

ENVIRONMENTAL ASSESSMENT

Downtown Myrtle Beach +390-Acre Redevelopment Area (Includes the ARTS AND INNOVATION DISTRICT)

Myrtle Beach, Horry County
South Carolina

Prepared By:
DDC Engineers, Inc.
&
S&ME, Inc.

November 4, 2020

Prepared For:



The City of Myrtle Beach
Department of Public Works
3210 Joe White Avenue
Myrtle Beach, South Carolina 29577



TABLE OF CONTENT

I. EXECUTIVE SUMMARY

II. PROJECT SCOPE

III. REPORTS with AGENCY/CONSULTANT RESPONSES

A). PROTECTED SPECIES ASSESSMENT

▪ RESPONSES

B). JURISDICTIONAL WETLANDS ASSESSMENT

▪ RESPONSES

C). HISTORIC and ARCHAEOLOGICAL PROPERTIES REVIEW

▪ RESPONSES

D). PHASE I ENVIRONMENTAL SITE ASSESSMENT

▪ RESPONSES

EXECUTIVE SUMMARY

The City of Myrtle Beach is responsible for the oversight of re-development and improvements to this 390 +/- acre segment of the city. The general southwest to northeast boundaries of the area are from 6th Avenue South to 16th Avenue North. The northwestern boundaries run from 6th Avenue South along South Kings Highway (US Highway 17 Business) to 3rd Avenue South then north to South Oak Street. The area boundaries then proceed northeast on South Oak Street to 6th Avenue North towards US Highway 501 then to Balsam Street towards Lumber Street to Mr. Joe White Avenue. It then turns northeast on Carver Street and turns east on 12th Avenue North where it goes southeast and returns to North Kings Highway (US Highway 17 Business) where it runs northeast to 16th Avenue North. The southeastern boundary of the area is the Atlantic Ocean.

The City of Myrtle Beach has a mission to foster and facilitate the revitalization of this area through the establishment of strategic goals for visual enhancement, infrastructure function, and business improvement. This mission may be accomplished through a number of venues including public/private partnerships, the creation of economic incentive programs, and the acquisition of available grants to be used within the area to facilitate projects that further these goals.

As revitalization will certainly include construction activities and state and federal regulations will require various permits for land disturbance activities, the City decided that the entire 390 +/- acre area should be reviewed as a single entity to insure that there were no conflicts with environmentally sensitive sites. A total review of the area was proposed for completion instead of a review of one proposed construction site at a time. This was done in an effort to save time and money during future review processes and to provide the City of Myrtle Beach staff with guidance regarding infrastructure construction practices within the prescribed area.

DDC Engineers, Inc. was retained by the City of Myrtle Beach to complete a review of the area in order to determine the presence, location, size, and scope of areas of environmental concern. DDC Engineers, inc. was assisted in the efforts by the firm of S&ME who completed the audits and produced the reports of the area to determine the presence of the following:

- Endangered and Threatened Species of plants and animals,
- Jurisdictional Wetlands as defined by Section 404 of the Clean Water Act,
- Historically significant structures or features, and
- Known Contaminants (Phase 1 Assessment).

This work is summarized as follows:

- I. **Endangered and Threatened Species** - The USF&WS has 20 protected species listed for Horry County. The USF&WS IPAC report for the 390 +/- acre area has 14 of those species listed as potentially being present on the site.

Plants:

No Effects

The three listed plant species (not associated with sand dune ecosystems) that have been documented in Horry County include American chaffseed, Canby's dropwort, and pondberry. Suitable habitat for these species does not exist within the Property. A fourth plant species, Seabeach Amaranth is restricted to open sandy portions of the ocean beaches between the high tide line and the toe of the primary dune. Suitable habitat for this species does not exist on the Property due to the fact that the boundary along the Atlantic Ocean is above the dune line.

Vertebrates:

Not Likely to Adversely Effect

Reptiles and Amphibians:

The only federally protected species of reptiles or amphibians listed for Horry County are associated with the marine ecosystem (Atlantic Ocean) and the associated dune systems for nesting. Due to the Property boundary along the Atlantic Ocean being above the dune line, suitable habitat for these species does not exist on the Property.

Mammals:

Trees on the Property could potentially provide summer roosting habitat of the Horry County listed northern long-eared bat. However, correspondence with USF&WS indicated that known winter roosting trees were not present in the vicinity of the Property. According, future development of the Property *may effect; but, is not likely to adversely effect this species.*

It is possible to spot the West Indian manatee in South Carolina waterways and along the coast in the warmer months. Suitable habitat does exist in the southeastern portion of the Property associated with Withers Swash.

Invertebrates:

Freshwater Mussels:

There are no federally protected species of freshwater mussel listed for Horry County.

- II. **Jurisdictional Wetlands** - Wetland acreage within the boundaries of the 390+/- acre Property is 2.2+/_ acres. This determination was based on soils, aerial photography, national wetland inventory mapping, and field review. This wetland is associated with Withers Swash and was determined to be a Non-Wetlands Water (Tidal Open Water). A Preliminary Jurisdictional Determination (PJD) by the US Army Corps of Engineers was initiated by S&ME, Inc. to verify this analysis.
- III. **Historic and Archaeological Properties Review** - Background research identified 241 previously documented cultural resources. These resources are as follows: