



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

January 3, 2024

Regulatory Division



Dear [REDACTED]:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2023-00966) received in our office on July 24, 2023, for a 52.32-acre site identified as Tax Map Sequence (TMS) # 172-00-05-273, 180-00-02-134 & 180-00-02-135, located at the intersection of and adjacent to 17 Bypass and US 501 in Myrtle Beach, Horry County, South Carolina (Latitude: 33.708522°, Longitude: -78.920824°). 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 is shown on the attached survey plats entitled "WETLAND MAP OF / 18.51 ACRES OF LAND / PIN: 426-00-00-0169 / PIN: 426-12-04-0002 / MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA / PREPARED FOR: [REDACTED] [REDACTED]" & "WETLAND MAP OF / 33.81 ACRES OF LAND / PIN: 426-12-02-0001 / TMS: 172-00-05-273 / MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA / PREPARED FOR: [REDACTED]." and both plats dated July 12, 2023, prepared by Development Resource Group LLC. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and previous Approved Jurisdictional Determinations documented under SAC-1998-40320-3JH, letter dated July 8, 2010, and SAC-2011-00116-3JH, letter dated February 3, 2011, we conclude the site, as shown on the referenced plats, does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

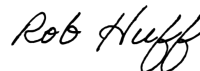
Attached is a Memorandum for Record describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government agencies, and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, 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-2023-00966. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Rob Huff, Team Lead, at (843) 365-4239, or by email at Robert.C.Huff@usace.army.mil.

Sincerely,

A handwritten signature in black ink that reads "Rob Huff". The signature is written in a cursive, slightly slanted style.

Rob Huff  
Team Lead

Attachments:

Memorandum for Record

Notification of Appeal Options

Survey plats entitled "WETLAND MAP OF / 18.51 ACRES OF LAND / PIN: 426-00-00-0169 / PIN: 426-12-04-0002 / MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA / PREPARED FOR: / MYRTLE BEACH FARMS COMPANY INC" & "WETLAND MAP OF / 33.81 ACRES OF LAND / PIN: 426-12-02-0001 / TMS: 172-00-05-273 / MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA / PREPARED FOR: / MYRTLE BEACH FARMS COMPANY INC."

Copies Furnished:

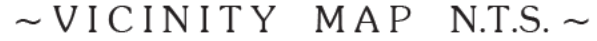
Ms. Amanda Hynes  
Hynes Land & Environmental Services  
2411 N. Oak Street  
Myrtle Beach, South Carolina 29577  
[amanda@hynesenvironmental.com](mailto:amanda@hynesenvironmental.com)

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









	Sewer Manhole (SSM(H))		Iron Pipe Found (IPF)
	Fire Hydrant (FH)		Iron Rebar Found (IRF)
	Water Valve (WV)		Iron Pipe Set (IPS)
	Power Pole (PP)		Calculated Point (CP)
	Vane Marker (VVM)		Guy Anchor (GA)
	Cable Pedestal (CBP)		Gas Service (GS)
	Light Pole (LP)		Telephone Pedestal (TP)
	Power Pedestal		Easement Area
	Transformer		Sewer Line
	Sign		Overhead Power
	Chain Link		Chain Link Fence
	Sewer Force Main		Water Line
	Curb Basin		Sewer Cleanout (SCO)
	Junction Box		Water Meter (WM)
	Drainage Pipe		Fire Department Connection

Myrtle Beach Farms Company Inc.

426-00-00-0169

426-12-04-0002

18.51 Acres

0.0

18.51 Acres

18.51 Acres

0.0

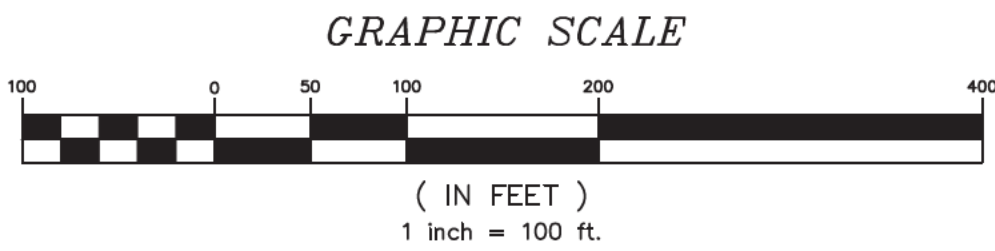
18.51 Acres



1. Tax Parcel: PIN: 426-12-04-0002  
PIN: 426-00-00-0169
2. Owner of Record: Myrtle Beach Farms Company Inc.  
8820 Marina Parkway  
Myrtle Beach, SC 29572
3. This property appears to be located in Flood Zone "X", According to FEMA flood zones per F.I.R.M. 45051C 708 K, dated Dec. 16th, 2021.  
This property does not appear to be located in Horry County supplemental flood zone;  
Reference to Ordinance filed in Deed Book 4442 at page 2393.  
Any Flood zone lines shown hereon are based on provided data. This plat is not the basis for flood zone determination or flood zone related issues.
4. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
5. This survey is only valid if print of same has original signature and embossed seal of the surveyor.
6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate and current title search may disclose.
7. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.
8. This property is subject to all easements or restrictions of record.
9. 1/2" Iron Pipes Set at all corners unless noted otherwise.
10. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83) (2007). All distances shown are Horizontal not grid distances.
11. Date of Field Survey: July, 2023

1. Plat of 128.38 Acres prepared by R.L. Bellamy for Myrtle Beech Farms Co., Inc. dated March 8, 1996.
2. Plat of property in Conway Township for Hettie Simmons by S.D. Cox Surveyors dated April 20, 1967 and recorded in Plat Book 47 at Page 26.
3. S.C.D.O.T. Plan on Jetport Road S-1179, S.C. Hwy 707, U.S. Hwy 17 Bypass and U.S. Hwy 501
4. Plat of proposed road by Santee Cooper dated Nov. 29, 1993, Drawing No. 5125-D01-5040
5. Plat of Myrtle Beech Subdivision and Adjacent Properties by Santee Cooper dated July 6, 1979 Drawing No. A-2406
6. Plat of proposed RW Acquisition by S.H. Harewood dated Oct. 24, 1979 and recorded in Plat Book 68 at Page 28.
7. Plat of 50' Power Line Right of Way by R.L. Bellamy dated Fearyu 23rd, 1982 and recorded in Deed Book 767 at Page 35.
8. Plat of Part of The Land of Mary E. Causey by S.D. Cox Surveyors dated September 21st, 1967 and recorded in Plat 53 at Page 28.
9. Plat of 16.9 Acres by The S.C.P.S.A. dated March 7th, 1961, DWG No. B-800
10. Plat of 20.55 Acres by Culler Land Surveying dated October 3rd, 1978 and recorded in Plat Book 77 at Page 50.
11. 70' Foot Wide Old Railroad Right of way as described in Deed Book 765 at Pages 209, recorded October 11th, 1982.

SPACE RESERVED FOR PLANNING APPROVAL ONLY



"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements as specified therein.

Michael D. Oliver, P.L.S. No. 13520  
as agent

Development Resource Group, LLC  
4703 Oleander Drive  
Myrtle Beach, SC 29577  
Telephone: 843-839-3350  
[www.drgpllc.com](http://www.drgpllc.com)



JOB No. 22.513 TSK 13  
DATE: 07-12-2023  
DRAWN BY: D.M.P.  
CHECKED BY: M.D.O.  
SCALE: 1"= 100'  
FILE: D:/22 513 /SURVEY

WETLAND MAP OF  
18.51 ACRES OF LAND  
PIN: 426-00-00-0169 / PIN: 426-12-04-0002  
MYRTLE BEACH, HOBBS COUNTY, SOUTH CAROLINA  
PREPARED FOR:  
MYRTLE BEACH FARMS COMPANY INC.



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REVISION

SHEET 2 OF 2