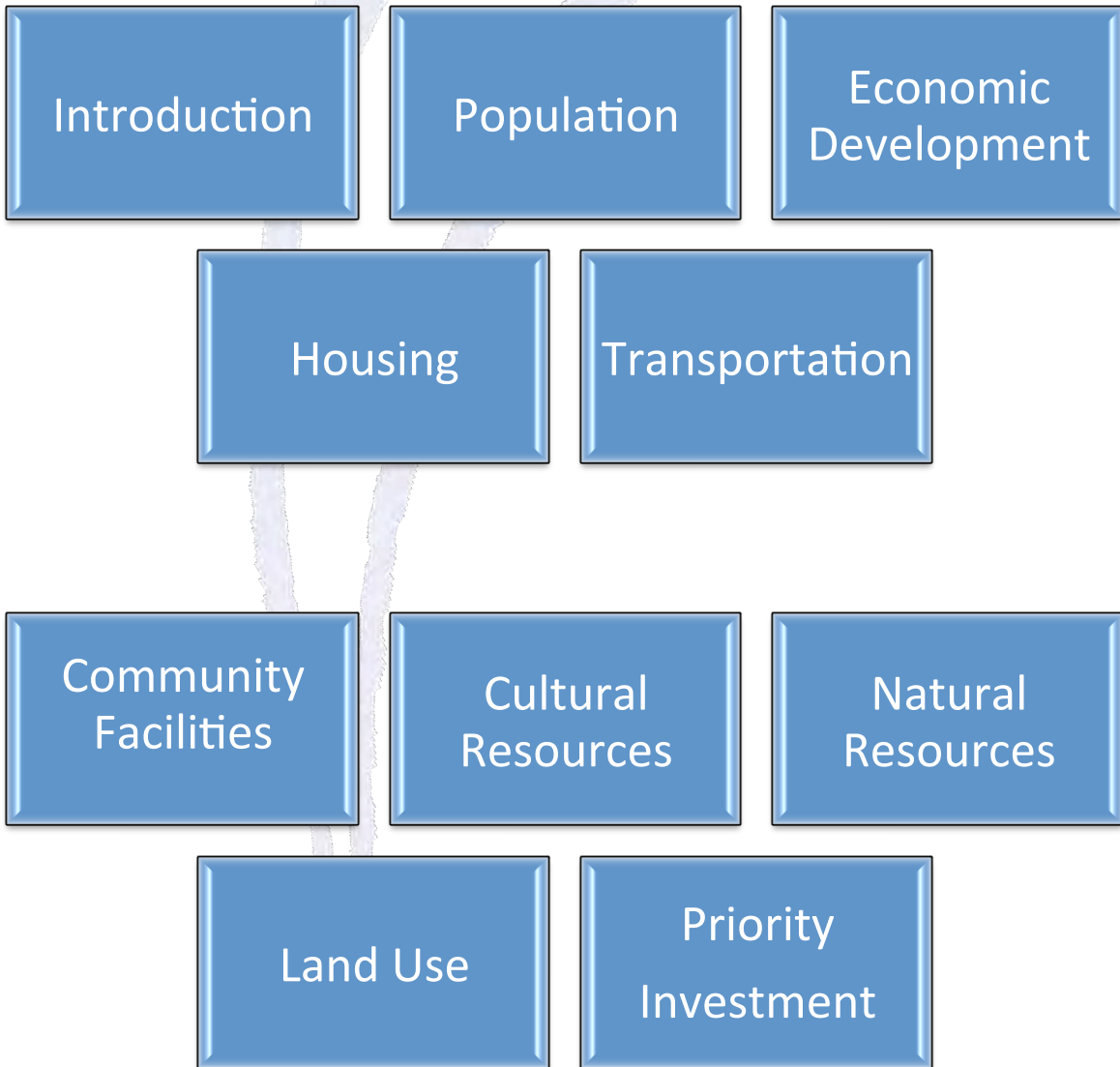


Town Of Briarcliffe Acres

2020 COMPREHENSIVE PLAN



Town Of Briarcliffe Acres

TOWN COUNCIL

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INTRODUCTION

The Comprehensive Plan is required under the South Carolina Local Comprehensive Planning Enabling Act of 1994. The Act requires that all local governments wishing to exercise authority to zone land uses and regulate subdivision of property to prepare a Comprehensive Plan.

The Comprehensive Plan depicts where a community has been, where it is presently, where it wants to go, and how it plans to get there. An effective Comprehensive Plan requires regular reviews and updates to allow for additional input, remind us where we have been, and provide accountability to the process. The Town Planning Commission is required by state law to reevaluate the Comprehensive Plan every five years and to update the complete document at least every ten years. The previous comprehensive plan was completed in 1999 and reevaluated in 2010.

The Comprehensive Plan is not the final product, but it is a living document which will help guide the Town over the coming years.

Vision

The Town of Briarcliffe Acres is an oasis among the sprawl of urban growth and development and should remain a residential community.

Planning Process

The Planning Commission began the ten year review of the comprehensive plan in April of 2019. A timeline was adopted to update the plan and have it adopted by Town Council before December 2020. The Commission elected a new Chairman and assigned each member responsibility to review, research, and update elements of the Comprehensive Plan. Additionally, a resident survey was prepared and distributed by email or delivered to every household in the Town of Briarcliffe Acres. This survey produced the follow responses:

	Yes	No	Total Responses
Study underground electric and cable:	66	27	93
Study installation of natural gas:	38	59	97
Study install and connect with public sewer system	46	46	92
Study installation of streetlights	27	69	96
Study installation of sidewalks	5	91	96
Study Town-wide Wi-Fi /cell service	47	47	94
Town-sponsored July 4 th fireworks	5	92	97
Protect and improve natural water resources	81	13	94
Public safety concerns	27	62	89
Other comments	41	56	97

These answers and comments were carefully considered in determining the recommendation contained in this plan.

Additionally, Town Council held a Public Hearing prior to adopting the 2020 Comprehensive Plan. The public and adjacent governmental agencies were notified that a draft of the Plan was available on the Town website www.townofbriarcliffe.us and in paper format. Several comments and suggestions were received and incorporated into the final document.

Elements of this Plan

The **Population Element** lists the historical trends of the population of the Town including education levels and income characteristics of its residents. The unique nature of the Town provides for stability. While many of the adjacent municipalities continue to experience population growth, the Town, through its vision and land use controls, will be able to maintain its low density character. However, the ages and family characteristics will continually evolve.

The **Economic Development Element** reviews the labor force, employment characteristics, and community sustainability of the Town. While there is very little economic activity occurring within the Town, this element evaluates the economic condition of the residents. It allows us to see what types of employment and what types of industries provide jobs to our residents.

The **Housing Element** provides information in regards to the type of housing, occupancy (owner or renter), and the values of the housing within the Town. This information is important to provide assurance that the Town sustains its status as a desirable place to live.

The **Natural Resources Element** evaluates the characteristics of the natural environment within Town. This section examines the impact that the built environment has on the natural environment and proposes ways in which the two can continue to exist in harmony.

The **Transportation Element** reviews the transportation facilities within the Town, including, road and sidewalks. It examines the conditions of these facilities and provides a proposed maintenance schedule for them.

The **Priority Investment Element** analyzes the public infrastructure and Capital needs of the Town through the next ten years. It projects expenditures for these needs and identifies possible funding sources to pay for the needs.

The **Land Use Element** examines the use of land within the Town and proposes to continue to maintain the residential character.

The **Community Facilities and Cultural Resources Element** addresses everyday necessities such as water, sewer, schools, and public safety. The plan evaluates ideas that will require the Town to further assess the levels of service that the residents wish to receive. This may act as guidance tool for future decisions and public investments made by the Town.

The **Cultural Resources** portion of the element references the community's character. The executive summary explains the context of the Plan and provides a summary of the Plan's goals, major policies, and a discussion regarding implementation.

Implementation of the Comprehensive Plan

This plan is simply the beginning of the process. The real, diligent work lies ahead and will involve both current and future Councils, Boards, and Committees. Implementing the goals, using research and studies, surveys, and Capital funding projects is the task charged of the Town, given the limited resources available.

Comprehensive Plan

POPULATION ELEMENT

The population element examines the total population, projects future growth, and describes the composition of the Town of Briarcliffe Acres. The Town of Briarcliffe Acres population will continually evolve. It has been historically a retired senior and military community. That began to change in the mid-1980s, and the population shifted to include more families with children. However, since the mid-1990s the number of children has dropped, and those parents have started to age. According to the 2017 Census estimates, 18.6% of households were families with children.

The population of Briarcliffe Acres is composed mostly of individuals who have moved to South Carolina, with over 75% of the residents not from this state. The Census shows that residents stay for an extended period of time. This may change as the current population begins to age. It is notable that there has been a 46% increase in new resident household ownership since 2000.

As the community composition continues to evolve, it will influence decisions concerning adequate public and community facilities, use and preservation of cultural resources, as well as shape the need to conserve and protect natural resources.

Population Growth and Projections

The surrounding Towns and County population continue to grow at a rapid pace while the Town has reached a near build-out in terms of population. The population make up may change over time, but without any projected changes in allowed land uses or annexations, the population has very little room for growth. There may be some redevelopment that will lead to small population increases, but any changes in population will be minimal.

Population Composition

Gender

The gender distribution for Briarcliffe Acres is evenly divided between males and females. In 2017, the male population comprised 48.4% of the population and the female population, the remaining 51.6%. This trend has been consistent and reflects that of the surrounding county.

Race and Ethnicity

There is currently very little diversity in racial makeup of the community.

Table 1-1: Racial Composition

	2000		2017	
	Horry County	Briarcliffe Acres	Horry County	Briarcliffe Acres
White	81.0%	98.7%	82.2%	98.4%
Black	14.9%	1.0%	14.4%	0.0%
Other	4.1%	0.3%	3.4%	1.6%

Age

The median age of Town residents has remained relatively steady, estimated for 2017 at 60.6 years (61.4 years male, 60.1 years female). The percentage of residents 19 years and younger decreased from 20.5% in the 2000 Census to 14% in the 2017 estimates. However, it should be noted that there has been an increase in the under 19 population over the past few years that should be reflected in the 2020 census.

Table: 1-3 Population Cohorts

	1980		1990		2000		2017		Margin of Error
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
85+	6	1.8%	8	1.4%	14	3.0%	9	2.1%	+/- 8
75-84	33	9.8%	57	10.3%	40	8.5%	54	12.6%	+/- 21
65-74	80	23.7%	65	11.8%	60	12.8%	103	24.0%	+/- 46
60-64	43	12.6%	37	6.8%	27	5.7%	55	12.8%	+/- 17
55-59	33	9.8%	43	7.8%	43	9.1%	29	6.8%	+/- 14
45-54	60	17.7%	60	10.9%	97	20.6%	39	9.1%	+/- 22
35-44	27	8.0%	125	22.7%	56	11.9%	42	9.8%	+/- 31
25-34	17	5.0%	17	3.1%	25	5.3%	22	5.1%	+/- 27
20-24	9	2.6%	10	1.8%	12	2.6%	12	2.8%	+/- 10
15-19	12	3.6%	35	6.3%	20	4.3%	16	3.7%	+/- 13
10-14	6	1.8%	40	7.2%	23	4.9%	11	2.6%	+/- 10
5-9	6	1.8%	30	5.4%	30	6.4%	24	5.6%	+/- 18
0-4	6	1.8%	25	4.5%	23	4.9%	13	3.0%	+/- 15
Total	338		552		470		429		+/- 84

Household Composition

The Census defines a household as all people who occupy a housing unit. If the unit is vacant, it is not considered as a household. The number of households within the Town decreased from 220 in 1990 down to 200 in the 2000 Census, down to 194 in the 2017 data.

It is notable that there has been a decrease in the number of married family households. In 2017, 65% of the households were married families as compared to 49.1% in Horry County. Nationwide, family households have been decreasing by approximately 7% every ten years. Married couple households have also been declining at a parallel rate. In contrast, the percentage of non-family households has been increasing by about 7% every ten years for the last thirty years.

Education

The Town of Briarcliffe Acres has one of the highest levels of academic attainment in the nation. In 2017, 71.7% of residents had a Bachelor's degree or higher. This is compared to 23% in Horry County, 27% in South Carolina, and 30.9% in the United States.

Income

This section analyzes income locally and on a county level. The median income for the Town of Briarcliffe Acres is well above Horry County, state, and national averages. The per capita income is increasing faster within the Town than in the region.

Table 1-4: Household Income

	2000		2017		2000		2017	
	Briarcliffe Acres		Horry County		United States			
Less than \$10,000	3.5%	6.7%	9.8%	7.0%	9.54%	6.7%		
\$10,000 to \$14,999	2.0%	3.1%	7.2%	5.7%	6.31%	4.9%		
\$15,000 to \$24,999	4.0%	1.0%	13.7%	11.9%	12.8%	9.8%		
\$25,000 to \$34,999	11.0%	2.1%	14.5%	12.6%	12.8%	9.5%		
\$35,000 to \$49,999	9.5%	9.3%	18.7%	16.5%	16.5%	13.0%		
\$50,000 to \$74,999	12.5%	11.9%	19.3%	20.1%	19.5%	17.7%		
\$75,000 to \$99,999	14.5%	5.2%	8.6%	11.5%	10.2%	12.3%		
\$100,000 to \$149,999	15.5%	20.6%	5.2%	9.2%	7.7%	14.1%		
\$150,000 to \$199,999	13.5%	10.3%	1.3%	3.0%	2.2%	5.8%		
\$200,000 or more	14.0%	28.9%	1.9%	2.4%	2.4%	6.0%		
Median household Income (dollars)	\$ 82,437	\$ 130,417	\$ 38,789	\$ 46,475	\$ 41,994	\$ 57,652		

Table 1-5: Per Capita Income 2000 - 2017

	1990	2000	% Change	2017	% Change
Briarcliffe Acres	\$ 32,627	\$ 52,781	38%	\$ 83,741	58.8%
Horry County	\$ 13,122	\$ 19,949	34%	\$ 25,804	29.3%
South Carolina	\$ 15,101	\$ 24,000	37%	\$ 26,645	11.0%
United States	\$ 18,667	\$ 29,469	37%	\$ 31,177	0.05%

Table 1-6: Poverty Rates 2000 - 2017

	2000	2017
Briarcliffe Acres	1.0%	7.2%
Horry County	14.5%	17.0%
South Carolina	15.7%	16.6%
United States	13.2%	14.6%
Margin of Error +/- 7.7		

Length of Residency

Over 46% of the residents have moved to the Town since 2000.

Summary

The Town of Briarcliffe Acres has developed into a family-friendly town. The townspeople are well educated, and the income levels reflect that level of education. The population base is very stable and many of the residents tend to be nesters, and stay for a long period of time. The Town continues to suffer from low response and participation rates in the Census. The 2010 Census response rates for the Town were 36%, which continues to be much lower than any of the surrounding communities. This may lead to provision of inaccurate data for future representation and application by the Town.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Understand the composition and implications of a population composition.

Goals

- Continue to update and maintain the population element as new data becomes available.

Implementation Strategies

Collaborate with the U.S. Census Bureau, the South Carolina Budget and Control Board, Office of Statistics and Research, and other sources in receiving and analyzing the most up to date demographic data.

ECONOMIC DEVELOPMENT ELEMENT

The Town of Briarcliffe Acres is designed as a low-density, residential community. About 46.5% of the residents over the age of 16 are in the labor force. The majority of those in the labor force are employed in the surrounding metropolitan area. The economic development in the region provides a significant base of employment for the residents and helps support the high incomes as well as the property values in the Town.

The majority of those employed are occupied in the management, professional, and related occupations. The majority work in higher paying, professional industries and fields such as finance, insurance, real estate, medical, and legal. The residents average an income level over twice that of the United States and 2.5 times that of the rest of Horry County.

Table 2-1: Household Income Sources 2000/2017

OCCUPATION	2000	%	2017	%
Management, Professional, and related occupations	118	61.1%	100	59.5%
Service occupations	21	10.9%	15	8.9%
Sales and office occupations	45	23.3%	44	26.2%
Miscellaneous	9	4.7%	9	5.4%
Total Employed	193		168	
INDUSTRY				
Agriculture, forestry, fishing and hunting, and mining	2	1	0	0
Construction	10	5.2	6	3.6
Manufacturing	2	1	10	6
Wholesale trade	4	2.1	0	0
Retail trade	5	2.6	24	14.3
Transportation and warehousing, and utilities	2	1	3	1.8
Information	1	0.5	0	0
Finance, insurance, real estate, and rental and leasing	43	22.3	14	8.3
Professional, scientific, management, administrative, and waste management services	18	9.4	15	8.9
Educational, health and social services	47	24.4	71	42.3
Arts, entertainment, recreation, accommodation and food services	52	26.9	8	4.8
Other services (except public administration)	2	1	13	7.7
Public Administration	5	2.6	4	2.4

Summary

The Town of Briarcliffe Acres has two large reasons for its economic success. The first is the high education level of its residents. The second is the vibrant nature of the economy in the surrounding metropolitan area. The residents within the Town of Briarcliffe Acres have access to many economic opportunities that would not normally be available to residents of a Town with such a small population base. The high education levels allow the residents to earn much higher than average income levels within the metro economy.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Understand the composition and implications of the surrounding economic base.

Goals

- Continue to seek opportunities to coordinate and work with the surrounding metropolitan areas to improve the overall economy.

Implementation Strategies

Education

Continue to work with both public and private area schools to ensure that residents have access to the best educational opportunities.

HOUSING ELEMENT

Currently within the Town of Briarcliffe Acres, there are a total of 260 residential lots. Ten (10) of those lots are currently vacant. In the 2000 census, there were 21 vacant units and 14 that were used for seasonal or occasional use.

Ninety-five (95) percent of the housing continues to be owner-occupied residences. The residences are mostly year-round with only five (5) percent as seasonal residences.

There are 10 lots currently vacant or under development. Most structures are relatively new with approximately 40% of the structures having been built since 1980. Most likely, the majority of building permit applications processed in the next ten years will result in upgrades, additions, and/or renovations. Recently, new construction permits have simultaneously been accompanied with demolition of existing structures permits; seemingly, much of that form of construction will continue. New builds on vacant lots are starting to increase; currently two new homes are being built on vacant lots.

2017 data reports a total of 235 housing units: 194 occupied units, 41 vacant units. The average household size of occupied units is 2.2. Currently, there are 245 housing units and 6 lots either vacant or under development.

Table 3-1: Year Structure Built		
Year Built	#	%
2010 - 2020	10	4.1%
2000 - 2009	22	9.0%
1990 - 1999	19	7.8%
1980 - 1989	50	20.4%
1970 - 1979	84	34.3%
1960 - 1969	44	18.0%
1950 - 1959	16	6.5%

Home prices within the Town are relatively high compared to surrounding Towns. In 2017, the mean home price was over \$633,500.00. There are currently no employment centers and no plans to construct any within the Town, which require affordable workforce housing. The only development restrictions are zoning and state building code. The zoning restriction is in place for two major reasons. The first reason is to protect the residential character of the Town. The second reason is the necessity to maintain large lots; the majority of homes are serviced by onsite septic systems which require large drain fields.

Table 3-2: Home Values - 2017 Census (estimated)		
Owner Occupied Units	Estimate	Margin of Error
Less than \$150,000	2	+/-35
\$ 150,000 - \$199,000	4	+/-4
\$200,000 - \$299,000	4	+/-5
\$300,000 - \$499,000	38	+/-16
\$500,000 - \$999,000	123	+/-29
\$1,000,000 or more	19	+/-12
Median home value	\$633,500	+/- \$39,174

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Understand the existing housing characteristics and how they will be affected by future construction within the Town.

Goals

- Continue to ensure that homes within the Town continue to reflect the residential character of the Town.

Implementation Strategies

Continue to ensure that all building codes are updated and enforced.

Continue to ensure that the large lot nature of the Town is preserved.

TRANSPORTATION ELEMENT

The transportation element of the Comprehensive Plan for the Town of Briarcliffe Acres relates mainly to the roadways which are used by emergency service vehicles, cars, trucks, motorcycles and scooters, golf carts, bicycles, and pedestrians. At this time, there are no plans for new roadways. The Town is basically built out with only six undeveloped lots, all of which front on present roadways.

With the exception of the three main entrances to the Town, all roads are internal, with no connections to other roads or communities. One exception to this is the Meher Baba Spiritual Center. As there is no through traffic, and it is light, no sidewalks are needed to accommodate pedestrians.

The roadways originally consisted of unpaved coquina and were paved in the late 1980's with asphalt using the existing coquina as a base. In 1996, a Town study was conducted by DDC Engineers, stating that "the majority of the main arterial roads are in generally good condition." The report also noted:

- "Cul-de-sacs were undersized, and do not meet minimum standards"; and
- "Several streets that support two-way traffic do not meet County standards for lane width"; and
- "Pavement failures have occurred on several cul-de-sacs and South Gate Road due to tree roots and sub base failure."

A Road Maintenance Program was proposed and started at that time and has continued with few exceptions since then. Revisions were made in the original schedule for improvement as priorities changed to meet new circumstances. In 2003, the biggest revision to the maintenance schedule was caused by the stormwater sewer project on Cherry Lane, Center Lane, and Middle Gate Road. This project reduced flooding from rain and hurricanes, but prompted the repaving of those roadways that year.

Five (Cherry, Pine Tree, Palmetto, Birch, and Bayberry) of the thirteen cul-de-sac turnarounds have been reconstructed as they were repaved as part of the road maintenance program in past years. Today, these turnarounds are in good condition with few places where the pavement has been broken or worn away.

For ease of investigating and classifying, the Town's roadways were divided into 28 road segments, each less than one-half mile in length. The segments were reviewed and rated by members of the Planning Commission using the PASER scales.

- **Excellent** - No maintenance required
- **Good** - Crack sealing and minor patching
- **Fair** - Preservation treatment (sealing)
- **Poor** - Structural renewal (resurfacing/overlay)
- **Failed** - Reconstruction

Their evaluation with the overall ratings and comments appear herein, as Exhibit A.

As a general observation made during the review of streets, it was noted that vegetation (trees, brush, shrubs, limbs, etc.) was intruding over some paved surfaces and obstructing visibility at some intersections. This vegetation needs to be cut back a reasonable distance from the pavement as part of the annual maintenance program. Standing water was in uneven pavement and street gutters, which should be corrected when resurfacing is performed.

From this report on the current conditions of each segment, a suggested order of repair and maintenance was prepared shown as Exhibit B.

Surfacing and Sealing project planned for 2019 - 2023 total \$252,000.00, or approximately \$50,000.00 per year. This amount is recommended to be budgeted for subsequent years, to be adjusted based upon inflation and availability of other State and County funds.

It is the opinion of the Planning Commission that it is not reasonable to project repair and maintenance schedules beyond five years. It is suggested that a subsequent appraisal and review of the roadway conditions be performed in 2023 to accommodate any changes in conditions at that time.

Bus transportation within Briarcliffe Acres has not been considered due to the residential nature of the community and the size of the population. Bus transportation on Highway 17 from Briarcliffe to Myrtle Beach or North Myrtle Beach is not feasible, nor is it readily available. It would probably have very limited use from Briarcliffe residents.

Pedestrian trails, owned by the Briarcliffe Acres Association, were designed and used in the early years of the community. For public safety concerns and issues, they are being closed. Automobiles, golf carts, and bicycles have replaced the popularity of walking. In 2010, sidewalks were completed on the East and West side of Highway 17. This provides a safer means of transportation for pedestrians and bicyclists. In 2019, upon request of Town officials, South Carolina Department of Transportation (SCDOT), painted crosswalks at the three Entrance Gates to the Town.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Understand the existing road conditions within the Town and prepare a program to move forward.

Goals

- Continue to provide safe and adequate roads within the Town.

Implementation Strategies

Continue the annual road improvements program, including repaving other needed maintenance.

Council and future Councils should increase the budget for road improvements and maintenance to \$80,000.00 each year. A committee should be appointed to reevaluate the condition of the roadways in 2020 and to update the maintenance schedule.

**Exhibit A
ROAD RATING WORKSHEET
Latest Maintenance Year**

	Surface Type	Condition	Length (miles)	Resurfaced	Sealed	Comment
MAIN ROADS						
CABANA						
Beach to Lake	Asphalt	Excellent	0.21	2018	2019	
Lake to N Gate	Asphalt	Excellent	0.31	2018	2019	
MIDDLE GATE						
Hwy 17 to Center	Tar & Gravel	Good	0.26	Pre 2010	2018	
Center to Patterson	Tar & Gravel	Good	0.16	Pre 2010	2018	
Patterson to Beach	Tar & Gravel	Fair	0.25	Pre 2010	2018	
NORTH GATE						
Hwy 17 to Cabana #127	Tar & Gravel	Good	0.21	Pre 2010	2018	
Cabana #128 to Beach	Asphalt	Excellent	0.39	2018	2019	
SOUTH GATE						
Hwy 17 to Center	Tar & Gravel	Good	0.35	Pre 2010	2018	
Center to Patterson	Tar & Gravel	Good	0.18	Pre 2010	2018	
DRIVES						
BEACH						
Ocean View to Cabana	Asphalt	Excellent	0.36	2020	2014	
Cabana to N Gate	Asphalt	Excellent	0.23	2018	2019	
CENTER						
S. Gate to M. Gate	Tar & Gravel	Fair	0.3	Pre 2010	2019	
M. Gate to Cabana	Asphalt	Excellent	0.41	2020	2013	
LAKE						
OCEAN VIEW	Tar & Gravel	Good	0.29	2009	2018	
PATTERSON	Asphalt	Excellent	0.3	2020	2014	
LANES						
Bayberry	Tar & Gravel	Poor	0.23	Pre 2010	2018	Turn around is ok
Birch	Tar & Gravel	Good	0.22	Pre 2010	2018	Turn around is ok
Cedar	Tar & Gravel	Good	0.16	2012	2019	Turn around is ok
Cherry	Tar & Gravel	Fair	0.19	Pre 2010	2019	Turn around is ok
Cypress	Tar & Gravel	Good	0.17	2013	2019	Turn around is ok
Dogwood	Tar & Gravel	Good	0.14	2014	2019	Turn around is ok
Evergreen	Tar & Gravel	Good	0.1	Pre 2010	2019	Turn around is ok
Hickory	Tar & Gravel	Good	0.2	2012	2019	Turn around is ok
Holly	Tar & Gravel	Good	0.21	2012	2019	Turn around is ok
Live Oak	Tar & Gravel	Good	0.14	2013	2019	Turn around is ok
Myrtle	Tar & Gravel	Good	0.14	Pre 2010	2018	Turn around is ok
Palmetto	Tar & Gravel	Fair	0.07	Pre 2010	2019	Turn around is tight
Pine Tree	Tar & Gravel	Good	0.11	Pre 2010	2018	Turn around is tight
TOTAL			6.59			

**Exhibit B
STREET IMPROVEMENT PRIORITIES**

Year		Cost Estimate	Annual Total
2019	Total Road Expenditures		37,000
2020	Resurface Center Dr from Cabana to Middle Gate, Beach Drive from Lake to Cabana Road and Patterson Drive from Middle Gate to Meher Ctr	109,372	(CTC Grant)
	Street Repairs	10,000	
	TOTAL	119,372	119,372
2021	Resurface Center to South Gate, Cherry Lane, Bayberry Lane and North Gate	161,088	(CTC Grant)
	Sealcoat Center Dr from Cabana to Middle Gate	5,000	
	Street Repairs	6,000	
	TOTAL	172,088	172,088
	RIDE III Grant remaining \$13,000		
2022	Sealcoat Beach Dr from Cabana to Lake Dr	4,000	
	Street Repairs	4,000	
	TOTAL	8,000	8,000
2023	Sealcoat Bayberry Lane	3,000	
	Sealcoat Birch Lane	3,000	
	Sealcoat Lake Drive	3,000	
	Sealcoat Middle Gate Rd from entrance to Lake Dr	8,000	
	Sealcoat Myrtle Ln	2,000	
	Sealcoat North Gate Rd from Hwy 17 to #128	4,000	
	Sealcoat Ocean View Dr	3,000	
	Sealcoat Pine Tree Ln	1,000	
	Sealcoat South Gate Rd	6,000	
	Sealcoat Town Hall Dr	1,000	
	Sealcoat Patterson Dr	3,000	
	Street Repairs	4,000	
	TOTAL	41,000	41,000
	FIVE YEAR TOTAL		221,088
	AVERAGE PER YEAR		44,218
2024	Budget Street Improvements, exclusive of County or State funds		51,000

COMMUNITY FACILITIES AND CULTURAL RESOURCES ELEMENT

Community facilities and services will be provided to meet the needs of the Town in an efficient and responsive manner, consistent with the other goals and objectives of the 2010 Comprehensive Plan. Community Facilities contribute to the quality of life for residents and visitors alike. These facilities include educational institutions and libraries, civic buildings and operations, utilities, stormwater management, public safety, medical facilities, parks and recreations, as well as civic and religious organizations.

Within each section, the element presents an inventory of the current facilities and evaluates desired levels of service and anticipated demand. The results of this section include developing an action plan for upcoming projects. This action plan will identify needs and goals as well as an implementation strategy.

STORMWATER

Stormwater is rainfall that flows over the ground surface; runoff is created when rain falls on roads, driveways, parking lots, rooftops, and other paved surfaces that do not allow water to soak into the ground.

The goals of stormwater management within the Town is to protect, maintain, and enhance the environment of the Town and the public health, safety, and general welfare of the citizens of the Town and to prevent and/or minimize the pollution of our natural coastal waters: the Briarcliffe Lakes, White Point Swash, and the Briarcliffe Cabana marsh and beach waters. It is in the public interest that the quality of our waters be maintained and preserved for the enjoyment of present and future generations.

In the past, the Town implemented four very specific items or functions to aid in stormwater management. First, they created zoning restrictions that limit the density of the homes and protect much of the pervious area within the Town from development. Pervious area allows much of the rain that falls within the Town to naturally drain into the sandy soil and be filtered before entering the groundwater, ponds, or the ocean. More pervious soils require less manmade stormwater management facilities construction and maintenance.

Second, the Town worked with a local engineering firm to develop a stormwater management plan. This plan involved developing goals and strategies for stormwater management. Many of the strategies involved the construction of new drainage pipe, new catch basins, and the construction of multiple retention areas.

Third, in 2007, the Town contracted with Horry County Stormwater Management, a regional leader in stormwater management. This contract provides cooperation for stormwater management and maintenance services and educational programming for the Town.

The fourth was to approve a stormwater management ordinance for the Town. The stormwater ordinance sets a community-wide standard for managing stormwater, and complements education programs and incentives for maintaining Phase II NPDES standards.

It also gives the Town the ability to prohibit illicit connections to the Town's stormwater system. Prohibited practices include septic tanks, washing machines discharging to roadside ditches, animal waste, garbage, litter, or intentional vehicle oil, anti-freeze, paint, and other household chemical dumping.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Provide stormwater management that maintains adequate drainage throughout the Town, minimizes flood damage to property, and protects the water quality standards.

Goals

- Preserve and enhance the quality of the waters of the Town; and
- Reduce possibility of flooding and enhance the capabilities to manage stormwater runoff; and
- Foster public support for the importance of stormwater management.

Implementation Strategies

Continue partnership with Horry County Stormwater Management. Maintain low density development standards for the Town.

Develop and implement programs focused around public education and participation, pollution management, and post construction-site run-off based on the Horry County NPDES Phase II Stormwater Management Plan.

Develop a stormwater maintenance management plan and prioritize capital improvement project list which includes dredging of the freshwater ponds when necessary.

Enforce the stormwater ordinance.

Identify, protect, and conserve the natural functions of wetlands and water bodies through pollutant reduction.

Continue with the freshwater and implement a beach water quality monitoring program, including comprehensive testing.

Strengthen ordinances that promote the conservation of natural resources and mature trees. Educate landowners about their cumulative effects on ponds, marshes, and the ocean.

PUBLIC UTILITIES

Public Water

The Grand Strand Water and Sewer Authority (GSWSA) is the major supplier of potable water for Horry County. It services an area of approximately 800 square miles. GSWSA sells water to the City of Myrtle Beach which installs and maintains water lines within the Town of Briarcliffe Acres.

Most of the water lines currently end at the cul- de-sacs. This can lead to issues with water quality and pressure. The City of Myrtle Beach tests each Friday where North Gate and Beach Drive meet, the furthest point from the GSWA plant. This test is conducted at a testing and flushing valve, where they adjust the continuously running valve accordingly.

Public Wastewater

Currently, the majority of residences within the Town are serviced by individual septic systems. Eleven parcels within the Municipal Improvement District (MID) have public sewer service. These residences in this district, located within the floodplain, were connected in 2017, after almost ten years of deliberation. In past comprehensive plans an effort was made to determine the need for a public sewer system. It was determined, at that time that most septic systems within the Town were working properly. It was also determined that most systems would work better if the Town were to develop a well-functioning stormwater drainage system. Past estimates indicate a cost of \$4.7 million to install a public sewer system in addition to any required monthly costs to the residents for usage fees. It was determined at that time that the Town should focus its efforts on creating an effective and efficient stormwater drainage system with a routine maintenance plan.

Since the last comprehensive plan was completed, three major changes occurred within the Town. Some residents in the floodplain developed issues with their septic systems, test results showed a high rate of fecal material, and the Town adopted a new stormwater ordinance.

The residents mentioned above, with septic issues, formed the MID, legally, and by Ordinance #2016-06. The City of Myrtle Beach installed grinder stations and a sewer line into the town. This line is connected to the City of Myrtle Beach trunk line that extends to the City of North Myrtle Beach. This trunk line connects to the wastewater treatment facility in Myrtle Beach, operated by Grand Strand Water and Sewer Authority (GSWSA). There are two separate lines that currently run within the town. One line provides service to the Flood Plain areas along Ocean View Drive, Palmetto Lane, and Beach Drive. The second line enters the Town from Hwy 17 on Middle Gate Road and runs down the median of Bayberry Lane. It is sized to accommodate residents on Bayberry Lane.

As mentioned above, this ordinance affects public wastewater in several ways. The first is that the ordinance requires that all private septic and sewer systems must be maintained or repaired so as to meet commonly understood standards of performance to prevent contamination of soil and water. The second is that it requires all residences on a floodplain (Ocean View, Palmetto and Beach Drive) to connect to the available sewer system operated by the City of Myrtle Beach within five (5) years of the date of the ordinance, or sooner if their septic system is faulty or fails. All homes within the area are connected.

Natural Gas

Currently there is limited natural gas service available to the Town residents. The individual residents interested in connecting to the service would have to agree to pay for the extension of service lines to their residences. There are a few individuals within Town who have taken advantage of this service. Many others use propane delivery services.

Electric, Phone and Cable

The Town is currently serviced by multiple providers. Electric service is provided by Santee Cooper. Cable, phone, and internet service is provided by Spectrum and Frontier Communications. All of these utilities use overhead transmission lines. As part of the last comprehensive plan, the Planning Commission was asked to study the feasibility of relocating these lines to an underground environment. In 2003 and 2005, Santee Cooper presented to the Town a proposal to relocate the lines underground. Five million dollars (\$5,000,000.00) was the approximate cost at the time. The estimate did not include relocation of the phone and cable lines, obtaining necessary easements, or relocation of any landscaping. In 2019, Santee Cooper presented the Town a proposal to relocate the lines underground at a cost of \$2,000.00 per linear foot or ten million dollars (\$10,000,000.00) per mile plus inflation costs. The projected timeline completion was four - five years. If the Town wishes to accomplish the relocation of the lines in the future, it should be done in phases. The Town may want to tie any relocation to road improvement projects. The Town has and should continue to seek grants to help in obtaining these improvements.

Wireless

Wireless service is available to the residents through commercial carriers. Due to ever-changing technology of the industry, implementing a stand-alone Town-wide system would not be economically feasible. According to the 2019 survey, the Town was divided 50/50 on the need for such a service.

Street Lighting

Street lights can play an important role in the safety and well-being of the Town residents. Proper street lighting can help reduce accidents, provide a feeling of safety to pedestrian and cyclists, decrease public safety response times, and reduce criminal activity. Street lighting can also serve an aesthetic purpose and can affect how visitors and residents view the Town. However, it is important to balance the need to provide adequate lighting with the Town's desire to protect its natural, wooded appearance.

Currently, some residents have their own private street lights. Those residents bear the burden for cost of those lights. Previous comprehensive plans recommended the Town evaluate the desire to install a planned system of street lights with a unified design. According to the 2019 survey, by a 3:1 ratio, residents indicated the current lighting system sufficient.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Public Water

Need

Provide a safe and adequate public supply of drinking water and water flow sufficient for various purposes throughout the Town.

Goals

- Continue to work with the City of Myrtle Beach to maintain water pressure and quality.

Implementation Strategies

Stay abreast of emerging health concerns that impact quality of drinking water.

Work with the City of Myrtle Beach to develop a flushing schedule until the looping project can be completed.

Public Wastewater

Need

Provide for the collection, treatment, and disposal of wastewater discharge in a manner, which protects and preserves the Town's natural environment.

Goals

- Ensure that individual septic systems are maintained and working properly; and
- Provide residents of the Town the ability to connect to a municipal sewer system.

Implementation Strategies

Identify and evaluate areas where environmental conditions are endangered due to septic tank failure and explore possible funding opportunities to provide public sewer in environmentally sensitive areas.

Examine any reports related to waste water and water quality and develop a strategic plan for long-term expansion of facilities, if necessary.

Natural Gas

Need

The interest level among members of the community was low in having such a service; the feasibility was considered while conducting the study of underground electric and cable.

Goals

Revisit the need for access to natural gas services lines if the Town residents desire.

Implementation Strategies

The Town may consider future a dialogue with representatives of Dominion Energy to discuss all funding and installation possibilities to provide service, including phased installation.

The Town should also prepare a survey of the residents once proposals are examined to determine residents' interest in installing and funding the street light proposals.

GENERAL GOVERNMENT

Town Hall

Briarcliffe Acres Town Hall is located at 121 North Gate Road, Myrtle Beach, South Carolina 29572 and meets the needs of the Town for the foreseeable future.

Records Archival, Storage, and Retention

The Town is continually progressing to an all digital style of records storage. All paper copies required by statute are stored in fireproof file cabinets in the Town Hall.

Town Administration

The Town has one full-time Clerk/Office Manager.

Communication

The Town maintains a fully, FOIA compliant bulletin board and website www.townofbriarcliffe.us and the Clerk communicates effectively, and on a regular basis, with residents via Town email. Seven homes do not have access to email and their notices are hand-delivered. She developed and publishes a yearly newsletter.

Intergovernmental Cooperation

The Town of Briarcliffe Acres will continue established cooperative arrangements with the County and other municipalities in the region.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Provide for administrative facilities of sufficient space and functionality to maintain the efficient delivery of government operations and promote the aesthetic character of the Town.

Goals

- Continue to monitor facilities capacities and locations based upon population growth and residential need recorded in the 2020 Census in order to maintain service levels.

Implementation Strategies

Continue to expand upon comprehensive information provided on the Town website.

Continue work with surrounding cities and the County to use existing technologies to reduce the need for physical storage space.

Educational Facilities

Higher Education

Higher education is provided by Coastal Carolina University, Webster University, and two Technical Colleges, Horry Georgetown Technical College and Miller-Motte Technical College. CCU is a four-year institution located in Conway with campuses located in Horry and Georgetown Counties. Webster University is a national college which maintains a campus in Myrtle Beach. The two Technical Colleges offer Certificates, Diplomas, and/or Degrees in over 60 programs.

Education Pre K-12

Education is vital to overall community well-being. The public schools that serve the Town of Briarcliffe residents are provided as part of the Horry County School District. Briarcliffe is included within the Myrtle Beach Attendance Zone. There are also several private schools that serve the Town, including Risen Christ Lutheran School (Pre-Kindergarten - 12) located within the Town.

Library Facilities

The Horry County Library System provides library services on a county-wide basis. The Library System consists of nine locations including the closest facility to the Town in North Myrtle Beach.

The City of Myrtle Beach also has a municipal library, the Chapin Memorial Library, which is the only municipally owned and operated public library in South Carolina.

The Bookmobile (mobile library) from the County System is available to any resident who is unable to drive and considered to be home bound. The County Library System resumed this service 2010. Arrangements for a scheduled stop may be made by calling 843.248.1544. This is a free service provided by the Horry County Library System.

Parks and Recreation Facilities

The Parks and Recreation for the citizens of Briarcliffe is provided in two ways. The first is through the common areas, green spaces, paths, and community parks. These areas include the Lakes, marsh, and beach. The second way is through provisional, recreational programming and facility provision by the surrounding jurisdictions of North Myrtle Beach, Myrtle Beach, and Horry County.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Provide a balanced system of developed park properties for both active and passive uses including specialized recreational facilities.

Goals

- Protect, maintain, and enhance the natural environment by developing parks, trails, and adequate outdoor recreational facilities in an environmentally sensitive manner.

Implementation Strategies

Continue to coordinate with the adjacent jurisdictions to ensure that all Town residents have access to adequate recreational opportunities and review expansion options periodically.

Coordinate with the Briarcliffe Acres Association to maintain trails and minimize impacts on environmentally sensitive areas.

Preserve wildlife corridors and areas of high quality natural vegetation.

Establish maintenance standards, design development and vegetation standards, and management plans for various types of parks and recreation facilities.

Public Safety

Emergency 9-1-1 Center

Horry County 911 Communications is a consolidated center that answers all 911 calls in the County. They dispatch police, fire, and ambulance calls for all County Public Safety Agencies, Atlantic Beach

Police, Aynor Police, Briarcliffe Acres Police, Conway Fire Rescue, Surfside Fire Rescue, and the volunteer rescue squads.

Police Protection

The Town is served by one full-time Police Chief. This officer is assisted by Horry County Police and South Carolina Highway Patrol and by request, the SC Law Enforcement Division (SLED).

Records, Archival, and Storage

Currently the Briarcliffe Acres Police Department using the incident reporting system hosted and provided by the Horry County Police Department. This system allows for computerized electronic storage of incident reports on servers hosted and maintained by the County with data submission that is SLED compliant. Paper forms and documents can be scanned and attached electronically to incident reports. Digital photographs and other small files can also be submitted for electronic storage.

This system does not allow for the electronic management of traffic collision reports. Traffic collision report volume is low. It is unknown whether or when the state may mandate the use of electronic reporting for collisions in the future or what the cost would be to the Town if mandated.

In 2018, the Town employed a private vendor to install an outdoor video security system at strategic locations with the Town.

Information Services and Communication

The North Myrtle Beach Department of Public Safety is presently using the free Nixle information distribution system. Residents of Briarcliffe Acres have been invited to register their cell phones and email addresses with www.nixle.com under NMBDPS. Briarcliffe Acres has the option of using this system. The Briarcliffe Acres Police Department maintains an email distribution list and a Facebook page, both used for public safety purposes.

Police Staffing and Equipment

Any staffing increase would bear a significant and budgetary impact. Equipment costs are of considerable concern. Any mandated technology change, such as use of E-ticket technology would be an unfunded burden on the town. The police department would benefit from an experienced grant writer seeking funds to stay current with changing police technology.

Fire Protection

Investigate all possibilities for maintaining and improving fire suppression services for the Town. In this regard, the Town will periodically consult with representatives of local municipalities and local fire insurance agents in an effort to ensure the Town maintains the best fire code rating available given its resources. The Town has a fire protection agreement with the City of North Myrtle Beach and in 2010, the Town became a Fire Wise Community. Through this grant-based program, the Town implemented an open-yard burning ban, and developed a yearly yard debris removal and fuels/underbrush mitigation. Town residents are also encouraged to participate in an individual weekly yard debris collection program with the contracted Waste & Recycling hauler.

Emergency Medical Services (EMS)

Horry County provides direct emergency medical service response. The closest stations are located on Kings Road, approximately 1.2 miles south of Town and 1.3 miles north of Town in Barefoot Landing. Each facility is staffed with a least one advanced life support ambulance, an Emergency Medical Technician, and Paramedic.

Beach Services

The Town does not provide lifeguard services for the beach.

Emergency Management Plan

The Town of Briarcliffe Acres coordinates with North Myrtle Beach, Myrtle Beach, and Horry County Emergency Management in developing plans and coordinating resources through a Statewide Mutual Aid Agreement. Traffic evacuation is coordinated by the SC Highway Patrol. The Briarcliffe Acres Police phone number has been registered with SChP management personnel to coordinate and assist in an evacuation, in an emergency or mandated situation. The Briarcliffe Acres Police phone has been registered with Nixle for emergency public broadcasts from the NMBDPS. There is currently no similar notification system in place for events originating in the Horry County jurisdiction.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Protect the health, safety, and welfare of residents and visitors through the provision of responsive, highly trained staff that are adequately equipped to provide public safety services.

Goals

- Identify and prioritize technology needs; and
- Continually assess response times; and
- Provide adequate facilities to accommodate Public Safety, including increased physical evidence storage; and
- Reduce the vulnerability and exposure of the public from losses due to emergency or disaster thorough emergency preparedness and management; and
- Ensure that the Town is prepared to recoup any possible funding in case of a disaster; and
- Adequately provide funds for required upgrades to public safety equipment.

Implementation Strategies

The Town should re-implement the security committee

The Town will continue to review available grants for public safety expenses and if necessary, contract the services of a grant writer to develop application.

Monitor, maintain, and investigate the need for more police protection to ensure 24-hour coverage.

Evaluate current technical systems for usability.

Standardize information within County and State datasets.

Continue to provide adequate staffing of law enforcement officers.

Provide public education explaining preparedness in the event of emergencies and/or natural disasters.

Periodically evaluate emergency management plans for efficiency and effectiveness.

Continue communication with other public safety divisions to provide the best quality emergency management services.

Solid Waste

The Horry County Solid Waste Authority, Inc. (SWA) provides solid waste recovery, recycling, and disposal services to the unincorporated parts of the County, as well as municipal areas. The Solid Waste Authority operates a Subtitle D Municipal Solid Waste (MSW) landfill and a Construction and Demolition (C&D) Landfill on a 734-acre parcel on Highway 90 outside of Conway. In 2018, the Solid Waste Management Plan was updated and found that continuing MSW and C&D disposal operations at the current site is able to continue well past 2020. Expansion of the site is also mentioned in the most recent plan.

In the event of a weather-related disaster where Federal (FEMA) and State (SCEMD) funding is granted to the Town, residents are responsible for placing disaster-related yard debris along the curb of the public right-of-way to be eligible for pickup from a FEMA - approved, emergency debris hauler. The debris hauler will dispose of the debris at the SWA, or an SWA staging area. They are monitored by a FEMA approved monitor as well. In addition to disasters, the Town contractor for the annual Fire Wise event is required to haul debris to the SWA.

Waste Reduction/Reuse/Recycling

Horry County maintains programs to encourage recycling efforts, including recycling convenience centers in some unincorporated areas, educational activities, and a central Material Recycling Facility (MRF). Waste reduction efforts include backyard composting. The SWA operates a yard waste/composting facility.

STATEMENT OF NEEDS, GOALS AND IMPLEMENTATION STRATEGIES

Need

Continue to minimize the amount of solid waste generated within the Town by increasing recycling efforts, and dispose of all solid waste in a manner that maintains public health, reduce management costs, and protect the natural environment.

Goals

- Continue to educate Town residents of ways to properly dispose of waste and reduce material versus disposal; and
- Continue partnership with waste and recycling hauler to assess population growth to meet solid waste management needs for the Town.

Implementation Strategies

The Town will continue to examine the funding issues related to service.

The Town will continue to refer residents to the individual yard debris program.

The Town will continue to review issues related to the Horry County Solid Waste Authority, waste and recycling haulers, and how it impacts the Town.

NATURAL RESOURCES ELEMENT

The Town represents a unique confluence of ocean, fresh water lakes, and forest. The Town's natural environment will serve as a basic characteristic in guiding future plans by recognizing that a sensitive balance must be maintained in order to avoid damage to or the destruction of sensitive natural resources and to manage valuable ones to achieve and maintain a high quality of life.

Briarcliffe Acres supports a variety of wildlife and vegetation, which adds to the natural beauty of the environment. Wildlife within the Town Limits include white-tailed deer, raccoon, opossum, wood duck, mallard, great blue heron, rails sparrows and finches, water snakes, and cottonmouth moccasin. The coastal environment provides both forage and habitat. Various forms of vegetation surrounding the freshwater lakes include wax myrtle, sweet gum, red maple and black willow. Other vegetation found within the Town Limits includes live oak, holly, southern red cedar, loblolly pine, and cinnamon fern.

Many residents' decision to live in Briarcliffe Acres was likely affected by the abundant and unique natural resources provided within the Town. As importantly, enhancing the value of these unique natural resources improves the value of the real estate within the Town. Protecting and conserving the natural resources should be a top priority for the Town so that future generations can benefit from the many rewards that a healthy ecosystem can provide.

Conserving natural resources and maintaining a healthy environment is not just about water quality or tree preservation; it is about understanding the interconnectedness of our ecosystem and ensuring that future building respects the characteristics that make the Town so unique.

In essence, the build out of the few remaining vacant lots in Briarcliffe Acres, and any construction upgrade to property located within the jurisdiction of the Town, must always respect and rehabilitate the natural environment and foster its enjoyment by our Community and the public at large. This should include the routine Town maintenance and general operations as well.

Description

Natural areas within the Town include wooded, upland open space, vacant and developed single family lots, fresh water ponds and a natural dune field. Habitats within the 400 acres of the Town include coastal beaches and dunes, salt marsh, maritime shrub thickets and forests, mixed pine-hardwood forests, and freshwater ponds. These habitats support a diverse assemblage of wildlife species such as waterfowl and water birds, songbirds, furbearers, reptiles, and amphibians.

The Beach

The beachfront cabana provides recreation and a viewing area for the residents of Briarcliffe Acres. This cabana is located landward of the OCRM beachfront setback line and may be rebuilt in the same location or other location landward of the OCRM setback line without a permit from OCRM.

The Dune Field

This natural buffer area has a large expanse of dune fields, a tidal creek, and salt marsh ponds, which are very valuable and rare commodities for any beachfront community. The dune fields have a variety of vegetation including sea oats, American beach grass and bitter panicum. These plants stabilize the dunes. The roots of plant material tend to bind sand to dunes, while plant foliage serves to trap windblown sand. New seawalls are not allowed, thus these dunes are the only protection from wind, flooding rains and storm surge due to hurricanes and northeasters. The salt marsh ponds, connected to White Point Swash, also serve as a buffer zone for storms. Marsh vegetation absorbs and dissipates wave energy and establishes a root system which stabilizes the soils. This allows tidelands to act as sponges, absorbing and releasing waters during storm events, including the assimilation of pollutants and the ability to recycle nutrients. These areas also provide habitat and nesting areas for wildlife, some of which are threatened or endangered, such as the loggerhead sea turtle. The dune field presently faces short-term and long-term threats. White Point Swash continues to suffer a short-term threat, erosion from storms. The long-term is, by prediction, that the entire South Carolina coast will experience serious coastal flooding as a result of rains, storms, and hurricanes. This prediction is documented in the recently released November 8, 2019 *South Carolina Floodwater Commission Report*. The Town, in its planning, must continue to address these threats.

Wooded Open Areas

Natural areas are essential for two very important reasons. Most importantly, these areas help absorb and treat stormwater before it reaches the water bodies within and adjacent to the Town. It is recommended that these open spaces are left with as much pervious area as possible. Secondly, they maintain current wildlife communities.

Wooded Residential Lots

There are two types of residential lots within the Town. The first is undeveloped, with only a few remaining. The second, and more prevalent, are developed lots. Most of the developed lots have retained much of their original wooded vegetation, which provide charm, and a clean and healthy environment. The undeveloped lots absorb stormwater and also provide wildlife habitats. These lots are to be maintained by owners and remain clear over overgrowth that foster breeding places for vermin or fire. All of the lots within may assist in providing habitat and movement corridors for wildlife. Corridors between houses should be at least 25 feet wide and all areas should be maintained in native vegetation that provides forage and cover for wildlife such as shrubs, wax myrtle, and yaupon. Canopy trees such as pine, oak, and hickory should be encouraged. In addition, understory natives like holly, dogwood, cedar, and redbud compliment the canopy. A variety of native vines, wildflowers, and grasses are available that offer both aesthetic appeal and wildlife value. Any exotic or invasive plants such as Chinese tallow, kudzu, or wisteria should be controlled or eliminated.

By minimizing the cutting of significant areas of large trees, adjacent areas will be less susceptible to wind damage. Many of the pine trees are over 50 years old, with some approaching 100 years old. They have survived many storms, and may likely survive many more, if they are not left to stand alone. These trees consume large volumes of water, break the impact of raindrops on the soil surface, and block the wind.

Through property stewardship practices, owners should ensure that their properties be kept in a safe, clean and sanitary condition, and free of all overgrowth, dead or fallen trees and limbs. Owners should also have damaged or diseased limbs or trees that pose an unreasonable risk of injury to persons and/or damage to property, trimmed, or removed. An accumulation of overgrown vegetation and weeds creates a nuisance and fire hazard, invites and/or conceals rodents, pests, vermin, animals, and insects, while emitting noxious odors.

Freshwater Ponds

There are two freshwater ponds within the Town that make up about 10.3 acres and are home to several species of fish and birds. These ponds provide three very important roles in the Town. First, they provide an aesthetic view shed for many residents who live along their shores; second, they provide recreational opportunity for residents to fish and canoe; and last, and very importantly, they serve as stormwater detention facilities for the Town.

As the freshwater ponds are under increasing strain and deterioration, the Town has partnered with Coastal Carolina University (CCU) to monitor the health of the fresh water ponds and to determine types and sources of pollution. In early 2019, the Town established a Volunteer Water Quality Testing Committee of residents. Collaboratively, and in conjunction with the Town Clerk and CCU staff, Water Quality Testing began in February. Twice per month, they collect baseline field data with calibrated equipment and meters, detecting types of pollution and bacteria that threaten the health of the ponds. Their recorded results will soon be posted on the Town website for public view. As the Town was questioning the need to dredge the Lakes, the depths and sediment levels were measured. Very little change has occurred in the past several years; therefore, dredging is not needed anytime in the near future. Dredging, if needed is recommended every 20 years. On a yearly basis, the ponds are treated and stocked with Sterile Grass Carp. In addition, this year extra treatments are being sought.

A very significant portion of the Town is on a septic tank system. A septic tank that fails or does not work properly is a health hazard and can adversely affect property values. The fresh water ponds may be contaminated by septic tank runoff. This may be determined by the data collected by CCU. However, best practice, according to the South Carolina Department of Health and Environmental Control (DHEC), is that septic tanks be cleaned every three (3) to five (5) years. This is not required by either state law or the Town, and it is unknown how many Town residents have their septic tanks cleaned on a regular basis. In planning for the upcoming year, the Council chair of the Lakes Committee and another resident volunteer and committee person will work to establish educational information for residents new to septic systems.

Summary

The Town of Briarcliffe Acres provides a haven for wildlife in an otherwise urbanized environment. Establishing and/or protecting open spaces, vegetated buffers, and water resources will be essential for maintaining habitat quality. Loggerhead sea turtle and native vegetation programs should be designed to encourage participation and stewardship from the Briarcliffe residents.

Vegetated buffers adjacent to these areas should be established and/or maintained to improve water quality. Riparian areas and upland buffers provide pervious surfaces that allow for stormwater filtration and absorption. They also serve for groundwater recharge and suspended sediment trapping. Further development of these areas will increase impervious surface areas and lead to increased water quality degradation.

In addition to vegetated buffers, other enhancement efforts may also improve the quality of the ponds. Planting trees such as cypress and willows would provide additional shade that can moderate water temperature during the summer months. They would also provide wildlife forage and nesting sites and would increase detrital matter available to invertebrates which in turn, would fuel the ponds' food web. During the summer months dissolved oxygen within the ponds may reach dangerously low levels due to poor water circulation. Installing an appropriate aerator to increase oxygen levels would ameliorate these conditions.

Aquatic weed control can be accomplished with chemicals, natural strategies, and/or with grass eating or algae eating fish such as the sterile grass carp. Pesticides applied in yards that drain into a pond can kill fish; encourage homeowners to read the labels and to not apply when a storm is imminent. Over-fertilization of lawns that drain into ponds can be problematic for aquatic weed growth and quick algae blooms that can radically change pH levels and kill fish.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Restore and maintain the chemical, physical, and biological integrity of the Town waters so that they can support the protection and propagation of fish, shellfish, wildlife, and recreation in and on the water.

Protect and conserve its forests, plant, and animal habitat.

Restore and maintain the Dunes Field.

Goals

- Maintain and improve water quality in the ocean and ponds within the Town.
- Conserve the essential flood reduction, groundwater recharge, pollution filtering, and recreation functions of ponds and marshes within the Town.
- Protect, promote, and enhance, the forestlands of the Town in a manner consistent with achieving the greatest good for its residents.

- Sponsor programs to educate private landowners on the benefits of maintaining existing vegetation.
- Promote the preservation of trees.
- Promote the use of native species whenever possible.
- Continue to promote fire prevention strategies

Implementation Strategies

Develop a program to educate residents and visitor on the unique and fragile coastal ecosystem. This includes education about the many forms of illicit discharge, including proper fertilizer use, swimming pool drain-off, and malfunctioning septic systems. Best practices and maintenance, effects on neighbors, property values, and the environment should be highly stressed.

Coordinate with SCDHEC to develop digital maps of permitted septic systems, detention ponds, and related system best management practices.

Establish riparian buffers around all ponds, marshes, and wetlands within the Town.

Establish an annual awards program highlighting projects that have successfully implemented creative development techniques that conserve natural resources.

Cooperate with public education providers by sponsoring workshops, publications, and other outreach efforts that could assist landowners in implementing natural resources conservation practices on the small scale

Continue to monitor stormwater management closely and abide by the newly created plan.

Work with the Master Gardeners and other area interested organizations to educate landowners and developers on the benefits of native species and the hazards of invasive species.

Educate and encourage residents to maintain the proper function of their septic systems by providing DHEC procedures upon request.

Work with property owners adjacent to the Town to ensure water quality including researching alternative ways:

- a) Treating the Lakes using organic or more environmentally safe options; and
- b) Identify depth and continue proper and maintenance; and
- c) Implement debris removal and water oxygenation practices.

Work with CCU on monitoring the health of the fresh water lakes to include a base line database for use with developing future Lake improvement strategies.

Work with the South Carolina Floodwater Commission in its development and implementation of a holistic and integrated framework to reduce flood risk.

Continue to develop and implement additional educational programs and practices to reduce fire risk.

LAND USE ELEMENT

The land use element for the Town is unique in that the Town, with the exception of the church, Town Hall, and conservation/recreation areas, is exclusively residential in nature. The predominant land use is detached, single-family residential units. The future development of the Town will include some development of the six vacant lots and redevelopment of several existing homes. This element is designed to support the protection of the Town of Briarcliffe Acres' "residential nature".

Location

The Town is bordered on the West by US Hwy 17, on the East by the Atlantic Ocean, the South by the Meher Baba Spiritual Center, and on the North by the Ocean Creek Resort Development.

Soils and Topography

The topography of the Town is relatively flat with soils that slope generally less than four percent. The USDA, Soil Conservation Service identified the soil types located throughout the Town in the Soil Survey of Horry County published in 1983. The soils include Lakeland, Leon, Meggett, Newhan, and Bohicket.

Zoning

Land use can be defined as the occupation or utilization of land for any human activity or purpose. As an extension of land use, zoning determines the intensity of any given use. Zoning is a government regulation developed to protect lower impact uses and the people who engage in those uses (for instance housing), from higher impact uses, such as industry and commerce. Zoning is a legislative land-based tool, which has derived from the general police functions as defined by the Fifth and Fourteenth Amendments of the United States Constitution.

There are three zoning districts located within the Town.

- Single Family Residential (R-1) District Low Density; and
- Conservation Preservation (CP) District Conservation Area; and
- Church, School, Community Uses (CSC) District

The boundaries of these districts are established on the map entitled, "Zoning Map of the Town of Briarcliffe Acres, South Carolina," attached herein as a portion of Exhibit "F," in the References portion of this document. Since the 2010 Comprehensive Plan was published, one zoning change has occurred. The Town Hall on North Gate Road was changed from R-1 to CSC.

The Planning Commission anticipates no changes in the Zoning Map over the term of this planning period.

Current Land Use

Single family residential (R-1) constitutes the predominant land use. More precisely, single family residential constitutes 60 percent of all developed land. As Briarcliffe Acres has no plans for future annexation or any other land use development, single family residential will remain the predominant land use in the Town.

The Current Land Use Map included in this section, is a graphic representation of how the land is currently used and also includes road right-of-ways and major water features.

Below, the existing land use classifications are listed.

- **Single-Family Residential** - category consists of all single-family, detached units on individual lots (developed-vacant); and
- **Public or Semi-public** - category consists of all cultural, recreational, educational, governmental offices, religious, private, or public clubs; and
- **Common Areas and Open Space** - category consists of all areas managed and controlled by the Briarcliffe Acres Association for the enjoyment and use of Briarcliffe Acres residents. This category also includes open space areas that are owned by the Town or cannot be developed; and
- **Streets** - category consists of all streets and right-of-ways; and
- **Vacant Land** - category includes all undeveloped and unused land, and areas under construction at the time of the survey.

The roadway system constitutes 17% of the total land. The roads in Briarcliffe Acres are residential roads with right of ways varying in from 30 - 50 feet in width. The Town has a number of residential roads; however, three main roads (South Gate, Middle Gate, and North Gate) serve as access points to Highway 17. All three of the roads serve as collector streets, collecting traffic from various cul-de-sacs in the Town.

The public land uses in Briarcliffe Acres represent less than 1% of the total land area, and one percent of the developed land in the Town. The public and semi-public area includes The Church of the Risen Christ and the Town Hall. The common area land uses represent 7% of the total land area and 9% of the developed land in the Town. Vacant land constitutes the remaining 62 acres of Briarcliffe Acres' existing land uses. There are six vacant lots that can be developed as residential in the future.

Land Use Acreage by Category

Land Use Category	1999 Acreage	2009 Acreage	2019 Acreage	19% of Land Use
Single Family Residential	236	245	246	61.9%
Church and Community	0	3	3	.75%
Roads	69	69	69	17.16%
Public and Semi-Public	3	10.5	11.5	2.86%
Common Areas	29	21.5	21.5	5.35%
Vacant	62	53	51	12.69%
Total Acreage	399	402	402	100%

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Protect the character of the Town.

Goals

- Maintain the residential nature of the Town.

Implementation Strategies

Maintain the existing zoning boundaries.

Maintain the existing zoning district requirements for large lots.

PRIORITY INVESTMENT ELEMENT

Description of Priority Investment Element

The priority investment element provides a method for the Town to evaluate the need for public infrastructure, estimate the cost of improvements for which the local government has fiscal responsibility, analyze the fiscal capability of the local government to finance these improvements, adopt policies to guide the funding of improvements, and schedule the funding and construction of improvements when required based on available funding and needs identified in the other comprehensive plan elements. The element includes recommendations for expenditure of funds for public infrastructure and facilities such as water, sewer, roads, drainage, and other public utilities.

Background and Existing Conditions

In May of 2007, the Governor signed into law the Priority Investment Act (PIA) S.C Code §6-29- 510(D) (9). The Act amended the 1994 Comprehensive Planning Enabling Act and created the requirement for the Priority Investment Element. The Act reads as follows concerning the Priority Investment Element:

“A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.”

The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects.”

Determination of Needed Capital Improvements

The capital investment needs identified in this element are based on the summary of all the goals and objectives as identified throughout this comprehensive planning process. The capital requests includes land improvements, building improvements, roads and drainage, heavy equipment, office furniture and equipment, computer equipment, motor vehicles, and other equipment.

The Town of Briarcliffe Acres does not currently have a Capital Improvements Plan (CIP). A Capital Improvements Plan (CIP) is a five-year budget summary to include personnel requests and capital requests.

Benefits of a CIP

- Facilitates coordination between capital needs and the operating budgets; and
- Enhances the community's ability to obtain a credit rating in the future, control its tax rate, and avoid sudden changes in any potential future debt service requirements; and
- Identifies the most economical means of financing capital projects; and
- Increases opportunities for obtaining federal and state aid; and
- Relates public facilities to other public and private development and redevelopment policies and plans; and
- Focuses attention on community objectives and fiscal capacity; and
- Keeps the public informed about future needs and projects; and
- Allow local government to reduce duplication; and
- Encourages careful project planning and design to avoid costly mistakes and help a community reach desired goals.

It is understood that the Priority Investment Element (PIE) is a long range planning tool which creates a ten year planning horizon as required by the Priority Investment Act. The PIE will be evaluated every five years as required by state law. The CIP will be a more specific budget tool with a five year planning window. The CIP project list and budget would be evaluated and approved annually. The development of a CIP by the Town will allow it to more reliably refine the list of projects, available funding sources and current costs.

Development of a Funding Strategy

The Town should develop a comprehensive funding strategy to finance needed capital improvements. The funding needs identified in this plan indicate that the needs of the Town may exceed the current anticipated revenues to fund those needs. As part of this element and any future Capital Improvements Plan the Town should develop and/or identify additional sources of revenue to fund any gaps between anticipated revenue and the expenses in the plan. These could include grants, revolving loan funds, general obligations bonds, and continued updating of fees for Town services.

Town Revenue Funds

The Town has several possible revenue sources for funding operational and capital costs.

General Fund Revenues – The Town’s General Fund comes from tax revenues that are not designated for any particular purpose. Principle sources of revenue are property taxes, licenses and permits, and intergovernmental revenues. Most of the general fund pays for personnel and operations, but a percentage of General Funds may be used for capital improvements. The General Fund Budget revenues for 2020 are \$480,000.00 of which \$270,000.00 is Real Estate taxes and \$13,521.00 is Vehicle taxes.

Special Revenue Funds – Special Revenue Fund includes proceeds from specific revenue sources (other than funding for major capital projects) that are legally restricted to expenditures for specific purposes. The Special Revenue Fund primarily serves as a pass-through for federal grants.

Capital Projects Fund – A Capital Projects Fund accounts for financial resources, including bond proceeds and intergovernmental grants, used for the acquisition, construction, or improvement of

major general government facilities.

Enterprise Funds – Enterprise Funds are used to account for the business-type activities. Those activities which are financed and operated in a manner where the intent of the Town is that the costs (expenses, including depreciation) of providing goods and services to the general public on a continuing basis would be financed or recovered primarily through user charges. Funds are typically used for Electric, Water, Wastewater, Stormwater, and Impact Fee funds.

Alternative Town Revenues

Bonds – Bonds can be issued by the Town to fund expensive capital projects over a long period of time. Briarcliffe Acres has no bond issues in place.

Municipal Improvement Districts – Per state law, Briarcliffe Acres can establish districts within which a special assessment is applied to properties for the purpose of raising revenues to pay for public improvements that will benefit the owners in the defined area. Briarcliffe Acres has used this provision to fund sewer construction in the low lying areas closest to the beach and Lakes.

External Town Funding Sources

South Carolina Parks and Recreation Development Fund (PARD) – The PARD grant program is a state funded, non-competitive, reimbursable grant program for eligible local governments which provide recreational opportunities to their citizens. This program funds development of new public recreation facilities and enhancement/renovations to existing facilities and requires an 80% State - 20% Local match. The Town would have to apply for funds and obtain agreements with the Briarcliffe Acres Association, which owns existing recreational properties. The growing number of families with young children is creating a need for a playground.

Transportation Alternative Funds – Transportation Alternative Funds are available for activities that improve the transportation experience, including streetscape, bicycle and pedestrian facilities, and other visual amenities related to the transportation system. Application is through GSATS and funds are awarded on a reimbursable basis. GSATS has been allocated \$313,455.00 for this program.

Grand Strand Area Transportation Study (GSATS Guideshare) – Funds for planning and road improvements are allocated by the South Carolina Department of Transportation through the Guideshare Program. The South Carolina Transportation Commission allocates Guideshare Program funding from FHWA and SCDOT funds each year and distributes the money among the state’s ten MPOs and Councils of Governments based on population and vehicle miles of travel in each region. Road improvements may include constructing new roads, adding traffic lanes to existing roads, constructing paved shoulders, installing traffic signals, constructing sidewalks or bike lanes, or making safety improvements. Major maintenance improvements may also be included, such as road resurfacing. The Policy Committee includes Mayors from Municipalities in the area.

“C Funds” - are received from the State of South Carolina and are derived from gasoline tax. Funds are used for local road improvements. The C Program is a partnership between SCDOT and the forty-

six counties of South Carolina to fund the improvements of State roads, County roads, City streets, and other local transportation projects. The C funds are derived from 2.99 cents per gallon (2018) of the state gasoline tax and are rising to 3.99 cents in 2021. These funds are distributed to each of the 46 counties based on a three part formula. Last Year Horry County Transportation (CTC) committee was apportioned \$4.1 million. In February 2020, the Town received its first C funds grant for \$251,500.00 to resurface three roads.

Horry County Road Use Fees - Horry County charge \$50.00 per year on each vehicle tax bill. The Town of Briarcliffe Acres received \$22, 488.00 in 2019 and budgeted \$23,500.00 for 2020.

RIDE III - Horry County approved a 1% sales tax for road improvements in 2017 and it is to remain in effect for eight years. Total revenues are projected to be \$590 million, of which \$15 million is distributed among municipalities. Briarcliffe Acres is to receive 1% or approximately \$150,000.00. As of 2019, the Town has received \$137, 014.00.

Stormwater Fees - Horry County charges each residence, including Briarcliffe Acres, a \$44.40 stormwater fee on the property tax bill each year; this is approximately \$9, 5000.00 per year. For these fees, the County provides services to the Town, including water quality testing, training, technical assistance, and some maintenance of stormwater drains. However, the Town must fund Capital Project with General Funds or other resources.

Grants – There are many grants that are offered by many public and nonprofit groups and agencies. Grants are available to fund items from additional operational costs to one time capital expenses. The Town should continue evaluating all possible grants and if necessary should employ the services of a professional grant writer. Grant writers not only apply for grants, but also continually examine available grants to see if they match with the needs of their clients.

Coordination with Adjacent and Relevant Agencies and Jurisdictions

The PIA requires coordination between local governments and agencies, in addition to relevant jurisdictions such as public and private utilities, school districts, transportation agencies and other public entities affected by or that have planning authority over the public projects. The Town of Briarcliffe Acres Planning Commission will provide written notification of projects included in the CIP to those agencies and jurisdictions that are affected by or have planning authority. To meet the intent and purpose of this requirement those capital projects for which notification will be given shall be for roads/bridges projects, buildings, and major structures.

Priority Investments

The purpose of this section of the Town’s Comprehensive Plan is to focus investment on the priorities identified as critical to the Town. The goal is to coordinate prioritization, planning, and budgeting for these priorities over a ten year period.

The Town of Briarcliffe Acres has identified the following areas as priorities for the community: Road Maintenance Program, Stormwater Maintenance and Management Plan, Public Safety and Security, Public Utilities.

Each of the priority investments listed in this element includes a timeframe and a possible funding strategy. Timeframes are organized by the following intervals:

- Ongoing – Ongoing strategies do not have a defined timeline for completion and should be carried out on an ongoing basis over the short and long-term; and
- Short-term – Short-term strategies should be completed within 1 to 5 years; and
- Long-term – Long-term strategies should be completed between 5 and 10 years.

This is only a possible list of projects. The capital needs of the Town should be evaluated annually through the development of a Capital Improvement Plan (CIP).

Road Improvements Program

Time Frame: Ongoing

Funding Sources: General Fund (Prime), Road Use Fees, “C” Funds, Transportation Alternative Grants, RIDE III, and County Road Use Fees (alternate)

Discussion: The Five-Year Road Improvement plan included in the Transportation Element of this Comprehensive Plan is funded through the General Fund tax revenues. Alternative funding sources are utilized as applicable projects, and are identified.

Stormwater Maintenance Program

Time Frame: Ongoing

Funding Sources: General Fund (Prime), County Stormwater Fees, Grant Funds (alternate)

Discussion: Currently the Town has no specific revenue source identified for maintaining stormwater facilities and all funding must come from the General Fund. The Town should set up a Capital Fund to pay for the expenses involved in stormwater facility maintenance. The Town should develop a stormwater maintenance management plan and prioritize capital improvements project list to include dredging of the freshwater ponds. There are grants that are made available to improve water quality which may be able to assist in funding the needed maintenance.

Security Cameras Program

Time Frame: Ongoing

Funding Sources: General Fund (Prime), Grant Funds (alternate)

Discussion: The Town has installed security cameras at each of the entrance Gates of Briarcliffe Acres at an approximate cost of \$30,000.00. These cameras are monitored and recorded at the Town Hall and are proving to be highly valuable to public safety. Operating and maintenance costs are approximately \$7,000.00 per year, funded by General Fund revenues.

Public Sewer

Time Frame: Long Term

Funding Sources: User Fees (Prime), Bond, Grant Funds (alternate)

Discussion: Public Sewer service is available to 27 homes and 3 lots within the Town. Service is provided by the City of Myrtle Beach. Twenty-five of these were in environmentally sensitive areas closest to the beach, Lakes, and low lying areas. According to recent testing, this project has had a positive impact on water quality. The project was financed by special assessments. The remainders of homes in the Town, except some on Bayberry Lane, are served by septic tanks, which are suitable for lots of one acre or more with appropriate soils. Septic tank and field line maintenance is a continuing problem for some residents, and approximately one-half of the respondents to a 2019 Resident Survey indicated they would like to have public sewer service.

Wired Utilities

Time Frame: Long Term

Funding Sources: User Fees (Prime), Bond, Grant Funds (alternate)

Discussion: A survey of residents conducted in Spring 2019 showed that over 70% of residents were in favor of studying underground utilities conversion. The Planning Commission and Town Council studied the feasibility and possibilities with assistance of Santee Cooper and identified a probable cost of \$15 - \$20 million. This estimate is over \$60,000.00 per home and is not considered financially feasible. Additionally, the construction process would take several years, additional rights of way on private property would have to be acquired and cleared, and electrical equipment would need to be installed. Placing utilities underground would not guarantee elimination of outages due to storms as feeder lines remain overhead and subject to storm damage. For these reason, the Planning Commission does not recommend that utility lines be placed underground in the Town of Briarcliffe Acres.

If the Town chooses to move forward with placing utilities underground, the primary funding source would come from user fees added to utility bills. If additional one-time funding is needed, then the Town could issue bonds and/or obtain grants. Bonds would be paid back from the General Fund.

Street Lights

Time Frame: Short to Long Term

Funding Sources: User Fees (Prime), Grant Funds (alternate)

Discussion: Streetlights can add to the appearance and security of the Town. In the survey conducted in 2019, the Town evaluated the desire of the residents to install Town-wide streetlights. Residents overwhelmingly (72%) responded against streetlights.

If the interest is expressed by the residents in the future, then the Town should develop multiple options for installing the lights. Primary funding for the lights could be paid as an added fee on to utility customers' monthly bills. The Town can also examine available grants for streetscape or security improvements that may be used for street lighting.

Conclusion

Throughout this comprehensive plan there are many mentions of projects planned for or recommended to address the community's future needs. Specific projects mentioned in this plan that are nearing implementation or completion are tied to existing or planned funding strategies. Projects that are only in the planning stage are prioritized in relation to strategies recommended in this plan. A formalized CIP process should be used to ensure funding needs are addressed accurately through coordination with all entities involved.

STATEMENT OF NEEDS, GOALS, AND IMPLEMENTATION STRATEGIES

Need

Develop a comprehensive funding strategy to finance needed Capital Improvements and meet the requirements of the Priority Investment Element.

Goals

- Complete a Five-year Capital Improvement Plan; and
- Explore and develop funding opportunities for future Capital Improvements that are needed in order to expand the funds available for major Town projects; and
- Identify and pursue State and Federal grants and other funding for Capital Improvements.

Implementation Strategies

Continue to monitor the Capital needs of the Town.

Identify and develop priorities to complete Capital Projects and achieve and maintain desired levels of services.

Consider cost of maintenance and operation of all Capital Projects.

Track the cost of maintenance of facilities to assure funds are being spent in an appropriate manner.

Develop a timely and appropriate notification schedule for relevant jurisdictions and agencies. Identify projects within the CIP that would require notification.

Appendix B: Adoption Resolution & Town Ordinance

Resolution #PC2020.01:

Resolution for Town of Briarcliffe Acres

Planning Commission

to recommend to the Town Council

Consideration and Adoption

of the 2020

Town of Briarcliffe Acres

Comprehensive Plan July 20, 2020

Ordinance #2020.05:

Ordinance for Town Council to Adopt the

2020 Comprehensive Plan

October 19, 2020

Town Of Briarcliffe Acres

State of South Carolina)
County of Horry)
Town of Briarcliffe Acres)

Resolution # PC2020.01

A RESOLUTION FOR THE TOWN OF BRIARCLIFFE ACRES PLANNING COMMISSION TO RECOMMEND TO TOWN COUNCIL CONSIDERATION AND ADOPTION OF THE 2020 TOWN OF BRIARCLIFFE ACRES COMPREHENSIVE PLAN

WHEREAS, the Town of Briarcliffe Acres Town Council adopted a comprehensive plan for the Town of Briarcliffe Acres in 2010; and

WHEREAS, the Town of Briarcliffe Acres Planning Commission finds it necessary and appropriate, in accord with the South Carolina Local Government Comprehensive Planning Enabling Act, to conduct a ten-year update of the Town of Briarcliffe Acres Comprehensive Plan to meet changing conditions and prepared the 2020 Town of Briarcliffe Acres Comprehensive Plan; and

WHEREAS, the Town of Briarcliffe Acres Town Council will consider the adoption of the 2020 Town of Briarcliffe Acres Comprehensive Plan, hereinafter referred to as "the Comprehensive Plan" to provide a coordinated and comprehensive plan of long-term goals, objectives, and priorities that will guide the future maintenance and development of Briarcliffe Acres; and

WHEREAS, the minimum public hearing requirements will be met; and

WHEREAS, the efforts of the Town Planning Commission and Administrative Staff, with assistance of Town Council members and residents have resulted in an innovative and achievable Comprehensive Plan to guide the future of the Town.

NOW, THEREFORE, BE IT RESOLVED by the Town of Briarcliffe Acres Planning Commission that, having met the requirements of Chapter 29 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the 2020 Town of Briarcliffe Acres Comprehensive Plan draft be hereby recommended to the Town of Briarcliffe Acres Town Council for adoption.

BE IT FURTHER RESOLVED that the 2020 Town of Briarcliffe Acres Comprehensive Plan shall be utilized by the Town Council, the Planning Commission, Town Committees, and officials as the official guide in making decisions concerning the maintenance, growth, and development of the Town of Briarcliffe Acres.

TOWN OF BRIARCLIFFE ACRES PLANNING COMMISSION

Charles Addeh

Chairman

Wanda Reed

Commissioner

John Lutz

Commissioner

Horatio L. Bell

Commissioner

Don Porman

Commissioner

THIS 20TH DAY OF JULY, 2020.

ATTEST: *Jennifer D. Neubold*
CLERK

Office of Town Clerk 121 North Gate Road Myrtle Beach, South Carolina 29572 843.272.8863

Town Of Briarcliffe Acres

State of South Carolina)
County of Horry)
Town of Briarcliffe Acres)

Ordinance #2020.05
1st Reading 08.24.2020
2nd Reading 10.19.2020

AN ORDINANCE TO ADOPT THE UPDATED TOWN OF BRIARCLIFFE ACRES COMPREHENSIVE PLAN.

WHEREAS, the purpose of the Town of Briarcliffe Acres Comprehensive Plan, adopted in 2010, was to ensure there is a guide that citizens can use to help manage present and future growth in conjunction with the Town's social, physical, and natural environments.

WHEREAS, according to S.C. Code § 6-29-510(A), the Briarcliffe Acres Planning Commission must continue to evaluate and update elements of the Comprehensive Plan at least every five years.

WHEREAS, according to S.C. § 6-29-510(A), the Comprehensive Plan must be updated entirely at least every ten years and the Briarcliffe Acres Town Council must adopt a new Comprehensive Plan every ten years.

WHEREAS, the Briarcliffe Acres Planning Commission has enable a broad-based citizen participation in the development of the Comprehensive Plan by means of forming a steering committee comprised of citizens and community stakeholders, scheduling community public information meetings, and conducting public hearings as required by S.C. Code § 6-29-520 and § 6-29-530.

WHEREAS, each element of the Comprehensive Plan is prepared by including an inventory of existing conditions related to the elements, a statement of needs and goals to achieve the plan vision, and implementation strategies with time frames to accomplish the objectives of the plan.

WHEREAS, the Briarcliffe Acres Town Council, as a governing body, has ensured that the updated Briarcliffe Acres Comprehensive Plan complies with the requirements of the South Carolina Local Government Comprehensive Planning Act of 1994, as codified in Title 6, Chapter 29 of the Code of Laws of South Carolina, 1976.

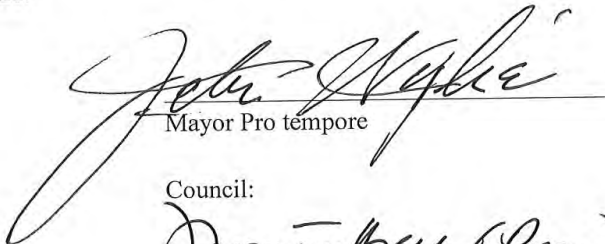
WHEREAS, the Planning Commission, by Resolution #PC2020.01, has recommended the adoption of the Briarcliffe Acres Comprehensive Plan to specifically include all previously adopted studies, area plans, overlay zones and maps.

NOW THEREFORE, by the power and authority granted to the Briarcliffe Acres Town Council by the Constitution of the state of South Carolina and the powers granted to the Town by the General Assembly of the State, it is ordained and enacted that:

1. **Adoption of the Briarcliffe Acres Comprehensive Plan:** Briarcliffe Acres Town Council hereby adopts the Comprehensive Plan.
2. **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to 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 parts of this Ordinance shall remain in full force and effect.
3. **Conflict with Preceding Ordinances:** If a Section, Sub-section, or part of this Ordinance shall conflict with the provisions of a Section, Sub-section, or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.
4. **Effective Date:** This Ordinance shall become effective on Second Reading.

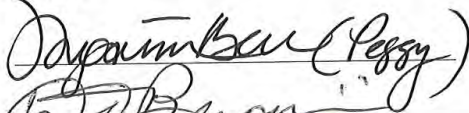
AND IT IS ORDAINED, ENACTED, AND ORDERED.

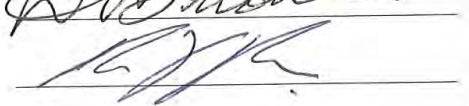
Dated this 19th day of October, 2020.



Mayor Pro tempore

Council:





Attest:



Town Clerk

Office of Town Clerk 121 North Gate Road Myrtle Beach, South Carolina 29572 843.272.8863

BRIARCLIFFE ACRES AND ADJACENT MUNICIPALITIES

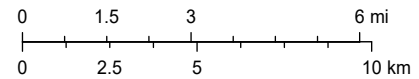


March 19, 2020

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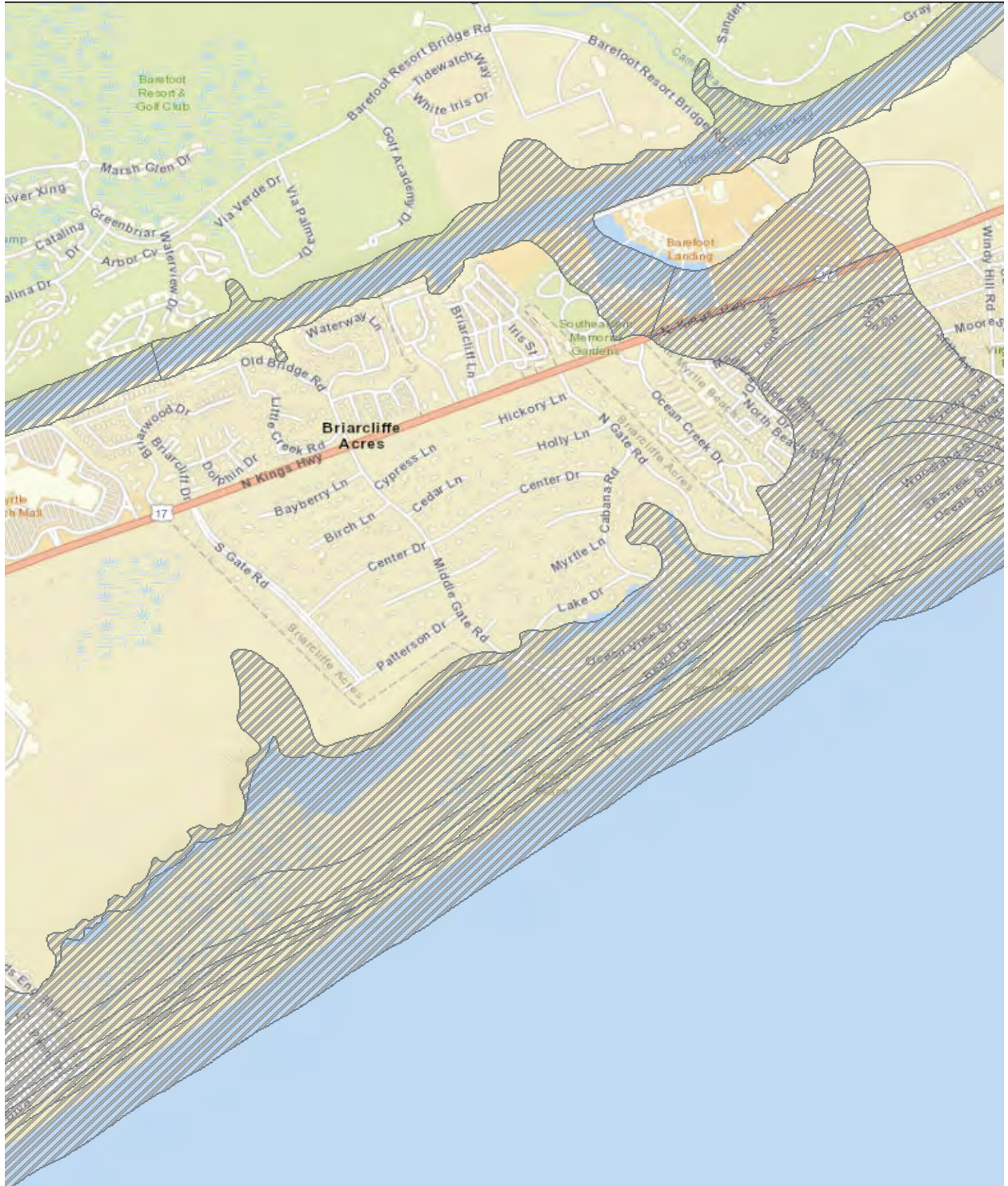
Municipalities

- | | |
|--|---|
| ATLANTIC BEACH | LORIS |
| AYNOR | MYRTLE BEACH |
| BRIARCLIFFE ACRES | NORTH MYRTLE BEACH |
| CONWAY | SURFSIDE BEACH |

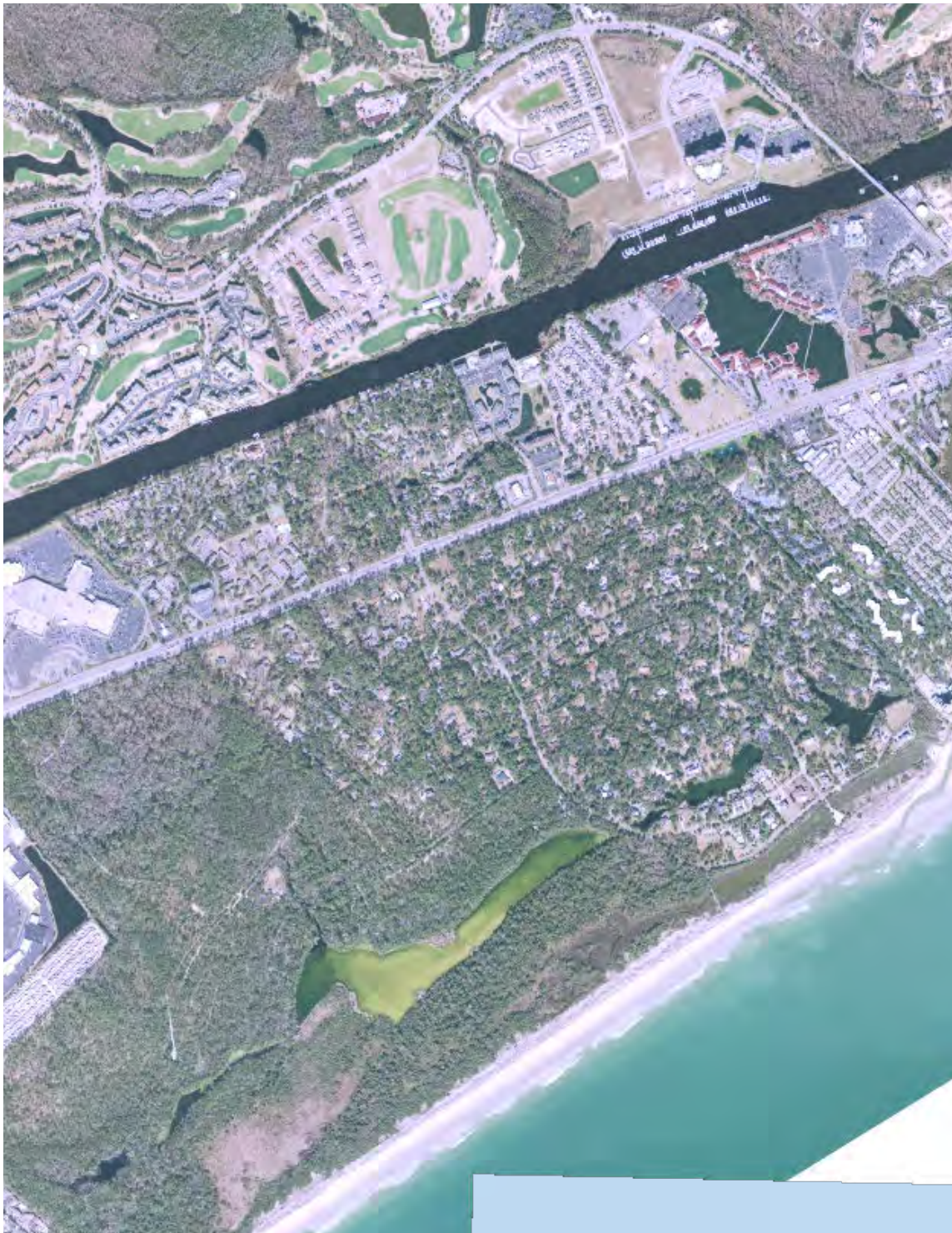


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

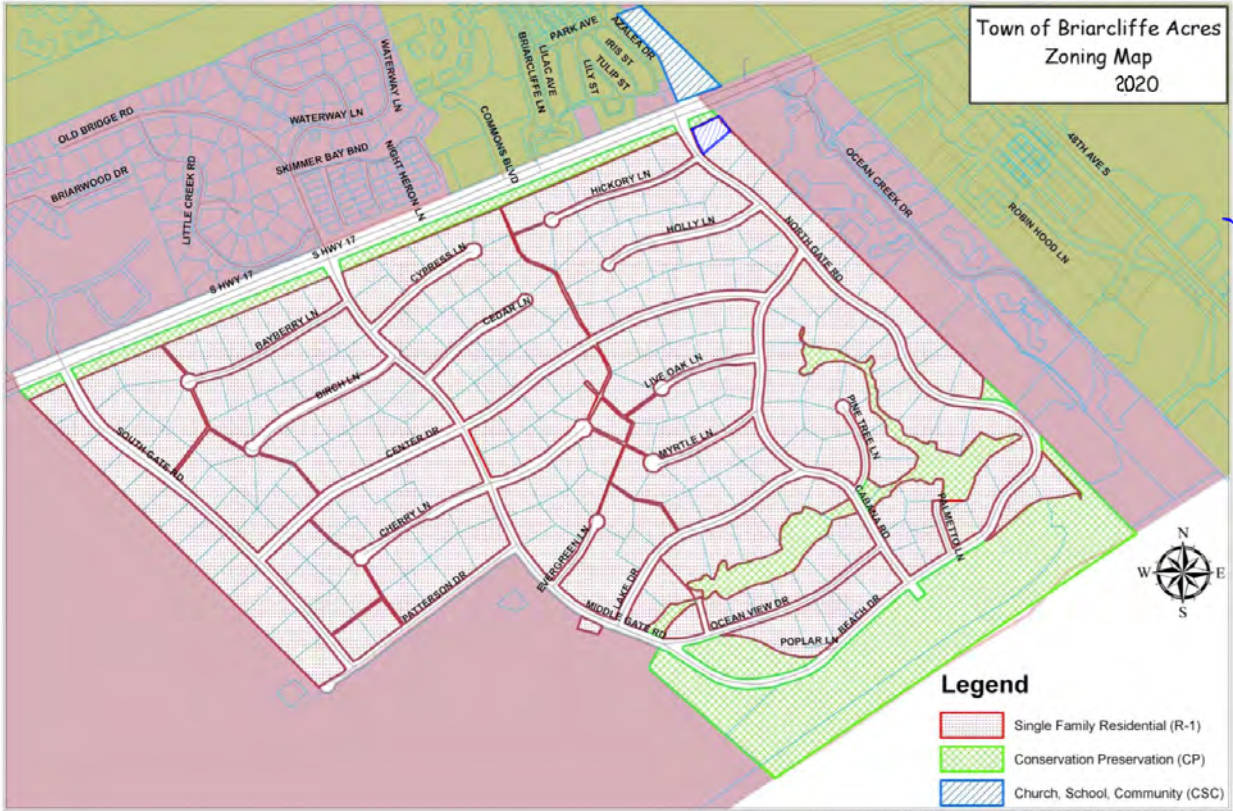
Briarcliffe Acres Flood Zone



BRIARCLIFFE ACRES AERIAL PHOTO



Zoning Map





Proclamation #2020-01

To Dedicate the Huston Huffman Council Chambers

WHEREAS **Huston I. Huffman** was born in Cherokee County, South Carolina on November 24, 1944 and moved to the Town of Briarcliffe Acres with his beloved wife, Rena in 2006;

WHEREAS **Mr. Huffman** loved the neighborhood and donated endless hours to the improvement of the Town, and served on the board of Briarcliffe Acres Association as a member for three years and as President for one year;

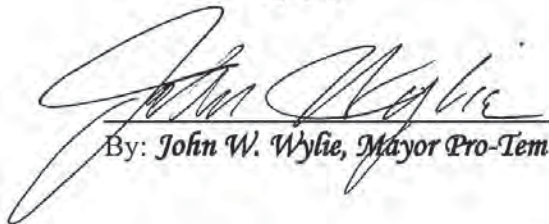
WHEREAS **Mr. Huffman** was elected to serve on the Town Council for Briarcliffe Acres for four years, and then was the only Mayor elected to serve two terms from 2016 – 2023, before his death on July 25, 2020;

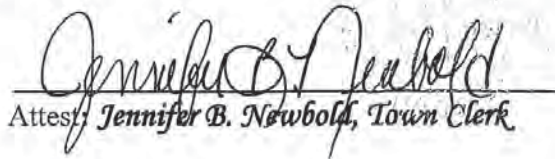
WHEREAS **Mr. Huffman** was responsible for spearheading many projects in the Town, obtaining funding for major road improvements, and helping the Town to weather and recover from many hurricanes;

WHEREAS **Mr. Huffman** has touched many lives and has given generously of himself for the betterment of the Town of Briarcliffe Acres through his wealth of knowledge, dedication, and service.

NOW, THEREFORE, BE IT PROCLAIMED, that the Briarcliffe Acres Town Council expresses its heartfelt gratitude and deep appreciation to **Huston I. Huffman**, and hereby dedicates the Huston Huffman Council Chambers in the Town Hall of Briarcliffe Acres.

BE IT SO PROCLAIMED this 25th Day of October 2020.


By: **John W. Wylie, Mayor Pro-Tem**


Attest: **Jennifer B. Newbold, Town Clerk**