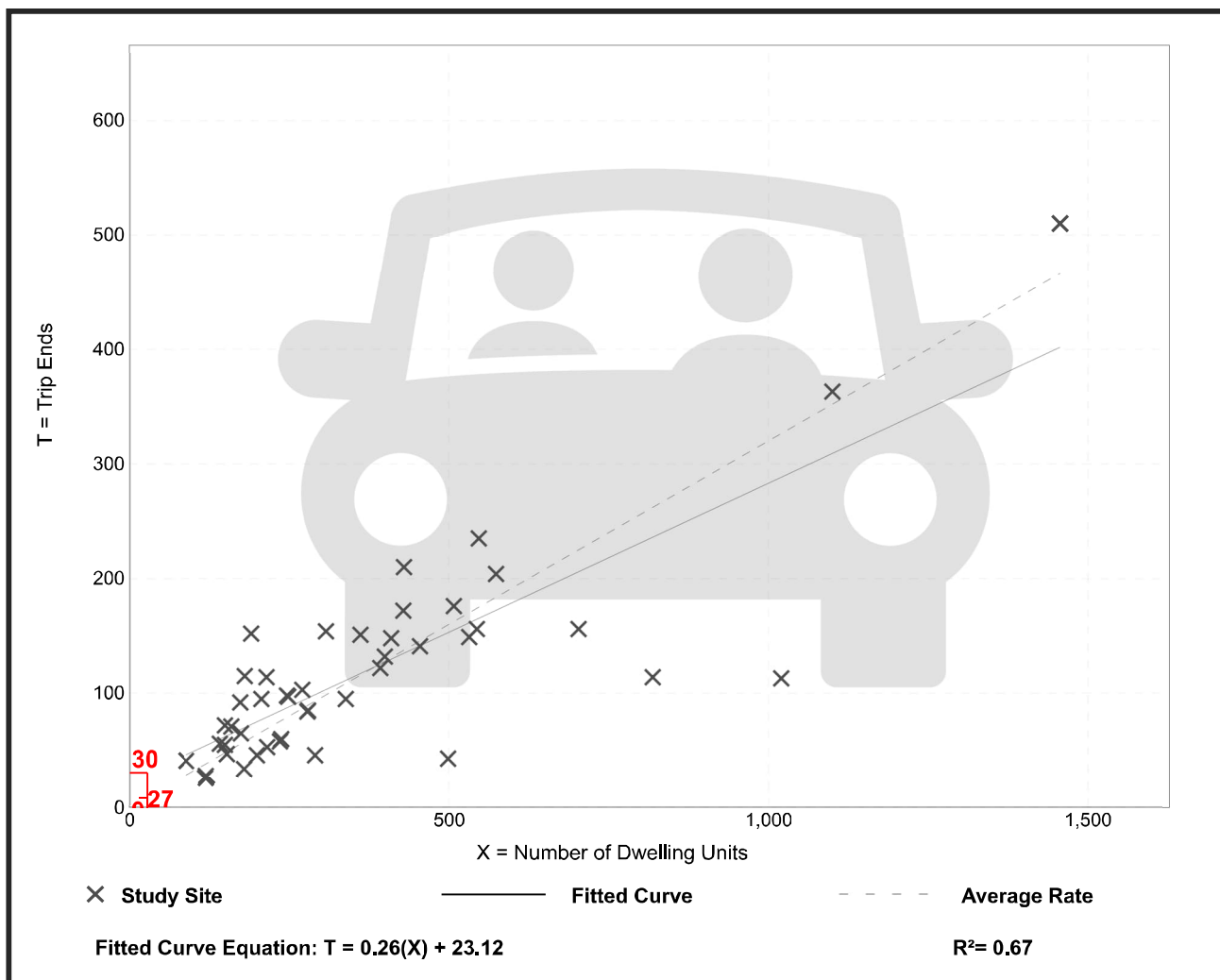
Avg. Num. of Dwelling Units: 372

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.09 - 0.80	0.13

Data Plot and Equation



Hotel (310)

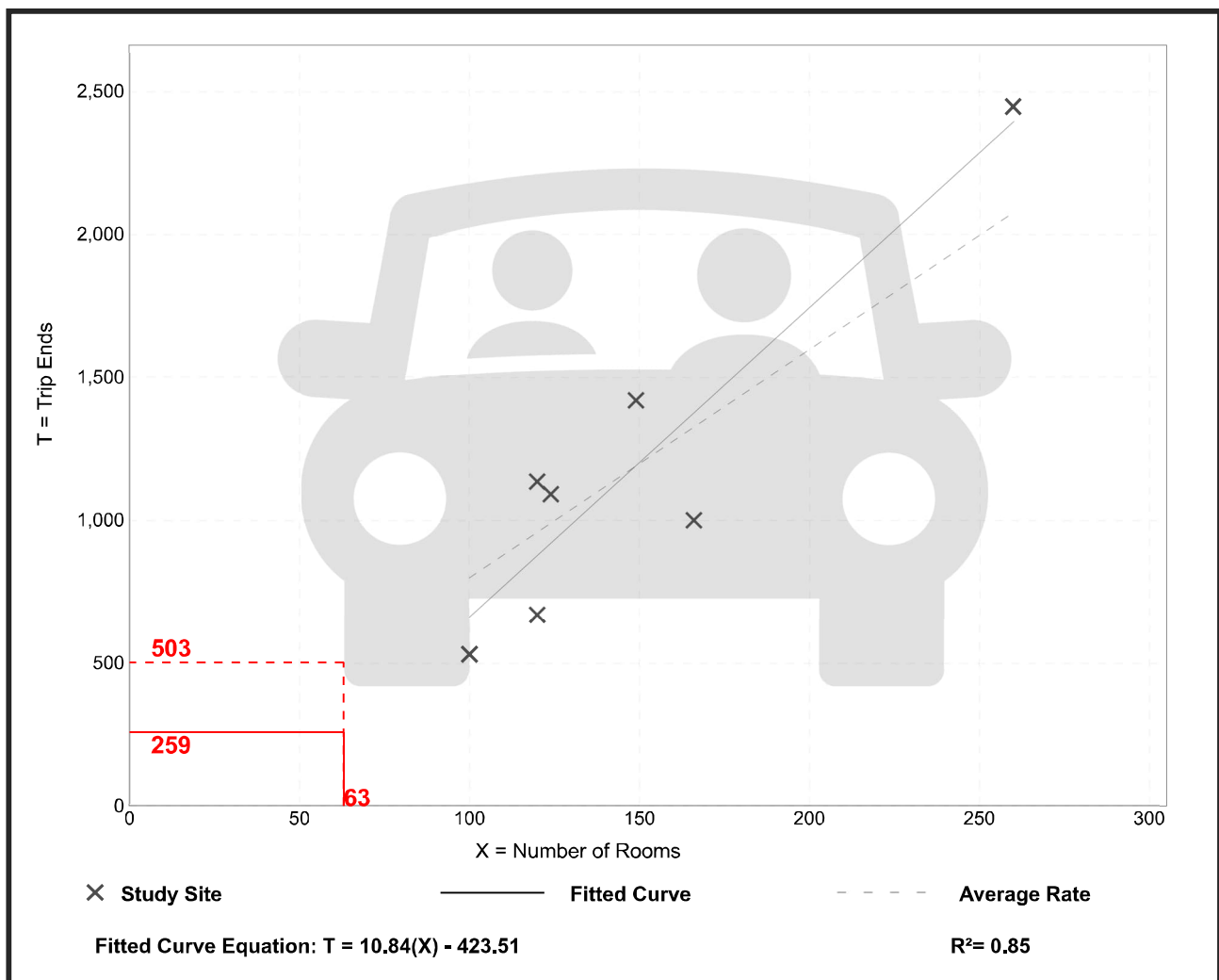
Vehicle Trip Ends vs: Rooms
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Rooms: 148
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
7.99	5.31 - 9.53	1.92

Data Plot and Equation



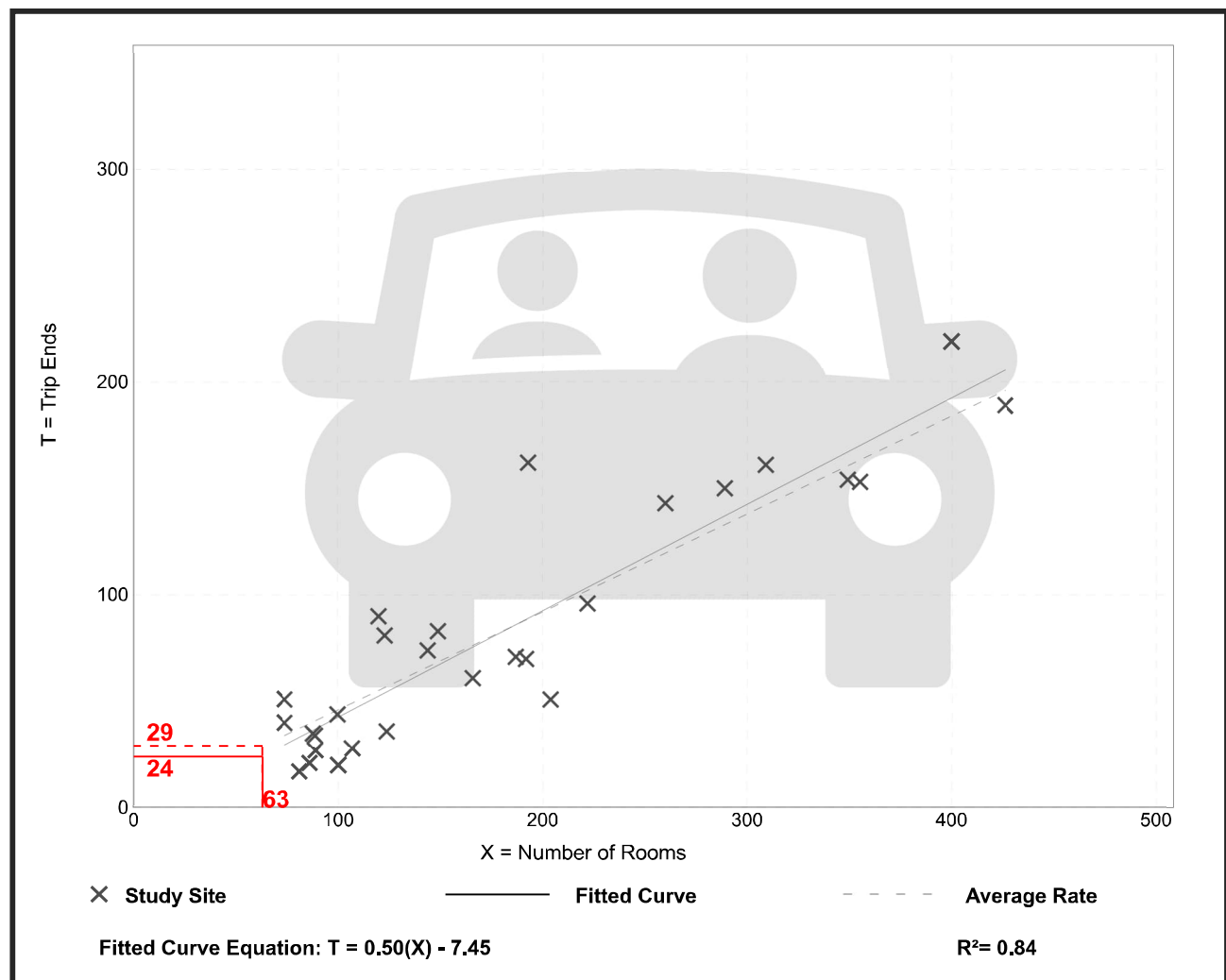
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 28
 Avg. Num. of Rooms: 182
 Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.46	0.20 - 0.84	0.14

Data Plot and Equation



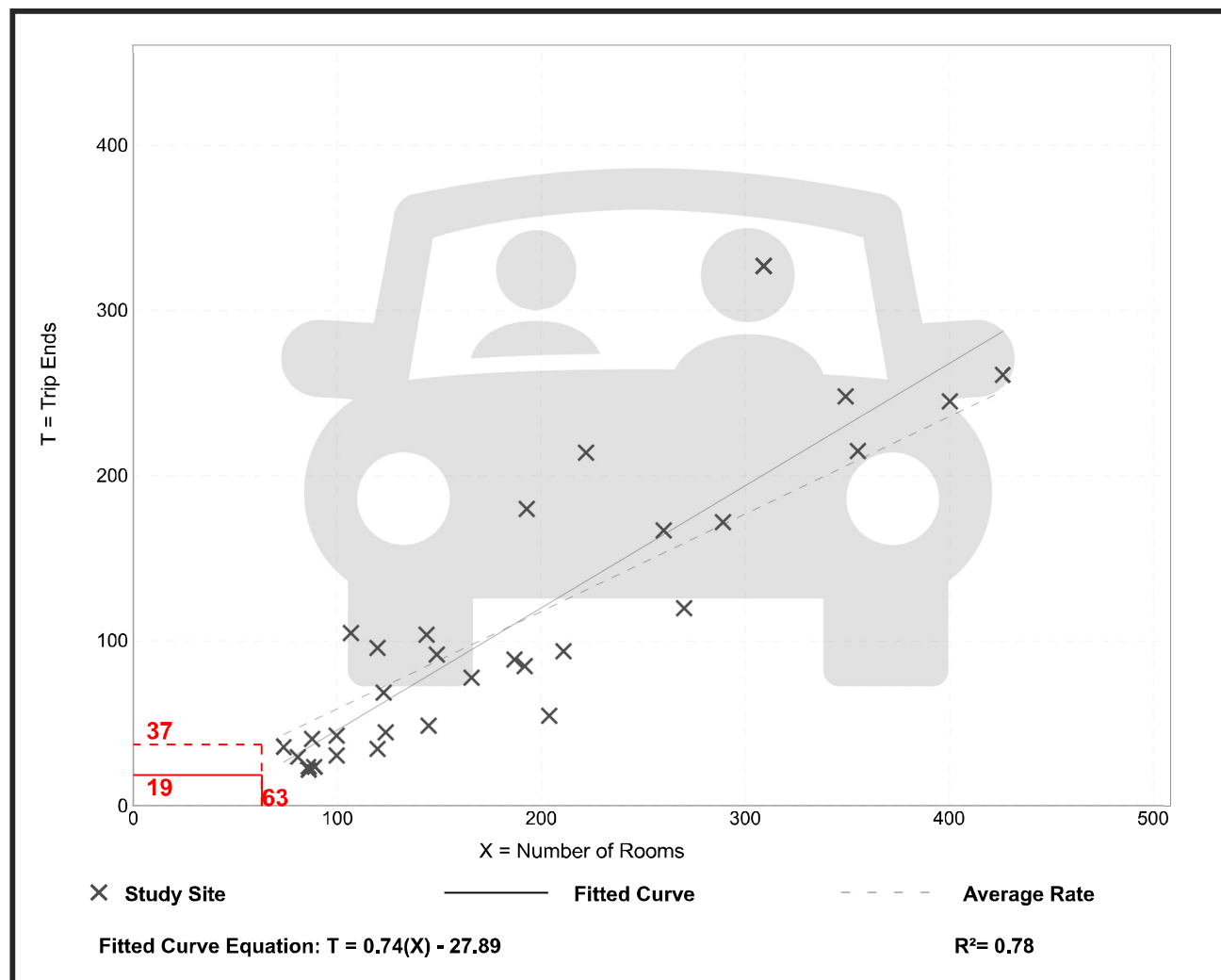
Hotel (310)

Vehicle Trip Ends vs: Rooms
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 31
 Avg. Num. of Rooms: 186
 Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.59	0.26 - 1.06	0.22

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

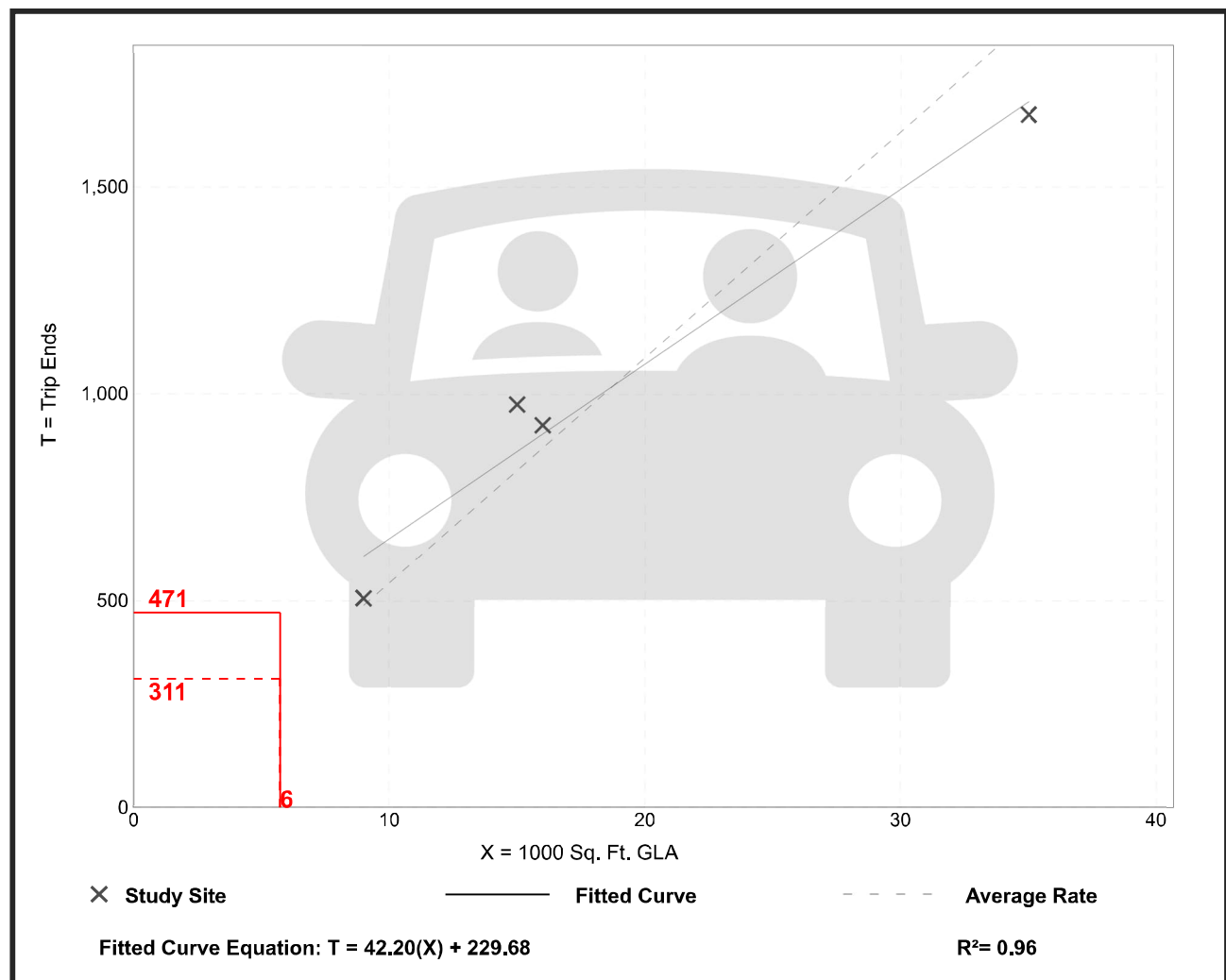
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k) (822)

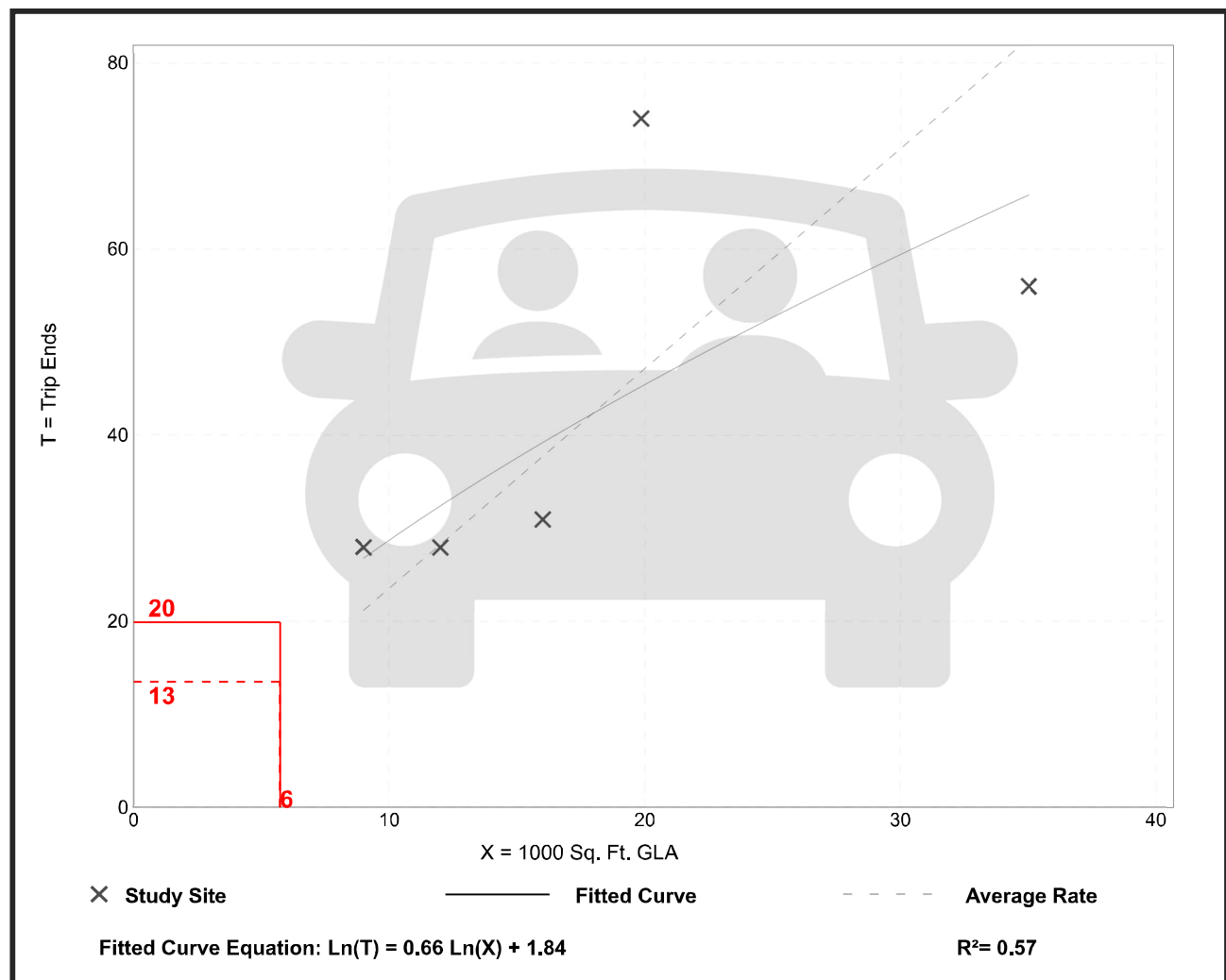
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GLA: 18
 Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation

Caution – Small Sample Size



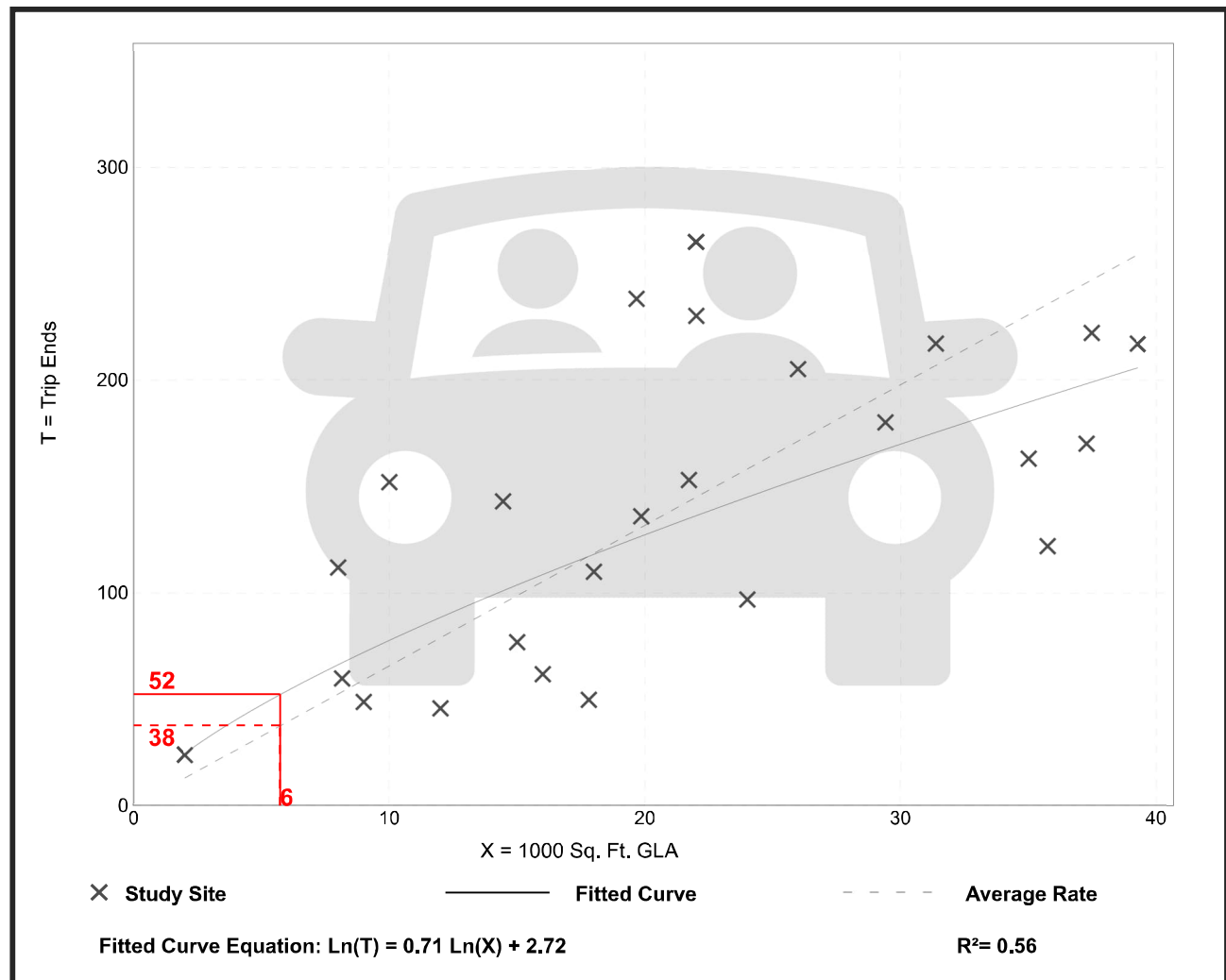
Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 25
 Avg. 1000 Sq. Ft. GLA: 21
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



APPENDIX D

Capacity Analysis



2024 Existing Conditions



HCM 6th Signalized Intersection Summary

100: Atlantic Avenue & US 17




Black Pearl TIS
2024 Existing AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↘		↙	↑↑↑	↙	↗
Traffic Volume (veh/h)	831	6	5	796	2	6
Future Volume (veh/h)	831	6	5	796	2	6
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1648	1604	1856	1870	1011
Adj Flow Rate, veh/h	903	7	5	865	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	17	20	3	2	60
Cap, veh/h	2912	23	512	2823	34	17
Arrive On Green	0.56	0.56	0.56	0.56	0.02	0.02
Sat Flow, veh/h	5395	41	526	5233	1781	857
Grp Volume(v), veh/h	588	322	5	865	2	7
Grp Sat Flow(s),veh/h/ln	1702	1863	526	1689	1781	857
Q Serve(g_s), s	2.5	2.5	0.1	2.5	0.0	0.2
Cycle Q Clear(g_c), s	2.5	2.5	2.6	2.5	0.0	0.2
Prop In Lane		0.02	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1897	1038	512	2823	34	17
V/C Ratio(X)	0.31	0.31	0.01	0.31	0.06	0.42
Avail Cap(c_a), veh/h	6816	3730	1271	10142	1634	786
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	3.2	3.2	3.9	3.2	13.0	13.1
Incr Delay (d2), s/veh	0.1	0.2	0.0	0.1	0.7	16.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	0.0	0.0	0.0	0.0	0.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.3	3.4	3.9	3.2	13.7	29.2
LnGrp LOS	A	A	A	A	B	C
Approach Vol, veh/h	910			870	9	
Approach Delay, s/veh	3.3			3.2	25.8	
Approach LOS	A			A	C	
Timer - Assigned Phs	2		6		8	
Phs Duration (G+Y+Rc), s	21.1		21.1		5.8	
Change Period (Y+Rc), s	6.1		6.1		5.3	
Max Green Setting (Gmax), s	53.9		53.9		24.7	
Max Q Clear Time (g_c+l1), s	4.5		4.6		2.2	
Green Ext Time (p_c), s	6.6		6.9		0.0	
Intersection Summary						
HCM 6th Ctrl Delay			3.4			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	1	0	0	3	0	0	2	7
Future Vol, veh/h	4	0	0	0	1	0	0	3	0	0	2	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	75	2	2	2	2	2	2	33	2	2	2	29
Mvmt Flow	4	0	0	0	1	0	0	3	0	0	2	8
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	10	9	6	9	13	3	10	0	0	3	0	0
Stage 1	6	6	-	3	3	-	-	-	-	-	-	-
Stage 2	4	3	-	6	10	-	-	-	-	-	-	-
Critical Hdwy	7.85	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	4.175	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	849	886	1077	1010	881	1081	1610	-	-	1619	-	-
Stage 1	855	891	-	1020	893	-	-	-	-	-	-	-
Stage 2	858	893	-	1016	887	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	848	886	1077	1010	881	1081	1610	-	-	1619	-	-
Mov Cap-2 Maneuver	848	886	-	1010	881	-	-	-	-	-	-	-
Stage 1	855	891	-	1020	893	-	-	-	-	-	-	-
Stage 2	857	893	-	1016	887	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.3			9.1			0			0		
HCM LOS	A			A								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1610	-	-	848	881	1619	-	-				
HCM Lane V/C Ratio	-	-	-	0.005	0.001	-	-	-				
HCM Control Delay (s)	0	-	-	9.3	9.1	0	-	-				
HCM Lane LOS	A	-	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection

Int Delay, s/veh 4.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1	0	0	0	1
Future Vol, veh/h	2	1	0	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	50	2	2	2	2	2
Mvmt Flow	2	1	0	0	0	1




Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1	0	0 6 1
Stage 1	-	-	- 1 -
Stage 2	-	-	- 5 -
Critical Hdwy	4.6	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.65	-	- 3.518 3.318
Pot Cap-1 Maneuver	1357	-	- 1015 1084
Stage 1	-	-	- 1022 -
Stage 2	-	-	- 1018 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1357	-	- 1014 1084
Mov Cap-2 Maneuver	-	-	- 1014 -
Stage 1	-	-	- 1021 -
Stage 2	-	-	- 1018 -

Approach	EB	WB	SB
HCM Control Delay, s	5.1	0	8.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1357	-	-	-	1084
HCM Lane V/C Ratio	0.002	-	-	-	0.001
HCM Control Delay (s)	7.7	0	-	-	8.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection

Int Delay, s/veh 4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	5	5	5	5
Future Vol, veh/h	5	5	5	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	5	5	5	5

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	10	0	0 23 8
Stage 1	-	-	- 8 -
Stage 2	-	-	- 15 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1610	-	- 993 1074
Stage 1	-	-	- 1015 -
Stage 2	-	-	- 1008 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1610	-	- 990 1074
Mov Cap-2 Maneuver	-	-	- 990 -
Stage 1	-	-	- 1012 -
Stage 2	-	-	- 1008 -

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1030
HCM Lane V/C Ratio	0.003	-	-	-	0.011
HCM Control Delay (s)	7.2	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0




HCM 6th Signalized Intersection Summary

100: Atlantic Avenue & US 17

Black Pearl TIS
2024 Existing PM




	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↘		↙	↑↑↑	↙	↗
Traffic Volume (veh/h)	1237	9	8	1246	12	10
Future Volume (veh/h)	1237	9	8	1246	12	10
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1345	10	9	1354	13	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	3114	23	395	3041	85	76
Arrive On Green	0.60	0.60	0.60	0.60	0.05	0.05
Sat Flow, veh/h	5397	39	402	5274	1781	1585
Grp Volume(v), veh/h	876	479	9	1354	13	11
Grp Sat Flow(s),veh/h/ln	1702	1863	402	1702	1781	1585
Q Serve(g_s), s	4.8	4.8	0.4	5.0	0.2	0.2
Cycle Q Clear(g_c), s	4.8	4.8	5.2	5.0	0.2	0.2
Prop In Lane		0.02	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2027	1110	395	3041	85	76
V/C Ratio(X)	0.43	0.43	0.02	0.45	0.15	0.15
Avail Cap(c_a), veh/h	5410	2961	795	8114	1260	1122
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	3.7	3.7	5.1	3.8	15.5	15.5
Incr Delay (d2), s/veh	0.1	0.3	0.0	0.1	0.8	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.4	0.0	0.3	0.1	0.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.9	4.0	5.2	3.9	16.3	16.4
LnGrp LOS	A	A	A	A	B	B
Approach Vol, veh/h	1355			1363	24	
Approach Delay, s/veh	3.9			3.9	16.3	
Approach LOS	A			A	B	
Timer - Assigned Phs	2		6		8	
Phs Duration (G+Y+Rc), s	26.3		26.3		7.6	
Change Period (Y+Rc), s	6.1		6.1		6.0	
Max Green Setting (Gmax), s	53.9		53.9		24.0	
Max Q Clear Time (g_c+l1), s	6.8		7.2		2.2	
Green Ext Time (p_c), s	11.7		13.0		0.0	
Intersection Summary						
HCM 6th Ctrl Delay			4.0			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	2	0	1	2	3	0	7	0	2	8	2
Future Vol, veh/h	1	2	0	1	2	3	0	7	0	2	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	33	2	2	2	2	2	2
Mvmt Flow	1	2	0	1	2	3	0	8	0	2	9	2
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	25	22	10	23	23	8	11	0	0	8	0	0
Stage 1	14	14	-	8	8	-	-	-	-	-	-	-
Stage 2	11	8	-	15	15	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.53	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.597	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	986	872	1071	989	870	990	1608	-	-	1612	-	-
Stage 1	1006	884	-	1013	889	-	-	-	-	-	-	-
Stage 2	1010	889	-	1005	883	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	980	871	1071	986	869	990	1608	-	-	1612	-	-
Mov Cap-2 Maneuver	980	871	-	986	869	-	-	-	-	-	-	-
Stage 1	1006	883	-	1013	889	-	-	-	-	-	-	-
Stage 2	1004	889	-	1002	882	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	9		8.8			0			1.2			
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1608	-	-	905	945	1612	-	-				
HCM Lane V/C Ratio	-	-	-	0.004	0.007	0.001	-	-				
HCM Control Delay (s)	0	-	-	9	8.8	7.2	0	-				
HCM Lane LOS	A	-	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection						
Int Delay, s/veh	4.1					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	4	4	3	4	4
Future Vol, veh/h	3	4	4	3	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	4	4	3	4	4
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	7	0	-	0	16	6
Stage 1	-	-	-	-	6	-
Stage 2	-	-	-	-	10	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1614	-	-	-	1002	1077
Stage 1	-	-	-	-	1017	-
Stage 2	-	-	-	-	1013	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1614	-	-	-	1000	1077
Mov Cap-2 Maneuver	-	-	-	-	1000	-
Stage 1	-	-	-	-	1015	-
Stage 2	-	-	-	-	1013	-
Approach	EB	WB		SB		
HCM Control Delay, s	3.1	0		8.5		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1614	-	-	-	1037	
HCM Lane V/C Ratio	0.002	-	-	-	0.008	
HCM Control Delay (s)	7.2	0	-	-	8.5	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0	-	-	-	0	

Intersection

Int Delay, s/veh 4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	5	5	5	5
Future Vol, veh/h	5	5	5	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	5	5	5	5

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	10	0	0 23 8
Stage 1	-	-	- 8 -
Stage 2	-	-	- 15 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1610	-	- 993 1074
Stage 1	-	-	- 1015 -
Stage 2	-	-	- 1008 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1610	-	- 990 1074
Mov Cap-2 Maneuver	-	-	- 990 -
Stage 1	-	-	- 1012 -
Stage 2	-	-	- 1008 -

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1030
HCM Lane V/C Ratio	0.003	-	-	-	0.011
HCM Control Delay (s)	7.2	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0







2027 No-Build Conditions



HCM 6th Signalized Intersection Summary

100: Atlantic Avenue & US 17




Black Pearl TIS
2027 No-Build AM

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↱		↰	↑↑↑	↰	↱
Traffic Volume (veh/h)	856	6	5	820	2	6
Future Volume (veh/h)	856	6	5	820	2	6
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1648	1604	1856	1870	1011
Adj Flow Rate, veh/h	930	7	5	891	2	7
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	17	20	3	2	60
Cap, veh/h	2838	21	488	2750	34	17
Arrive On Green	0.54	0.54	0.54	0.54	0.02	0.02
Sat Flow, veh/h	5396	39	513	5233	1781	857
Grp Volume(v), veh/h	605	332	5	891	2	7
Grp Sat Flow(s),veh/h/ln	1702	1863	513	1689	1781	857
Q Serve(g_s), s	2.7	2.7	0.2	2.7	0.0	0.2
Cycle Q Clear(g_c), s	2.7	2.7	2.9	2.7	0.0	0.2
Prop In Lane		0.02	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1848	1011	488	2750	34	17
V/C Ratio(X)	0.33	0.33	0.01	0.32	0.06	0.42
Avail Cap(c_a), veh/h	6640	3634	1209	9880	1547	744
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	3.5	3.5	4.3	3.5	13.3	13.4
Incr Delay (d2), s/veh	0.1	0.2	0.0	0.1	0.7	16.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.1	0.0	0.1	0.0	0.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.6	3.7	4.3	3.6	14.0	29.6
LnGrp LOS	A	A	A	A	B	C
Approach Vol, veh/h	937			896	9	
Approach Delay, s/veh	3.6			3.6	26.1	
Approach LOS	A			A	C	
Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	21.1				21.1	6.5
Change Period (Y+Rc), s	6.1				6.1	6.0
Max Green Setting (Gmax), s	53.9				53.9	24.0
Max Q Clear Time (g_c+l1), s	4.7				4.9	2.2
Green Ext Time (p_c), s	6.9				7.2	0.0
Intersection Summary						
HCM 6th Ctrl Delay			3.7			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	1	0	0	3	0	0	2	7
Future Vol, veh/h	4	0	0	0	1	0	0	3	0	0	2	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	75	2	2	2	2	2	2	33	2	2	2	29
Mvmt Flow	4	0	0	0	1	0	0	3	0	0	2	8
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	10	9	6	9	13	3	10	0	0	3	0	0
Stage 1	6	6	-	3	3	-	-	-	-	-	-	-
Stage 2	4	3	-	6	10	-	-	-	-	-	-	-
Critical Hdwy	7.85	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	4.175	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	849	886	1077	1010	881	1081	1610	-	-	1619	-	-
Stage 1	855	891	-	1020	893	-	-	-	-	-	-	-
Stage 2	858	893	-	1016	887	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	848	886	1077	1010	881	1081	1610	-	-	1619	-	-
Mov Cap-2 Maneuver	848	886	-	1010	881	-	-	-	-	-	-	-
Stage 1	855	891	-	1020	893	-	-	-	-	-	-	-
Stage 2	857	893	-	1016	887	-	-	-	-	-	-	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.3			9.1			0			0		
HCM LOS	A			A								
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1610	-	-	848	881	1619	-	-				
HCM Lane V/C Ratio	-	-	-	0.005	0.001	-	-	-				
HCM Control Delay (s)	0	-	-	9.3	9.1	0	-	-				
HCM Lane LOS	A	-	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection

Int Delay, s/veh 4.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	1	0	0	0	1
Future Vol, veh/h	2	1	0	0	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	50	2	2	2	2	2
Mvmt Flow	2	1	0	0	0	1




Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1	0	0 6 1
Stage 1	-	-	- 1 -
Stage 2	-	-	- 5 -
Critical Hdwy	4.6	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.65	-	- 3.518 3.318
Pot Cap-1 Maneuver	1357	-	- 1015 1084
Stage 1	-	-	- 1022 -
Stage 2	-	-	- 1018 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1357	-	- 1014 1084
Mov Cap-2 Maneuver	-	-	- 1014 -
Stage 1	-	-	- 1021 -
Stage 2	-	-	- 1018 -

Approach	EB	WB	SB
HCM Control Delay, s	5.1	0	8.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1357	-	-	-	1084
HCM Lane V/C Ratio	0.002	-	-	-	0.001
HCM Control Delay (s)	7.7	0	-	-	8.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection

Int Delay, s/veh 4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	5	5	5	5
Future Vol, veh/h	5	5	5	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	5	5	5	5

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	10	0	0 23 8
Stage 1	-	-	- 8 -
Stage 2	-	-	- 15 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1610	-	- 993 1074
Stage 1	-	-	- 1015 -
Stage 2	-	-	- 1008 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1610	-	- 990 1074
Mov Cap-2 Maneuver	-	-	- 990 -
Stage 1	-	-	- 1012 -
Stage 2	-	-	- 1008 -

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1030
HCM Lane V/C Ratio	0.003	-	-	-	0.011
HCM Control Delay (s)	7.2	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

HCM 6th Signalized Intersection Summary

100: Atlantic Avenue & US 17




Black Pearl TIS
2027 No-Build PM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↘		↙	↑↑↑	↙	↗
Traffic Volume (veh/h)	1274	9	8	1283	12	10
Future Volume (veh/h)	1274	9	8	1283	12	10
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1385	10	9	1395	13	11
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	3162	23	386	3087	85	75
Arrive On Green	0.60	0.60	0.60	0.60	0.05	0.05
Sat Flow, veh/h	5398	38	387	5274	1781	1585
Grp Volume(v), veh/h	901	494	9	1395	13	11
Grp Sat Flow(s),veh/h/ln	1702	1864	387	1702	1781	1585
Q Serve(g_s), s	5.0	5.0	0.4	5.2	0.2	0.2
Cycle Q Clear(g_c), s	5.0	5.0	5.4	5.2	0.2	0.2
Prop In Lane		0.02	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2058	1127	386	3087	85	75
V/C Ratio(X)	0.44	0.44	0.02	0.45	0.15	0.15
Avail Cap(c_a), veh/h	5274	2887	751	7911	1229	1094
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	3.7	3.7	5.2	3.7	15.9	15.9
Incr Delay (d2), s/veh	0.1	0.3	0.0	0.1	0.8	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.4	0.0	0.3	0.1	0.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	3.8	4.0	5.2	3.8	16.7	16.8
LnGrp LOS	A	A	A	A	B	B
Approach Vol, veh/h	1395			1404	24	
Approach Delay, s/veh	3.9			3.9	16.7	
Approach LOS	A			A	B	
Timer - Assigned Phs	2		6		8	
Phs Duration (G+Y+Rc), s	27.1		27.1		7.7	
Change Period (Y+Rc), s	6.1		6.1		6.0	
Max Green Setting (Gmax), s	53.9		53.9		24.0	
Max Q Clear Time (g_c+l1), s	7.0		7.4		2.2	
Green Ext Time (p_c), s	12.3		13.6		0.0	
Intersection Summary						
HCM 6th Ctrl Delay			4.0			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	3.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	2	0	1	2	3	0	7	0	2	8	2
Future Vol, veh/h	1	2	0	1	2	3	0	7	0	2	8	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	33	2	2	2	2	2	2
Mvmt Flow	1	2	0	1	2	3	0	8	0	2	9	2
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	25	22	10	23	23	8	11	0	0	8	0	0
Stage 1	14	14	-	8	8	-	-	-	-	-	-	-
Stage 2	11	8	-	15	15	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.53	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.597	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	986	872	1071	989	870	990	1608	-	-	1612	-	-
Stage 1	1006	884	-	1013	889	-	-	-	-	-	-	-
Stage 2	1010	889	-	1005	883	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	980	871	1071	986	869	990	1608	-	-	1612	-	-
Mov Cap-2 Maneuver	980	871	-	986	869	-	-	-	-	-	-	-
Stage 1	1006	883	-	1013	889	-	-	-	-	-	-	-
Stage 2	1004	889	-	1002	882	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	9		8.8			0			1.2			
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1608	-	-	905	945	1612	-	-				
HCM Lane V/C Ratio	-	-	-	0.004	0.007	0.001	-	-				
HCM Control Delay (s)	0	-	-	9	8.8	7.2	0	-				
HCM Lane LOS	A	-	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection

Int Delay, s/veh 4.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	3	4	4	3	4	4
Future Vol, veh/h	3	4	4	3	4	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	4	4	3	4	4




Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	7	0	0 16 6
Stage 1	-	-	- 6 -
Stage 2	-	-	- 10 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1614	-	- 1002 1077
Stage 1	-	-	- 1017 -
Stage 2	-	-	- 1013 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1614	-	- 1000 1077
Mov Cap-2 Maneuver	-	-	- 1000 -
Stage 1	-	-	- 1015 -
Stage 2	-	-	- 1013 -

Approach	EB	WB	SB
HCM Control Delay, s	3.1	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1614	-	-	-	1037
HCM Lane V/C Ratio	0.002	-	-	-	0.008
HCM Control Delay (s)	7.2	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection

Int Delay, s/veh 4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	5	5	5	5	5
Future Vol, veh/h	5	5	5	5	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	5	5	5	5	5

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	10	0	0 23 8
Stage 1	-	-	- 8 -
Stage 2	-	-	- 15 -
Critical Hdwy	4.12	-	- 6.42 6.22
Critical Hdwy Stg 1	-	-	- 5.42 -
Critical Hdwy Stg 2	-	-	- 5.42 -
Follow-up Hdwy	2.218	-	- 3.518 3.318
Pot Cap-1 Maneuver	1610	-	- 993 1074
Stage 1	-	-	- 1015 -
Stage 2	-	-	- 1008 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1610	-	- 990 1074
Mov Cap-2 Maneuver	-	-	- 990 -
Stage 1	-	-	- 1012 -
Stage 2	-	-	- 1008 -

Approach	EB	WB	SB
HCM Control Delay, s	3.6	0	8.5
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1610	-	-	-	1030
HCM Lane V/C Ratio	0.003	-	-	-	0.011
HCM Control Delay (s)	7.2	0	-	-	8.5
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

2027 Build Conditions



HCM 6th Signalized Intersection Summary

100: Atlantic Street & US 17




Black Pearl TIS
2027 Build AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↘		↙	↑↑↑	↙	↗
Traffic Volume (veh/h)	856	22	21	820	21	25
Future Volume (veh/h)	856	22	21	820	21	25
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1648	1604	1856	1870	1011
Adj Flow Rate, veh/h	930	24	23	891	23	27
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	17	20	3	2	60
Cap, veh/h	2232	58	366	2209	414	199
Arrive On Green	0.44	0.44	0.44	0.44	0.23	0.23
Sat Flow, veh/h	5287	132	504	5233	1781	857
Grp Volume(v), veh/h	618	336	23	891	23	27
Grp Sat Flow(s),veh/h/ln	1702	1847	504	1689	1781	857
Q Serve(g_s), s	4.3	4.3	1.1	4.1	0.3	0.9
Cycle Q Clear(g_c), s	4.3	4.3	5.4	4.1	0.3	0.9
Prop In Lane		0.07	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1484	805	366	2209	414	199
V/C Ratio(X)	0.42	0.42	0.06	0.40	0.06	0.14
Avail Cap(c_a), veh/h	5334	2893	936	7937	1279	615
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	6.7	6.7	8.6	6.6	10.3	10.5
Incr Delay (d2), s/veh	0.2	0.3	0.1	0.1	0.1	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.8	0.9	0.1	0.8	0.1	0.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	6.9	7.0	8.6	6.8	10.3	10.8
LnGrp LOS	A	A	A	A	B	B
Approach Vol, veh/h	954			914	50	
Approach Delay, s/veh	6.9			6.8	10.6	
Approach LOS	A			A	B	
Timer - Assigned Phs	2		6		8	
Phs Duration (G+Y+Rc), s	21.1		21.1		13.3	
Change Period (Y+Rc), s	6.1		6.1		5.3	
Max Green Setting (Gmax), s	53.9		53.9		24.7	
Max Q Clear Time (g_c+l1), s	6.3		7.4		2.9	
Green Ext Time (p_c), s	7.1		7.5		0.1	
Intersection Summary						
HCM 6th Ctrl Delay			7.0			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	0	0	1	0	0	41	0	0	33	7
Future Vol, veh/h	4	0	0	0	1	0	0	41	0	0	33	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	75	2	2	2	2	2	2	33	2	2	2	29
Mvmt Flow	4	0	0	0	1	0	0	45	0	0	36	8
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	86	85	40	85	89	45	44	0	0	45	0	0
Stage 1	40	40	-	45	45	-	-	-	-	-	-	-
Stage 2	46	45	-	40	44	-	-	-	-	-	-	-
Critical Hdwy	7.85	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.85	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	4.175	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	751	805	1031	901	801	1025	1564	-	-	1563	-	-
Stage 1	818	862	-	969	857	-	-	-	-	-	-	-
Stage 2	811	857	-	975	858	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	750	805	1031	901	801	1025	1564	-	-	1563	-	-
Mov Cap-2 Maneuver	750	805	-	901	801	-	-	-	-	-	-	-
Stage 1	818	862	-	969	857	-	-	-	-	-	-	-
Stage 2	810	857	-	975	858	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	9.8		9.5			0			0			
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1564	-	-	750	801	1563	-	-				
HCM Lane V/C Ratio	-	-	-	0.006	0.001	-	-	-				
HCM Control Delay (s)	0	-	-	9.8	9.5	0	-	-				
HCM Lane LOS	A	-	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Intersection

Int Delay, s/veh 7.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	40	1	0	0	0	32
Future Vol, veh/h	40	1	0	0	0	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	50	2	2	2	2	2
Mvmt Flow	43	1	0	0	0	35

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1	0	88
Stage 1	-	-	1
Stage 2	-	-	87
Critical Hdwy	4.6	-	6.42
Critical Hdwy Stg 1	-	-	5.42
Critical Hdwy Stg 2	-	-	5.42
Follow-up Hdwy	2.65	-	3.518
Pot Cap-1 Maneuver	1357	-	913
Stage 1	-	-	1022
Stage 2	-	-	936
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1357	-	884
Mov Cap-2 Maneuver	-	-	884
Stage 1	-	-	989
Stage 2	-	-	936

Approach	EB	WB	SB
HCM Control Delay, s	7.6	0	8.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1357	-	-	-	1084
HCM Lane V/C Ratio	0.032	-	-	-	0.032
HCM Control Delay (s)	7.7	0	-	-	8.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1

Intersection												
Int Delay, s/veh	6.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	5	0	31	5	5	0	0	38	5	0	5
Future Vol, veh/h	5	5	0	31	5	5	0	0	38	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	0	0	2	2	0	0	0	2	0	2
Mvmt Flow	5	5	0	34	5	5	0	0	41	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	10	0	0	5	0	0	93	93	5	112	91	8
Stage 1	-	-	-	-	-	-	15	15	-	76	76	-
Stage 2	-	-	-	-	-	-	78	78	-	36	15	-
Critical Hdwy	4.12	-	-	4.1	-	-	7.1	6.5	6.2	7.12	6.5	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.12	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.12	5.5	-
Follow-up Hdwy	2.218	-	-	2.2	-	-	3.5	4	3.3	3.518	4	3.318
Pot Cap-1 Maneuver	1610	-	-	1630	-	-	895	801	1084	866	803	1074
Stage 1	-	-	-	-	-	-	1010	887	-	933	836	-
Stage 2	-	-	-	-	-	-	936	834	-	980	887	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1610	-	-	1630	-	-	874	782	1084	818	784	1074
Mov Cap-2 Maneuver	-	-	-	-	-	-	874	782	-	818	784	-
Stage 1	-	-	-	-	-	-	1007	884	-	930	818	-
Stage 2	-	-	-	-	-	-	912	816	-	940	884	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	3.6			5.5			8.5			8.9		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	1084	1610	-	-	1630	-	-	929				
HCM Lane V/C Ratio	0.038	0.003	-	-	0.021	-	-	0.012				
HCM Control Delay (s)	8.5	7.2	0	-	7.3	0	-	8.9				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0				

HCM 6th Signalized Intersection Summary

100: Atlantic Street & US 17

Black Pearl TIS
2027 Build AM




	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑↑↱		↙	↑↑↑	↙	↗
Traffic Volume (veh/h)	1274	37	36	1283	35	33
Future Volume (veh/h)	1274	37	36	1283	35	33
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	1385	40	39	1395	38	36
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	2947	85	315	2950	310	276
Arrive On Green	0.58	0.58	0.58	0.58	0.17	0.17
Sat Flow, veh/h	5269	147	376	5274	1781	1585
Grp Volume(v), veh/h	924	501	39	1395	38	36
Grp Sat Flow(s),veh/h/ln	1702	1844	376	1702	1781	1585
Q Serve(g_s), s	7.2	7.2	3.1	7.3	0.8	0.9
Cycle Q Clear(g_c), s	7.2	7.2	10.3	7.3	0.8	0.9
Prop In Lane		0.08	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	1967	1065	315	2950	310	276
V/C Ratio(X)	0.47	0.47	0.12	0.47	0.12	0.13
Avail Cap(c_a), veh/h	3994	2163	539	5990	958	852
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	5.6	5.6	8.6	5.6	16.0	16.0
Incr Delay (d2), s/veh	0.2	0.3	0.2	0.1	0.2	0.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	1.5	0.2	1.3	0.3	0.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	5.8	5.9	8.8	5.8	16.2	16.2
LnGrp LOS	A	A	A	A	B	B
Approach Vol, veh/h	1425			1434	74	
Approach Delay, s/veh	5.8			5.8	16.2	
Approach LOS	A			A	B	
Timer - Assigned Phs	2		6		8	
Phs Duration (G+Y+Rc), s	32.6		32.6		13.3	
Change Period (Y+Rc), s	6.1		6.1		5.3	
Max Green Setting (Gmax), s	53.9		53.9		24.7	
Max Q Clear Time (g_c+l1), s	9.2		12.3		2.9	
Green Ext Time (p_c), s	12.6		14.2		0.2	
Intersection Summary						
HCM 6th Ctrl Delay			6.1			
HCM 6th LOS			A			

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	1	2	0	1	2	3	0	53	0	2	63	2
Future Vol, veh/h	1	2	0	1	2	3	0	53	0	2	63	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	33	2	2	2	2	2	2
Mvmt Flow	1	2	0	1	2	3	0	58	0	2	68	2

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	134	131	69	132	132	58	70	0	0	58	0	0
Stage 1	73	73	-	58	58	-	-	-	-	-	-	-
Stage 2	61	58	-	74	74	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.53	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.597	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	838	760	994	840	759	927	1531	-	-	1546	-	-
Stage 1	937	834	-	954	847	-	-	-	-	-	-	-
Stage 2	950	847	-	935	833	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	833	759	994	837	758	927	1531	-	-	1546	-	-
Mov Cap-2 Maneuver	833	759	-	837	758	-	-	-	-	-	-	-
Stage 1	937	833	-	954	847	-	-	-	-	-	-	-
Stage 2	944	847	-	932	832	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	9.6		9.3		0		0.2	
HCM LOS	A		A					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1531	-	-	782	849	1546	-
HCM Lane V/C Ratio	-	-	-	0.004	0.008	0.001	-
HCM Control Delay (s)	0	-	-	9.6	9.3	7.3	0
HCM Lane LOS	A	-	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-

Intersection						
Int Delay, s/veh	7.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	49	4	4	3	4	59
Future Vol, veh/h	49	4	4	3	4	59
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	53	4	4	3	4	64
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	7	0	-	0	116	6
Stage 1	-	-	-	-	6	-
Stage 2	-	-	-	-	110	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1614	-	-	-	880	1077
Stage 1	-	-	-	-	1017	-
Stage 2	-	-	-	-	915	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1614	-	-	-	851	1077
Mov Cap-2 Maneuver	-	-	-	-	851	-
Stage 1	-	-	-	-	983	-
Stage 2	-	-	-	-	915	-
Approach	EB	WB		SB		
HCM Control Delay, s	6.8	0		8.6		
HCM LOS				A		
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1614	-	-	-	1059	
HCM Lane V/C Ratio	0.033	-	-	-	0.065	
HCM Control Delay (s)	7.3	0	-	-	8.6	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile Q(veh)	0.1	-	-	-	0.2	

Intersection												
Int Delay, s/veh	7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	5	0	55	5	5	0	0	46	5	0	5
Future Vol, veh/h	5	5	0	55	5	5	0	0	46	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	0	0	2	2	0	0	0	2	0	2
Mvmt Flow	5	5	0	60	5	5	0	0	50	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	10	0	0	5	0	0	145	145	5	168	143	8
Stage 1	-	-	-	-	-	-	15	15	-	128	128	-
Stage 2	-	-	-	-	-	-	130	130	-	40	15	-
Critical Hdwy	4.12	-	-	4.1	-	-	7.1	6.5	6.2	7.12	6.5	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.12	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.12	5.5	-
Follow-up Hdwy	2.218	-	-	2.2	-	-	3.5	4	3.3	3.518	4	3.318
Pot Cap-1 Maneuver	1610	-	-	1630	-	-	828	750	1084	796	752	1074
Stage 1	-	-	-	-	-	-	1010	887	-	876	794	-
Stage 2	-	-	-	-	-	-	878	792	-	975	887	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1610	-	-	1630	-	-	799	720	1084	736	722	1074
Mov Cap-2 Maneuver	-	-	-	-	-	-	799	720	-	736	722	-
Stage 1	-	-	-	-	-	-	1007	884	-	873	765	-
Stage 2	-	-	-	-	-	-	841	763	-	927	884	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	3.6			6.2			8.5			9.2		
HCM LOS							A			A		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	1084	1610	-	-	1630	-	-	873				
HCM Lane V/C Ratio	0.046	0.003	-	-	0.037	-	-	0.012				
HCM Control Delay (s)	8.5	7.2	0	-	7.3	0	-	9.2				
HCM Lane LOS	A	A	A	-	A	A	-	A				
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0				