

# HORRY COUNTY PLANNING COMMISSION



*January 2, 2020*

~ 2020 ~

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**PC WORKSHOP**

**PC MEETING**

**COUNTY COUNCIL**

**ZBA MEETING**

**COUNTY HOLIDAYS**

PLANNING & ZONING DEPT  
1301 2<sup>nd</sup> Avenue Room 1D09  
Conway, SC 29526

Phone: (843) 915-5340  
Fax: (843) 915-6341



## Memorandum

**To:** Planning Commission Members  
**From:** Susi Miller, Planning & Zoning Tech  
**Date:** January 2, 2020  
**Re:** Upcoming Meeting Dates and Times

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**January 2, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

**January 7, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**January 21, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**January 30, 2020**  
3:00 p.m.

**Planning Commission Workshop**  
Multi-purpose Room B, 1301 Second Ave, Conway

**February 4, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**February 6, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

**February 18, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**February 27, 2020**  
3:00 p.m.

**Planning Commission Workshop**  
Multi-purpose Room B, 1301 Second Ave, Conway

**March 5, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

## Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>urban</i> areas of the county as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	High Bulk Retail	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

## Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, January 2, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. There will not be a Planning Commission Workshop in December. All interested persons are urged to attend.

**2019-12-001** – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to High Bulk Retail (RE4) located on Pitch Landing Rd in Conway (Council Member – O. Bellamy)

**2019-12-002** – G3 Engineering, agent for Little River Group Six LLC – Request to rezone 11.46 acres from Commercial Forest Agriculture (CFA) to Multi Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – P. Prince)

**2019-12-003** – Robert E Turner IV, PE, agent for Arthur B Jordan Jr – Request to rezone 58.1 acres from Forest Agriculture (FA) to Residential (SF10) located on Hwy 548 in Conway (Council Member – A. Allen)

**2019-12-004** – Tyler Mann – Request to rezone 1.42 acres from Limited Forest Agriculture (LFA) to Residential (MSF10) located on Missouri Ln in Conway (Council Member – D. Hardee)

**2019-12-005** – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Thomas Rd near Old Reaves Ferry Rd in Conway (Council Member – D. Hardee)

### Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

### Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion razonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



**HORRY COUNTY PLANNING COMMISSION MEETING  
AGENDA**

**January 2, 2020 – 5:30 p.m.**

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- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. New Business**
- IV. Approval of Minutes**
  - 1. Planning Commission Workshop – November 26, 2019 .....7-9
  - 2. Planning Commission Meeting – December 5, 2019 .....10-12
- V. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- VI. Street Names - NO PUBLIC HEARING REQUIRED .....13**
- VII. Design Modification**
  - 1. 426-16-04-0043 (Villages of Arrowhead-Star Point Phase 2) – To convert platted open space into a buildable lot. ....14-18
- VIII. Rezoning Requests**
  - 1. **PREVIOUSLY DEFERRED TWICE 2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach (Council Member – G. Loftus) .....20-23
  - 2. **PREVIOUSLY DEFERRED 2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach (Council Member – G. Loftus) .....24-30
  - 3. **2019-12-001** – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to Agricultural Community Services (AG3) located on Pitch Landing Rd in Conway (Council Member – O. Bellamy) .....32-35
  - 4. **2019-12-002** – G3 Engineering, agent for Little River Group Six LLC – Request to rezone 11.46 acres from Commercial Forest Agriculture (CFA) to Multi Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – P. Prince) .....36-41
  - 5. **2019-12-003** – Robert E Turner IV, PE, agent for Arthur B Jordan Jr – Request to rezone 58.1 acres from Forest Agriculture (FA) to Residential (SF10) located on Hwy 548 in Conway (Council Member – A. Allen) .....42-48
  - 6. **2019-12-004** – Tyler Mann – Request to rezone 1.42 acres from Limited Forest Agriculture (LFA) to Residential (MSF10) located on Missouri Ln in Conway (Council Member – D. Hardee) ....50-53



**HORRY COUNTY PLANNING COMMISSION MEETING**

- 7. **2019-12-005** – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Thomas Rd near Old Reaves Ferry Rd in Conway (Council Member – D. Hardee) .....**54-59**

**IX. Section 540 Review**

- 1. PIN's 303-01-01-0011 & 303-00-00-0002 – Longs WWTP upgrade to 3.0 MGD. ....**60-61**

**X. Adjourn**

The Horry County Planning Commission met on Thursday, November 26, 2019 at 3:00 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Pam Cecala, Burnett Owens, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, Thom Roth, John Danford, David Gilreath, Desiree Jackson, Tom Dobrydney, and Susi Miller. Commission members not present: Marvin Heyd, Charles Brown, Martin Dawsey, and Chris Hennigan.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

**CALL TO ORDER** – Chairman Steven Neeves called the meeting to order at approximately 3:00 p.m. There was a quorum present.

David Gilreath asked to make an announcement and presented David Schwerd with his fifteen year service pin.

**STREET NAMES – Developments - Street Names - No Public Hearing Required**  
**LONGS POSTAL DISTRICT (29568)**

**Parks @ Long Bay**

Grass Fern Court  
Sage Cedar Place  
Rocky Grove Court  
Golden Bear Circle

**GALIVANTS FERRY POSTAL (29544)**

**Minor for Michael Allen**

Demo Place

David Schwerd gave an overview. Jerome Randall made a motion to approve as presented and Chuck Rhome seconded. The motion carried unanimously.

**DISCUSSION**

MRD Minor Amendment Process – David Schwerd gave an overview. Should a minor MRD amendment be reverted to the original request post staff approval? After a brief discussion the board members were in agreement and a text amendment will be presented at a later date.

CFA outside animal grazing and exercise – Desiree Jackson gave an overview. Should the Zoning Ordinance be amended to allow Veterinary offices, animal hospitals and/or boarding facilities to have outside grazing and exercise of animals in the CFA zoning district? After a brief discussion the board members were in agreement and a text amendment will be submitted at a later date.

**DESIGN MODIFICATIONS**

Design Modification 226-00-00-0058: To allow the creation of 16 lots on an unpaved 50' private Access Easement – John Danford gave an overview and stated that a previous design modification was approved allowing the creation of 8 additional parcels receiving access via Rose Petal Lane with the condition that,

“all future subdivision beyond the proposed 8 lots will require the entire length of Rose Petal Lane and a portion of Flower Lane between Rose Petal and Bluebid be paved to county standards.” Dennie Cannon and Denise Carter were present to address questions and concerns. Dennie Cannon stated that he has no intention of paving the road. Staff recommended disapproval since this goes against county standards and the applicant was previously notified. Jerome Randall made a motion to approve and Chuck Rhome seconded. The motion to approve failed unanimously.

Design Modification 305-09-02-0078: To allow common area to be converted to a residential lot. John Danford gave an overview stating that the applicant purchased the parcel with the intent of building a single family residence but the parcel was zoned as open space. Stone’s Edge is a master planned community that was approved in 1998, which was before there were open space requirements in subdivisions. However, under the current LDR’s any conversion of platted common area/open space requires Planning Commission approval. Kirby Hunt was present to address questions and concerns and stated that he just wants to build a home. Thom Roth from Stormwater stated that behind this parcel is outfall from Northvillage and he would like a twenty foot easement to which the applicant gladly agreed. Chuck Rhome made a motion to approve with the stormwater easement and Jerome Randall seconded. The motion carried unanimously.

### **REZONING REQUESTS**

**PREVIOUSLY DEFERRED 2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. David Schwerd stated that the applicant is requesting their second deferral. Pam Cecala made a motion to defer and Joey Ray seconded. The motion carried unanimously.

**2019-11-001** – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach. David Schwerd gave an overview. Ricky Martin was present to address questions and concerns.

**2019-11-002** – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris. David Schwerd gave an overview. The applicant was not present.

**2019-11-003** – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway. David Schwerd gave an overview. Jimmy Fowler was present to address questions and concerns.

**2019-11-004** – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr. in Conway. David Schwerd gave an overview. Russell Davis was present to address questions and concerns.

**2019-11-005** – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris. David Schwerd gave an overview. The applicant was not present.

**2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach. David Schwerd gave an overview. John Newman was present to address questions and concerns.

**2019-11-007** – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River. David Schwerd gave an overview. Bonita Rogers was present to address questions and concerns.

**TEXT AMENDMENTS**

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING. David Schwerd gave an overview.

With no further business, Jerome Randall made a motion to adjourn and Jody Prince seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:02 p.m.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF HORRY ) **Horry County Planning Commission  
Planning Commission Meeting  
Thursday, December 5, 2019**

The Horry County Planning Commission met on Thursday, December 5, 2019 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, John Danford, and Susi Miller.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

**CALL TO ORDER** – Chairman Steven Neeves called the meeting to order at approximately 5:30 p.m. There was a quorum present. Marvin Heyd led the invocation and the Pledge of Allegiance.

**PUBLIC INPUT** – None

**NEW BUSINESS** – None

**APPROVAL OF MINUTES**

Planning Commission Workshop – October 31, 2019

Planning Commission Meeting – November 7, 2019

With no corrections or additions to the minutes, Marvin Heyd made a motion to approve as presented and Chuck Rhome seconded. The motion to approve the minutes carried unanimously.

**NEW STREET NAMES – PUBLIC HEARING REQUIRED**

**Conway Postal District (29527)**

Overcash Place

Camp Crystal Lane

An existing 30' public right-of-way and a 25' public road easement currently named IBIS LANE off Dongola Hwy in Conway.

David Schwerd gave an overview. Anthony and Crystal Lever spoke in opposition of the request. They stated that they are not opposed to a name change, but are opposed to changing it to Overcash Place. Edna Leviner spoke in favor of the request. Ms. Leviner stated that the surrounding property has been in her family for over seventy-five years. Joshua Overcash was present to address questions and concerns and stated that he is a third generation Overcash. Charlie Brown made a motion to change the street name to Overcash Place and Marvin Heyd seconded. The motion carried unanimously.

**DESIGN MODIFICATION**

462-13-04-0041, 0042 & 0045 (Woodland Subdivision) – To waive the access management and roadway design criteria standards. John Danford gave an overview. Steve Strickland was present to address questions and concerns. Staff recommended approval with the following conditions: 1. The travel lane is constructed to County road standards (paved) or approved pervious surface. 2. A 5' construction and maintenance easement is created along the shared property line with PIN's 462-13-04-0043 & 462-13-04-

Planning Commission Meeting  
December 5, 2019

0044. Steve Strickland stated that he accepts the conditions that were set forth. Chuck Rhome made a motion to approve with conditions and Marvin Heyd seconded. The motion carried unanimously.

### **REZONING REQUESTS**

**PREVIOUSLY DEFERRED 2019-10-002** – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. This request received 2<sup>nd</sup> deferral at the Planning Commission Workshop on November 26, 2019.

**2019-11-001** – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach. David Schwerd gave an overview. There was no public input. Ricky Martin was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

**2019-11-002** – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris. David Schwerd gave an overview. There was no public input. The applicant was not present. Staff recommended approval. Jody Prince made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

**2019-11-003** – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway. David Schwerd gave an overview. There was no public input. Jimmy Fowler was present to address questions and concerns. Staff recommended approval. Jody Prince made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-11-004** – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr. in Conway. David Schwerd gave an overview. Rick & Teresa Baum, Elaine Hughes and Douglas Thomas spoke in opposition of the request. Their concerns were property value. Russell Davis was present to address questions and concerns. David Schwerd stated that if the applicant was interested in changing his request to MSF40 that staff would recommend approval. Russell Davis stated that this change was acceptable. With this affirmation, David Schwerd stated that staff recommended approval for MSF40. Jerome Randall made a motion to approve MSF40 and Pam Cecala seconded. The motion carried 8:3.

**2019-11-005** – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris. David Schwerd gave an overview. There was no public input. Donald Long was present to address questions and concerns. Jody Prince made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**2019-11-006** – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach. David Schwerd gave an overview and stated that the applicant is requesting deferral. Marvin Heyd made a motion to defer and Chris Hennigan seconded. The motion carried unanimously.

**2019-11-007** – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River. David Schwerd gave an overview. There was no public input. Bonita Rogers was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

**TEXT AMENDMENTS**

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING. David Schwerd gave an overview and stated that amending the Zoning Ordinance to address light and glare general provisions pertaining to exterior lighting will allow a property to meet onsite illumination needs while minimizing negative impacts that affect the safety and function of adjacent properties and right-of-way. Marvin Heyd made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

With no further business, Marvin Heyd made a motion to adjourn and Chris Hennigan seconded. The motion carried unanimously, and the meeting was adjourned at 6:40 p.m.

**STREET NAMES FOR PC MEETING  
January 2, 2020**

**New Development Street Names – No  
Public Hearing Required**

**Myrtle Beach Postal District (29575)**

**Beach Village**

N Reindeer Road  
S Reindeer Road

NOTE: Reindeer Road was approved April 5, 2018. The final plat for Beach Village was approved with Reindeer Road bisected by Deerfield Avenue.

**Conway Postal District (29526)**

**Glenmoore, Phase 5**

Gladstone Drive  
Rutland Court

**Chestnut Estates**

Old Chimney Lane  
Hayloft Circle  
Chestnut Farms Road

Planning Commission Decision Memorandum  
Horry County, South Carolina

---

Date: 12/13/19  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Charles Suggs, Principal Planner  
Cleared By: John Danford, Deputy Director  
Regarding: 426-16-04-0043 Villages of Arrowhead-Star Point Phase 2

---

**ISSUE:**

Should the Planning Commission amend the Villages of Arrowhead master plan?

**PROPOSED ACTION:**

Convert recorded open space via amendment of the approved master plan to allow the development of 2 additional single family lots.

**RECOMMENDATION:**

Disapproval

**BACKGROUND:**

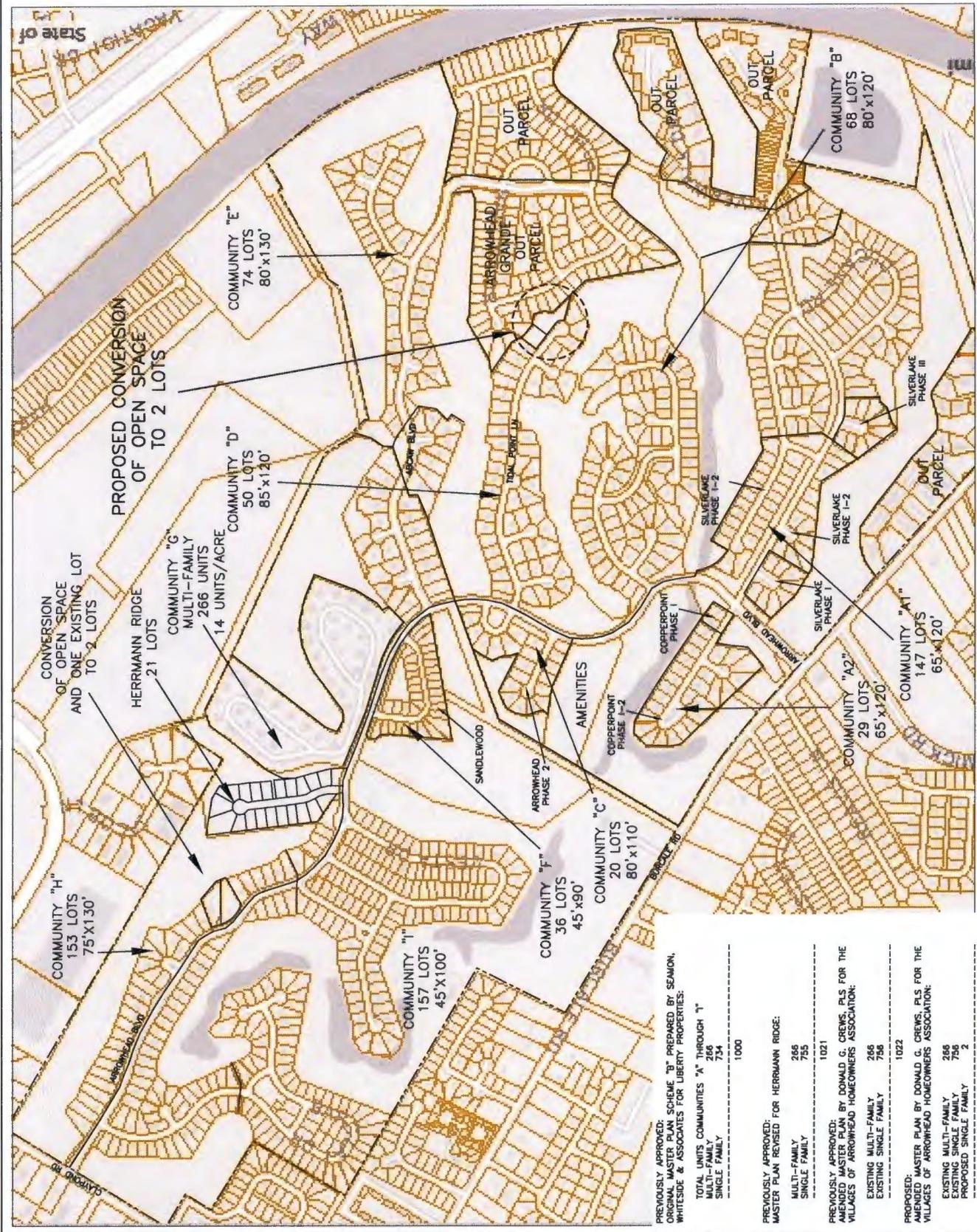
Villages of Arrowhead is a master planned community that was approved in 1995. Under the regulations in effect at the time, any amendment to the master plan is required to be approved by Planning Commission. Also, open space was not required at the time the master plan was approved; however, the current Land Development Regulations require that open space remain as such in perpetuity (Art. 4 Sec. 6.1G).

Star Point is within the Villages of the Arrowhead community and consists of two phases. Phase 2 created 41 lots. The parcel in questions was the only open space (40,615 sf) created within Phase 2.

The revised master plan proposes the conversion of land originally shown as Open Space into two additional lots of development. The applicant has provided an approval letter from the HOA for the request and a letter from the adjacent property owners stating there are no objections.

**ANALYSIS:**

If approved, Star Point Phase 2 will consist of 43 lots with no recorded open space, and the Villages of Arrowhead master plan will be approved for a total of 1,024 units. The parcel in question is severely limited in terms of what can be built. The lot lacks depth, has a 40' drainage easement on the rear and a 20' drainage easement on the side abutting Lot 43. The minimum buildable depth in the existing development is 90', with the majority being well above that. The open space has a buildable depth of 50' or less over the majority of the property, although a portion does have a larger depth similar to the rest of the community. However, the applicant has not supplied a plat for staff to review where a new lot line would be created as the intent is to subdivide for two lots.



**NOTES:**  
 1. The existing tract lines and lot lines shown hereon were taken from the Horry County on-line GIS.  
 2. Previously approved lot counts and setbacks taken from Department.

**Min. Lot Size:** 4,000 SF  
**Minimum Setbacks:**  
 Front 10'  
 Side 0' (12' Between Houses)  
 Rear 20'

**HORRY COUNTY GIS**

THIS IS A COMPILED MAP AND DOES NOT REPRESENT A LAND SURVEY. THIS MAP IS ON RECORDATION.

PREVIOUSLY APPROVED:  
 ORIGINAL MASTER PLAN SCHEME "B" PREPARED BY SEAMON, WHITESIDE & ASSOCIATES FOR LIBERTY PROPERTIES:

TOTAL UNITS COMMUNITIES "A" THROUGH "H"	1000
MULTI-FAMILY	266
SINGLE FAMILY	734

PREVIOUSLY APPROVED:  
 MASTER PLAN REVISED FOR HERRMANN RIDGE:

MULTI-FAMILY	266
SINGLE FAMILY	735
TOTAL	1021

PREVIOUSLY APPROVED:  
 AMENDED MASTER PLAN BY DONALD G. CREWS, PLS FOR THE VILLAGES OF ARROWHEAD HOMEOWNERS ASSOCIATION:

EXISTING MULTI-FAMILY	266
EXISTING SINGLE FAMILY	756
TOTAL	1022

PROPOSED:  
 AMENDED MASTER PLAN BY DONALD G. CREWS, PLS FOR THE VILLAGES OF ARROWHEAD HOMEOWNERS ASSOCIATION:

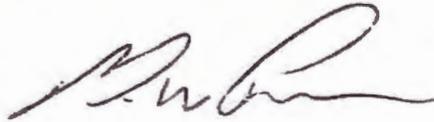
EXISTING MULTI-FAMILY	266
EXISTING SINGLE FAMILY	736
PROPOSED SINGLE FAMILY	752
TOTAL	1024

Balance of units previously approved for the Arrowhead development shall be allotted to outparcels.  
 (Owner: Pine Island Land Investors)

To the Horry County Planning Department:

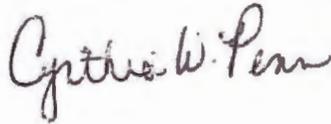
We, Michael W. Penn and Cynthia W. Penn, the owners of the property located at 681 Tidal Point Lane, do hereby state that we have no objections to the Open Space TMS# 180-30-01-076 adjacent to our property being reclassified to a residential lot.

Michael W.  
Penn



Date 11-25-19

Cynthia W.  
Penn



Date 11-25-19

To the Horry County Planning Department:

I, Darnell A. Gimenez, the owner of the property located at 696 Tidal Point Lane, do hereby state that I have no objections to the Open Space TMS# 180-30-01-076 adjacent to my property being reclassified to a residential lot.

Darnell A. Gimenez

4/20/19

Darnell A. Gimenez

Date



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Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	CT Corporation (Energov # 047001)	Rezoning Request #	2019-10-002
PIN #	42607020004	County Council District #	4 - Loftus
Site Location	Jesse St in Myrtle Beach	Staff Recommendation	
Property Owner Contact	SST II 338 Jesse St LLC	PC Recommendation	
		Size (in acres) of Request	3.57

**ZONING DISTRICTS**

Current Zoning	RCS & HC
Proposed Zoning	RE4
Proposed Use	Outdoor Storage

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.4 (Fire)
Utilities	Public
Character of the Area	Commercial

**ADJACENT PROPERTIES**

LI	LI	MA1
LI	Subject Property	LI
HC	HC	PDD

**COMMENTS**

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: None
--	-------------------------

**Discussion:** The applicant is requesting to rezone from Retail Consumer Services (RCS), a retired zoning district, to High Bulk Retail (RE4) to allow for storage of vehicles within a lot currently used for mini-warehouse and commercial business. A previous rezoning of the subject parcel occurred in 2004 (Ord. 115-04) with a lot combination and a zoning district change from LI/HC to RCS to allow for the mini-warehouse. As the request pertains to the storage of vehicles, a verification that all on-site parking requirements will be necessary prior to approval.

**Public Comment:**

**TRANSPORTATION INFORMATION**

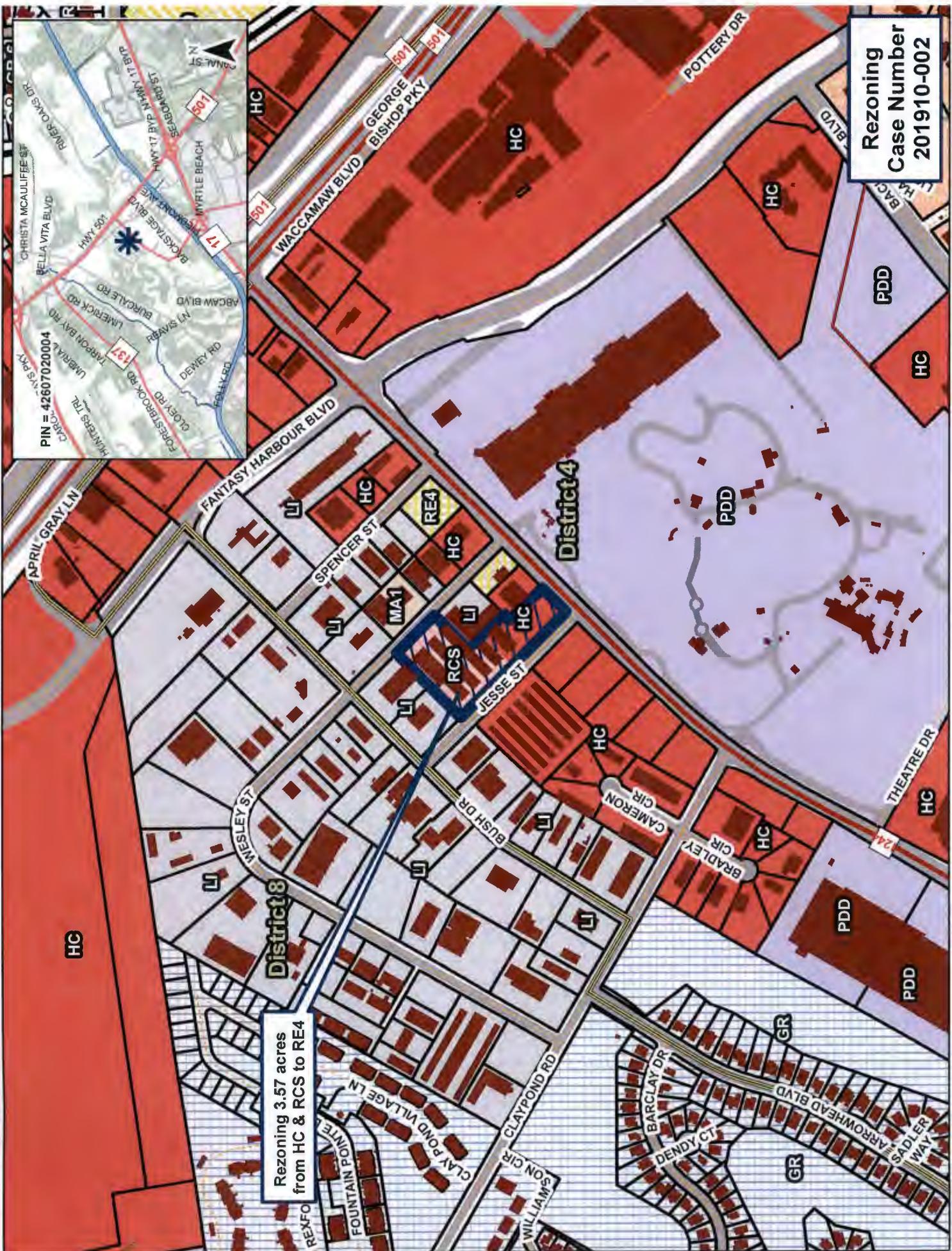
Daily Trips based on existing use / Max Daily Trips based on current zoning	150 / 500	Existing Road Conditions	County, Paved. Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200 / 550	Rd, Station, Traffic AADT (2017) % Road Capacity	George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS/HC	LI	MA1	PDD	HC
Min. Lot Size (in square feet)	21,780	10,000/10,000	21,780	21,780	NA	10,000
Front Setback	60	50/50	50	50	25	50
Side Setback	10	10/10	20	25	25	10
Rear Setback	15	15/15	25	25	25	15
Bldg. Height	36	65/120	60	60	175	120

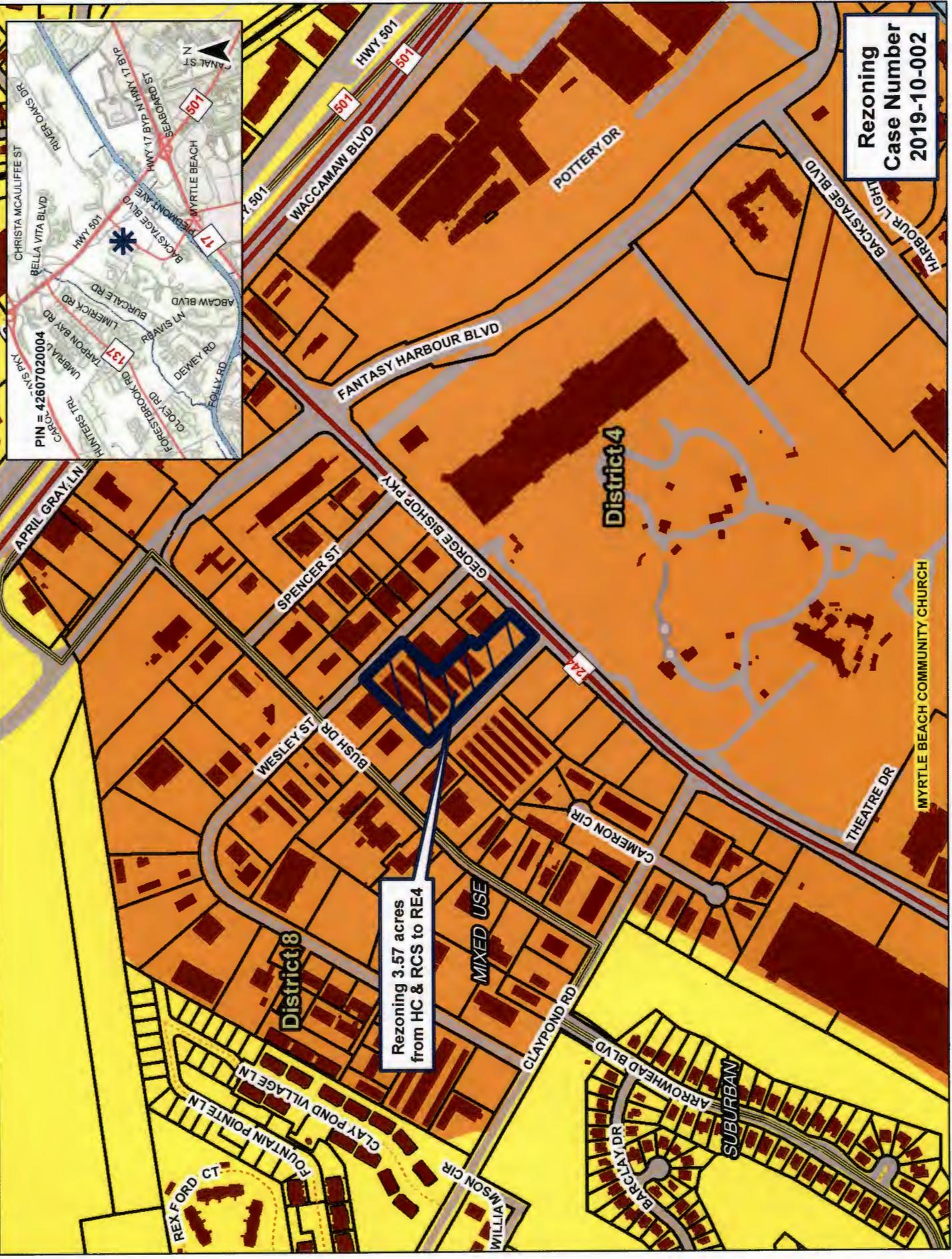
Date Advertised: 11/17/2019 Date Posted: 10/9/2019 # Property Owners Notified: 35 Date Notification Mailed: 11/17/2019 Report Date: 11/17/2019 BY: sm

Rezoning  
Case Number  
201910-002

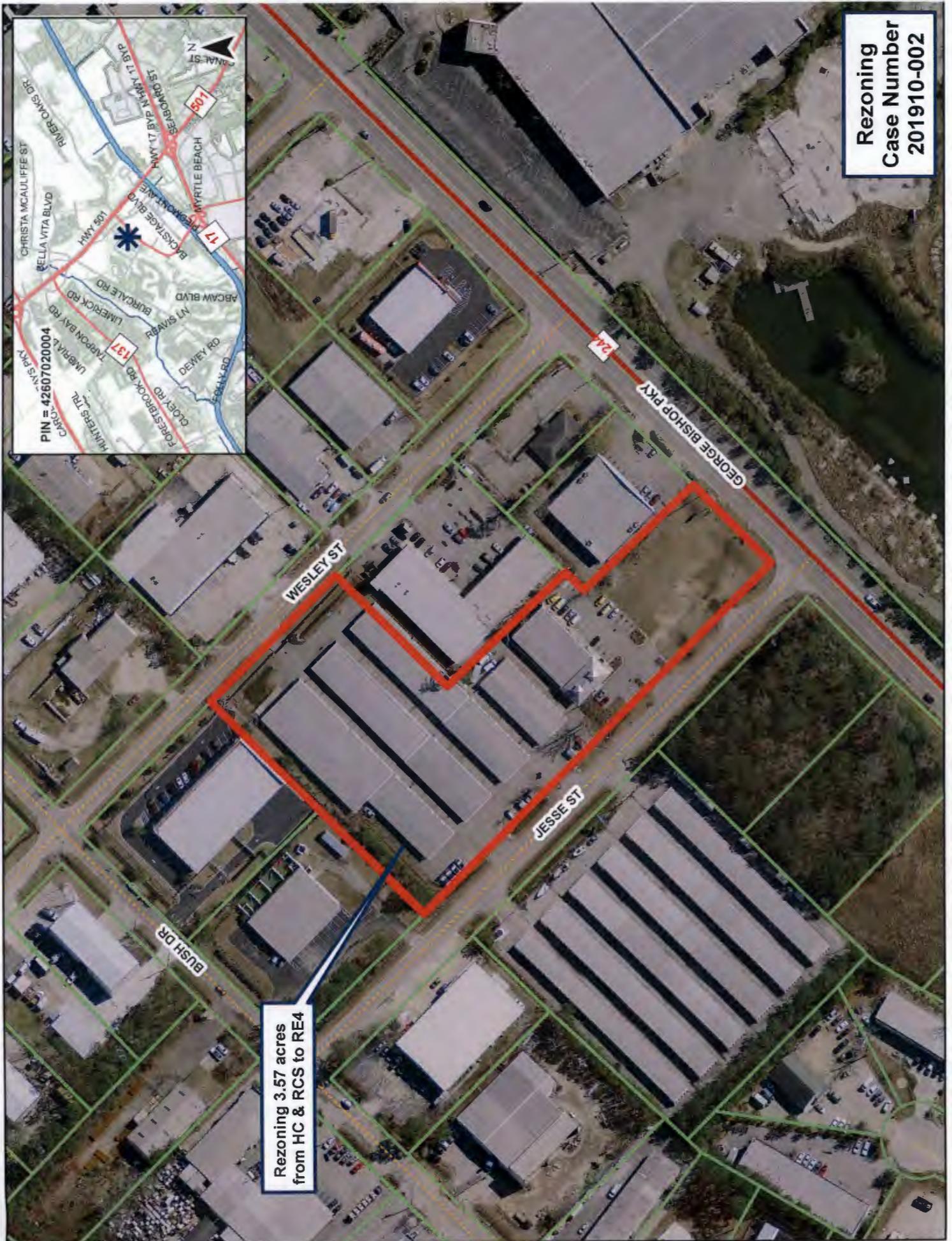


Rezoning 3.57 acres  
from HC & RCS to RE4

Rezoning  
Case Number  
2019-10-002

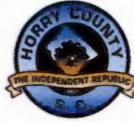


Rezoning  
Case Number  
201910-002



Rezoning 3.57 acres  
from HC & RCS to RE4

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	NFP Holdings LLC (Energov # 047405)	Rezoning Request #	2019-11-006
PIN #	44207020008	County Council District #	4 - Loftus
Site Location	Leon Cir in Myrtle Beach	Staff Recommendation	
Property Owner Contact	NFP Holdings LLC	PC Recommendation	
		Size (in acres) of Request	3.47

**ZONING DISTRICTS**

Current Zoning	MHP
Proposed Zoning	MRD3
Proposed Use	Townhomes

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	5.75
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

MHP	HC	HC
MHP	Subject Property	MHP
MHP	MHP	MHP

**COMMENTS**

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: None
<p><b>Discussion:</b> The applicant is requesting to rezone to develop a 38 unit townhome community on a residential lot currently zoned for a mobile home park. As shown, the project would have a gross density of 10.95 units/ac. The project will not incorporate sustainable design criteria and the preliminary wetlands assessment does not identify any wetlands on site. A road closure action may be required prior to approval of this rezoning request due to the location of an existing right of way that is not shown on the proposed site plan. Staff is awaiting a revised land plan.</p> <p>Myrtle Beach International Airport is located within the immediate vicinity and the City of Myrtle Beach is adjacent to neighborhood but did not express interest in bringing this parcel into the municipality by annexation. Several properties within the immediate area were rezoned to MSF6 although the majority of the parcels are zoned MHP.</p>	
Public Comment:	

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 110	Existing Road Conditions	Private
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	228 / 228	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 707, Station 103 46,000 AADT 65%-70%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MHP	MHP	HC		
Min. Lot Size (in square feet)	0.75 ac	5 ac	5 ac	10,000		
Front Setback	25 Exterior	35'	35'	50		
Side Setback	25 Exterior	20' separation	20' separation	10		
Rear Setback	25 Exterior	25'	25'	15		
Bldg. Height	40	35'	35'	120		

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 17 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



MYRTLE BEACH  
District 3

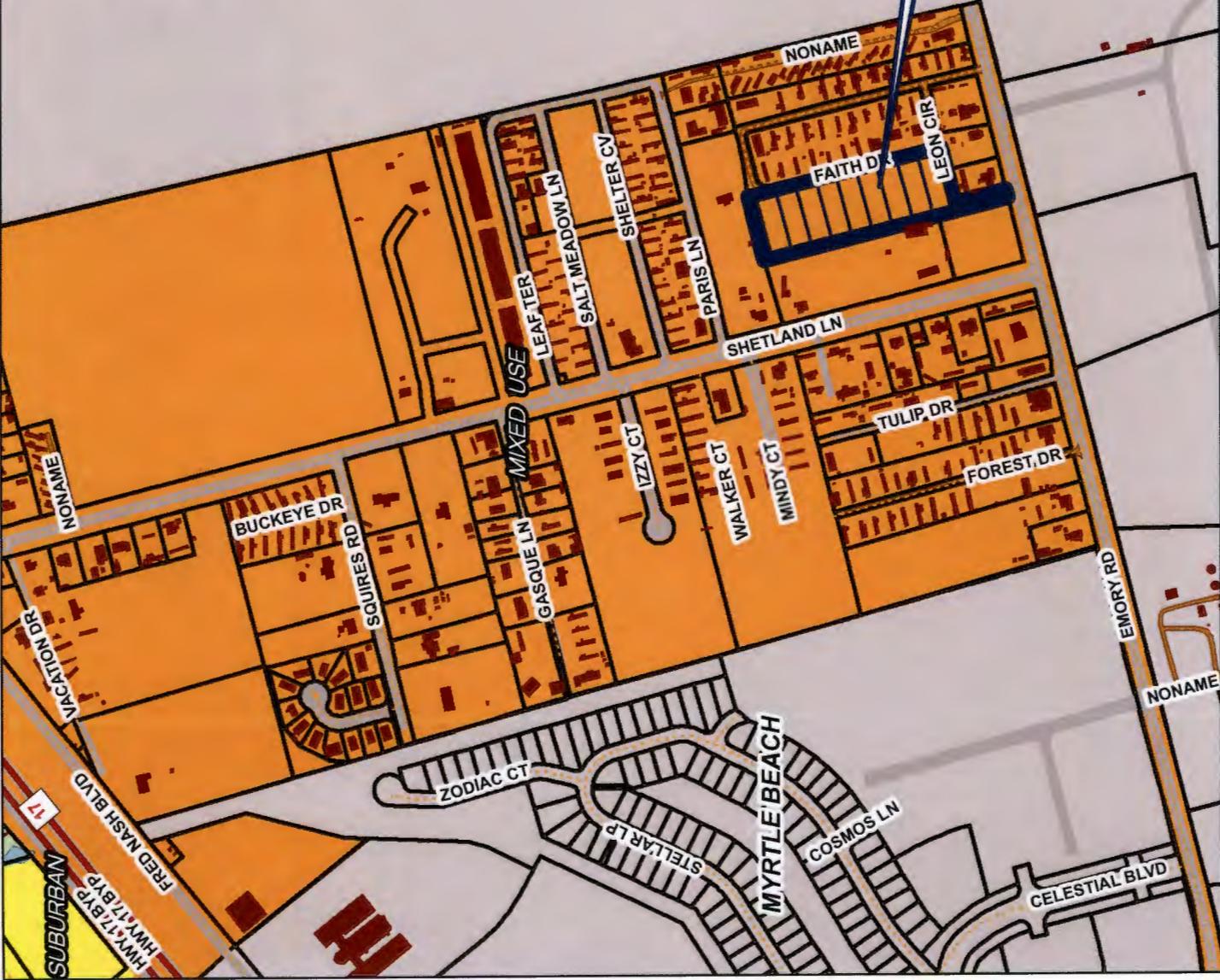
Rezoning 3.47 total acres  
from MHP to MRD3





MYRTLE BEACH

Rezoning 3.47 total acres  
from MHP to MRD3





Rezoning  
Case Number  
2019-11-006

Rezoning 3.47 total acres  
from MHP to MRD3





November 4, 2019

DN Engineering  
4664 Dock Road  
Conway, South Carolina 29526

Attention: Mr. David Norris, P.E.

Reference: **Wetland Approximation Report**  
**Airport Townhome Tract**  
Myrtle Beach, Horry County, South Carolina

Dear Mr. Norris:

S&ME, Inc. (S&ME) has completed a Wetland Approximation for the Airport Townhome Tract located north of and adjacent to Emory Road in Myrtle Beach, South Carolina (i.e. the Property). The Property consists of a parcel of land (Horry County TMS# 180-01-01-010) totaling approximately 3.5 acres. The purpose of this Wetland Approximation was to provide our opinion, based on a site visit and publicly available mapping, as to the potential presence of wetland areas within the Property.

S&ME reviewed publicly available mapping sources in preparation of this report, such as: color infrared aerial photographs from 1994 and 2006, U.S. Geological Survey (USGS) 7.5-Minute Myrtle Beach, S.C. topographic quadrangle map dated 1984, U.S. Department of Agriculture (USDA) soils information dated 1982, and U.S. Fish & Wildlife Service (USF&WS) National Wetland Inventory maps dated 1994. Site observations were conducted on March 14, 2018.

Based on our review of the previously noted sources of information, in conjunction with the site observations made on November 4, 2019, we believe that Property does not contain areas that would be considered wetlands by the U.S. Army Corps of Engineers (USACE).

Our findings have been developed in accordance with generally accepted standards of practice in the Charleston District of the USACE. No other warranty is expressed or implied. The client should recognize that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and future changes in their regulations/guidelines may affect the findings represented in this letter and on the corresponding drawings.



**Wetland Approximation Report**  
**Airport Townhome Tract**  
Myrtle Beach, Horry County, South Carolina

S&ME appreciates the opportunity to be of service to you by conducting a Wetland Approximation on the above-referenced project. Should you have any questions or require additional information, please contact us at (843) 347-7800.

Sincerely,

**S&ME, Inc.**

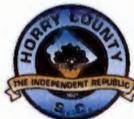
A handwritten signature in black ink that reads "Charles C. Oates, Jr." with a stylized flourish at the end.

Charles Oates  
Project Manager  
[coates@smeinc.com](mailto:coates@smeinc.com)

Attachments: Exhibit 1: Project Area  
Exhibit 2: USGS Topographic Map  
Exhibit 3: Wetland Approximation Exhibit  
Exhibit 4: USDA/SCS Soils Survey Map  
Exhibit 5: USF&WS National Wetlands Inventory Map  
Site Photographs  
Data sheet documenting site conditions

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Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	John C Thomas (Energov # 047437)	<b>Rezoning Request #</b>	2019-12-001
<b>PIN #</b>	38108020004	<b>County Council District #</b>	7 - Bellamy
<b>Site Location</b>	Pitch Landing Rd in Conway	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	James Paul Rowe	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	.87

**ZONING DISTRICTS**

<b>Current Zoning</b>	SF20
<b>Proposed Zoning</b>	AG3
<b>Proposed Use</b>	Mini-Warehouses

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	1.5 (Fire)
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential & Commercial

**ADJACENT PROPERTIES**

SF20	SF20	SF20
SF20	<b>Subject Property</b>	SF20
SF20	SF20	SF20

**COMMENTS**

<b>Comprehensive Plan District:</b> Rural Communities	<b>Overlay/Area Plan:</b> None
<p><b>Discussion:</b> The applicant is requesting to rezone to AG3 to allow for mini-warehouses on a parcel currently used for single-family residential. A single-family home and a private roadway exist on the property and the adjacent parcels are all zoned SF20 with established residential use. Several rezoning cases were requested within the immediate area for retail and commercial zoning for parcels with frontage on Hwy 707. Current uses of the RE4 parcels appear to be warehouse storage, a gun store, a Dollar General, and a vacant lot.</p>	

**Public Comment:**

**TRANSPORTATION INFORMATION**

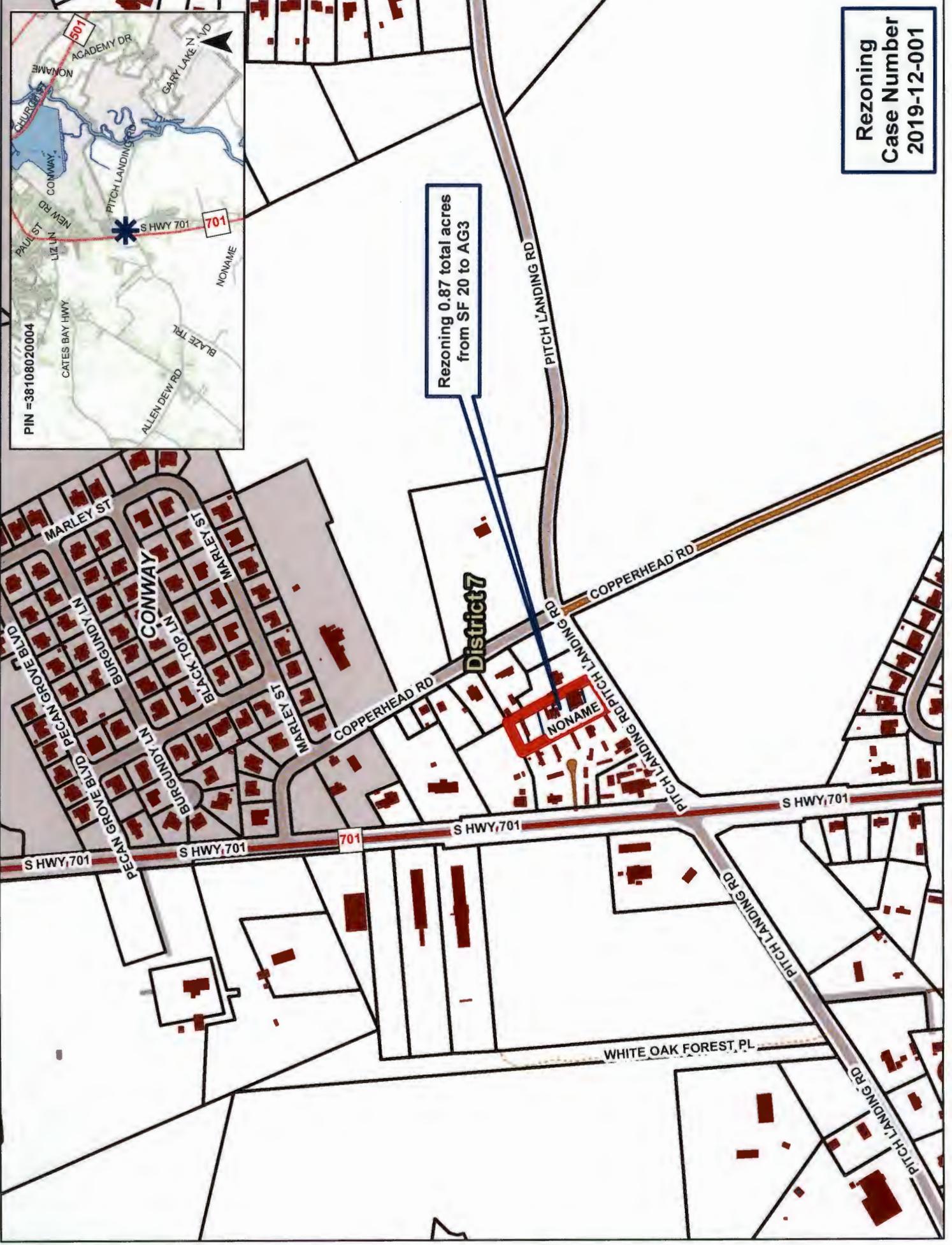
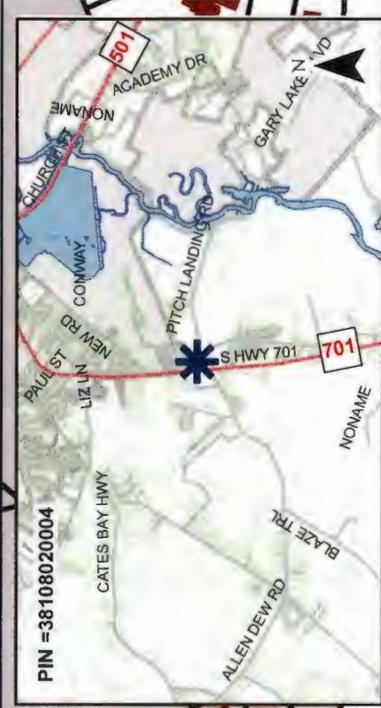
<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	24 / 24	<b>Existing Road Conditions</b>	State, Paved, Two Lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</b>	50 / 200	<b>Rd, Station, Traffic AADT (2017) % Road Capacity</b>	US 701, Station 177 13,500 AADT 70% - 75%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	SF20	SF20			
<b>Min. Lot Size (in square feet)</b>	10,000	20,000	20,000			
<b>Front Setback</b>	40	40	40			
<b>Side Setback</b>	10	15	15			
<b>Rear Setback</b>	15	25	25			
<b>smBldg. Height</b>	65	35	35			

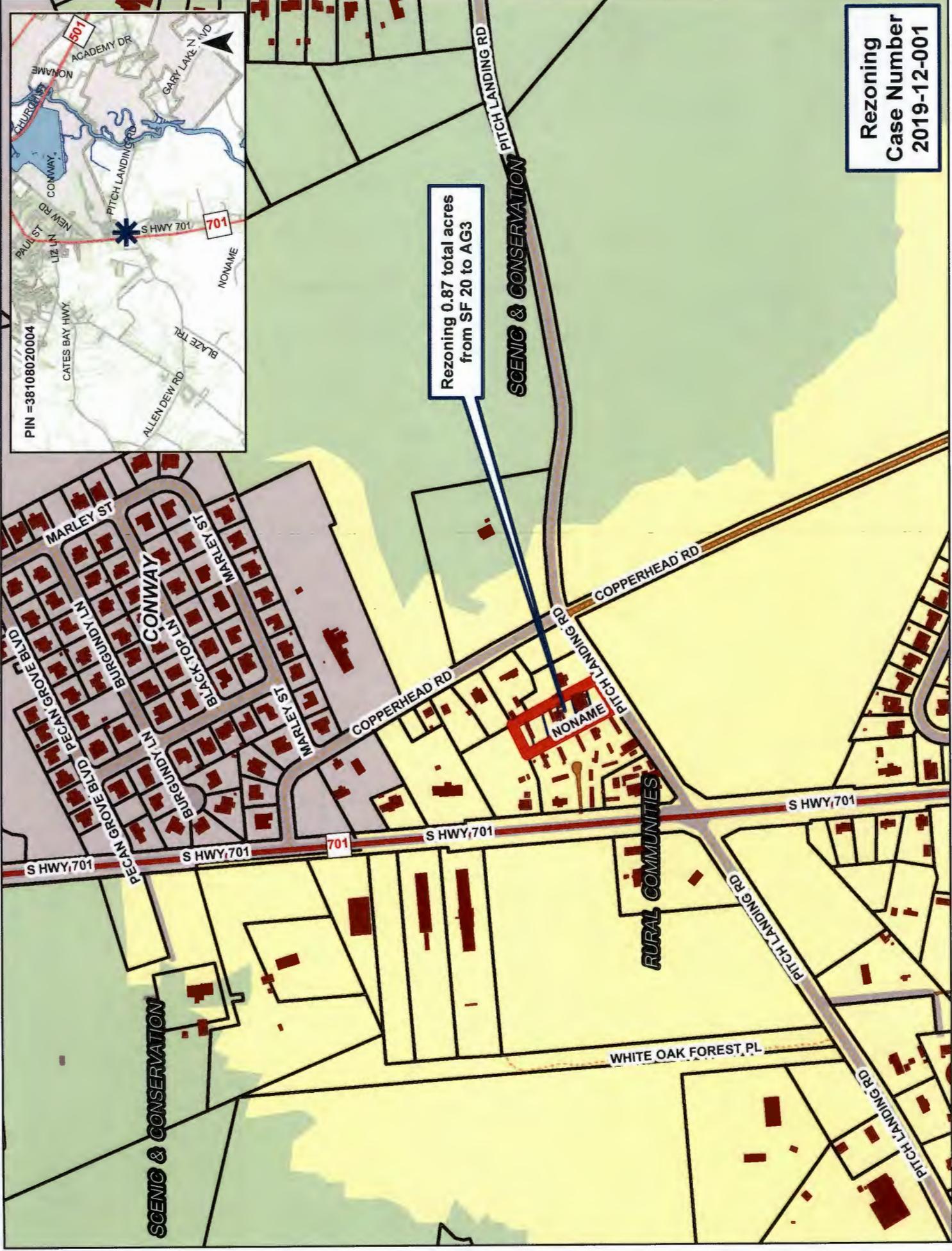
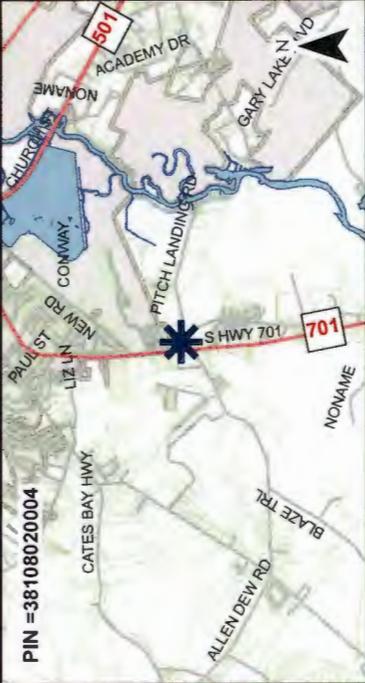
Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 18 Date Notification Mailed: 12/12/019 Report Date: 12/12/19 BY: sm

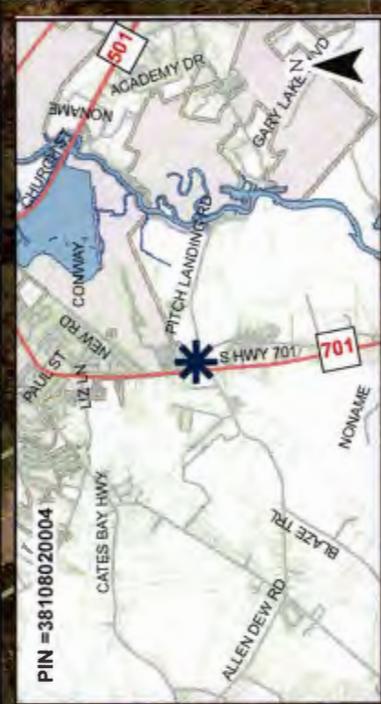
Rezoning  
Case Number  
2019-12-001



Rezoning  
Case Number  
2019-12-001

Rezoning 0.87 total acres  
from SF 20 to AG3





Rezoning 0.87 total acres  
from SF 20 to AG3

Rezoning  
Case Number  
2019-12-001

Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	G3 Engineering (Energov # 047551)	<b>Rezoning Request #</b>	2019-12-002
<b>PIN #</b>	34900000027	<b>County Council District #</b>	9 - Prince
<b>Site Location</b>	Hwy 90 in Little River	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	Little River Group Six LLC	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	11.46

**ZONING DISTRICTS**

<b>Current Zoning</b>	CFA
<b>Proposed Zoning</b>	MRD3
<b>Proposed Use</b>	Fee-simple Townhomes

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	2.25 (Fire)
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential

**ADJACENT PROPERTIES**

PUD	PUD	PUD
CFA	Subject Property	GR
MSF6	SF6	SF6

**COMMENTS**

<b>Comprehensive Plan District:</b> Suburban & Mixed Use	<b>Overlay/Area Plan:</b> North East Area Transportation
--	--

**Discussion:** The applicant is requesting to rezone to MRD3 to allow for an 89 unit, fee-simple townhome community. The project will have a gross density of 11.46 units/ac and will not incorporate sustainable development criteria. The subject parcel is shown to have approximately 1.13 acres of wetland and is directly adjacent to a 50' SCDOT drainage easement. Additionally, a 38' sewer easement is shown to bifurcate the property. External sidewalks along Hwy 90 will be required. The subject parcel is currently vacant CFA land that is surrounded by residential development. Immediately adjacent to this property is the Carriage Lakes PUD which consists of 150 single family lots and has a gross density of 1.18 units/ac. On the opposing side of Hwy 90, Royal Estates is an SF6 zoned residential community consisting of 101 units with a gross density of 3.5 units/ac. Merritt Park is a GR zoned multi-family project in close proximity and consists of 88 units with a gross density of 15.23 units per acre.

**Public Comment:** The applicant held a meeting with the carriage lakes community on 12/19/19. The applicant has stated that he will provide additional evergreen plantings along the rear of the property in addition to the required 6' privacy fence.

**TRANSPORTATION INFORMATION**

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0 / 500	<b>Existing Road Conditions</b>	State, Paved, Two Lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	534 / 534	<b>Rd, Station, Traffic AADT (2018) % Road Capacity</b>	SC 90 , Station 227 12,300 AADT 85% - 95%
<b>Proposed Improvements</b>	The applicant has provided 62.5' from the existing centerline of SC HWY 90 for future improvements to the corridor.		

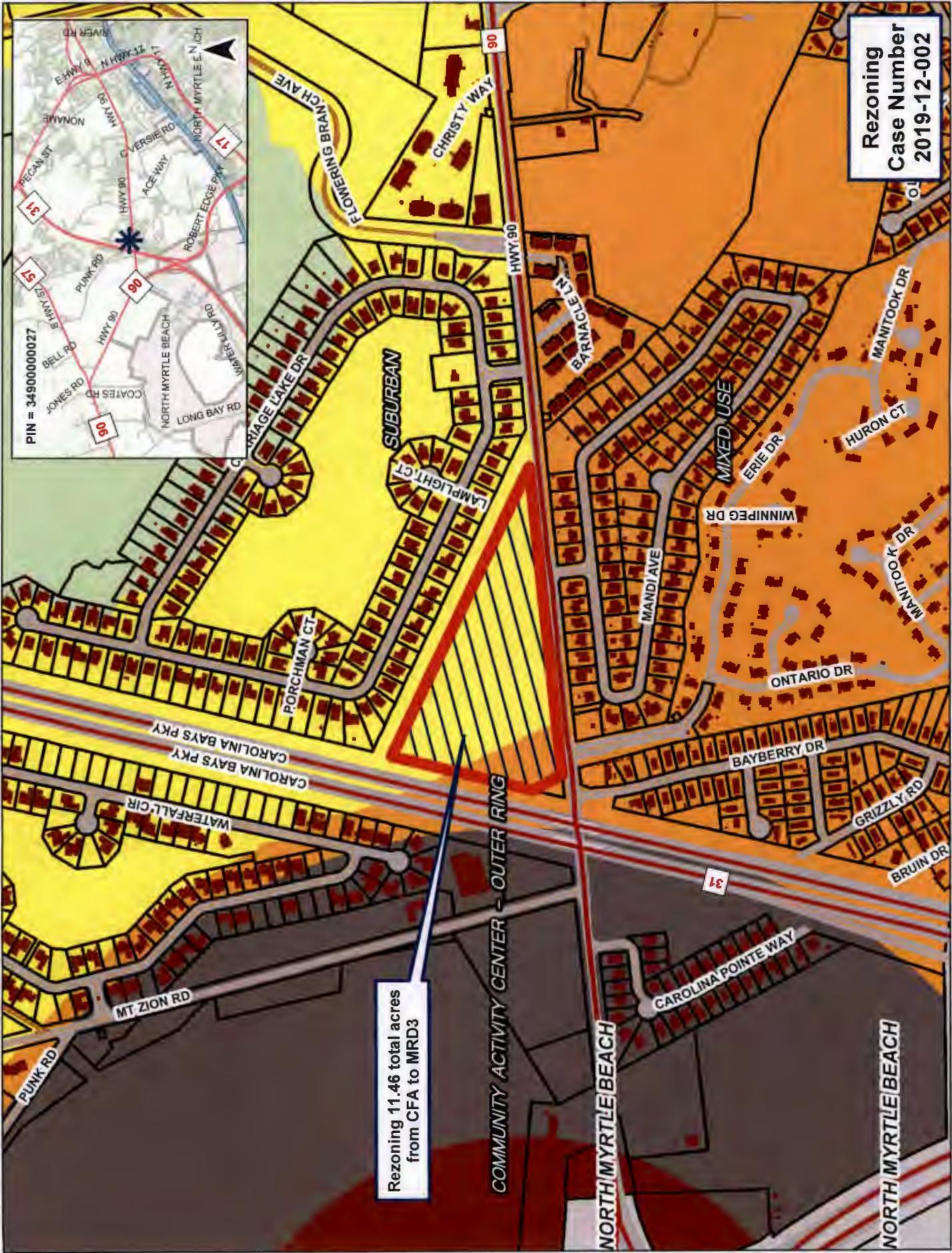
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (Com/Res)	Carriage Lake (PUD)	Merritt Park (GR)	SF6	
<b>Min. Lot Size (in square feet)</b>	0.75 ac	43,560/21,780	7,500	43,560	6,000	
<b>Front Setback</b>	25	60/25	20	30	20	
<b>Side Setback</b>	10	25/10	5	20	10	
<b>Rear Setback</b>	15	40/15	10	20	15	
<b>Bldg. Height</b>	120	35	35	120	35	

Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 158 Date Notification Mailed: 12/12/19 Report Date: 12/12/19 BY: sm



Rezoning  
Case Number  
2019-12-002



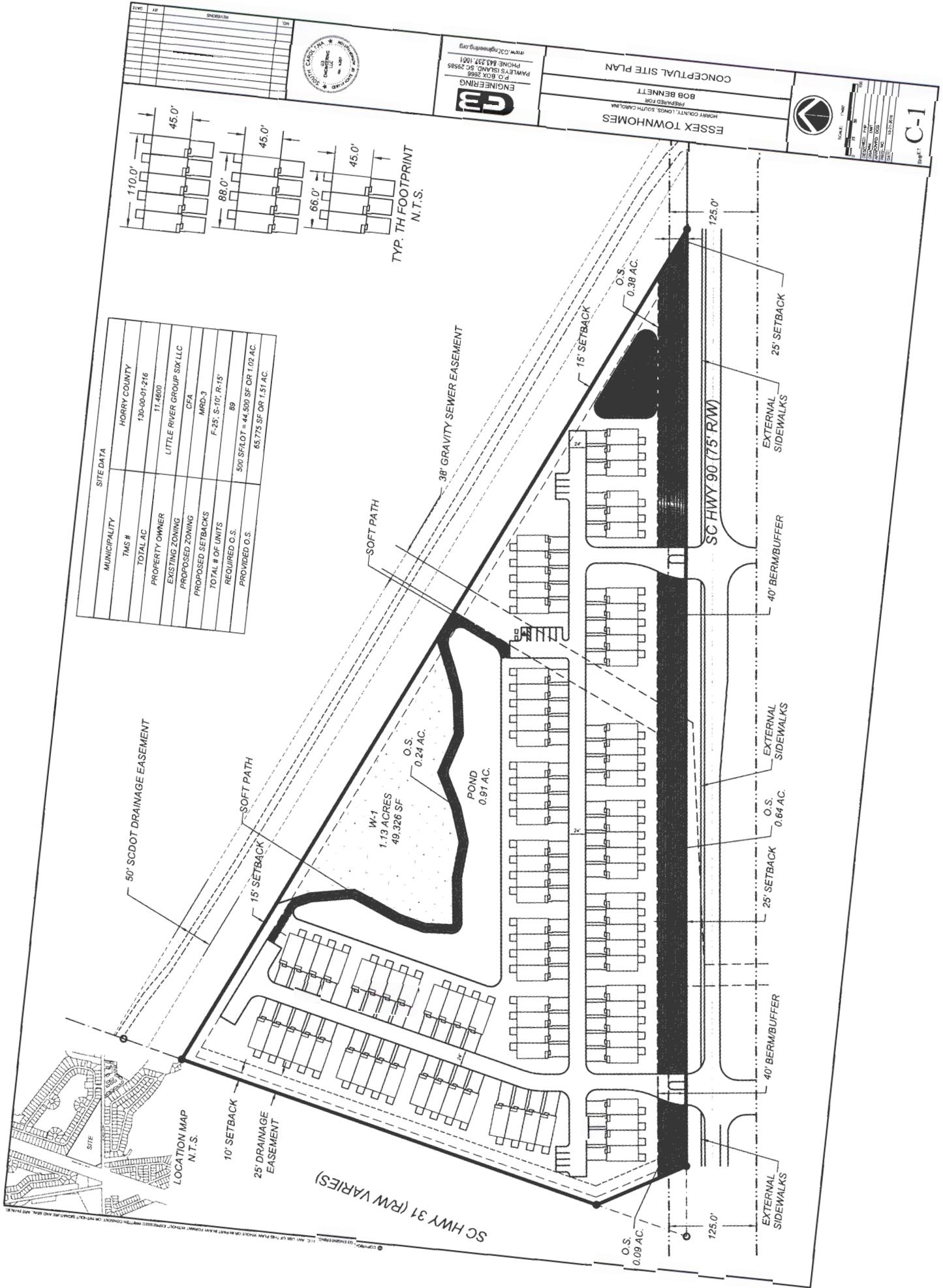
Rezoning 11.46 total acres  
from CFA to MRD3



Rezoning Case Number  
2019-12-002

Rezoning 11.46 total acres  
from CFA to MRD3

PIN = 34900000027

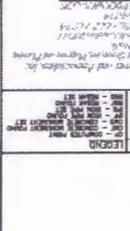


**AREA TABLE**

W-1 1.13 ACRES  
 U-1 10.33 ACRES  
**TOTAL AREA TMS 130-00-01-216 = 11.46 ACRES**

- NOTES:**
1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  2. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE HORRY COUNTY OFFICE OF ZONING.
  3. REFERENCE PLAT ENTITLED "BOUNDARY SURVEY FOR HIGHWAY NINETY INVESTORS LLC", DATED 05/19/2008, BY THIS OFFICE.
  4. THIS PROPERTY IS LOCATED IN ZONE "X-OUT" AS SHOWN ON FEMA MAP No. 45051C0580.I, DATED AUGUST 23, 1999.
  5. NO TITLE SEARCH PERFORMED BY THIS OFFICE.

**LOCATION MAP**



AVERAGE HIGH WATER MARK  
 (ELEVATION 24.50')

CARRIAGE LAKES SUBDIVISION

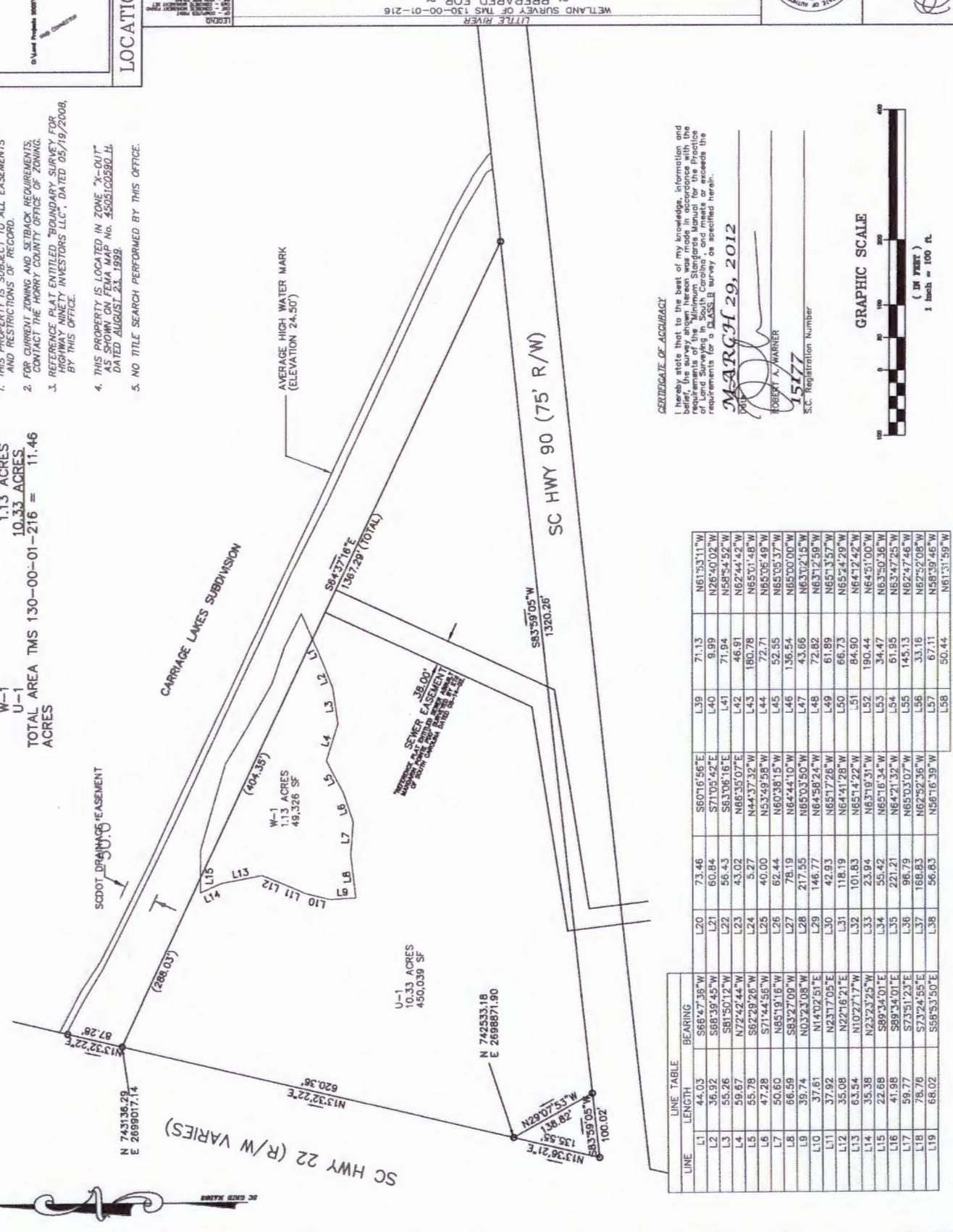
SC HWY 90 (75' R/W)

SCDOT DRAINAGE EASEMENT

W-1  
 1.13 ACRES  
 48,326 SF

U-1  
 10.33 ACRES  
 450,039 SF

SEWER EASEMENT  
 36.00'  
 W/36.00' R/W  
 10' MINIMUM SETBACK FROM ADJACENT PROPERTY



**CERTIFICATE OF ACCURACY**  
 I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in the State of Carolina" and that the same does not exceed the requirements for a CLASS B survey as specified herein.

**MARCH 29, 2012**

ROBERT A. WARNER

15177  
 S.C. Registration Number

**GRAPHIC SCALE**



LINE	LENGTH	BEARING
L1	44.03	S66°47'38"W
L2	36.92	S68°39'45"W
L3	55.26	S81°50'12"W
L4	59.67	N72°42'44"W
L5	55.78	S92°29'26"W
L6	47.28	S71°44'56"W
L7	50.60	N85°19'16"W
L8	66.59	S83°27'09"W
L9	39.74	N03°23'08"W
L10	37.61	N14°02'51"E
L11	37.92	N23°17'05"E
L12	35.08	N22°16'21"E
L13	63.54	N10°27'17"W
L14	35.38	N23°23'25"W
L15	22.68	S89°34'01"E
L16	41.88	S89°34'01"E
L17	59.77	S73°51'23"E
L18	78.76	S73°24'55"E
L19	68.02	S59°53'50"E
L20	73.46	S60°16'56"E
L21	60.84	S71°05'42"E
L22	56.43	S63°06'16"E
L23	43.02	N66°35'07"E
L24	5.27	N44°37'32"W
L25	40.00	N53°49'55"W
L26	62.44	N60°38'15"W
L27	78.19	N64°44'10"W
L28	217.55	N65°03'50"W
L29	146.77	N64°58'24"W
L30	42.93	N65°17'26"W
L31	118.19	N64°41'28"W
L32	101.83	N65°14'22"W
L33	23.84	N63°19'31"W
L34	55.42	N65°16'34"W
L35	221.21	N64°11'32"W
L36	96.79	N65°03'07"W
L37	168.83	N62°52'35"W
L38	56.83	N58°16'39"W
L39	71.13	N61°53'11"W
L40	9.99	N26°50'02"W
L41	71.94	N58°54'52"W
L42	46.91	N62°44'42"W
L43	180.78	N65°01'48"W
L44	72.71	N65°06'49"W
L45	52.55	N65°05'37"W
L46	136.54	N65°00'00"W
L47	43.66	N63°02'15"W
L48	72.82	N63°12'59"W
L49	61.89	N65°13'57"W
L50	66.73	N65°24'29"W
L51	84.90	N64°12'42"W
L52	190.44	N64°51'00"W
L53	34.47	N63°50'36"W
L54	61.95	N63°47'25"W
L55	145.13	N62°47'46"W
L56	33.16	N62°52'08"W
L57	67.11	N58°59'46"W
L58	50.44	N61°51'59"W

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Robert E Turner, IV, PE (Energov # 047611)	Rezoning Request #	2019-12-003
PIN #	32700000042	County Council District #	11 - Allen
Site Location	Hwy 548 in Conway	Staff Recommendation	
Property Owner Contact	Arthur B Jordan Jr ETAL	PC Recommendation	
		Size (in acres) of Request	58.1

**ZONING DISTRICTS**

Current Zoning	FA
Proposed Zoning	SF10
Proposed Use	Residential

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.8 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

SF10	FA	FA
FA	Subject Property	FA
CFA	CFA	CFA

**COMMENTS**

Comprehensive Plan District: Rural	Overlay/Area Plan: Airport Environs Overlay
------------------------------------	---

**Discussion:** The applicant is requesting to rezone to allow for a 141 lot residential community and is located at the headwaters of the Crab Tree watershed. The project contains approximately 2 acres of wetlands and will have a gross density of 2.43 units/ac. The project proposes two access points onto Hwy 548. One being an existing public right of way named Wilbur Rd. The project will be required to provide the upgrade easements and improvements to Wilbur Rd. Located directly adjacent on the East, is the SF10 zoned Cottage Creek subdivision. Cottage Creek consists of 79 lots, one point of access onto Wayside Rd and a gross density of 2.83 units/ac. Approximately .5 miles east, rezoning request 2019-05-006 was approved request for SF10 for 60 lots with a gross density of 2.41 units/ac. 2006-02-012 rezoned 66.92 acres (Windsor Farms) from FA to SF8.5. The current master plan for Windsor Farms proposes 186 lots with a gross density of 2.82 units/ac.

"Recognizing the fact that the Comprehensive Plan is a living document that requires modification and change, those involved in evaluating requested changes in zoning districts on the zoning map shall take into consideration the surrounding zoning and existing land uses when deciding whether the requested land use districts shall be approved." IMAGINE 2040- LANDUSE 11.16

**Public Comment:**

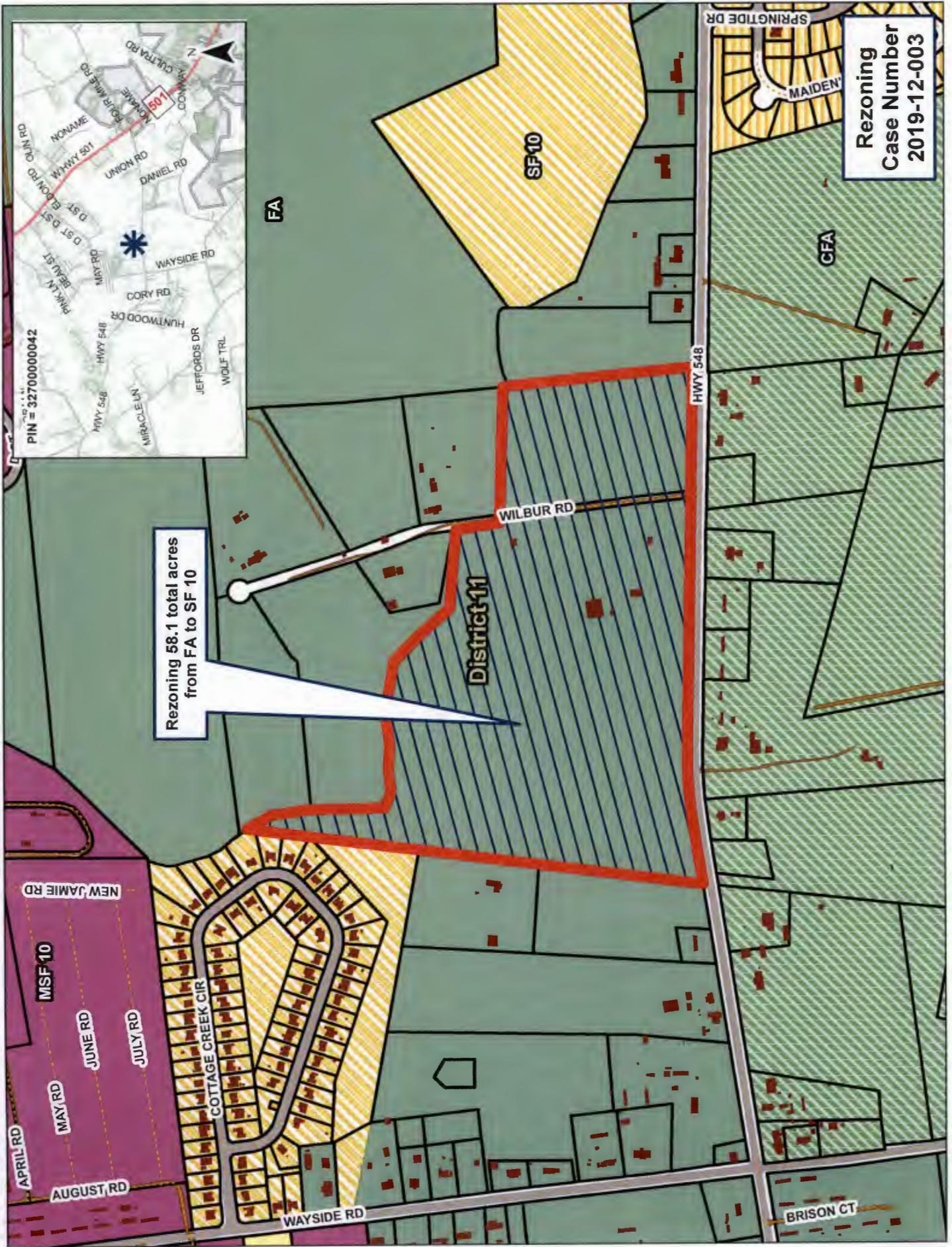
**TRANSPORTATION INFORMATION**

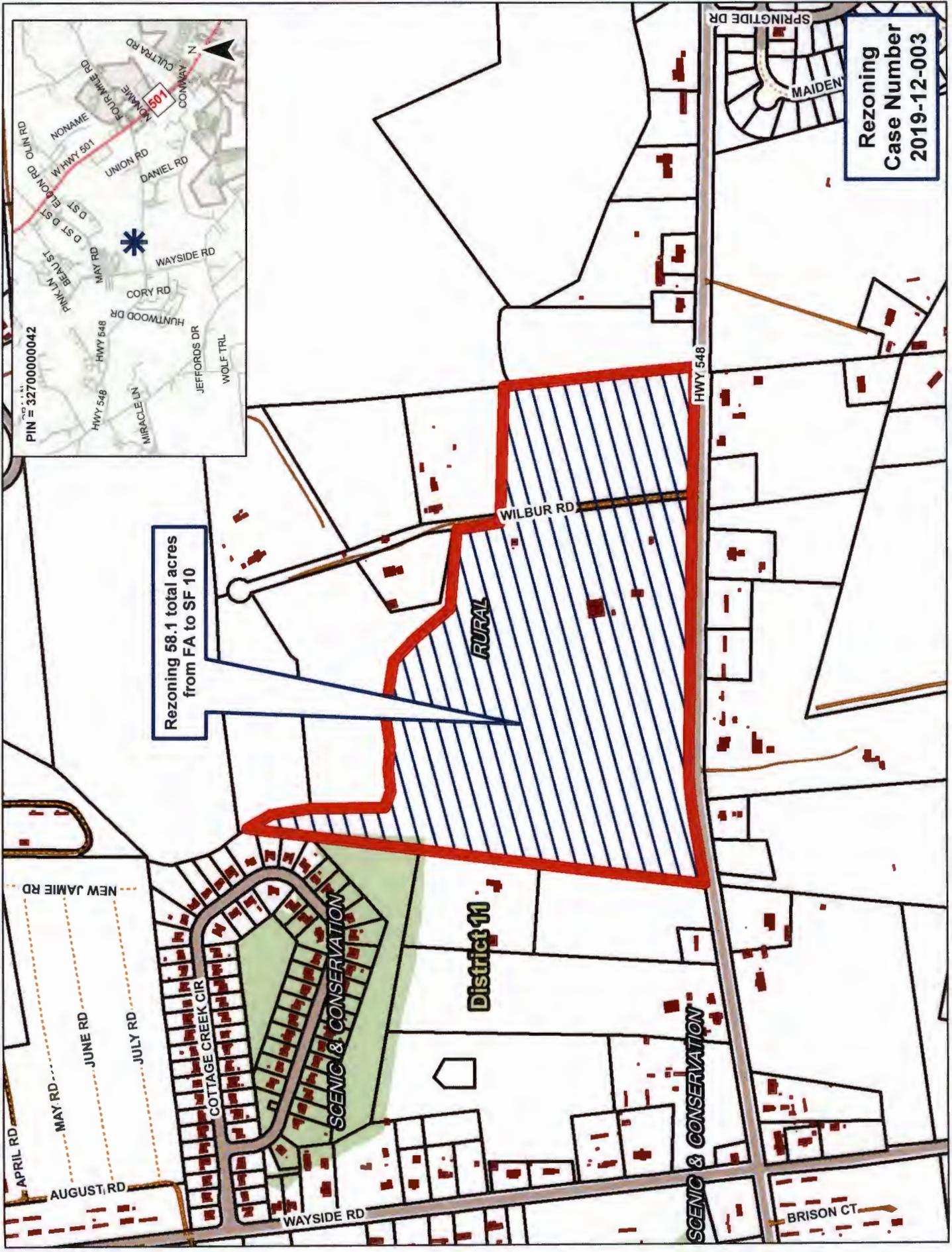
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 250	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1144 / 1280	Rd, Station, Traffic AADT (2017) % Road Capacity	S 548, Station 667 2,900 AADT 20% - 25%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	FA (Com/Res)	SF10	CFA (Com/Res)	FA (Com/Res)	
Min. Lot Size (in square feet)	10,000	43,560/21,780	10,000	43,560/21,780	43,560/21,780	
Front Setback	25	60/25	25	60/25	60/25	
Side Setback	10	25/10	10	25/10	25/10	
Rear Setback	15	40/15	15	40/15	40/15	
Bldg. Height	35	35	35	35	35	

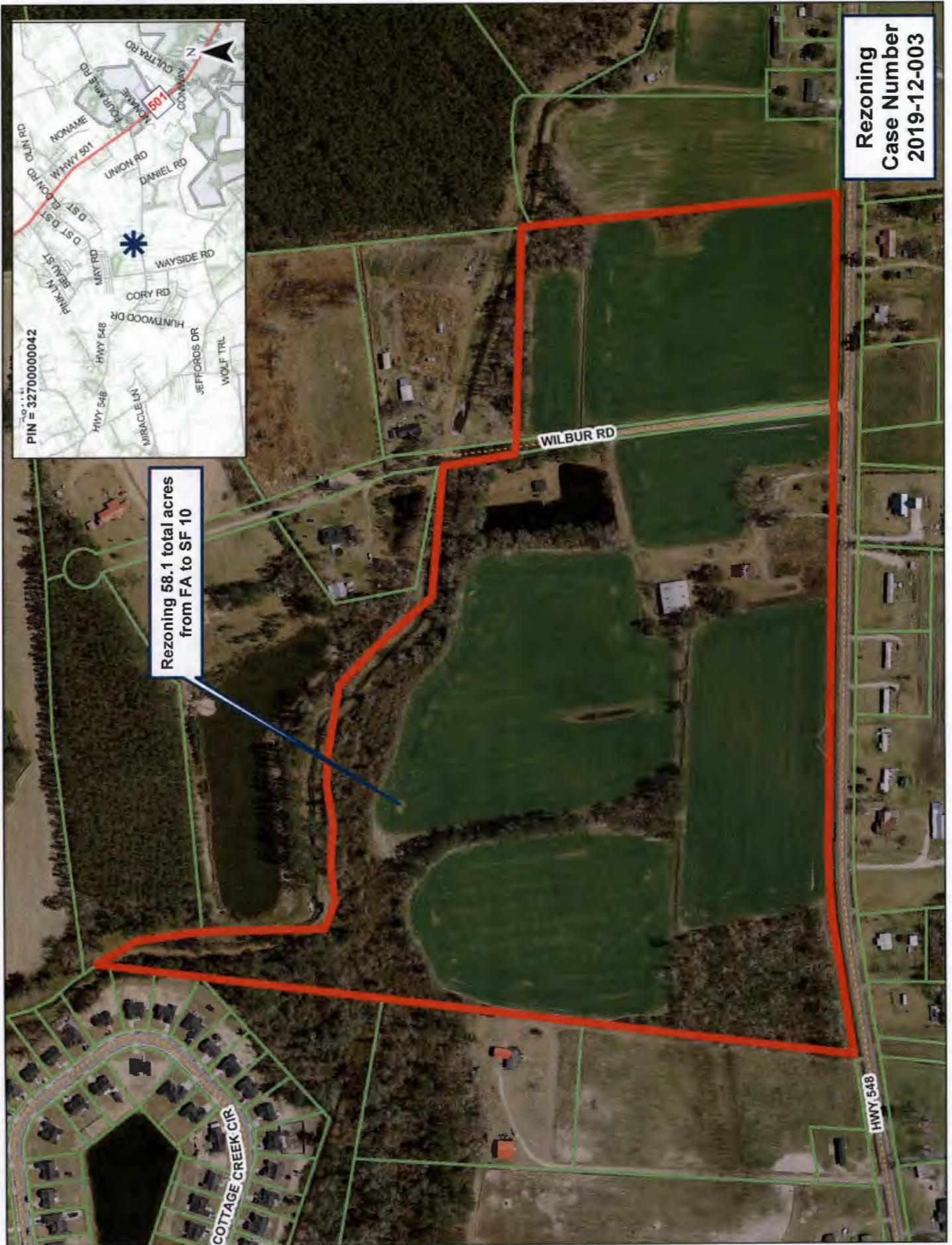
Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 51 Date Notification Mailed: 12/12/19 Report Date: 12/12/19 BY: sm





Rezoning 58.1 total acres  
from FA to SF 10

Rezoning  
Case Number  
2019-12-003



Rezoning  
Case Number  
2019-12-003

Rezoning 58.1 total acres  
from FA to SF 10



November 20, 2019

Browder McGill  
McGill, LLC  
P.O. Box 495  
Pawleys Island, SC 29585

**ATTN: Mr. Browder McGill**

**RE: Jordan – 548 Property  
TMS# 121-00-03-003  
Horry County, South Carolina**

Dear Mr. McGill:

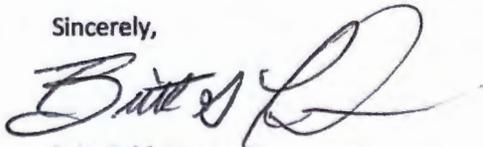
The Brigman Company has completed a site examination of the referenced properties in order to provide a professional opinion based on the physical evidence to determine the extent of any 404 wetlands which could affect the site's suitability for residential or commercial development.

Based on a review of aerial photography, USGS topographic map, Natural Resources Conservation Survey (NRCS) soil survey and an on-site inspection conducted on November 19, 2019, it is the opinion of The Brigman Company that the project area, as reflected on the attached wetland assessment map does contain jurisdictional tributaries (WOUS) however, is void of any freshwater wetlands. It should be noted that there are several areas labeled as potential wetlands on the property that the US Army Corps of Engineers (USACE) may consider wetlands if an abnormal wet weather pattern were to occur during the review process. These are areas adjacent to drainage features that were historically wetlands however have been altered by the adjacent tributaries and ditches. If we are given the opportunity to obtain a jurisdictional determination, we are prepared to represent the property as being void of wetlands to the USACE.

Our findings have been developed in accordance with the accepted standards of practice in the Charleston District of the United States Army Corps of Engineers. No other warranty is expressed or implied. Please be aware that the United States Army Corps of Engineers is the sole authority responsible for certifying the presence or absence of jurisdictional wetlands and future changes in their regulations/guidelines may affect the findings represented in this letter.

We appreciate the opportunity to be of service to you by conducting a preliminary wetland assessment of the above referenced site. Should you have any questions or if we can be of any further assistance by conducting a jurisdictional wetland delineation of the site please contact us.

Sincerely,



Britt Feldner  
The Brigman Company

[www.thebrigmancompany.com](http://www.thebrigmancompany.com)

P.O. Box 1532 - Conway, SC 29528 - (843) 248-9388 - Fax (843) 248-9596

Wetland Assessment of

Jordan - 548 Property

Conway Township,  
Horry County, South Carolina  
Tax Map Number 121-00-03-003

Area Summary:

Wetland	0.0
Water/Tributary	1.1
Potential Wetland	3.0
Upland	51.0
Total	55.1

Notes

1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using a combination of available remote sensing and onsite investigation. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.

2. Boundary information taken from Horry County GIS/Tax Parcel information.

3. Onsite inspection was conducted on 11-20-19.

Legend

- Boundary
- Adjacent Boundary
- Right of Way
- Tributary
- Non-Aquatic Feature
- Dirt Road
- Bulkhead

Hatch Legend

- Wetland
- Potential Wetland
- Critical Area/Section 10

Symbol Legend

- Data Point
- Photo Point
- Property Corner

Prepared For

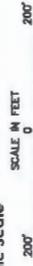
Brouder McGill  
01669-19166

Job #

11-20-19

Date

Graphic Scale



the  
**BRIGMAN**  
COMPANY

wetland consulting - forest management  
P.O. Box 1532 - Conway, SC 29528 - (843) 248-9596



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Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Tyler Mann (Energov # 047618)	<b>Rezoning Request #</b>	2019-12-004
<b>PIN #</b>	29711020032	<b>County Council District #</b>	10 - Hardee
<b>Site Location</b>	Missouria Ln in Conway	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	Tyler Mann	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	1.40

**ZONING DISTRICTS**

<b>Current Zoning</b>	LFA
<b>Proposed Zoning</b>	MSF10
<b>Proposed Use</b>	Residential

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	4.5 (Fire)
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential

**ADJACENT PROPERTIES**

LFA	LFA	MSF20
LFA	Subject Property	MSF20
MSF14.5	MSF20	MSF20

**COMMENTS**

<b>Comprehensive Plan District:</b> Rural	<b>Overlay/Area Plan:</b>
<p><b>Discussion:</b> The applicant is requesting to rezone to create 4 single family lots. Directly adjacent on the opposite side of Missouria Lane are properties zoned MSF 20. Adjacent to those, Williamson Circle is a MSF10 zoned subdivision. Lots within the existing subdivision range from 12,500 sq. ft. to 35,000 sq. ft. with an average lot size of 19,603 sq. ft. There is MSF14.5 zoned property along the Hwy 905 corridor.</p>	

Public Comment:

**TRANSPORTATION INFORMATION**

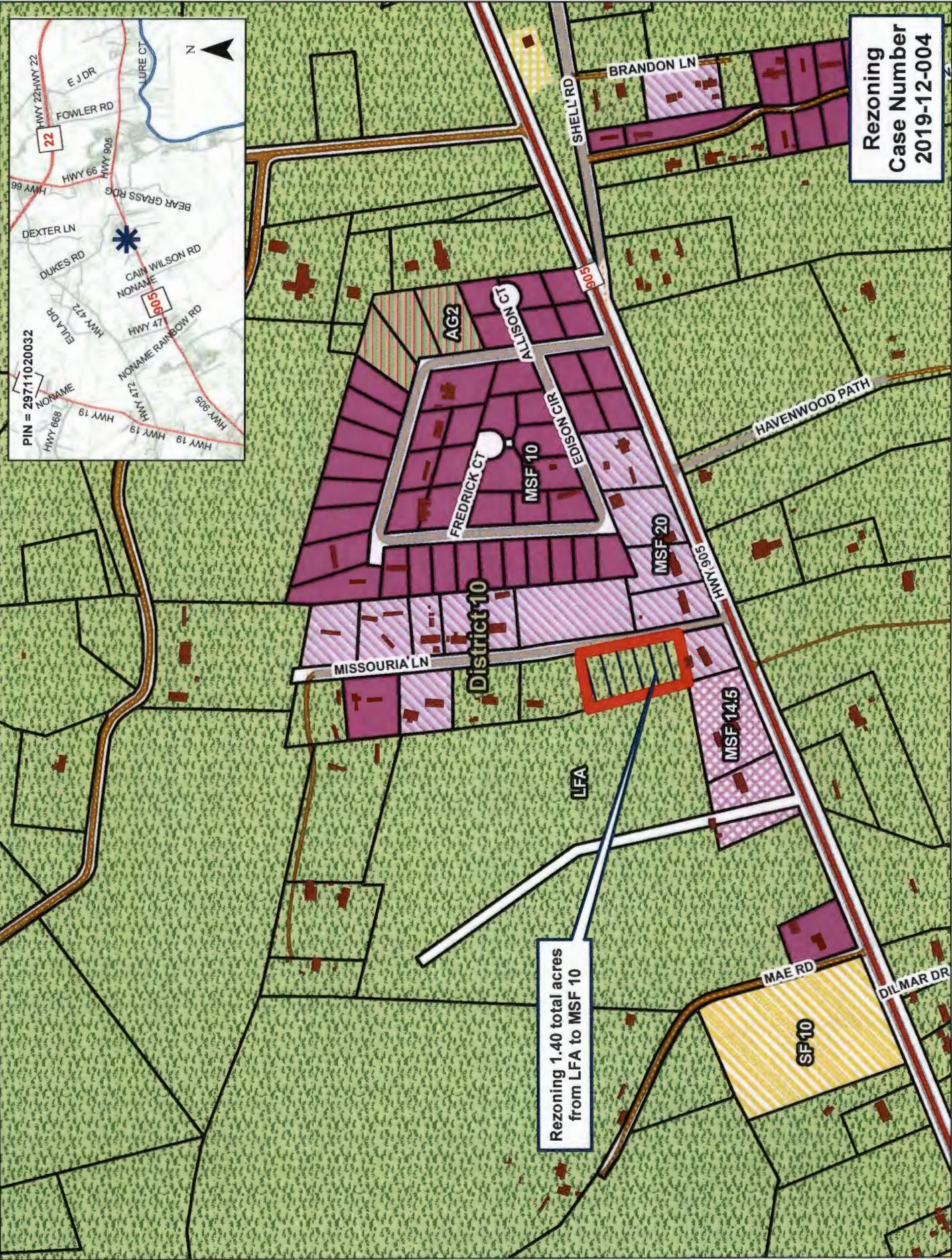
<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0 / 8	<b>Existing Road Conditions</b>	County, Paved, Two Lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</b>	32 / 32	<b>Rd, Station, Traffic AADT (2018) % Road Capacity</b>	SC 905 , Station 253 6,000 AADT 50% - 55%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF10	LFA	LFA	MSF20	MSF14.5	
<b>Min. Lot Size (in square feet)</b>	10,000	43,560	43,560	20,000	14,500	
<b>Front Setback</b>	25	60	60	40	25	
<b>Side Setback</b>	10	25	25	15	10	
<b>Rear Setback</b>	15	40	40	25	15	
<b>Bldg. Height</b>	35	35	35	35	35	

Date Advertised: 12/12/19    Date Posted: 12/12/19    # Property Owners Notified: 22    Date Notification Mailed: 12/12/19    Report Date: 12/12/19    BY: sm

Rezoning  
Case Number  
2019-12-004





Rezoning  
Case Number  
2019-12-004



Rezoning 1.40 total acres  
from LFA to MSF 10

Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Venture Engineering, Inc (Energov # 047676)	<b>Rezoning Request #</b>	2019-12-005
<b>PIN #</b>	34400000039	<b>County Council District #</b>	10 - Hardee
<b>Site Location</b>	Thomas Rd near Old Reaves Ferry Rd in Conway	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	Canebrake Plantation LLC	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	87

**ZONING DISTRICTS**

<b>Current Zoning</b>	CFA
<b>Proposed Zoning</b>	SF10
<b>Proposed Use</b>	Residential

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	2 (Fire)
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential

**ADJACENT PROPERTIES**

CFA	CFA	CFA
CFA	Subject Property	CFA
CFA	MRD1	CFA

**COMMENTS**

<b>Comprehensive Plan District:</b> Scenic & Conservation	<b>Overlay/Area Plan:</b> None
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**Discussion:** The applicant is requesting to rezone to allow residential development. The project has been referenced as Phase 3 of Fox Rae Farms. The third phase consists of 97 units with two points of access. One through Phase 2 of Fox Rae Farms and the other onto Thomas Rd (County, unimproved). The first two phases of Fox Rae Farms were rezoned by cases 2018-11-006 & 2019-05-004 and consisted of 80.23 acres with 160 single family detached units. Collectively, the development would be split zoned (SF10 & MRD1) and would consist of 257 units and a gross density of 1.54 units/ac. Based on the proposed design approximately 10 lots are within the flood zone and the majority of all lots are platted into existing wetlands. Lot dimensions vary drastically, some measure 75'x135' and others 70' X600'. Directly adjacent to Fox Rae Farms on the West, 2019-06-003 was approved and established 108.6 acres of MRD1 consisting of 58 units single family detached development with a gross density of 0.5 du/ac.

Thomas Rd. will need to be improved to provide the required access for the project.

**Public Comment:**

**TRANSPORTATION INFORMATION**

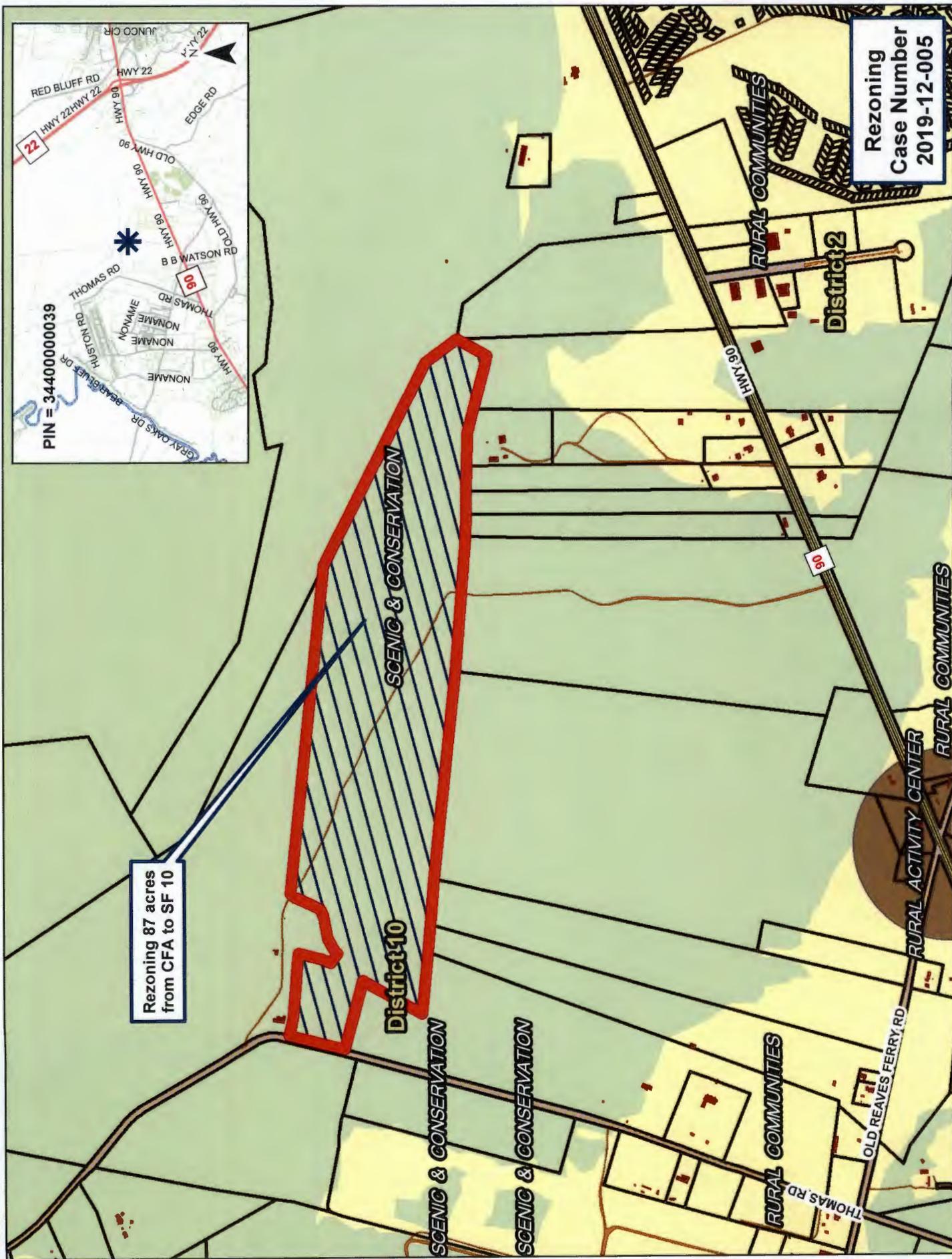
<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0 / 50	<b>Existing Road Conditions</b>	County, Paved, Two Lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	776 / 880	<b>Rd, Station, Traffic AADT (2018) % Road Capacity</b>	SC 90, Station 224 12,300 AADT 85% - 90%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (Com/Res)	CFA (Com/Res)	MRD1		
<b>Min. Lot Size (in square feet)</b>	10,000	43,560/21,780	43,560/21,780	7,000		
<b>Front Setback</b>	25	60/25	60/25	15		
<b>Side Setback</b>	10	25/10	25/10	5		
<b>Rear Setback</b>	15	40/15	40/15	10		
<b>Bldg. Height</b>	35	35	35	40		

Date Advertised: 12/12/19    Date Posted: 12/12/19    # Property Owners Notified: 15    Date Notification Mailed: 12/12/19    Report Date: 12/12/19    BY: sm

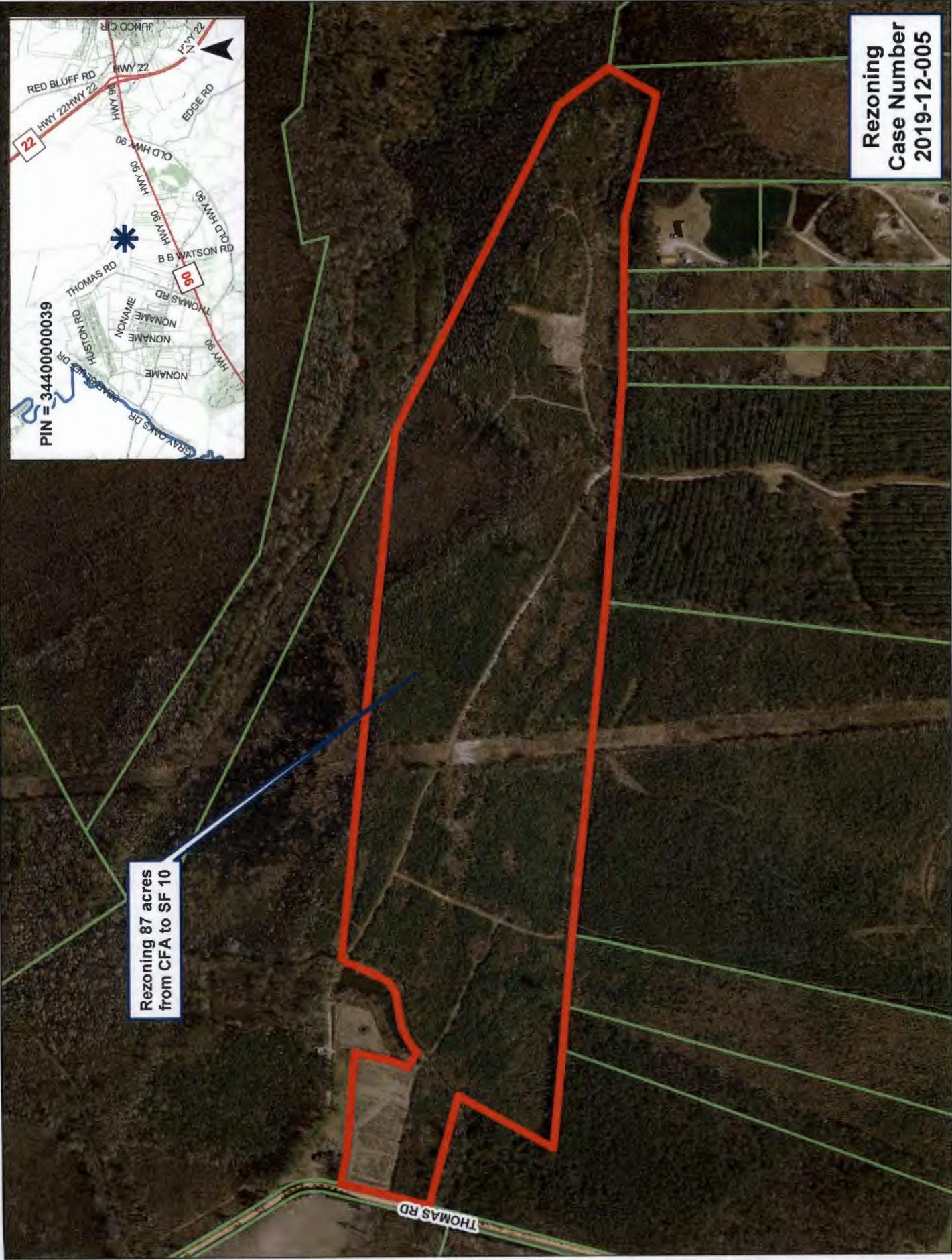




Rezoning  
Case Number  
2019-12-005

Rezoning 87 acres  
from CFA to SF 10

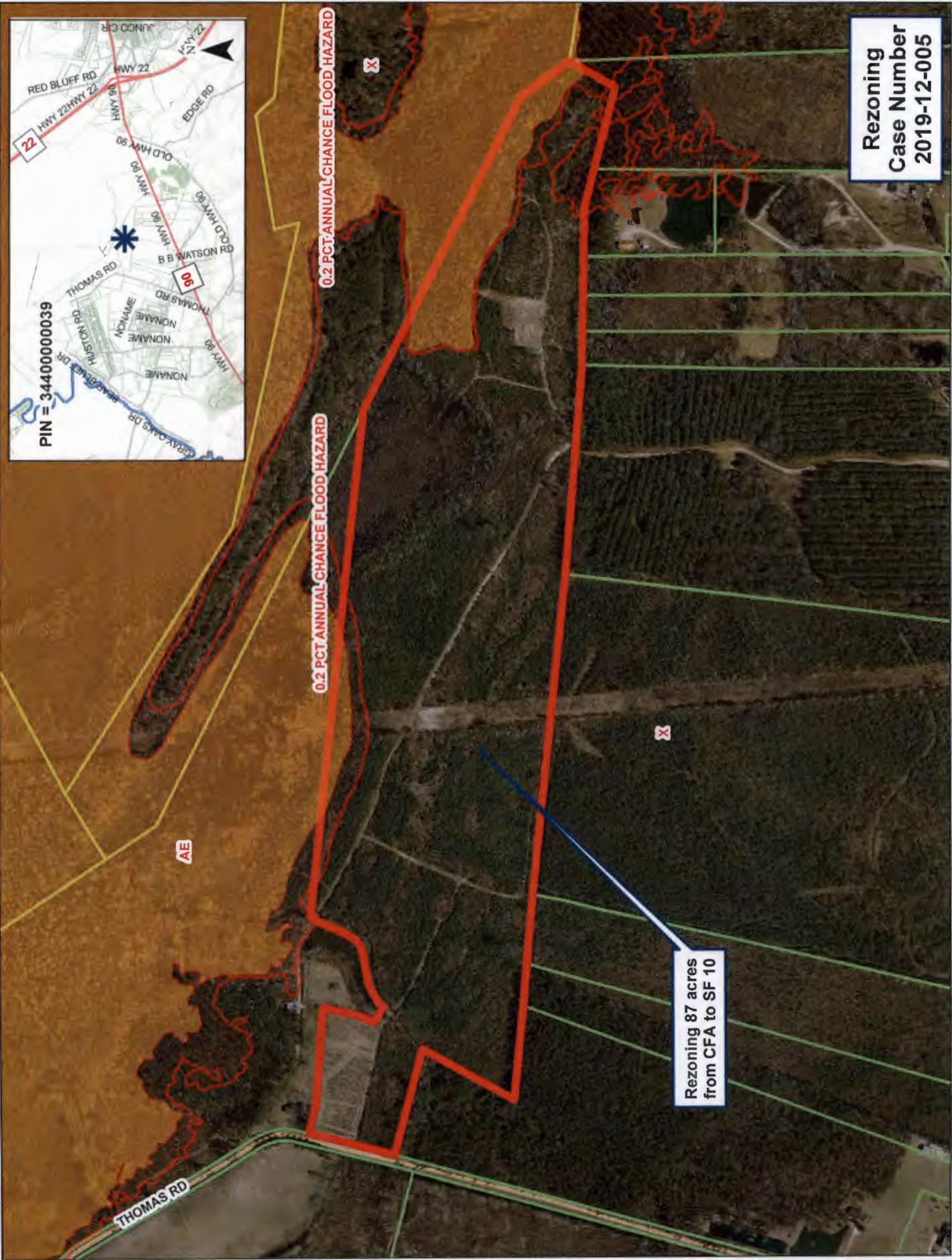
Rezoning  
Case Number  
2019-12-005



Rezoning 87 acres  
from CFA to SF 10



Rezoning  
Case Number  
2019-12-005





Planning Commission Decision Memorandum  
Horry County, South Carolina

---

Date: December 16, 2019  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Thomas Dobrydney, Principal Planner  
Cleared By: John Danford, Deputy Director  
Regarding: 540 Review for Longs WWTP Upgrade to 3.0 MGD

---

**ISSUE:**

540 Review for Longs Waste Water Treatment Plant – Upgrade to 3.0 MGD

**PROPOSED ACTION:**

Approve the request as consistent with Imagine 2040 as well as the Horry County Zoning Ordinance.

**RECOMMENDATION:**

Staff recommends approval of this request for the proposed upgrades. The improvements are not in conflict with the Horry County Comprehensive Plan but the current plans are in conflict with Article V, §516 of the Horry County Zoning Ordinance.

**BACKGROUND:**

Pursuant to Section 6-29-540 of the 1994 S. C. Planning Enabling Legislation, the Planning Commission is required to review proposals such as the one being brought forward by Grand Strand Water & Sewer Authority for needed improvements to increase the capacity of their existing facility and improve the quality of the effluent. PIN 303-01-01-0011 (majority of improvements) & 303-00-00-0002 (existing lagoons being upgraded). The parcels are +/- 22.4 acres and are located between a small area of low density residential and a large natural area. The property is predominately zoned FA, with a portion of MSF20. The Forest Agriculture District [Section 702.2(D)] and MSF 20 Residential District [Section 704.1(C)], per the Horry County Zoning Ordinance, allow publicly or privately owned utility substations, sub-installations, and combination office & maintenance/storage facilities provided that § 6-29-540 is met.

**ANALYSIS:**

Title 6, Chapter 29, Section 540 of the South Carolina State Planning Enabling Act provides that no new public facilities shall be built *until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan of the community*. The proposed site is located off of 905 (~1.5 miles west of Hwy 9) in a Scenic & Conservation area (where limited development is desired), near the edge of Rural Communities (where lot sizes greater than 14,500 sf. are required). Topographic and hydric conditions around the project site dramatically reduced development potential and minimized options for the improvements. The siting of the required improvements on an up-land area near the existing facility, further from wetlands and flood-prone land prevents up-land property elsewhere from being utilized.

In the event the planning commission finds the proposal to be in conflict with the comprehensive plan, the commission shall transmit its findings and the particulars of the nonconformity to the entity proposing the facility. If the entity proposing the facility determines to go forward with the project which conflicts with the comprehensive plan, the governing or policy making body of the entity shall publicly state its intention to proceed and the reasons for the action. A copy of this finding must be sent to the local governing body, the local planning commission, and published as a public notice in a newspaper of general circulation in the community at least 30 days prior to awarding a contract or beginning construction.



## HORRY COUNTY PLANNING COMMISSION

**CHAIRMAN**

Term Expires: 6/30/21  
District #6

**Steven Neeves**

3 Sioux Trail  
Myrtle Beach, SC 29588  
e-mail: [jsneeves@gmail.com](mailto:jsneeves@gmail.com)

Cell: 843-251-2100

**VICE CHAIRMAN**

Term Expires: 6/30/20  
District #4

**Marvin Heyd**

7421 N. Kings Hwy.  
Myrtle Beach, SC 29572  
e-mail: [Marvin@bhhsmyrtlebeach.com](mailto:Marvin@bhhsmyrtlebeach.com)

Office: 843-315-0238

Cell: 843-267-7623

Term Expires: 6/30/21  
District #1

**Jerome Randall**

PO Box 93  
Little River, SC 29566  
e-mail: [jerome.randall@hgcddefender.org](mailto:jerome.randall@hgcddefender.org)

Cell: 843-602-3368

Home: 843-280-5749

Term Expires: 6/30/23  
District #2

**Pam Cecala**

Taylor Architecture, PA  
PO Box 51434  
Myrtle Beach, SC. 29579  
e-mail: [ptarch@sccoast.net](mailto:ptarch@sccoast.net)

Office: 843-424-8280

Term Expires: 6/30/23  
District #3

**Chuck Rhome**

415 McKendree Lane  
Myrtle Beach, SC 29579  
e-mail: [rrhome@sc.rr.com](mailto:rrhome@sc.rr.com)

Home: 843-903-0500

Term Expires: 6/30/21  
District #5

**Joey Ray**

568 Mt. Gilead RD  
Murrells Inlet, SC 29576  
e-mail: [joeyray742@gmail.com](mailto:joeyray742@gmail.com)

Cell: 843-877-2496

Term Expires: 6/30/21  
District #7

**Chris Hennigan**

1910 Winburn Street  
Conway, SC 29527  
e-mail: [chrishennigan@yahoo.com](mailto:chrishennigan@yahoo.com)

Cell: 843-222-4428

Term Expires: 6/30/20  
District #8

**Burnett Owens**

121 Citadel Dr.  
Conway, SC 29526  
e-mail: [owensbj@sccoast.net](mailto:owensbj@sccoast.net)

Office: 843-347-4794

Cell: 843-340-1260

Term Expires: 6/30/22  
District #9

**Martin Dawsey**

4432 Plantation Harbor Dr.  
Little River, SC 29566  
e-mail: [mdawsey@bellamylaw.com](mailto:mdawsey@bellamylaw.com)

Office: 843-916-7173

Term Expires: 6/30/22  
District #10

**Jody Prince**

3090 Graceland Rd  
Loris, SC 29569  
e-mail: [jody@jodyprince.com](mailto:jody@jodyprince.com)

Cell: 843-283-8451

Term Expires: 6/30/22  
District #11

**Charles Brown**

6876 Cates Bay Hwy  
Conway, SC 29527  
email: [cab169@ymail.com](mailto:cab169@ymail.com)

Office: 843-397-5850

Cell: 843-458-6658