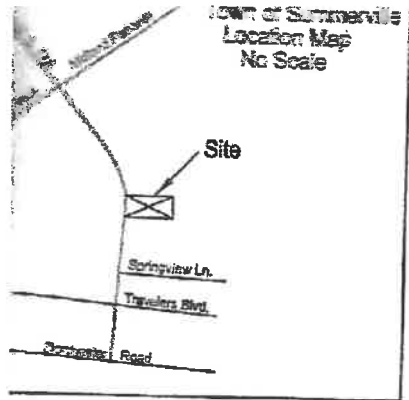


ADDRESS: 1711 OLD TROLLEY RD.  
 TMS: 151-04-04-006  
 ZONING: B-3  
**PROF. OFFICE SCHEMATIC - NEW CONSTRUCTION**  
 PROPOSED BUILDING AREA: 4484 SF (38'-0" X 118'-0")  
 PARKING REQUIREMENTS:  
 2 SPACES + 1,300 SF  
 2 SPACES + 4484 SF/300 SF  
 TOTAL REQUIRED PARKING SPACES: 17 SPACES  
 PROPOSED PARKING: 17 SPACES

**SITE DESIGN STUDY 'B' - PROFESSIONAL OFFICE SCHEMATIC  
 PREPARED FOR MR. STEVE HORNSBY - 12/14/10**



2011 JAN 24 AM 11:37

MARGARET L. BAILEY  
DORCHESTER COUNTY, SC

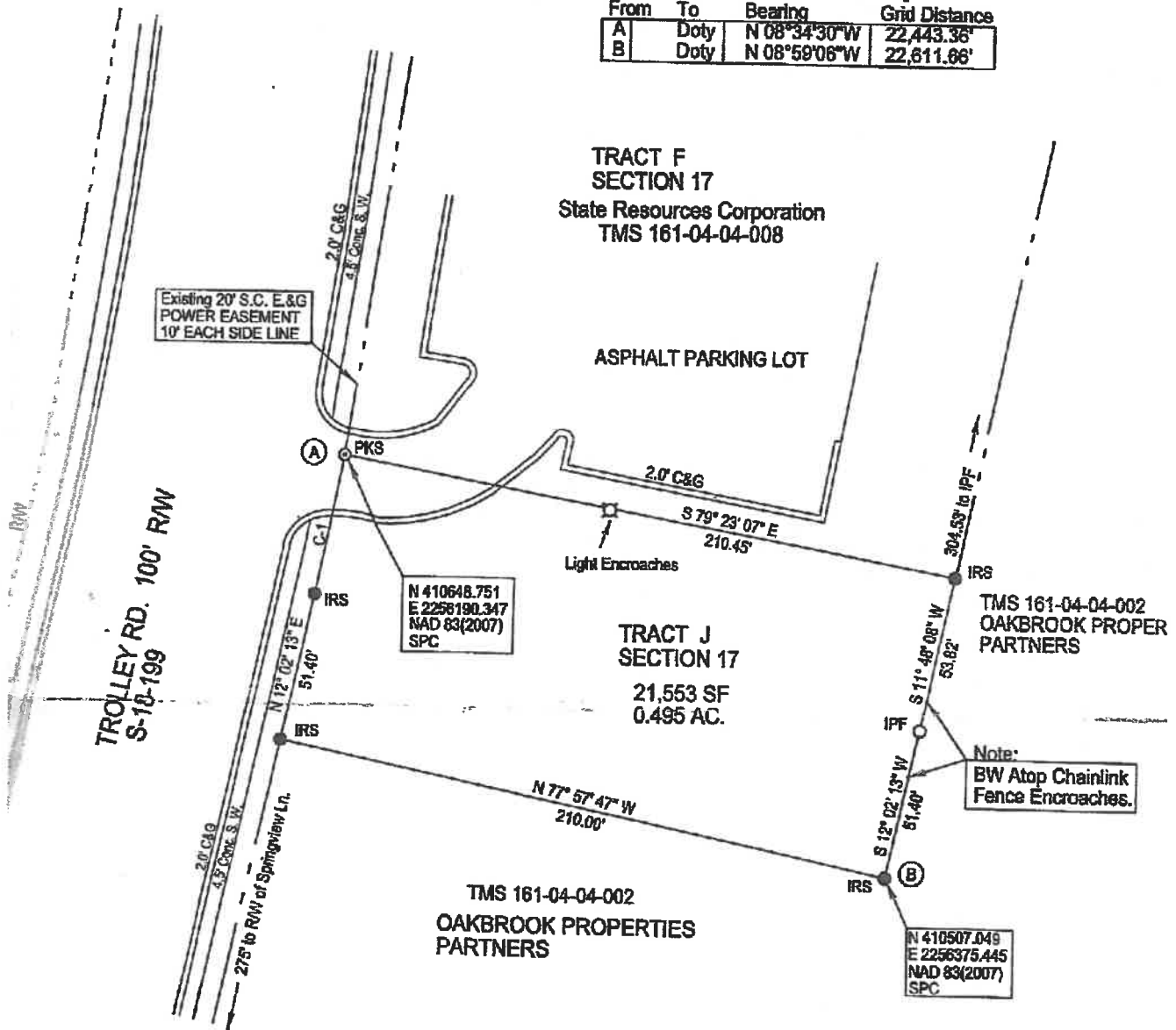
*LIC*

Curve Table

Arc	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C-1	1° 25' 19"	1958.16'	48.60'	24.30'	48.60'	N 11° 19' 33" E

SPC Grid Ties to NGS Doty

From	To	Bearing	Grid Distance
A	Doty	N 08° 34' 30" W	22,443.36'
B	Doty	N 08° 59' 06" W	22,611.66'



**DEAT APPROVED**  
*[Signature]*

Legend

### 3.3 TABLE OF PERMITTED USES

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>RESIDENTIAL</b>															
Single Family Dwelling	P	P	P	P	P	P	P	P	P	P	C/E	C/E	C/E	P	—
Accessory Dwelling Unit	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
2-4 Unit Dwelling	P	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Townhome	P	P	P	P	—	—	C	P	P	P	P	—	—	—	—
Multifamily Dwelling (5+ units/ bldg)	—	P	P	P	—	—	—	P	P	P	P	—	—	—	—
Manufactured Housing	C	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	—	C	—	—	—	—	—	—
Group Home (<9 residents)	P	P	P	P	P	P	P	P	P	P	P	—	—	—	—
Group Home (>9 residents)	—	P	P	P	—	—	—	C	P	P	P	—	—	—	—
Residential Care Facilities	—	C	C	C	—	—	—	C	C	C	C	—	—	—	—
<b>LODGING</b>															
Home Stay Bed and Breakfast (Up to 5 guest rooms)	C	P	P	P	C	C	C	C	—	P	P	—	—	P	—
Bed and Breakfast Inn (6-10 guest rooms)	C	C	P	P	—	—	—	C	—	P	P	—	—	P	—
Inn (Up to 24 Rooms)	—	C	P	P	—	—	—	—	—	P	P	—	—	—	—
Hotel/Extended Stay (No Room Limit)	—	—	C	C	—	—	—	—	—	—	P	P	—	—	—
Short Term Rental	C	C	P	P	C	SE	SE	C	C	P	P	—	—	—	—
Recreational Vehicle Park	—	—	—	—	—	—	—	—	P	—	P	P	—	—	—

*P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use*

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
<b>OFFICE/SERVICE</b>															
ATM	—	C	C	P	—	—	—	—	—	C	P	—	—	—	—
Banks, Credit Unions, Financial Services	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Business Support Services	—	P	P	P	—	—	—	—	—	P	P	—	—	—	—
Cash Advance/ Payday Lending/ Title Loan Services	—	—	—	—	—	—	—	—	—	—	P	—	—	—	—
Funeral Homes/ Crematoria	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Home Occupation	C	C	P	P	C	C	C	C	C	P	P	—	—	P	—
Kennels	—	—	—	P	—	—	—	—	—	—	P	P	P	P	—
Laundry, Dry Cleaning Plant	—	—	—	P	—	—	—	—	—	P	P	P	P	—	—
Medical Clinic/ Urgent Care	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Personal Services	—	C	C	C	—	—	—	—	—	C	P	P	P	—	—
Professional Services	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—
Small Equipment Repair/Rental	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Studio – Art, dance, martial arts, music	—	P	P	P	—	—	—	—	—	P	P	P	—	—	—
Veterinary Services	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—
<b>COMMERCIAL/ENTERTAINMENT</b>															
Adult Establishment	—	—	—	—	—	—	—	—	—	—	—	—	C	—	—
Alcoholic Beverage Sales Store	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Bar/Tavern/Night Club	—	—	P	P	—	—	—	—	—	—	P	P	P	—	—
Entertainment, Indoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—
Entertainment, Outdoor	—	—	P	P	—	—	—	—	—	—	P	P	—	—	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS							SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes
General Commercial	—	C	P	P	—	—	—	—	—	C	P	P	—	—	—
General Commercial – Use Greater than 100,000 sf	—	—	—	P	—	—	—	—	—	—	P	P	—	—	—
Mobile Food Vending	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Mobile Retail Vending	—	C	C	C	—	—	—	—	—	C	C	C	C	C	C
Open Air Retail	—	—	—	P	—	—	—	—	—	—	P	—	—	—	—
Outside Display/Sales	—	C	C	C	—	—	—	—	—	C	C	P	—	—	—
Restaurant	—	P	P	P	—	—	—	—	—	P	P	P	P	P	P
Tobacco/Tobacco Alternatives Sales Store	—	—	C	C	—	—	—	—	—	—	C	C	—	—	—
<b>CIVIC USES &amp; PARKS</b>															
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Facility	C	P	P	P	C	C	C	P	P	P	P	P	P	P	P
Cultural Facility	C	P	P	P	—	—	—	P	P	P	P	P	—	P	P
Conference/Convention Center	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P
Government Facility	—	P	P	P	—	—	—	—	—	P	P	P	P	—	P
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation Facilities, Indoor	C	P	P	P	SE	SE	SE	P	P	P	P	P	P	P	P
Recreation Facilities, Outdoor	P	P	P	P	SE	SE	P	P	P	P	P	P	P	P	P
Religious Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	—
<b>EDUCATIONAL/INSTITUTIONAL</b>															
Educational Campus	SE	P	P	P	SE	SE	SE	SE	SE	P	P	P	P	—	P
Family Child Day Care Home (6 or less children)	C	P	P	P	C	C	C	C	C	P	P	P	—	C	—

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

3 USE PROVISIONS | 3.3 Table of Permitted Uses

DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS								SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands	
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
Group Child Care Home (7-12 children)	—	P	P	P	—	—	—	—	—	P	P	P	—	—	—	
Commercial Child Care Center (More than 13 children)	—	P	P	P	—	—	—	—	—	P	P	P	P	—	—	
Community Advocacy Facility	—	C	P	P	—	—	—	—	—	P	P	—	—	—	—	
Correctional Institution	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Halfway House	—	—	—	—	—	—	—	—	—	SE	SE	—	—	—	—	
Homeless Shelter	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—	
Health Care Facilities (Hospital, Inpatient Facilities)	—	—	—	P	—	—	—	—	—	—	P	P	P	—	—	
<b>VEHICULAR</b>																
Drive-Thru/Drive-In Facility	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Gas/Fueling Station	—	—	—	C	—	—	—	—	—	—	C	P	P	—	—	
Heavy Equipment/Manufactured Home Rental/Sales	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Parking Lot/Structure – Principal Use	—	—	P	P	—	—	—	—	—	—	P	P	—	—	P	
Theater, Drive-In	—	—	—	—	—	—	—	—	—	—	P	P	P	—	—	
Vehicle Rental/Leasing/Sales	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Vehicle Services – Maintenance/Repair	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Water/Marine-Oriented Facilities	—	—	—	—	—	—	—	—	—	—	P	P	—	—	P	
<b>INDUSTRIAL/WHOLESALE/STORAGE</b>																
Distribution Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Landfill	—	—	—	—	—	—	—	—	—	—	—	—	SE	—	—	

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use



DISTRICT DESCRIPTION	MIXED-USE DISTRICT STANDARDS				CONVENTIONAL DISTRICT STANDARDS								SPECIAL DISTRICT STANDARDS			
	Neighborhood Residential	Neighborhood Mixed-Use	Downtown Mixed-Use	Urban Corridor Mixed-Use	General Residential	General Residential	General Residential	Multi-Family Residential	Manufactured Home Parks	Neighborhood Business	General Business	Light Industrial	Heavy Industrial	Agricultural Conservation	Public Lands	
DISTRICT	N-R	N-MX	D-MX	UC-MX	GR-2	GR-3	GR-5	MF-R	MH-R	N-B	G-B	L-I	H-I	AC	PL	
PREVIOUS DISTRICTS	R-3 & R-5	B1 and some B2	CBD/B3	B3 (Re-development)	R-1	TBD	R-2 & R-3 (AS CU/SUP)	R-6	R-7	B-2	B-3	I-1	I-2	No Changes	No Changes	
Light Manufacturing Workshops/Brewery	—	—	C	C	—	—	—	—	—	—	P	P	P	—	—	
Manufacturing & Production, Light	—	—	C	C	—	—	—	—	—	—	P	P	P	—	—	
Manufacturing & Production, Heavy	—	—	—	—	—	—	—	—	—	—	—	—	P	—	—	
Materials Recovery & Waste Transfer Facilities	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P	
Recycling Collection Stations	—	—	—	—	—	—	—	—	—	—	—	P	P	—	P	
Storage - Outdoor Storage Yard	—	—	—	C	—	—	—	—	—	—	C	P	P	C	P	
Storage – Self-Service	—	—	C	C	—	—	—	—	—	C	P	P	P	—	—	
Truck Terminal	—	—	—	—	—	—	—	—	—	—	—	P	P	—	—	
Warehousing	—	—	—	C	—	—	—	—	—	—	P	P	P	—	—	
Wholesaling and Distribution	—	—	—	—	—	—	—	—	—	—	C	P	P	—	—	
<b>AGRICULTURE</b>																
Animal Production	—	—	—	—	—	—	—	—	—	—	—	—	P	P	—	
Backyard Pens/Coops/Beehives	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	
Equestrian Centers	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—	
Forestry	—	—	—	—	—	—	—	—	—	—	—	—	—	P	P	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nurseries & Garden Centers	—	—	P	P	—	—	—	—	—	P	P	P	P	P	—	
Roadside Stands/Farmer's Markets	P	P	P	P	—	—	—	—	—	P	P	—	—	P	P	

P: Permitted Use C: Conditional Use SE: Special Exception E: in Existing Building Only RF: Retail Frontage Only — Prohibited use

RECEIPT

DATE late 20 23

DORCHESTER COUNTY ROD  
MARGARET L. BAILEY, REGISTER  
PO BOX 38  
ST GEORGE SC 29477

	POWER OF ATTORNEY	
	DEED	311.00
	MORTGAGE	
	PLAT	
	SATISFACTION	
	OTHER	

To: Pine Valley One RE, LLC  
From: Hounsby Steve M  
TMS# 161-04-04-006



