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WHAT ARE AREA PLANS?

In an effort to keep pace with the changes that are occurring throughout Horry County, County Council has authorized the creation of area plans for a number of communities. There are currently two area plans in development, while studies have been completed for three additional areas of the County. Study areas can be added as future growth dictates.

Area plans are designed to give the community an opportunity to discuss the direction of growth and development in their area. Area plans also allow citizens to make recommendations to County Council on how questions regarding development in their community should be approached. Area plans can be used to cover elements of the Horry County Comprehensive Plan, such as the land use element, in greater detail; they can also address issues that community members feel are important, but are not discussed in the Comprehensive Plan.

Each committee, set up by the Horry County Planning Commission, determines the direction and scope of the plan that they are creating. When the committee has created a working plan it is presented to the community for comment and discussion. The plan can then be revised and additional comments sought. Once an area plan has been finalized and accepted by County Council, it becomes a component of the Comprehensive Plan that will be referenced when action are taken that affect the specified area are taken.

THE GARDEN CITY PLANNING PROCESS

At the request of Horry County Council the Planning Commission has undertaken a study of the Garden City area and developed a plan to address development and other issues. District 5 Council Representative Howard Barnard III liaised with the Town of Surfside Beach and Georgetown County to ensure that the plan took into consideration its links to the wider region and invited representatives from both areas to participate on the committee.

GARDEN CITY COMMUNITY PLAN COMMITTEE

Chairman, Pamela Hobeika, Planning Commission, District 4
Ed McMenamin, Planning Commission, District 5
Andy Woodward, Garden City
Jim Allison, Garden City
Howard Gold, Garden City
David Benton, Town of Surfside Beach
Al Hitchcock, Murrells Inlet 2007

The Garden City Community Plan Committee held ten meetings over the course of 2005 – 2006 to develop the plan. As the first step in the planning process a community meeting was held at Seaside Elementary School on January 25, 2005. Approximately 125 residents attended and offered suggestions and advice on a wide range of issues. On the basis of community input, the committee developed the Garden City Community Plan.

The Garden City study area is roughly bounded by the Town of Surfside beach to the north, Georgetown County to the south, the Atlantic Ocean to the east and Highway 17 Bypass to the west. The study area is approximately 5.5 square miles, with 1.8 miles of beachfront. Based on 2000 U.S. Census data the population of the Garden City area was 9,357.

Housing in Garden City is varied with 2,896 single-family homes, 2,209 townhouses, condominiums and apartments, and 2,987 mobile homes. A significant portion of the housing stock is occupied on a part time, seasonal basis.

The Garden City Community Plan addresses six broad topics:

- Traffic and Circulation
- Parks and Recreation
- Natural Resources and the Environment
- The East Coast Greenway
- Public Safety
- Stormwater Management
- Land Use
EXISTING CONDITIONS

The traffic and circulation patterns in Garden City reflect the development of the community from its beginnings as a sparsely populated vacation area, to its current dynamic position supporting year-round residents, vacationers, and a wide variety of businesses. Growth in all three segments has put an increased strain on the capacities of the transportation system; growth forecasts indicate that the system will continue to see increased usage.

The system and its linkages can be viewed as three separate but interconnected pieces. The beach area is served by Waccamaw Drive which runs parallel to the Atlantic Ocean from the Town of Surfside Beach to Georgetown County; connecting Waccamaw Drive to U.S. Highway 17 Business are Atlantic Avenue on the south end and Melody Lane on the north end with a number of additional connections in between. The intersection at Atlantic Avenue and Waccamaw Drive serves as the commercial heart of the beach district and as the main access point for beach visitors. It’s traffic volume is extremely heavy during the tourist season.

U.S. Highway 17 Business is the primary commercial corridor serving the beach and runs parallel to Waccamaw Drive carrying high volumes of traffic on a daily basis; this is particularly true during tourist season. U.S. Highway 17 Bypass was constructed further inland to carry traffic making longer trips. U.S. Highway 17 Business and Bypass are connected in Garden City via the Garden City Connector, Inlet Square Drive and just south of the Inlet Square Mall where the two roads merge. The Bypass has become increasingly commercial in nature and also serves many residential communities.

The road network in Garden City must not only be sufficient to service the tourist business that is the area’s mainstay, it must also serve year-round residents and also have the capacity to facilitate an evacuation in the event of a hurricane or other natural disaster. The road network and its complementary sidewalk system should be sufficient to support the needs of residents and visitors as they seek to enjoy the natural amenities and commercial offerings available throughout Garden City.

COMMUNITY GOALS

- Provide adequate maintenance of the existing road network in Garden City.
- Improve traffic patterns at major intersections along heavily used roads.
- Provide sufficient public transportation to the Garden City area.
- Develop a system of sidewalks and/or bike paths to connect subdivisions within Garden City and to provide alternative safe access to the beach.
- Provide sufficient parking in areas adjacent to the beach.
- Provide adequate hurricane evacuation routes.
- Address safety issues on Waccamaw Drive.

ISSUES & STRATEGIES

ISSUE 1.1 🚗

The road network in Garden City requires periodic maintenance and repair.

STRATEGIES: ✓

1. Work to identify roads in need of repair and inform appropriate entity, e.g. SCDOT, Horry County or the responsible Home Owners Association.
2. Garden City residents with questions or specific requests regarding roads should call the Horry County Road and Drainage Hotline at 381-8000.
ISSUE 1.2

Traffic congestion is a growing issue; specific problems exist at the intersections of Atlantic Avenue and U.S. 17 Business, Inlet Square Drive and U.S. 17 Business, Garden City Connector and U.S. 17 Business, and Garden City Connector and U.S. 17 Bypass. Congestion on Atlantic Avenue becomes acute during certain periods of the peak tourist season.

STRATEGIES: ✓

1. Work through the Grand Strand Area Transportation Study (GSATS) to implement improvements recommended in the U.S. Highway 17 Business Corridor Study, to include:
   • Close median cuts and consolidate curb access points.
   • Signalize the U.S. 17 Business and Woodland Drive intersection with pedestrian indications.
   • Add eastbound and westbound back-to-back left turn lanes on Atlantic Avenue east of U.S. 17 Business.
   • Implement aesthetics improvement plan throughout the Garden City area
   • Provide pedestrian signal indications and crosswalks at the intersection of U.S. 17 Business and Rebecca Lane.
   • Improve geometry and add turn lanes where necessary.
   • Install additional lane on U.S. 17 Business to accommodate acceleration and deceleration movements.
2. Work through SCDOT to provide appropriate signage along U.S. 17 Business clearly indicating alternate routes to the beach.
3. Assist SCDOT, Horry County Engineering and affected subdivision homeowner associations in the study of possible improvements at problem intersections.

ISSUE 1.3

Public transit is inadequate to serve the needs of Garden City residents; transportation service to and from the beach area should be studied to determine if it would alleviate parking issues along Waccamaw Drive and adjacent roadways.

STRATEGIES: ✓

1. Work with the COAST RTA to ensure adequate service connecting the South Strand to the rest of the Grand Strand.
2. Assist the COAST RTA in identifying special needs clients who would benefit from public transportation.
3. Investigate potential of shuttle service from U.S. 17 Business to the beach

ISSUE 1.4

Pedestrian and bike facilities are lacking throughout the Garden City area. The need is particularly acute in beach areas including streets running from U.S. 17 Business to Waccamaw Drive.

STRATEGIES: ✓

1. Ensure that all new development in Garden City provides adequate pedestrian and bike facilities.
2. Require any infill development and/or new development to add sidewalks along existing roads that bound property.
3. Work through the GSATS to request transportation enhancement funds to be used on sidewalk construction.
4. Explore all funding options and grant opportunities that would allow the Garden City community to build and enhance the sidewalk network.
5. Use funding available through GSATS for the East Coast Greenway to build linear multi-use path through Garden City from the Georgetown County line to the Town of Surfside Beach.
ISSUE 1.5

Parking is in short supply along roads in the beach area, particularly during tourist season.

STRATEGIES: ✓

1. Develop a parking plan for the Garden City beach area.
2. Identify streets connecting to Waccamaw Drive that could support paved on-street parking.
3. Require that all new parking improvements in the public right-of-way use pervious paving materials to limit stormwater impacts.
4. Enforce the “No Overnight Parking” ordinance in beach access areas.

ISSUE 1.6

Hurricane evacuation routes are insufficient to serve the growing population on the South Strand.

STRATEGIES: ✓

1. Participate in meetings and engage officials to emphasize need for southern evacuation route.
2. Work with SCDOT to identify a corridor for a southern evacuation route.
3. Support groups that are lobbying for state and federal funding for a southern evacuation route.
4. Support the efforts of the Southern Evacuation Lifeline Task Force.

ISSUE 1.7

Residents are concerned with pedestrian safety along Waccamaw Drive.

STRATEGIES: ✓

1. Request that SCDOT add crosswalks on Waccamaw Drive at beach access points.
2. Provide signage along Waccamaw Drive advising motorists to be aware of pedestrians and cyclists.
3. Explore feasibility of constructing the East Coast Greenway along Waccamaw Drive, providing a dedicated path of sufficient size to accommodate pedestrian and cyclist traffic.
EXISTING CONDITIONS

The availability of parks and recreation facilities is a key quality-of-life issues for any community. Horry County owns and maintains one park in the Garden City area, the Elizabeth Street Park at the intersection of Pine Avenue and Elizabeth Drive. Horry County is responsible for one public boat ramp, the Stanley Drive Boat Landing at Stanley Drive and First Avenue.

In addition to the park and boat landing, there are opportunities for recreation at the beach and along the marsh walk. Walking, jogging, swimming and a variety of sports can all be enjoyed along the beachfront. The marsh walk adjacent to the saltmarsh provides a unique opportunity to enjoy physical activity while studying the diverse saltmarsh environment. Horry County maintains sixteen (16) public access points to the beach along the length of the Garden City shoreline. The beach and the saltmarsh are exceptional and unique recreational and environmental resources that need to be maintained and protected for use by residents and visitors.

COMMUNITY GOALS

- Provide sufficient park space and recreational opportunities for the residents of Garden City.

 ISSUES & STRATEGIES

ISSUE 2.1

Residents have only one small park available in Garden City.

STRATEGIES: ✓

1. Explore options for adding additional park space in Garden City where feasible.
2. Work with developers to ensure that any substantial redevelopment in Garden City provides an open space/recreation component.
3. Spend any “fee in lieu of open space” money collected from new development in Garden City within the Garden City area.
4. Research possibility of a special tax district for recreation similar to Socastee.

ISSUE 2.2

Residents would like to see more organized recreational opportunities in the Garden City area.

STRATEGIES: ✓

1. Disseminate information concerning Parks and Recreation sponsored events as widely as possible.
2. Explore all opportunities to bring recreational and cultural events to the Garden City community.
EXISTING CONDITIONS

The most sought-after natural resource in Garden City, and the reason so many people want to visit or move permanently to the area, is the beach. Residents and visitors alike have access to 1.8 miles of white, sandy beach in Garden City. There are 16 public access points maintained by Horry County; a number of these access points have parking associated with them.

The saltmarsh that runs from Murrells Inlet in Georgetown County into Horry County is another prime natural resource of significant value to both residents and visitors. The saltmarsh is a diverse ecological habitat that provides a home to many different species of fish, crab and shrimp. There is a boardwalk adjacent to Atlantic Avenue that runs across the marsh providing opportunities for visitors to observe the marsh environment close-up.

Horry County Environmental Services is tasked with the important role of keeping the beaches and marshes in the unincorporated parts of the county clean and free of debris. During the tourist season Environmental Services cleans the beach and picks up trash on a daily basis, as well as removes trash along the marsh walk.

The health of these ecosystems is of vital importance to the well being of Garden City. Maintaining and enhancing the marsh and the beach is vital to the continued economic health of Garden City, as well as being important to the quality-of-life enjoyed by residents.

COMMUNITY GOALS

- Protect, maintain and enhance the natural resources that are unique to Garden City.
- Recognize and protect the unique environment of the saltmarsh.
- Maintain the beach through periodic renourishment efforts.

ISSUE 3.1

Garden City residents want to protect and preserve the unique natural resources that make the area such an enjoyable place to live and visit.

STRATEGIES:

1. Work with the Garden City Community Association to form a Garden City Beautification Committee to organize beach, neighborhood and road right-of-way clean ups and beautification projects.
2. Assist the Community Association in participating in programs (ex. Adopt a Highway) and applying for grants that will provide financial support for these efforts.
3. Ensure that the provisions of the Horry County Landscape, Buffer and Tree Ordinance are enforced throughout the Garden City area.
4. Explore the possibility of developing an overlay for Garden City to better protect key natural assets.
ISSUE 3.2

Garden City residents welcome tourists to their community and would like to ensure that these visitors understand the unique environment which they are visiting, the rules of behavior and the repercussions of their actions.

STRATEGIES: ✓

1. Cooperate with the Garden City Community Association in designing and posting signage around beach and marsh accesses clarifying rules and effects of pollution on these natural resources.
2. Assist the Garden City Community Association in working with hotels and area rental companies in distributing educational materials on beach rules and the effects of pollution on Garden City’s unique natural resources to their clientele.

ISSUE 3.3

The beach is central to the economic well being of Garden City, as well as a prime recreational resource for community members, and needs to be properly maintained.

STRATEGIES: ✓

1. Support efforts to secure funding for periodic beach renourishment.
2. Ensure that Garden City beaches are regularly examined to determine periodic maintenance needs.
3. Work with Environmental Services to make certain that daily maintenance needs are met; particular emphasis needs to be placed on trash and debris removal.
4. Signage regarding rules and ordinances pertaining to beach use should be posted conspicuously.

ISSUE 3.4

Keeping the marsh clean and free of debris is important to the overall environmental and economic well being of Garden City.

STRATEGIES: ✓

1. Work with the Garden City Community Association, Murrells Inlet 2007 and the Spring Tide: A Day for the Inlet volunteer organization to fund, develop, implement and monitor programs to keep the marsh free of trash and debris.
EXISTING CONDITIONS

The East Coast Greenway is a multi-use urban trail system extending from Maine to the Florida Keys. Horry County and Georgetown County have a master plan for the Greenway and segments have been installed in Myrtle Beach, North Myrtle Beach and Georgetown County.

The SCDOT is a strong supporter of bicycle and pedestrian facilities and has made them an integral part of current and new projects. Funding is available for Greenway projects through the Grand Strand Area Transportation Study (GSATS) Transportation Improvement Program (TIP).

In Garden City the proposed Greenway route runs south along Waccamaw Drive from Surfside Beach to Atlantic Avenue, it then follows Atlantic Avenue to U.S. Highway 17 Business where it heads south into Georgetown County.

Proposed Garden City sections:
Melody Lane to Atlantic Avenue – 7,500 feet
Atlantic Avenue to Boardwalk – 750 feet
Boardwalk to US 17 Business – 3,400 feet
US 17 Business to Georgetown County – 6,900 feet

The development of the East Coast Greenway offers a unique opening to improve and enhance pedestrian and cycling opportunities available in Garden City, while addressing some of the recreation needs and safety concerns of the community.

COMMUNITY GOALS

- Complete the East Coast Greenway through Garden City connecting Georgetown County segments with the Town of Surfside Beach.

ISSUE 4.1

Construct the East Coast Greenway to enhance pedestrian and cycling opportunities and improve safety in Garden City.

STRATEGIES:

1. Divide the proposed East Coast Greenway section running through Garden City into three distinct segments: the first segment will run from Georgetown County along Highway 17 Business to Atlantic Avenue.
2. Focus on one segment at a time beginning with the first segment.
3. Conduct due diligence to determine feasibility of constructing first segment.
4. Notify property owners along the affected route and hold a community meeting to receive input.
5. Work to obtain funding for the project.
EXISTING CONDITIONS

Public safety is extremely important to the overall well being of a community. High quality police, fire and emergency services providers serve the Garden City community.

Police protection is provided by the Horry County Police Department (24) hours a day, seven days a week. There is one patrolman for the area dealing with traffic violations and other incidents as needed. There is a year-round beach patrol for Garden City beaches; this patrol is responsible for all violations that take place on the beach and also for the public accesses to the beach. Garden City has a Police Community Outreach Team available to address specific concerns of residents in the area. In 2006 the Horry County Police Department is scheduled to open precincts in order to meet the expanding needs of Horry County residents; the South Strand will be served from the county facility on Scipio Lane off Holmestown Road.

The Murrells Inlet/Garden City Fire District provides fire protection to the Garden City community. Service is provided out of the station located on Azalea Avenue just south of Atlantic Avenue. The station, together with the Murrells Inlet station, is manned 24 hours a day, seven days a week by the 28 professional career personnel of the Murrells Inlet/Garden City Fire District. First responder emergency services are also provided from the station. Horry County provides ambulance service and EMS out of the Surfside station to residents in the Garden City area.

COMMUNITY GOALS

- Maintain and enhance the existing high level of service provided by the Horry County Police Department and the Murrells Inlet/Garden City Fire District.
- Work closely with public safety providers to address issues quickly and comprehensively.

ISSUE 5.1

Garden City residents want to ensure that their roads are safe and that traffic enforcement is proactive and ongoing in the Garden City area.

STRATEGIES: ✓

1. Horry County Police should continue efforts to deter speeding and other violations and should maintain a visible profile in Garden City, particularly during the tourist season.
2. Patrol staffing levels should be examined periodically in order to assure proper coverage in the Garden City community.
3. Garden City residents who are experiencing problems in a specific area or on a specific street should contact the Community Outreach Team through the Horry County Police Department at 915-5350 to schedule a meeting to resolve the issue.

ISSUE 5.2

The Garden City beach is the number one attraction for visitors and residents and needs to remain clean, safe and family friendly.

STRATEGIES: ✓

1. Work to ensure that violations/violators are dealt with on a timely basis.
2. Work with the beach patrol to identify and resolve problems expeditiously.
3. Beach patrol staffing levels should be examined periodically to ensure sufficient coverage.
ISSUE 5.3

Beach parking is limited, particularly during prime tourist season, and the public parking in the beach access needs to be available for day users. Illegal parking along Waccamaw Drive needs to be addressed.

STRATEGIES:

1. Develop a parking plan for the Garden City beach area that will help alleviate parking problems.
2. Work with the Horry County Police Department beach patrol to ensure that public parking places in the beach access areas are not being used by condo visitors for overnight parking.
3. Work with the Horry County Police Department patrol officers to enforce parking regulations along Waccamaw Drive and adjacent streets.
EXISTING CONDITIONS

The topography of Garden City makes stormwater management a challenge. A number of areas in the community experience localized flooding following significant rain events. Over the last five years, Engineering and Stormwater staff have worked to develop a set of standards and design criteria that now allow Horry County to be proactive in its approach to stormwater and flooding issues.

The Horry County Stormwater Management and Sedimentation Control Ordinance, which was passed in 2000, set the standards that govern all new development in the unincorporated portions of the county. Stormwater Management is responsible for the enforcement of the ordinance. The Horry County Stormwater Management Design Manual provides assistance to the professionals who are involved in the design and construction of adequate stormwater management facilities that meet all the requirements imposed by Horry County Council.

The new stormwater ordinance allows Stormwater Management to deal effectively with stormwater issues that arise as new development occurs in Horry County. Assuring that the appropriate stormwater system has been designed and built for a new development is one of the many jobs that are handled by Stormwater Management. Development that occurred prior to the creation of current regulations was subject to less stringent requirements and many of these older developments have experienced problems with stormwater and flooding over the years.

Stormwater Management is working aggressively to deal with these problems and has an active program for the cleaning and maintenance of major and minor ditch outfalls. Where the problems are the responsibility of a homeowners association (HOA) or a property owners association (POA), Stormwater Management can recommend that the association contact a licensed engineer to assess the problem and offer the appropriate solution.

Stormwater Projects in Garden City

- Outfall problems around Indigo Creek
- Drainage problems in the Jamestown and Jensen communities
- A recently completed project adjacent to the Kings Grant subdivision that has resolved flooding issues along Frontage Road
- Calhoun Drive Drainage Project

Current Activities in the Garden City Area

Inlet Square Mall Area – Drainage problems have been ongoing in the vicinity of Inlet Square Drive. This area is served by 24-inch outfall pipe running under Highway 17 Bypass and continuing to McDowell Shortcut Road. Stormwater Management has studied the problem and determined that two specific issues need to be addressed. First, the outfall running downstream to McDowell Shortcut is insufficiently sized and needs to be enlarged. Second, the outfall pipe under Highway 17 Bypass is undersized and needs to be replaced with a larger pipe. Stormwater Management staff is working with affected property owners and the SCDOT to resolve a number of outstanding issues that will allow the appropriate fixes to be made to the outfall.

Garden Lakes Village

Drainage and flooding problems have been ongoing for residents of Garden Lakes Village. Stormwater management is working with residents and adjacent property owners to craft a solution that will alleviate the problems.
COMMUNITY GOALS

- Continue to seek solution to the drainage problems in Garden City.
- Work with new development and redevelopment projects in the Garden City area to improve drainage and to implement innovative stormwater practices.

ISSUE 6.1

Garden City homeowners, particularly those who live in older neighborhoods that were built prior to current stormwater standards, continue to experience periodic problems with stormwater runoff and flooding.

STRATEGIES: ✓

1. Residents with specific problems should contact the Stormwater Department through the Road and Drainage Hotline at 381-8000 so that a member of the Stormwater Management team can come and assess their flooding problems and begin to craft a solution.
2. Home owners associations (HOA) and property owners associations (POA) that are responsible for drainage and detention pond maintenance within their subdivisions need to keep their maintenance programs up to date.
3. Stormwater Management should continue to seek solutions to the flooding and drainage problems within the Garden City area.
4. Garden City residents who believe that ongoing construction projects are causing drainage and flooding problems should contact Stormwater Management on the Road and Drainage Hotline at 381-8000.

ISSUE 6.2

New development and redevelopment have the potential to make existing stormwater problems worse.

STRATEGIES: ✓

1. Stormwater Management should ensure that all new development and redevelopment projects in the Garden City area meet or exceed current stormwater standards.
2. Stormwater Management should explore current and new techniques for dealing with runoff and flooding and should recommend their inclusion into new developments where appropriate.
3. Stormwater Management should require that all public projects undertaken in the Garden City area use Low Impact Development (LID) practices as a positive example for private development occurring in the Garden City area.
4. Garden City residents who believe that ongoing construction projects are causing drainage and flooding problems should contact Stormwater Management on the Road and Drainage Hotline at 381-8000.
EXISTING CONDITIONS

Garden City contains a mix of residential, commercial, resort and recreational land uses. The Garden City area can be divided into two sections: east of Highway 17 Business consists mainly of residential and resort residential uses and also contains the downtown beach commercial district; the area immediately adjacent to and west of Highway 17 Business and to the west is a mix of commercial and residential property containing the largest parcels of undeveloped land in Garden City.

Commercial activity has developed in a linear pattern along Highway 17 Business; while many of the parcels have been developed, there remain a considerable number of undeveloped parcels. Directly adjacent to the commercial development to the east of Highway 17 Business are residential neighborhoods. These are a mix of single-family, duplex and multi-family units; there are also three large mobile home parks in the area. The beachfront is dominated by high-rise multi-family structures interspersed with mid-rise condominium units, single-family structures and duplex units.

To the west of Highway 17 Business a mix of commercial development is adjacent to single-family and multi-family structures and two golf courses. There is also a mobile home park in this area. Inlet Square Mall is located at the convergence of Highway 17 Business and Highway 17 Bypass. Also located west of Highway 17 Business is Seaside Elementary School.

Highway 17 Bypass is home to a mix of residential, commercial and recreational uses. At the northern-most corner of the study area are located the two largest undeveloped tracts of land remaining in Garden City, one of which is 350+ acres. There are a number of trade shops located along the Bypass together with an office park. There are also a number of smaller undeveloped parcels along the Bypass corridor.
COMMUNITY GOALS

- Promote high quality residential and commercial development.
- Create a more aesthetically pleasing commercial corridor along U.S. 17 Business.
- Minimize the potential adverse effects of commercial development on adjacent residential development.
- Limit future high-rise development in Garden City.
- Alleviate parking congestion in the areas adjacent to the beach.
- Encourage the development of single-family homes strengthening Garden City’s reputation as a family-friendly beach.
- Develop additional zoning districts that meet the unique needs of a beach community.
- Promote pedestrian-friendly neighborhoods.
- Ensure that all structures in Garden City are properly maintained and code compliant.

ISSUE 7.1

Residents of Garden City want to maintain the quality of Garden City by holding development to a high standard.

STRATEGIES: ✓

1. Explore options for mixed-use and traditional neighborhood development in both green field development and redevelopment.
2. When rezoning property in Garden City, ensure that new development or redevelopment will be sensitive to density, buffering, traffic and circulation patterns of the surrounding area.
3. Major commercial developments within Garden City of five or more acres should be in Planned Development Districts (PDDs) to ensure that they will meet appropriate standards.
4. Work with Stormwater Management to introduce low-impact design options.
5. Encourage infill development that is compatible with surrounding uses.
6. Encourage office or other low intensity uses when new development is directly adjacent to residential development.
7. Avoid spot zoning of commercial or multi-family uses in single-family neighborhoods.

ISSUE 7.2

The U.S. 17 Business commercial corridor, due to its close proximity to residential development, has the potential to negatively impact adjacent homes; U.S. Highway 17 Bypass also has areas where impacts from commercial development can adversely affect residential communities.

STRATEGIES: ✓

1. Develop an overlay for U.S. 17 Business and/or U.S. Highway 17 Bypass addressing issues including:
   - Building façade and roofs
   - Parking areas
   - Lighting
   - Utility locations and dumpsters
   - Accessory structures
   - Outdoor display and storage
   - Access management
   - Signage
   - Landscaping and buffer requirements
2. Develop overlays for commercial areas where appropriate to address additional aesthetic issues.
3. Encourage office or other low intensity uses when new development is directly adjacent to residential development.
**ISSUE 7.3**

Many residents of Garden City do not want to see any additional high-rise development.

**STRATEGIES:** ✓

1. Rezone properties on the west side of Waccamaw Drive that are currently zoned Resort Residential (RR) to General Residential (GR-7).
2. Rezone properties along the beachfront to reflect current use and height.

**ISSUE 7.4**

Excessive parking in the right-of-way along Waccamaw Drive and adjoining roads can create hazardous conditions for drivers, cyclists and pedestrians.

**STRATEGIES:** ✓

1. Develop a parking plan for the Garden City beach area.
2. Identify streets connecting to Waccamaw Drive that could support paved on-street parking.
3. Develop an overlay for the beach district that requires provision of additional parking for large single-family and duplex properties.
4. Coordinate efforts to develop parking guidelines with the Georgetown County Planning Commission as it seeks to address the same issue.
ISSUE 7.5

The commercial heart of the beach district located on Atlantic Avenue would be well served by the development of an identity that is unique to Garden City and the South Carolina low country.

STRATEGIES:

1. Work with property owners in downtown Garden City to develop an overlay addressing:
   - Signage
   - Building facades
   - Setbacks
   - Streetscapes
   - Landscaping
   - Parking
   - Lighting
   - Utility screening

2. Identify potential funding sources to assist with streetscape, sidewalks, parking and traffic-calming improvements.

ISSUE 7.6

The Garden City area bounded by Waccamaw Drive to the east, North Dogwood to the west, Hawes Avenue to the North and Magnolia Avenue to the south is experiencing increased duplex development due to the inability of property owners to build two single-family homes while meeting current lot and setback requirements; the area from North Dogwood to U.S. 17 Business is also seeing increased duplex activity.

STRATEGIES:

1. Explore options, including the Town of Surfside Beach’s zoning ordinance that allows a single-family structure on a lot less than 4,000 square feet in size.
2. Form a committee to look at the Waccamaw to North Dogwood area to determine if a smaller lot with reduced setbacks within predetermined boundaries will allow Garden City property owners to build single-family structures that enhance the reputation of Garden City as a family beach.
3. If it is determined that a new zoning district allowing smaller lots would be beneficial and an ordinance is passed, a second committee should be formed to discuss the area from North Dogwood to U.S. 17 Business.
ISSUE 7.7

Residents of Garden City want to maintain and enhance the area's reputation as a “family friendly beach” and to provide sidewalks and other pedestrian and cyclist friendly amenities for all residents and visitors.

STRATEGIES: ✓

1. Redevelopment that takes place on the streets between U.S. 17 Business and Waccamaw Drive should be required to install sidewalks along the right-of-way.
2. Pursue enhancement and other funds in order to add sidewalks along streets between U.S. 17 Business and Waccamaw Drive, and anywhere else that would be considered appropriate within Garden City.
3. The East Coast Greenway project should be considered as a way to enhance the sidewalk along Waccamaw Drive.

ISSUE 7.8

Garden City residents are proud of their community and want to ensure that all structures within the community are properly maintained and code compliant

STRATEGIES: ✓

1. Work with the Horry County Code Enforcement Department to identify properties that are not being maintained to current codes.

FUTURE LAND USE MAP

(See Attached Land Use Maps)

The Future Land Use Map is intended to provide guidance for growth and development in the Garden City area. The map is one of many possible factors to be taken into account when considering a rezoning request or discussing a potential development.

PROPOSED LAND USE CATEGORIES

Commercial – provides opportunities for transportation-related services, regional shopping operations and other commercial activities that would benefit from a location adjacent to a high volume arterial road.

Institutional – provides for uses such as government buildings, schools, etc.

Neighborhood Office-Retail – intended to provide space for retail establishments and businesses offering services that cater to surrounding neighborhoods; they can also provide locations for professional offices. Also appropriate are compatible residential uses.

Ocean Front Residential – allows higher-density residential development.

Mixed Use – intended to provide the opportunity for a mix of commercial, professional and residential uses. Appropriate activities would include Traditional Neighborhood Development.

Medium Density Residential – provides areas for residential housing opportunities up to a density of seven units per acre.
GARDEN CITY STUDY AREA
PARKING AND BEACH ACCESS
## Issues & Strategies

The road network in Garden City requires periodic maintenance and repair.

| Work to identify roads in need of repair and inform appropriate entity, e.g. SCDOT, Horry County or the responsible Home Owners Association. | SCDOT, Planning, Engineering | ✓ |

Traffic congestion is a growing issue; specific problems exist at the intersections of Atlantic Avenue and U.S. 17 Business, Inlet Square Drive and U.S. 17 Business, Garden City Connector and U.S. 17 Business, and Garden City Connector and U.S. 17 Bypass. Congestion on Atlantic Avenue becomes acute during certain periods of the peak tourist season.

<table>
<thead>
<tr>
<th>Work through the Grand Strand Area Transportation Study (GSATS) to implement improvements recommended in the U.S. Highway 17 Business Corridor Study, to include:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1a Close median cuts and consolidate curb access points.</td>
<td>SCDOT, Planning</td>
</tr>
<tr>
<td>1b Signalize the U.S. 17 Business and Woodland Drive intersection with pedestrian indications.</td>
<td>SCDOT</td>
</tr>
<tr>
<td>1c Add eastbound and westbound back-to-back left turn lanes on Atlantic Avenue east of U.S. 17 Business.</td>
<td>SCDOT</td>
</tr>
<tr>
<td>1d Implement aesthetics improvement plan throughout the Garden City area</td>
<td>Planning Department</td>
</tr>
<tr>
<td>1e Provide pedestrian signal indications and crosswalks at the intersection of U.S. 17 Business and Rebecca Lane.</td>
<td>SCDOT</td>
</tr>
<tr>
<td>1f Improve geometry and add turn lanes where necessary.</td>
<td>SCDOT</td>
</tr>
<tr>
<td>1g Install additional lane on U.S. 17 Business to accommodate acceleration and deceleration movements.</td>
<td>SCDOT</td>
</tr>
</tbody>
</table>

| Work through SCDOT to provide appropriate signage along U.S. 17 Business clearly indicating alternate routes to the beach. | SCDOT, Planning | ✓ |

| Assist SCDOT, Horry County Engineering and affected subdivision homeowner associations in the study of possible improvements at problem intersections. | SCDOT, Planning, Engineering | ✓ |

Public transit is inadequate to serve the needs of Garden City residents; transportation service to and from the beach area should be studied to determine if it would alleviate parking issues along Waccamaw Drive and adjacent roadways.

| Work with COAST RTA to ensure adequate service connecting the South Strand to the rest of the Grand Strand. | COAST RTA, Planning | ✓ |

<p>| Assist COAST RTA in identifying special needs clients that would benefit from public transportation. | COAST RTA, Planning | ✓ |</p>
<table>
<thead>
<tr>
<th>Issues and Strategies</th>
<th>Agency</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>short</td>
</tr>
<tr>
<td>3. Investigate potential of shuttle service from U.S. 17 Business to the beach.</td>
<td>COAST RTA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td></td>
<td>mid</td>
</tr>
<tr>
<td></td>
<td></td>
<td>long</td>
</tr>
<tr>
<td></td>
<td></td>
<td>current</td>
</tr>
</tbody>
</table>

**Pedestrian and bike facilities are lacking throughout the Garden City area. The need is particularly acute in beach areas including streets running from U.S. 17 Business to Waccamaw Drive.**

1. Ensure that all new development in Garden City provides adequate pedestrian and bike facilities. Planning Department ✓

2. Require any infill development and/or new development to add sidewalks along existing roads that bound property. Planning Department ✓

3. Work through the GSATS to request transportation enhancement funds to be used on sidewalk construction. Planning, Engineering ✓ ✓

4. Explore all funding options and grant opportunities that would allow the Garden City community to build and enhance the sidewalk network. Planning Department ✓ ✓

5. Use funding available through GSATS for the East Coast Greenway to build linear multi-use path through Garden City from the Georgetown County line to the Town of Surfside Beach. Planning Department ✓ ✓ ✓

**Parking is in short supply along roads in the beach area, particularly during tourist season.**

1. Develop a parking plan for the Garden City beach area. Planning Department ✓

2. Identify streets connecting to Waccamaw Drive that could support paved on-street parking. Planning Department ✓

3. Require that all new parking improvements in the public right-of-way use pervious building materials to limit stormwater impacts. Planning Department ✓

4. Enforce the “No Overnight Parking” ordinance in beach access areas. Planning Department ✓

**Hurricane evacuation routes are insufficient to serve the growing population on the South Strand.**

1. Participate in meetings and engage officials to emphasize need for southern evacuation route. Community ✓

2. Work with SCDOT to identify a corridor for a southern evacuation route. Planning Department ✓

3. Support groups that are lobbying for state and federal funding for a southern evacuation route. Community ✓

4. Support the efforts of the Southern Evacuation Lifeline Task Force. Community, Planning ✓
<table>
<thead>
<tr>
<th>Issues and Strategies</th>
<th>Agency</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Residents are concerned with pedestrian safety along Waccamaw Drive.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Request that SCDOT add crosswalks on Waccamaw Drive at beach access points.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>2. Provide signage along Waccamaw Drive advising motorists to be aware of pedestrians and cyclists</td>
<td>SCDOT, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>3. Explore feasibility of constructing the East Coast Greenway along Waccamaw Drive, providing a dedicated path of sufficient size to accommodate pedestrian and cyclist traffic.</td>
<td>Planning Department</td>
<td>✓ ✓</td>
</tr>
<tr>
<td><em>Residents have only one small park available in Garden City.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Explore options for adding additional park space in Garden City where feasible.</td>
<td>Parks &amp; Recreation, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>2. Work with developers to ensure that any substantial redevelopment in Garden City provides an open space/recreation component.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>3. Spend any “fee in lieu” money collected from new development in Garden City within the Garden City area.</td>
<td>Parks &amp; Recreation, Planning, Open Space Board</td>
<td>✓</td>
</tr>
<tr>
<td>4. Research possibility of a special tax district for recreation similar to Socastee.</td>
<td>Planning, Parks, Administration</td>
<td>✓</td>
</tr>
<tr>
<td><em>Residents would like to see more organized recreation opportunities in the Garden City area.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Disseminate information concerning Parks and Recreation sponsored events as widely as possible.</td>
<td>Parks &amp; Recreation</td>
<td>✓</td>
</tr>
<tr>
<td>2. Explore all opportunities to bring recreational and cultural events to the Garden City community.</td>
<td>Parks &amp; Recreation</td>
<td>✓</td>
</tr>
<tr>
<td><em>Garden City residents want to protect and preserve the unique natural resources that make the area such an enjoyable place to live and visit.</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Work with the Garden City Community Association to form a Garden City Beautification Committee to organize beach, neighborhood and road right-of-way clean ups and beautification projects.</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>2. Assist the Community Association in participating in programs (ex. adopt a highway) and applying for grants that will provide financial support for these efforts.</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>3. Ensure that the provisions of the Horry County Landscape, Buffer and Tree Ordinance are enforced throughout the Garden City area.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>4. Explore the possibility of developing an overlay for Garden City to better protect key natural assets.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>Issues and Strategies</td>
<td>Agency</td>
<td>Timeframe</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------</td>
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<td>-----------</td>
</tr>
<tr>
<td>Garden City residents welcome tourists to their community and would like to ensure</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>that these visitors understand the unique environment which they are visiting, the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>rules of behavior and the repercussions of their actions.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Cooperate with the Garden City Community Association in designing and posting</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>signage around the beach and marsh areas clarifying rules and effects of pollution</td>
<td></td>
<td></td>
</tr>
<tr>
<td>on these natural resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Assist the Garden City Community Association in working with hotels and area</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>rental companies in distributing educational materials on beach rules and the</td>
<td></td>
<td></td>
</tr>
<tr>
<td>effects of pollution on Garden City’s unique natural resources to their clientele.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The beach is central to the economic well being of Garden City, as well as a prime</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>recreational resource for community members, and needs to be properly maintained.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Support efforts to secure funding for periodic beach renourishment.</td>
<td>Community</td>
<td>✓</td>
</tr>
<tr>
<td>2. Ensure that Garden City beaches are regularly examined to determine periodic</td>
<td>Environmental Services</td>
<td>✓</td>
</tr>
<tr>
<td>maintenance needs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Work with Environmental Services to make certain that daily maintenance needs</td>
<td>Environmental Services</td>
<td>✓</td>
</tr>
<tr>
<td>are met; particular emphasis needs to be placed on trash and debris removal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Signage regarding rules and ordinances pertaining to beach use should be</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>posted conspicuously.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Keeping the marsh clean and free of debris is important to the overall environmental</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>and economic well being of Garden City.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>1. Work with the Garden City Community Association, Murrells Inlet 2007 and the</td>
<td>GCCA, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>Spring Tide: A Day for the Inlet volunteer organization to fund, develop, implement</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>and monitor programs to keep the marsh free of trash and debris.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construct the East Coast Greenway to enhance pedestrian and cycling opportunities</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>and improve safety in Garden City.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Divide the proposed East Coast Greenway section running through Garden City</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>into three distinct segments; the first segment will run from Georgetown County</td>
<td></td>
<td></td>
</tr>
<tr>
<td>along Highway 17 Business to Atlantic Avenue.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Focus on one segment at a time beginning with the first segment.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>3. Conduct due diligence to determine feasibility of constructing first segment.</td>
<td>SCDOT, Planning</td>
<td>✓</td>
</tr>
<tr>
<td>4. Notify property owners along the affected route and hold a community meeting to</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>receive input.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Issues and Strategies</td>
<td>Agency</td>
<td>Timeframe</td>
</tr>
<tr>
<td>-----------------------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td><strong>Work to obtain funding for the project.</strong></td>
<td>Planning Department</td>
<td>✓ ✓</td>
</tr>
<tr>
<td><strong>Garden City residents want to ensure that their roads are safe and that traffic enforcement is proactive and ongoing in the Garden City area.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Horry County Police should continue efforts to deter speeding and other violations and should maintain a visible profile in Garden City particularly during tourist season</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td>2. Patrol staffing levels should be examined periodically in order to assure proper coverage in the Garden City community.</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td><strong>The Garden City beach is the number one attraction for visitors and residents and needs to remain clean, safe and family friendly.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Work to ensure that violations/violators are dealt with on a timely basis.</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td>2. Work with the beach patrol to identify and resolve problems expeditiously.</td>
<td>GCCA, Community, Police</td>
<td>✓</td>
</tr>
<tr>
<td>3. Beach patrol staffing levels should be examined periodically to ensure sufficient coverage.</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Beach parking is limited, particularly during prime tourist season, and the public parking in the beach access needs to be available for day users. Illegal parking along Waccamaw Drive needs to be addressed.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Develop a parking plan for the Garden City beach area that will help alleviate parking problems.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>2. Work with the Horry County Police Department beach patrol to ensure that public parking places in the beach access areas are not being used by condo visitors for overnight parking.</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td>3. Work with the Horry County Police Department patrol officers to eliminate illegal parking along Waccamaw Drive and adjacent streets.</td>
<td>Horry County Police</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Garden City homeowners, particularly those who live in older neighborhoods that were built prior to current stormwater standards, continue to experience periodic problems with stormwater runoff and flooding.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Home Owners Associations and Property Owners Associations that are responsible for drainage and detention pond maintenance within their subdivisions need to keep their maintenance programs up to date.</td>
<td>HOAs and POAs</td>
<td>✓</td>
</tr>
<tr>
<td>2. Stormwater Management should continue to seek solutions to the flooding and drainage problems within the Garden City area.</td>
<td>Stormwater Management</td>
<td>✓</td>
</tr>
<tr>
<td>Issues and Strategies</td>
<td>Agency</td>
<td>Timeframe</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td><strong>Stormwater Management should step up efforts to inform property owners about ongoing projects and anticipated projects in the Garden City area and throughout all of Horry County.</strong></td>
<td>Stormwater Management</td>
<td>✓</td>
</tr>
<tr>
<td><strong>New development and redevelopment have the potential to make existing stormwater problems worse</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Stormwater Management should ensure that all new development and redevelopment projects in the Garden City area meet or exceed current stormwater standards.</td>
<td>Stormwater Management</td>
<td>✓</td>
</tr>
<tr>
<td>2. Stormwater Management should explore current and new techniques for dealing with runoff and flooding and should recommend their inclusion into new developments where appropriate.</td>
<td>Stormwater Management</td>
<td>✓</td>
</tr>
<tr>
<td>3. Stormwater Management should require that all public projects undertaken in the Garden City area use Low Impact Development (LID) practices as a positive example for private development occurring in the Garden City area.</td>
<td>Stormwater Management</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Residents of Garden City want to maintain the quality of Garden City by holding development to a high standard.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Explore options for mixed-use and traditional neighborhood development in both green field development and redevelopment.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>2. When rezoning property in Garden City, ensure that new development or redevelopment will be sensitive to density, buffering, traffic and circulation patterns of the surrounding area.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>3. Major commercial developments within Garden City of five or more acres should be in Planned Development Districts (PDDs) to ensure that they will meet appropriate standards.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>4. Work with Stormwater Management to introduce low-impact design options.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>5. Encourage infill development that is compatible with surrounding uses.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>6. Encourage office or other low intensity uses when new development is directly adjacent to residential development.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td><strong>The U.S. 17 Business commercial corridor, due to its close proximity to residential development, has the potential to negatively impact adjacent homes; U.S. Highway 17 Bypass also has areas where impacts from commercial development can adversely affect residential communities.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Develop an overlay for U.S. 17 Business and/or U.S. Highway 17 Bypass</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>Issues and Strategies</td>
<td>Agency</td>
<td>Timeframe</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------</td>
<td>-------------------------------</td>
<td>-----------</td>
</tr>
<tr>
<td>2. Develop overlays for commercial areas where appropriate to address additional</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>aesthetic issues.</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>3. Encourage office or other low intensity uses when new development is directly</td>
<td>Planning Department</td>
<td></td>
</tr>
<tr>
<td>adjacent to residential development.</td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

Residents of Garden City do not want to see any additional high-rise development.

1. Rezone properties on the west side of Waccamaw Drive that are currently zoned Resort Residential (RR) to General Residential 7 (GR-7). Planning Department ✓

2. Rezone properties along the beachfront to reflect current use and height. Planning Department ✓

Excessive parking in the right-of-way along Waccamaw Drive and adjoining roads can create hazardous conditions for drivers, cyclists and pedestrians.

1. Develop a parking plan for the Garden City beach area. Planning Department ✓

2. Identify streets connecting to Waccamaw Drive that could support paved on-street parking. Planning Department ✓ ✓

3. Develop an overlay for the beach district that requires provision of additional parking for large single-family and duplex properties. Planning Department ✓

4. Coordinate efforts to develop parking guidelines with the Georgetown County Planning Commission as it seeks to address the same issue. Planning Department ✓

The commercial heart of the beach district located on Atlantic Avenue would be well served by the development of an identity that is unique to Garden City and the South Carolina low country.

1. Work with property owners in downtown Garden City to develop an overlay Planning Department ✓

2. Identify potential funding sources to assist with streetscape, sidewalks, parking and traffic-calming improvements. Planning Department ✓

The Garden City area bounded by Waccamaw Drive to the east, North Dogwood to the west, Hawes Avenue to the North and Magnolia Avenue to the south is experiencing increased duplex development due to the inability of property owners to build two single-family homes while meeting current lot and setback requirements; the area from North Dogwood to U.S 17 Business is also seeing increased duplex activity.

1. Explore options, including the Town of Surfside Beach’s zoning ordinance that allows a single-family structure on a lot less than 4,000 square feet in size. Planning Department ✓
<table>
<thead>
<tr>
<th>Issues and Strategies</th>
<th>Agency</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Form a committee to look at the Waccamaw to North Dogwood area to determine if a smaller lot with reduced setbacks within predetermined boundaries will allow Garden City property owners to build single-family structures that enhance the reputation of Garden City as a family beach.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>3. If it is determined that a new zoning district allowing smaller lots would be beneficial and an ordinance is passed, a second committee should be formed to discuss the area from North Dogwood to U.S. 17 Business</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>Residents of Garden City want to maintain and enhance their reputation as a “family friendly beach” and to provide sidewalks and other pedestrian and cyclist friendly amenities for all resident and visitors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Redevelopment that takes place on the streets between U.S. 17 Business and Waccamaw Drive should be required to install sidewalks along the right-of-way.</td>
<td>Planning Department</td>
<td>✓</td>
</tr>
<tr>
<td>2. Pursue enhancement and other funds in order to add sidewalks along streets between U.S. 17 Business and Waccamaw Drive, and anywhere else that would be considered appropriate within Garden City.</td>
<td>Planning Department</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>3. The East Coast Greenway project should be considered as a way to enhance the sidewalk along Waccamaw Drive.</td>
<td>Planning Department</td>
<td>✓ ✓</td>
</tr>
<tr>
<td>Garden City residents are proud of their community and want to ensure that all structures within the community are properly maintained and code compliant.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Work with the Horry County Code Enforcement Department to identify properties that are not being maintained to current codes.</td>
<td>Community, Planning</td>
<td>✓</td>
</tr>
</tbody>
</table>
**INTRODUCTION**

Numerous sections of the Garden City Community Plan cite the need to address transportation and mobility related issues. Such problems are a tangible indicator of increased use and stress on the limited carrying capacity of land and infrastructure resources. Carrying capacity describes the amount of development an area can accommodate without undergoing irreversible ecological change or damage due to some threshold limits to growth. Limits may be environmental (air and water quality), physical (infrastructure capacity) or psychological (perceptions of crowding aesthetics). In terms of urban ecology, numerous component indicators determine a specific geographies urban carrying capacity. Two such components are traffic and parking. Problems with either component may be indicators of larger use and threshold issues.

In the Garden City community, the indicators point to the need for mitigating action to lessen the overall carrying capacity impact to the entire urban ecosystem (residential resources, natural resources, business resources, community facilities, etc.). This part or sub-element of the Garden City Community Plan outlines some of the strategies that may be employed to specifically address the indicator issues. Developing a comprehensive multi-modal parking strategy is not an exact science, as every community’s urban experience is unique. However, through the pursuit of a numerous complimentary strategies that seek a balance between requiring too much parking and careful management of the existing parking supply, the overall negative impact of the se issues may be alleviated.

The following document organizes strategies, that as part of an overall parking plan, may best suite the nature of the parking problem and the desired solution of the Garden City Community. It is important to note that a combination of strategies utilized in tandem will most effectively address the issues cited by the community plan.

**PARKING STRATEGY FRAMEWORK**

<table>
<thead>
<tr>
<th>Strategies to Reduce Parking Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set maximum parking requirements</td>
</tr>
<tr>
<td>Price parking</td>
</tr>
<tr>
<td>Offer commuter benefits</td>
</tr>
<tr>
<td>Improve pedestrian, transit, bicycle facilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Strategies to Accommodate Parking Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Set minimum parking requirements</td>
</tr>
<tr>
<td>Provide on-street parking</td>
</tr>
<tr>
<td>Provide parking information to users</td>
</tr>
<tr>
<td>Regulate parking</td>
</tr>
<tr>
<td>Share Parking</td>
</tr>
<tr>
<td>Establish remote parking</td>
</tr>
</tbody>
</table>
## Sub - Part 1.1: Parking Plan

### Parking Facility/Beach Access Assessment

<table>
<thead>
<tr>
<th>Street/Access Location</th>
<th># Off-street Parking</th>
<th># On-street Parking</th>
<th>Parking Subtotal</th>
<th>Potential for Additional Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Melody Lane</td>
<td>6</td>
<td>0</td>
<td>6</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Hawes Avenue</td>
<td>12</td>
<td>0</td>
<td>12</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Woodland Drive</td>
<td>0</td>
<td>5</td>
<td>5</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Calhoun Road</td>
<td>18</td>
<td>12</td>
<td>30</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Seabreeze Drive</td>
<td>7</td>
<td>0</td>
<td>7</td>
<td>Potential for as many (7) diagonal on opposite side</td>
</tr>
<tr>
<td>Sunset Drive</td>
<td>8</td>
<td>0</td>
<td>8</td>
<td>Potential to split long spots for (8)</td>
</tr>
<tr>
<td>Holiday Drive</td>
<td>9</td>
<td>0</td>
<td>9</td>
<td>Potential to split long spots for (9)</td>
</tr>
<tr>
<td>Anglers Drive</td>
<td>10</td>
<td>0</td>
<td>10</td>
<td>Potential to split long spots for (10)</td>
</tr>
<tr>
<td>Oak Avenue</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Yaupon Avenue</td>
<td>9</td>
<td>0</td>
<td>9</td>
<td>Potential for +/- 12 spots streetside on Yaupon</td>
</tr>
<tr>
<td>Magnolia Avenue</td>
<td>65</td>
<td>0</td>
<td>65</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Azalea Avenue</td>
<td>12</td>
<td>12</td>
<td>24</td>
<td>No additional parking potential</td>
</tr>
<tr>
<td>Holly Avenue</td>
<td>4</td>
<td>0</td>
<td>4</td>
<td>Need paving for (4) additional, up to (16) streetside</td>
</tr>
<tr>
<td>Cedar Street</td>
<td>5</td>
<td>0</td>
<td>5</td>
<td>Potential for +/- 16 parallel.</td>
</tr>
<tr>
<td><strong>Total Spaces</strong></td>
<td><strong>170</strong></td>
<td><strong>29</strong></td>
<td><strong>199</strong></td>
<td><strong>82</strong></td>
</tr>
</tbody>
</table>

**Right of Way Characteristics**

- Atlantic Avenue = 70 variable
- Waccamaw Drive to Dogwood Drive = 100 feet
- Dogwood Drive to the marsh = 60 feet
- Waccamaw Drive = 60 variable
- Melody Lane to Cypress Avenue = 75 feet
- Cypress Avenue to County Line = 60 feet
## Parking Strategies

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Implementation Responsibility</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Require additional on-site parking to be provided by the developers of condominium and single-family beachfront units.</td>
<td>Planning</td>
<td>Immediately</td>
</tr>
<tr>
<td>2. Consult Engineering/Public Works on feasibility of expanding marked spaces in available areas of public realm.</td>
<td>Planning &amp; Engineering</td>
<td>Immediately</td>
</tr>
<tr>
<td>3. Undertake comprehensive signage program for all available parking facilities.</td>
<td>Planning</td>
<td>Short Term</td>
</tr>
<tr>
<td>4. Pursue TEA-21 grant funding for parallel space improvement in rights-of-way that may accommodate such spaces.</td>
<td>Planning &amp; Grants</td>
<td>Short Term</td>
</tr>
<tr>
<td>5. Create usable map for all available beach access and parking facilities.</td>
<td>Planning &amp; GIS</td>
<td>Short Term</td>
</tr>
<tr>
<td>6. Provide bicycle rack at all available beach access points.</td>
<td>Planning</td>
<td>Short Term</td>
</tr>
<tr>
<td>7. Prohibit golf cart parking in car spaces. Provide expanded golf cart facilities at each beach access.</td>
<td>Planning</td>
<td>Short Term</td>
</tr>
<tr>
<td>8. Explore creation of privately operated shuttle system to facilitate short distance park and ride options (pay to park in a lot and utilize free short-range shuttle opportunities); possible public/private partnerships.</td>
<td>Planning &amp; local business groups/partnerships</td>
<td>Long Term</td>
</tr>
<tr>
<td>9. Explore the feasibility of public garage development on available sites throughout community.</td>
<td>Planning &amp; Engineering</td>
<td>Long Term</td>
</tr>
<tr>
<td>10. Establish local committee to monitor implementation of strategies and report on change of conditions to parking plans.</td>
<td>Garden City Area Plan Committee &amp; County Council</td>
<td>Immediately</td>
</tr>
</tbody>
</table>
Garden City
Residential Parking Overlay

Legend
- Garden City Residential Parking Overlay

Legend
- Marsh
- Rivers
- Waterbody - Lakes, Ponds, Reservoirs

NORTH
Right of Way Characteristics

Right of Ways
- Atlantic Ave from Waccamaw Dr to Dogwood Dr = 100 feet
- Dogwood Dr to the marsh = 60 feet
- Waccamaw Dr From Melody Ln to Cypress Ave = 75 feet
- Cypress Ave to County Line = 60 feet

Legend
- Land Features:
  - Marsh
  - Rivers
  - Waterbody - Lakes, Ponds, Reservoirs
- Street Right of Way Lines
Garden City Coastal Parking Potential & Beach Access From Cypress Ave - North
Garden City Coastal
Parking Potential & Beach Access
From Cypress Ave - South
Garden City Publicly Owned Parcels

Publicly Owned Parcels
Parcels are Red

- Garden City Area Study
- Parcels
- Road Centerlines

Henry County Board of Education
Zaidee Elementary School
Henry County A Body Public
Children's Park
Henry County A Body Public
Beach Access
Expansion and Maintenance of Existing Parking Facilities.

The Garden City beach area boasts (13) total public beach access points with parking provisions ranging from marked, paved spaces to sand lot spaces with wheel stops. Although, most spaces are in good condition, all would benefit from a regular maintenance and revitalization program. Though the area provides limited opportunities for the allocation of new parking facilities, there is potential for expansion in many of the lots that currently contain spaces.

As each lot varies by size and the number of spaces, variable methods may be used to achieve a modest overall increase in parking facilities. Some lots have room to add a small number of additional spaces, while other lots appear to contain oversized spaces that may be further subdivided to achieve a more efficient use of the limited area. Numerous on-street parking opportunities exist within the rights-of-way associated with the side streets that run perpendicular to the entire length of Waccamaw Drive. Further inspection of the available spaces should be conducted in consultation with both the Horry County Engineering and Public Works Departments in order to identify absolute potential and possible cost of parking facility expansion in the public realm.

Ensuring the Efficient Use of Public Parking Facilities

Proper identification in conjunction with a comprehensive wayfinding program will ensure that all public parking spaces are marketed to the proper users. Besides making it easier for the potential user to make the proper parking decisions, such a program can effectively complement the function of other parking options such as “park and ride” facilities. Whether operated privately or through a potential public-private partnership, such options may relieve the pressure to accommodate increasing numbers of users in a finite amount of parking facilities. The success of such a program, along with other pedestrian-oriented components, is entirely dependent on the users’ ability to make their way to the desired destination (beach access point) and back to their respective modes of transportation (parking lot).

Additional pedestrian components such as sidewalks, crosswalks, bike racks, trash receptacles and golf cart spaces may be utilized to enhance the effectiveness of a multi-modal circulation system that relieves pressure on traditional parking facilities. If users feel comfortable in their engagement with the public/pedestrian realm, they may be more inclined to choose alternative circulation methods such as bike or golf cart, or just walking to and from their vehicle or residence.
Residential Parking Overlay Zone

A Residential Parking Overlay Zone may be established to require additional parking facilities for newly developing residential and single-family structures in the delineated overlay area. In addition, the Overlay can establish an organizational framework for a seasonal parking permit system intended to address parking issues identified by specific sections 1 of the Garden City Community Plan.

Residential Parking Overlay Boundaries

The boundaries of the proposed overlay area should be focused on the areas where parking issues may be identified as most extreme. When considered in the context of transient/visitor uses, beach access points and available public parking facilities, this area tends to be primarily east of the marsh and located on the grid-format street system adjacent the beach. A possible overlay may be applied within the following boundaries: Melody Lane (Northeast), Waccamaw Drive (Southeast), Georgetown/Horry County border (South) and Dogwood Drive (Northwest).

All parcels falling within the bounds of the delineated Residential Parking Overlay are subject to the supplemental standards required of the overlay. In addition, the overlay area may assist the establishment of a framework for the implementation of a parking permit system and help generate essential capital if additional public parking facilities are to be pursued.

1 Garden City Community Plan Part 1: Traffic and Circulation, Issue: Parking is in short supply along roads in the beach area, particularly during tourist season.

Supplemental Development & Design Requirements

In addition to the requirements of the applicable underlying zoning district, the following supplemental development regulations should apply to all new development of parcels that fall within the boundaries of the Residential Parking Overlay Zone.

All new development or re-development of single-family residential or multi-family residential structures should provide adequate parking facilities in accordance with the provisions of the parking ratio listed in the table below:

<table>
<thead>
<tr>
<th>Single Family, Attached</th>
<th>2 spaces per unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family, Detached</td>
<td></td>
</tr>
<tr>
<td>Units =&lt;2,000 square feet</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>Units &gt; 2,000 square feet</td>
<td>4 spaces per unit, plus 1 space for every additional 1,000 square feet</td>
</tr>
<tr>
<td>Multi-family Unit</td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>1 space per unit</td>
</tr>
<tr>
<td>2 bedroom</td>
<td>1.5 spaces per unit</td>
</tr>
<tr>
<td>3 bedroom</td>
<td>2 spaces per unit</td>
</tr>
<tr>
<td>Guest Parking</td>
<td>1 space per every 5 units</td>
</tr>
</tbody>
</table>

In order to address concerns that additional parking facilities and associated impervious surface coverage will further exacerbate existing stormwater issues, pervious materials may be required of all parking in excess of two (2) spaces. A number of pervious paving alternatives from grass pavers to pervious concrete may be used to mitigate the effect of expanding parking requirements.