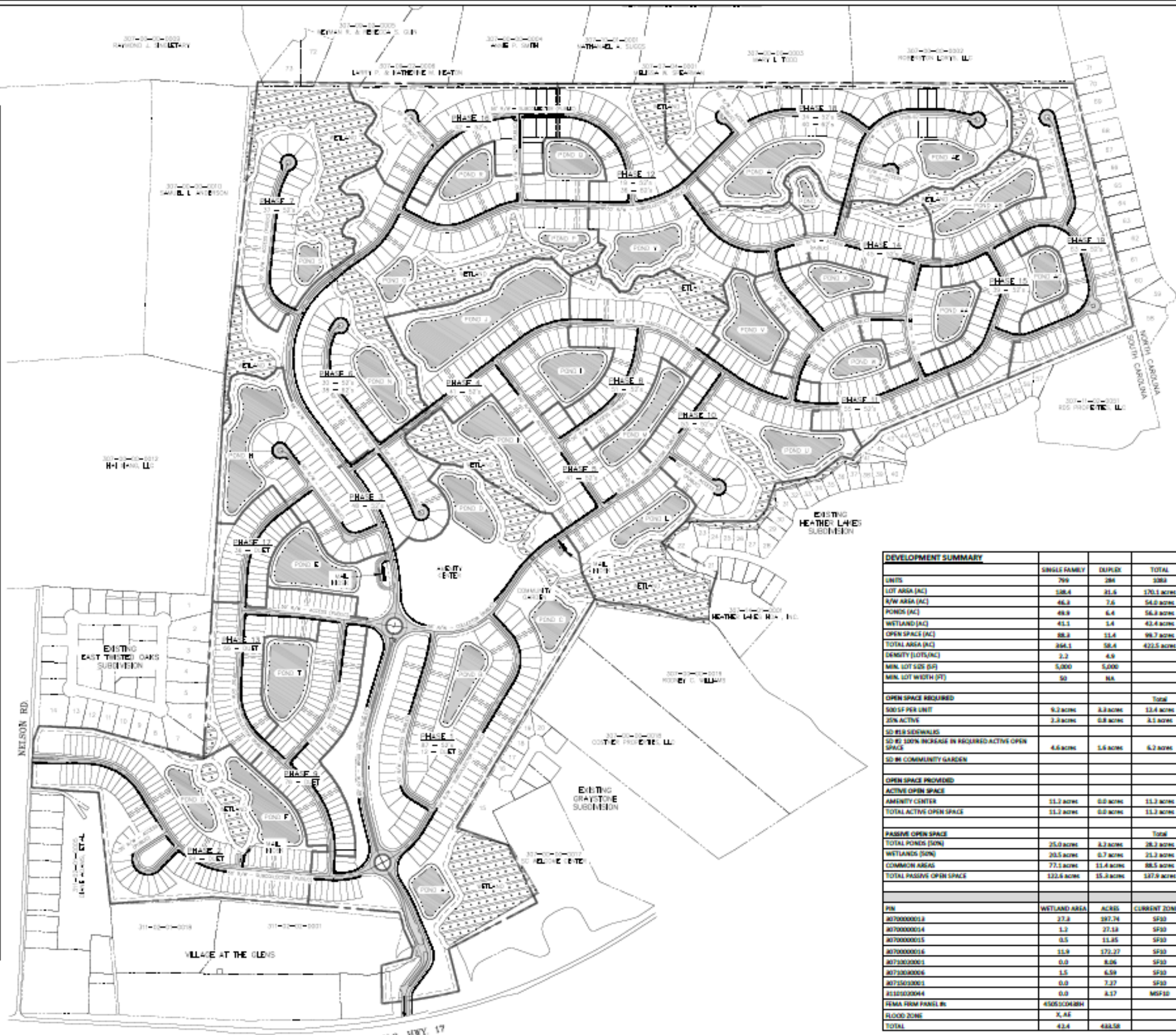

Appendix F: Proposed Development Activity

LOT #	OWNER
1	BOULDER LANE ETL
2	LARRY ILLIOTT
3	DAVE JOSE ETL
4	WINDY RIDGE ETL
5	ARTHUR & SUE E. TERRY
6	JOHN W. HARRIS
7	DAVID
8	JOHN L. DUNN ETL
9	WINDY RIDGE ETL
10	WINDY RIDGE ETL
11	WINDY RIDGE ETL
12	WINDY RIDGE ETL
13	WINDY RIDGE ETL
14	WINDY RIDGE ETL
15	WINDY RIDGE ETL
16	WINDY RIDGE ETL
17	WINDY RIDGE ETL
18	WINDY RIDGE ETL
19	WINDY RIDGE ETL
20	WINDY RIDGE ETL
21	WINDY RIDGE ETL
22	WINDY RIDGE ETL
23	WINDY RIDGE ETL
24	WINDY RIDGE ETL
25	WINDY RIDGE ETL
26	WINDY RIDGE ETL
27	WINDY RIDGE ETL
28	WINDY RIDGE ETL
29	WINDY RIDGE ETL
30	WINDY RIDGE ETL
31	WINDY RIDGE ETL
32	WINDY RIDGE ETL
33	WINDY RIDGE ETL
34	WINDY RIDGE ETL
35	WINDY RIDGE ETL
36	WINDY RIDGE ETL
37	WINDY RIDGE ETL
38	WINDY RIDGE ETL
39	WINDY RIDGE ETL
40	WINDY RIDGE ETL
41	WINDY RIDGE ETL
42	WINDY RIDGE ETL
43	WINDY RIDGE ETL
44	WINDY RIDGE ETL
45	WINDY RIDGE ETL
46	WINDY RIDGE ETL
47	WINDY RIDGE ETL
48	WINDY RIDGE ETL
49	WINDY RIDGE ETL
50	WINDY RIDGE ETL
51	WINDY RIDGE ETL
52	WINDY RIDGE ETL
53	WINDY RIDGE ETL
54	WINDY RIDGE ETL
55	WINDY RIDGE ETL
56	WINDY RIDGE ETL
57	WINDY RIDGE ETL
58	WINDY RIDGE ETL
59	WINDY RIDGE ETL
60	WINDY RIDGE ETL
61	WINDY RIDGE ETL
62	WINDY RIDGE ETL
63	WINDY RIDGE ETL
64	WINDY RIDGE ETL
65	WINDY RIDGE ETL
66	WINDY RIDGE ETL
67	WINDY RIDGE ETL
68	WINDY RIDGE ETL
69	WINDY RIDGE ETL
70	WINDY RIDGE ETL
71	WINDY RIDGE ETL
72	WINDY RIDGE ETL
73	WINDY RIDGE ETL

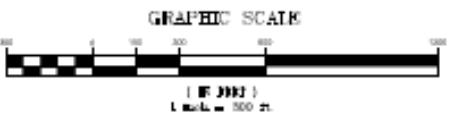


VICINITY MAP
SCALE 1" = 6000'

SOUTH CAROLINA
VILLAGE AT THE OLENS

NOTE:
DATE AND OWNER PROVIDED BY UTILITY FIELD OFFICE & LOCAL AUTHORITY.

DEVELOPMENT SUMMARY	SINGLE FAMILY	DUPLEX	TOTAL	
UNITS	799	284	1083	
LOT AREA (AC)	388.4	21.8	410.2	
RTW AREA (AC)	46.3	7.6	53.9	
PONDS (AC)	49.9	6.4	56.3	
WETLAND (AC)	41.1	1.4	42.5	
OPEN SPACE (AC)	88.3	11.4	99.7	
TOTAL AREA (AC)	388.4	21.8	410.2	
DENSITY (LOT/AC)	2.2	4.9	3.3	
MIN. LOT SIZE (SQ)	5,000	5,000		
MIN. LOT WIDTH (FT)	50	50		
OPEN SPACE REQUIRED			Total	
500 SF PER UNIT	9.2 acres	8.8 acres	18.0 acres	
25% ACTIVE	2.8 acres	0.8 acres	3.6 acres	
50 SF PER SIDEWALK				
50 SF PER INCREASE IN REQUIRED ACTIVE OPEN SPACE	4.6 acres	1.6 acres	6.2 acres	
50 SF PER COMMUNITY GARDEN				
OPEN SPACE PROVIDED			Total	
ACTIVE OPEN SPACE				
AMENITY CENTER	11.2 acres	0.0 acres	11.2 acres	
TOTAL ACTIVE OPEN SPACE	11.2 acres	0.0 acres	11.2 acres	
PASSIVE OPEN SPACE			Total	
TOTAL PONDS (SQ)	25.0 acres	8.2 acres	33.2 acres	
WETLANDS (SQ)	20.5 acres	0.7 acres	21.2 acres	
COMMON AREAS	77.1 acres	11.4 acres	88.5 acres	
TOTAL PASSIVE OPEN SPACE	122.6 acres	15.3 acres	137.9 acres	
PER	WETLAND AREA	ACRES	CURRENT ZONING	PROPOSED ZONING
W07000001	27.2	297.74	SF10	MR02
W07000004	1.3	27.18	SF10	MR02
W07000005	0.5	11.85	SF10	MR02
W07000006	11.9	172.27	SF10	MR02
W07000007	0.0	8.06	SF10	MR02
W07000008	1.5	6.59	SF10	MR02
W07000009	0.0	7.27	SF10	MR02
W07000010	0.0	8.17	MSF10	MR02
FEMA FIRM PANEL NO.	45055008H			
FLOOD ZONE	X, AE			
TOTAL	42.4	488.58		



Sketch Plan
Heather Glen
Horry County, South Carolina
PREPARED FOR:
D.R. Horton, Inc.
PREPARED BY:
THOMAS & HUTTON
engineers | architects | interior designers

JOB NO. 2304240000 DATE: June 27, 2017
DRAWN: EWL SCALE: 1" = 500'
REVIEWED: JHR DATE: 08/01/17

www.thomasandtutton.com

BRIDGEWATER MASTERPLAN

HORRY COUNTY, SOUTH CAROLINA



SUBMITTED - OCTOBER 18, 2016
REVISED - MAY 30, 2017

PN 15100E

KEY

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

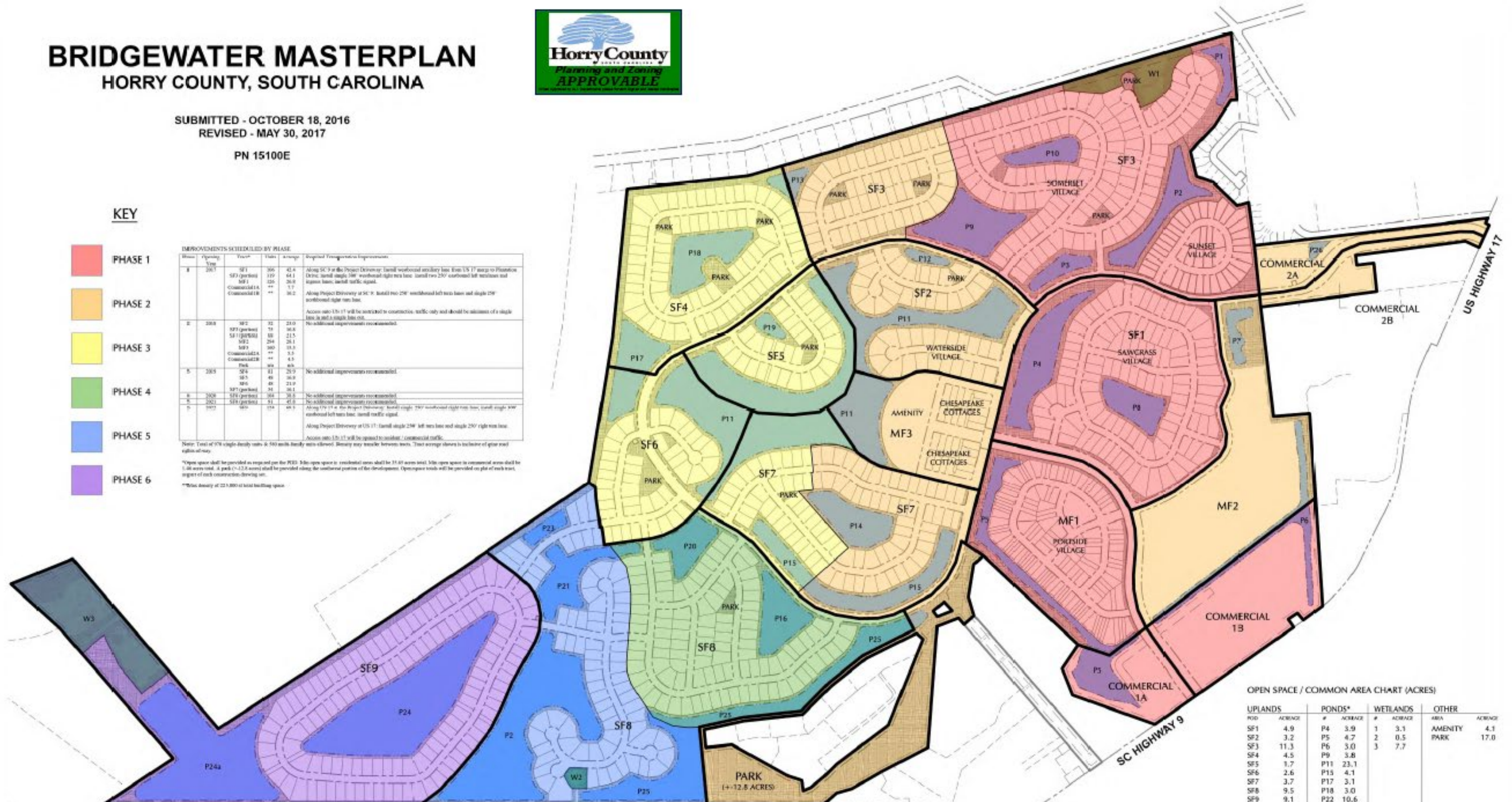
IMPROVEMENTS SCHEDULED BY PHASE

Block	Approx. Year	Use	Units	Acres	Special Improvement
8	2017	SF1	306	42.4	Along SC 9 at the Project Driveway: Install wetland/arboreal line from US 17 to Plantation Drive; Install single 18" wetland right way line; Install two 24" curbbed left turn lanes and access lanes; Install traffic signal.
		SF1 (parked)	119	64.1	
		Commercial 1A	226	26.8	
		Commercial 1B	**	3.7	
2	2018	SF2	32	21.0	Along Project Driveway at SC 9: Install two 24" curbbed left turn lanes and single 24" curbbed right way line.
		SF1 (parked)	75	36.8	
		SF2	294	28.1	
		Commercial 1A	300	15.5	
5	2015	Park	88	45.8	No additional improvements recommended.
		SF4	11	25.9	
		SF5	48	36.8	
		SF6	34	21.9	
6	2018	SF6 (parked)	34	36.1	No additional improvements recommended.
		SF6	88	36.8	
		SF7	48	21.9	
		Commercial 1B	**	4.5	
9	2021	SF9 (parked)	31	47.0	Along US 17 at the Project Driveway: Install single 24" wetland right way line; Install single 18" curbbed left turn lane; Install traffic signal.
		SF9	31	47.0	
		SF9	31	47.0	
		SF9	31	47.0	
7	2017	Park	88	45.8	Along Project Driveway at US 17: Install single 24" left way line and single 24" right way line.
		SF6	34	36.1	
		SF7	48	21.9	
		Commercial 1B	**	4.5	

Note: Total of 178 single-family units in 540 multi-family units allowed. Density may increase between tracts. Total acreage shown is inclusive of open and riparian areas.

*Open space shall be provided as required per the PCS. Minimum open space in residential areas shall be 11.41 acres/acre. Minimum open space in commercial areas shall be 1.48 acres/acre. A park (1-12.8 acres) shall be provided along the southern portion of the development. Open space shall be provided on plot of each tract, subject to each tract's zoning.

**Minimum density of 22.1/acre of total building space.



- PROPOSED PONDS
- PROTECTED WETLANDS & WETLAND BUFFERS
- OPEN SPACE

OPEN SPACE / COMMON AREA CHART (ACRES)

UPLANDS		PONDS*		WETLANDS		OTHER	
POD	ACREAGE	#	ACREAGE	#	ACREAGE	AREA	ACREAGE
SF1	4.9	P4	3.9	1	3.1	AMENITY	4.1
SF2	3.2	P5	4.7	2	0.5	PARK	17.0
SF3	11.3	P6	3.0	3	7.7		
SF4	4.5	P9	3.8				
SF5	1.7	P11	23.1				
SF6	2.6	P15	4.1				
SF7	3.7	P17	3.1				
SF8	9.5	P18	3.0				
SF9	9.1	P22	10.6				
MF1	3.2	P24	10.7				
MF2	3.1	P24a	10.2				
MF3	0.3	P25	7.9				
TOTAL	57.1		85.1		11.3		21.1

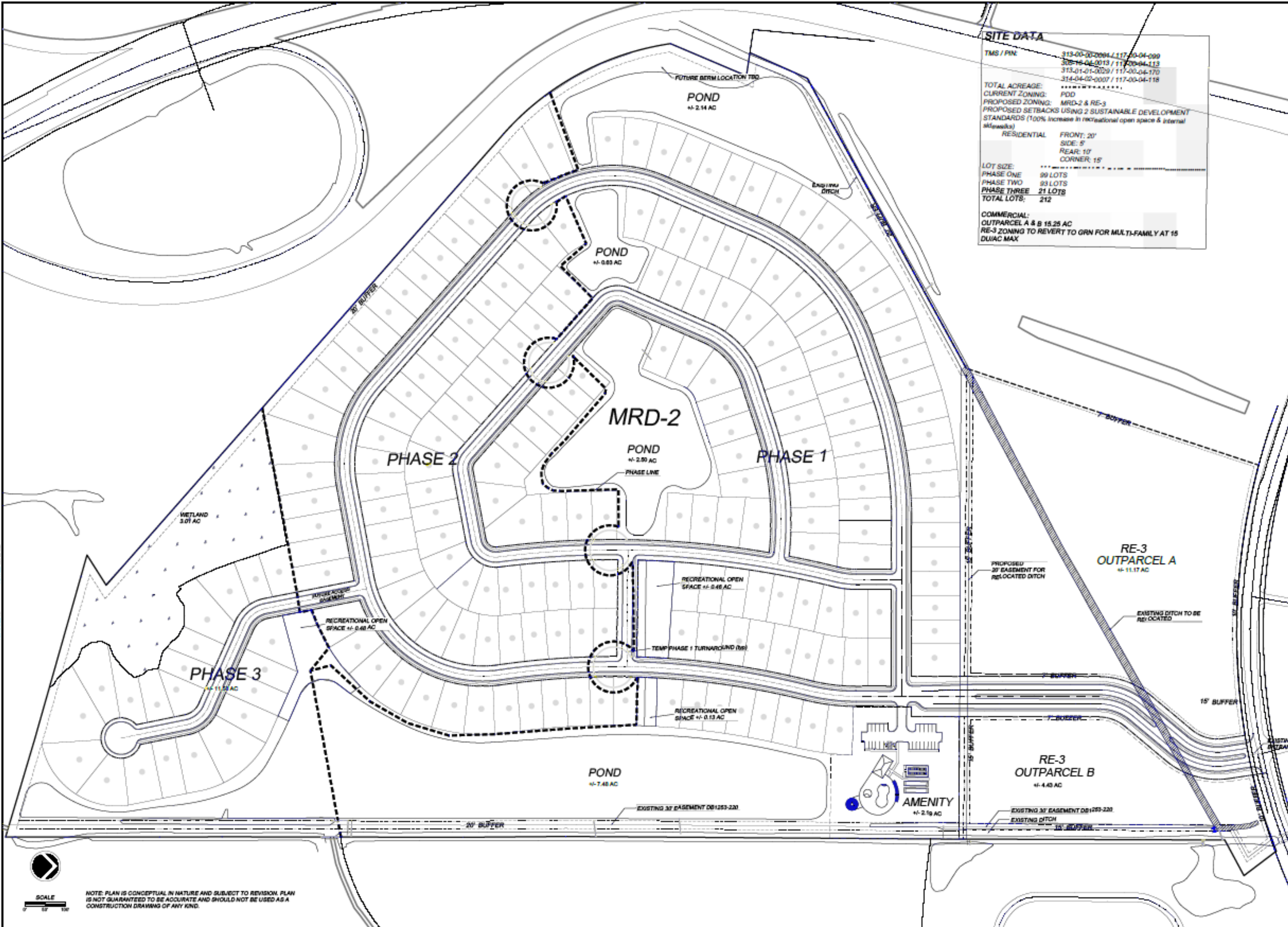
*PONDS COUNTING TOWARDS OPEN SPACE REQUIREMENTS MUST BE 3.0 ACRES MIN AT WATER SURFACE.
-OPEN SPACE / COMMON AREA, AS SHOWN, MAY CHANGE WITH FINAL DESIGN OF EACH POD.
-TOTAL OPEN SPACE / COMMON AREA SHALL MEET OR EXCEED MIN AREA REQUIRED PER THE POD.



SITE DATA

TMS / PIN	313-00-00-0004 / 117-00-04-000
	308-16-04-0013 / 117-00-04-113
	313-01-01-0029 / 117-00-04-170
	314-04-02-0007 / 117-00-04-118

TOTAL ACREAGE:	
CURRENT ZONING:	PDD
PROPOSED ZONING:	MRD-2 & RE-3
PROPOSED SETBACKS USING 2 SUSTAINABLE DEVELOPMENT STANDARDS (100% increase in recreational open space & internal setbacks)	
RESIDENTIAL	FRONT: 20'
	SIDE: 5'
	REAR: 10'
	CORNER: 15'
LOT SIZE:	
PHASE ONE	99 LOTS
PHASE TWO	93 LOTS
PHASE THREE	21 LOTS
TOTAL LOTS:	212
COMMERCIAL:	
OUTPARCEL A & B	15.25 AC
RE-3 ZONING TO REVERT TO GRN FOR MULTI-FAMILY AT 15 DU/AC MAX	



NO.	DATE	REVISION DESCRIPTION	BY
1		PRELIMINARY	
2		REVISED	
3		REVISED	
4		REVISED	
5		REVISED	

CONCEPTUAL SITE PLAN

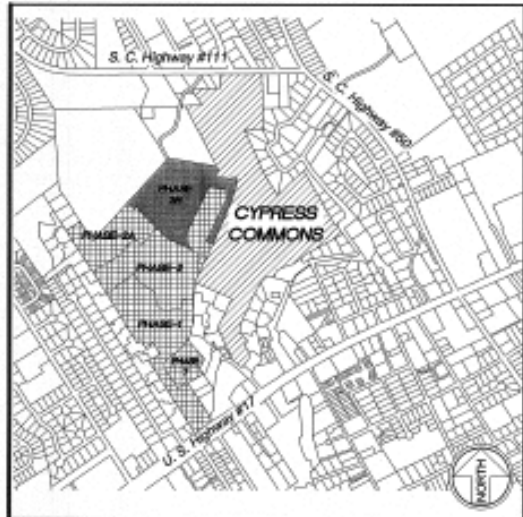
NORMANDY TRACT
Horry County, South Carolina
PREPARED FOR NORMANDY COOPERATION

SCALE:	1"=100'
DATE:	05/20/17
DESIGNED BY:	SCH
DRAWN BY:	SCH
APPROV. BY:	
PROJECT NO.:	1705L
FILE NO.:	1

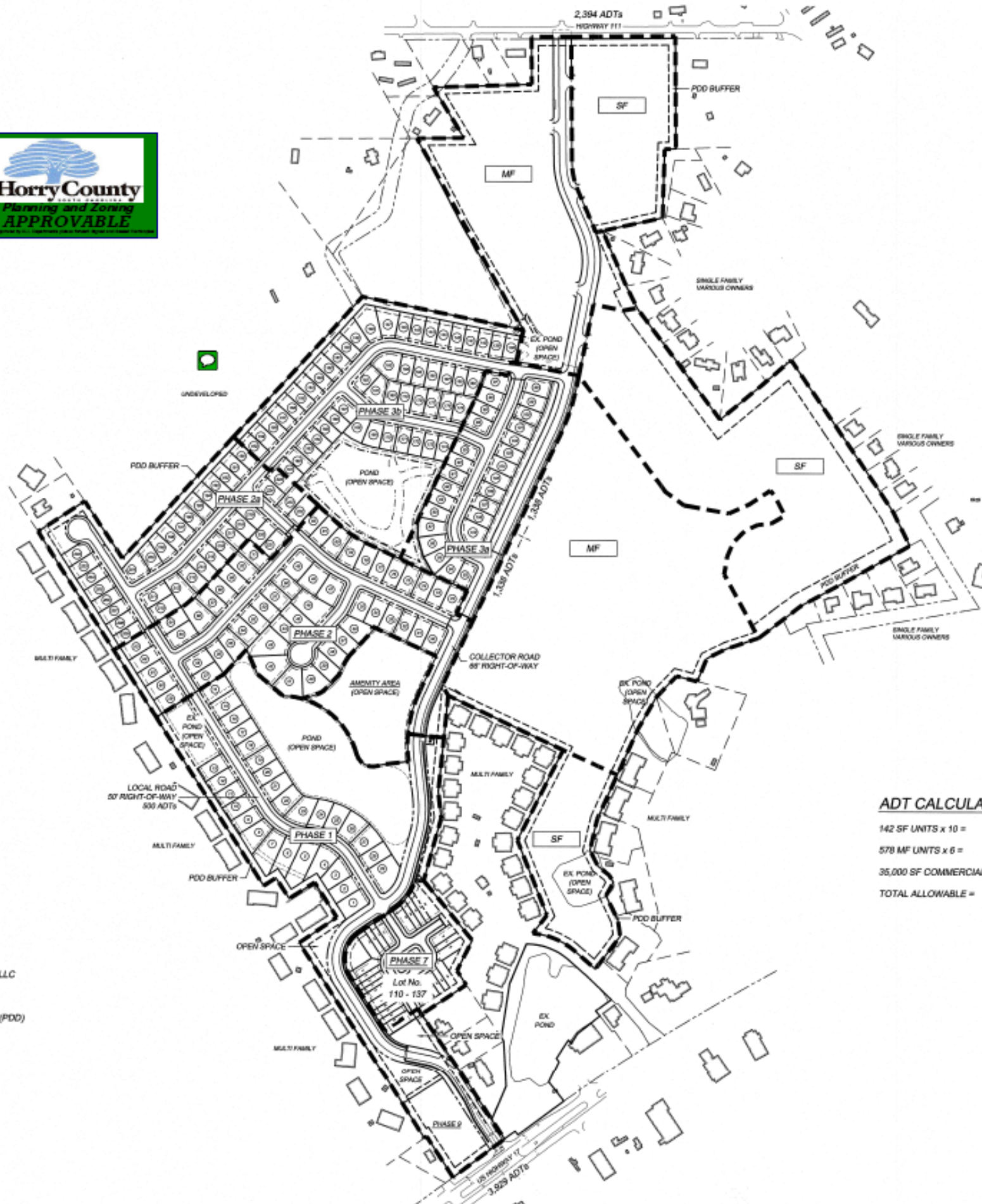


SCALE
0' 25' 50'

NOTE: PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISION. PLAN IS NOT GUARANTEED TO BE ACCURATE AND SHOULD NOT BE USED AS A CONSTRUCTION DRAWING OF ANY KIND.



LOCATION MAP



ADT CALCULATIONS

142 SF UNITS x 10 =	1,420 ADTs
578 MF UNITS x 6 =	3,468 ADTs
35,000 SF COMMERCIAL x 0.041 =	1,435 ADTs
TOTAL ALLOWABLE =	6,323 ADTs

SITE DATA

PROPERTY OWNER:	CYPRESS VILLAGE DEVELOPMENT, LLC
TMS #:	118-00-04-232
ZONING:	PLANNED DEVELOPMENT DISTRICT (PDD)
TOTAL AREA:	418.0 ACRES
TOTAL DENSITY:	6.1 DU/AC
TOTAL ALLOWABLE DENSITY:	720 UNITS -142 SINGLE-FAMILY (SF) LOTS -578 MULTI-FAMILY (MF) UNITS
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM LOT WIDTH:	50'
MINIMUM LOT SIZE:	5,000 SF



NOTE: PLAN, AS SHOWN, IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists
1708 Professional Dr., Myrtle Beach, SC 29577
Phone (843) 691-5298 Fax (843) 691-5210



NO.	DATE	REVISION DESCRIPTION	BY
1	7/2/2018	REVISED CHANGING CONDITIONS & LOTS PHASE 3B & 7	JLF

CONCEPTUAL MASTER PLAN

CYPRESS VILLAGE PHASE 3B
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: CYPRESS VILLAGE DEVELOPMENT, LLC

SCALE:	1" = 200'
DATE:	03/09/19
DESIGNED BY:	-
DRAWN BY:	JLF
APPROV BY:	TBK
PROJECT NO.:	15140

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. 97-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES AND TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE TMS # 117-00-04-089 (PORTION) CONSTITUTING 109.20 ACRES, FROM MANUFACTURED RESIDENTIAL -7 UNITS PER ACRE (MR-7) TO PLANNED DEVELOPMENT DISTRICT (PDD).

WHEREAS, Ordinance Number 186-99 pertaining to Planned Development Districts (PDD), allows a variation of requirements contained in other zoning districts to accommodate flexibility in uses within the project; and

WHEREAS, the present zoning ordinance does not provide a provision for the recording of a development summary or a list of conditions of approval for Planned Development Districts (PDD); and

WHEREAS, a request has been filed to amend the maps for the parcels of land with TMS # 117-00-04-089 (portion) and;

WHEREAS, County Council thinks that the present Manufactured Residential - 7 units per acre (MR-7) zone is not appropriate for the above mentioned parcel of land; and

WHEREAS, County Council thinks that the request to rezone the property from Manufactured Residential - 7 units per acre (MR-7) to Planned Development District (PDD) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request; and

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enabled that:

1) Amendment to the Zoning Ordinance of Horry County:

The Horry County Code of Ordinances, Appendix B, Article XII, is herewith amended by the inclusion of:

Section 721.8 Planned Development District (PDD) - Summary and List of Conditions of Approval.

2) Amendment of Official Zoning Maps of Horry County:

Parcel(s) of land identified by TMS# 117-00-04-089 (a portion of constituting 109.20 acres), currently zoned Manufactured Residential - 7 units per acre (MR-7) is herewith rezoned to Planned Development District (PDD), and is restricted to the uses listed in Attachment A – Summary and List of Conditions of Approval, and as shown in Exhibit A – Conceptual Plan of The Retreat PDD and Exhibit B – Open Space Plan of The Retreat PDD, attached to this ordinance and incorporated herein Ordinance# 97-01 by reference.

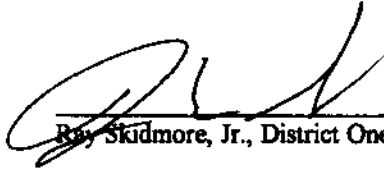
- 1) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 2) **Conflict with Preceding Ordinance:** If a Section, Sub-section or provision 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.
- 3) **Effective Date:** This Ordinance shall become effective on Third Reading.


AND IT IS SO ORDERED, ENACTED AND ORDERED.

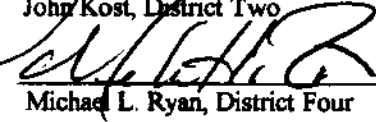
Dated this 10th day of July, 2001.

HORRY COUNTY COUNCIL


Chad Prosser, Chairman


Ray Skidmore, Jr., District One


John Kost, District Two


Michael L. Ryan, District Four

Ray Brown, District Three

Gene R. Smith, Jr., District Six


Terry Cooper, District Five



Elizabeth D. Gilland, District Eight


James R. Frazier, District Seven


Kevin J. Hardee, District Ten

W. Paul Prince, District Nine

Janice G. Jordan, District Eleven

ATTEST

Patricia S. Hartley, Clerk to Council

Date of First Reading: June 5, 2001
Date of Second Reading: June 19, 2001
Date of Third Reading: July 10, 2001

ATTACHMENT "A"

Summary and List of Conditions – The Retreat Planned Development District (PDD) ORDINANCE# 97-01

HCPD Case # 01-04-006
TMS# 117-00-04-089 (portion)

The Planned Development District (PDD) for Ravenwood North Myrtle Beach (James M. Wooten, agent), includes the development of a 109.20 acre mixed-use PDD located between SC Hwy. # 57 and SC Hwy. # 9 in Horry County, South Carolina.

GENERAL PROVISIONS

1. Permitted Uses

- (a) Residential land uses including: Duplex, Triplex, Quadraplex, Townhouse, Garden Apartments units; Rental Apartment units and Condominiums up to 24 Units per Building; and Mid-rise Walk-up with Elevator(s) units.
- (b) Commercial land uses as follows:
 - (a) Antique/gift stores
 - (b) Appliance stores
 - (c) Art/office supply stores
 - (d) Bakeries
 - (e) Clothing/shoe stores/shoe repair
 - (f) Hardware/sporting goods stores
 - (g) Book stores
 - (h) Convenient stores
 - (i) Drug stores
 - (j) Grocery stores
 - (k) Produce stands
 - (l) Fitness centers
 - (m) Floral shops
 - (n) Liquor stores
 - (o) Appliance repair shops
 - (p) Banks
 - (q) Barber/beauty shops
 - (r) Sporting goods/repair shops
 - (s) Dressmaker/tailor shops
 - (t) Dry cleaning/laundry facilities
 - (u) Insurance/real estate agencies
 - (v) Locksmith/gunsmith shops
 - (w) Medical/dental clinics
 - (x) Healthcare facilities
 - (y) Professional offices
 - (z) Pharmacies
 - (aa) Photo studios
 - (bb) Schools of instruction
 - (cc) Theaters
 - (dd) Taverns/billiard halls
 - (ee) Bowling Alleys/skating rinks
 - (ff) Restaurants (including drive – throughs and drive-ins)
 - (gg) Clubs/lodges
 - (hh) Hotels/motels/Tourist Homes
 - (ii) Shopping centers/malls
 - (jj) Mini-warehouses
 - (kk) Motor vehicle service stations/garages
 - (ll) Car washes
 - (mm) Miniature golf courses
 - (nn) Animal hospitals
 - (oo) Auto sales/rentals
 - (pp) Boat sales/rentals
 - (qq) Trade shops
 - (rr) Off-street parking areas
 - (ss) Accessory uses
 - (tt) Public utility installations
 - (uu) Water towers
 - (vv) Equipment and materials storage
 - (ww) Public open spaces/parks

2. Dimensional Standards

Multi-family residential structures:

- (a) Setbacks*
- (b) Minimum separation 20 FT (as permitted by applicable codes)
 - Front 20 FT
 - Side 20 FT
 - Rear 20 FT
 - PDD exterior 25 FT

*PDD exterior lot lines require a 25 FT building setback
- (c) Maximum height 80 FT
- (d) Minimum lot size 10,000 square feet

Accessory structures:

- (a) SETBACKS*
 - Minimum separation 20 FT (as permitted by applicable codes)
 - Front 25 FT
 - Side 5 FT
 - Corner side 7.5 FT from right of way
 - Rear 5 FT
 - Maximum height 25 FT

*PDD exterior lot lines require a 25 FT building setback

Accessory uses shall include: covered or uncovered, enclosed or open accessory structures (i.e. garages, gazebos, elevated porches or decks, and shall be allowed in front, side and rear yards. Accessory structures do not have to be connected to the principal structure by means of a breezeway or load bearing wall.

Commercial uses:

- (a) Setbacks*
- (b) Minimum separation 20 FT (as permitted by applicable codes)
 - Front 40 FT
 - Side 10 FT
 - Rear 15 FT
 - PDD exterior 25 FT

*PDD exterior lot lines require a 25 FT building setback
- (c) Maximum height 60 FT
- (d) Minimum lot size 10,000 square feet

3. Densities

- (a) 575 stick-built multi-family units shall be allowed within the 36 acres identified on Exhibit "A" as the multi-family residential portion of this development. Mobile homes shall not be permitted.
- (b) 600 motel/hotel rooms and 620,000 square feet of gross floor area retail space shall be allowed within the 45 acres identified on Exhibit "A" as the commercial portions of this development.

SPECIAL PROVISIONS (Refer to Plan File # 01-04-006)

1. Permitting Requirements

- (a) This development project shall adhere to the current Horry County parking, buffer, landscape, tree, and storm water ordinances at the time permits are issued.

2. Screening

- (a) The boundaries of this development which abut existing residential development (other than golf course) shall have a minimum three (3) foot high and ten (10) foot deep earth berm with a minimum six (6) foot high vegetation screen. Vegetation plantings shall adhere to Section 527 of the Horry County Zoning Ordinance. This screening may be placed from the property line and may lie inside the twenty-five (25) foot exterior buffer zone.

3. Open Space Requirements

- (a) There shall be two amenity areas provided within this development.

Amenity Area #1 within multi-family district as shown on the conceptual plan shall consist of:

- Gazebo
- Tot lot
- Minimum 648 sq. ft. swimming pool
- Tennis court

Amenity Area #2 within the commercial district as shown on the conceptual plan shall consist of:

- Gazebo
- Four park style benches

- (b) The remaining Open Space shall be treated as exhibited herein.

SPECIAL PROVISIONS con't.

4. Construction of Development Access Road

- (a) A connector roadway between SC Hwy #57 and SC Hwy. 9, or a dual access loop road extending from SC Hwy #57 shall be constructed in accordance with Horry County Engineering Department requirements prior to the issuance of any building permits related to the construction of the multi-family or commercial portions of this development project.



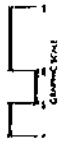
5100 Woodloch Forest Dr.
Columbia, SC 29224
Tel: 803.733.1100
Fax: 803.733.1101

THE RETIRE
PDD

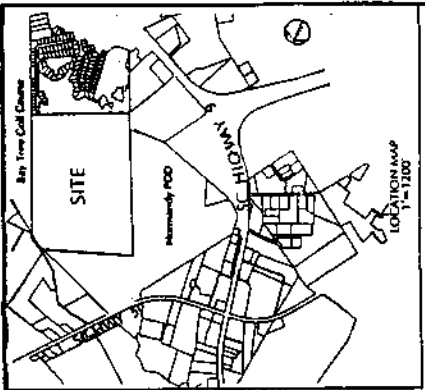
LITTLE RIVER
HORRY COUNTY
SOUTH CAROLINA
PREPARED BY:
CUSTOMER: HILL ASSOCIATE
2711 WOODLARK DRIVE
COLUMBIA, SC
29204

CONCEPTUAL
PLAN

NO.	DATE	DESCRIPTION
1	7/10/2001	ISSUED FOR RECORD
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



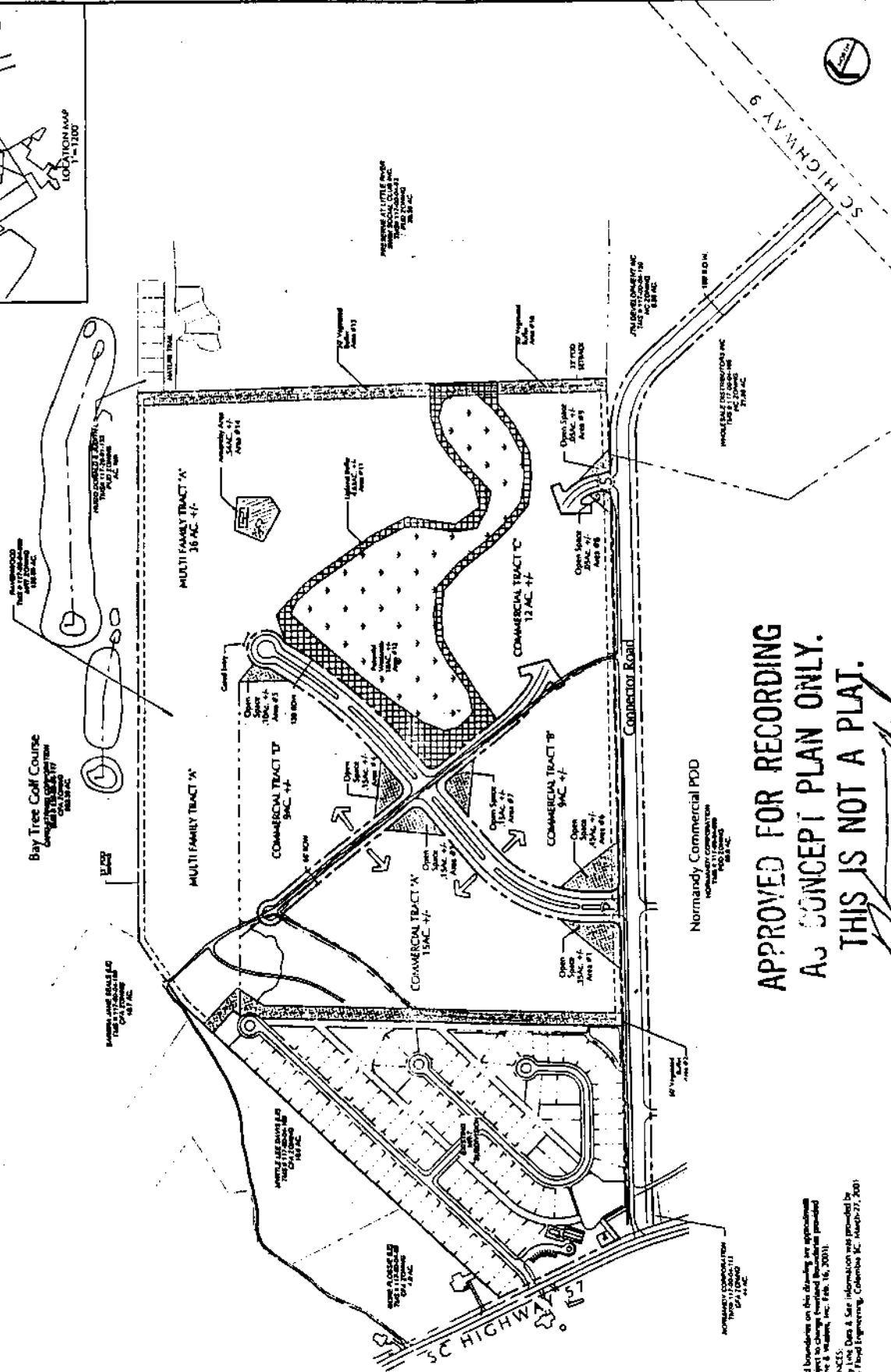
PROJECT # 01214
SHEET 1 OF 3



(EXHIBIT "A")

LEGEND

- Primary/Secondary Access Points
- Open Space (See Sheet 4)
- Buffers/Wetlands



APPROVED FOR RECORDING
AS CONCEPT PLAN ONLY.
THIS IS NOT A PLAT.

[Signature]
7/10/2001

NOTE: Wetland boundaries on this drawing are approximate and subject to change based on field data provided by Sabat & Vailant, Inc. (Feb. 16, 2001).
REFERENCES: Data & See information was provided by Sabat & Vailant Engineering, Columbia, SC. (March 27, 2001)

ZONING MAP AMENDMENT Request # 01-04-006

GENERAL INFORMATION

Applicant:	James Wooten, agent for Ravenwood North Myrtle Beach	County Council District: #9	Paul Prince
Site Location:	SC 57 north of Normandy PDD	Current Zoning:	MR-7
Applicant's Statement:	Development of a mixed-use district with commercial uses and a multi-family section	Acres in County with Current Zoning	1,672
		Proposed Zoning:	PDD
		Acres in County with Proposed Zoning	2,874
		Size (in acres) of this Request:	109.2

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

	Adjacent Zoning	Adjacent Land Uses	Buffer Requirements If Rezoned
North:	MR-7	Undeveloped	As stated in narrative
South:	PUD	Residential	As stated in narrative
East:	CFA	Golf Course	As stated in narrative
West:	PDD and HC	Undeveloped	As stated in narrative
Flood and Wetland Information:		Zone X - Out of 500 year floodplain	
Comprehensive Plan:		Village node	

TRANSPORTATION INFORMATION (Waccamaw Regional Council & CRPTA)

Current Zoning Trip-Generation Estimate:	7,689	Average Annual Daily Traffic For Station # 449
Proposed Zoning Trip-Generation Estimate:	19,713	97 Traffic Volume
Transit Routes Within 1/2 Mile of Site:		3,600
Conway/Loris/North Myrtle Beach runs daily Monday - Friday		98 Traffic Volume
Nearby Roadways In Five Year Plan:		3,780
Carolina Bays interchange		99 Traffic Volume
		4,500
		Volume To Capacity Ratio:
		0.45
		Road is at 45% of capacity.

COMMENTS & RECOMMENDATION

Staff Comments: The surrounding land uses consist of residential, golf course and woodlands. The surrounding zoning districts are MR-7, CFA, HC, PUD and PDD. This 109.2-acre tract zoned MR-7 allows 764 single-family residences. The proposed Retreat PDD provides for 575 multi-family/apartment units, 600 hotel and motel rooms and a maximum of 62 commercial lots. If rezoned, the population density pattern increases therefore, the load on public facilities increases. Little River Water and Sewerage services this site, and it is approximately two miles to the nearest fire station. The Preserve PUD is to the south, Normandy PDD is to the west, Bay Tree Golf Course (CFA) is to the east and a MR-7 zoned parcel is to the north. A rezoning action in 1988 changed this site from FA to MR-7 (88-03-003). The Future Land Use Plan indicates this site is located in a core area of a Township Node. Core areas encourage high intensity mixed uses of commercial, office and residential. This property is currently vacant. The area consists of a mixture of office, commercial, industrial and residential uses. With the completion of the Carolina Bays Parkway and interchange, this area has the potential to become more commercialized. The PDD proposes a 50 foot vegetated buffer to separate the commercial development from the Preserve PUD to the south and the MR-7 section to the north. PDD zoning designation requires a 25-foot exterior property boundary setback. Potential ADT's increase from 7,689 to 19,713. Access is by a proposed connector road shown on the Normandy PDD plan that connects SC 90 and SC 57. The connector road is in negotiations with an adjacent landowner and SCDOT. No direct access is shown from this development to an existing road. The maximum building height increases from 35 feet to 80 feet. The adjacent properties can develop as residential or commercial. The Comprehensive Plan encourages the location of businesses to areas of the county where transportation, utilities and other support services exist.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Public Input: Allen Blanchard, Jim Carradin, and Sandra Ward spoke in opposition to this request. Their concerns included density and flooding. Mike Wooten addressed these concerns.

MISCELLANEOUS INFORMATION

Date Advertised:	4/15/01	# of Property Owners Notified:	205
Date Posted:	4/10/01	Date Notification Mailed:	4/20/01
Staff Contact:	Danny E. Taylor, Planning Director	Report Date:	4/23/01
Tax Map Number (TMS):	117-00-04-089 (portion)		
Traffic Count Station Location:	Hwy 57 (SC 9 to NC State Line)	Traffic Analysis Zone (TAZ):	123

