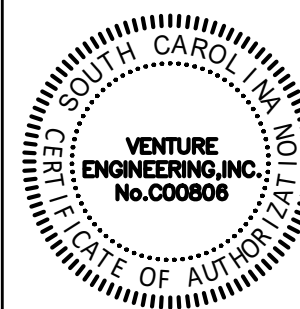


SHEET No.:	1	OF	1
DATE:	03.17.25	WAD	HIWE
DRAWN BY:			
CHECKED BY:			

REVISIONS	DATE	DESCRIPTION	BY
No.			

**DEERFIELD LAND PLANNING**  
U.S. HWY 17 - HORRY COUNTY, SOCASTEE, SC  
**CONCEPTUAL - MULTI-FAMILY**  
PREPARED FOR  
H.B. SPRINGS COMPANY



**MF-2**



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
1949 INDUSTRIAL PARK ROAD, ROOM 140  
CONWAY, SOUTH CAROLINA 29526

January 18, 2023

Regulatory Division

Mr. Jeff Burleson  
Southern Palmetto Environmental Consulting LLC  
8300 Parasol Court  
Myrtle Beach, South Carolina 29579  
southernpalmetto@yahoo.com

Dear Mr. Burleson:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2022-00517) received in our office on March 20, 2022, for a 6.99-acre site located east of Highway 17 Bypass, Surfside Beach, Horry County, South Carolina (Latitude: 33.6364°, Longitude: -78.9901°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site in question is shown on the attached map entitled "Wetland Determination / CCL Deerfield Tract (6.99+/- ac) / TMS# 199-00-01-065; 370; 383; 158 / Horry County, South Carolina" and dated March 4, 2022, prepared by Southern Palmetto Environmental. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and LiDAR imagery, we conclude the site, as shown on the referenced map, does not contain any aquatic resources subject to Corps' jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

The site contains **0.46** acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement however, the 0.46 acres of freshwater wetlands are not considered subject to Corps' jurisdiction based upon U.S. Supreme Court decisions. The location and configuration of these non-jurisdictional areas are reflected on the above referenced map. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2022-00517. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me, Project Manager, at (843) 365-0848, or by email at [Tony.B.hardee@usace.army.mil](mailto:Tony.B.hardee@usace.army.mil).

Sincerely,

*Ronnie Smith*

Ronnie Smith  
Chief, Northeast Branch

Attachments:

Approved Jurisdictional Determination Form  
Notification of Appeal Options

Copies Furnished:

Mr. Van Davenport  
Carolina Company LTD Liability Co  
PO Box 51058  
Knoxville, Tennessee 37950  
[tvandavenport@hbsprings.com](mailto:tvandavenport@hbsprings.com)

SCDHEC – Bureau of Water  
2600 Bull Street  
Columbia, South Carolina 29201  
[WQCWetlands@dhec.sc.gov](mailto:WQCWetlands@dhec.sc.gov)

SCDHEC - OCRM  
1362 McMillan Avenue, Suite 400  
North Charleston, South Carolina 29405  
[OCRMPermitting@dhec.sc.gov](mailto:OCRMPermitting@dhec.sc.gov)



Area Summary	
Jurisdictional Wetlands	0.00 ac.
Non-JD Wetlands	0.46 ac.
Non-JD Pond	0.07 ac.
Uplands	6.46 ac.
Total Area	6.99 ac.

Disclaimer: Potential wetland/non-wetland areas depicted here have not been verified by the U.S. Army Corps of Engineers. Areas depicted as potential wetlands were derived from interpretation of available remote sensing information and an onsite investigation. Prior to any land disturbing activities, a final letter of jurisdictional determination should be obtained from the U.S. Army Corps of Engineers.

## 707. - SF 6 Residential District (SF 6).

*Intent.* It is the intent of this district to provide areas for medium density one- and two-family residential purposes. Encroachment by high-density multi-family residential, commercial, industrial, or other uses incompatible with or capable of adversely affecting the residential character of this district shall be discouraged.

### *707.1 Permitted Uses:*

- (A) One-family dwellings, excluding mobile homes;
- (B) Duplexes;
- (C) Golf courses; and
- (D) Accessory uses.
- (E) Churches, synagogues, temples, and other places of worship subject to the provisions of Article 12.

*707.2 Single-Family and Two-Family Dwelling Requirements.* Unless otherwise specified elsewhere in this ordinance, single-family and duplex dwellings shall meet the following requirements:

- (A) *Front yard setback:* Twenty (20) feet;
- (B) *Side yard setback:* Ten (10) feet
- (C) *Rear yard setback:* Fifteen (15) feet;
- (D) *Minimum lot area:*
  - Single-family: Six thousand (6,000) square feet;
  - Two-family: Eight thousand (8,000) square feet;
- (E) *Minimum lot width at building line:* Sixty (60) feet;
- (F) *Maximum height of structure:* Thirty-five (35) feet from grade (not to exceed three (3) stories); and,
- (G) *Building coverage:* Not to exceed thirty-five (35) percent of the lot.

(Ord. No. 15-02, § 1, 2-19-02)

### *707.3 Conditional Uses:*

- (A) Reserved.
- (B) Publicly owned buildings, facilities, or lands, provided the review as required by Section 6-29-540 of South Carolina State Law is complete.
- (C) Publicly or privately owned utility substations or sub-installations, including water towers, provided the review as required by Section 6-29-540 of the South Carolina State Law has been completed.
- (D) Private educational facilities, nurseries, or day care centers, provided that:
  - 1. Such uses shall meet the minimum standards set forth for such facilities by the Department of Social Services and other state departments.
  - 2. Such uses shall meet the area requirements of the residential district in which it is to locate.
  - 3. Reserved.
  - 4. A buffer strip may be required if deemed necessary in order to reduce the noise factor generated by the day care facility.
  - 5. Day/child care centers shall meet the requirements established in section 525
- (E) Accessory living quarters, within an existing dwelling or in a separate structure, provided:
  - 1. When accessory living quarters will be in a separate structure, the minimum lot area shall be equal to two (2) times that normally required for the zoning district where the accessory living quarters is proposed. If located in an existing dwelling, the minimum lot area shall be the same as that of the zoning district.
  - 2. The primary dwelling unit shall be owner-occupied.
  - 3. The tenant of the accessory living quarters is a family member of the owner of the primary dwelling unit, as attested to by a sworn statement signed by a Notary Public.
  - 4. The accessory living quarters may be located in any yard provided all setback requirements are met.
  - 5. The accessory living quarters shall have a bathroom and cooking facilities.
  - 6. The accessory living quarters, if within the primary dwelling unit, may have its own entrance.
  - 7. The construction of the accessory living quarters, within existing structures, shall not alter the appearance or character of the structure. When detached from the primary dwelling unit, it shall be separated by no less than twenty (20) feet or applicable zoning district setbacks.
  - 8. Screening, by fencing or vegetation, is installed to completely block the view from adjacent properties of detached accessory living quarters that are not of like construction (i.e. manufactured home adjacent to a stick-built house).
  - 9. Adequate off-street parking is provided.
  - 10. The conditional use permit for the accessory living quarters shall be renewed every five (5) years to ensure that the units is being used in compliance with these regulations; and

11. Upon permit expiration, manufactured housing units used as accessory living quarters shall be removed from the property within thirty (30) days and the property restored to its pre-permit condition.

*707.3.1 Special Exceptions.* Owing to their potential negative impact on the community, the Board of Zoning Appeals may approve the following use(s) as a special exception:

Bed and breakfast establishments (B&Bs) subject to the following conditions:

1. That the special exception complies with all applicable development standards.
2. That the special exception will be in substantial harmony with the area in which it is to be located.
3. That the special exception will not be injurious to adjoining property.
4. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
5. That the special exception will not discourage or negate the use of surrounding property for uses(s) permitted by right.
6. In granting a special exception, the board of zoning appeals may impose such reasonable and additional stipulations, conditions, or safeguards as, in its judgement, will enhance the siting of the proposed special exception.

(Ord. No. 87-01, § 1, 7-10-01)

*707.4 Other Requirements:*

- (A) All allowed uses shall be required to conform to the standards set forth in Article VIII.
- (B) Signs permitted in SF 10 Residential Districts, including the conditions under which they may be located, are set forth in Article X.

(Ord. No. 67-07, § 1, 5-1-07)

## **707A. - MSF 6 Residential District (MSF 6).**

All standards within this district are the same as in the SF 6 District except that manufactured/mobile homes are an allowed use.

(Ord. No. 67-07, § 1, 5-1-07)