Regular Council Meeting
January 21, 2020 – 6:00 p.m.
Council Chambers, 1301 Second Ave., Conway, SC

A. Call to Order
   Johnny Gardner, Chairman
   Mr. Hardee
   Mr. Howard

B. Invocation
   Mr. Hardee

C. Pledge of Allegiance
   Mr. Howard

D. Public Input

E. Approval of Agenda Contents

F. Approval of Minutes: Regular Meeting January 7, 2020

G. CONSENT AGENDA

1. First Reading on the following Ordinances to approve the request to amend the official zoning maps:
   - 07-2020 CT Corp, agent for SST II LLC (Mr. Loftus)
   - 08-2020 NFP Holdings (Mr. Loftus)
   - 09-2020 G3 Engineering, agent for Little River Group Six LLC (Mr. Prince)
   - 10-2020 Tyler Mann (Mr. Hardee)

2. Resolution R-02-2020 authorizing the county administrator to submit a substantial amendment to the US Department of Housing & Urban Development to add an additional City of Myrtle Beach infrastructure activity in 2019-2020 Program Year 12. (Favorable, Admin Comm)

3. Community Benefit CBF-02-2020 allocating $1500 to Green Sea Floyds Athletic Booster Club for cost of charter busses to transport football team and cheerleaders to the state championship football game in Columbia. (Messrs. Vaught/Allen)

H. PRESENTATIONS / RESOLUTIONS

4. Resolution R-03-2020 recognizing Chief Norman L. Knight, Jr. on his retirement from the Murrells Inlet/Garden City Fire District. (Mr. Allen)

5. Resolution R-04-2020 in support of Senate Bill 259 establishing a Resilience Revolving Fund to assist in future flood prevention. (Mr. Crawford)

I. READING OF ORDINANCES

6. Second Reading and Public Hearing on the following Ordinances to approve the request to amend the official zoning maps:
   - 01-2020 Keith Rogers, et al (Mr. Worley)
   - 02-2020 Ricky Martin (Mr. Crawford)
   - 03-2020 Donald Long, Sr., et al (Mr. Prince)
   - 04-2020 Stanley Douglas Barnhill (Mr. Hardee)
   - 05-2020 Jimmy Fowler, agent for S&H Holdings (Mr. Hardee)
   - 06-2020 John Russell Davis (Mr. Allen)

J. OLD/NEW BUSINESS

7. Election of Vice Chairman.

K. Memorial Dedications:

L. Upcoming Meetings – Dates/times subject to change:

   Council Meetings: Feb 4 & 18, 6:00 p.m.
   I&R Committee: Jan 28, 9:00 a.m.
   Public Safety Comm: Jan 27, 9:00 a.m.
   Administration Comm: Jan 28, 2:00 p.m.
   Transportation/Econ Dev Comm: Jan 27, 2:00 p.m.

M. EXECUTIVE SESSION: Receipt of legal advice relating to the pending Hospitality Fee litigation.

8. Vote, if any, on matters discussed in Executive Session.

ADJOURN
MINUTES
HORRY COUNTY COUNCIL
REGULAR MEETING
County Council Chambers
January 7, 2020
6:00 p.m.

MEMBERS PRESENT: Johnny Gardner, Chairman; Bill Howard; Gary Loftus; Danny Hardee; Johnny Vaught; Harold Worley; Orton Bellamy; Cam Crawford; Tyler Servant; Dennis DiSabato; Al Allen; and Paul Prince.

MEMBERS ABSENT:

OTHERS PRESENT: Pat Hartley; Steve Gosnell; Arrigo Carotti; Barry Spivey; David Gilreath; David Schwerd; and Kelly Moore.

In accordance with the FOIA, notices of the meeting were provided to the press stating the time, date, and place of the meeting.

CALL TO ORDER: Chairman Gardner called the meeting to order at approximately 6:00 p.m.

INVOCATION: Mr. Worley gave the invocation.

PLEDGE: Mr. Allen led in the pledge.

Chairman Gardner stated that it had been a tradition in Horry County for the chairman to give a brief State of the County Address at the first meeting in January and before he got to doing that he wanted to tell everybody that one of Council’s objectives for the previous year, they had a couple, was to establish a good working relationship with the county elected officials. They were elected. They had their own shops. They all had something in common. They did a good job and were independent and had been doing it longer than him but Council still wanted to work with them because they get a chance to help them with their budgets and some other things all for the benefit of the county. If they were committed to excellence that was what they wanted to do. He thought they had done that and there were some of them present that night. He wanted to acknowledge them individually and give each a chance to speak if they so desired. He then recognized Mr. Jimmy Richardson, the Solicitor, and gave him an opportunity to speak.

Mr. Richardson said that he wanted to thank Council for himself and his staff. It was easier to work with a group like Council that was supportive. He told them every time he gets it he tells them they need to thank their Councilmen. It was a pleasure and he appreciated what they were trying to do for the employees of Horry County.

Chairman Gardner then recognized the Coroner, Robert Edge, and gave him an opportunity to speak.

Mr. Edge said that he knew they were elected and operated a little differently but he felt like they were a part of the overall playing and all the other departments. He had served on Council many years before and told them they had a lot of hard decisions to make. They respected what Council did and greatly appreciated their support. They knew the county was growing fast and appreciated what they did for them.

Chairman Gardner then recognized Judge Kathy Ward and gave her an opportunity to speak.

Judge Ward said she also wanted to say thank you to each one of them. She was delighted that they were their Council and she appreciated what they did. She was happy to be part of this team and looked forward to working with them in the future.

Chairman Gardner then recognized Renee Elvis, the Clerk of Court, and gave her an opportunity to speak.

Ms. Elvis said that there was not much else to say because they had already said everything that they all felt. Council had really worked well with them and they appreciated it. Not only them but their staff also appreciated what they had done for them. From the bottom of her heart she said thank you. This was her first term and it had been a huge learning experience for her but they had been right there helping her along and clueing her in when she was clueless and giving her room to grow when she needed that too. So, to them she said thank you very, very much. They were phenomenal and they appreciated everything that they did.
Chairman Gardner then recognized Angie Jones, Treasurer, and gave her an opportunity to speak.

Ms. Jones said she was glad to stand there that night. They got off to a bit of a rough start but she was so thankful for each and every one of them. She was really thankful for the great working relationship they had. She thought a lot of Mr. Gosnell and could not fish him if he would tell the truth. It was great and everything was going great. Their teams worked hard and Council worked hard and they appreciated them. Team Horry.

Chairman Gardner then recognized Sheriff Phillip Thompson and gave him an opportunity to speak.

Sheriff Thompson said like the rest of them had said they thanked Council for the working relationship that they had. A couple had mentioned that maybe things were a little bit different but they were all together. They were all as one. Council and elected officials served the same citizens each and every day. The working relationship that they had between their office, Council, and the staff within the county made it so much better and easier to work with. He wanted to keep the relationship going and to build on it. He thanked Council for what they did.

Chairman Gardner said that one of the things that they wanted to do when they started the year was to improve public safety. They made that a priority and he thought that they had done a pretty good job. They still had a lot of work to do but he thought they had made a lot of headway in a short period of time. They had some salaries increased and increased some positions. They had added to the staff of fire/rescue, police, and 911. They had done some really good things in a short period of time and were very proud of what their senior staff and appointed officials had been able to do. He thought the numbers speak for themselves. They just had a SAFER grant where they were trying to get 39 employees. They had over 500 apply for that job. They were moving in the right direction and still had a lot of good work to do for that but wanted to thank the chiefs. Chief Hill and the fire chiefs were in attendance. They were grateful for everybody there. He wanted to go down the list and say a few things that they had done.

On the fire station the maintenance department had finished the renovations this year. Horry County Fire/Rescue responded to 63,000 calls, a record for last year. More than 2,100 smoke alarms had been installed at no cost. Prevention was a cure. He had mentioned the SAFER grant earlier. EOC was deployed the previous year for Hurricane Dorian. They avoided a catastrophe and the EOC ran marvelously the way it was supposed to run. The text program that 911 had was working out really well and imagine the usefulness for that. It was a wonderful program that they had. The police department had 117,000 calls which was another record. They worked really well with their partners in prevention, the solicitor’s office, federal government, and local police. They had done a tremendous job and still had a lot of work to do but were making great progress. They received $27.5 million in federal grants this year. They were working hard for stormwater and flood management. Those were things that would be priorities going into the next year. Stormwater would be crucial and they would devote their attention to that the way they devoted their attention to public safety. They had a flood water commission earlier this year participating with the governor’s program that was a successful event. They collected 4 tons of litter, 36,000 pounds of trash in the municipalities. It was a great deal for Horry County. Along the lines of development, it was alluded to earlier that was always going to be a concern. We were growing fast and couldn’t keep up with what they were doing unless they looked at it hard, and they were. The 2040 Program was passed after a couple of years of research and a lot of modification. That was helping out with everybody. Over this coming up 2020, they would have the chance to look into, develop, and fine tune plans for beach management, historic preservation, parks, open space, and greenways. Planning and zoning were working on all these things to make this area a better place to live. He attended the Capital Improvements Expo and that was a success. Horry County was a great place to live and work. He congratulated Mr. Jim Harris, an employee of Horry County employee, who won first place in the American Public Work’s Association Backhoe Rodeo. That was impressive. He would be representing Horry County as he competed and advanced on. Roadside litter crews picked up 20,000 bags of litter. The Ride program was clicking along. He attended the Palmetto Point Boulevard ribbon cutting and opening. The Ride programs were successful and moving along. They were moving at a good pace with parks and recreation to try and take care of that. As the county grows, everything else grows. They were trying to work hard to raise revenue because revenue had to pay for these services. It was not going to be easy but it was something that they could do. They had managed it pretty hard and would work harder at it. He wanted to shout out to the airport. It was a phenomenal success and that was due to the hard work of the airport director. They had 2.6 million passengers last year. That was a lot of passengers. They would be getting a Starbucks at the airport. The treasurer had been working hard and had come up with a program for the DMV decals. That would help keep people happy because they wouldn’t have to stand in lines. The assessor’s office had 13,000 applications for legal residence. The county was participating with a program with the US Department of HUD, Home Consorcia, for the three county regions here. It was a local partnership that would help find places for them. They would continue to try and do the things they had been doing and moving forward. He thanked the eleven members of Council and the senior staff. Everybody there played a big role, and if he didn’t say that earlier he wanted to say it. He told the
Council members that he appreciated every one of them. They had worked hard and diligently for the one single purpose, the goodness and betterment of Horry County. He really appreciated that. They couldn’t have done anything that they did without each and every one of them. From a personal note, he wanted to end up by saying this had been a very trying year for him. He was 57 years old and it might be the roughest year he had had but they came through he thought pretty good. The first four months were tough on everybody but they got through it. Horry County always perseveres and always makes it through. They had done that. They had done a lot of stuff and were moving forward. He was grateful for everybody there and was looking forward to the excitement and great things they would be having in the next year.

Chairman Gardner stated that they had a school board member present, Ms. Shanda Allen. He thanked her for being present and asked if she would like to say anything and she declined.

PUBLIC INPUT: None.

APPROVAL OF AGENDA CONTENTS: Mr. Vaught moved to approve the agenda contents, seconded by Mr. Howard. The motion was unanimously passed.

APPROVAL OF MINUTES: Regular Meeting, December 10, 2019 and Special Meeting, December 16, 2019: Mr. Howard moved to approve the Regular Meeting, December 10, 2019 and Special Meeting, December 16, 2019 meeting minutes, seconded by Mr. Vaught. The motion was unanimously passed.

APPROVAL OF CONSENT AGENDA: Mr. Vaught moved to approve, seconded by Mr. Howard. The consent agenda was unanimously passed. The consent agenda consisted of the following:

Third Reading – Ordinance 108-19 to amend the Zoning Ordinance pertaining to the rural tourism permit.

Third Reading of the following Ordinances to approve the request to amend the official zoning maps:

Third Reading – Ordinance 119-19 approving the abandonment, conveyance, and removal from the county’s maintenance system a remnant portion of the right-of-way of Suggs Street and to deed back the remnant to the adjacent property owner and authorizing the county administrator to execute a quit-claim deed on behalf of Horry County.

Third Reading – Ordinance 120-19 approving and authorizing the county administrator to execute a lease agreement with Metglas, Inc. for warehouse property located in the Atlantic Center.

First Reading of the following Ordinances to approve the request to amend the official zoning maps:
01-20 Keith Rogers et al; 02-20 Ricky Martin; 03-20 Donald Long, Sr. et al; 04-20 Stanley Douglas Barnhill; 05-20 Jimmy Fowler, agent for S&H Holdings LLC; and 06-20 John Russell Davis.

Community Benefit Resolution – CBF-01-20 allocating $4,400 to the Green Sea-Floyds Athletic Booster Club for expenses incurred for the football team to participate in the state championship game in Columbia. (Mr. Hardee)

Board Appointment: Bradley Hardwick to the Stormwater Advisory Committee (Mr. Prince)

PRESENTATIONS / RESOLUTIONS: None.

READING OF ORDINANCES: None.

OLD / NEW BUSINESS:

ANNOUNCEMENTS:

Council Standing Committee assignments. Chairman Gardner announced the following Council Committee assignments: He stated that the Administration, Public Safety, and I & R Committees would maintain their current Chairmen. The Administration Committee would consist of Mr. Vaught as Chairman and Messrs. Worley, Servant, and Bellamy as members. The Public Safety Committee would consist of Mr. Hardee as Chairman and Messrs. Loftus, Allen, and Bellamy as members. The I & R Committee would consist of Mr. Allen as Chairman and Messrs. Howard, Prince, and Hardee as members. The Transportation/Economic Development Committee would consist of Mr. DiSabato as Chairman and Messrs. Howard, Loftus, and Crawford as members.
He stated that the Council Vice-chairman would be announced at the next meeting.

MEMORIAL DEDICATION:  Stuart Worrell; Sadie Smith; Jackson Winkeler; James Earl Spain; Dorothy Livingston; Lillie Mae Tyler; Darrell Vaught; Michael Deaton; and Bruce Campbell.

UPCOMING MEETINGS:  Regular Council meetings – Jan 7 & 21, 6:00 p.m.; I & R Committee – TBD.; Public Safety Committee – TBD; Transportation Committee – TBD; and Administration Committee – TBD.

EXECUTIVE SESSION:  Law enforcement briefing on theft of IT switches.  Mr. Hardee moved to enter into executive session, seconded by Mr. Howard.  The motion was unanimously passed.  Mr. Worley moved to exit executive session, seconded by Mr. Vaught.  The motion was unanimously passed.  Mr. Carotti said while in executive session Council received a briefing by law enforcement on the theft of the IT switches.  While in executive session no decisions were made and no votes were taken.

ADJOURNMENT:  With no further business, Mr. Worley moved to adjourn at approximately 6:35 p.m. and it was seconded.  The motion was unanimously passed.  The meeting was adjourned in memoriam of: Stuart Worrell; Sadie Smith; Jackson Winkeler; James Earl Spain; Dorothy Livingston; Lillie Mae Tyler; Darrel Vaught; Michael Deaton; and Bruce Campbell.
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 42607020004 FROM HIGHWAY COMMERCIAL (HC) & RETAIL CUSTOMER SERVICES (RCS) TO HIGH BULK RETAIL (RE4)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Highway Commercial (HC) & Retail Customer Services (RCS) to High Bulk Retail (RE4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request;

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 enacted that:

1) **Amendment of Official Zoning Maps of Horry County:**
   Parcel(s) of land identified by PIN 42607020004 and currently zoned Highway Commercial (HC) & Retail Customer Services (RCS) is herewith rezoned to High Bulk Retail (RE4).

2) **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.

3) **Conflict with Preceding Ordinances:** 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.

4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of __________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1  Bill Howard, District 2
Dennis DiSabato, District 3  Gary Loftus, District 4
Tyler Servant, District 5  Cam Crawford, District 6
Orton Bellamy, District 7  Johnny Vaught, District 8
W. Paul Prince, District 9  Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 21, 2020
Second Reading:
Third Reading:

#2019-10-002 CT Corporation agent for SST II LLC 338 Jessie St
## PROPERTY INFORMATION

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<th>Applicant</th>
<th>CT Corporation (Energov # 047001)</th>
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<td>42607020004</td>
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<td>Site Location</td>
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<td>Property Owner</td>
<td>SST II 338 Jesse St LLC</td>
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<td>Size (in acres) of Request</td>
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## ZONING DISTRICTS

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<th>RCS &amp; HC</th>
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<td>Proposed Zoning</td>
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<td>Proposed Use</td>
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## LOCATION INFORMATION

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## ADJACENT PROPERTIES

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## COMMENTS

Comprehensive Plan District: Mixed Use

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone from Retail Consumer Services (RCS), a retired zoning district, to High Bulk Retail (RE4) to allow for storage of vehicles within a lot currently used for mini-warehouse and commercial business. A previous rezoning of the subject parcel occurred in 2004 (Ord. 115-04) with a lot combination and a zoning district change from LI/HC to RCS to allow for the mini-warehouse. As the request pertains to the storage of vehicles, a verification that all on-site parking requirements will be necessary prior to approval.

Public Comment: 1/2/2020 There was no public input.

## TRANSPORTATION INFORMATION

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<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>150 / 500</th>
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<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
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<th>Existing Road Conditions</th>
<th>County, Paved. Two-Lane</th>
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<tr>
<td>Rd, Station, Traffic AADT (2017) % Road Capacity</td>
<td>George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%</td>
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## DIMENSIONAL STANDARDS

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<td>15</td>
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<td>65/120</td>
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<td>60</td>
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COUNTY OF HORRY  
STATE OF SOUTH CAROLINA  

Ordinance 08-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 44207020008 FROM MOBILE HOME PARK (MHP) TO MULTI-RESIDENTIAL THREE (MRD3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) **Amendment of Official Zoning Maps of Horry County:**
   Parcel(s) of land identified by PIN 44207020008 and currently zoned Mobile Home Park (MHP) is herewith rezoned to Multi-Residential Three (MRD3).

2) **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.

3) **Conflict with Preceding Ordinances:** 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.

4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of ___________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11

Bill Howard, District 2  
Gary Loftus, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 21, 2020
Second Reading:
Third Reading:

#2019-11-006 NFP Holdings LLC
### PROPERTY INFORMATION

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<th>NFP Holdings LLC  (Energov # 047405)</th>
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### ZONING DISTRICTS

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### LOCATION INFORMATION

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### COMMENTS

**Comprehensive Plan District:** Mixed Use  
**Overlay/Area Plan:** None

**Discussion:** The applicant is requesting to rezone to develop a 41 unit townhome community on a residential lot currently zoned for a mobile home park. As shown, the project would have a gross density of 12.10 units/acre. The project will not incorporate sustainable design criteria and preliminary wetlands assessment does not identify any wetlands on site. An existing right of way oriented along the perimeter of the project provides access to the adjacent parcel and is shown to remain. The applicant is proposing to pay a fee-in-lieu of a portion of the required open space (14,600 sq ft.)

Myrtle Beach International Airport is located within the immediate vicinity and the City of Myrtle Beach is adjacent to neighborhood but did not express interest in bringing this parcel into the municipality by annexation. Several properties within the immediate area were rezoned to MSF-6 although the majority of the parcels are zoned MHP.

**Public Comment:** 1/2/2020 There was no public input. John Newman was present to address questions and concerns.

### TRANSPORTATION INFORMATION

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 0 / 110 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 228 / 228 |
| Proposed Improvements | |
| Existing Road Conditions | Rd. Station, Traffic AADT (2017) % Road Capacity |
| Private | SC 707, Station 103 46,000 AADT 65%-70% |

### DIMENSIONAL STANDARDS

| Min. Lot Size (in square feet) | 0.75 ac |
| Front Setback | 25 Exterior |
| Side Setback | 25 Exterior |
| Rear Setback | 25 Exterior |
| Bldg. Height | 40 |

<table>
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AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 34900000027 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI RESIDENTIAL THREE (MRD3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 34900000027 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Multi-Residential Three (MRD3).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this ___________ day of ___________ 2020.

HORRY COUNTY COUNCIL

________________________________________________________________________
Johnny Gardner, Chairman

Harold G. Worley, District 1       Bill Howard, District 2
Dennis DiSabato, District 3       Gary Loftus, District 4
Tyler Servant, District 5         Cam Crawford, District 6
Orton Bellamy, District 7         Johnny Vaught, District 8
W. Paul Prince, District 9        Danny Hardee, District 10
Al Allen, District 11

Attest:
________________________________________________________________________
Patricia S. Hartley, Clerk to Council

First Reading:       January 21, 2020
Second Reading:      
Third Reading:       

#2019-12-002 G3 Engineering, agent for Little River Group Six LLC
### Property Information

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<th>Applicant</th>
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<tr>
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<td>(Energov # 047551)</td>
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<tr>
<td>34900000027</td>
<td>9 - Prince</td>
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<th>Site Location</th>
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<tr>
<td>Hwy 90 in Little River</td>
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<th>Property Owner Contact</th>
<th>PC Recommendation</th>
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<tr>
<td>Little River Group Six LLC</td>
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### Zoning Districts

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<th>Proposed Use</th>
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<td>CFA</td>
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<td>Fee-simple Townhomes</td>
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### Location Information

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<tr>
<th>Flood &amp; Wetland Information</th>
<th>ADJACENT PROPERTIES</th>
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<th>Utilities</th>
<th>Character of the Area</th>
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<tbody>
<tr>
<td>Public</td>
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<tr>
<td>MSF6</td>
<td></td>
</tr>
<tr>
<td>SF6</td>
<td></td>
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### Comments

**Comprehensive Plan District:** Suburban & Mixed Use  
**Overlay/Area Plan:** North East Area Transportation

**Discussion:** The applicant is requesting to rezone to MRD3 to allow for an 89 unit, fee-simple townhome community. The project will have a gross density of 7.8 units/ac and will not incorporate sustainable development criteria. The subject parcel is shown to have approximately 1.13 acres of wetland and is directly adjacent to a 50' SCDOT drainage easement. Additionally, a 36' sewer easement is shown to bifurcate the property. External sidewalks along Hwy 90 will be required. The subject parcel is currently vacant CFA land that is surrounded by residential development. Immediately adjacent to this property is the Carriage Lakes PUD which consists of 150 single family lots and has a gross density of 1.18 units/ac. On the opposite side of Hwy 90, Royal Estates is an SF6 zoned residential community consisting of 101 units with a gross density of 3.5 units/ac. Merritt Park is a GR zoned multi-family project in close proximity and consists of 68 units with a gross density of 15.23 units per acre.

**Public Comment:** The applicant held a meeting with the Carriage Lakes community on 12/19/19. The applicant has stated that he will provide additional evergreen plantings along the rear of the property in addition to the required 6' privacy fence. 1/2/2020 Catherine Burd, Joseph Cavano, and Dorothy McCawley spoke in opposition of the request. Their concerns were traffic, stormwater, and density. Felix Pitts was present to address questions and concerns.

### Transportation Information

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>Existing Road Conditions</th>
<th>State, Paved, Two Lane</th>
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<tbody>
<tr>
<td>0 / 500</td>
<td>Rd, Station, Traffic AADT (2018) % Road Capacity</td>
<td>SC 90, Station 227 12,300 AADT 85% - 95%</td>
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<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
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<tr>
<td>534 / 534</td>
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**Proposed Improvements:** The applicant has provided 62.5' from the existing centerline of SC HWY 90 for future improvements to the corridor.

### Dimensional Standards

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<th>Dimension</th>
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<tr>
<td>Min. Lot Size (in square feet)</td>
<td>MRD3</td>
<td>CFA (Com/Res)</td>
<td>Carriage Lake (PUD)</td>
<td>Merritt Park (GR)</td>
<td>SF6</td>
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<td></td>
<td>0.75 ac</td>
<td>43,560/21,780</td>
<td>7,500</td>
<td>43,560</td>
<td>6,000</td>
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<tr>
<td>Front Setback</td>
<td>25</td>
<td>60/25</td>
<td>20</td>
<td>30</td>
<td>20</td>
</tr>
<tr>
<td>Side Setback</td>
<td>10</td>
<td>25/10</td>
<td>5</td>
<td>20</td>
<td>10</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>40/15</td>
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<tr>
<td>Bldg. Height</td>
<td>120</td>
<td>35</td>
<td>35</td>
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</table>
Rezoning 11.46 total acres from CFA to MRD3
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA  

Ordinance 10-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 29711020032 FROM LIMITED FOREST AGRICULTURE (LFA) TO RESIDENTIAL (MSF14.5)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Limited Forest Agriculture (LFA) to Residential (MSF14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 29711020032 and currently zoned Limited Forest Agriculture (LFA) is herewith rezoned to Residential (MSF14.5).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this ____________ day of ______________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11
Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 21, 2020
Second Reading:
Third Reading:

#2019-12-004 Tyler Mann
**PROPERTY INFORMATION**

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<th>Applicant</th>
<th>Tyler Mann (Energov # 047618)</th>
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<td>PIN #</td>
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<tr>
<td>Site Location</td>
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<tr>
<td>Property Owner</td>
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<tr>
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<td>Size (in acres) of Request</td>
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**ZONING DISTRICTS**

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<tr>
<td>Proposed Use</td>
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**LOCATION INFORMATION**

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<th>Flood and Wetland Information</th>
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<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>LFA</td>
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<td>Utilities</td>
<td>Public</td>
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<td>Character of the Area</td>
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**ADJACENT PROPERTIES**

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<th>LFA</th>
<th>MSF20</th>
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**COMMENTS**

Comprehensive Plan District: Rural

Overlay/Area Plan:

Discussion: The applicant is requesting to rezone to create 4 single family lots. Directly adjacent on the opposite side of Missouria Lane are properties zoned MSF 20. Adjacent to those, Williamson Circle is a MSF10 zoned subdivision. Lots within the existing subdivision range from 12,500 sq. ft. to 35,000 sq. ft. with an average lot size of 19,600 sq. ft. There is MSF14.5 zoned property along the Hwy 905 corridor.

Public Comment: 1/2/2020 There was no public input. Tyler Mann was present to address questions and concerns.

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning: 0 / 8

Existing Road Conditions: Rd, Station, Traffic AADT (2018) % Road Capacity: SC 905, Station 253, 6,000 AADT, 50% - 55%

County, Paved, Two Lane

Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning: 32 / 32

Proposed Improvements:

**DIMENSIONAL STANDARDS**

<table>
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<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
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</table>
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 32700000042 FROM FOREST AGRICULTURE (FA) TO RESIDENTIAL (SF10)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Forest Agriculture (FA) to Residential (SF10) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
Parcel(s) of land identified by PIN 32700000042 and currently zoned Forest Agriculture (FA) is herewith rezoned to Residential (SF10).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of __________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1       Bill Howard, District 2
Dennis DiSabato, District 3       Gary Loftus, District 4
Tyler Servant, District 5         Cam Crawford, District 6
Orton Bellamy, District 7         Johnny Vaught, District 8
W. Paul Prince, District 9        Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 21, 2020
Second Reading:
Third Reading:

#2019-12-003 Robert E. Turner, IV, PE, agent for Arthur B. Jordan Jr ETAL
PROPERTY INFORMATION

Applicant: Robert E Turner, IV, PE (Energov # 047611)
Rezoning Request #: 2019-12-003

PIN #: 32700000042
County Council District #: 11 - Allen

Site Location: Hwy 548 in Conway
Staff Recommendation: Approval

Property Owner Contact: Arthur B Jordan Jr ETAL
PC Recommendation: Unanimous Approval

Size (in acres) of Request: 58.1

ZONING DISTRICTS

Current Zoning: FA
Location Information: FA

Proposed Zoning: SF10
Proposed Use: Residential

LOCATIONAL INFORMATION

Flood and Wetland

X

Public Health & Safety

4.6 (Fire/Medic)

Utilities

Public

FA

Character of the Area

Residential

ADJACENT PROPERTIES

FA

CFA

CFA

CFA

COMMENTS

Comprehensive Plan District: Rural
Overlay/Area Plan: Airport Environ Overlay

Discussion: The applicant is requesting to rezone to allow for a 141 lot residential community and is located at the headwaters of the Crab Tree watershed. The project contains approximately 2 acres of wetlands and will have a gross density of 2.43 units/ac. The project proposes two access points onto Hwy 548. One being an existing public right of way named Wilbur Rd. The project will be required to provide the upgrade easements and improvements to Wilbur Rd. Located directly adjacent on the East, is the SF10 zoned Cottage Creek subdivision. Cottage Creek consists of 79 lots, one point of access onto Wayside Rd and a gross density of 2.83 units/ac. Approximately .5 miles east, rezoning request 2019-05-006 was approved request for SF10 for 60 lots with a gross density of 2.41 units/ac. 2006-02-012 rezoned 66.92 acres (Windsor Farms) from FA to SF8.5. The current master plan for Windsor Farms proposes 186 lots with a gross density of 2.82 units/ac.

"Recognizing the fact that the Comprehensive Plan is a living document that requires modification and change, those involved in evaluating requested changes in zoning districts on the zoning map shall take into consideration the surrounding zoning and existing land uses when deciding whether the requested land use districts shall be approved." IMAGINE 2040- LANDUSE 11.16

Public Comment: 1/2/2020 There was no public input. Robert Turner was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning: 0 / 250

Existing Road Conditions: Rd, Station, Traffic AADT (2017) % Road Capacity

Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning: 1144 / 1280

S 548, Station 667
2,900 AADT
20% - 25%

Proposed Improvements

DIMENSIONAL STANDARDS

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<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
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<td>FA (Com/Res)</td>
<td>FA (Com/Res)</td>
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<td>Bldg. Height</td>
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</table>
PROJECT NAME: HIGHWAY 548 RESIDENTIAL SUBDIVISION
PROJECT ACREAGE: 58.1
CURRENT ZONING: FA
PROPOSED ZONING: SF10
PROJECT DENSITY: 2.43 LOTS/ACRE
NUMBER OF LOTS: 141
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT DIMENSIONS: 70' X 143'

LOCATION MAP
1" = 206'

November, 2019
Revised: December 16, 2019

Arthur B. Jordan, Jr.
Horry County, SC
RESOLUTION R-02-2020

COUNTY OF Horry
STATE OF SOUTH CAROLINA

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE US DEPARTMENT OF HOUSING & URBAN DEVELOPMENT TO ADD AN ADDITIONAL CITY OF MYRTLE BEACH INFRASTRUCTURE ACTIVITY IN 2019-2020 (Program Year 12)

WHEREAS, Horry County is a designated entitlement community in accordance with the U.S. Department of Housing & Urban Development Community Development Block Grant (CDBG) Program as an Urban County;

WHEREAS, Horry County intends to adopt an Annual Action Plan amendment to allow the City of Myrtle Beach to complete infrastructure projects within eligible low income neighborhoods located within Census tracts 506 and 507;

WHEREAS, Horry County has complied with the approved Citizen Participation Plan and the proposed projects will benefit low income residents of Horry County.

NOW, THEREFORE, BE IT RESOLVED, that Horry County Council adopts the revisions to the Annual Action Plan for Community Development Block Grant Program Year 12 (2019–2020).

<table>
<thead>
<tr>
<th>Year 12 (19-20)</th>
<th>Approved Budget</th>
<th>Revised Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Myrtle Beach</td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Infrastructure Improvements in Eligible Low</td>
<td>$0</td>
<td>$220,718</td>
</tr>
<tr>
<td>Income Neighborhoods (Census Tracts 506 &amp; 507)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Acquisition / Rehabilitation</td>
<td>$70,718</td>
<td>$0</td>
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<tr>
<td>Public Facility Improvements: Charlie’s Place</td>
<td>$300,000</td>
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</tr>
<tr>
<td>Façade Improvement Program</td>
<td>$40,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>Total</td>
<td>$410,718</td>
<td>$410,718</td>
</tr>
</tbody>
</table>

AND IT IS SO RESOLVED this 21st day of January 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6
Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council
County Council Decision Memorandum
Horry County, South Carolina

Date: November 25, 2019
From: Courtney Frappaolo, Community Development Director
Division: Administration
Cleared By: Barry Spivey, Assistant County Administrator
Re: Resolution for CDBG Annual Action Plan
Substantial Amendment – Program Year 12

ISSUE

Horry County is proposing an amendment to the Community Development Block Grant Annual Action Plan for Year 12 (2019-2020). The proposed amendment will allow the City of Myrtle Beach to add infrastructure projects in low income neighborhoods to their spending plan.

BACKGROUND

The US Department of Housing and Urban Development Community Development Block Grant (CDBG) program requires that any new activities to be undertaken by a local jurisdiction be added to the Annual Action Plan through a substantial amendment. In addition to Housing Rehabilitation, Public Facility Improvements (Charlie’s Place), and Façade Improvement Program, the City of Myrtle Beach would like to add Infrastructure Improvements in Eligible Low Income Neighborhoods (Census Tracts 506 & 507) to their project list.

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<tr>
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<td>$410,718</td>
</tr>
</tbody>
</table>

*Substantial Amendment: Infrastructure improvements include, but are not limited to, water & sewer systems, stormwater upgrades to include detention areas, curb & gutter, road paving, sidewalks and other pedestrian safety measures.

RECOMMENDATION

Staff recommends the Administration Committee approve this Substantial Amendment to the Annual Action Plan. Due to the holiday committee meeting schedule, this item would be reviewed and placed on hold until the City of Myrtle Beach City Council conducts their review on December 10 and then staff will open a public comment process. If comments are received that require additional review, this item will be resent to your attention at a subsequent meeting. Otherwise this item will be placed directly onto a regular council meeting agenda in January.
COUNTY OF HORRY ) COMMUNITY BENEFIT RESOLUTION R-02-20
STATE OF SOUTH CAROLINA )

A RESOLUTION APPROVING AN ALLOCATION OF COUNCIL COMMUNITY BENEFIT FUNDS.

WHEREAS, Horry County Council has provided $240,000 in the General Fund budget for Council District community benefit accounts, from which each council member is allotted $20,000 per annum; and

WHEREAS, the expenditure of such funds must be for a public purpose with allocations made to organizations with appropriate tax exempt status; and

WHEREAS, the following allocations have been requested:

<table>
<thead>
<tr>
<th>Council District</th>
<th>Amount</th>
<th>Organization &amp; Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>$1,000</td>
<td>Green Sea-Floyds Athletic Booster Club – cost of charter busses to transport football team and cheerleaders to the state championship football game in Columbia.</td>
</tr>
<tr>
<td>11</td>
<td>$ 500</td>
<td></td>
</tr>
</tbody>
</table>

NOW, THEREFORE, BE IT RESOLVED that Horry County Council approves the above allocations from the Council District community benefit accounts and the funded organizations must comply with the County’s funding agreement and procedures as applicable.

AND IT IS SO RESOLVED this 21st day of January, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6
Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council
REQUEST FOR ALLOCATION OF COUNCIL COMMUNITY BENEFIT FUNDS

Request is made to Council District 84-11 Date of Request 12/6/2019

Non-Profit Organization Making Request:

Name: Green Sea Floyds Athletic Booster Club
(Must list the legal name of the organization that agrees to the Federal ID Number)

Address: PO Box 115, Green Sea, SC 29545

Phone: 843-263-9022 Federal ID Number: [Redacted]

IRS Code Section under which tax exemption was granted: Nonprofit 501C

IRS Tax Exemption Determination Letter attached? ✓ Yes No
(If above answer is "No", attach other information that supports that the IRS has identified your organization as exempt from tax.)

Description of the Tax Exempt Purpose of this Organization:

This organization provides student athletes of Green Sea Floyds Middle/High with uniforms, equipment, meals for playoff games, and other things that may come up throughout the year.

Amount Requested $4,400.00 $1,500 Dated Needed as soon as possible

Describe below, in specific detail, how the funds will be spent if allocated:

The funds will cover the cost of the charter busses to transport the football team and cheerleaders to the Class A State Championship football game at Benedict College in Columbia.

Requested By: (Printed Name) Billy Strickland

Position in the Organization: President

Signature: [Signature]

$1000 – Johnny Vaughn
$500 – El Allen
A RESOLUTION RECOGNIZING CHIEF NORMAN L. KNIGHT, JR. ON HIS RETIREMENT FROM THE MURRELLS INLET-GARDEN CITY FIRE DISTRICT

WHEREAS, Chief Norman L. Knight, Jr. is retiring from active service after serving as chief of Murrells Inlet Garden City Fire District for almost 20 years; and

WHEREAS, Chief Knight began his firefighting career with the St. Matthews Fire Department in 1979 as a firefighter/dispatcher and becoming that department’s chief in 1982; and

WHEREAS, Chief Knight left St. Matthews in 2000 to become the chief of Murrells Inlet-Garden City Fire District in 2000 and has served honorably during that time; and

WHEREAS, Chief Knight has served with distinction as president of the SC Emergency Preparedness Association, Horry/Georgetown County Fire Chiefs, SC State Association of Fire Chiefs, SE Association of Fire Chiefs, and the SC State Firemen’s Association; and

WHEREAS, Chief Knight has been the recipient of numerous awards including the St. Matthews Firefighter of the Year, Calhoun County Firefighter of the Year, Life Member SC State Association of Fire Chiefs, Fitz Turner Award and elected to the SC Firefighters Hall of Fame in 2004; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Council congratulates, recognizes, honors, and appreciates Chief Norman L. Knight, Jr. on his pending retirement as Fire Chief from the Murrells Inlet-Garden City Fire District on January 24, 2020.

AND IT IS SO RESOLVED this 21st day of January, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1          Bill Howard, District 2
Dennis DiSabato, District 3          Gary Loftus, District 4
Tyler Servant, District 5            Cam Crawford, District 6
Orton Bellamy, District 7            Johnny Vaught, District 8
W. Paul Prince, District 9           Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

RESOLUTION R-04-2020

A RESOLUTION IN SUPPORT OF SENATE BILL 259 ESTABLISHING A RESILIENCE REVOLVING FUND TO ASSIST IN FUTURE FLOOD PREVENTION.

WHEREAS, Horry County and South Carolina have experienced devastating flooding events over the past four years; and

WHEREAS, some residents experienced repetitive flooding to their property during these events causing duplicative repairs over a short time frame and are financially unable to break the flood and then repair cycle; and

WHEREAS, FEMA provides funding for flood mitigation but requires a local match from the property owner or the local government when funds are not readily available; and

WHEREAS, the South Carolina Senate favorably passed Senate Bill 259 that would establish the South Carolina Resilience Revolving Fund that would provide grants and low interest loans to help communities finance the purchase of repetitive loss properties from homeowners volunteering to relocate; and

WHEREAS, the Fund would provide a source of match funding for FEMA grants enabling residents to move out of harm’s way while preventing development of the property; and

WHEREAS, the Fund will prioritize single-family and multi-family residences with household income less than 125% of the median household income in the recipient’s area.

IT IS THEREFORE RESOLVED that Horry County requests the South Carolina House of Representatives enact and Governor McMaster sign into law Senate Bill 259 to establish the South Carolina Resilience Revolving Fund.

AND IT IS SO RESOLVED this 21st day of February, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council
A BILL TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 61 TO TITLE 48 SO AS TO ENACT THE "SOUTH CAROLINA RESILIENCE REVOLVING FUND ACT"; TO ESTABLISH THE "SOUTH CAROLINA RESILIENCE REVOLVING FUND" TO PROVIDE LOW INTEREST LOANS TO PERFORM FLOODED-HOME BUYOUTS AND FLOODPLAIN RESTORATION, TO AUTHORIZE THE BANK TO UNDERTAKE CERTAIN ACTIONS IN ORDER TO PROPERLY FUNCTION, TO ESTABLISH CERTAIN CRITERIA FOR LOANS AND ELIGIBLE FUND RECIPIENTS, TO PROVIDE CERTAIN REQUIREMENTS FOR THE MONIES WITHIN THE FUND, TO AUTHORIZER THE DEPARTMENT OF NATURAL RESOURCES TO UNDERTAKE CERTAIN ACTIONS TO EFFECTIVELY OPERATE THE FUND.
S. 259

COMMITTEE AMENDMENT ADOPTED AND AMENDED

March 19, 2019

S. 259

Introduced by Senators Goldfinch, Campsen, Kimpson, Senn and Campbell

S. Printed 3/19/19--S.  [SEC 3/20/19 1:08 PM]

Read the first time January 8, 2019.

A BILL

TO AMEND THE CODE OF LAWS OF SOUTH CAROLINA, 1976, BY ADDING CHAPTER 61 TO TITLE 48 SO AS TO ENACT THE "SOUTH CAROLINA RESILIENCE REVOLVING FUND ACT"; TO ESTABLISH THE "SOUTH CAROLINA RESILIENCE REVOLVING FUND" TO PROVIDE LOW INTEREST LOANS TO PERFORM FLOODED-HOME BUYOUTS AND FLOODPLAIN RESTORATION, TO AUTHORIZE THE BANK TO UNDERTAKE CERTAIN ACTIONS IN ORDER TO PROPERLY FUNCTION, TO ESTABLISH CERTAIN CRITERIA FOR LOANS AND ELIGIBLE FUND RECIPIENTS, TO PROVIDE CERTAIN REQUIREMENTS FOR THE MONIES WITHIN THE FUND, TO AUTHORIZE THE DEPARTMENT OF NATURAL RESOURCES TO UNDERTAKE CERTAIN ACTIONS TO EFFECTIVELY OPERATE THE FUND.

Amend Title To Conform

Be it enacted by the General Assembly of the State of South Carolina:

SECTION 1. Title 48 of the 1976 Code is amended by adding:

"CHAPTER 61
South Carolina Resilience Revolving Fund Act

Section 48-61-10. This chapter may be cited as the 'South Carolina Resilience Revolving Fund Act'.

Section 48-61-20. As used in this chapter:
(1) 'Authority' means the Department of Administration's South Carolina Disaster Recovery Office.

(2) 'Conservation easement' means an interest in real property as defined in Chapter 8, Title 27, the South Carolina Conservation Easement Act of 1991.

(3) 'Department' means the Department of Administration.

(4) 'Eligible fund recipient' means:

(a) the State of South Carolina and any agency, commission, or instrumentality of the State;

(b) local governments of the State and any agency, commission, or instrumentality of the local government; and

(c) land trusts operating within the State accredited by the Land Trust Accreditation Commission, an independent program of the Land Trust Alliance that provides independent verification that land trusts meet the high standards of land conservation, stewardship, and nonprofit management in the nationally recognized Land Trust Standards and Practices.

(5) 'Floodplain restoration' means any activity undertaken to reestablish the hydrology and ecology of the floodplain to its natural state.

(6) 'Fund' means the South Carolina Resilience Revolving Fund.

(7) 'Loan' means a loan from the authority to an eligible fund recipient for the purpose of financing all or a portion of the cost of a project.

(8) 'Loan agreement' means a written agreement between the authority and a project sponsor with respect to a loan.

(9) 'Loan obligation' means a bond, note, or other evidence of obligation issued by a project sponsor to evidence its indebtedness under a loan agreement with respect to a loan.

(10) 'Local government' means any county, city, town, municipal corporation, authority, district, commission, or political subdivision created by the General Assembly or established pursuant to the laws of this State.

(11) 'Multi-family residence' means a building with multiple separate residential housing units.

(12) 'Primary single family residence' means a single detached dwelling that is occupied as the main home by the owners for the majority of the year.

(13) 'Proposed project' means a plan submitted to the authority by an eligible fund recipient for the use of loan funds.

(14) 'Repetitive loss' means a residence that sustained two or more incidents of weather-related flooding causing damages over one thousand dollars each within a period of ten consecutive years.
Section 48-61-30. There is created the South Carolina Resilience Revolving Fund. The fund is governed by the authority. The authority is a public instrumentality of this State, and the exercise by it of a power conferred in this chapter is the performance of an essential public function. The director and staff of the South Carolina Disaster Recovery Office comprise the authority, under the supervision and review of the Director of the department and the Governor.

Section 48-61-40. (A) With regard to the fund, the authority is authorized to:

1. make and service below-market interest rate loans and grants as financial incentives to eligible fund recipients meeting the criteria of Section 48-61-50 for the purchase of flooded properties and land to complete floodplain restorations, so long as the loans advance the purposes of this chapter and meet applicable criteria;

2. enter into loan agreements and accept and enforce loan obligations, so long as the loans advance the purposes of this chapter and meet applicable criteria;

3. receive and collect the inflow of payments on loan amounts;

4. apply for and receive additional funding for the fund from federal, state, private, and other sources;

5. receive charitable contributions and donations to the fund;

6. receive contributions to the fund in satisfaction of any public or private obligation for flooding mitigation, whether such obligation arises out of law, equity, contract, regulation, administrative proceeding, or judicial proceeding. Such contributions must be used as provided for in this chapter;

7. make and execute contracts and all other instruments and agreements necessary or convenient for the performance of its duties and the exercise of its powers and functions;

8. establish policies and procedures for the making and administration of loans, fiscal controls, and accounting procedures to ensure proper accounting and reporting; and

9. exercise its discretion in determining what portion of funds must be disbursed and awarded in any particular year and what portion of funds shall remain in the fund from one fiscal year to the next. Sums within the fund must be invested or deposited into interest-bearing instruments or accounts, and the accrued interest must be credited to the fund.

(B) To carry out these functions, the authority shall:

1. operate a program in order to implement the purposes of this chapter;

2. receive final approval from the State Fiscal Accountability Authority for fund disbursements prior to the issuance of a loan;

3. develop additional guidelines and prescribe procedures, consistent with the criteria and purposes of this chapter;
(4) submit an annual report to the Governor, Lieutenant Governor, State Treasurer, and General Assembly that:

(a) accounts for fund receipts and disbursements;

(b) briefly describes applications submitted to the fund and, in greater detail, describes grants and loans that were approved or funded during the current year and the public benefits, including increased flood retention resulting from such grants and loans;

(c) describes recipients of fund loans and grant monies; and

(d) sets forth a list and description of all loans and grants approved and all acquisitions of homes and lands obtained since the fund’s inception; and

(5) have an annual audit of the fund conducted by outside independent certified public accountants and submitted to the Governor, Lieutenant Governor, State Treasurer, and General Assembly. The accounting of fund receipts and expenditures required above must be part of this annual audit.

Section 48-61-50. (A) In the issuing of loans, the authority must:

(1) prioritize the buyout of blocks or groups of homes rather than individual homes so that no more than fifteen percent of funds disbursed in a fiscal year go toward individual home buyouts;

(2) prioritize buyouts of single-family primary residences and multi-family residences;

(3) consider the availability of additional funding sources leveraged by a project;

(4) prevent the use of the fund for homes built after July 1, 2020;

(5) prevent the use of the fund for proposed projects that involve the use of eminent domain; and

(6) prioritize the use of the fund for low and moderate income households making less than one hundred twenty-five percent of the median household income in the jurisdiction of the eligible fund recipient.

(B) The authority must issue loans using the following criteria and conditions:

(1) offer a funding package of grants and loans for a particular project that carries an overall effective interest rate equivalent to no higher than forty percent of the market interest rate as defined by the ten-year United States Treasury Yield Curve;

(2) make a portion of each loan available as a grant not requiring payment as a financial incentive to reduce the loan amount, that portion being no greater than twenty-five percent and no less than five percent of the total project disbursement, to incrementally reward those eligible fund recipients that execute beneficial flood mitigation practices. To qualify for a grant, eligible fund recipients must execute one or more of the following beneficial flood mitigation practices:
(a) ensuring residents relocate outside of the floodplain;

(b) aiding residents in relocating outside of the floodplain and within the tax base;

(c) aiding residents in relocating outside of the floodplain within an area designated as an opportunity zone;

(d) conducting floodplain restoration after the property is converted to open space to reestablish the full water storing benefits of the floodplain;

(e) completing a buyout of an area larger than ten acres; and

(f) other activities as deemed appropriate by the authority so long as they contribute to flood resilience in the community of the buyout;

(3) require that acquired properties are returned to open space and that all future development on the parcel is prohibited in perpetuity through easement; and

(4) prohibit the use of more than five hundred thousand dollars for each housing unit receiving loan funds.

(C) Eligible fund recipients may apply for loans from the fund to complete:

(1) buyouts of repetitive loss properties;

(2) buyouts of repetitive loss properties with land intended for floodplain restoration; and

(3) floodplain restoration in connection with buyouts funded through other mechanisms.

(D) In order to qualify for a loan, eligible fund recipients must apply to the authority and, at a minimum, meet the following criteria:

(1) for buyouts of repetitive loss properties:

(a) identify specific properties included in the proposed project;

(b) demonstrate how the properties qualify as repetitive loss properties;

(c) identify a plan and timeline for returning the property to open space within six months following the completion of the buyout and holding an easement on the land in perpetuity;

(d) complete an economic assessment to show the costs and benefits of the project; and

(e) identify any beneficial flood mitigation practices planned for the project;

(2) for buyouts of repetitive loss properties with land intended for floodplain restoration:

(a) identify specific properties included in the proposed project;
(b) demonstrate how the properties qualify as repetitive loss properties;

(c) identify a plan and timeline for returning the property to open space within six months following the completion of the buyout and holding an easement on the land in perpetuity;

(d) complete an economic assessment to show the costs and benefits of the project;

(e) submit a plan for conducting floodplain restoration; and

(f) identify any additional beneficial flood mitigation practices planned for the project;

(3) for other floodplain restoration:

(a) submit a plan and timeline for conducting floodplain restoration;

(b) identify a plan and timeline for holding an easement on the land in perpetuity;

(c) complete an economic assessment to show the costs and benefits of the project; and

(d) identify any additional beneficial flood mitigation practices planned for the project; and

(4) any additional criteria required by external grants contributing to the fund.

(E) Financial criteria also must be met pursuant to the standards set by the authority. The authority may require additional criteria and exercise discretion in issuing loans.

Section 48-61-60. (A) The fund must be held and administered by the authority in accordance with the provisions of this chapter and policies, rules, regulations, directives, and agreements as may be promulgated or entered into by the authority pursuant to this chapter. Earnings on balances in the fund must be credited to the fund. Amounts remaining in the fund at the end of the fiscal year accrue only to the credit of the fund. Amounts in the fund must be available in perpetuity for the purpose of providing financial assistance in accordance with the provisions of this chapter.

(B) The authority is authorized to deposit the following into the fund:

(1) federal capitalization grants, awards, or other federal assistance received by the department for the purposes of the fund;

(2) funds appropriated by the General Assembly for deposit to the fund;

(3) payments received from a recipient in repayment of a loan;

(4) interest or other income earned on the investment of monies in the fund; and

(5) additional monies made available from public or private sources for the purposes of which the fund has been established.

(C) Monies in the fund may only be used to:
(1) make loans to eligible fund recipients in accordance with the provisions of this chapter;

(2) earn interest on fund accounts; and

(3) provide for the program administration and project management activities of the fund.

(D) The authority may establish accounts and subaccounts within the fund as considered desirable to effectuate the purposes of this chapter.

Section 48-61-70. In the annual general appropriations act for Fiscal Year 2019-2020, the General Assembly shall appropriate two million dollars to establish the fund. The department will seek out additional sources of funding to sustain the fund, including federal dollars from the Department of Housing and Urban Development Community Development Block Grant Disaster Recovery appropriations. Additional appropriations to the fund may be requested from the General Assembly so as to expand the capabilities of the fund.

Section 48-61-80. The Department of Administration may:

(1) promulgate regulations to effectuate the provisions of this chapter;

(2) establish an operational structure within its authority to administer the fund;

(3) develop priority systems that ensure consistency with the provisions of this chapter;

(4) prepare annual plans in accordance with this chapter;

(5) receive monies from the fund for program administration and project management activities of the fund; and

(6) hire staff and employ agents, advisers, consultants, and other employees, including attorneys, financial advisers, engineers, and other technical advisers and public accountants and determine their duties and compensation.

Section 48-61-90. The provisions of this chapter must be liberally construed to the end that its beneficial purposes may be effectuated. No proceeding, notice, or approval is required for loan obligations by a project sponsor or instruments or the security for the loan obligation, except as provided in this chapter. If the provisions of this chapter are inconsistent with the provisions of any other law, whether general, special, or local, then the provisions of this chapter are controlling."

SECTION 2. This act takes effect upon approval by the Governor.

----XX----
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA  

Ordinance 01-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 35004020024 FROM RESIDENTIAL (SF10) TO MULTI-RESIDENTIAL THREE (MRD3)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF10) to Multi-Residential Three (MRD3) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 35004020024 and currently zoned Residential (SF10) is herewith rezoned to Multi-Residential Three (MRD3).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of __________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11

Bill Howard, District 2  
Gary Loftus, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-007 Keith Rogers ETAL
**PROPERTY INFORMATION**

<table>
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<th>Applicant</th>
<th>Keith Rogers ETAL (Energov # 047443)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>35004020024</td>
</tr>
<tr>
<td>Site Location</td>
<td>Park St in Little River</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Keith Rogers ETAL</td>
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</table>

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>SF10</th>
</tr>
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<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MRD3</td>
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<tr>
<td>Proposed Use</td>
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**LOCATION INFORMATION**

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<th>Flood and Wetland Information</th>
<th>X &amp; AE</th>
<th>SF10</th>
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<th>SF10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.3</td>
<td>SF10</td>
<td>Subject Property</td>
<td>SF10</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
<td>SF10</td>
<td>SF10</td>
<td>SF10</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS**

Discussion: The applicant is requesting to rezone to allow for a second dwelling to be placed on an existing residential lot. Rezoning case 2019-06-006 was denied by Council at 2nd Reading on September 17, 2019 due to the intent to develop the site under SF6 as a duplex. The currently proposed MRD3 district requires the applicant to provide a site plan for the property and will only allow for the development of single family detached residences. The parcel is located within the AE Flood Zone and is shown as within the height overlay for Grand Strand Airport. Development of the site based on the proposed site plan will require both lots to preserve a minimum lot size variance (76 sq. ft.) from the Zoning Board of Appeals.

This parcel is designated as Suburban in the IMAGINE 2040 comprehensive plan.

Public Comment: 12/5/2019 There was no public input. Bonita Rogers was present to address questions and concerns.

**TRANSPORTATION INFORMATION**

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 0 / 8 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 16 / 16 |
| Existing Road Conditions          | County, Paved, Two lane |
| Rd, Station, Traffic AADT (2017) | SC 90, Station 229 |
| % Road Capacity                   | 15,700 AADT |
|                                  | 105-110%   |

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>40</td>
<td>35</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 42914010003 & 42914010004 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO RESIDENTIAL (MSF14.5)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 42914010003 & 42914010004 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Residential (MSF14.5).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of ________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1  Bill Howard, District 2
Dennis DiSabato, District 3  Gary Loftus, District 4
Tyler Servant, District 5  Cam Crawford, District 6
Orton Bellamy, District 7  Johnny Vaught, District 8
W. Paul Prince, District 9  Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-001 Ricky Martin
### PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Ricky Martin (Energov # 047073)</th>
<th>Rezoning Request #</th>
<th>2019-11-001</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>42914010003 &amp; 42914010004</td>
<td>County Council District #</td>
<td>6 - Crawford</td>
</tr>
<tr>
<td>Site Location</td>
<td>Corner of Mill Pond Rd &amp; Brothers Hill Rd in Myrtle Beach</td>
<td>Staff Recommendation</td>
<td>Approval</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Ricky Martin</td>
<td>PC Recommendation</td>
<td>Unanimous Approval</td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>1.12</td>
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</table>

### ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF14.5</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Three Residential Lots</td>
</tr>
</tbody>
</table>

### LOCATION INFORMATION

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/Flire) in miles</td>
<td>3.5 (Fire/Medic)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
</tr>
</tbody>
</table>

### ADJACENT PROPERTIES

<table>
<thead>
<tr>
<th>CFA</th>
<th>CFA</th>
<th>CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### COMMENTS

**Comprehensive Plan District:** Urban Communities  
**Overlay/Area Plan:** None

Discussion: The applicant is requesting to rezone 1.12 acres from CFA to MSF14.5 with the intent to subdivide for residential lots. A mix of residential districts is present within the immediate area including MSF20 and MSF40 with SF 10 and MSF 10 districts located along HWY544 in close proximity to the subject parcel. This request includes two existing parcels with one being 0.82 acres and the second being 0.5 acres. The larger parcel has frontage on both Mill Pond Rd and Brothers Hill Rd.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

Public Comment: 12/5/2019 There was no public input. Ricki Martin was present to address questions and concerns.

### TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>8 / 100</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>24 / 24</td>
</tr>
</tbody>
</table>

**Existing Road Conditions**  
**State, Paved, Two Lane**

**Rd, Station, Traffic AADT (2017) % Road Capacity**  
SC Hwy 544, Station 244  
31,600 AADT  
90%-95%

**Proposed Improvements**

### DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSF14.5</td>
<td>14,500</td>
<td>21,780/43,560</td>
<td>21,780/43,560</td>
<td>20,000</td>
<td>40,000</td>
<td></td>
</tr>
</tbody>
</table>

| Front Setback | 25 | 25/60 | 25/60 | 40 | 50 |
| Side Setback  | 10 | 10/25 | 10/25 | 15 | 20 |
| Rear Setback  | 15 | 15/40 | 15/40 | 25 | 30 |
| Bldg. Height  | 35 | 35 | 35 | 35 | 35 |
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 17713020004 FROM NEIGHBORHOOD COMMERCIAL (NC) TO HIGH BULK RETAIL (RE4)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Neighborhood Commercial (NC) to High Bulk Retail (RE4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) **Amendment of Official Zoning Maps of Horry County:**
   Parcel(s) of land identified by PIN 17713020004 and currently zoned Neighborhood Commercial (NC) is herewith rezoned to High Bulk Retail (RE4).

2) **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.

3) **Conflict with Preceding Ordinances:** 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.

4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this ___________ day of __________________ 2020.

HORRY COUNTY COUNCIL

_________________________________________
Johnny Gardner, Chairman

Harold G. Worley, District 1  Bill Howard, District 2
Dennis DiSabato, District 3  Gary Loftus, District 4
Tyler Servant, District 5  Cam Crawford, District 6
Orton Bellamy, District 7  Johnny Vaught, District 8
W. Paul Prince, District 9  Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-005 Long Donald E Sr ETAL
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Rezoning Request #</th>
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<tbody>
<tr>
<td>Donald Long (Energov # 047374)</td>
<td>2019-11-005</td>
</tr>
<tr>
<td>PIN #</td>
<td></td>
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<tr>
<td>17713020004</td>
<td>9 - Prince</td>
</tr>
<tr>
<td>Site Location</td>
<td>Staff Recommendation</td>
</tr>
<tr>
<td>Hwy 9 Bypass E in Loris</td>
<td>Approval</td>
</tr>
<tr>
<td>Property Owner Contact</td>
<td>PC Recommendation</td>
</tr>
<tr>
<td>Donald E Long Sr, Etai</td>
<td>Unanimous Approval</td>
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<tr>
<td></td>
<td>Size (in acres) of Request</td>
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<td></td>
<td>5</td>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
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<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>NC</td>
<td>RE4</td>
<td>Retail Sales - Furniture</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>Public Health &amp; Safety (EMS/fire) in miles</th>
<th>Utilities</th>
<th>Character of the Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>2.85 (Fire)</td>
<td>Septic</td>
<td>Residential &amp; Commercial</td>
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**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>MSF10</th>
<th>MSF10</th>
<th>MSF10</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS**

Comprehensive Plan District: Urban Corridors

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow for retail sales with outdoor storage. Proposed business to sell farm-style furniture on a property that is currently used as a salvage and sale yard. The parcel is located adjacent to the Diamondback Golf Course property. Neighborhood Commercial does not allow outdoor storage and the High Bulk Retail District (RE4) is intended to provide opportunities for businesses with outdoor storage to locate along arterial or collector roadways. The property is within the height overlay for Twin City Airport.

This parcel is designated as Rural Communities and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.

Public Comment: 12/5/2019 There was no public input. Donald Long was present to address questions and concerns.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>Existing Road Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 / 500</td>
<td>Rd, Station, Traffic AADT (2017) % Road Capacity</td>
</tr>
<tr>
<td>100 / 1,000</td>
<td>SC 9, Station 9</td>
</tr>
</tbody>
</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE4</td>
<td>21,780</td>
<td>10,000</td>
<td>43,560/21,780</td>
<td>10,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>60</td>
<td>25</td>
<td>60/25</td>
<td>25</td>
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<td></td>
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<tr>
<td>Side Setback</td>
<td>10</td>
<td>10</td>
<td>25/10</td>
<td>10</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>15</td>
<td>40/15</td>
<td>15</td>
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<tr>
<td>Bldg. Height</td>
<td>36</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
COUNTY OF HORRY  }  
STATE OF SOUTH CAROLINA  }  

Ordinance 04-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 27011030003 FROM LIMITED FOREST AGRICULTURE (LFA) TO RESIDENTIAL (MSF20)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Limited Forest Agriculture (LFA) to Residential (MSF20) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
Parcel(s) of land identified by PIN 27011030003 and currently zoned Limited Forest Agriculture (LFA) is herewith rezoned to Residential (MSF20).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of __________________ 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11  
Bill Howard, District 2  
Gary Lofts, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-002 Stanley Douglas Barnhill
### Property Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Stanley Douglas Barnhill (Energov # 047247)</th>
<th>Rezoning Request #</th>
<th>2019-11-002</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>27011030003</td>
<td>County Council District #</td>
<td>10 – Hardee</td>
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<tr>
<td>Site Location</td>
<td>Woodyard Bay Rd in Loris</td>
<td>Staff Recommendation</td>
<td>Approval</td>
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<tr>
<td>Property Owner</td>
<td>Stanley Douglas Barnhill</td>
<td>PC Recommendation</td>
<td>Unanimous Approval</td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>1.3</td>
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</table>

### Zoning Districts

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>LFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF20</td>
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<tr>
<td>Proposed Use</td>
<td>Accessory Dwelling</td>
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### Location Information

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>LFA</th>
<th>LFA</th>
<th>LFA</th>
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</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire in miles)</td>
<td>2.25 (Fire/ Medic)</td>
<td>LFA</td>
<td>Subject Property</td>
</tr>
<tr>
<td>Utilities</td>
<td>Private</td>
<td>LFA</td>
<td>LFA</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential, Rural</td>
<td></td>
<td></td>
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</tbody>
</table>

### Comments

Comprehensive Plan District: Rural Area

Overlay/Area Plan: None

**Discussion:** The applicant is requesting to rezone to allow for an accessory dwelling on an existing residential lot. The subject lot is located near, but not within, the Mt. Vernon Rural Area Management Plan. Several previous rezonings occurred within close proximity to the parcel to include requests for SF10, AG2, SF14.5.

Current LFA zoning allows for a variety of uses to include single family dwellings including manufactured homes. This request would reduce the minimum lot size to 20,000 square feet and the intended principle land use for MSF20 is low density single family residential although it does allow for non-commercial agriculture, golf courses, accessory uses, and several additional uses subject to the provisions of the Zoning Ordinance.

This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

Public Comment: 12/5/2019 There was no public input.

### Transportation Information

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>8 / 50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>16 / 16</td>
</tr>
</tbody>
</table>

**Existing Road Conditions**

Rd, Station, Traffic AADT (2017) 600 AADT 5%-10% 649 SC 366, Station

**Proposed Improvements**

### Dimensional Standards

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>40</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Side Setback</td>
<td>15</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>25</td>
<td>40</td>
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</tr>
<tr>
<td>Bldg. Height</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>
Rezoning 13 total acres from LFA to MSF 20
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR Horry County, South Carolina, so as to rezone PIN 34304020008 from Commercial Forest Agriculture (CFA) to Residential (SF10)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Residential (SF10) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request;

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 34304020008 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Residential (SF10).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this ______________ day of __________________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman
Harold G. Worley, District 1  Bill Howard, District 2
Dennis DiSabato, District 3  Gary Loftus, District 4
Tyler Servant, District 5  Cam Crawford, District 6
Orton Bellamy, District 7  Johnny Vaught, District 8
W. Paul Prince, District 9  Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-003 Jimmy D. Fowler Jr., agent for S & H Holdings LLC
**PROPERTY INFORMATION**

**Applicant:** Jimmy D Fowler Jr, agent for S&H Holdings (Energov # 047259)  
**Rezoning Request #:** 2019-11-003

**PIN #:** 34304020008  
**County Council District #:** 10 - Hardee

**Site Location:** Huston Rd in Conway  
**Staff Recommendation:** Approval

**Property Owner Contact:** Jimmy D Fowler Jr  
**PC Recommendation:** Unanimous Approval

**Size (in acres) of Request:** .54

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFA</td>
<td>SF10</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>CFA</th>
<th>CFA</th>
<th>CFA</th>
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</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>CFA</td>
<td>Subject Property</td>
<td>SF10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities</th>
<th>Character of the Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>CFA</th>
<th>CFA</th>
<th>CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>CFA</td>
<td>Subject Property</td>
<td>SF10</td>
</tr>
</tbody>
</table>

**COMMENTS**

**Comprehensive Plan District:** Rural Area  
**Overlay/Area Plan:** None

**Discussion:** The applicant is requesting to rezone to subdivide for two residential lots. Based on the sketch provided both lots will need a variance for minimum lot width at building site. This parcel is located adjacent to the Creekside Custom Homes that rezoned 10.65 acres of CFA to SF10 (Ord. 75-09). Within the immediate vicinity is the Barons Bluff PDC, a single family development with minimum lot area of 6,125 sqft (Ord. 200-36). Bear Bluff Rd is the route for access from the subject parcel for access to Old Reeves Ferry Rd and Highway 90.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

**Public Comment:** 12/5/2019 There was no public input. Jimmy Fowler was present to address questions and concerns.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use</th>
<th>Existing Road Conditions</th>
<th>County, Paved</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 / 8</td>
<td>Rd, Station, Traffic AADT (2017) % Road Capacity</td>
<td>SC 90, Station 224 12,300 AADT 70%-75%</td>
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</table>

<table>
<thead>
<tr>
<th>Projected Daily Trips based on proposed use</th>
<th>Proposed Improvements</th>
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</thead>
<tbody>
<tr>
<td>16 / 16</td>
<td></td>
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**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF10</td>
<td>CFA (res/com)</td>
<td>CFA (res/com)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Min. Lot Size (in square feet)</td>
<td>10,000</td>
<td>21,780/43,560</td>
<td>21,780/43,560</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>25</td>
<td>25/60</td>
<td>25/60</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>10</td>
<td>10/25</td>
<td>10/25</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>15/40</td>
<td>15/40</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
~Sketch~

of a Site Plan/Subdivision Survey Creating Lot 2-A and 2-B located in Dogwood Neck/ Township, Horry County, S.C. surveyed for S & H Holdings, LLC.
AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 37105020016 FROM RESIDENTIAL (SF20) TO RESIDENTIAL (MSF40)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF20) to Residential (MSF40) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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 enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 37105020016 and currently zoned Residential (SF20) is herewith rezoned to Residential (MSF40).

2) 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.

3) Conflict with Preceding Ordinances: 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.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this __________ day of ______________, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman
Harold G. Worley, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Orton Bellamy, District 7
W. Paul Prince, District 9
Al Allen, District 11
Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Johnny Vaught, District 8
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: January 7, 2020
Second Reading: January 21, 2020
Third Reading:

#2019-11-004 John Russell Davis
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>John Russell Davis (Energov # 047314)</th>
<th>Rezoning Request #</th>
<th>2019-11-004</th>
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<tbody>
<tr>
<td>PIN #</td>
<td>37105020016</td>
<td>County Council District #</td>
<td>11 - Allen</td>
</tr>
<tr>
<td>Site Location</td>
<td>Lake Ann Dr in Conway</td>
<td>Staff Recommendation</td>
<td>Approval</td>
</tr>
<tr>
<td>Property Owner/Contact</td>
<td>John Russell Davis</td>
<td>PC Recommendation</td>
<td>Approval 8.3</td>
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<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
<td>2.14</td>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>SF20</th>
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</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF40</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Manufactured Home</td>
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**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>5 (Fire)</td>
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<tr>
<td>Utilities</td>
<td>Public/Septic</td>
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<tr>
<td>Character of the Area</td>
<td>Residential</td>
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**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Road Conditions</td>
<td>Rd, Station, Traffic AADT (2017)</td>
</tr>
<tr>
<td>% Road Capacity</td>
<td>88%-90%</td>
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</table>

**COMMENTS**

- Comprehensive Plan District: Rural Area
- Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow a manufactured home on residential property. Currently the 2.14 acre property is zoned SF20 which does not permit manufactured/mobile homes and there are other SF20 and SF40 zoned properties within the immediate neighborhood. The surrounding area off of HWY 378 is mostly zoned CFA and FA which both allow for manufactured homes on lots with minimum area of 0.5 acres.

This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

Public Comment: 12/5/2019 Rick & Teresa Baum, Elaine Hughes and Douglas Thomas spoke in opposition of the request. Their concerns were property value. Russell Davis was present to address questions and concerns.

**TRANSPORTATION INFORMATION**

- Projected Daily Trips based on proposed use / Max Daily Trips based on current zoning: 16 / 16
- Daily Trips based on existing use / Max Daily Trips based on current zoning: 8 / 8
- Existing Road Conditions: US 378, Station 143, 11,000 AADT
- County, Unpaved

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>40,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>50</td>
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<tr>
<td>Side Setback</td>
<td>20</td>
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<tr>
<td>Rear Setback</td>
<td>30</td>
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<td>Bldg. Height</td>
<td>35</td>
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<tr>
<td>Requested</td>
<td>MSF40</td>
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<tr>
<td>Current</td>
<td>SF20</td>
</tr>
<tr>
<td>Adjacent</td>
<td>SF20</td>
</tr>
<tr>
<td>Adjacent</td>
<td>FA (com/res)</td>
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<tr>
<td>Adjacent</td>
<td>43,560/21,780</td>
</tr>
<tr>
<td>Adjacent</td>
<td>FA</td>
</tr>
<tr>
<td>Adjacent</td>
<td>60/25</td>
</tr>
<tr>
<td>Adjacent</td>
<td>25/10</td>
</tr>
<tr>
<td>Adjacent</td>
<td>40/15</td>
</tr>
<tr>
<td>Adjacent</td>
<td>35</td>
</tr>
</tbody>
</table>