

# John H. Chafee Coastal Barrier Resources System Unit SC-03, Huntington Beach, South Carolina

**Type of Unit:** System Unit

**Location of Unit:** North of Pawleys Island, in Georgetown County, South Carolina

**Congressional District:** 7

**Draft Map Date:** September 30, 2014

**Imagery Source and Date:** U.S. Department of Agriculture National Agriculture Imagery Program, 2013

**Establishment of Unit:** The Coastal Barrier Improvement Act of 1990 (P.L. 101-591 enacted on 11/16/1990) originally established Unit SC-03.

**Historical Changes to Unit:** P.L. 105-277 (enacted on 10/21/1998) modified the western boundary of Unit SC-03 to exclude developed property in the Huntington Marsh Subdivision that existed prior to the establishment of the unit in 1990.

The U.S. Fish and Wildlife Service (Service) modified the northern boundary of the unit (via notice published in the Federal Register on 4/17/2014; 79 FR 21787) along Main Creek to account for natural changes at the southern tip of Garden City Beach north of Murrells Inlet. Portions of the boundary were also modified to account for channel migration along Oaks Creek and natural changes that had occurred in the configuration of the wetland/fastland interface. These modifications were made in accordance with Section 3 of P.L. 101-591, which allows for modifications to the Coastal Barrier Resources System (CBRS) boundaries to reflect changes that have occurred as a result of natural forces.

**Background and Proposed Changes to Unit:** The comprehensively revised draft map dated September 30, 2014, modifies Unit SC-03 to remove from the CBRS 21 parcels in the Inlet Harbour Subdivision (comprising

about 15 acres). The proposed boundary of the unit is also modified to add to the CBRS areas that meet the Coastal Barrier Resources Act criteria for an undeveloped coastal barrier, including wetlands located westward of Garden City Beach and north of Oaks Creek (many of which are owned by Brookgreen Gardens, a private sculpture garden and wildlife preserve) as well as areas located north of Magnolia Beach that are owned by Brookgreen Gardens and leased to Huntington Beach State Park.

The Service reviewed information submitted by interested parties and Georgetown County property records concerning the Inlet Harbour Subdivision (located north of Murrells Inlet) and found that 17 of the 21 parcels had structures on the ground prior to the establishment of the unit in 1990. The Service's review also found that there was a full complement of infrastructure available to each of the remaining four parcels prior to their inclusion within the CBRS in 1990. The Service's assessment (based on the level of development on the ground in 1990 and the development criteria codified by the Coastal Barrier Resources Reauthorization Act of 2000 in Section 2 of P.L. 106-514), indicates that these parcels were inappropriately included within the CBRS and would be appropriate for removal from Unit SC-03.

The Service also reviewed information submitted by interested parties about the Inlet Marsh Subdivision located on the western side of the unit. The Service's review found that there were no structures on the ground within the subdivision in 1990 when the area was added to the CBRS. The first home in this subdivision was not constructed until about 1997. Additionally, a full complement of infrastructure was not available to each lot or building site within the subdivision in 1990. The Service's assessment (based on the level of development on the

ground in 1990 and the development criteria codified by the Coastal Barrier Resources Reauthorization Act of 2000 in Section 2 of P.L. 106-514) found that the area within the Inlet Marsh subdivision was appropriately included within the CBRS and would not be appropriate for removal from Unit SC-03.

The CBRS contains two types of units, "System Units" and "Otherwise Protected Areas" (OPAs). System Units are generally comprised of privately held areas. OPAs are generally comprised of areas held for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes. When the Service comprehensively remaps a unit of the CBRS, the conserved areas within the unit are identified and the history of those areas is evaluated to determine whether they are appropriately classified as System Unit or OPA. The Service's CBRS remapping protocols generally recommend reclassification from System Unit to an OPA, or vice-versa, depending on when the particular area was included within the CBRS and whether the area was held for conservation or recreation at the time it was included. An exception is made for certain conservation and recreation areas where the landowner specifically requested their lands be included within the CBRS as a System Unit. Unit SC-03 currently includes areas that are owned by Brookgreen Gardens and held for conservation or recreation purposes. The Service sought input from Brookgreen Gardens during the preparation of the draft map. Brookgreen Gardens concurred with maintaining their land currently located within Unit SC-03 as a System Unit instead of being reclassified to an OPA. Brookgreen Gardens has also requested the voluntary addition to Unit SC-03 of much of its lands located to the east of Highway 17. The draft map reflects these requests from the property owner.

## Unit SC-03, Huntington Beach, South Carolina

### Acreage, Shoreline, and Structures:

	<i>Total Acres</i>	<i>Upland Acres</i>	<i>Associated Aquatic Habitat Acres*</i>	<i>Shoreline (miles)</i>	<i>Structures**</i>
Existing Unit	1725	631	1094	3.8	
Added to the CBRS	945	186	759		2***
Removed from the CBRS	(17)	(15)	(2)		(19)
Reclassified Area	0	0	0	0.0	
Proposed Unit	2653	802	1851	3.7	
Net Change	928	171	757	(0.1)	(17)

\*Includes wetlands, marshes, estuaries, inlets, and open water landward of the coastal barrier, but does not include open water seaward of the shoreline.

\*\* Approximate structure count derived from 2013 aerial imagery. Structures without walls and a roof (such as picnic shelters) and structures with fewer than 200 square feet were not counted.

\*\*\*Structures that are proposed for addition to Unit SC-03 are associated with Huntington Beach State Park on land that is owned by Brookgreen Gardens.

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