

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

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- A. Call to Order
  - B. Invocation
  - C. Pledge of Allegiance
  - D. Public Input
  - E. Approval of Agenda Contents
  - F. Approval of Minutes: Regular Meeting, January 7, 2020
- Johnny Gardner, Chairman  
Mr. Hardee  
Mr. Howard
- 

**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)
  - 11-2020** Robert Turner, agent for Arthur B. Jordan, Jr. et al (Mr. Allen)
- 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:**

<u>Council Meetings</u> Feb 4 & 18, 6:00 p.m.	<u>I&amp;R Committee</u> Jan 28, 9:00 a.m.	<u>Public Safety Comm.</u> Jan 27, 9:00 a.m.	<u>Administration Comm</u> Jan 28, 2:00 p.m.
<u>Transportation/Econ</u> <u>Dev Comm</u> 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 out 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 early 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 Consortia, 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: **Ord 109-19** Jeff Miller, agent for Chase Storage LLC, Carolina Forest Storage PDD Amendment; **Ord 110-19** DDC Engineers, agent for FTTP Bishop Parkway LLC, Fantasy Harbour PDD Amendment; **Ord 111-19** Gary Ward, agent for Entity Properties LLC; **Ord 112-19** Robert Guyton, agent for Pure Assets LLC; **Ord 114-19** George Raymond Suggs; and **Ord 116-19** Kimberley Payne.

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.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

Ordinance 07-2020

**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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	CT Corporation (Energov # 047001)	Rezoning Request #	2019-10-002
PIN #	42607020004	County Council District #	4 - Loftus
Site Location	Jesse St in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	SST II 338 Jesse St LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	3.57

**ZONING DISTRICTS**

Current Zoning	RCS & HC
Proposed Zoning	RE4
Proposed Use	Outdoor Storage

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.4 (Fire)
Utilities	Public
Character of the Area	Commercial

**ADJACENT PROPERTIES**

LI	LI	MA1
LI	Subject Property	LI
HC	HC	PDD

**COMMENTS**

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

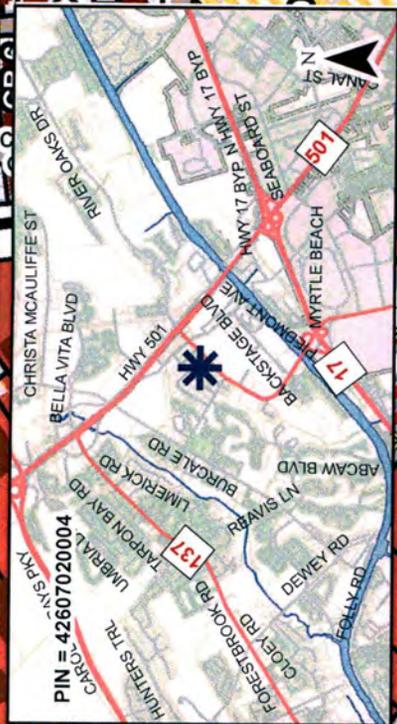
Daily Trips based on existing use / Max Daily Trips based on current zoning	150 / 500	Existing Road Conditions	County, Paved. Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200 / 550	Rd, Station, Traffic AADT (2017) % Road Capacity	George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS/HC	LI	MA1	PDD	HC
Min. Lot Size (in square feet)	21,780	10,000/10,000	21,780	21,780	NA	10,000
Front Setback	60	50/50	50	50	25	50
Side Setback	10	10/10	20	25	25	10
Rear Setback	15	15/15	25	25	25	15
Bldg. Height	36	65/120	60	60	175	120

Date Advertised: 11/17/2019 Date Posted: 10/9/2019 # Property Owners Notified: 35 Date Notification Mailed: 11/17/2019 Report Date: 11/17/2019 BY: sm

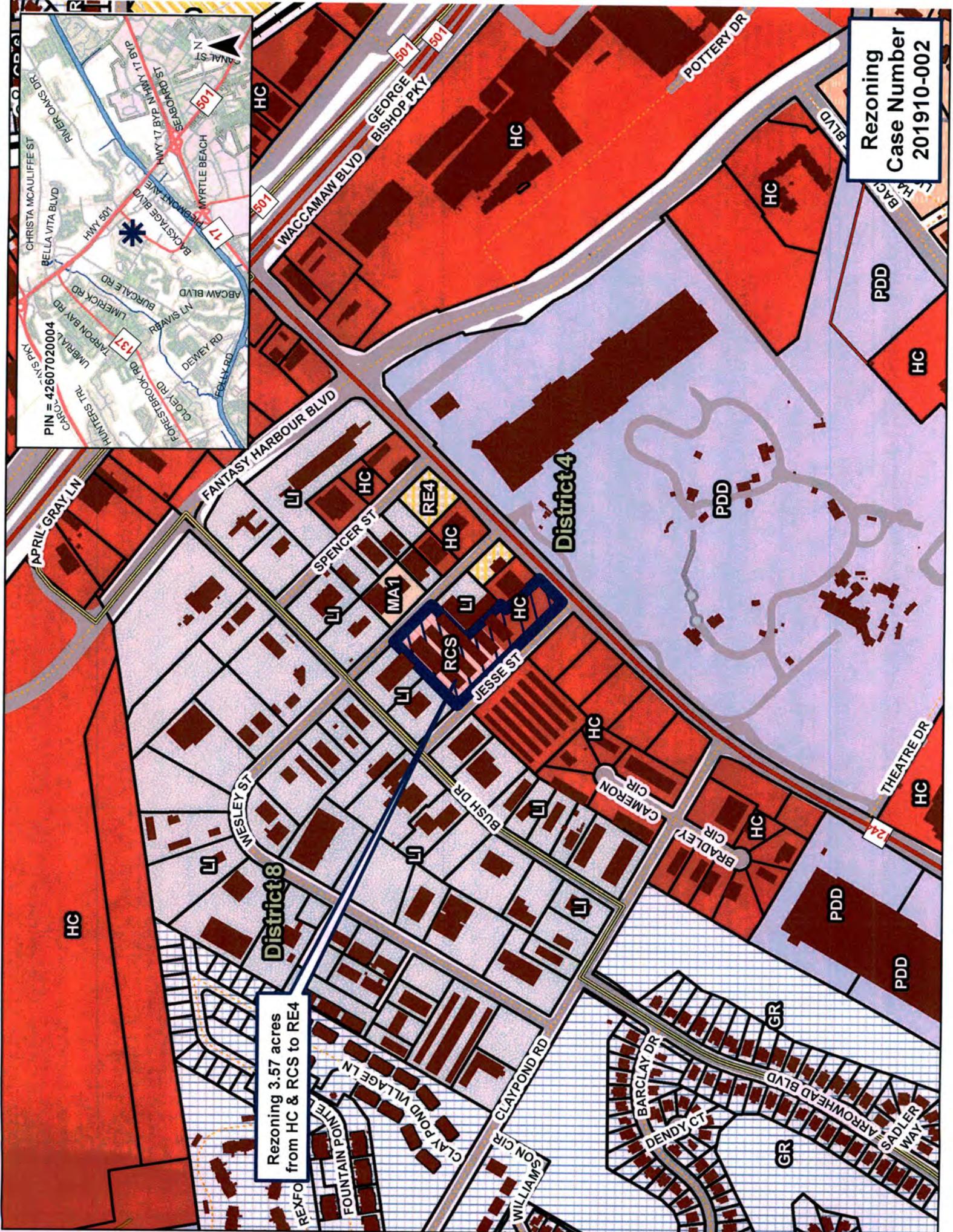
Rezoning  
Case Number  
201910-002



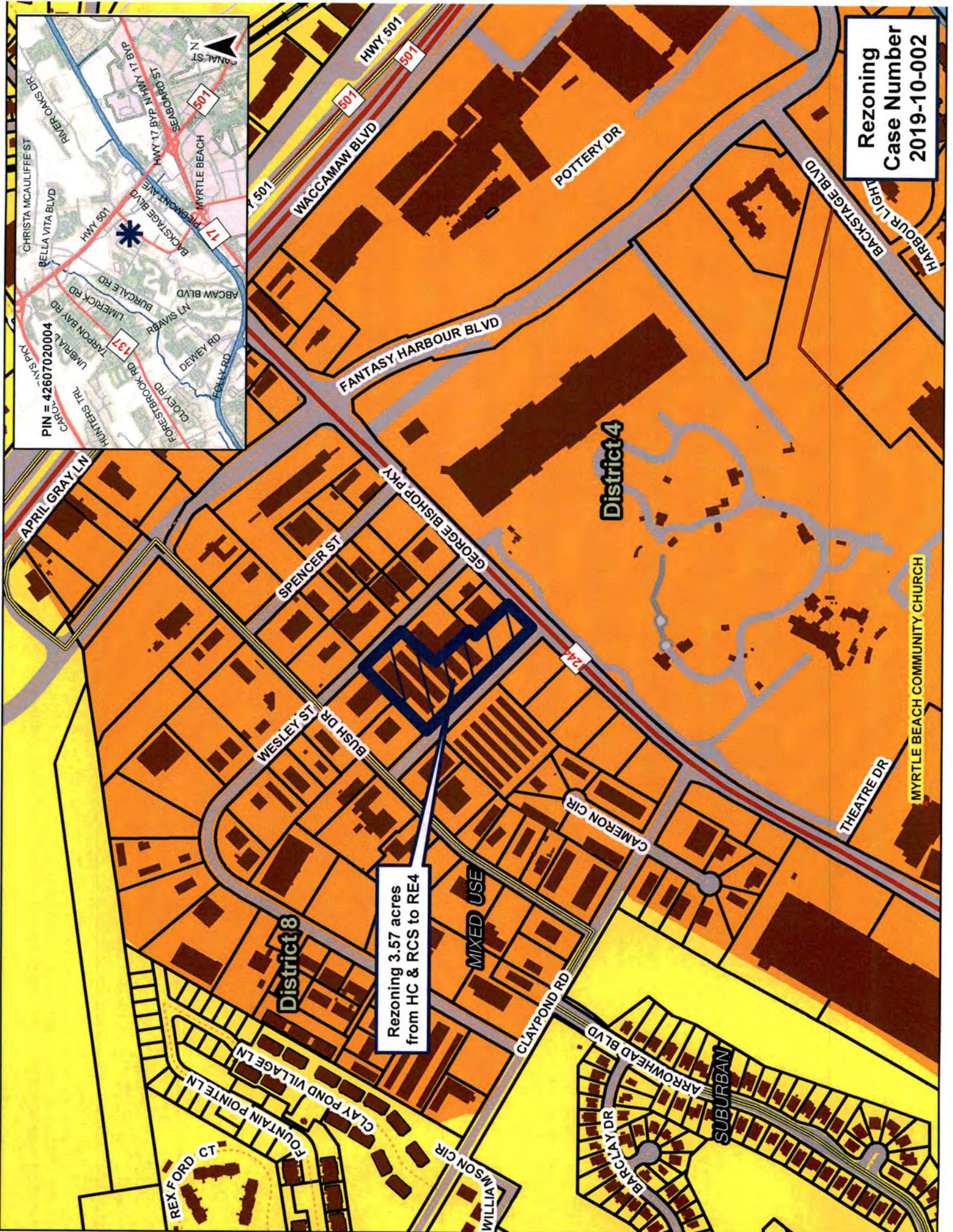
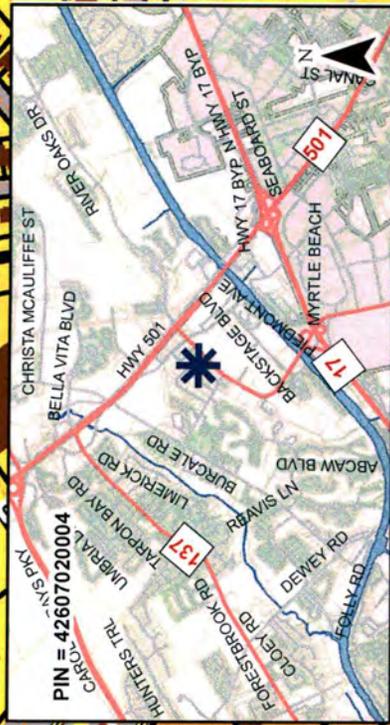
Rezoning 3.57 acres  
from HC & RCS to RE4

District 4

District 8



Rezoning  
Case Number  
2019-10-002



Rezoning 3.57 acres  
from HC & RCS to RE4

District 8

District 4

SUBURBAN

MYRTLE BEACH COMMUNITY CHURCH

MIXED USE

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 | 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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	NFP Holdings LLC (Energov # 047405)	Rezoning Request #	2019-11-006
PIN #	44207020008	County Council District #	4 - Loftus
Site Location	Leon Cir in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	NFP Holdings LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	3.47

**ZONING DISTRICTS**

Current Zoning	MHP
Proposed Zoning	MRD3
Proposed Use	Townhomes

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	5.75
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

MHP	HC	HC
MHP	Subject Property	MHP
MHP	MHP	MHP

**COMMENTS**

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: None
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**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/ac. The project will not incorporate sustainable design criteria and the 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 MSF6 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	Existing Road Conditions	Private
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	228 / 228	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 707, Station 103 46,000 AADT 65%-70%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MHP	MHP	HC		
Min. Lot Size (in square feet)	0.75 ac	5 ac	5 ac	10,000		
Front Setback	25 Exterior	35'	35'	50		
Side Setback	25 Exterior	20' separation	20' separation	10		
Rear Setback	25 Exterior	25'	25'	15		
Bldg. Height	40	35'	35'	120		

Date Advertised: 11/14/19

Date Posted: 11/14/19

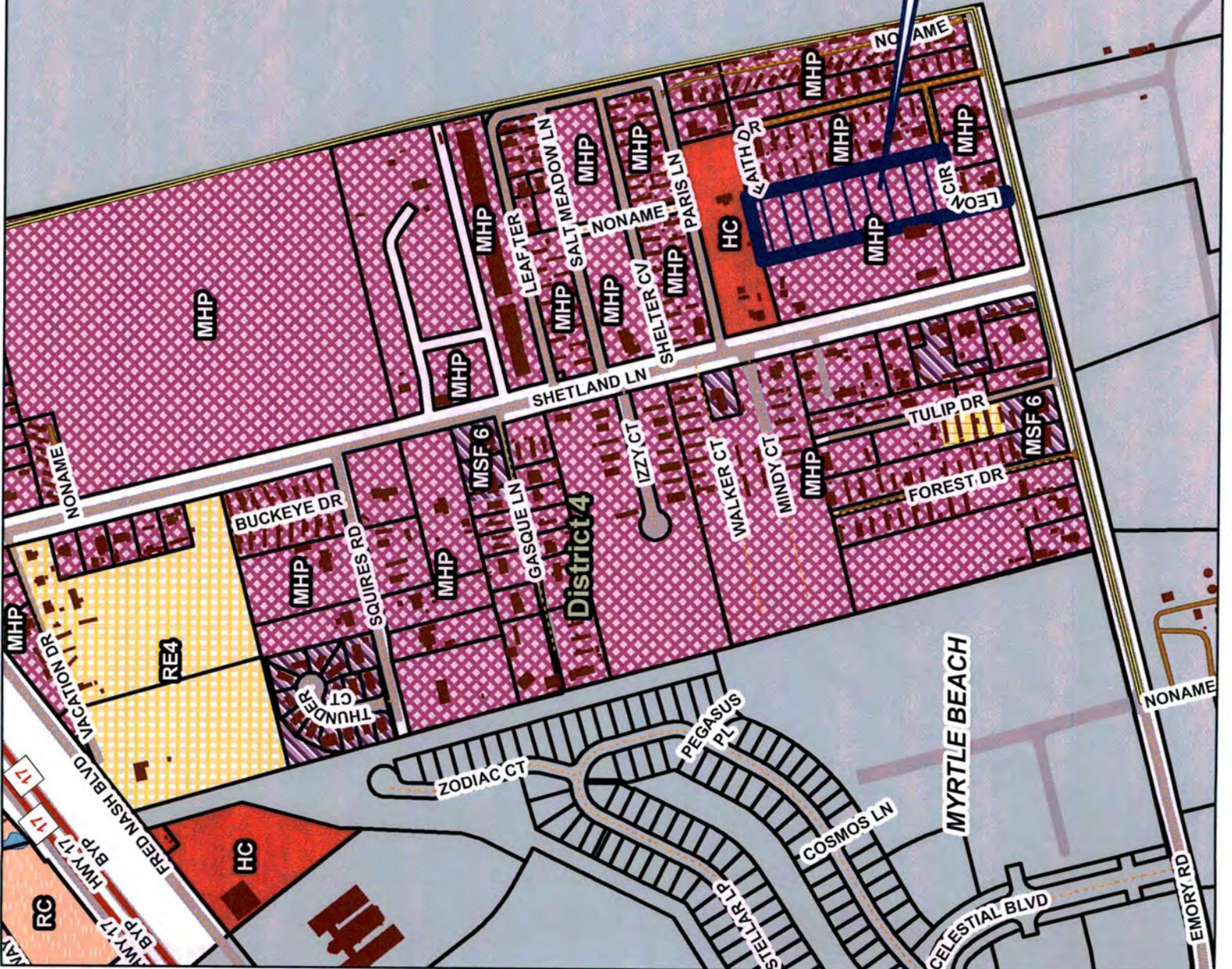
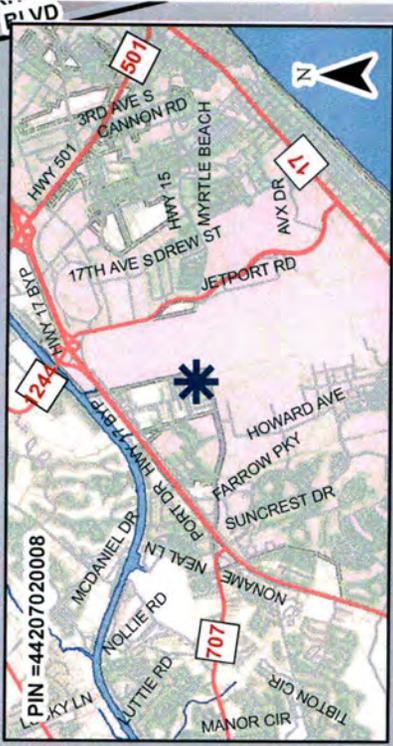
# Property Owners Notified: 17

Date Notification Mailed: 11/14/19

Report Date: 11/14/19

BY: sm





Rezoning 3.47 total acres  
from MHP to MRD3

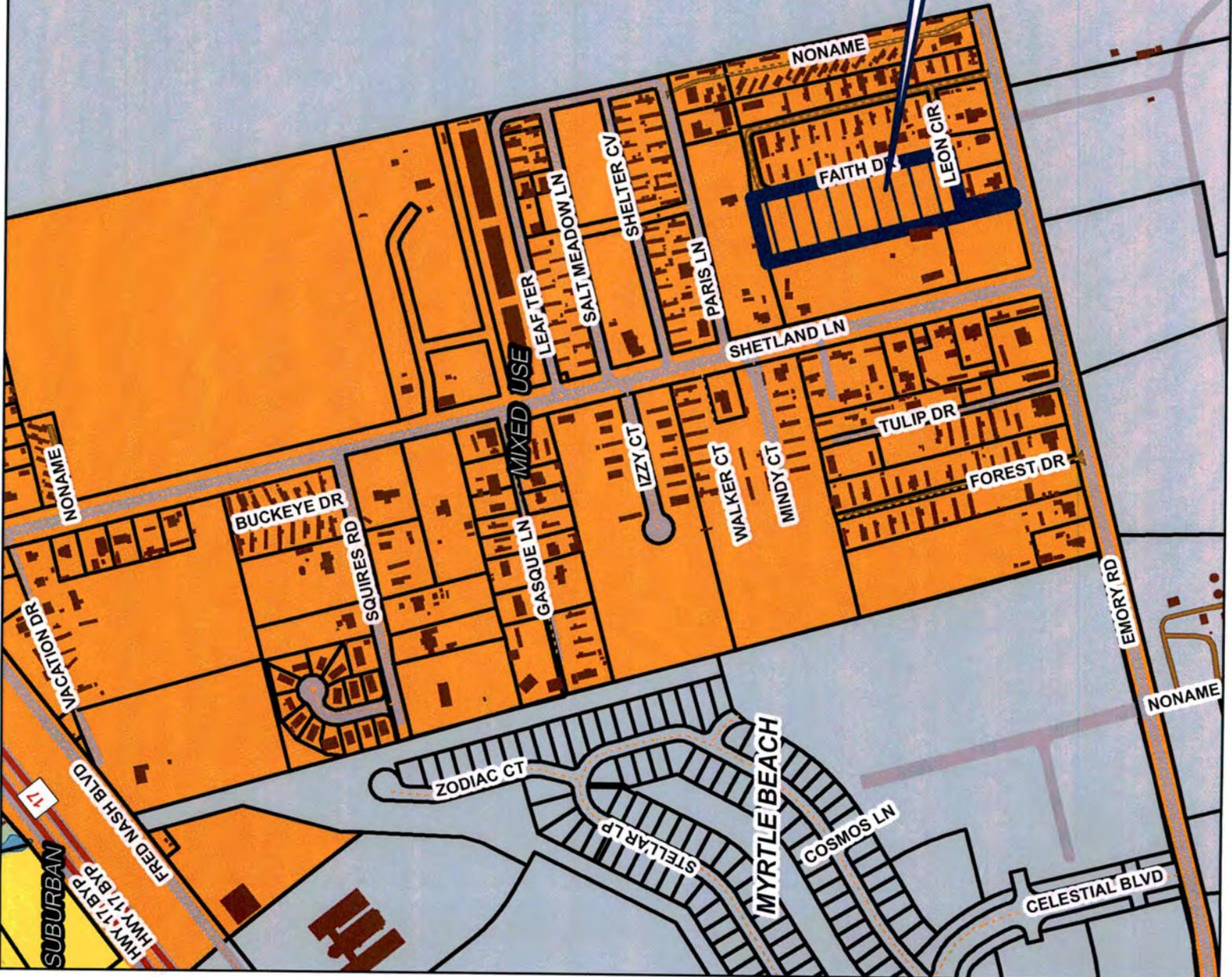
MYRTLE BEACH  
District 3

District 4



MYRTLE BEACH

Rezoning 3.47 total acres  
from MHP to MRD3



COUNTY OF HORRY

)  
)  
)

Ordinance 09-2020

STATE OF SOUTH CAROLINA

**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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	G3 Engineering (Energov # 047551)	Rezoning Request #	2019-12-002
PIN #	34900000027	County Council District #	9 - Prince
Site Location	Hwy 90 in Little River	Staff Recommendation	Approval
Property Owner Contact	Little River Group Six LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	11.46

**ZONING DISTRICTS**

Current Zoning	CFA
Proposed Zoning	MRD3
Proposed Use	Fee-simple Townhomes

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.25 (Fire)
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

PUD	PUD	PUD
CFA	Subject Property	GR
MSF6	SF6	SF6

**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 38' 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 opposing 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 88 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 Burdt, 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**

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

**DIMENSIONAL STANDARDS**

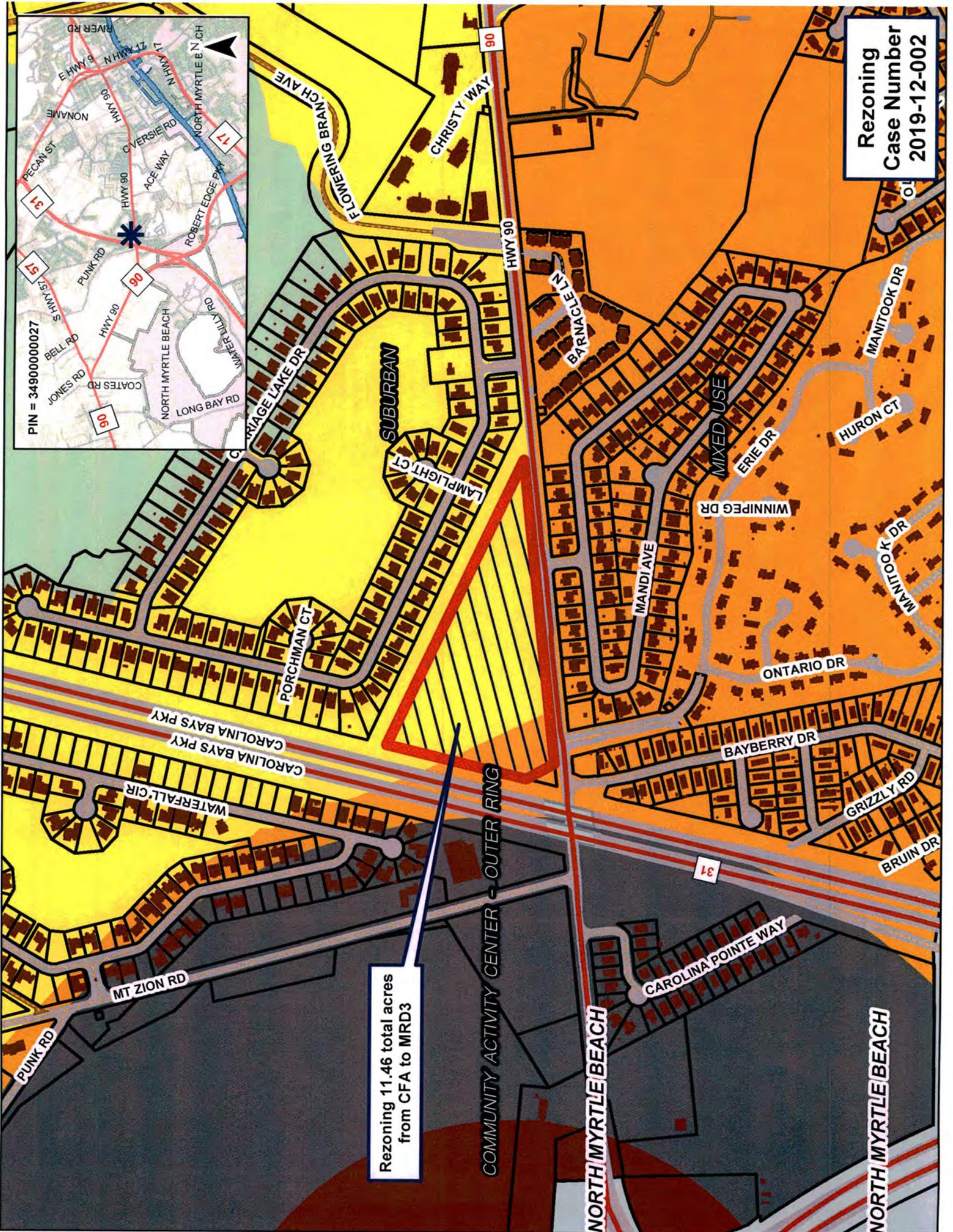
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (Com/Res)	Carriage Lake (PUD)	Merritt Park (GR)	SF6	
Min. Lot Size (in square feet)	0.75 ac	43,560/21,780	7,500	43,560	6,000	
Front Setback	25	60/25	20	30	20	
Side Setback	10	25/10	5	20	10	
Rear Setback	15	40/15	10	20	15	
Bldg. Height	120	35	35	120	35	

Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 158 Date Notification Mailed: 12/12/19 Report Date: 12/12/19 BY: sm





Rezoning  
Case Number  
2019-12-002



Rezoning 11.46 total acres  
from CFA to MRD3

COMMUNITY ACTIVITY CENTER - OUTER RING

NORTH MYRTLE BEACH

NORTH MYRTLE BEACH

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	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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Tyler Mann (Energov # 047618)	Rezoning Request #	2019-12-004
PIN #	29711020032	County Council District #	10 - Hardee
Site Location	Missouria Ln in Conway	Staff Recommendation	Approval
Property Owner Contact	Tyler Mann	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.40

**ZONING DISTRICTS**

Current Zoning	LFA
Proposed Zoning	MSF14.5
Proposed Use	Residential

**LOCATION INFORMATION**

Flood and Wetland Information	X	LFA	LFA	MSF20
Public Health & Safety (EMS/fire) in miles	4.5 (Fire)	LFA	Subject Property	MSF20
Utilities	Public	MSF14.5	MSF20	MSF20
Character of the Area	Residential			

**ADJACENT PROPERTIES**

**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 19,603 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	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	32 / 32	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 905 , Station 253 6,000 AADT 50% - 55%
Proposed Improvements			

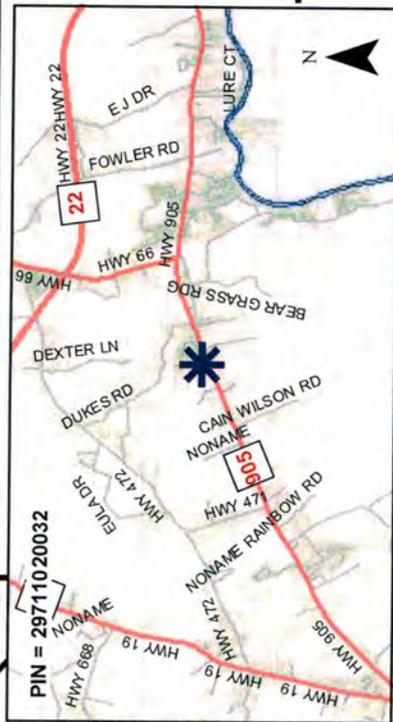
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	LFA	LFA	MSF20	MSF14.5	
Min. Lot Size (in square feet)	14,500	43,560	43,560	20,000	14,500	
Front Setback	25	60	60	40	25	
Side Setback	10	25	25	15	10	
Rear Setback	15	40	40	25	15	
Bldg. Height	35	35	35	35	35	

Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 22 Date Notification Mailed: 12/12/19 Report Date: 12/12/19 BY: sm



Rezoning  
Case Number  
2019-12-004



SCENIC & CONSERVATION

SCENIC & CONSERVATION

District 10

RURAL

Rezoning 1.40 total acres  
from LFA to MSF 14.5

MISSOURIA LN

FREDRICK CT

ALTON CT

EIDSON CIR

BRANDON LN

SHELL RD

HAVENWOOD PATH

HWY 905

MAER RD

DILMAR DR

COUNTY OF HORRY

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)  
)

Ordinance 11-2020

STATE OF SOUTH CAROLINA

**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  
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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Robert E Turner, IV, PE (Energov # 047611)	<b>Rezoning Request #</b>	2019-12-003
<b>PIN #</b>	32700000042	<b>County Council District #</b>	11 - Allen
<b>Site Location</b>	Hwy 548 in Conway	<b>Staff Recommendation</b>	Approval
<b>Property Owner Contact</b>	Arthur B Jordan Jr ETAL	<b>PC Recommendation</b>	Unanimous Approval
		<b>Size (in acres) of Request</b>	58.1

**ZONING DISTRICTS**

<b>Current Zoning</b>	FA
<b>Proposed Zoning</b>	SF10
<b>Proposed Use</b>	Residential

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	4.8 (Fire/Medic)
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential

**ADJACENT PROPERTIES**

SF10	FA	FA
FA	<b>Subject Property</b>	FA
CFA	CFA	CFA

**COMMENTS**

<b>Comprehensive Plan District:</b> Rural	<b>Overlay/Area Plan:</b> Airport Environs 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**

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0 / 250	<b>Existing Road Conditions</b>	State, Paved, Two Lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	1144 / 1280	<b>Rd, Station, Traffic AADT (2017) % Road Capacity</b>	S 548, Station 667 2,900 AADT 20% - 25%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	FA (Com/Res)	SF10	CFA (Com/Res)	FA (Com/Res)	
<b>Min. Lot Size (in square feet)</b>	10,000	43,560/21,780	10,000	43,560/21,780	43,560/21,780	
<b>Front Setback</b>	25	60/25	25	60/25	60/25	
<b>Side Setback</b>	10	25/10	10	25/10	25/10	
<b>Rear Setback</b>	15	40/15	15	40/15	40/15	
<b>Bldg. Height</b>	35	35	35	35	35	

Date Advertised: 12/12/19 Date Posted: 12/12/19 # Property Owners Notified: 51 Date Notification Mailed: 12/12/19 Report Date: 12/12/19 BY: sm



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'



- MF  
John A. Moore  
PIN: 327-10-00-0021  
Residential
- MF  
Christopher Ryan Anagnostou et al  
PIN: 327-10-00-0022  
Residential
- MF  
Barbara Ann Conroy et al  
PIN: 327-10-00-0023  
Residential
- MF  
Margaret G. Blanton  
PIN: 327-10-00-0024  
Residential
- MF  
College Street Property Owners  
PIN: 327-10-00-0025  
Open Space
- MF  
Linda S. Jordan et al  
PIN: 327-10-00-0026  
Residential
- MF  
Estate of Nancy Brown  
PIN: 327-10-00-0027  
Agricultural
- MF  
Water distribution by Buckport Water System, Inc.  
Sanitary Sewer collection by Grand Strand Water and Sewer Authority

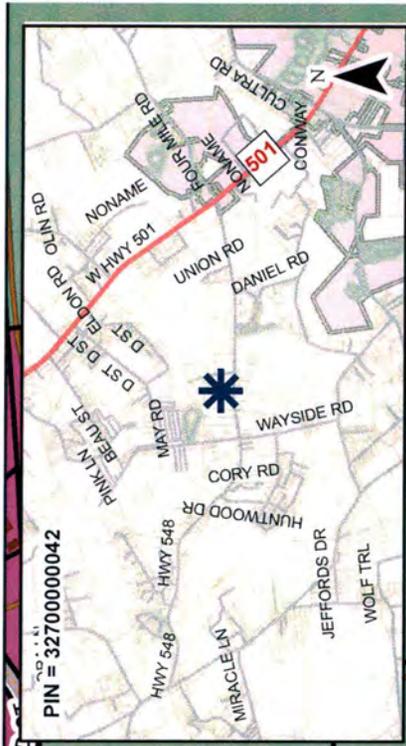


LOCATION MAP  
 1" = 2000'

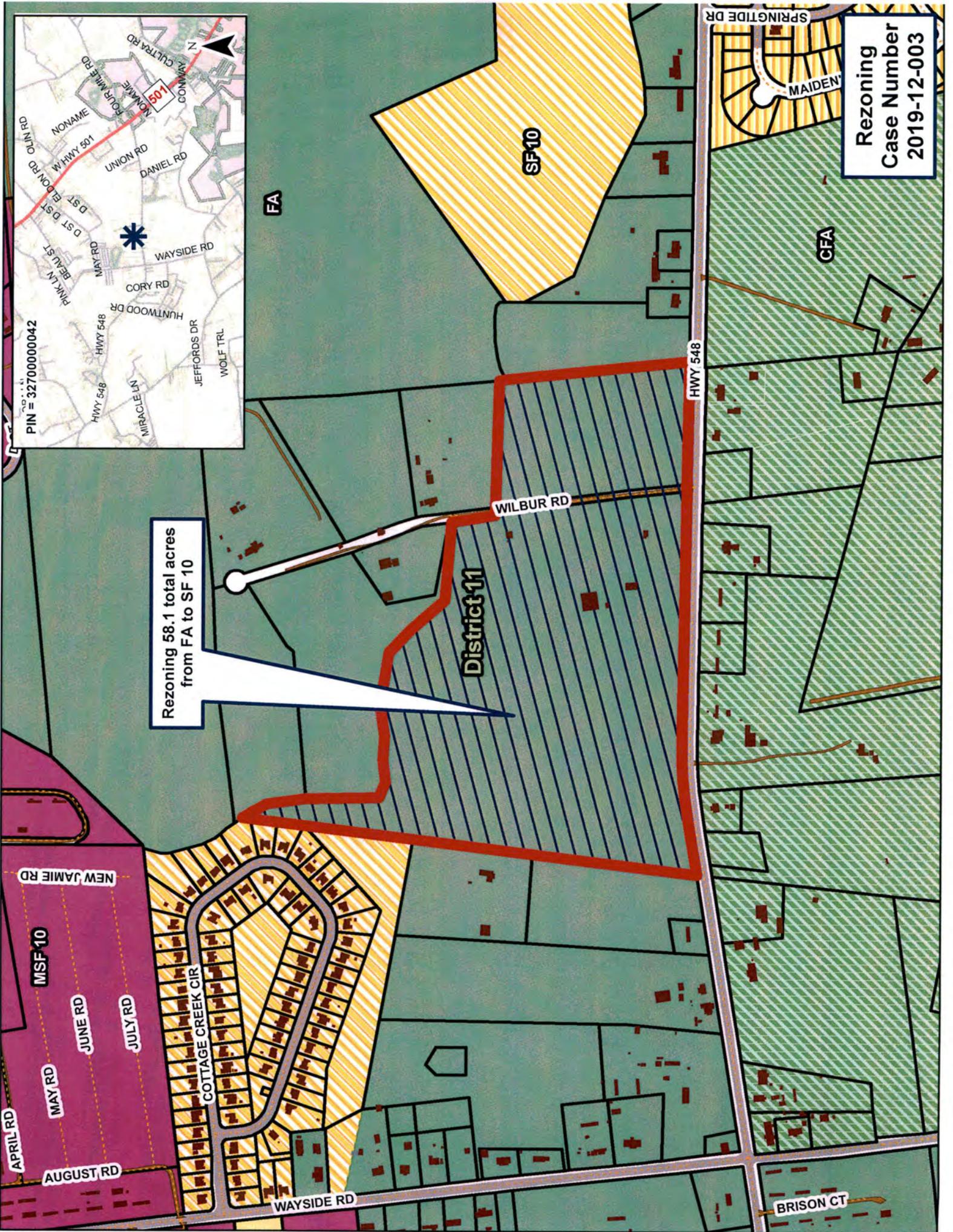
November, 2019  
 Revised: December 18, 2019

REZONING EXHIBIT - PIN 327-00-00-0042  
 Horry County, SC

Arthur B. Jordan, Jr.



Rezoning 58.1 total acres  
from FA to SF 10



Rezoning  
Case Number  
2019-12-003



COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

)  
)

RESOLUTION R-02-2020

**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).

Year 12 (19-20)	Approved Budget	Revised Budget
City of Myrtle Beach		
*Infrastructure Improvements in Eligible Low Income Neighborhoods (Census Tracts 506 & 507)	\$0	\$220,718
Housing Acquisition / Rehabilitation	\$70,718	\$0
Public Facility Improvements: Charlie's Place	\$300,000	\$150,000
Façade Improvement Program	\$40,000	\$40,000
Total	\$410,718	\$410,718

**AND IT IS SO RESOLVED** this 21<sup>st</sup> 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.

Year 12 (19-20)	Approved Budget	Revised Budget
City of Myrtle Beach		
*Infrastructure Improvements in Eligible Low Income Neighborhoods (Census Tracts 506 & 507)	\$0	\$220,718
Housing Acquisition / Rehabilitation	\$70,718	\$0
Public Facility Improvements: Charlie’s Place	\$300,000	\$150,000
Façade Improvement Program	\$40,000	\$40,000
Total	\$410,718	\$410,718

\*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  
STATE OF SOUTH CAROLINA

) COMMUNITY BENEFIT RESOLUTION R-02-20  
)

**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:

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

**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 8 + 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: 843-283-9022 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: [Handwritten Signature]

\$1000 - Johnny Vaught  
\$500 - Al Allen

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF Horry )

RESOLUTION R-03-2020

**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 PREVENTATION.**

**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

# S 259

## Session 123 (2019-2020)

**S 0259** General Bill, By Goldfinch, Campsen, Kimpson, Senn and Campbell

Similar(H 3083)

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.

[259 .htm">View full text](#)

12/12/18	Senate	Prefiled
12/12/18	Senate	Referred to Committee on Agriculture and Natural Resources
01/08/19	Senate	Introduced and read first time (Senate Journal-page 156)
01/08/19	Senate	Referred to Committee on Agriculture and Natural Resources (Senate Journal-page 156)
03/05/19	Senate	Committee report: Favorable with amendment Agriculture and Natural Resources (Senate Journal-page 15)
03/06/19		Scrivener's error corrected
03/19/19	Senate	Committee Amendment Adopted (Senate Journal-page 17)
03/19/19	Senate	Amended (Senate Journal-page 17)
03/19/19	Senate	Read second time (Senate Journal-page 17)
03/19/19	Senate	Roll call Ayes-44 Nays-1
03/20/19		Scrivener's error corrected
03/20/19	Senate	Read third time and sent to House (Senate Journal-page 14)
03/21/19	House	Introduced and read first time (House Journal-page 4)
03/21/19	House	Referred to Committee on Labor, Commerce and Industry (House Journal-page 4)
03/27/19	House	Recalled from Committee on Labor, Commerce and Industry (House Journal-page 24)
03/27/19	House	Committed to Committee on Ways and Means (House Journal-page 24)

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### VERSIONS OF THIS BILL

**12/12/2018**  
**3/5/2019**

3/6/2019  
3/19/2019  
3/20/2019

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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.

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COUNTY OF HORRY

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)  
)

Ordinance 01-2020

STATE OF SOUTH CAROLINA

**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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Keith Rogers ETAL (Energov # 047443)	Rezoning Request #	2019-11-007
PIN #	35004020024	County Council District #	1 - Worley
Site Location	Park St in Little River	Staff Recommendation	Approval
Property Owner Contact	Keith Rogers ETAL	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.27

**ZONING DISTRICTS**

Current Zoning	SF10
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

**LOCATION INFORMATION**

Flood and Wetland Information	X & AE
Public Health & Safety (EMS/fire) in miles	2.3
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

SF10	SF10	SF10
SF10	Subject Property	SF10
SF10	SF10	SF10

**COMMENTS**

Comprehensive Plan District: Urban Corridors	Overlay/Area Plan: None
--	-------------------------

**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 2<sup>nd</sup> 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 persure 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	Existing Road Conditions	County, Paved, Two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 90, Station 229 15,700 AADT 105-110%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD	SF10	SF10			
Min. Lot Size (in square feet)	6,000	10,000	10,000			
Front Setback	25	25	25			
Side Setback	10	10	10			
Rear Setback	15	15	15			
Bldg. Height	40	35	35			

Date Advertised: 11/14/19

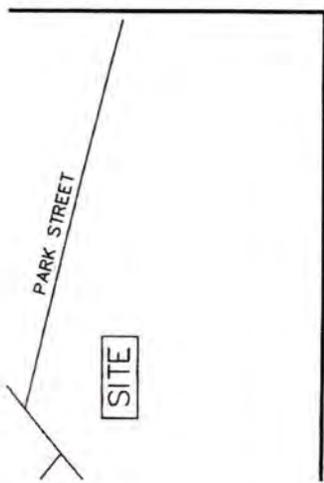
Date Posted: 11/14/19

# Property Owners Notified: 60

Date Notification Mailed: 11/14/19

Report Date: 11/14/19

BY: sm

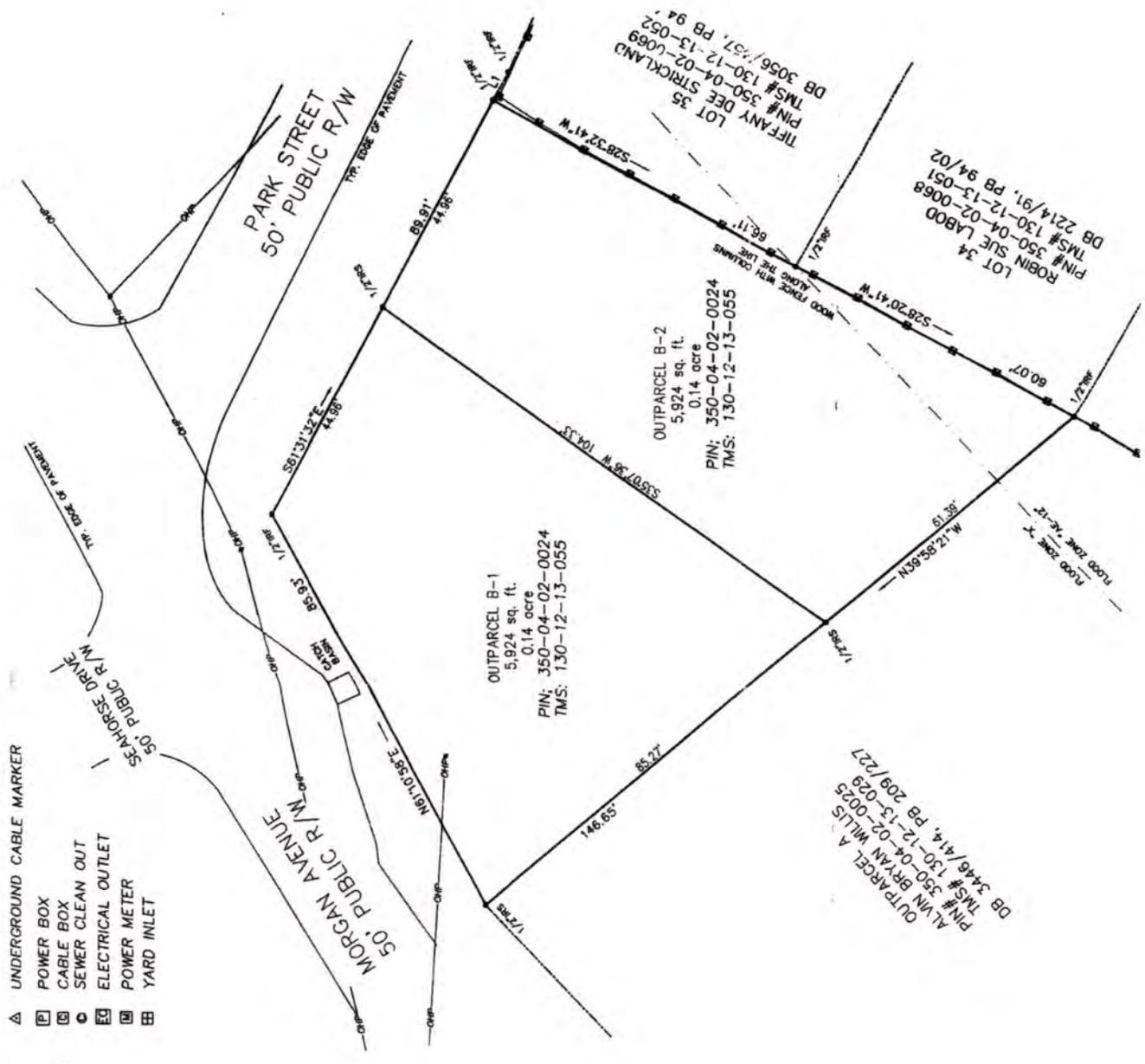


INITY MAP N.T.S. ~

OF OUTPARCELS A & B", BY HARRY F. BRUTTON & ASSOCIATES  
 DATED JULY 5, 2005  
 ED IN PLAT BOOK 209, PAGE 227.

- △ UNDERGROUND CABLE MARKER
- POWER BOX
- ⊞ CABLE BOX
- ⊞ SEWER CLEAN OUT
- ⊞ ELECTRICAL OUTLET
- ⊞ POWER METER
- ⊞ YARD INLET

- ⊞ POWER POLE
- ⊞ FIRE HYDRANT
- ⊞ AIR CONDITIONING PAD
- ⊞ CATCH BASIN
- ⊞ TRANSFORMER
- ⊞ GAS MARKER
- ⊞ WATER METER



OUTPARCEL B-1  
 0.14 acre  
 5,924 sq. ft.  
 PIN: 350-04-02-0024  
 TMS: 130-12-13-055

OUTPARCEL B-2  
 0.14 acre  
 5,924 sq. ft.  
 PIN: 350-04-02-0024  
 TMS: 130-12-13-055

OUTPARCEL A  
 ALVIN BRYAN MILLS  
 PIN# 350-04-02-0025  
 TMS# 130-12-13-029  
 DB 3448/414, PB 209/227

LOT 34  
 ROBIN SUE LABOD  
 PIN# 350-04-02-0068  
 TMS# 130-12-13-051  
 DB 2214/91, PB 94/02

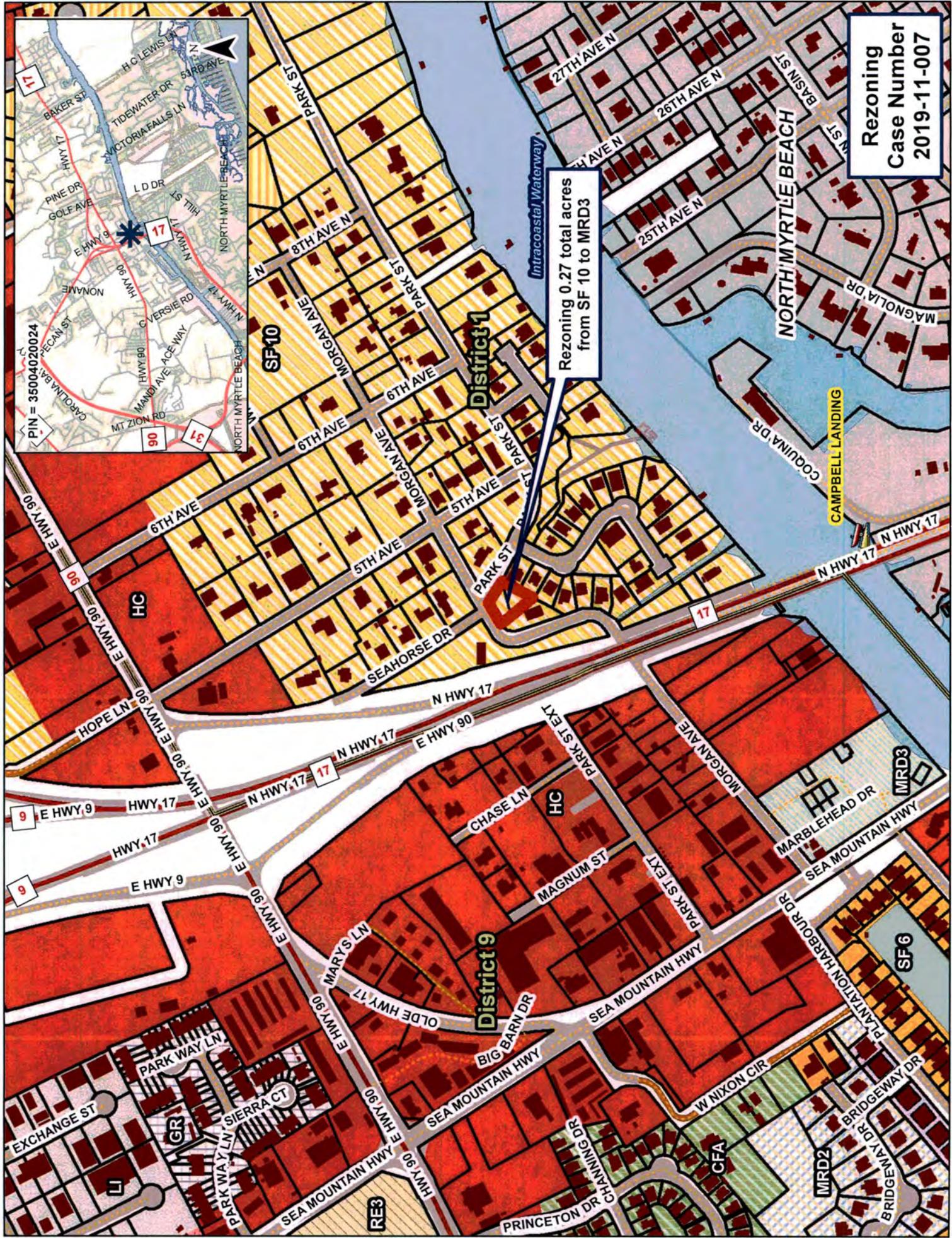
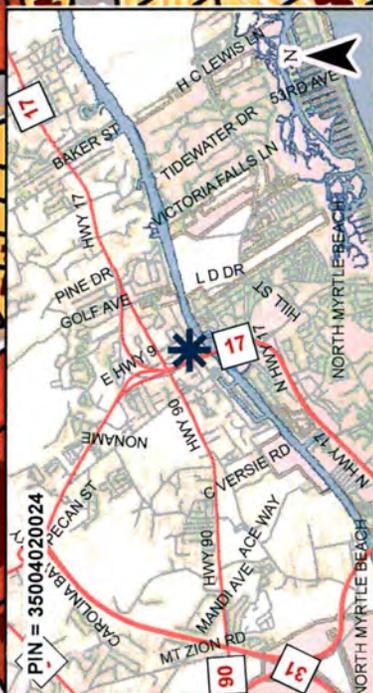
LOT 35  
 TIFANY DEE STRICKLAND  
 PIN# 350-04-02-0069  
 TMS# 130-12-13-052  
 DB 3056/357, PB 94/

S:  
 PIN: 350-04-02-0024, TMS: 130-12-13-055  
 OWNER OF RECORD: ROY KEITH & EDITH LAUREN PORTER ROGERS  
 244 PARK STREET  
 LITTLE RIVER, S.C. 29566  
 THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-12 AND X-OUT  
 IS SCALED FROM F.I.R.M. 45051C0582 H DATED  
 AUG. 23, 1998, THIS PLAT IS NOT THE BASIS FOR FLOOD  
 DAMAGE DETERMINATION OR FLOOD ZONE RELATED ISSUES.  
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF  
 THE SURVEY: IT IS NOT TRANSFERABLE TO ADDITIONAL  
 PURCHASERS OR SUBSEQUENT OWNERS.  
 THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND  
 SIGNATURE OF SURVEYOR.  
 NO ATTEMPT HAS BEEN MADE AS A PART OF THIS  
 SURVEY TO OBTAIN OR SHOW DATA CONCERNING  
 EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR  
 LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE  
 FACILITY. FOR INFORMATION REGARDING THESE UTILITIES  
 PLEASE CONTACT THE APPROPRIATE AGENCIES.  
 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT  
 SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,  
 RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR  
 ANY OTHER FACTS THAT AN ACCURATE AND CURRENT  
 TITLE SEARCH MAY DISCLOSE.  
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT  
 EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.  
 NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF  
 UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES



Rezoning  
Case Number  
2019-11-007

Rezoning 0.27 total acres  
from SF 10 to MRD3



COUNTY OF HORRY

)

Ordinance 02-2020

STATE OF SOUTH CAROLINA

)

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY 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  
 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:

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Ricky Martin (Energov # 047073)	Rezoning Request #	2019-11-001
PIN #	42914010003 & 42914010004	County Council District #	6 - Crawford
Site Location	Corner of Mill Pond Rd & Brothers Hill Rd in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Ricky Martin	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.12

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X	CFA	CFA	CFA
Proposed Zoning	MSF14.5	Public Health & Safety (EMS/fire) in miles	3.5 (Fire/Medic)	CFA	Subject Property	CFA
Proposed Use	Three Residential Lots	Utilities	Public	MSF40	MSF40	MSF20
		Character of the Area	Residential			

**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 SF10 and MSF10 districts located along HWY544 in close proximity to the subject parcel. This request includes two existing parcels with one being 0.62 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			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 100	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	24 / 24	Rd, Station, Traffic AADT (2017) % Road Capacity	SC Hwy 544, Station 244 31,600 AADT 90%-95%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	CFA (res/com)	CFA (res/com)	MSF20	MSF40	
Min. Lot Size (in square feet)	14,500	21,780/43,560	21,780/43,560	20,000	40,000	
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	

Date Advertised: 11/14/19    Date Posted: 11/14/19    # Property Owners Notified: 16    Date Notification Mailed: 11/14/19    Report Date: 11/14/19    BY: sm



**Rezoning  
Case Number  
2019-11-001**

**Rezoning 1.12 total acres  
from CFA to MSF 14.5**

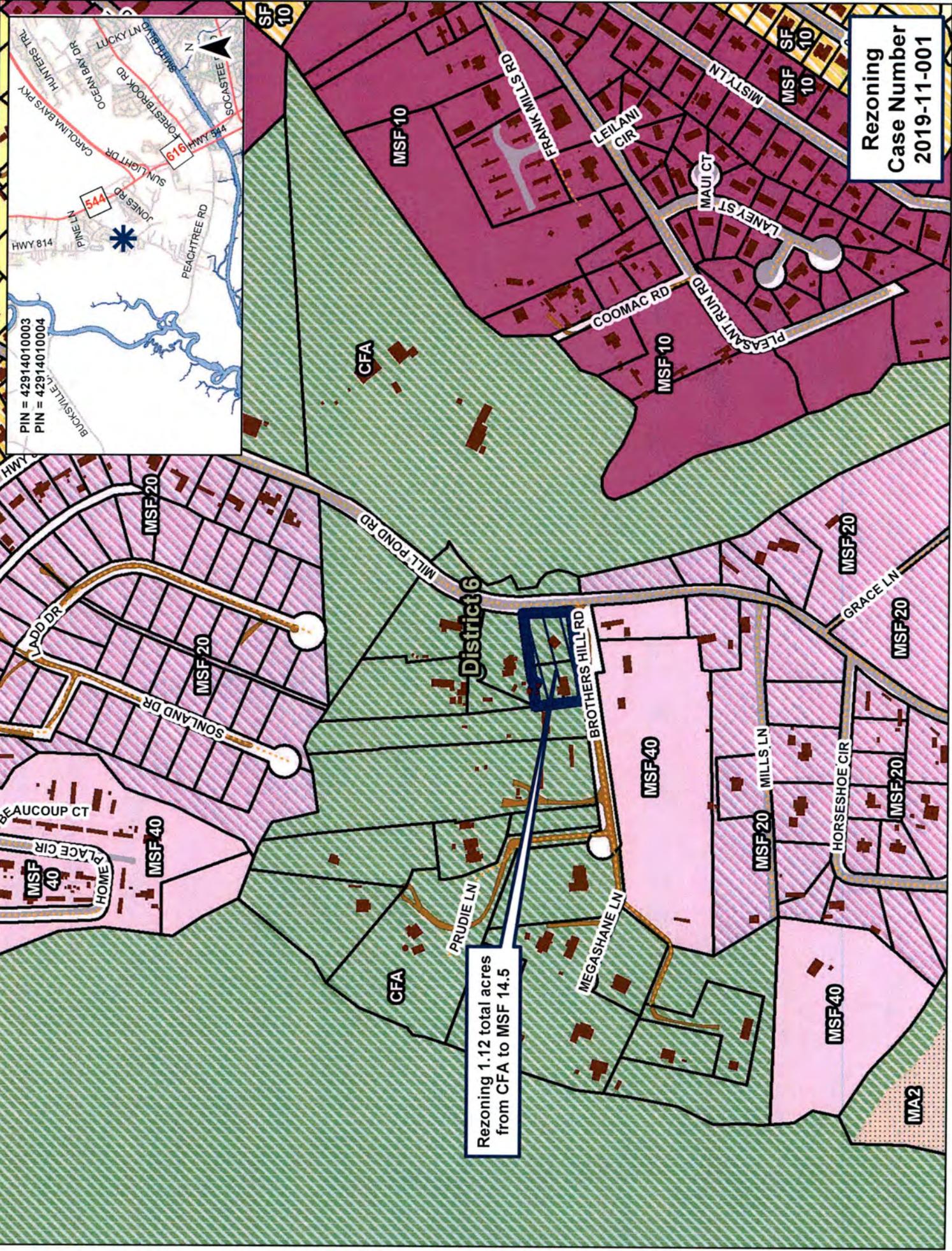
**BROTHERS HILL RD**



Rezoning  
Case Number  
2019-11-001

Rezoning 1.12 total acres  
from CFA to MSF 14.5

PIN = 42914010003  
PIN = 42914010004



COUNTY OF HORRY )

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)  
)

Ordinance 03-2020

STATE OF SOUTH CAROLINA

**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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Donald Long (Energov # 047374)	Rezoning Request #	2019-11-005
PIN #	17713020004	County Council District #	9 - Prince
Site Location	Hwy 9 Bypass E in Loris	Staff Recommendation	Approval
Property Owner Contact	Donald E Long Sr, Etal	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	5

**ZONING DISTRICTS**

Current Zoning	NC
Proposed Zoning	RE4
Proposed Use	Retail Sales - Furniture

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.85 (Fire)
Utilities	Septic
Character of the Area	Residential & Commercial

**ADJACENT PROPERTIES**

MSF10	MSF10	MSF10
MSF10	Subject Property	MSF10
FA	FA	MSF10

**COMMENTS**

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

Daily Trips based on existing use / Max Daily Trips based on current zoning	10 / 500	Existing Road Conditions	State, Four-lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100 / 1,000	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 9, Station 197 9,600 AADT 20%-25%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	NC	FA (com/res)	MSF10		
Min. Lot Size (in square feet)	21,780	10,000	43,560/21,780	10,000		
Front Setback	60	25	60/25	25		
Side Setback	10	10	25/10	10		
Rear Setback	15	15	40/15	15		
Bldg. Height	36	35	35	35		

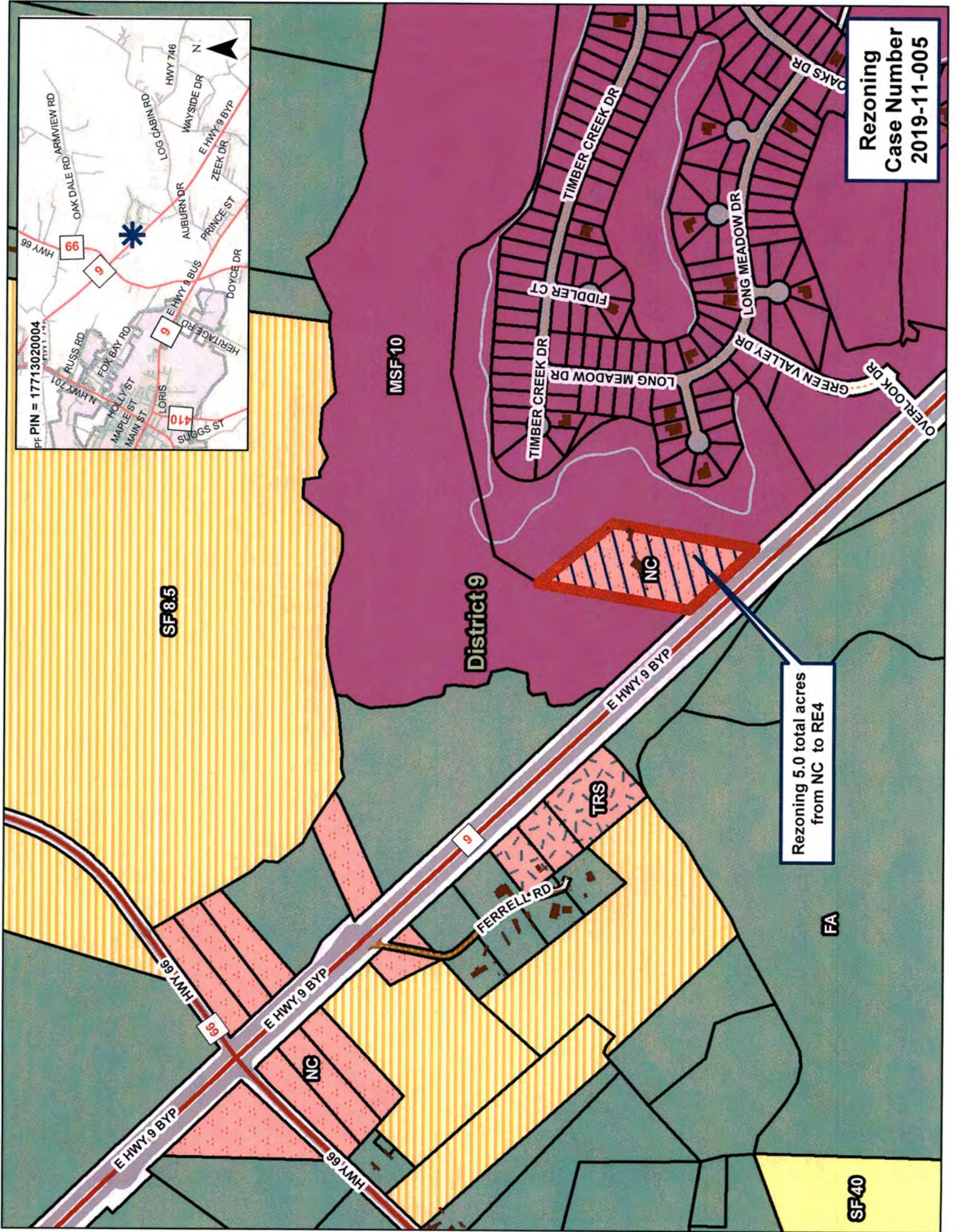
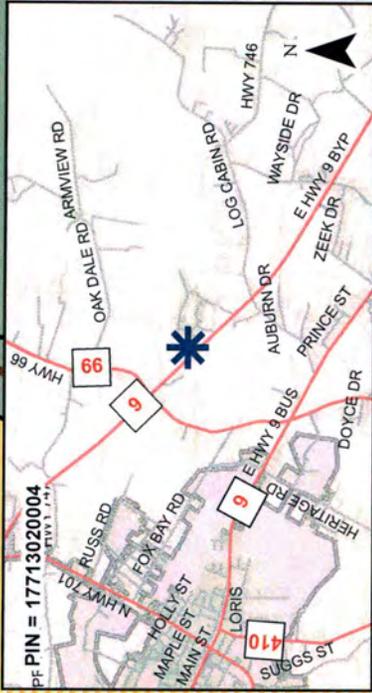
Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 23 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm

Rezoning  
Case Number  
2019-11-005



Rezoning 5.0 total acres  
from NC to RE4

Rezoning  
Case Number  
2019-11-005



Rezoning 5.0 total acres  
from NC to RE4

COUNTY OF HORRY )

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Ordinance 04-2020

STATE OF SOUTH CAROLINA )

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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 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 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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

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

**ZONING DISTRICTS**

Current Zoning	LFA
Proposed Zoning	MSF20
Proposed Use	Accessory Dwelling

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.25 (Fire/Medic)
Utilities	Private
Character of the Area	Residential, Rural

**ADJACENT PROPERTIES**

LFA	LFA	LFA
LFA	Subject Property	LFA
LFA	LFA	LFA

**COMMENTS**

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

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 50	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 366, Station 649 600 AADT 5%-10%
Proposed Improvements			

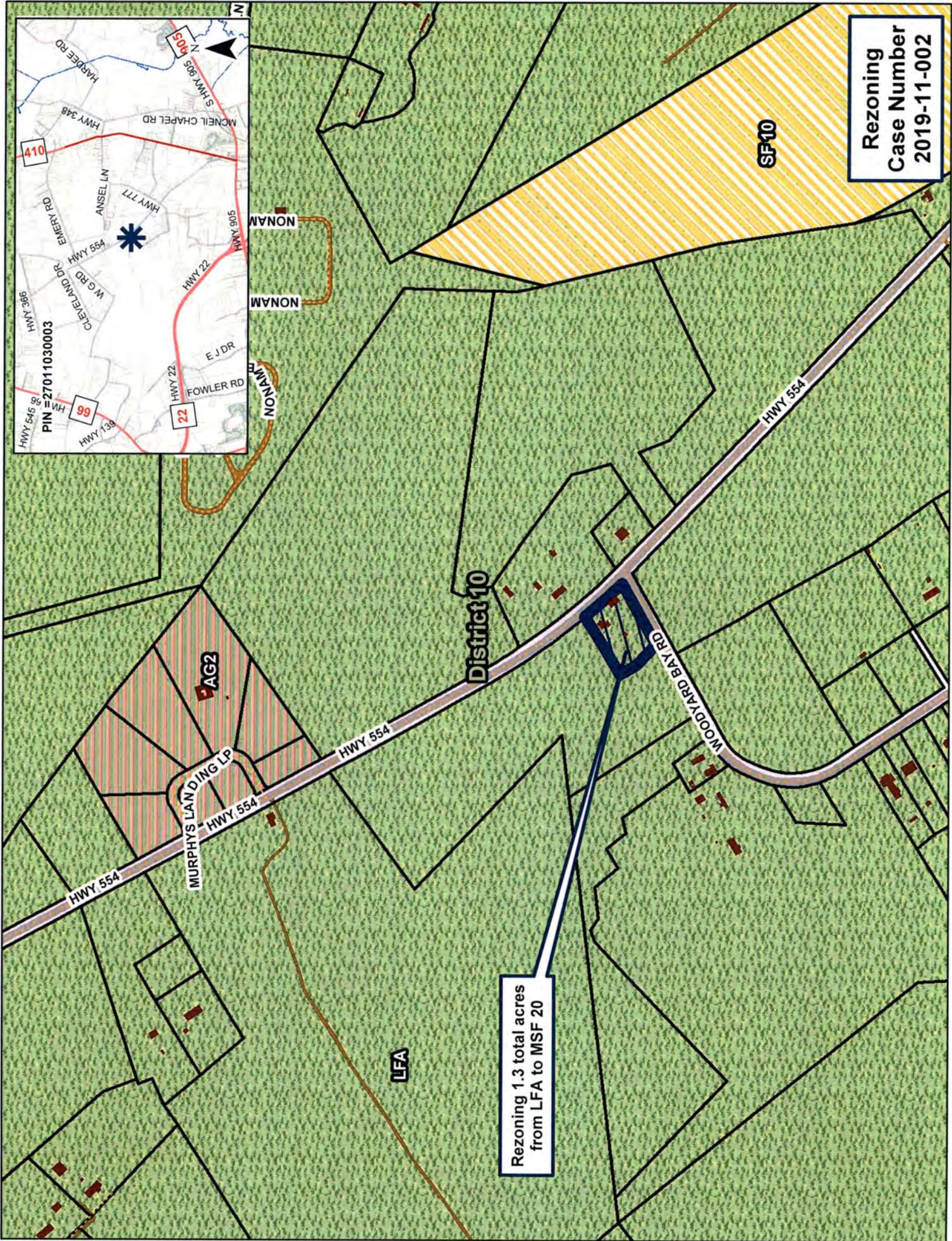
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	LFA	LFA			
Min. Lot Size (in square feet)	20,000	43,560	43,560			
Front Setback	40	60	60			
Side Setback	15	25	25			
Rear Setback	25	40	40			
Bldg. Height	35	35	35			

Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 10 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning  
Case Number  
2019-11-002



Rezoning 1.3 total acres  
from LFA to MSF 20



COUNTY OF HORRY

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Ordinance 05-2020

STATE OF SOUTH CAROLINA

**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:

Rezoning Review Sheet



**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**

Current Zoning	CFA
Proposed Zoning	SF10
Proposed Use	Residential

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2 (Fire)
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

CFA	CFA	CFA
CFA	Subject Property	SF10
CFA	CFA	CFA

**COMMENTS**

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
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**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 PDD, a single family development with minimum lot area of 8,125 sqft (Ord. 200-06). 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**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8	Existing Road Conditions	County, Paved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 90, Station 224 12,300 AADT 70%-75%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (res/com)	CFA (res/com)			
Min. Lot Size (in square feet)	10,000	21,780/43,560	21,780/43,560			
Front Setback	25	25/60	25/60			
Side Setback	10	10/25	10/25			
Rear Setback	15	15/40	15/40			
Bldg. Height	35	35	35			

Date Advertised: 11/14/19

Date Posted: 11/14/19

# Property Owners Notified: 21

Date Notification Mailed: 11/14/19

Report Date: 11/14/19

BY: sm

**Harry County**  
**REZONING**  
**CONCEPTUAL PLAN**  
**DO NOT RECORD**

Joe Yoness Wilson  
P# 343-04-02-0005  
TMS:126-00-01-247  
DB 3419/2019

Creekside Custom Homes, LLC  
P# 343-04-02-0030

Huston K. Vereen  
P# 343-04-02-0007  
TMS:126-00-01-260  
DB 3305/1965



**NOTE:**  
1. The 100-Year Flood Boundary was obtained directly from the FEMA Flood Insurance Rate Study (FIRI) for the State of Florida (1993). This property is located in Flood Zone AE-1. Flood Zone locations are coded from current FEMA maps. Scores vary from 1"-500' to 1"-2000' and are noted as being located in an area of special flood hazard. The Flood Zone is subject to change without notice. The Flood Zone is subject to verification by the County FEMA Office.  
2. This plan was prepared without the benefit of a title search. The plan is based on the information provided in recorded deeds and/or established by recorded plans.  
3. There has been no determination of wetlands or hazardous waste on this property.

**References:**  
1. Plat by Coastal Land Surveyors, Inc. dated 12-4-2007 entitled, "Map of Two Lots Prepared for Huston K. Vereen, PG 25/1714"



**~Sketch~**  
of a Site Plan/Subdivision Survey Creating Lot 2-A and 2-B located in Dogwood Neck Township, Harry County, S. C. surveyed for  
**S & H Holdings, LLC**

**K & R LAND SURVEYORS, INC.**  
Surveyors - Land Planning  
312 Laurel Street - Conway, S.C. 29526  
(843) 488-1804  
Fax: (843) 248-5284

Certificate of Survey and Accuracy

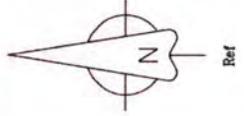
"I, Kenneth D. Jordan, hereby certify that to the best of my knowledge and belief, and to the best of my ability, the information shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements of the Standards of Practice Manual for Surveying in South Carolina. I am a duly licensed Professional Surveyor. Also, there are no encroachments, projections, or setbacks affecting the property other than those shown."

Kenneth D. Jordan, P.L.S. No. 21936  
Date: October 15, 2019

If the surveyor's signature is not red colored, the plat is a copy that should be discarded and not used. The certification contained on this document and not apply to any copies.  
© 2018 K & R Land Surveyors, Inc. Kenneth D. Jordan, Agent.  
No warranty is made by the surveyor in this plat for the purpose of further conveyance, deed descriptions, title verifications, etc.

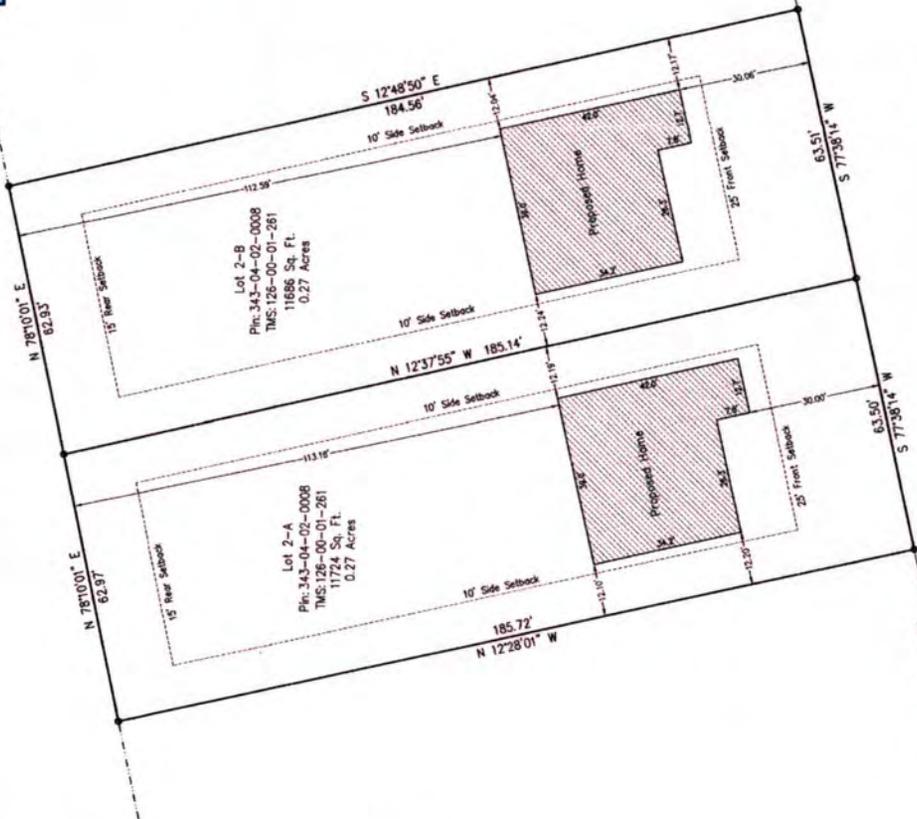


P# 343-04-02-0008  
TMS:126-00-01-261



Legend

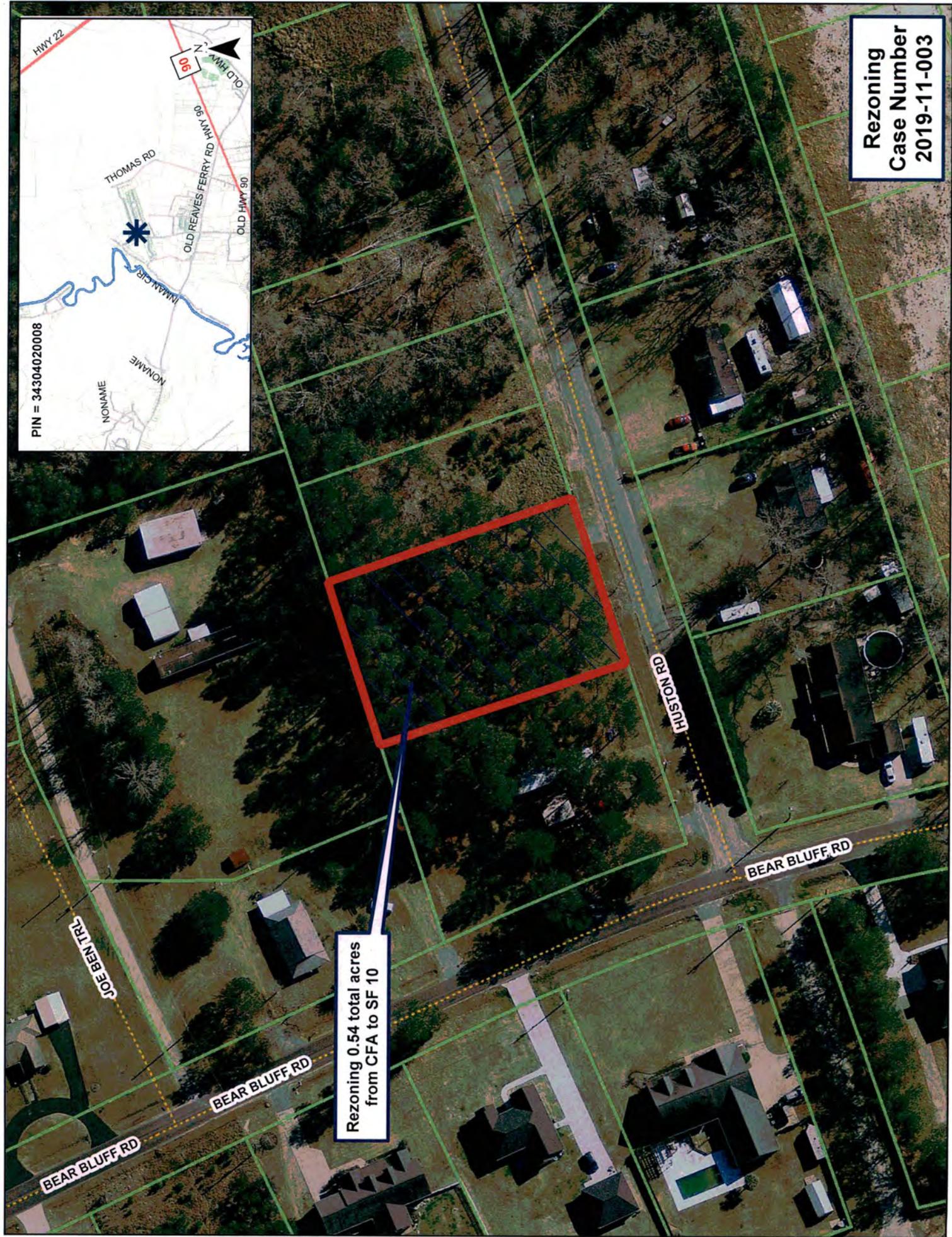
●	North Arrow
○	3" Birch Tree
○	Pine Tree
○	Existing Well
○	Utility Pole
○	Lottery Post
○	Other Marker
○	Water Marker
○	Drainage Corner
○	Survey Marker
○	Traffic Arrow
○	Clear Out
○	Overhead Power
○	Handicapped Parking



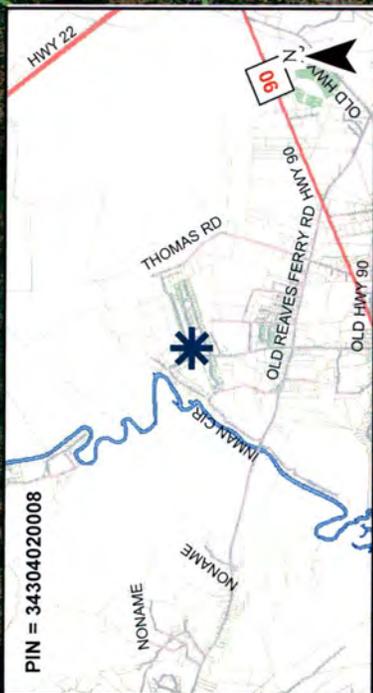
Houston Road (50' Public R/W)

136.67' to Bear Bluff Rd.

Rezoning  
Case Number  
2019-11-003



Rezoning 0.54 total acres  
from CFA to SF 10



PIN = 34304020008

NONAME

THOMAS RD

OLD REAVES FERRY RD

OLD HWY 90

INMAN CIR

HWY 22

06

N



COUNTY OF HORRY

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Ordinance 06-2020

STATE OF SOUTH CAROLINA

**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 | 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:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	John Russell Davis (Energov # 047314)	Rezoning Request #	2019-11-004
PIN #	37105020016	County Council District #	11 - Allen
Site Location	Lake Ann Dr in Conway	Staff Recommendation	Approval
Property Owner Contact	John Russell Davis	PC Recommendation	Approval 8:3
		Size (in acres) of Request	2.14

**ZONING DISTRICTS**

Current Zoning	SF20
Proposed Zoning	MSF40
Proposed Use	Manufactured Home

**LOCATION INFORMATION**

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	5 (Fire)
Utilities	Public/Septic
Character of the Area	Residential

**ADJACENT PROPERTIES**

FA	SF20	FA
SF20	Subject Property	FA
FA	FA	FA

**COMMENTS**

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

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	US 378 , Station 143 11,000 AADT 65%-70%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

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

Date Advertised: 11/14/19    Date Posted: 11/14/19    # Property Owners Notified: 11    Date Notification Mailed: 11/14/19    Report Date: 11/14/19    BY: sm

**Rezoning  
Case Number  
2019-11-004**

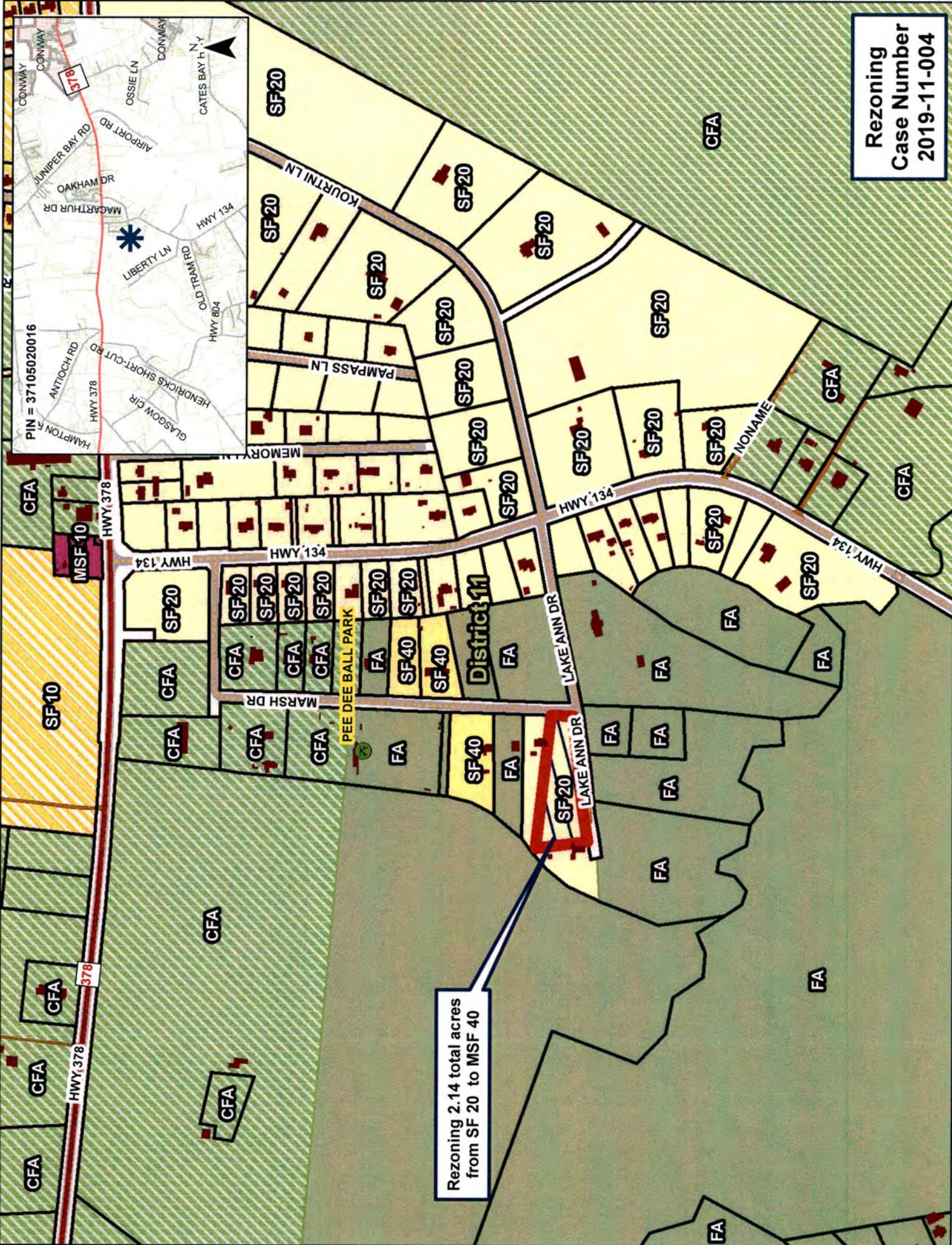


PIN = 37105020016

**Rezoning 2.14 total acres  
from SF 20 to MSF 40**

AE

Rezoning  
Case Number  
2019-11-004



Rezoning 2.14 total acres  
from SF 20 to MSF 40

PIN = 37105020016

District 11

NONAME

PEE DEE BALL PARK