

Site & project brief

Click named source links to see the source details and open maps, guidance or records.

Site address

2787 Highway 378, Conway, SC 29527

[\[1\] Parcel address](#) [\[2\] Property listing](#)

Parcel ID

33715040004

City / borough

CONWAY

County / state

Horry County, South Carolina

Mapped local jurisdiction

CONWAY

Latitude / longitude

33.841132, -79.103897

[\[3\] State](#) [\[4\] County](#) [\[5\] City boundary](#) [\[6\] Census area](#) [\[7\] County boundary](#) [\[8\] Municipal boundaries](#) [\[2\] Property listing](#)

Project / decision

Identify mapped constraints, applicable published requirements and supported utility candidates for a hypothetical 2,000-square-foot contractor workshop/storage addition.

CEI assessment

Confirm the city-controlled work footprint and HI use classification first. Mapped forested wetlands and airport context affect layout and height questions. An addition is hypothetical; current ground conditions, permit responsibilities and utility capacity remain to be established.

Site identification basis

County address points identify 2785 and 2787 on this parcel. This example uses the 2787 NESA listing; its ZIP is 29527, while county points show 29572. Confirm the postal ZIP for applications. The listing dates construction to 2024; wetlands source imagery is from 2006. Center of the review area. County parcel outline selected for this review. County mapping; not a surveyed boundary.

Flood & water features

White outline: review area. Zone letters and numbered features are map labels, not proposed construction.



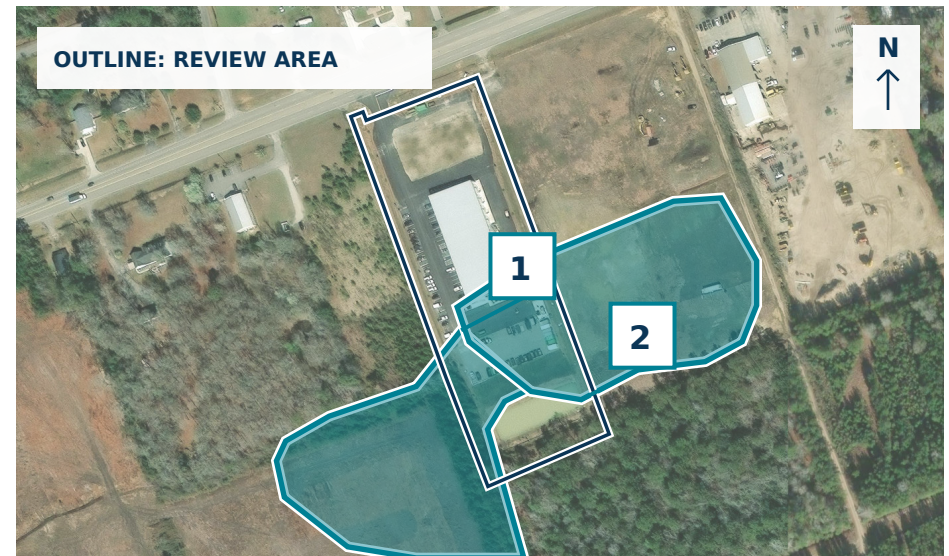
Flood finding

Zone X: minimal flood hazard

Project meaning

Zone X is the minimal mapped flood-hazard category. No special flood hazard area was found in these records. Rainwater ponding and groundwater still need site drainage review.

[\[9\] Flood zones](#) [\[10\] Flood map panel](#)



Water-feature finding (National Wetlands Inventory)

2 mapped features: Forested (partially drained/ditched).

Project meaning

Forested means tree-covered wetland in the source mapping; ditched does not mean dry or buildable. Source imagery: 2006. Establish current limits where the addition could affect a feature; mapping sets no legal buffer.

[\[11\] Wetlands & water](#) [\[12\] Wetlands imagery age](#) [\[13\] Wetlands coverage](#)

Site findings & project implications

A favorable result applies to the named search. A missing result is not converted into permission to build.

Ground & drainage

4 mapped soil units. Drainage: Poorly drained, Moderately well drained, Somewhat poorly drained.

Poorly drained components indicate potential wet subgrade, drainage and infiltration constraints. These map-unit ratings do not establish bearing capacity or the percentage of the parcel affected.

[\[14\] USDA soil ratings](#) [\[15\] County soil map](#)

Zoning

City district: HI (Heavy Industrial). County labels: CFA, SF 40.

City boundary and county zoning layers overlap this area. County labels do not establish city zoning. Confirm the governing district and use at the work footprint.

[\[16\] County zoning](#) [\[8\] Municipal boundaries](#) [\[17\] City zoning](#)

Airport overlay

AIRPORT ENVIRONS OVERLAY - HORIZONTAL ZONE

The mapped record does not supply a usable height limit. Check the controlling overlay and the proposed roof/equipment elevation before fixing height.

[\[18\] Airport overlay](#)

Future land use

Future land use: MUNICIPALITY; Future land use: SUBURBAN

Future land-use policy describes planning intent; it does not replace current zoning or grant a permit.

[\[19\] Future land use](#)

Other public records

No matching records identified in reviewed datasets.

No additional condition identified by these searches. Searches cover EPA facility lists, designated critical habitat, historic-register points and federal lands. They do not establish contamination, all protected species, title, access or every local restriction.

[\[20\] Superfund](#) [\[21\] Hazardous waste](#) [\[22\] Brownfields](#) [\[23\] Habitat areas](#) [\[24\] Habitat waterways](#) [\[25\] Historic places](#)
[\[26\] Federal lands](#)

Construction requirements

Rules depend on the actual use and work footprint. Missing project measurements remain unknown; the building footprint is not the disturbed area.

Project measurements

Land disturbance: Not supplied. Proposed height: Not supplied.

Impervious surface: Not supplied; lot area Not supplied; coverage Not supplied. Common plan: unknown. A blank measurement is unknown, not zero.

Stormwater requirements

Stormwater discharges from construction disturbing at least 1 acre, or a smaller part of a common plan ultimately disturbing at least 1 acre, require permit coverage. The building footprint does not establish total disturbed area. Quantify clearing, grading, trenches, access and staging across phases.

[\[27\] Stormwater guidance](#)

Zoning and coverage

The city planning department administers the Unified Development Ordinance, land-use controls and setbacks. The city UDO download was unavailable in this review. Permitted use, setbacks and impervious limits remain unconfirmed; county zoning cannot supply the city requirements.

[\[28\] Planning guidance](#)

Building permit requirements

Construction Services reviews building plans and issues construction permits under state and local building codes. Confirm electrical permitting responsibility and any delegated county role separately. No numeric review duration is stated on the reviewed department page.

[\[29\] Building permits](#)

Approvals & recommended next actions

Zoning & land use

City of Conway Planning & Development. Conditional responsibility. Confirm the controlling zoning map, adopted plan and use-review route with the listed office for the proposed work.

[\[28\] Planning guidance](#)

Building permits

City of Conway Construction Services. Source access incomplete; responsibility remains conditional. Confirm the building-permit issuer and any delegated review with the listed office for the proposed work.

[\[29\] Building permits](#) [\[30\] Permit search](#)

Electrical permits & inspections

Responsible office not established. Ask Conway / Horry County to confirm the electrical-permit issuer and inspection office, including state delegation for the proposed work.

Stormwater & land disturbance

Conway Public Works. Office identified; site-specific authority unconfirmed. Confirm local disturbance approval and separate state or federal stormwater coverage with the listed office for the proposed work.

[\[27\] Stormwater guidance](#) [\[31\] Conway Public Works](#)

Layout & water features

Keep the first layout clear of mapped water features. If work may affect them, obtain current field limits and assess crossings, drainage and applicable approvals.

Zoning & design

Confirm city HI zoning and the proposed use. Ask Planning and Construction Services which office controls zoning, building and electrical permits for the footprint. Match the proposed roof and crane heights to the identified airport overlay before selecting height or construction methods.

Stormwater design & coverage

Establish total disturbance and common-plan area; use the responsible authority's current permit and site-specific exceptions. A SWPPP is a Stormwater Pollution Prevention Plan, covering erosion, sediment, pollution controls and inspections. Before starting the affected work.

Building approval

Prepare coordinated building and system plans after the responsible office and occupancy are confirmed. Before starting the affected work.

Utility coordination

Obtain written provider confirmation for the connection points, added demand, cost and service date before setting utility allowances.

Utility & agency contacts

Provider candidates need connection, capacity, cost and timing confirmation. Office listings do not establish permit approval.

Santee Cooper

800-804-7424 - Builder/developer line
Candidate from SC Public Service Authority territory. Multiple mapped labels overlap; retail service is unconfirmed.

[Open provider website](#)[Builder guide](#)

HTC Business

843-369-7399 - Business serviceability and quotes
Regional business-internet candidate; fiber route, technology and service at this address are unconfirmed.

[Open provider website](#)[Request a quote](#)

Conway Planning & Development

843-488-9888 - Planning office; district, use and applicable development rules

[Open agency page](#)

Conway Public Works

843-248-1730 - Stormwater office; confirm plan-review jurisdiction and local disturbance threshold

[Open agency page](#)

Horry Electric Cooperative

843-369-2211 - Service office; request contractor/developer service
Mapped territory candidate; verify the existing meter/account and proposed connection before selecting the provider.

[Open provider website](#)[Service guidance](#)[Service request form](#)

Conway Public Utilities

843-248-1770 - Weekday office; new taps and water/sewer extension plan review
City utility candidate. Department reviews system extensions; exact service, capacity, fire flow, cost and installation date are unconfirmed.

[Open provider website](#)

Conway Construction Services

843-488-9888 - Building permit and plan-review office; ask who issues electrical permits

[Open agency page](#)

Source register

Click a source name or action to open it. GIS data = technical query. Dates = original access/review, not data age.

Scope & data vintage

Desktop public-record review; no field inspection, survey, engineering design or agency approval. Wetlands source imagery: 2006. Recent searches do not mean recent maps. Aerial acquisition date: Not established by this export. Map viewers need the site address or parcel ID. County GIS requires a free county login. Full responses and unsuccessful searches remain in the evidence record. Unavailable or partial: Local permit search. No conclusion is assigned to these searches.

Site & jurisdiction

[1] Open Parcel address map	GIS data	2026-09-13	[2] Open Property listing		2026-09-13
[3] Open State map	GIS data	2026-09-13	[4] Open County map	GIS data	2026-09-13
[5] Open City boundary map	GIS data	2026-09-13	[6] Open Census area map	GIS data	2026-09-13
[7] Open County boundary map	GIS data	2026-09-13	[8] Open Municipal boundaries map	GIS data	2026-09-13

Flood & water

[9] Open Flood zones map	GIS data	2026-09-13	[10] Open Flood map panel	GIS data	2026-09-13
[11] Open Wetlands & water map	GIS data	2026-09-13	[12] Open Wetlands imagery age map	GIS data	2026-09-13
[13] Open Wetlands coverage map	GIS data	2026-09-13			

Ground, zoning & land use

[14] Open USDA soil ratings	API help	2026-09-13	[15] Open County soil map	GIS data	2026-09-13
[16] Open County zoning map	GIS data	2026-09-13	[17] Open City zoning map	GIS data	2026-09-13
[18] Open Airport overlay map	GIS data	2026-09-13	[19] Open Future land use map	GIS data	2026-09-13
[28] Open Planning guidance		2026-09-13	[36] Open Rezoning cases map	GIS data	2026-09-13

Source register (continued)

Environmental & federal records

[20] Open Superfund map	GIS data	2026-09-13	[21] Open Hazardous waste map	GIS data	2026-09-13
[22] Open Brownfields map	GIS data	2026-09-13	[23] Open Habitat areas map	GIS data	2026-09-13
[24] Open Habitat waterways map	GIS data	2026-09-13	[25] Open Historic places map	GIS data	2026-09-13
[26] Open Federal lands map	GIS data	2026-09-13			

Development requirements

[27] Open Stormwater guidance		2026-09-13	[29] Open Building permits		2026-09-13
[30] Permit search: unavailable		2026-09-13			

Local records & contacts

[31] Open Conway Public Works		2026-09-13	[32] Open Santee Cooper		2026-09-13
[33] Open Horry Electric Cooperative		2026-09-13	[34] Open HTC Business		2026-09-13
[35] Open Conway Public Utilities		2026-09-13	[37] Open Electric candidates (GIS data)	GIS data	2026-09-13

Continue with Aerial Site Intelligence (ASI) - your PSI payment carries forward

Discuss ASI for controlling jurisdiction and zoning at the proposed footprint; current wetland or channel limits near the work; airport-overlay implications for building or equipment height; electrical permitting responsibility; provider, connection and capacity confirmation. ASI can investigate selected questions using agreed-scope aerial, field and GIS evidence. Agency, provider and specialist determinations remain separate.

Your full PSI payment carries forward: provide the paid invoice or CEI request reference for automatic credit once matched. No expiration. Each PSI payment can be used once.

[Request an ASI scope](#)