

# The Horry Planner



The Quarterly Electronic Newsletter of the  
Horry County Planning and Zoning Department

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## IMAGINE 2040: Horry County’s Comprehensive Plan Update What’s happened so far?

Over the course of the last year, the IMAGINE 2040 *Steering Committee* and County Planning staff have examined and evaluated existing conditions, obtained public input through a countywide survey, public comments, multiple open houses, and a land use workshop, and drafted the twelve chapter Plan which formulates a vision to guide growth and public services two decades into the future. On August 16th, 2018 the Steering Committee recommended approval of the Draft Plan to Planning Commission.

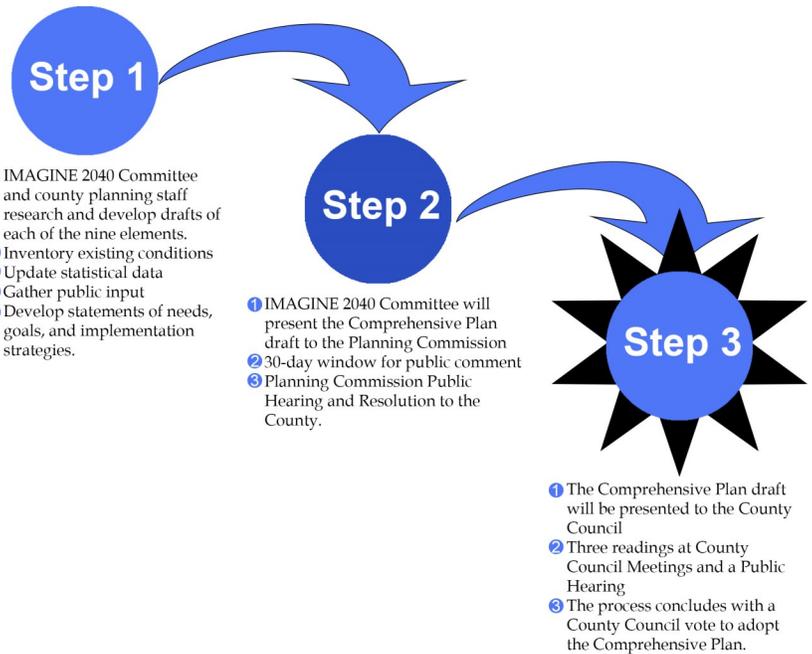
IMAGINE 2040 was presented to *Planning Commission* at their October 25th Workshop. After a 30-day public comment period, the Planning Commission held a Workshop on November 29th to discuss the Plan. With minor recommended changes to the Future Land Use definitions, the Planning Commission recommended the Plan for approval at their December 6th Public Hearing.

The Plan is now undergoing final formatting and editing; a roughly two month timeframe which has allowed staff from various County departments to review the plan.

### What’s Next?

IMAGINE 2040 will be presented to the *Infrastructure and Regulation Committee* on **Tuesday, March 12th at 9:00a.m.** at the Horry County Government and Justice Center. This meeting can be viewed live on Horry County’s website: <https://www.horrycounty.org/Video/Council>

Want to know more about the IMAGINE 2040 Comprehensive Plan or read the current drafts? Check out the IMAGINE 2040 webpage: <https://www.horrycounty.org/Departments/Planning-and-Zoning/IMAGINE2040>



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E-Newsletter

**Horry County  
Planning and  
Zoning  
Department**

1301 Second Ave.,  
Suite 1D09  
Conway, SC 29526



# LAND DEVELOPMENT REGULATIONS

## The LDR's Role in Shaping Our County

Land Development Regulations (LDR), including the traditional subdivision regulations, are police power regulations. They are the guiding principles set forth by a governing body to promote a more desirable social and environmental outcome, including safety and an efficient use of current resources. The goals of land development regulations are to prevent land-use conflicts, restrain urban sprawl, ensure adequate infrastructure, promote sound planning practices, and provide for the safety of the community while managing development in an ethical manner.

### PLANNING COMMISSION PUBLIC HEARING

MARCH 7, 2019 @ 5:30 PM

#### PROPOSED CHANGES AVAILABLE FOR REVIEW

Comments and questions  
may be sent to

John Danford, Principal  
Planner at 843-915-7909  
or  
danfordj@horrycounty.org

The Planning and Zoning Department is the division of Horry County Government that administers the LDR; however, Horry County Stormwater, Engineering, and Code Enforcement are involved in the review of phasing and master plans, major subdivision plats, minor plats, and construction plans. No plat or other land development plan can be filed or recorded unless it is approved by Planning & Zoning in accordance to the LDR. Additionally, no building permit may be issued until a plat or plan is approvable. A property cannot transfer title of any lots or parts of a development unless the lot is approved and recorded in the Register of Deeds. In order to ensure that all infrastructure is installed or will be installed as required by the Land Development Regulations, a developer must post a bond or provide a letter of credit as collateral until such a time that the infrastructure has been installed and the financial guarantee can be reduced or released.

Horry County first adopted "Subdivision Regulations" in 1984. The regulations were updated in 2001 and again in 2008. Today's regulations are much more complicated than the subdivision regulations Horry County started with in 1984. As the population has grown and development has increased, the LDR have had to grow with changing development practices. The authority for Horry County to change and adopt development regulations comes from the Code of Laws of South Carolina, Title 6, Chapter 29, known as the Comprehensive Planning Enabling Act of 1994. The most recent revisions are undergoing review by the Planning Commission and are anticipated to be adopted in 2019.

Development Review staff began a rewrite of the LDR in 2015. That effort yielded substantial improvements to the way land is subdivided, developed and recorded in the public record. However, the regulations were not forwarded to Planning Commission or County Council for approval as ideas for continuing to improve the document kept developing. By summer of 2018, it became evident that a new document was needed.

The Planning Commission formed an ad-hoc committee of four members to guide the rewrite. Surveyors, engineers, developers and the public were invited to the meetings and to submit comments on the drafts. Throughout the process changes were continuously being made. Thirteen meetings were held where changes to the LDR were discussed and amended. (continued on next page...)

# LAND DEVELOPMENT REGULATIONS

## Positive Changes to Benefit Our Community

The following details some of the more important positive changes to the LDR.

### **LDR CHANGES:**

#### **PROCEDURAL UPDATES:**

- Extensive reorganization of Articles 2 & 3
- Processes and procedures updated and streamlined
- Clearer explanation of various minor platting actions
- Updated tables and charts
- Greater flexibility for staff level decisions to avoid Design Modifications

#### **NEW STANDARDS:**

- Residential collector road
- Mail kiosk design
- Entry gates
- Stormwater
- Required notes and labeling on platting actions

#### **STRENGTHENED STANDARDS:**

- Distance between intersections
- Sidewalks and pathways
- Open Space
- Offsite improvements

#### **MAJOR POSITIVE CHANGES:**

- Streamline the application, review, and recording process to better serve the County's needs
- Stormwater Design
- Mail Kiosks
- Financial Guarantees
- Clarifies acceptable and unacceptable neighborhood Open Space requirements
- Bicycle and pedestrian facilities

**Streamline the Application, Review and Recording Process:** Articles 2 and 3 underwent significant organizational change. Language updates deal primarily with how the County defines certain platting actions (boundary survey vs. a resurvey for example), what constitutes a "Minor" or "Major" subdivision, and stream-lines the process of getting a plat reviewed, approved and recorded with the Register of Deeds. This means that staff can more quickly, easily, and accurately review, approve, and record submittals, thereby more effectively utilizing staff time, getting back to clients in a more timely manner, and ultimately increasing customer service for the County.

**Stormwater Design:** The Horry County Strategic Plan provided guidance and citizen concern led to the inclusion of the goal to reduce grade elevation changes between existing and planned development. The proposed language would limit the elevation change to no more than 3 feet. Revisions also include language for platting of stormwater easements as open space. These changes will help address flooding issues and stormwater infrastructure maintenance issues within our County.

**Mail Kiosks and Gates:** Until this rewrite, the LDR did not address mail delivery. There is now language for mail delivery options, including road side pull-offs and covered mail kiosks. This guidance will ensure greater quality of design for mail kiosks as well as for development entrances and emergency access gates.

**Financial Guarantees:** Financial guarantees ensure that development occurs as planned and approved. New language in the LDR adds offsite improvements, engineering, bike and pedestrian facilities, and surveying costs as items which can be required within a financial guarantee. This is a positive change because it provides greater assurances for quality development.

**Neighborhood Open Space Requirements:** Public input has shown that open space is of critical importance to the people of Horry County. Changes to the LDR include clarification on acceptable and unacceptable open space. This includes provisions relating to stormwater ponds, upland and size requirements, and fee-in-lieu of open space options. These changes will provide greater assurance that neighborhood design of open space will be of greater quality and substance for the residents of Horry County.

**Bicycle and Pedestrian Facilities:** The County, over the past 10-years, has seen a multitude of sidewalk, multi-purpose path, and cycling facilities added to the infrastructure network, both internal and external to subdivisions. In an effort to promote additional facilities, the LDR now includes language for when such facilities are needed, how they are to be constructed, and how they are to be maintained.

These Land Development Regulation changes will be a benefit to all Horry County citizens, businesses, and the land development community.

# HISTORIC PRESERVATION PLAN

## Survey Results

The Board of Architectural Review and Historic Preservation (BAR) initiated a survey last fall titled, *Planning for Historic Preservation in Horry County*. 234 responses were gathered and the results will help to formulate the update to the Horry County Preservation Plan. The theme that emerged from many of the responses was the need to have more information available via the internet and potentially through downloadable apps. An increase in public awareness and the need for more buildings to be recognized as historic were two additional themes that emerged from the survey responses. A summary of the survey results were presented at the Preservation Workshop, hosted by the BAR on January 15th, 2019, as the knowledge gathered effects all of Horry County and the efforts to protect the historical sites located here.

## Preservation Workshop

The Preservation Workshop was a collaborative effort. Participants gathered from the City of Conway, the Horry County Historical Society, the City of Myrtle Beach, the Horry County Museum, the Daughters of the American Revolution, the Sons of the American Revolution, and various additional organizations and societies that have a focus on preserving the history of Horry County.

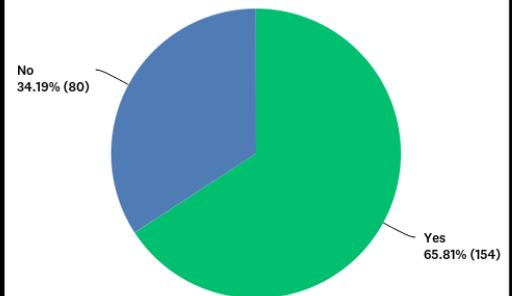
The meeting had a two-fold objective: to create partnerships and to inform participants about the Historic Preservation Plan update. The first objective was to see how the different organizations could assist each other on various projects that individual groups undertake and discuss how they can assist the other organizations. The objective was to create partnerships that could achieve more together than any one organization could do on their own. The second objective was to gather information for the rewrite to Horry County's Preservation Plan. Useful information was shared among the participants that will help formulate goals and objectives within the plan.



For more information on any of BAR projects contact Lou Conklin at [conklinl@horrycounty.org](mailto:conklinl@horrycounty.org) or 843-915-7892

WORKSHOP PARTICIPANTS LISTEN AS BEN BURROUGHS DISCUSSES THE HORRY COUNTY ARCHIVES CENTER AT CCU

QUESTION 2: WERE YOU AWARE, BEFORE THIS SURVEY, THAT HORRY COUNTY HAS A BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION? 1/3 RD OF RESPONDENTS ANSWERED NO



## What's Next?

### PRESERVATION PLAN

- A rough draft of the Preservation Plan will be written.
- A date will be set for the BAR to have a meeting to present the rough draft of the Preservation Plan to the public.
- Throughout this process public input is being gathered. Comments may be sent directly to Lou Conklin at the email address below.

### PRESERVATION WORKSHOP

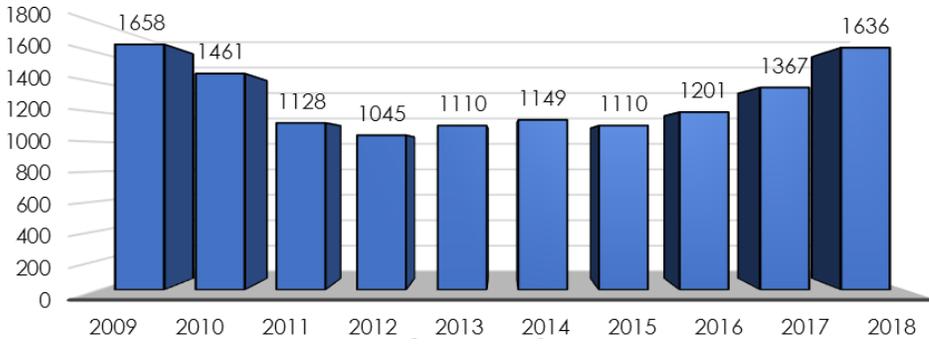
- Participants from the workshop felt the workshop was of such great value that they would like to meet on a regular basis several times a year.

THE HORRY PLANNER

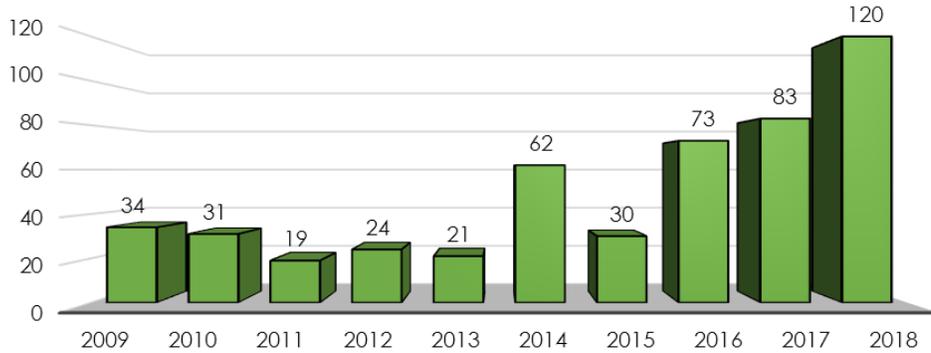
WINTER 2019

# Planning Department Development Trends

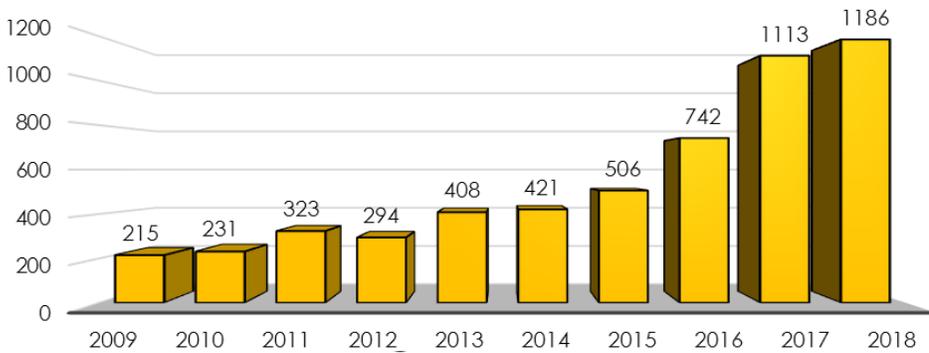
2018: A Year in Review



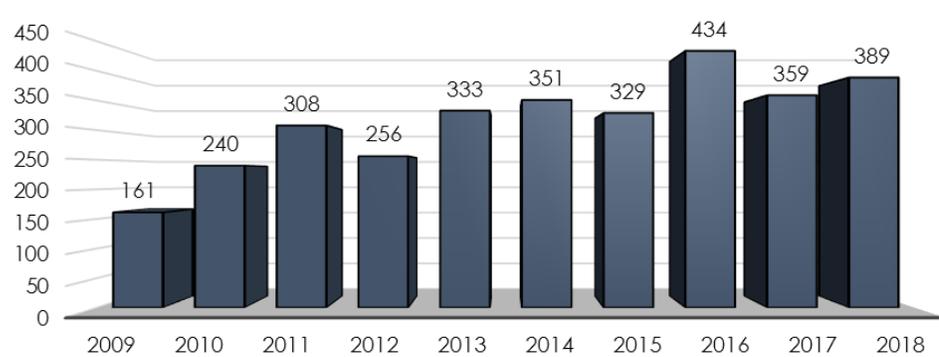
**1636**  
Minor Plats  
↑ 269 from 2017



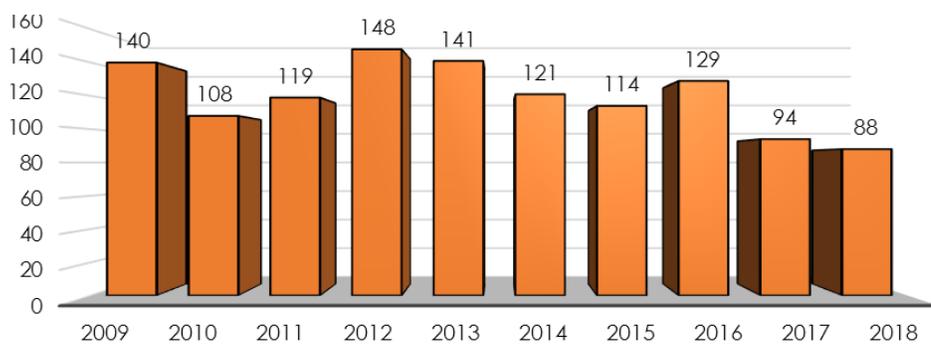
**120**  
Major Projects  
↑ 37 from 2017



**1186**  
Commercial  
↑ 53 from 2017



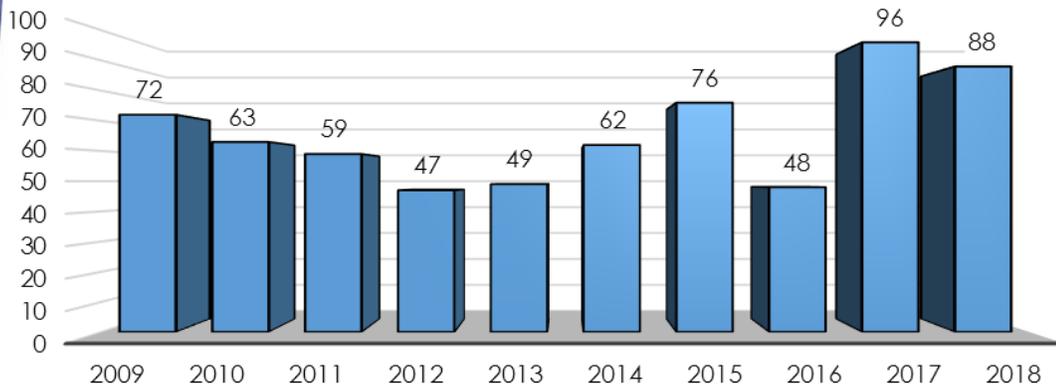
**389**  
Sign Reviews  
↑ 30 from 2017



**88**  
Zoning Board of Appeals  
↓ 6 from 2017

# Planning Department Development Trends

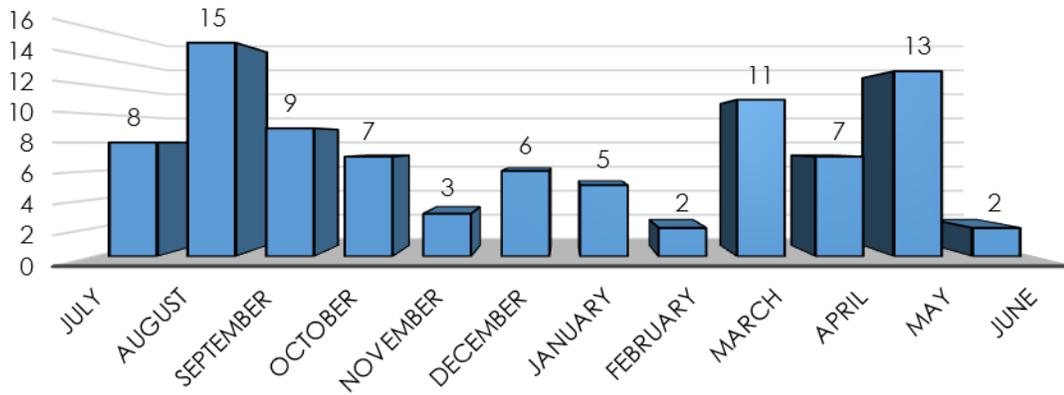
2018: A Year in Review



88

**Rezoning Requests**

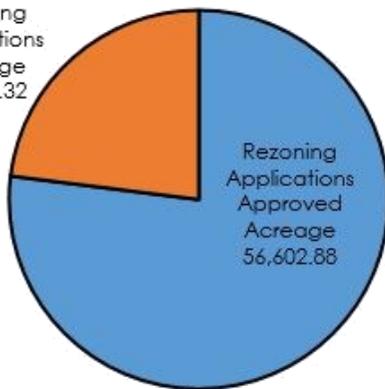
↓ 8 from 2017



**Peak Months:**  
August, March,  
and May

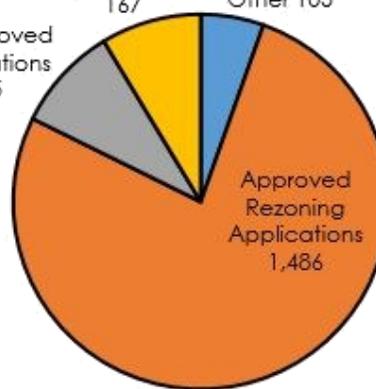
**Rezoning Acreage**

Withdrawn and Disapproved Rezoning Applications Acreage 16,923.32



**Rezoning Application Results**

Withdrawn Applications 167  
Disapproved Applications 175  
Other 105



**Total Rezoning Request Acreage and Total Rezoning Applications Results since 1999**

# HCCConnect



## Stay Informed About What's Happening in Your Community

Do you want to stay informed about rezoning requests in your community? Simply download the new HCCConnect app today from the Google Play or App Store to keep up to date on what's occurring in your community. Developed by Horry County IT/GIS, HCCConnect is a local government first. Improving transparency while providing a direct channel for populace-driven communication and feedback. Specifically, for Planning and Zoning, the app works by allowing users to personalize the information they receive about Rezoning Requests.

**PERSONALIZE** Track Rezoning Requests in your area by setting up your feed locations (image 1) to target only specific areas or select all of the neighborhoods to receive updates on the entire County. Rezoning Requests can then be seen in a list view (image 2) or you can click on "Map View" to see rezoning applications on the Horry County map (image 3).

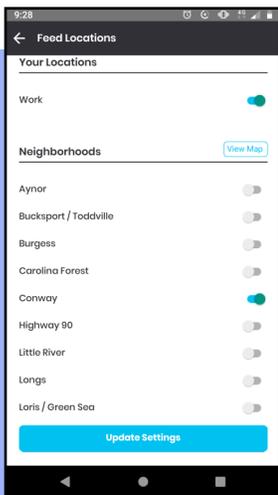


Image 1: location settings

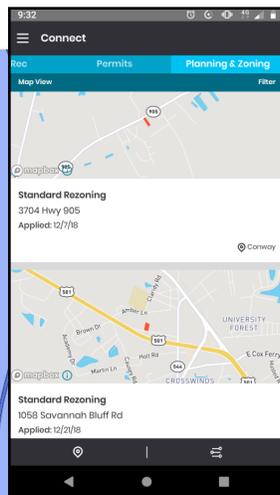


Image 2: list format



Image 3: map format

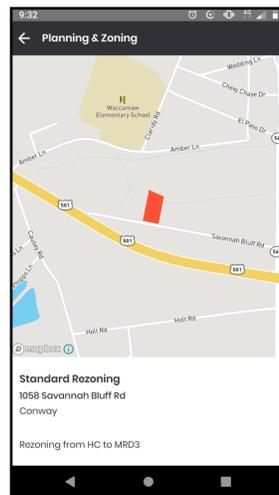


Image 4: location information

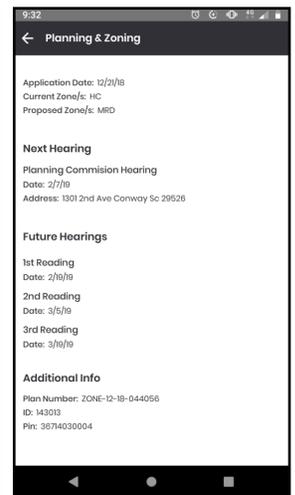


Image 5: additional information

## STAY INFORMED

The app not only shows you the locations of rezoning requests (image 4), it also gives you important information about each request such as the date of application, the current and requested zoning designation, the next hearing date and location, future hearing dates, and the identifying numbers needed to find the parcels applying for the rezoning (image 5).

Check the app  
Monthly to see  
New Rezoning  
Applications

App Store: <https://itunes.apple.com/us/app/hconnect/id1417929529...>

Google Play: <https://play.google.com/store/apps/details?id=com.myhcgnew>

Did you know that you can also view upcoming Planning Commission and Zoning Board of Appeals agendas and information relevant to those meetings on our website? Plus, you can also view recent recordings. Please visit: <https://www.horrycounty.org/Video/Planning-Zoning>

# BOARDS AND COMMITTEES



**The Horry County Parks and Open Space Board** and the Planning Commission have recommended for approval the [Parks and Open Space Plan Draft](#). The Plan will be presented to I&R and County Council after the adoption of the IMAGINE 2040 Plan. A copy of the Parks and Open Space Plan is posted to the Parks and Open Space Board and Long Range Planning webpages. The next meeting will be on March 12th, 2019 at 12:00 p.m. at the Horry County Government and Justice Building in Conway. The Board currently has openings in District 3, District 5, and District 9. For more information, please contact Ashley Cowen at (843) 915-7894 or [cowen.ashley@HorryCounty.org](mailto:cowen.ashley@HorryCounty.org) or by visiting <http://www.horrycounty.org/Boards/ParksandOpenSpace.aspx>



Keep Horry County Beautiful



**Keep Horry County Beautiful** continues to seek volunteers interested in adopting a roadway or park. KHCB will provide gloves, safety vests, grabbers, and bags. An adoption normally lasts for two (2) years, and we ask that you clean your adopted roadway/park 3 times each year. It isn't a hard job! If you are interested in cleaning up your community, please contact Nancy Tindall as shown below for details.

Please also participate in a clean up in your community. The Burgess Community, Racepath (MB) Community, Pine Island Community, Beautify Carolina Forest, and Bucksport Community held cleanups in 2018.

The Keep Horry County Beautiful Committee meets the 4th Tuesday of most months at 11:30 a.m. in the Horry County Government and Justice Building in Conway. There is no February meeting due to the Annual Litter Index on February 26th. The next meeting is March 26th, 2019 and the public is invited to attend. KHCB is always seeking community cleanup partners. If you would like to adopt a road or park in your community, or for more information, please contact Lashay Miller at (843)915-7910 or [Miller.Lashay@HorryCounty.org](mailto:Miller.Lashay@HorryCounty.org).



The Horry County Board of Architectural Review



**The Horry County Board of Architectural Review & Historic Preservation (BAR)** held a Preservation Workshop on January 15th in coordination with the City of Myrtle Beach, North Myrtle Beach Historical Society, Horry County Historical Society, the Horry County Museum, the Horry County chapters of the Daughters and Sons of the American Revolution, and others. The next meeting is on Tuesday, February 19th, 2019 at 2:30 p.m. at the Horry County Government and Justice Center in Conway. The BAR will present the Ocean Drive Barbershop in North Myrtle Beach with a Legacy Business Recognition at 9:00am on March 5th. This ceremony will be immediately followed by a Legacy Business Recognition at Boulineau's at 9:30AM. Both the BAR meetings and the Legacy ceremonies are open to the public. The BAR will continue work on the update to the Preservation Plan. For more information on any of the BAR's projects or if you have a property that you think may be eligible for the Horry County Historic Register, contact Lou Conklin at 843-915-7892 or email at [conklin@horrycounty.org](mailto:conklin@horrycounty.org).

# MEETING CALENDAR

<u>February</u>	<u>March</u>	<u>April</u>
5 County Council; 6:00PM	5 County Council; 6:00PM	2 County Council; 6:00PM
7 Planning Commission Meeting; 5:30PM	7 Planning Commission Meeting; 5:30PM	4 Planning Commission Meeting; 5:30PM
11 Zoning Board of Appeals; 5:30PM	11 Zoning Board of Appeals; 5:30PM	8 Zoning Board of Appeals; 5:30PM
12 I&R Committee Meeting; 9:00AM	12 I&R Committee Meeting; 9:00AM	16 Board of Architectural Review; 2:30PM
19 Board of Architectural Review; 2:30PM	12 Parks and Open Space Meeting; 12:00PM	16 County Council; 6:00PM
19 County Council; 6:00PM	19 Board of Architectural Review; 2:30PM	23 Keep Horry County Beautiful; 11:30AM
26 Keep Horry County Beautiful Litter Index; 8:30AM	19 County Council; 6:00PM	25 Planning Commission Workshop; 3:00PM
28 Planning Commission Workshop; 3:30PM	26 Keep Horry County Beautiful; 11:30AM	
	28 Planning Commission Workshop; 3:00PM	

## Community Outreach and Volunteer Opportunities

Planning staff will be participating in the [Pathways2Possibilities](#) (P2P) joint education-workforce development event on February 20th & 21st at the Myrtle Beach Convention Center. The P2P event is a career expo for 8th graders in our region aimed at helping students link their passions to future careers. The event expects 7,000 8th-graders from Dillon, Florence, Georgetown, Horry, Marion, Marlboro and Williamsburg to attend.

*The Litter Index* is scheduled for February 26, 2019. The Litter Index is a countywide assessment of litter and illegal signage along our roadways and recreational facilities. The information collected is used to gauge the success of Horry County and Keep Horry County Beautiful's litter reduction and education efforts. The assessment is conducted by teams of County staff and volunteers, all of which carpool together to predetermined evaluation sites. Volunteers are divided into 8 teams, each of which covers different geographies of the County. Volunteers can choose to participate all day, or for just the morning from 9 am to Noon or from 1 to 4 pm. Lunch will be provided. For more information or to volunteer please contact Lashay Miller at 843-915-7910 with Horry County Planning and Zoning.

*The Great American Clean Up* will begin on March 20, 2019 and go through March 31, 2019. For information about how to set up a cleanup during this time please contact Lashay Miller at 843-915-7910 with Horry County Planning and Zoning.