



Horry County Council

Johnny Gardner
Chairman

Harold 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
Vice Chairman

Danny Hardee
District 10

Al Allen
District 11

Patricia S. Hartley
Clerk to Council

(843) 915-5120
(843) 915-6120 Fax

The May 19th Council Meeting will take place virtually and will be broadcast on the Horry County Government website as well as the Government Access Channel (Spectrum/Time Warner channel 1301 or Horry Telephone Cooperative channel 14).

IMPORTANT NOTICE CONCERNING PUBLIC COMMENT

Members of the public will have an opportunity to provide public comment via telephone on the items having public hearing. **You must sign up in advance to speak on public hearing by noon on Tuesday, May 19, 2020.** You can sign up by calling Pat Hartley in the Council Office at (843) 915-5120, or by emailing hartleyp@horrycounty.org. You can also provide written comments to be provided to each Council member at the same email, hartleyp@horrycounty.org.

Public Hearings that are scheduled for May 19 include:

Ordinance 33-2020 to raise revenue, make appropriations and adopt a budget for FY ending June 30, 2021.

The Public Input segment that is held at the beginning of each meeting has been suspended. It will be reactivated when the County can again accommodate the public in Council Chambers.

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Public Input (**Suspended until further notice**)
- E. Approval of Agenda Contents
- F. Approval of Minutes: Budget Retreat, April 17, 2020; Regular Meeting, May 5, 2020

Johnny Gardner, Chairman
Mr. Hardee
Mr. DiSabato

G. CONSENT AGENDA

1. Third Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 29-2020** Chris Barnhill, agent for J2CK Investments LLC (Mr. Hardee)
 - Ord 30-2020** Paul & Judy Himmelsbach (Mr. Hardee)
 - Ord 31-2020** Dennis Allan, agent for Eureka Jordan (Mr. Allen)
 - Ord 36-2020** Gerald Gore (Mr. Worley)
 - Ord 38-2020** Earthworks Group, agent for WCH Properties II, LLC (Mr. DiSabato)
 - Ord 18-2020** Venture Engineering, agent for KTAD Holdings LLC (Mr. Servant)
 - Ord 39-2020** Steve Alger, agent for The Jackson Companies, Sayebrook PDD Amendment (Mr. Crawford)
 - Ord 40-2020** Earthworks Group, agent for MC & WKM LLC (Mr. Crawford)
 - Ord 41-2020** John Thomas, agent for James Paul Rowe (Mr. Bellamy)
 - Ord 42-2020** DRG LLC, agent for Jane Edge (Mr. Prince)
 - Ord 43-2020** Worldview Ministry International, dba North Strand Housing Shelter (Mr. Prince)
 - Ord 24-2020** David Marlowe (Mr. Prince)
 - Ord 44-2020** Mickey Wayne Howell (Mr. Allen)
2. Third Reading – **Ordinance 34-2020** to amend the FY 2020 budget ordinance so as to recognize various revenue and expenditures in the General, Fire, Beach Renourishment, and Capital Improvement Projects funds.
3. First Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 47-2020** Design Resource Group (Mr. Howard)
 - Ord 48-2020** Grand Strand Builders, agent for Hutchinson Steven Mark etal (Mr. Servant)
 - Ord 49-2020** Linda Thompson Causey (Mr. Crawford)
 - Ord 50-2020** Tony Chestnut, agent for Charles Schumann, Trustee (Mr. Vaught)
 - Ord 51-2020** John Richards, agent for River Park Independent Living LLC (Mr. Prince)
 - Ord 52-2020** Rachel Pitts, agent for David Fiaschetti (Mr. Prince)
 - Ord 53-2020** Jay Cortez, agent for Jamie Garcia Hernandez (Mr. Hardee)
4. Resolutions accepting the roads and drainage in the county system at the following locations: (not reviewed by I&R Comm)
 - R-47-2020** Portside Village Phase 1 at Bridgewater
 - R-48-2020** Seaglass Village Phase 2 at Bridgewater
 - R-49-2020** Waterside Village Phase 1 at Bridgewater
 - R-50-2020** Clear Pond Tract E Phase 1
 - R-51-2020** Beech Fork Drive Phase 2 at Bridgewater
 - R-52-2020** Berkshire Forest Block 10C

H. READING OF ORDINANCES

5. Second Reading and Public Hearing – **Ordinance 33-2020** to raise revenue, make appropriations and adopt a budget for FY ending June 30, 2021.

I. MEMORIAL DEDICATIONS: Judge Derrick Blanton

J. UPCOMING MEETINGS – Dates/times subject to change:

<u>Council Meetings</u>	<u>I&R Committee</u>	<u>Public Safety Committee</u>	<u>Administration Committee</u>	<u>Transportation/EDC Committee</u>
June 2 & 16, 6pm	May 26, 9am	TBD	May 26, 2pm	TBD

K. EXECUTIVE SESSION: (if necessary)

ADJOURN

MINUTES
HORRY COUNTY COUNCIL
COUNCIL VIRTUAL BUDGET RETREAT
April 17, 2020
9:00 a.m.

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

MEMBERS ABSENT:

OTHER REMOTE PARTICIPANTS: Pat Hartley; Steve Gosnell; David Gilreath; Arrigo Carotti; Barry Spivey; 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 9:00 a.m. and gave the invocation.

Chairman Gardner called the roll and it was determined that all Council Members were remotely participating in the meeting.

INVOCATION: Chairman Gardner gave the invocation.

PLEDGE OF ALLEGIANCE: Led by Chairman Gardner.

OVERVIEW OF FY 2021 PROPOSED BUDGET (Steve Gosnell): Mr. Gosnell said they needed clear direction from Council on how it would like to proceed. There was a first reading ordinance that day. As far as the totals for the budget, they had some changes and adjustments that they needed to make in the FY2020 budget. There was a resolution and ordinance that would be considered by Council that afternoon and they needed to get first reading on the FY2021 budget that afternoon as well so they could meet the requirements to have a budget in place by July 1. He would ask that Council hold their questions until the presentation was complete and then they would go around to them by district and they could ask their questions at that time.

IMPACT FEE PRESENTATION – (David Schwerd) - Carson Bise & Julie Herlands (Tischler Bise) and Tyson Smith (White & Smith, LLC Planning and Law Group): Mr. Schwerd gave a quick overview of where they were. In the fall budget retreat they went over the study for impact fees and at that time they had completed the review for parks and recreation, police, public safety, the emergency operations center, and transportation. At that time Council directed staff to go back and work with the consultants to make stormwater a priority. They had worked with the consultants and the stormwater team developed a comprehensive capital improvements plan that could be used for the impact fee analysis. At that same time staff worked with Horry County Solid Waste knowing the needs that they had for the Fund 6 in the recycle centers throughout the county. They identified that as something that they could also possibly study for impact fees. They worked with the consultants and paid for that out of the solid waste fund and some other fees in order to make that happen. He would turn it over to Mr. Bise and he would go over the stormwater fees and the solid waste fees and how those were calculated. At the end of the presentation they would stop on a summary slide that showed the overall total for those impact fees. The rest of the impact fees were calculated in their budget books. Mr. Smith was also on for any questions they might have about implementation, adoption, or anything along with the process and how they move forward from there.

Mr. Bise said the first thing they did with stormwater impact fees was they needed to determine by watershed what the likely densities for area ratios were going to be for the different land use categories in order to get the proportionate share factors. He presented a slide that summarized the density assumptions for a single-family and multi-family units as well as the assumed floor area ratios by retail office lodging industrial and institutional land uses. Using that they were comparing that with impervious surface percentages by land use type and presented a slide comparing them. They looked at the capital cost per acre in each of the watersheds and were able to get capital cost per acre for the different land use types. They ranged dramatically depending on the number of improvements planned for each of the watersheds. They looked at the preliminary stormwater fees by land use type and they ranged based on improvements within each stormwater watershed. Talking about solid waste, they used a planned based component for stormwater. They were using the incremental expansion or consumption based method for solid waste. The components were land facilities which included heavy machinery and

equipment at the center and the fee was only collected in the (inaudible) county. In order to get the proportionate share factors they were looking at using household factors. He presented the cost factors used based on the prototype convenience center construction costs figured out in 2017 and then adjusted it in 2019 numbers. He presented a slide with the cost basis used and because they were using the consumption based approach that the county had flexibility in how they spend the money as long as they were providing capacity but it was anticipated that the money would be used for the expansion of existing facilities which include Holmestown Road, Wampee, Buck Creek, Coastal facilities, and possible new facility locations to include Forestbrook, Mount Vernon, and Veterans Highway. He presented the projected development impact fee revenue for single-family and multi-family fees. Because commercial haulers were being used for the non-residential uses the projected revenue at impact fee amounts which were \$273 per unit for single-family and \$228 for multi-family. Projected revenue almost matched expenditures. The general fund would have to come up with \$187,000 over a particular period. He presented slides on the stormwater impact fee map and summary of the development impact fee schedule for both public safety and stormwater.

Mr. Schwerd presented a development impact fee comparison slide with all the different fees within South Carolina with what other entities charged with their impact fees and what was included with those impact fees. Mr. Tyson Smith was on to assist them with the adoption process to make sure they had followed the letter of law and the intent. He would answer any questions they may have about the adoption process and how they would move forward.

Mr. Smith reviewed the adoption process. Council had directed the planning commission to conduct the study and recommend the capital improvements plan that was required under the requirements of the Development Impact Fee Act. That had happened. The planning commission had issued the resolution recommending the study which included the capital improvement plan. It also included a housing affordability analysis that was required by the statute and that had been provided to them for their consideration. As they head into their adoption process, there were three readings and the thing he would point out procedurally was that a positive majority of the Council was required to adopt impact fees. At that point they would be implementing the ordinance, updating it as needed, reviewing it as needed, and updating it as required based on the study that they had been presented. The fees that Mr. Bise had calculated were the maximum fees defensible under the proportionate share requirements of the development impact fee act.

Mr. Spivey said they had one additional piece of information they wanted to share with Council. This was a revenue projection shared with Council at the fall budget retreat and he had updated that so Council could have the full information. He presented a slide for the impact fee projection. The numbers he wanted to share were on the revenue projection slide and showed that a total annual expected or projected revenue on a stabilized year could be \$21.8 million. That would produce revenues for parks and recreation of approximately \$3.4 million, \$384,000 for police on an annual basis, \$2.6 million for fire/EMS, the emergency operations center \$221,000, transportation \$13.9 million, and waste management recycling at just over \$1.1 million per year. Over a ten year period that would produce roughly \$208 million dollars of additional resources for the (inaudible) capital needs that were included in the plan. He shared a comparison of what that equates to in terms of millage. If they were looking at funding this a different way by including millage on a countywide base it predicts that same \$4.8 million dollars of recurring revenues that would require 1.9 additional mils on every property within the county. Including the fire and the unincorporated millages raises that to a higher number to produce that same (inaudible) mil. That would be 13.8 mils. With a stormwater component it was based on a fee structure and ERU equivalent or residential unit basis so each dollar of fee was (inaudible) cycle for billing about \$167. Producing \$5.6 for stormwater would require an increase in the fee of \$33.84 which that day the fee was based at \$44.40 per ERU. That would give them a context of the revenues they used on an annual basis and a millage equivalent or fee equivalent there to produce the same item. He cautioned Council that this only deals with the capital component of this infrastructure, this CIP. The operating side of this as they look at lease (inaudible) higher, waste management, parks and recreation there would be various operational costs that because of (inaudible). Traditionally those would be funded primarily by the fee elements for the millage to provide the resources necessary to operate (inaudible). That would be a higher cost than what they were looking at there to actually implement this plan at the element operation.

Mr. Carotti talked about the issue of time of collection. In the proposed ordinance it was written as the point of collection at the time of building permits application the issue was raised by Council back at the fall budget retreat and that was the previous December 12th. They were living in a different world then. To look into possibly collecting the fee at a later time which was final inspection. It would be easy to change the language of the ordinance to reflect a later date but there were some points to consider. As it was currently written at the time of building permit issuance that was consistent with every other jurisdiction in the state currently imposing an impact fee. That was the point in time when they could best control making sure that the fee was paid. Their system in planning and zoning and code proving their current software application was set up so that such fees were collected before issuing a building permit. They would have to create a whole new system for collection at some other time. There was a concern of the collection at the time of building permit may be a burden on

developments and builders having to carry that debt to be reimbursed by the purchaser or passed along to the home or business owner. Along those lines if they would consider that the average phase of a track subdivision of 60 lots, most were not spec homes but were presold with deposits in hand. Only about 5 – 10 building permits pulled at any given time and for multiple phases and the average permit to close timeframe was only about 4 – 6 months, longer for commercial development that averaged about 12 – 15 months. For a commercial development the builder was typically making monthly draws. Compare that with other fees that were needed to be paid before an issuance of building permit. For residential subdivisions such as a DR Horton for example, the average letter of credit to secure the building of infrastructure was \$225,000 which would need to stay in place for 3 years. Also prior to issuance of building permits all stormwater fees must be paid and all water and sewer tap fees must be paid and those were significant. Lastly, impacts to the public facilities begin to occur as soon as land disturbance occurred. There were immediate impacts already. These were just some of the things to consider as they moved along with the process.

Mr. Worley said there was a lot of information that he thought they needed to digest but he thought they were on the right track. He would like to give Council an opportunity to work through this and get some comments back from others that would be affected by this ordinance. Overall, he thought it looked good. There were some issues that they probably would have to deal with but other than that he thought it looked pretty good.

Mr. Howard said this was something that had been needed for a long time. The infrastructure and all the things that they needed in the county, they were way behind on a lot of these things. This impact fee was probably one of the most important things that the county needed to help bring them up to date. These impact fees were something that they needed. Everyone kept asking how to build things and no one came up with a solution on how they raise the money to build all this infrastructure and do all the work that was needed with the budgets that they had in hand. This would help the county tremendously. He didn't see anything in the impact fee study that they needed to talk about. He thought it was a (inaudible). Copied all the best of the best. The studies were done and were fantastic. He thought they needed to move forward with this and do this for the people. Not for the few that were developers or realtors. Those were the only ones that he had heard from because it would hurt their pocketbooks, but if they pass it onto the consumer it was not going to hurt their pocketbooks. He had heard every scenario in the book that you could hear but the bottom line was they need this for the county. They needed to move forward with all the things this impact fee could do. The staff had done a fantastic job. It was really a good impact fee program. He referred to a list for recycle centers and asked if that was a list where new centers would go involved in this impact fee. He had closed down the one in restaurant row until they could get some property or build it properly. They didn't have the money to build a recycle center in his district on Kings Highway. They had to close that one down due to money shortage. He didn't see that area in that list and wanted to make sure that area got on that list. He thought it was a great program and he thought they needed to move forward. Don't hesitate. They needed to do this.

Mr. DiSabato said that he agreed that they needed the impact fee. He also agreed that what they had proposed was a pretty good plan, but he didn't think it was perfect. He thought there might be some tweaks that might need to be made to adjust it. He did have a couple of questions and two concerns. The first concern was that in light of what was going on in the world currently, they really didn't have a very good handle on what type of economic downturn they could be facing as a community. They didn't know what the impacts of the coronavirus were going to be on the real estate market and his question based on that concern was did they have the ability to pass an impact fee ordinance while at the same time delay its implementation until after January 1st.

Mr. Gardner said the answer was yes, but he would let staff elaborate on it.

Mr. Gosnell said they had discussed that and staff's recommendation would be to go ahead and input the impact fee and delay its actual collection until January 2021 to give them an idea of (inaudible) the coronavirus. That would likely put their first capital project in 2022.

Mr. DiSabato said okay and during the process by which they debate this ordinance they would have the ability to modify the amounts collected or the time at which it was collected because his personal opinion was it shouldn't be collected at the issuance of a building permit. He believed it should be collected at the issuance of the certificate of occupancy but that was a matter that could be debated amongst Council later on but they would be able to tweak this thing going forward, correct?

Chairman Gardner said yes, he was correct.

Mr. DiSabato said there was some concern... He spoke with the planning commission member from his district and it appears as though there was some confusion as to what they actually voted on in their resolution. He didn't know how because he read the resolution and it seemed clear as day to him but they were under the impression, or at least he was under the

impression that what they voted on was the approval of doing a workshop to get feedback from the community and professionals about what this impact fee would do to the local market. He didn't know that they fully understood what they voted on and would that hamper or cause them to have problems with the adoption process and the laws associated therewith.

Mr. Carotti said he observed the planning commission meeting (inaudible). They did have partially transcribed minutes of that meeting and although it appeared to him that there were members of the planning commission that were vehemently opposed to the imposition of impact fees, it was explained to them that that was not within their purview. As they heard Mr. Smith explain a little earlier, what they recommended was the study itself be forwarded on to Council. The Capital Improvements Plan found within that study. Council's decision which would involve a public hearing from the public with respect to the imposition of impact fees. This was within the purview of County Council. The planning commission did what it statutorily was required to do. It was explained to them as such and was found within a written document resolution of the planning commission. He thought to (inaudible) their concerns, they should rest assured that they did not vote for approval of impact fees themselves. That was within Council's purview. That was Council's discretion. All they did was to verify the study was done by the number one firm in the county was appropriate and the facts and figures that were found in the study were valid for Council's consideration with respect to the issue of whether or not to impose impact fees.

Mr. DiSabato asked if they were being asked to vote on the first reading of this ordinance that day or were they just approving it for a workshop.

Mr. Carotti said it was up for first reading that day at Council's discretion.

Mr. DiSabato asked if there would be an opportunity for it to be workshopped.

Chairman Gardner said they could always address that like they did other complicated issues that they tried to pass. It was scheduled that day for a first reading and hopefully they would get through that. If they needed to defer it to the I&R Committee or to a separate workshop or whatever they needed to do they could take that up at the appropriate time.

Mr. Worley told Mr. DiSabato that he was going to make a motion at some point in time to refer it back to the administration committee after they went through this to give them all an opportunity to go through it with a fine tooth comb and make sure they fleshed out all the issues that they could and move forward then with a good bill.

Mr. DiSabato said those were his major concerns and questions so he was done if they wanted to move on.

Mr. Loftus said he was with Mr. DiSabato. There was an awful lot of detail in it that they needed to go over and he was not prepared at the moment to go with what they had without a lot of study. He was also along with Mr. DiSabato in that anything they do should be delayed until the next year at the earliest. As to Mr. Worley's statement of a workshop, that would suit him and pass it back to the administration committee or wherever and go over it page by page because they didn't need to jump out and do something in the middle of what they were going through without study. They had a lot going on. There was a lot on their plate at the moment but it was not the time to get into something this complicated and this detailed without a lot of talk and discussion and a lot of input from a lot of people. In that regard he was more than inclined to proceed with a perhaps passage or refer back to committee but he didn't think implementation should come until next year at the very earliest.

Chairman Gardner said he thought that was part of the recommendation.

Mr. Servant said he had questions for staff. Of the other municipalities and counties across the state that implemented an impact fee, how many of them actually implemented the maximum allowable fee by law. If they didn't implement the maximum allowable fee, what did they implement as it related to their maximum allowable?

Mr. Bise said that was an interesting question. He thought that the fees that were currently in place in Beaufort County were the 100% maximum but those fees were over 10 years old. They hadn't yet begun the adoption process in Beaufort so he didn't know how that was going to sort itself out. He did know that Fort Mill School District had gotten a lot of press. They adopted 100% the full amount. (Inaudible) had adopted 100% of the full amount. He was pretty sure that Fort Mill was 100% of the full amount. It had been so long on some of the others he couldn't...

Mr. Servant said if they move through the process and did do a workshop or what have you, he thought it would behoove Council to be able to see the percentage amounts that these governmental entities implemented and then once they

implemented them given the time frame, what effects it had on the (inaudible) economy. That way when they were making this decision moving forward with impact fees, they could make a better decision to do so.

Mr. Crawford said he thought the impact fee would help the county keep pace with the population increase and help to continue to provide an acceptable level of service. With that said, he did agree with Mr. Loftus that the devil was in the detail. He would encourage Council at some point in time to have a workshop so that they could ensure that the fee itself was synchronized with the current economic conditions because Covid-19 had changed things dramatically.

Mr. Bellamy said in reviewing the information presented that morning, it had been a comprehensive study. He had concerns in the areas that had been highlighted by other Council Members, the impact of the coronavirus, the economic recovery, the implementation timeframe, and a workshop so they could review the entire process in detail for a period of questions and answers to work out all the details so everyone would be in sync with the proposal and implementation.

Mr. Vaught asked if they could enact the fees and implement them at a later date and keep the study valid. He understood that there was an expiration date on the study.

Chairman Gardner said that depended on when they were able to do it. They may have to do an update but they could look to legal on that for a better answer.

Mr. Carotti said if they delay implementation for say 6 months unless they were made aware of some extraordinary change or circumstances, they probably don't need an official updated study. If they hit a year mark then it would probably be advisable to have an updated study done and beyond that as well.

Mr. Vaught said he thought that was something they needed to concern themselves with because 6 months was not going to be enough delay on this given the coronavirus that they were dealing with. He thought they would probably see problems in the economy at least for a year after they get started back up again but that answered his questions. They needed to know for sure how long the study was valid because if they go ahead and enact this thing and don't implement it and then the study goes out then they had to do it over again which was going to be another delay. He thought that Council, from what he was hearing, was pretty much in favor of doing impact fees of some sort as long as they get all the details right, but again the collection point at permit issuance, was that going to impact... Was collecting impact fees at permit issuance going to cut back on the willingness of contractors and developers to build spec houses because they were saying that generally if they collected it at permit then they already had the houses under contract and that kind of thing. That was something they had to consider. Another thing was stormwater fees. They were considering stormwater fees and he thought maybe 2 – 3 years ago they doubled or tripled the stormwater fees. What had happened to all that money? Did they need more money for stormwater? At that point in time they were told that by bringing it up to what they had it at currently even with the subtraction of the transportation component going to Coast RTA, that that should be enough money to take stormwater into another 10 – 12 years or something like that. He would like for them to look into did they really need to in light of the fact that they increased stormwater fees, did they need to really include that in this deal. They had been hearing \$18,000 impact fees per unit in Rock Hill. Was there not a lawsuit that Rock Hill County lost and they ended up having to pay back a lot of impact fees? The thing he was concerned of was they had good advice from their attorneys and legal team that what they were doing was totally legal and legit. He wanted to make sure that they were on good legal standing with what they do. It looked to him like the study and the recommendations and all that were very valid and very scientifically done. He just wanted to make sure they were on good standing when they did this so they don't face a lawsuit down the road and have to pay back a bunch of impact fees because they didn't cross a T or dot an I.

Chairman Gardner said he did believe they needed to add stormwater into this. He thought that was what Mr. Worley had brought to their attention the last time they discussed this at one of their meetings. As far as a lawsuit that was why they spent all this money paying for the experts to come and talk to them about this. It had been a good point and he hoped they were moving in the right direction.

Mr. Schwerd said he knew that they recently rendered the decision on the Fort Mills School case and asked Mr. Bise if he could provide Council with what he knew about that.

Mr. Bise said the Fort Mills School District was sued by developers and they were the ones who prepared that fee study. They won that lawsuit. It was not clear to him whether they were going to appeal or not. He thought what the gentlemen may be referring to, and he thought Mr. Smith may have better information on this, he understood that Dorchester County may have been in a refunding situation relative to their transportation fee. He didn't think that had to do with the (inaudible)

legal. It may have had to do with not spending the money in a timely fashion and asked Mr. Smith if he knew anything about that.

Mr. Smith said that on the York County case he read the circuit court's opinion or order and York County to this point prevailed overwhelmingly. There was nothing about that case that made him think there was any credence in it. He had thought that since it was filed but the judge seemed to agree. It had nothing to do with the study. It was attacking authority. They sued the state as well under the statute etc., but they lost on all fronts and he suspected and hoped that's where the appellate court goes with it if it was appealed. Dorchester County was challenged as was Berkley County a few years ago for not spending their road impact fees within the time limits. It never was litigated and he was not so sure it came down to a real legal challenge. He thought it became more of a decision by a future Council to kill the impact fees and to give them back but he would say what they had done in their ordinance was provide for a very specific time frame and a very specific process for making sure the fees get spent on this CIP. They were not going to have that problem that they did he didn't think. He thought they were on good ground thereby they would stick with them until the end.

Mr. Prince said he had a lot of experience in the past with dealing with fees in the county. If this passed they would still have control over it from year to year. They already had a way to get money for the county and that was from millage. He would be afraid to go into an impact fee. You didn't really need it. It had been proven they did not need an impact fee in the past and as of the current day they had done fine getting the needed money for the county. They would be hitting people that were building a home and 70% of the people building homes lately were senior citizens. The people that were going to be building houses were our children, grandchildren, and some of the people are on fixed incomes to start with. They needed planning and zoning and code enforcement to itemize everything it takes before you put a shovel in the ground to build a house in the county. When he built his house 18 years ago he had to spend \$20,000 before he could start building his house. What about everyone trying to build a house for the first time or moving here? Why should they have to pay for other people that were already living here? They would pay taxes. He did not want to burden his neighbors, children, or grandchildren when he didn't have to. They could run the county without that. He knew they could. They needed to put this aside, especially now with everything that was going on concerning Covid-19. They could go another 12 months with the money they already had. If they had to add a mil for recreation he would guarantee that the people didn't mind paying \$3 - \$4 more dollars per year. They could understand that. He didn't think it should be passed in this budget and should be sent back to both the administration committee and I&R committee along with a workshop if needed.

Mr. Hardee said there had been a lot of good comments and he totally agreed that they had a lot of work to do on this impact fee. He thought they were at a crossroads and the direction was they raise taxes or implement impact fees so that was a decision they had to make. He agreed that they were fortunate enough to be in a county that was growing rapidly and they had to figure a way to keep up with it. He thought they needed to go to work. None of them know what the economy is going to do or how fast it will bounce back. They don't know what the income next week would be or next month or in six months. He would like for them to work on this and make sure they get it right.

Mr. Allen said he agreed with Councilmen Worley, DiSabato, and those. They didn't know what would happen and it may take this along with a millage increase for them to actually survive. He asked staff if he started building a 10,000 square foot mechanic's shop tomorrow, how much would his impact fee be on that with what they had scheduled as is.

Mr. Schwerd said that would fall under retail under the current study and would be \$7,400 per 1,000 square foot so if it was 10,000 square foot it would be \$75,000 plus stormwater fees.

Mr. Allen said plus his building permit fee.

Mr. Schwerd said correct plus the stormwater fee of just under \$1,000 per 1,000 so it would be another \$10,000 for those. Those were the maximum amounts under the current study.

Mr. Allen said he would be looking at close to \$100,000 and Mr. Schwerd said that was correct. Mr. Allen said they really needed to work on this. He was for it because the people said by 70% that they wanted impact fees. They had to have this but they really needed to work on it because there was a lot of details in there and he noticed that Berkley and Dorchester Counties' fees were based on their ERUs and their meter size. Ours he would assume was not based on water meter sizes because Grand Strand Water and Sewer charged separate from the county, correct?

Mr. Schwerd said that was correct. Berkley and Dorchester were just water and sewer impact fees because they operate their own utilities.

Mr. Allen said if he had the choice to make that day, and he agreed they needed an impact fee. Instead of him spending that kind of money in Aynor, he would go ten miles to the west and build it in Marion County for none of that. They had to be careful because they may drive away industry and jobs with something maxed out like this. He agreed that it needed a workshop on it. Normally this would go back to the I&R but he thought it was so important for every district in the county that every Councilman needed to be a part of it and have a seat at the table. They needed to have a workshop because they really needed to look at this because they were taking an awful big step. He was for the impact fee but in turn they had to find a balance there that would work for the government and the people and the businesses here. They had to find that.

Mr. Worley told Mr. Schwerd in looking at the Myrtle Beach Mall and the new development, he asked that he come up with an impact fee number for that project while they were on break.

Mr. Schwerd asked building from scratch or based on their replacement.

Mr. Worley said based on what they want to do or were proposing.

Mr. Schwerd said he could do that and one of the things to be aware was the ordinance provides for replacement you do not have to pay the fee. The way the ordinance was currently written it would incentivize redevelopment of those areas like Inlet Square and Myrtle Beach Mall because they get credit towards the fee for whatever they are removing. So if they were demolishing 600,000 square feet and putting in 700,000 they only have to pay for the additional square footage.

Mr. Worley asked him to figure it both ways and he said he would.

Mr. Prince said the referendum that was out to the people was not a fair, fair referendum at all. The people voted because they were not going to have to pay taxes. The impact fee was going to hit the ones that were going to build a house but that was not a fair way to live.

Chairman Gardner called a 15 minute break.

Chairman Gardner called the retreat back to order.

Mr. Schwerd told Mr. Worley this was in regards to the question that he had on what would be the impact fee for a development plan similar to the one that was going on at Myrtle Beach Mall. He pulled the plans for that project, both the existing facility and the proposed facility. If they were to build that facility from scratch on a vacant site where there was nothing existing, the impact fees would be about \$5.178 million. \$166,000 would be stormwater and the rest of it would be the other fees.

Mr. Worley asked about remodeling.

Mr. Schwerd said the current plan that they have which was to demolish portions of the mall, remodel and build the new sections on the property, the impact fee would be \$0.00 dollars.

Mr. Worley said to build it new would be over \$5 million and Mr. Schwerd said that was correct based on the current maximum fee schedule that was in the (inaudible). That same situation would hold true on the south end where Inlet Square was possible redeveloping. If they were to build that site from scratch, it would be about \$4 million. If they redeveloped and that was the current plan that they were working on, there would be a \$0.00 dollar fee.

Mr. Worley said he was concerned that this study... The retail end of it... He said it was crazy. This was just not going to happen. He was wondering how the consultants come up with some of these numbers for retail. It would just kill the whole ordinance.

Mr. Bise said they couldn't pick and choose what each of these land uses pay. They had to derive what they call demand indicators and they saw some of those with the solid waste. The residential demand indicators for a lot of the fees per person per household. The non-residential was either the number of employees per 1,000 square feet. For some of the fees it was (inaudible) rates. The bottom line was that when you look at public safety, whether that was law enforcement or fire/EMS and roads, retail had a significantly higher demand for those services an infrastructure than office and industrial so the fee structure had to reflect that. They simply just can't discriminate against the other land uses and say well we want to charge office and industrial full freight but wanted to reduce the retail fee to be the same as the (inaudible). If it was misused legally

then Tyson could be in a mess regarding that. They couldn't pick and choose what they were going to charge different land uses.

Mr. Worley said just not being argumentative.

Mr. DiSabato asked if that meant they can't reduce it for all businesses.

Mr. Worley asked them to look at a scenario. You had a 1,000 square foot insurance office and beside it you have 1,000 square foot residential unit and you were going to tell him there was more activity to this tune of almost double. The methodology of it seemed to be way off to him.

Mr. Schwerd said the office would actually be less than the residential. It would be only the retail that would be... The retail would generate more but the office would not.

Mr. Worley asked if it would be lower for an insurance office.

Mr. Schwerd said yes. An insurance office would only be \$2800 as a maximum plus the stormwater fee whereas a single family residential unit would be \$4,800 plus the stormwater fee.

Mr. Worley mentioned a residential unit and an ice cream shop. The ice cream shop was double what a residential unit would be. Actually 2 residential units because most of them now were under 500 feet.

Mr. Bise said to hope the fee was higher because otherwise they would be out of business. The two residential units on average were going to generate about 9 trips per day on the transportation network where the ice cream shop was going to generate 37 trips per 1,000 square feet on the (inaudible). So it was double the amount of (inaudible) per 1,000 square foot.

Mr. Worley said that would be a problem for them he could tell them that.

Mr. DiSabato asked Mr. Bice if he was saying they were prohibited from eliminating certain impact fees while imposing others. He was not quite following...

Mr. Bice said yes. This was more of a Tyson Smith question but in general you can't discriminate against land uses. You had to treat all land uses equal.

Mr. DiSabato asked if they as a body decide they were going to impose an impact fee on residential and multi-family but not commercial. He was not saying they would do that but ...

Mr. Bise said he would argue no but that was a Tyson question.

Mr. Smith said as Mr. Bise said the methodology was applied across the board. That was the starting point as the decision making body. Lower (inaudible) impact fees were adopted by local governments so long as money comes from another source that maintains the level of service that was allowed and so long as you don't push that, the cost of giving that exemption so to speak, onto other land uses. They could get into this more but the answer was yes. You don't have to adopt the maximum amount but you do need to have a rational basis for example for exempting a particular land use over others. That rational basis may be in your comprehensive plan. There may be economic development reasons, but so long as you have a reasonable basis for doing a reduction in one land use and not another and you make up those funds in other ways it can be done. It was just one you wanted to spend some time on and make sure you get it right if that was the direction of Council.

Mr. DiSabato said he thought that answered his question but also begged the point that they were probably going to have to look at this a lot more closely than maybe they had initially intended. He thought that a workshop was definitely going to be in order at this point because they were going to need to discuss all these matters and figure out what was going to work best for our particular community.

Chairman Gardner told Mr. DiSabato that that was a good point.

Mr. Prince said he had a question for Mr. Spivey but wanted to make a point that if there was no growth and no building then there was no money coming in. That was not a good way to do a budget if you didn't know how much money you were going to have until the next year. Also, they were talking about probably several thousand jobs if there was no growth and

no building going on. A lot of the businesses wouldn't be building nothing. The businesses of the people that were supplying the building materials would be hurting. He wanted to ask Mr. Spivey something. Even if this passed, they would not be getting any money out of this for this year's coming budget, was that correct?

Chairman Gardner said that was correct.

Mr. Prince said they didn't need to rely on this for their budget for the upcoming year. They would have a budget and be okay. They would have monies from several sources to get through this coming year without it. This was not a stable way to do business. It was a way to put the money on somebody else's back and let a lot of people get away with not paying. The state was over this and they had rules and regulations on how the county could use it and where they could use it. They never got that solved. They never changed any rules at the state to allow them to use it like they needed to even if it passed.

Chairman Gardner said that was why they got the experts because there were some other counties that had been successful and he did believe that if they did pass it, that would not be (inaudible) but he heard what he said.

Mr. Prince said he didn't call for the experts and he didn't need them. He had already had them three times in the past 30 years.

Mr. Vaught said he was in agreement with Mr. Prince in that they had been for years just like when they increased the business license fees the previous year and there were some unintended consequences in there that they would address later on. Like increasing business licenses on certain businesses by 1,000 percent and they couldn't be doing that kind of thing and not run a chance of stifling the economy. They had to be real careful about this. He referred to the example that Mr. Allen gave and Mr. Worley talking about refurbishing those shops. Those were things that stifle economic growth. They stifle people wanting to invest their money in businesses. They had to be really careful as a rule across the board, and he was not just talking about impact fees. Across the board they had to stop putting the tax burdens on businesses because if they continue to do that they would have businesses shutting down and they were already going to lose a bunch of businesses from this Covid-19 that won't ever come back.

Chairman Gardner told him that he agreed with him. They were going to discuss this proposed ordinance like they do all the other ordinances but for the time being he was going to go ahead and read the ordinance if there were no other questions for the experts and see if they could get first reading passed, defer this to a workshop or whatever Council wanted to do. There were no other questions for the experts.

FIRST READING - ORDINANCE 35-2020: PURSUANT TO THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, TO ADOPT A CAPITAL IMPROVEMENTS PLAN FOR PARKS AND RECREATION FACILITIES, PUBLIC SAFETY FACILITIES, TRANSPORTATION FACILITIES (ROADS, STREETS, AND BRIDGES), SOLID WASTE FACILITIES, AND STORM WATER FACILITIES; AND

TO ACCEPT THE "CAPITAL IMPROVEMENT PLAN AND DEVELOPMENT IMPACT FEE STUDY," INCLUDING A HOUSING AFFORDABILITY ANALYSIS, PREPARED BY TISCHLERBISE, DATED APRIL 3, 2020; AND

AMENDING THE CODE OF ORDINANCES OF HORRY COUNTY TO REQUIRE PAYMENT OF IMPACT FEES FOR PARKS AND RECREATION FACILITIES, PUBLIC SAFETY FACILITIES, TRANSPORTATION FACILITIES, SOLID WASTE FACILITIES, AND STORM WATER FACILITIES TO OFFSET THE PROPORTIONATE DEMAND FOR THESE PUBLIC FACILITIES CREATED BY NEW DEVELOPMENT; AND

TO PROVIDE A TIMELY PROCEDURE FOR ASSESSING, COLLECTING; EXPENDING, AND ADMINISTERING IMPACT FEES, AS REQUIRED BY THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT; AND

TO PROVIDE FOR SERVICE AREAS, APPLICABILITY, EXCEPTIONS, REFUNDS, ENFORCEMENT, ANNUAL REVIEWS, AND APPEALS FROM THE ORDINANCE, AS REQUIRED BY THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT; AND

TO PROVIDE FOR INDIVIDUAL ASSESSMENTS OF IMPACT FEES, CREDITS (OFFSETS), REIMBURSEMENTS, ACCEPTABLE LEVELS OF SERVICE, AND FOR TERMINATION OF THE IMPACT FEE, AS REQUIRED BY THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT; AND

TO PROVIDE FOR THE CREATION OF AND ADOPTION OF IMPACT FEE SCHEDULES AND ACCOUNTS FOR EACH PUBLIC FACILITY, AS REQUIRED BY THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT; AND

AUTHORIZING THE COUNTY ADMINISTRATOR TO TAKE ALL ACTIONS NECESSARY TO EFFECT SAME. **Mr. Worley moved to defer this back to the Administration Committee or the I&R Committee for review, seconded by Mr. Prince.** Chairman Gardner said they didn't have anything to refer until they get this motion and a second for this. As part of discussion if he wanted to make a motion there, assuming that they needed a motion for this. **Mr. Howard moved to move forward and vote on it, seconded by Mr. Vaught. Mr. Worley moved to refer back to either the administration committee or the I&R committee or both.** Mr. Prince said to both of them. **Mr. Prince stated he would second Mr. Worley's motion if they would send it back to I&R and administration.** Mr. DiSabato suggested they just create a workshop opportunity for all the Council to participate and the public rather than going to a committee. Mr. Worley said he was okay with that. Chairman Gardner said Mr. Allen had a good point. He said that this should normally not go to I&R but it was so important that they should all be able to participate in it and he agreed with that. That would be (inaudible) workshop but he asked Mr. Worley to consider letting them get through the first reading and once that was done they would refer it to a workshop. Mr. Prince said not for him. Mr. Worley said he wouldn't vote for that either. Chairman Gardner said procedurally they had a motion and second for the main motion. They had a motion and a second to refer it to the two committees. Was that correct and Messrs. Worley and Prince said yes. They would vote on the referral to the two committees and not a workshop. **Mr. Worley said he was good with going to workshop so he would amend the motion that he made to send it to a workshop.** Chairman Gardner said they had a second on his motion earlier so he was assuming that second was... **Mr. Prince said he would agree with Mr. Worley on his second if they would let it at least go one time to the I&R.** Chairman Gardner said that was not a proper second. The motion was to refer... **Mr. DiSabato said he seconded Mr. Worley's amended motion.** Mr. Prince stated he had not withdrawn his second. Chairman Gardner said they had a motion and a second for the main motion which was first reading of Ordinance 35-2020. They had Mr. Worley's motion to refer it to a workshop followed by Mr. DiSabato's second. They would vote on the motion to refer to a workshop. Mr. Prince stated that he had not rescinded his second to Mr. Worley's motion. Chairman Gardner said Mr. Worley had amended his motion so... Mr. Prince said he hadn't taken his second off the table. He would take his second off the table to the workshop with Mr. Worley but after that he would like to make a motion to send it to the I&R so they can... Mr. DiSabato said it was out of order. Chairman Gardner said he would control the meeting and told Mr. DiSabato he appreciated him chiming in. He told Mr. Prince that was not the procedure. They had a proper motion for the main motion for first reading of this ordinance. They had two attempted motions. They had had clarification on it and were in the middle of a vote when Mr. Prince chimed in. To go back to the vote, it was a motion made by Mr. Worley, seconded by Mr. DiSabato and that motion was to refer this matter to a workshop. **He called a vote and the motion was passed with Mr. Gardner voting Nay.** He stated that he thought they should have got this out of the way with first reading. They paid all the money and had the experts there. They had done it the way it was supposed to be done. It was properly done and was proper to move it forward. It was also proper to have a workshop. They could have done both that day but the vote was eleven to one to send it to workshop. He asked Mr. Carotti what it did to the first reading.

Mr. Vaught stated he thought first reading was still on the table.

Chairman Gardner said it was but he wanted to finish up a couple things first. They would schedule the workshop as soon as they could but it would probably be later in the summer because it made more sense to get past the Covid-19 and the governor's restrictions to have it where they could do it in Council's conference room where they do the thing they normally do with the complicated ordinances. He thought they had gotten the workshop motion straight and he would go back to the main motion.

Mr. Vaught asked if they were not going to vote on the main motion to go through first reading because he thought they still needed to go through first reading.

Chairman Gardner said he would like to agree with him but he was getting some... He would ask Mr. Carotti what he thought.

Mr. Carotti said just like if you had an ordinance for rezoning and you refer it back to the planning commission or you refer it to a committee. It was off the agenda. It would come back on the agenda when the workshop business was completed.

Mr. DiSabato asked if he could ask a question and Mr. Carotti said yes. Mr. DiSabato said theoretically speaking could they have voted to pass it on first reading and then immediately have a motion to refer it to the committee. **So then he moved to reconsider and Mr. Bellamy said the same and Mr. Allen seconded.**

Chairman Gardner said there was a motion and second to reconsider. **All they needed was a vote on that and he called for the vote. The motion to reconsider to bring it to workshop was passed with Messrs. Worley and Prince voting Nay.** He asked Mr. Carotti to explain.

Mr. Carotti said now that the motion for reconsideration had passed, they were back to the main motion which was made and duly seconded and he thought it would be the intent of the majority of Council to go ahead and ask first reading on the condition that the matter be taken up in workshop before second reading.

Mr. Bellamy said that was correct.

Mr. Vaught told Mr. Carotti exactly. He thought that was what they were doing.

Mr. Prince asked if this was voted up would this be part of the budget and Chairman Gardner told him no. This was just first reading like they do on all other ordinances. They were going to send this to workshop for further discussion and possible amendment. Even if this passed they were not going to do anything with it until year 2021.

Chairman Gardner called for a vote on Ordinance 35-2020 first reading with the understanding that after the first reading, if it passed it would be referred to a workshop. The motion passed eleven to one with Mr. Prince voting Nay.

FY 2021 BUDGET REVIEW: Mr. Spivey gave a brief synopsis of where they were that day. He highlighted the interim financial statements to use as a frame of reference where they were that day. Through the first seven months of FY2020 they had collected for revenue general fund \$131.5 million. That represented 75% roughly of their annual revenues. Most of the revenues came in in the December – January timeframe with the property taxes. In addition they had expenditures for the same period of time of \$89.5 million so after considering the other financing uses which was a use of \$10 million which was primarily the funding of the capital as well as other funds that were supported from the general fund. At that point they had added to fund balance by \$31.9 million. The fund balance as of January 31st was almost \$112 million. From that point in time forward, which additionally they would be using fund balance, the revenues would not cover the expenditures for the balance of the year, exceptions to that a couple months. If they looked at where they were at the end of March, they had collected another \$16 million in revenue which accounted for 83% of the annual budget. That still left approximately \$30 million that they would have to collect from the end of March through the end of the year. They would go into more detail into which of those revenues that they had concerns or doubts about that would be impacted by the Covid-19 virus. They were ahead of the prior year at that point in time which was positive. He briefly covered the revenues. The economically sensitive revenues at that point in time were actually ahead of the year which was a very positive thing as they prepared for the budget. What they saw earlier in the year prepared them for what they were predicting and estimating for the end of the year. So the positives that they had at that point in time through the end of March gave them a better support structure to be able to respond to the virus and adapt as they needed to. Looking at expenditures, they didn't see anything unusual. They were ahead in terms of personnel costs, supplies, and so forth and that was what they had anticipated for in the budget. They had a positive savings on the expenditure side because they had dealt with hurricane Florence expenditures the previous year. However they expected that number to exceed what they inferred during that Hurricane Florence. Looking at other operating funds, there were similar results. He then reviewed the funds. They had an action on the following Tuesday night's agenda for a second reading of an ordinance to provide additional resources in the waste management recycling fund.

He proceeded into a situation analysis. They were preparing to present what they thought was a very positive budget for FY2021 but were then faced with the Covid-19 pandemic. They had a national state of emergency, the South Carolina state of emergency, and Horry County state of emergency. They went into closures of the schools. They began closures of primary operating business, restaurants, accommodations, amusements, and non-essential businesses were faced with evictions and closures. They had rapid unemployment and by their best count as of the prior week they were at a 25% unemployment rate in Horry County. They anticipated they would have a recession that would be greater than what they experienced at 9/11 as well as the great recession in 2008 – 2010 leading them to predict that that was where they would be. They had been faced with supply shortages and that was unique for them because usually when they were facing an event they could draw from other areas of the state or country for assistance. In this case we were all experiencing the same issue at the exact same time. They have travel restrictions and most of the business in the tourism market was coming to us from outside of Horry County and those restrictions had stopped the business. That was the first time in his career that he had faced a situation where the closure was more than potentially 7 – 10 days with 1 – 2 weeks at the most. It was a very unique place to be. They had historical stimulus actions that had been taken by the federal government. They had done tremendous work and that was still in progress. They would update them on a couple of things in regards to that. Also related to this was the hospitality accommodations interest earnings, all the economic sensitive revenues or elements that they did have at risk for the period of time beginning in March and moving forward until the end of the fiscal year depending on when they begin opening the

businesses back up. At the present time that represents for all of the funds roughly \$15 million that they still had to collect for those type items between now and the end of the year. That was about \$9 million in the general fund. The balance of that to disburse between the other operating funds. An interesting thing that they had observed for the month of March was while the tourism industry was in a closure position, code enforcement had its second highest month in the year in March in terms of permits. The ROD had its fourth highest month in the year in March. That segment of business was continuing to at least use up the (inaudible) demand and close those things that were in the pipeline. He did suspect that the longer this event occurs they would see some concern in that market as well. That will not (inaudible) the same pace that it was. Mr. Foxworth told him the day before that he had seen some days up and down presently so it was not consistent, not staying at the same level. They would see some weakness in that side of revenue also. There was roughly \$14 - \$15 million that they had at risk for the end of the year in regards to the economically sensitive revenues. In addition to the revenue concerns they had increased expenditures. The accumulated information that week and currently their estimated prediction was approximately \$3.2 million of additional expenditures that they would incur in terms of overtime and supplies. That included the county operations. The airport would actually add a little to that as well in terms of their costs. They were pursuing an expedited EW with FEMA to get part of those funds in advance that they could use currently in the middle of the response effort that they were doing. They were having to do something during this event that they hadn't had to do before and that was non-congregate indigent housing that they were faced with as a county. That was something they had some support from DHEC in terms of funding but were having to manage that at a local level versus DHEC doing it. Then with the CARES act there was additional leave that was provided to all employees and that will have an economic cost to the county as well depending on how much of that leave was used it could potentially have a maximum cost of \$3.2 million. It was available to the employees from then until the end of December of this year by that act. An interesting thing was they had a waste disposal increase that they did not anticipate and with families at home with nothing to do they decided to clean out the garage, the attic, the shed, the yard, and they had the greatest month for March for the trash that went into the recycling centers that actually was 13% above the prior year in terms of the number of pulls, monies that they had to deal with. It actually exceeded the amount of trash and debris that they picked up in November after Hurricane Matthew so it was an economic cost that they would incur in that regard. It was not qualifying for the reimbursement with FEMA however. They did have to cover that in a different way and hopefully they could talk about some of those options then.

There was help that they were getting and that was very positive. They had gotten notice of a JAG grant of \$127,000 that could be used for equipment, PPE or other type things. It was very flexible from our standpoint. Our team would be deciding how to use that money that had already come to us. There was also from JAG a competitive grant process that they would go through that would reach out for additional opportunities there. CDBG, the community development block grant program, had notified them that they will get an additional \$1.1 million but it had to be spent on Covid-19 life expenditures. However, if they remembered the CDBG program had certain perimeters how that money can be used supporting the low to moderate income segments of our population in our community. That was not something they could use to reimburse themselves for payroll or revenue loss. There was also an emergency solutions grant that they had been funded in the amount of \$622,000 and that was the first of (inaudible) rounds. That was restricted to emergency housing. With a lot of people being out of work they may have a need to support housing efforts for the low income community as a part of this event going on. The largest opportunity that they had was a part of the CARES Act. The State of South Carolina would receive \$1.9 billion. The current language of that act however refers to that as reimbursement for costs that would be expended related to Covid-19 and not costs that were already in the budget. The base salaries and things that were now unfunded because they were short on the revenue could not be reimbursed under the current language. However, he would say there was a large effort to have that part changed in that the definition of that could be extended to revenue shortfalls in that regard. FEMA received additional funding and monies that would be able to reimburse us for costs. He mentioned they were doing an accelerated reimbursement request that actually would refund potentially of that \$3.2 million. It would make it \$1.2 million in advance above what those funds that help us actually fund the current ending that they were doing. DHEC for South Carolina had announced they will share \$90,000 with the county in regards to that emergency sheltering effort that he mentioned earlier. There was an assistance for fire fighters grant that they would be going after competitively. The airports actually had been notified that they would get somewhere around \$19 million and that could help support some of their revenue shortfalls in that regard and their costs of payroll during this time of loss of revenue. The airport was at a higher degree of loss because all of their revenue essentially comes in because of the people that go through the airport. There was also the possibility of an additional two acts that were being considered, an act four and an act five that would include some additional funds for local government. Those were being debated currently. The small business administration funding actually came out the previous day. They maxed out the fund that was approved by congress and that may precipitate a more rapid action from congress in that regard. There was currently talk about trying to resurrect the infrastructure bill. That would be a recovery mode type of operation that the federal government sent to try to get our country moving again. In addition to those type fundings, they did have their reserves. The previous actions of our Councils had put aside funds that they could use in this situation. That was exactly why they set those monies aside and they had a couple of actions on their agenda for the day that would allow them to begin drawing on some of those funds. First, in the emergency declaration that Council enacted a short

while ago at the initial start of this event Council approved the use of our unassigned fund balance of the various funds. For the general fund that would total \$2.7 million. All funds combined were \$4.8 million. Those were resources that the county had the ability to go to and utilize during this event. The two items that they would be looking at that day later in the meeting would be to allow them to use the revenue stabilization fund which for all funds totaled roughly \$4.2 million and they would be adding to that a request for the debris reserve that they set aside actually in February of this year of \$10 million. The sum of those three items give us resources of \$20.1 million for addressing this event. They did expect that they need to plan on using those full resources. They would replace them as the market economy improves after this event. This event was a short term event. It did have an end and they needed to remember that in all that they were working on the economy would come back. They just didn't know how slow that would be or how they would be impacted in 2021.

In that regard, the recommendation that they would like to make to Council was that they approve a budget for 2021 essentially equal to the 2020 budget (inaudible) operation. It did have some plusses and minuses and some changes related to certain elements that they had done. The recommendation was \$481.6 million for all funds which represents a \$51.2 million decrease from FY2020. For the general fund that was \$175.9 million and that was a \$6 million decrease from the previous budget that they approved. In essence it was a continuation of the 2020 budget with plusses and minuses that maintains the current level of services that the county was provided. All positions, 2,492 positions were funded in this recommendation but he would say they did have vacancy at roughly over 5% in the full-time staff and 41% vacancy in part-time staff. Those were part of the elements that they were using to save costs as they managed this event. It would defer the major capital and any new debt out to the subsequent year. They would not incur any new debt in this presentation and the recommendation (inaudible). That did not mean that if this event was short term that they couldn't change that. Their anticipation was that they would come back to Council with a budget amendment as soon as they were in a position that they had a stabilized economy that (inaudible) what the revenues were. It would contain no adjustments in compensation for the staff. Given the current situation they felt that was advisable. Make a commitment to the employees and he thought Council will as soon as they get to a formalized position or stabilized position and know what the revenues were, they would come back and make a recommendation to Council to amend the budget in that regard. The increase includes no tax increase in any fund. They would have in the budget ordinance a couple of items that they had noted in there for the coroner in regards to fee but that was codified existing fees that he was charging. Just formalizing that in terms of his collection process. For the waste management recycling fund they had been talking with them that there was a need to increase millage revenue in that fund. They had gone back and looked at all the reimbursements that they had received from FEMA and what was still to be received that they were actively working on and felt like they could fund that for one additional year. It would use up essentially the fund balance in that fund but they could do that without having to raise taxes for fees. They knew that this would not be an easy event. It had impacted every citizen of the county and every business of the county in a negative way. Unemployment was very high and for them to succeed as a community he thought they all had to do their part so they felt like coming with no tax increase, no fee increase, and continue with one time use of fund to be able to manage our needs would be the appropriate recommendation to make to Council at this point. They would commit to come back with a budget amendment as soon as the economy was in a normalized environment where they could update their revenue projections. They would amend the expenses at that point in time based on what the projections present including compensation for the employees and they would reschedule the capital debt issuance. There was a very positive outlook. In the early fall, late summer they could come back and present that for Council to consider at that point in time. They would have to manage through this event though. They had implemented spending controls already. They had as of March 30th enacted a hiring freeze for the employees and there were exceptions to that. They would be bringing on public safety people. They had shortages there. That was critical for them to be able to maintain the level of services so they would be bringing on people with that that would provide exception but that was primarily in the public safety area. They had eliminated overnight travel with the exception of the public safety people to go to their academies so they can get certified and begin their actual service of their jobs. They had deferred and minimized their capital purchases and capital projects. All existing projects were moving forward that were funded and he would go through more details on which projects those were in a short while. Things that could be deferred were being deferred. The department heads had been asked to evaluate everything and delay any avoidable cost that they could at this point in time until a future date. Even with that they had options. They had more opportunities to control the expenditures and defer things like life cycle maintenance. They look at other capital that were currently in the budget and see if they could use those differently and they had a recommendation in that regard for their consideration with the current meeting. It was much easier for them to save a dollar's worth of expense than it was for them to produce a dollar's worth of revenue. It was important for them to consider that as they manage through this event. There were challenges. They had those economically sensitive revenues that had been mentioned earlier. Those would all be impacted. The local government fund, what they anticipate the state doing was essentially adopting a spending resolution that would push their 2020 budget into 2021 at the end of the year. They anticipated an increase in the local government funds because of last year's budget. That will be pushed. That decision would not be made. They had opportunity to increase property taxes. They were not recommending that at this point and time but recognize they had the opportunity to increase as much as 9.9 mils. That was a flexible number that changes year to year which was the current year inflation and population growth plus the previous three

years inflation and population growth numbers. On the expenditures side they did have increases that they would be (inaudible) to absorb in this budget. They hope that by the time they come back with the amended budget they had sufficient revenues to do that but the state had considered delaying incurring that additional 1% retirement rate increase. That was affecting both the SCRS and (inaudible) police officer's retirement systems. Those were going up by roughly 6% each in terms of the cost in each of those funds but the state was currently talking about deferring that to give them some assistance. They had an announced health insurance increase of 6.7% but with the state pushing their budget forward that probably would not occur day one. They had increases in TORT insurance, vehicle insurance, normal contractual increases that occur each year. Economic factors, inflation rate had been very low. Now it would perhaps come down a little lower because they would be in a recessionary period. Unemployment rate had been at a historical low. Mortgage rates continued to be at a low pace however that was a positive that supported our industry for real estate perspective. Most of the revenues in the general fund and other funds were supported by property taxes which were stable. That was a valuable thing for the county especially in this event so that was very positive. From a general fund standpoint they would have excess revenues in 2020 and have excess revenues in 2021 that would help fund some of those shortfalls. Fire and debt service were almost 100% in terms of property tax supported. Those were funded 100%. They had exceeded their budget in the FY2020. Recreation was mostly supported by recreation. They had added the additional fee income which would be there in business license income for them plus a small amount of hospitality. Waste management was mostly supported by property taxes but a little bit of the business license was pushed over to that fund last year for this year as well. Property taxes growth had been good over the last few years and would continue forward in that regard. What they would be billing in 2021s budget was what was completed as of December 31, 2019 or (inaudible) 2020. They had a (inaudible) impact for that which would be positive for us and help protect us in that regard. Residential growth still exceeds commercial. They would love to see a greater balance as commercial helps stabilize out revenue base from the property taxes. They had 9.9 mil potential increase as possible. They were not recommending Council consider that. Intergovernmental was 7% of revenue in the general fund primarily made up of the local government fund but was stable for them in that regard. They did have an additional grant opportunity. They had one that Council had already approved with the SAFER grant that was underway and the (inaudible) application that they had made. For the budget they assumed the exact same amount to local government. For fees and fines, this was a little bit more economically sensitive for them. The ROD and doc stamps there as well as code had been more stable for them. Certainly EMS, road fees, stormwater fees, (inaudible) had been much more stable in that regard. They don't see as much risk in those lessening for them during this period. The fees and fines for the budget they left at the exact same level. They recognized that those would be down somewhat but they would manage through that with the expense control. Licenses and permits were economically sensitive with interest earnings. Very sensitive to the economy. They left all that the same year to year also.

In a quick summary for the total recommendation for FY2021 represent \$481 million which was a \$51.2 million reduction from the previous year. That accounts for those one-time uses of money to defer all capital projects. The real only increases that they were seeing in this recommendation related to a couple of things that he would highlight. The first of that was in the waste management recycling fund which would be up approximately \$2.7 million. They were funding the anticipated cost based on the analysis shared with Council at the previous meeting. Those amounts were up because the amount of trash was up and that was something they had to do. That was an essential service and they had to fund that with existing level of service to be maintained. That was an increase of \$2.7 million. The general debt service fund was up by \$3 million. That was not because they anticipated a new debt but just with the debt issuance that they did earlier this year in February they had a \$3 million premium on that sale of a bond. They paid them more than what the face amount of that bond was. The design of that was it goes into the debt service payment so they sized the first year of debt service to use that premium. That was what that increase was. So the positive results of that sale are amortizing that debt actually quicker than they had anticipated. The last item of increase was the solid waste authority and relates to two things. One, they spend the money actually incur the cost related to the waste management recycling fund so their bond was up by that additional spending as well. Then they have an \$8.5 million project for the piggy back phase III which they were starting and was necessary for them to keep moving in that regard. The Solid Waste Authority had proposed or was going to propose to Council a \$2 fee increase per ton. They had removed that from their budget request and would wait as the county was until when the economy stabilizes and would come back to Council and consider that as an amendment to the 2020 budget assuming they reached that favorable (inaudible).

He reviewed the individual funds. The general fund had \$175 million in revenue with the primary part of that roughly 60%. The amount of property taxes as a large part of the general fund helps to protect them. It was a stable source of revenue that was not susceptible in the short term to these economic downturns. In the longer turn it did have an economic impact. Presently they had that stability in the general fund.

On the expenditures side it was essentially the same amount of expenditures as it relates to the operation service levels. What was different was the amount of projects that they were doing and those that were funded by one time monies that they used

to have. The fire fund was essentially the same and was 99% funded by property taxes so it was in a good position in that regard. Its budget was essentially the same as the prior year and down slightly because it was a capital and not spending. They had just signed up for the SAFER grant and hired those people. If they don't increase the budget in the fire fund how would they be able to fund that? In the action that they would see that day they were moving some monies in 2020 which would provide full funding for that SAFER grant from the 2020 savings. Stormwater was the same budget as the previous year at \$7.5 million. The increase that started in 2019 with 2020 being the second year. 2021 would be the third year and that was a very stable source of revenue as it potentially equals to 100% of their revenue. Their expenditures were the same. Waste management recycling fund was where the increase was occurring. There was a transfer in or use of fund balance of \$2.6 million which would be the one time monies that would allow them to fully fund the expenditures estimated at \$11.9 million for this fund for FY2020. Recreation would have a revenue of \$7.5 million equal to the prior year. It was made up primarily of property taxes. Business license and their other fees were still heavy contributors to their revenue. In their current mode of operations they had the ability to control their expenses at a high degree as well. The airport department had essentially the same revenue from this year to last year. In what was proposed they had a commitment of fund that appeared (inaudible) to help them with some of the revenue shortfalls and covering those expenses during this time of lower operations because of the COvid-19 virus. They did have a slight decrease in terms of their total in for next year of \$1.5 million that relates to capital. They still had some large capital projects that were out there that were necessary and would continue in that regard year to year. The solid waste authority had essentially the same budget. Their increase in the revenue side solely the additional spend that the county was doing in the unincorporated system.

For the next year the county's total spend for capital projects and the CIP excluding the airport, Solid Waste Authority as well as the service funds (inaudible) which was stated separately. They would only spend and recommend to Council \$18.5 million in the CIP. The largest share of that, almost 50%, was the normal road construction which they had been repaving at 20 miles and dirt road construction at 7 miles total. The balance of that was solely recurring fees in a capital perspective. This keeps the lights on in terms of...

Mr. Vaught asked what this would do to the EOC plans. Would they suspend the EOC plans for now or what?

Mr. Spivey said no. Actually that was a fully funded project. They had already borrowed the money that was sitting in the bank to begin that construction. The construction time line had been delayed a little bit. They were at the point where they had to have an onsite meeting with all the proposed bidders and because of the Covid-19 they didn't have the latitude to bring them in so that would at least be delayed a short while as they just had the ability to go out to bid.

There were two things in this recommendation that were a little different than they normally had had. Under the general government facilities at \$3.2 million there were \$2 million which was the existing monies that they had from the infrastructure act that was paid to them by Horry Electric. Those monies they had received fully \$2 million. That was programmed in to use towards the purchase of that property for the Rural Civic Center so that was an unusual item but that was fully funded by a third party. The other thing that was a little different was that in the equipment they had \$500,000 in there for equipment related to our wetland mitigation bank that was funded by Ride II. They felt like they could actually buy the equipment and do the actual labor themselves and save the county monies in that regard versus hiring an independent contractor to come in at those various times to do that work. Then they had that equipment to use for other purposes. He thought they shared that with them at the fall budget retreat that that was the intent. That had been included as that money was already in hand. The projects that they already had funded that would continue on the general side they had the Emergency Operations Centers at roughly \$26 million that had been fully funded. The Santee Cooper purchase had been completed and they would be updating that building as they moved forward. They were already using that building in regards to their response to Covid-19. With the drive up window that was now a remote location for code enforcement and planning to receive plans and things from customers through that drive through window. On the fire side they had funded the Longs fire station. Socastee and Goretown were all included in the bond issuance and the action that they were asking Council to consider in this meeting but also actually budget the Forestbrook fire station. They say it in that manner because when they borrowed the funds, if they remembered that, that issuance that they did earlier this year they had already borrowed the funds to construct the Forestbrook fire station. They just did not have it in the CIP budget. Their action later in the meeting would appropriate that or approve that to be spent. All those were fully funded and would continue forward in that regard. Road construction would continue forward in that respect. Repaving and dirt roads all those items and projects that were currently funded would continue forward but they would just delay their ability to go back to the market to provide additional funding on additional projects. Also pushed out of this budget were public safety software suites that they were looking to place. They shifted that to 2022. They had already confirmed that they could continue with their existing provided with essentially no additional costs than they were at currently as they moved that forward for another year. They could see that things were favorable for them from an economic standpoint. They could easily accelerate those items. They would have to do a three reading ordinance to issue the debt. With that three reading ordinance to issue the debt they could easily amend the budget as well if that decision

warranted at the economic circumstances they found themselves in in late summer and fall. The additional capital plans were essentially equivalent to what they did present to Council at the fall budget retreat.

COUNCIL ACTIONS REQUESTED:

FIRST READING - RESOLUTION R-39-2020: A RESOLUTION AUTHORIZING USE OF REVENUE STABILIZATION RESERVE AND DEBRIS RESERVE. Mr. Vaught moved to approve, seconded by Mr. Loftus. The motion was unanimously passed.

FIRST READING - ORDINANCE 33-2020: AN ORDINANCE TO RAISE REVENUE, MAKE APPROPRIATIONS AND ADOPT A BUDGET FOR HORRY COUNTY, SOUTH CAROLINA FOR FISCAL YEAR ENDING JUNE 30, 2021. Mr. Vaught moved to approve, seconded by Mr. Allen. The motion was unanimously passed.

FIRST READING - ORDINANCE 34-2020: AN ORDINANCE TO AMEND THE FISCAL YEAR 2020 BUDGET ORDINANCE NUMBER 25-19, SECTION 1 SO AS TO RECOGNIZE VARIOUS REVENUE AND EXPENDITURES IN THE GENERAL, FIRE, BEACH RENOURISHMENT, AND CAPITAL IMPROVEMENT PROJETS FUNDS. Mr. Vaught moved to approve, seconded by Mr. Hardee. The motion was unanimously passed.

RESOLUTION R-26-2020: A RESOLUTION EXPRESSING THE INTENT OF HORRY COUNTY COUNCIL TO SUPPORT THE REGIONAL WACCAMAW RIVER WATERSHED STUDY GRANT PROPOSAL. Mr. Worley moved to approve, seconded by Mr. Vaught. The motion was unanimously passed.

EXECUTIVE SESSION (IF NEEDED): None.

ADJOURNMENT: With no further business, Mr. Prince moved to adjourn at 11:42 a.m. and it was seconded. The motion was unanimously passed.

**MINUTES
HORRY COUNTY COUNCIL
VIRTUAL MEETING
May 5, 2020
6:00 p.m.**

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

MEMBERS ABSENT:

OTHER REMOTE PARTICIPANTS: Pat Hartley; Steve Gosnell; Randy Webster; 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. Chairman Gardner called the roll and it was determined that all Council Members were remotely participating in the meeting.

INVOCATION: Mr. Prince gave the invocation.

PLEDGE: Mr. Loftus led in the pledge.

PUBLIC INPUT: None.

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

APPROVAL OF MINUTES: Regular Meeting, April 21, 2020: Mr. Vaught moved to approve the Regular Meeting, April 21, 2020 meeting minutes, seconded by Mr. Allen. The motion was unanimously passed.

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

Third Reading – **Ordinance 16-2020** approving & authorizing the county administrator to sell an approximate 2-acre parcel of undeveloped property located within the Cool Springs Industrial Park.

Third Reading – **Ordinance 17-2020** approving & authorizing the county administrator to sell an approximate 3.65-acre parcel of undeveloped property located within the Cool Springs Industrial Park.

Third Reading – **Ordinance 23-2020** amending the FY 2020 budget ordinance so as to recognize various revenue & expenditure in the waste management recycling fund.

First Reading – **Ordinance 45-2020** to amend the zoning ordinance to establish the Mining Floating Zone and standards thereof.

Resolution R-44-2020 authorizing the county administrator to submit amendments to the US Department of Housing & Urban Development 2019-2020 Annual Action Plan to allocate supplemental funds toward Emergency Solutions Grant Covid-19.

Resolution R-45-2020 to adopt and submit the Horry County HOME Consortium Housing & Community Development 2020-2021 Annual Action Plan to the US Department of Housing & Urban Development.

Resolution R-46-2020 authorizing the county administrator to submit substantial amendments to the US Department of Housing & Urban Development to amend the 2016-2020 Consolidated Plan, Citizen Participation Plan, and reallocate funding and amend projects in Program Years 2016-2-17, 2017-2018, 2018-2019, and 2019-2020.

Community Rating Services Hazard Mitigation Progress Report.

Board Appointments: Reappointment of Burnett Owens to the Planning Commission (Mr. Vaught); appointment of Pamela Dawson to the Planning Commission (Mr. Loftus); appointment of Robert Ziegler to the Parks & Open Space Board (Mr. Loftus)

PRESENTATIONS / RESOLUTIONS:

Resolution R-43-2020 declaring the cancellation of Spring Bike Rally activities in the unincorporated area of the county, and directing the administrator to take all action in accordance therewith. **Mr. Howard moved to approve, seconded by Mr. Allen.**

Mr. Webster stated as requested by Council at the last meeting they had held a meeting on April 30th to try to get a consensus for the Spring Rally destination location on having a rally in July of this year. They sent out emails to all known rally destinations that had applied for special event permits for the Spring Rally as well as known establishments that had applied for vendor permits for the Spring Rally regarding the meeting on April 30th. He learned via email that a non-profit group known as the Grand Strand Motorcycle Events Committee was formed as a means to bring a majority destination location together as one voice to request dates for a one time July rally running Monday July 13th through Sunday July 19th of this year. The meeting was attended by four of the rally destination locations along with a few of the other establishments that had outside vendors during these rallies. Prior to the meeting two destination locations, Myrtle Beach Harley Davidson and The Rat Hole, had already stated via email that they would not be participating in the July rally. However, he had learned that Myrtle Beach Harley Davidson had started advertising for the July rally with different dates, July 23rd – July 26th. The community was asking for an opportunity for a one time rally in July. He believed the committee understands the risk of low rally turn out at that time of the year because it is too hot and hotel rates may not be similar to May. However the committee indicated they were planning for rally attendance numbers somewhere between the typical Spring Rally and the typical Fall Rally. The dates of July 13 - 19 are currently being advertised on social media and can be found on several webpages dedicated to motorcycle rally events throughout the country. The dates of July 23 – 26 were also being advertised on Myrtle Beach Harley Davidson's website. The Fall Rally remains in place and the dates have been established as September 28 – October 3. However Myrtle Beach Harley Davidson wants to have the Fall Rally dates moved to the following week in October. It appears to be some consensus from all but one of the destination locations for a July rally except for the dates. He received a call from the Myrtle Beach Chamber of Commerce saying they were not in favor of a July rally. As he said at the previous Council meeting there was not enough ATAX money to support more than three annual rallies and that was now questionable with the further decline of ATAX revenue this fall. As they progress through these rallies they may not be able to support public safety coverage for the rallies closer to the end of the fiscal year next May without an additional funding source. He asked if they could use the ATAX funds for this year and roll those into the next fiscal year to cover the cost. The current ATAX revenue was down significantly this year already since they had missed revenue typically generated in March and April and May looks to be just as serious in terms of loss of ATAX revenue as well and they were not sure what June would look like yet. Also, in spite of Atlantic Beach moving the bike fest rally to Labor Day weekend, based on current rentals for Memorial Day weekend as well as anticipating a good number of day trippers will come to the area that weekend, they were still planning for the need to increase all enforcement coverage, fire/rescue/EMS, to handle the anticipated increased calls for emergency responses as they typically have over a busy holiday week. To sum up, there was some consensus from rally organizers for a July rally but not the dates. July rallies were already being advertised with different dates. The Myrtle Beach Chamber had indicated they were not in support of the July rally and furthermore, they could not control the change in the Atlantic Beach Bikefest from Memorial Day Week until Labor Day weekend that was announced the past month. Most importantly, he was just not sure about being able to cover the future rallies and they need to have additional revenue resource by the time they get to May (inaudible).

Mr. Servant moved to move the Spring Rally to July 13 – 19, seconded by Mr. Worley.

Mr. Vaught asked how they could move a rally that they didn't control. They didn't control whether there was a rally or not. All they could control was whether they gave them a special events permit or whether they gave them vendors permits. As far as having a rally was concerned, that was beyond their control.

Chairman Gardner said he agreed with him. That was what Mr. Servant was trying to say.

Mr. Loftus called a point of order and asked if there wasn't already a motion on the floor to approve the resolution and it was discussed that Mr. Servant was amending it.

Mr. Servant stated that he had had lengthy discussions with Myrtle Beach Harley Davidson that day as well as their legal counsel. The ad that they put up on their Facebook page relates to an annual open house that they do at their venue. It was not a bike rally. It was a two day event that they were talking about doing. They had done it for the last 5 years now around the same time. He also talked to the local business owners in the area as it relates to bike week and business owners just in general whether it be in the restaurant industry, the retail industry, or the lodging industry. The businesses were hurting and from his perspective and the feedback that he had gotten, they needed every potato in the pot to support their businesses. If that meant pulling together to make one time exemptions for rallies to bring tourists to the area, they needed to do it. Mr. Vaught was right. They had no say whether they hold a rally or not. All they were doing was allowing them the special permits to hold events outdoors as well as bring vendors in to sell merchandise. They needed to make sure they were pulling together to support the businesses during these times and put them in a position to succeed and hopefully be here next year. He would like to open it up to see if anyone else had any comments or questions.

Chairman Gardner followed up with him regarding his speaking with someone about the second "bike rally" and he said that was not a (inaudible). That was something that they had every year. Was he for a July rally or against a July rally?

Mr. Servant said the gentlemen that he talked to was Mr. Phillip Schoonover who owns Myrtle Beach Harley Davidson. It was not a bike rally from what he had told him that he was advertising. It was an open house and he was all in favor for supporting local businesses if that means bringing in and moving the Spring Rally to summertime.

Chairman Gardner said he understood that he said his event was not a rally. He was talking about the first event. The one that they met with the previous week with operators on. Was Mr. Schoonover is favor of that early July bike rally.

Mr. Servant said he was.

Mr. Loftus said he understood everything Mr. Servant said but unfortunately he wouldn't get the July projections until the following Thursday. He did have the first week of July which showed an increase over last year by 10%. So in full disclosure up until then was not as good as it was the first week in July. June was down but they were looking good in July for whatever reason. He would say that from a public safety standpoint dealing with the Harley rally and July, the biker weekend over Labor Day and another rally in October and two in next May was going to put a strain on accommodations tax that they didn't have. He didn't understand how they were going to fund it all. Not to mention that he had gotten several phone calls and emails from the people that live here that were concerned about the July rally. Granted it was only a one time deal but you couldn't explain to the people that come here that it was just a one time deal. They might leave with the impression that it was an every year thing which could affect the July business in next year and the year after that. They couldn't tell that obviously. He thought it was overkill. Yes they lost business but so did the hotels. Everybody lost business and were trying to recover. He understood that but he thought it was overkill. They could pick it up with the October rally and move on from there.

Mr. Servant said one thing Council should consider was that he didn't believe they were in a position currently to be turning any tourist away locally. They needed everybody that they could get to come to our beaches and spend money in our restaurants and retailers and rent hotel rooms from them. They were pushing a 40% unemployment rate in Horry County that was mainly centered around the tourism industry having to furlough employees. He didn't think they should be in the business of turning away people now. They should be in the business of welcoming people to the beaches.

Mr. Worley said he thought the rally would be very small compared to what it had been in years past and he didn't know what Myrtle Beach and other hotels was doing but he could tell them that business at the Ocean Drive Resort booked to date was off 50%. He thought if he was off 50% most of them were off 50% and he would leave it at that.

Mr. Vaught asked Mr. Worley if he was off 50% for those weeks for the rally.

Mr. Worley said yes. His point was there was plenty of room for them and it was going to be very small anyway. He would be surprised if he ended up getting 25 bikers. It was really a non-conversational piece of business now so far as

business was concerned insofar as whether the county can take care of it or not with public safety and EMS. He thought it was not going to be a big deal. He didn't understand why staff did not want business to come to the Grand Strand. He didn't understand that.

Mr. Vaught said another thing was he didn't think they needed to get the reputation out there after everything they had been dealing with that they were unfriendly to any group of people. He didn't think it would be a big rally either and he didn't think it would be putting anything like the taxing on our public safety personnel that the Spring Rallies do. They knew they were not going to have the Memorial Day biker weekend or the other one. So if this one was going to be smaller he didn't see how they can't deal with it, drive on, and welcome those people.

Mr. Worley said that was right. It was a (inaudible) event and they had to get business back before they get the taxes insofar as these were all tourists. They pay tourist taxes and they won't get it flowing until they get people back into Myrtle Beach.

Mr. Prince stated he was agreeing with Councilmen Worley and Vaught. They really didn't know what was going to turn out but he agreed with them and he thought they needed to go ahead and move on with it. They didn't know. This was one of the unusual things they would face through this year so they had to move on with it, accept it and do it and hope and pray it turns out and nobody gets hurt with it and everybody prospers and so forth.

Mr. Howard asked if they could have someone talk about their finances. How would they handle any events because they were not bringing in the revenues? How would they pay for this?

Mr. Worley said the money would come in. If they come, the money will come.

Mr. Howard asked if the county had the money to put on this event.

Mr. Worley said yes.

Mr. Servant said to put this into perspective, an overall budget for Horry County. Horry County spent \$170,000 last year for a full size spring Harley rally out of the accommodations tax. If Mr. Worley's projections were right, he thought you could reduce that by half at the very minimum which takes it to around \$85,000. They had \$80 million in reserve.

Mr. Howard verified they had \$80 million in reserve.

Mr. Spivey said the fund balance in the general fund was \$80 million at the end of last fiscal year.

Mr. Worley said they wanted to keep it that way and the only way that was going to happen was they had to bring tourists into the beaches.

Mr. Servant said and Horry County.

Mr. Vaught agreed 100%.

Mr. Spivey said the concept that they had typically done for the bike events was partially funded out of the (inaudible) fund for the fall event and was partially funded out of ATAX and hospitality funds that they receive for the May bike event. That was allowable by the budget proviso which was in the state budget. In total, about \$800,000 for the May bike events so roughly \$170,000 was for the Harley event in the spring. So it's been funded through the state accommodations tax. What they did anticipate for FY2020 was they would not have sufficient revenue in the tourism promotion fund to cover the normal expenses assuming that they did not spend the money for the May bike events. They could use that to cover the normal expenses as it related to the beach patrol and beach cleanup. They would have a deficit of roughly \$100,000 to potentially \$300,000 in the fund. They were considering funding later in this meeting to be able to provide that \$300,000 to that fund. They still had to consider what expense savings may incur in that fund as well which may eventually allow some money to be available to Ride IV, but they did not know that at the time.

Mr. DiSabato asked if they had the ability to properly police this rally.

Mr. Webster said they would properly police it whatever it takes. He felt compelled to make sure they were aware of the situation they found themselves in later down the road. They would do what direction needed to be done and take care of the community at whatever cost.

Mr. DiSabato said it sounded like they had the ability to take care of this coming rally but the shortfalls in the economy would affect the ability to police it in the future year. Was he understanding that right?

Mr. Webster said that was correct. They wouldn't know until they got there.

Mr. DiSabato said what was unique about this was that they were actually having 2 of the 3 rallies in what would normally be the end of the fiscal year. They were pushing them both into the next fiscal year.

Chairman Gardner said he was right and when they had May come up again they would be in the same boat having the same discussion about the major rally that they may not be able to work.

Mr. Worley said in this conversation it seemed like they had to have a police state. He wanted bikers to come in July and August. He wanted them to come anytime they wanted to come. They needed to let these folks know that they were welcome. Just because they ride bikes didn't mean they were all bad. These were good people.

Mr. Howard said that nobody said they were bad.

Mr. Worley said the conversation was heading in that direction. You could say what you wanted to, and that was not what they needed to put out there. They needed to put out there that all of them were welcome at any time.

Mr. Vaught said it was very discriminatory if they did this. He agreed with him.

Mr. DiSabato said that was not his concern at all just to clarify. He just wanted to make sure that they would have the ability financially to make sure that this was run safely. If they thought they had enough fund balance, then he was all for it.

Mr. Bellamy said his question in regards to the July timeframe with the regular tourists and bikers and the number of traffic that was flowing into Myrtle Beach at the same time from a public safety standpoint. He would like to hear from public safety.

Mr. Webster said it was obvious that they didn't know what the future was going to hold and the normal crowd was typically highest in the community in the July timeframe. To reiterate the fact on the enforcement issue, they were there to make sure the community was safe and calls were responded to. The more folks they get here the more calls they had, both in law enforcement and fire/EMS. That was why they had to have the extra coverage during these events. Normal staffing could not handle that flow. Once again, as they had more events they would have more need to handle the call volume that comes in. That was why they had to have all the extra support.

Mr. Bellamy asked if there would be the need to bring in outside resources from Charleston or Richland counties or any other police departments for an event in July given that July was peak season for tourism.

Mr. Webster said no. They would not be asking for that type of support. We would staff it ourselves with overtime as they normally would do. During the summer months they have to staff as well to handle that extra flow for emergency response calls. They saw what happened the last month. The call volume went down tremendously because they didn't have a lot of folks here. That would start ramping back up and they didn't know if that would be quick or slow. They just wanted to prepare for the contingency of it being busy and make sure Council understood the potential funding of that.

Mr. Bellamy asked what the actual cost spent for the bike rally last May of last year was.

Mr. Spivey said the total cost accumulated last year in May was roughly \$800,000. Of that roughly \$170,000 was on the Harley bike event and the balance of that would have been used toward the Memorial Day bike event. Primarily through the states ATAX as well as additional monies coming from hospitality as it relates to the general fund as well as tourism promotion.

Mr. Vaught called the question on Mr. Servant's motion.

Chairman Gardner said he appreciated that but he wanted to make sure that everyone had had a chance to talk.

Mr. DiSabato said he had one financial question for Mr. Spivey. Did they had sufficient fund balance to fund whatever was necessary from a public safety perspective if they postpone these bike rallies and also to fund next May's bike rally in the event the accommodations tax was down. He understood this was a unique situation and his assumption was fund balance was used to help through unique situations. So his question was do they have the capacity to do what they were asking them to do over the course of the next 18 months in light of the fact that they were going to experience significant loss of revenue as the result of Covid-19 without handcuffing the county's ability to respond to natural disasters and other (inaudible).

Mr. Spivey told Mr. DiSabato the question he had asked had a lot a variable to it but he could answer that question and say they had looked at the projections for FY2020. In the general fund they did suspect they would be down in terms of revenue overall by anywhere from \$1 billion in the favorable side to \$3.5 - \$4 million on the unfavorable side. Their real hope was that they could control the expenditures in such a way that they would not have to eat into the fund balance that Council had already approved for them to use which would be their revenue stabilization fund as well as the debris stabilization that they had which totaled roughly \$14 million. That would be carried forward to help the county react to 2021 in terms of revenue impacts there. He thought they had a good year going into 2020 so they were positioned well that they had some excesses earlier that were forming some of that shortfall that they were seeing, but 2021 they know that... For instance this year's business licenses were based on calendar year 2019s revenue. Next year it would be based on 2020s revenue which would be less. So they know they had some impacts of that nature next year. He felt like they could manage to the event given any unforeseen difficulties that they were not anticipating. He just didn't know how far this recession may impact the real estate which would impact both the code enforcement as well as the ROD revenues. There were so many uncertainties he couldn't give him a clear answer but he could say with confidence they could manage to the event and try to minimize the use of fund balance on whenever possible and to position themselves well for the future.

Mr. Crawford said he thought many of the businesses were struggling. We are a tourist destination and he thought that this event would provide a good stimulus with the community. He did believe that it would be smaller in scale than what they experience in May and he thought they needed to consider that moving forward. He thought this was a good opportunity and they should take advantage of it.

Mr. Allen said a few years ago they approached this same subject and he thought there was an attempt to shut down the actual Harley rally. He thought they were looking at two different things and he had two different things that he thought would simplify it. One, they did have the funding to meet the needs to enforce it. This resolution before them that night undoubtedly focuses on the early May timeframe which was going to tie it into the Covid-19 response. They needed to think about that. They did need people to come to Horry County because they didn't need to turn away people. He didn't think they had authority to be able to tell people they could not come here but he understood the May activities because of this current situation. If they could separate it somehow and address them a little more simplistically because he really didn't believe they would have the authority to tell anyone that they could not come. It sounded like they had the funding to handle it if they did come.

Chairman Gardner asked Mr. Carotti to explain the procedure for the amended resolution.

Mr. Carotti said what they had on the floor currently was a motion to amend Resolution R-43-2020 in its entirety. It was also called a substitute amendment from a resolution declaring the cancelation of the Spring Bike Rally for the rest of the year. A resolution declaring approval of a rescheduled Spring Bike Rally from the original dates of May 8 – 17 to the new

date of July 13 – 19. That was in the form of an amendment and then that would have to be voted on and then the main motion as amended.

A vote was held. The motion was passed with Mr. Loftus voting Nay.

A vote was held on the main motion as amended. The motion was passed with Mr. Loftus voting Nay.

READING OF ORDINANCES:

Second Reading and Public Hearing on the following Ordinances to approve the request to amend the official zoning maps:

Ord 29-2020 Chris Barnhill, agent for J2CK Investments LLC. **Mr. Hardee moved to approve, seconded by Mr. Vaught. There was no public input. The motion was unanimously passed.**

Ord 30-2020 Paul & Judy Himmelsbach. **Mr. Hardee moved to approve, seconded by Mr. Bellamy. There was no public input. The motion was unanimously passed.**

Ord 31-2020 Dennis Allan, agent for Eureka Jordan. **Mr. Allen moved to approve, seconded by Mr. Loftus. There was no public input. The motion was unanimously passed.**

Ord 36-2020 Gerald Gore. **Mr. Worley moved to approve, seconded by Mr. Vaught. There was no public input. The motion was unanimously passed.**

Ord 37-2020 Spartina Land Surveying, agent for Hartland Properties LLC. Mr. Worley said there would be a problem with him supporting this. He would like to give this developer an opportunity to meet with the folks on Landing Lane in Little River. They didn't want this rezoning and he couldn't support it but he would give him an opportunity to talk with those folks over there and see if he could work out some kind of deal with them so they could live with it. He could not support it the way it stands and he asked Council not to support it. Chairman Gardner said if he could get a second they would go back to Mr. Worley and he could do a motion to defer. **Mr. Hardee seconded. Mr. Worley moved to defer, seconded by Mr. Howard. There was no public input. The motion to defer was unanimously passed.**

Ord 38-2020 Earthworks Group, agent for WCH Properties II, LLC. **Mr. DiSabato moved to approve, seconded by Mr. Howard. There was no public input. The motion was unanimously passed.**

Ord 18-2020 Venture Engineering, agent for KTAD Holdings LLC. **Mr. Servant moved to approve, seconded by Mr. Howard. There was no public input. The motion was unanimously passed.**

Ord 39-2020 Steve Alger, agent for The Jackson Companies, Sayebrook PDD Amendment. **Mr. Crawford moved to approve, seconded by Mr. Loftus. There was no public input. The motion was unanimously passed.**

Ord 40-2020 Earthworks Group, agent for MC & WKM LLC. **Mr. Crawford moved to approve, seconded by Mr. Prince. There was no public input. The motion was unanimously passed.**

Ord 41-2020 John Thomas, agent for James Paul Rowe. **Mr. Bellamy moved to approve, seconded by Mr. Vaught. There was no public input. The motion was unanimously passed.**

Ord 42-2020 DRG LLC, agent for Jane Edge. **Mr. Prince moved to approve, seconded by Mr. Loftus. There was no public input. The motion was unanimously passed.**

Ord 43-2020 Worldview Ministry International, dba North Strand Housing Shelter. Mr. Prince moved to approve, seconded by Mr. Crawford. There was no public input. The motion was unanimously passed.

Ord 24-2020 David Marlowe. **Mr. Prince moved to approve and requested discussion to follow, seconded by Mr. Bellamy.**

Mr. Prince said for clarification this was sent back for a reason. He stated they wanted to make sure they had parking facilities for the customers inside that area. It was designated and identified on that property so the campers would not park on the

road endangering and blocking the subdivision behind them that comes in and out by them. He asked Mr. Schwerd if that had been done in this second ordinance.

Mr. Schwerd said yes. They had worked on a site plan that would provide landscaping and parking for the entire site. The one challenge that they had before was that they didn't have enough area on the site to actually put the landscaping and parking so this ordinance would allow them to finish that play plan out and then working with staff to finish that site plan so they could get all the campers and all their customers out of the road off Kayla Circle so they could deal with the complaint's that they had.

Mr. Prince said so they won't be allowed to use the parking for the customers by putting up some of their campers on that.

Mr. Schwerd said no. They would have to provide designated customer parking on their site and they would have room for that once they expand their display area to get the campers from in front of the building.

Mr. Prince said okay. That was it with him.

There was no public input. The motion was unanimously passed.

Ord 44-2020 Mickey Wayne Howell. **Mr. Allen moved to approve, seconded by Mr. Howard. There was no public input. The motion was unanimously passed.**

Second Reading and Public Hearing – **Ordinance 34-2020** to amend the FY 2020 budget ordinance so as to recognize various revenue and expenditures in the General, Fire, Beach Renourishment, and Capital Improvement Projects funds. **Mr. Bellamy moved to approve, seconded by Mr. Prince.**

Chairman Gardner read an amendment that read to amend the FY 2020 Budget Ordinance 25-19 (inaudible) so as to recognize various revenue and expenditures in the General, Fire, Beach Renourishment, and Capital Improvement Projects fund. **Mr. Vaught moved to amend, seconded by Mr. DiSabato.**

Mr. Spivey said the amendment requested in front of them did things to the amendment. Their earlier discussion that day talked about tourism and promotion fund being one of those funds that was readily depended upon economic sensitive revenues, the state ATAX as well as hospitality. As they were looking forward and projecting forward they did see that there was a potential for that fund to be short and they wanted to have the ability for the administrator to designate up to \$300,000 of the local accommodations tax to supplement that fund. That monies would be coming out of the general fund allocation that was provided for here in this budget. Secondly, there was one additional change which was on page 3 which adds classification number 8 that traditionally has not been in our chart per say but has been in the verbiage underneath the chart related to the rate class number 8. They were providing the same modification that they were considering for all 1 – 7 classifications for that rate as well. It essentially was at the same rate as classification number 3. What this ordinance intends to do was essentially four things. He wanted to make sure Council was understanding that. The first was that it did provide additional funding to our general fund to offset what they consider to be certain shortfalls in our hospitality fee revenue. They were transferring capital improvement fund savings. These were projects that we funded this year but were funded to other sources. Exactly they were funded by grant monies that the county received from the state. So \$430,000 can come back to the general fund to help offset some of this revenue shortfall. Secondly, the local accommodations tax will be transferred from the beach renourishment fund in the amount of \$700,000. That was monies that if they remembered their discussion at the budget retreat in the fall they recognize their last renourishment actually came out with more money left over than they had anticipated. So that gave them the ability to take some of the current year revenue without jeopardizing our long term projection for the needs for beach renourishment. That would total roughly \$1,130,000 coming to the general fund from those sources. Secondly it addresses some transfers in the fire fund which were similar in nature. Because of the refinancing or the financing that they did earlier this year in a very favorable outcome they had savings of debt service for the fire fund of \$622,000. In addition, in the capital improvement fund there was another \$204,000 for generators which they had received a grant for. Those new numbers total \$826,000 which could come back to the fire fund on their operating fund in that regard. Their debt service was not a separate millage. It was a standard operating millage used for debt service so it was not dedicated specifically to that purpose or restricted for that purpose. Both of those amounts that he mentioned totaled \$826,000 and would cover the necessary SAFER grant match for FY2021. Thirdly, it does appropriate the funds in the budget for the Forestbrook fire station relocation. That was actually funded by the debt issuance that Council allowed staff to modify and increase based on our favorable interest rate environment at that point in time. They raised the amounts that they were

borrowing earlier this year so the funds were already in hand to complete that. It just was not included in the FY2020 budget. This would allow us to have it appropriated and essentially begin work on that project. Fourthly, it provides a measure of business license relief to our business community because of the issues that we all are facing at this point in time. In the FY2000 budget we increased our business license fees by a total of roughly \$4 million. Recommendations are here to actually adjust various elements of the rate structure which would return roughly \$2.3 million of that increase to our businesses. They did recognize that some of the businesses had already filed and paid their renewal for FY2020 and if this was approved then they would receive refunds in the month of June of this year. They would like to ask Council to consider the amendment to this as well as the overall ordinance and the objectives it seeks to accomplish. **Mr. Vaught moved to amend, seconded by Mr. DiSabato.**

Mr. DiSabato referred to the business license relief and asked if that was a one time situation that they would do in this fiscal year because of the Covid-19 pandemic or were they going to go back to... If his memory served correctly, this was the revenue that they raised in order to save the parks and recreation department.

Mr. Spivey said as it was presented it was funded this year through one time monies which would be monies that they received that were not budgeted in FY2020. That was \$752,000 he believed. Myrtle Beach TIFF paid an extra distribution to them that was not budgeted. Secondly, they received a reimbursement from FEMA for prior hurricane efforts that were spent in a prior year. So it was funded by one time monies this year. As it was presented in this ordinance it was a permanent change. They recognize that this year was an impact to the businesses but they also recognize next year would be an impact to the businesses as they move forward in the relief recovery process to this pandemic. If they approve it in this fashion it would be permanent and they would have to substitute that revenue in the next budget cycle from a different source.

Mr. DiSabato asked how that projected on the impact to the parks and recreation fund.

Mr. Spivey said as it was presented it would come out of the general fund where they have other or more broader options to be able to cover that or adjust that. It would not impact the recreation or the waste management funds.

Mr. DiSabato said so they were not facing any facility closures or anything like that by doing this.

Mr. Spivey said that was correct.

Mr. DiSabato said they would have to find a way to generate the revenue from a different source in the future.

Mr. Spivey said yes. That would be correct also.

Mr. Prince said this was for this year so in the next budget process, not the one they were working on now, County Council could rescind the whole thing and start completely over or they could do whatever the majority decides to do. He thought they were going to see some businesses closing because of this license increase in the next year or two. So they needed to keep a close eye on every bit of this business license and be ready in the next budget to do whatever it takes to save and keep business because that was what helped keeps jobs and helped keep people in business and supplied in the things they need.

Mr. DiSabato asked if there was a reason why they couldn't just make this adjustment for this fiscal year and go back to what they had originally decided next fiscal year.

Mr. Prince said if the majority said you could you could do it.

Mr. Vaught said when they looked at this it was brought to his and Mr. Crawford's attention that in some cases when they put this increase in last year they increased some businesses license fees over 1,000%. It went from \$4,700 in one particular case to \$62,000 which was, and especially right now, was a pretty rough time to hit them with it. They had addressed that with Mr. Spivey to try to cut back into a more reasonable increase and that was where this was coming from.

Mr. DiSabato said he just wanted to make sure they were not doing something that would harm the parks and recreation department because that was the purpose of that fee increase and he knew the folks in his district don't want any facility closures. He knew they wanted to be able to do more in other parts of the county that they were not currently able to do. So

he wanted to make sure that Messrs. Allen and Prince get their recreation facilities in the future and that they keep the ones that were in the South Strand and Carolina Forest open. All he wanted was to make sure that they were not doing anything that was going to harm the level of service that they were currently providing to their constituents.

Mr. Vaught said he didn't think it was going to do that at all. Mr. Spivey could answer that better than he could but when they talked it over originally it was not going to change the level of service at all.

Mr. Spivey said he had one additional comment that he would like to make just for a context to Council as well. When they looked back at what they saw during the great recession beginning in 2008, it really took them a 4 – 5 year period to get back to a growth in those revenues. They experienced that they increased on the two annual basis subsequent to the event and then they began an increase, but it took them 4 – 5 years to get back to an increase over where they were in 2008.

Mr. DiSabato asked if he anticipated that taking as long with this particular recession or did he think this would be a quicker recovery?

Mr. Spivey said he wished he could answer that question. He thought where they were had a higher unemployment rate than they experienced at that point. They would have a greater percentage decrease in our revenues at least short term because they were physically closed which they were essentially closed in operations for hospitality and accommodations which they had never really been in that position before. They hoped that it bounced back quickly. Myrtle Beach, Horry County had a lot to offer. We are a great value priced destination and were a drive to destination with only a small amount of air traffic. There were positives in that regard but they can't say for sure.

Mr. DiSabato said okay.

Chairman Gardner asked if there were any objections to Ordinance 34-2020 for second reading as amended. There were none and **the ordinance was unanimously passed.**

Chairman Gardner asked if there were any objections to the main motion and there were none. **The main motion as amended was unanimously passed. There was no public hearing for either since no one signed up.**

First Reading – **Ordinance 27-2020** to approve the request of Rigoberto Lomeli, Jr. to amend the official zoning maps. **Mr. Howard moved to approve, seconded by Mr. Vaught.** Chairman Gardner stated this was recommended for disapproval.

Mr. Prince said they sent this ordinance back and didn't get any action from it one way or the other so he thought they needed to go ahead and disapprove it according to the staff. Chairman Gardner stated a yes would mean this would pass and asked if anybody was saying yes on this. **There were not any Yes votes and this ordinance failed.** Mr. Prince verified for disapproval and Chairman Gardner said for disapproval.

OLD / NEW BUSINESS:

ANNOUNCEMENTS: None.

MEMORIAL DEDICATION: Larry Hardee; Sue Ann Norris; David Todd; and David Lynn Todd.

UPCOMING MEETINGS: Council meetings – May 19, 6:00 p.m.; I & R Committee – May 26, 9:00 a.m.; Public Safety Committee – May 12, 9:00 a.m. (Cancelled); Transportation/Econ Dev Committee – May 12, 2:00 p.m. (Cancelled); and Administration Committee – May 26, 2:00 p.m.

EXECUTIVE SESSION: Receipt of legal advice relating to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege. **Mr. Vaught moved to enter into executive session for reasons stated, seconded by Mr. DiSabato. The motion was unanimously passed. Mr. Vaught moved to exit executive session, seconded by Mr. Prince. The motion was unanimously passed.** Mr. Carotti said while in executive session Council received legal advice relating to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege. While in executive session no votes were taken and no decisions were made. It would be appropriate at that time for Council to entertain a motion and vote on a motion to accept the recommendation of trial counsel as presented in executive session. **Mr.**

Vaught so moved, seconded by Mr. DiSabato. Mr. Worley recused himself from the vote. Mr. Grice was one of his tenants and he didn't feel comfortable voting on this. **The motion passed with Messrs. Gardner and Hardee voting Nay.** Mr. Vaught requested the vote count. The vote was eight to two in favor with one abstention.

ADJOURNMENT: With no further business, **Mr. Prince moved to adjourn at approximately 7:34 p.m. and it was seconded. The motion was unanimously passed.** The meeting was adjourned in memoriam of Larry Hardee; Sue Ann Norris; David Todd; and David Lynn Todd.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 29-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 32608040003 FROM RESIDENTIAL (MSF20) TO AGRICULTURAL COMMUNITY SERVICES (AG3)

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 (MSF20) to Agricultural Community Services (AG3) 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 32608040003 and currently zoned Residential (MSF20) is herewith rezoned to Agricultural Community Services (AG3).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Chris Barnhill (Energov # 047957)	Rezoning Request #	2020-02-002
PIN #	32608040003	County Council District #	10 - Hardee
Site Location	Hwy 501 W in Conway	Staff Recommendation	Approval
Property Owner Contact	J2CK Investments LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	3.93

ZONING DISTRICTS

Current Zoning	MSF20
Proposed Zoning	AG3
Proposed Use	Commercial

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.6 (Fire/Medic)
Utilities	Public
Character of the Area	Residential and Commercial

ADJACENT PROPERTIES

MSF20	CFA	CFA
MSF20	Subject Property	CFA
MSF20	MSF20	MSF20

COMMENTS

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

Discussion: The applicant is requesting to rezone from Residential (MSF20) to Agricultural Community Services (AG3. The AG3 District is intended to provide opportunities to locate and develop businesses that meet the needs of the rural community. Dimensional standards may change depending on the future use while the existing residential use (single family home) is permitted under AG3. Additional uses permitted under the AG3 District include commercial establishments such as banks, barbershops, convenience stores, offices, laundromats, tradeshops, and mini-warehouses.

A recent rezoning, Ordinance #116-19 was approved for a 2 acre parcel 350ft to the south that changed from CFA to RE4. This section of HWY 501 consists of a mix of residential and commercial properties. The subject parcel is approximately 0.5 miles from the mapped commercial corridor that ends at Four Mile Road.

Public Comment: 3/5/2020 There was no public input.

TRANSPORTATION INFORMATION

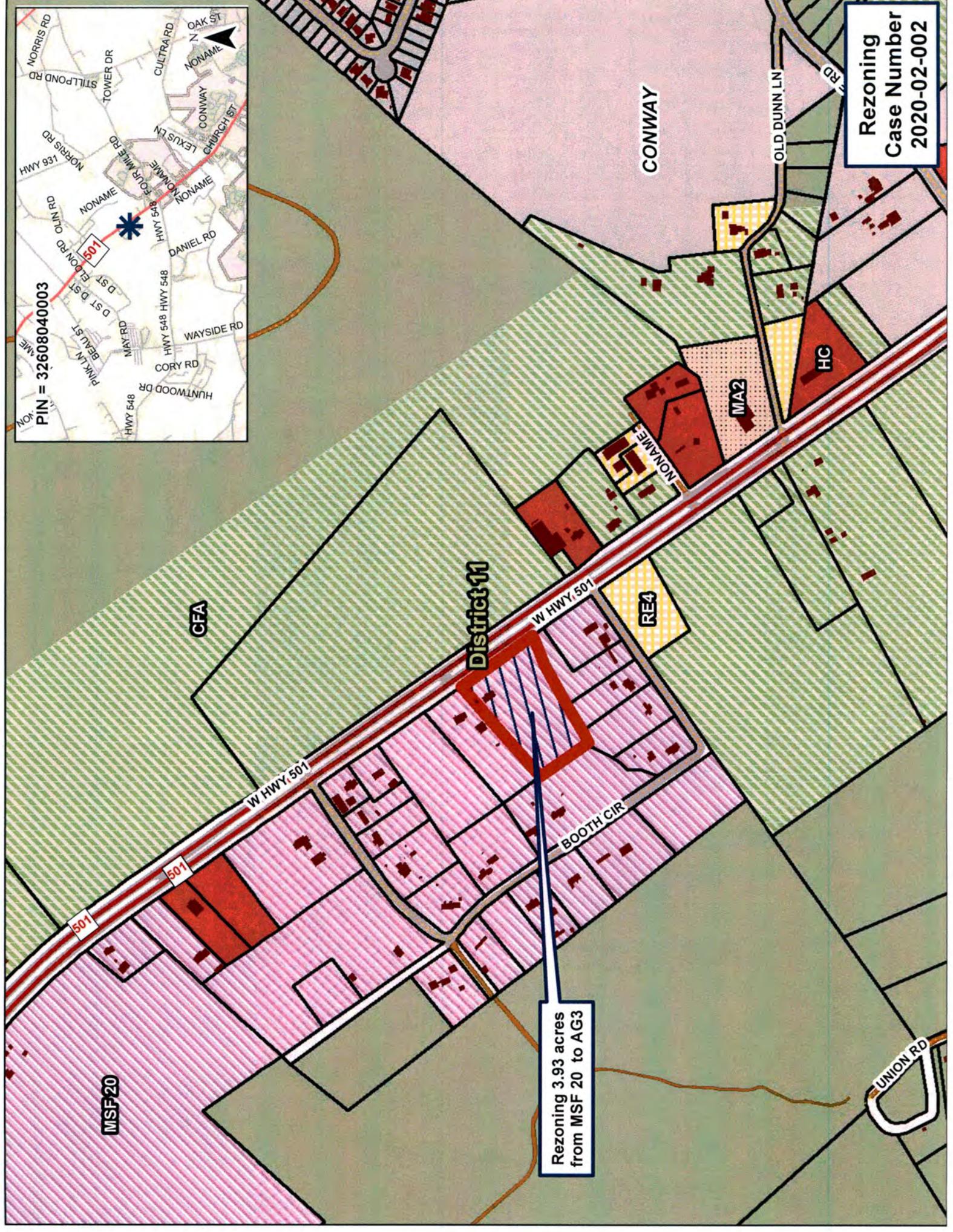
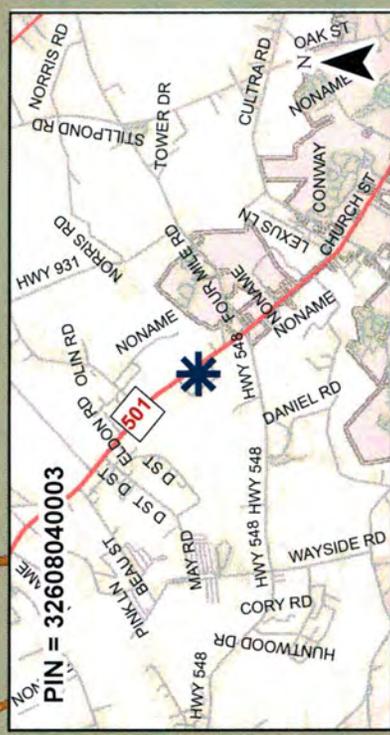
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 56	Existing Road Conditions	State, Paved, Two Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	100 / 1,000	Rd, Station, Traffic AADT (2018) % Road Capacity	US 501, Station 153 25,500 AADT 65% - 70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	MSF20	MSF20	CFA		
Min. Lot Size (in square feet)	10,000	20,000	20,000	43,450/21,780		
Front Setback	60	40	40	60/25		
Side Setback	10	15	15	25/10		
Rear Setback	15	25	25	40/15		
Bldg. Height	65	35	35	35		

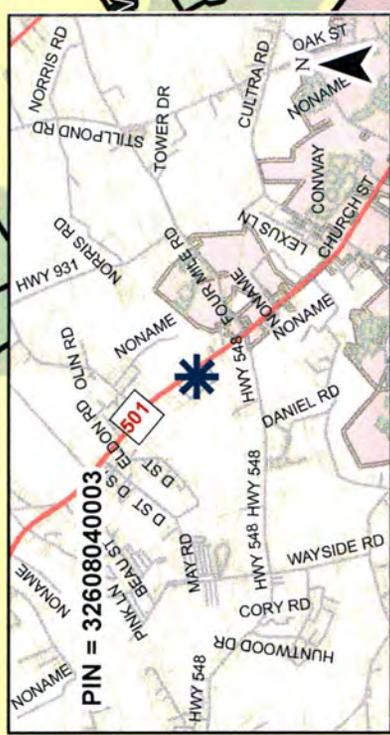
Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 20 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm

Rezoning
Case Number
2020-02-002

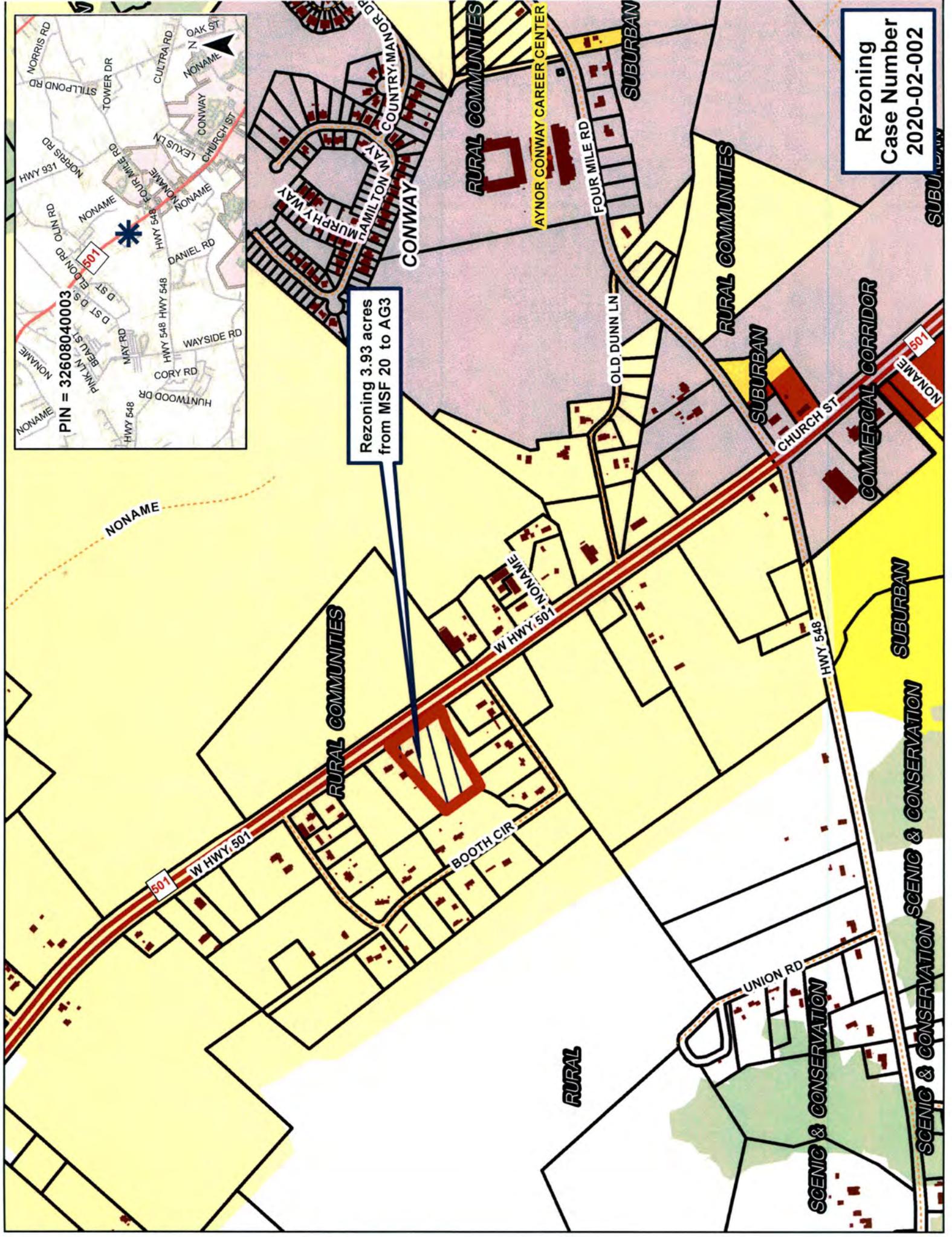


Rezoning 3.93 acres
from MSF 20 to AG3

Rezoning
Case Number
2020-02-002



Rezoning 3.93 acres
from MSF 20 to AG3



COUNTY OF HORRY

)
)
)

Ordinance 30-2020

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 29810030054 (PORTION) FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO RESIDENTIAL (SF14.5)

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 Planned Development District (PDD) to Residential (SF14.5) 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 29810030054 (Portion) and currently zoned Planned Development District (PDD) is herewith rezoned to Residential (SF14.5).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Paul & Judy Himmelsbach (Energov # 047964)	Rezoning Request #	2020-02-001
PIN #	29810030054 (Portion)	County Council District #	10 - Hardee
Site Location	Shaftesbury Ln in Conway	Staff Recommendation	Approval
Property Owner Contact	Paul & Judy Himmelsbach	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.48

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	SF14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X, AE, AF
Public Health & Safety (EMS/fire) in miles	4.4 (Fire)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

PDD	LFA	LFA
PDD	Subject Property	CFA
PDD	PDD	CFA

COMMENTS

Comprehensive Plan District: Rural Communities / Scenic & Conservation	Overlay/Area Plan: None
---	--------------------------------

Discussion: The applicant has requested to rezone a portion of a residential parcel from Planned Development District (PDD) to Residential (SF14.5). This request is considered a major amendment to the Shaftesbury Glen PDD as it would result in a change to the exterior boundary of the PDD. Shaftesbury Glen PDD is located on HWY 905 outside of Conway in the Red Bluff/Shell area. The portion of the parcel subject to the rezoning request has frontage along the Waccamaw River and is mapped as Scenic & Conservation. The applicant proposes to convey the rezoned portion of the parcel to a neighboring property owner to join with a parcel (1 acre LFA) that exists between the Shaftesbury Glen community and the Shaftesbury Estates community. When combined with the neighboring parcel this portion of property will be accessed by an existing easement from Shaftesbury Lane. The property proposed to be rezoned does not currently have an established use and is mapped as being within the floodplain (Proposed FEMA Flood Zone AE).

Public Comment: 3/5/2020: There was no public input. Paul Himmelsbach 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	Private, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	8 / 8	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 905, Station 253 6,000 AADT 35% - 40%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	PDD (Shaftesbury Glen)	LFA	PDD (Shaftesbury Glen)	CFA	
Min. Lot Size (in square feet)	14,500	6,000	43,560	6,000	43,560/21780	
Front Setback	25	20	60	20	60/25	
Side Setback	10	10	25	10	25/10	
Rear Setback	15	15	40	15	40/15	
Bldg. Height	35	35	35	35	35	

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 19 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm

ZONING AND SETBACKS SHOULD BE VERIFIED WITH LOCAL OFFICIALS AND COVENANTS AND RESTRICTIONS, IF ANY, SUBJECT TO CHANGE.

- CATV = CABLE TELEVISION PEDESTAL
- CLF = CHAIN LINK FENCE
- BSBL = BUILDING SETBACK LINE
- E/B = ELECTRIC BOX
- EOP = EDGE OF PAVEMENT
- IFP = IRON PIN FOUND
- IPS = IRON PIN SET
- N/F = NOW OR FORMERLY
- T/P = TELEPHONE PEDESTAL
- VFP = VINYL PRIVACY FENCE
- WPF = WOOD PRIVACY FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I, AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADAPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I(WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

Paul Himmelsbach
 NAME: Paul Himmelsbach SIGNATURE: [Signature] DATE: 11/8/19
 JUDY HIMMELSBACH
 NAME: Judy Himmelsbach SIGNATURE: [Signature] DATE: 11/8/19
 JOHN D. CUNNINGHAM
 NAME: John D. Cunningham SIGNATURE: [Signature] DATE: 11/8/19
 RHONDA CUNNINGHAM
 NAME: Rhonda Cunningham SIGNATURE: [Signature] DATE: 11/8/19

CURRENT OWNER: 298-10-03-0054
 PAUL HIMMELSBACH & JUDY HIMMELSBACH
 P.O. BOX 1463
 NORTH MYRTLE BEACH, SC 29598
 LAST PROPERTY TRANSFER DEED
 BOOK 3287 PAGE 2232

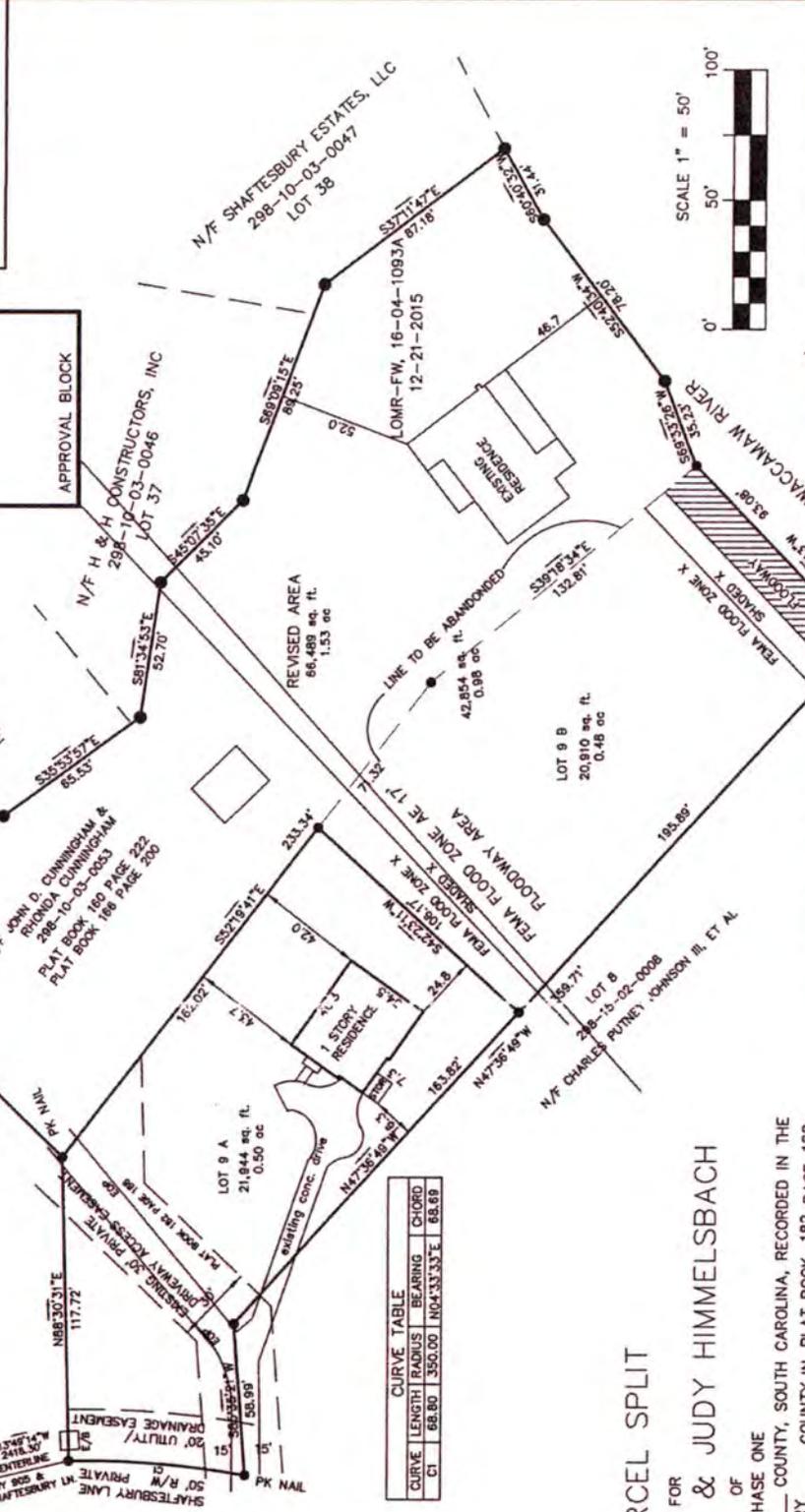
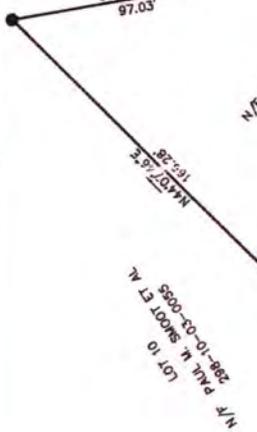
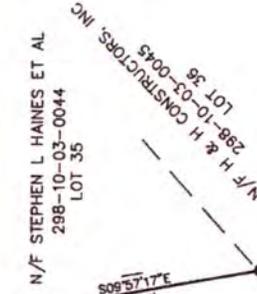
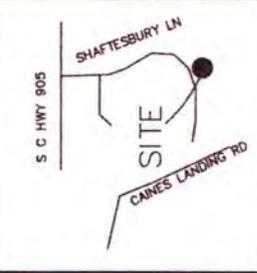
298-10-03-0053
 JOHN D. CUNNINGHAM &
 RHONDA CUNNINGHAM
 801 SHAFESBURY LANE
 CONWAY, SC 29526

LAST PROPERTY TRANSFER DEED
 BOOK 4081 PAGE 3180

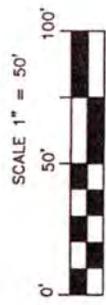
PARCEL SPLIT
 FOR
PAUL HIMMELSBACH & JUDY HIMMELSBACH

LOT 9 OF SHAFESBURY GLEN, PHASE ONE
 CONWAY TOWNSHIP, Horry COUNTY, SOUTH CAROLINA, RECORDED IN THE
 OFFICE OF THE CLERK OF COURT FOR Horry COUNTY IN PLAT BOOK 182 PAGE 188
 DEED BOOK 3287 PAGE 2232 SURVEY WITHOUT BENEFIT OF TITLE SEARCH
 SUBJECT TO EASEMENTS AND RESTRICTIONS. TAX MAP: 113-18-01-005
 PIN# 298-10-03-0054

FLOOD HAZARD ZONE AE BASE FLOOD ELEVATION 17' COMMUNITY 450104 PANEL 4505TC0370 H DATE 8/23/1999
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



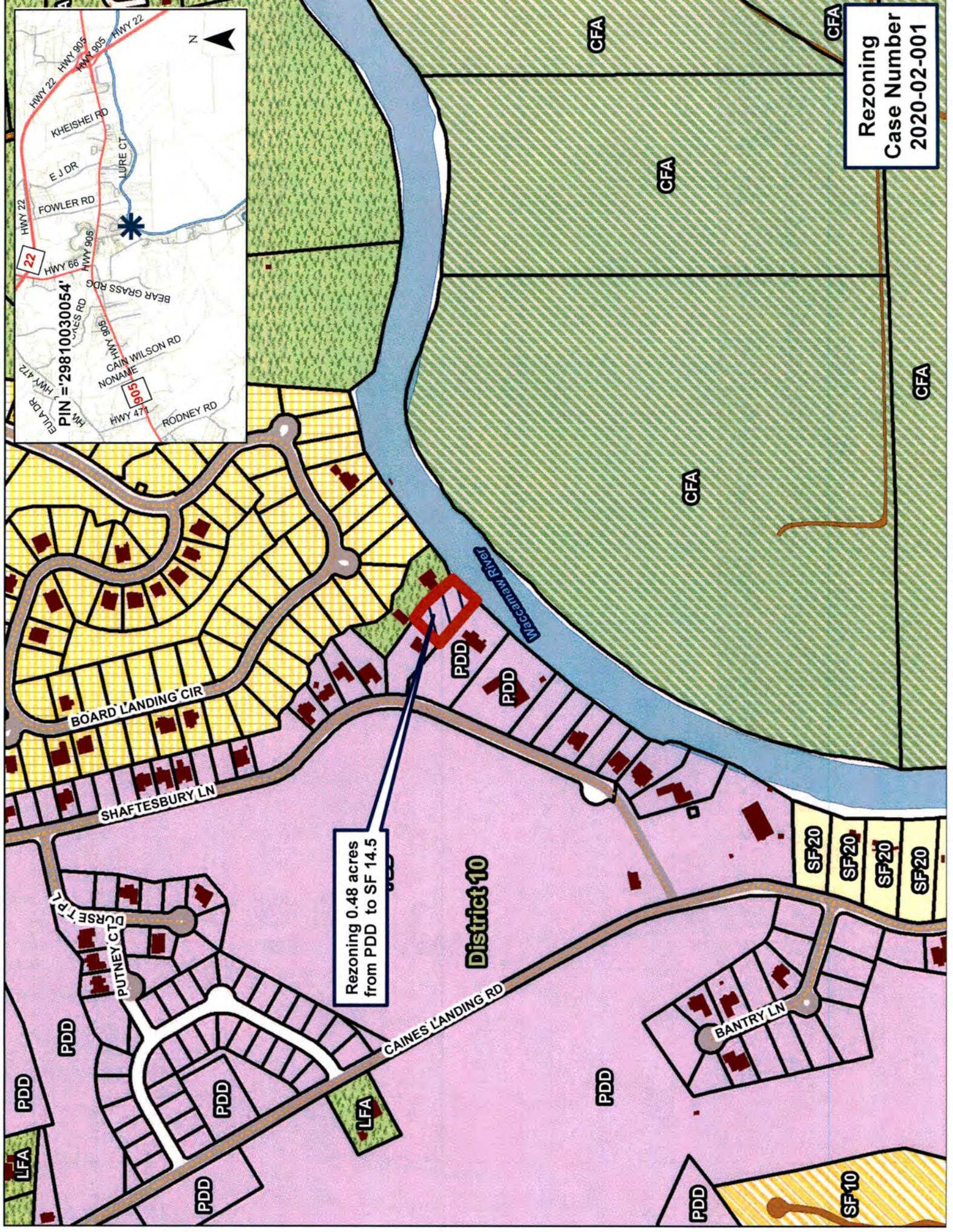
CURVE TABLE		
CURVE	LENGTH	RADIUS
CT	68.80	350.00
CHORD	104.33	33.33
	68.69	



BEASLEY LAND SURVEYING, INC.
 4600 C SOCASTEE BOULEVARD
 P.O. BOX 30784
 MYRTLE BEACH, S.C. 29588
 843-293-7722
 LARRY T. BEASLEY, S.C. RPLS 9544
 DATE: DECEMBER 18, 2018

REVISED: NOV. 7, 2019, CHANGE FLOOD ZONE TO MATCH Horry COUNTY GIS

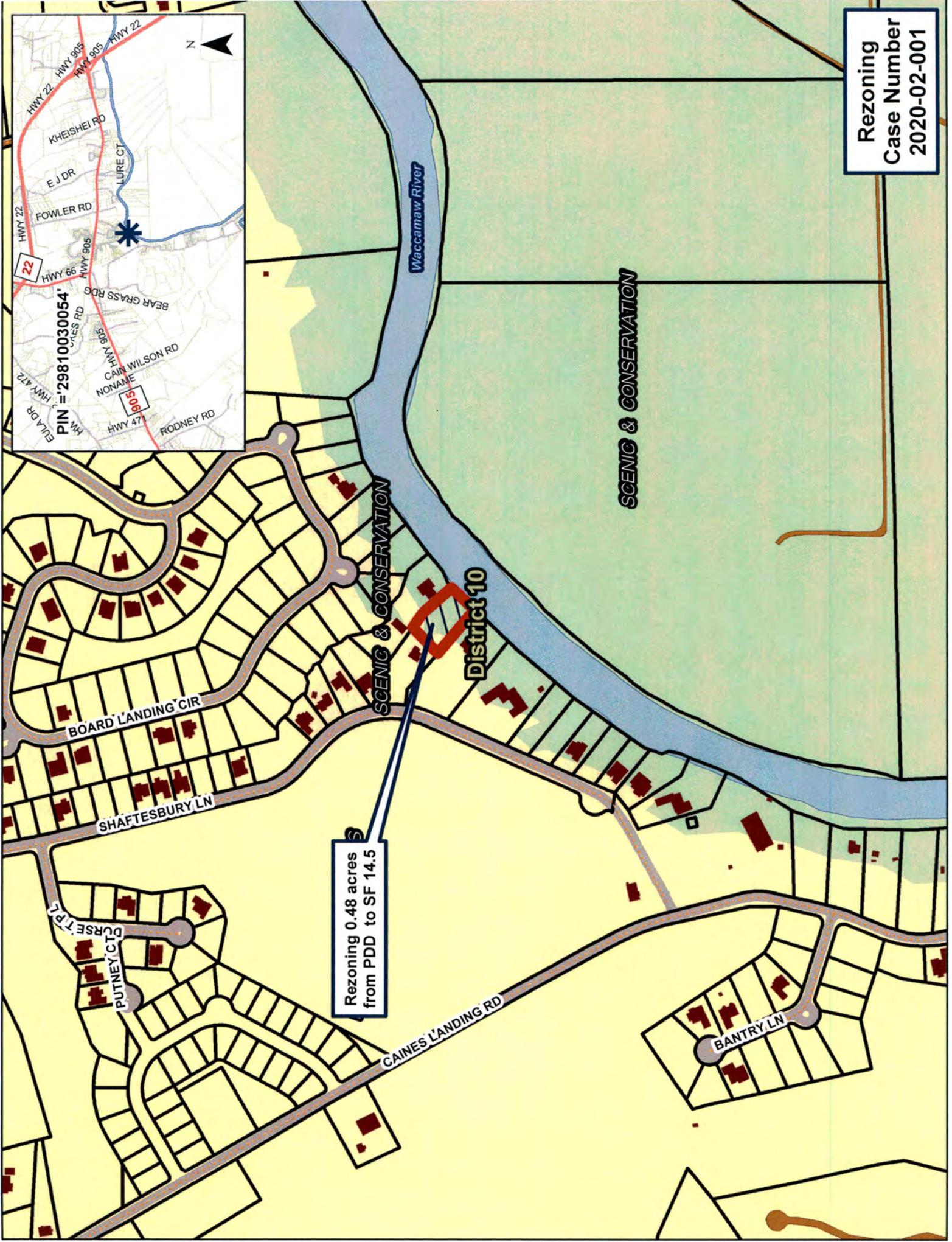
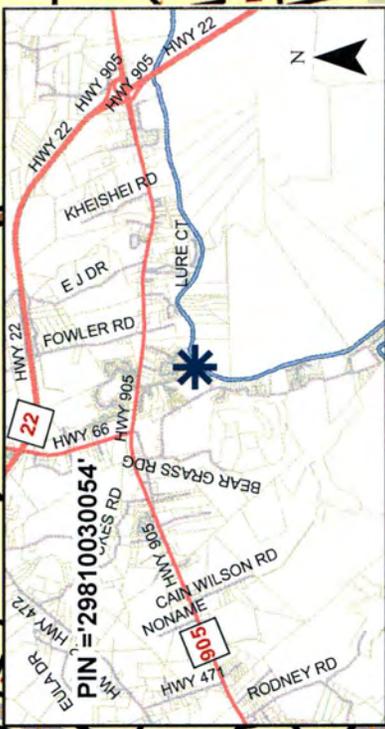
Rezoning
Case Number
2020-02-001



Rezoning 0.48 acres
from PDD to SF 14.5

District 10

Rezoning
Case Number
2020-02-001



Rezoning 0.48 acres
from PDD to SF 14.5

District 10

SCENIC & CONSERVATION

SCENIC & CONSERVATION

Waccamaw River

BOARD LANDING CIR

SHAFTESBURY LN

PUTNEY CT

BANTRY LN

CAINES LANDING RD



COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 31-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 37805010007 FROM RESIDENTIAL (SF10) TO RESIDENTIAL (MSF10)

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 Residential (MSF10) 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 37805010007 and currently zoned Residential (SF10) is herewith rezoned to Residential (MSF10).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Dennis Allan (Energov # 048133)	Rezoning Request #	2020-02-004
PIN #	37805010007	County Council District #	11 - Allen
Site Location	Cates Bay Hwy in Conway	Staff Recommendation	Approval
Property Owner Contact	Eureka Jordan	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	0.5

ZONING DISTRICTS

Current Zoning	SF10
Proposed Zoning	MSF10
Proposed Use	Manufactured home

LOCATION INFORMATION

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

ADJACENT PROPERTIES

FA	FA	SF10
FA	Subject Property	SF10
FA	SF10	SF10

COMMENTS

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

Discussion: The applicant is requesting to rezone to allow a manufactured home in order to bring the current use of the property into compliance. The parcel is located 0.5 mile from the intersection of Cates Bay Hwy and Dongola Hwy in Conway. A small area of SF 10 (former R-4) parcels are fully surrounded by FA properties that allow for mobile and manufactured homes. The immediately adjacent FA parcel is established as residential with a single manufactured home.

The subject parcel is located on the edge of the SF 10 grouping as it was subdivided from the larger parcel. A manufactured home was recently placed on the site and is currently occupied. The property was cleared of vegetation and was graded prior to placing the home.

Public Comment: 3/5/2020 Patty Yourko Burns spoke in opposition of the request. Her concern was property value. Eureka Jordan was present to address questions and concerns.

TRANSPORTATION INFORMATION

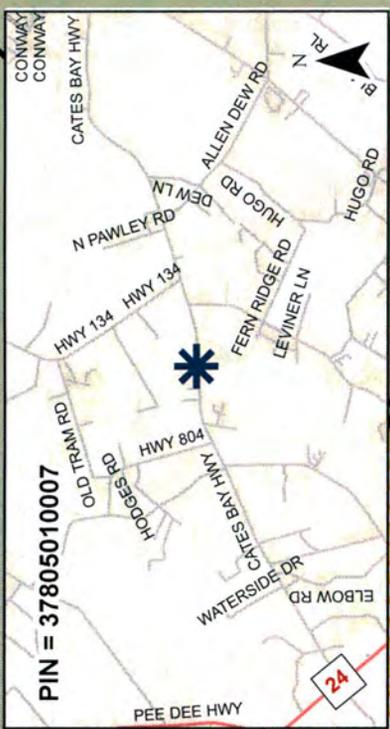
Daily Trips based on existing use / Max Daily Trips based on current zoning	6 / 8	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	6 / 6	Rd, Station, Traffic AADT (2018) % Road Capacity	S - 135, Station 487 1,750 AADT 10% - 15%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF10	SF10	SF10	CFA (com/res)		
Min. Lot Size (in square feet)	10,000	10,000	10,000	43,560/21,780		
Front Setback	25	25	25	60/25		
Side Setback	10	10	10	25/10		
Rear Setback	15	15	15	40/15		
Bldg. Height	35	35	35	35		

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 12 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm

Rezoning
Case Number
2020-02-004



Rezoning 0.50 acres
from SF 10 to MSF 10

District 11

SF10

CATES BAY HWY

NONAME

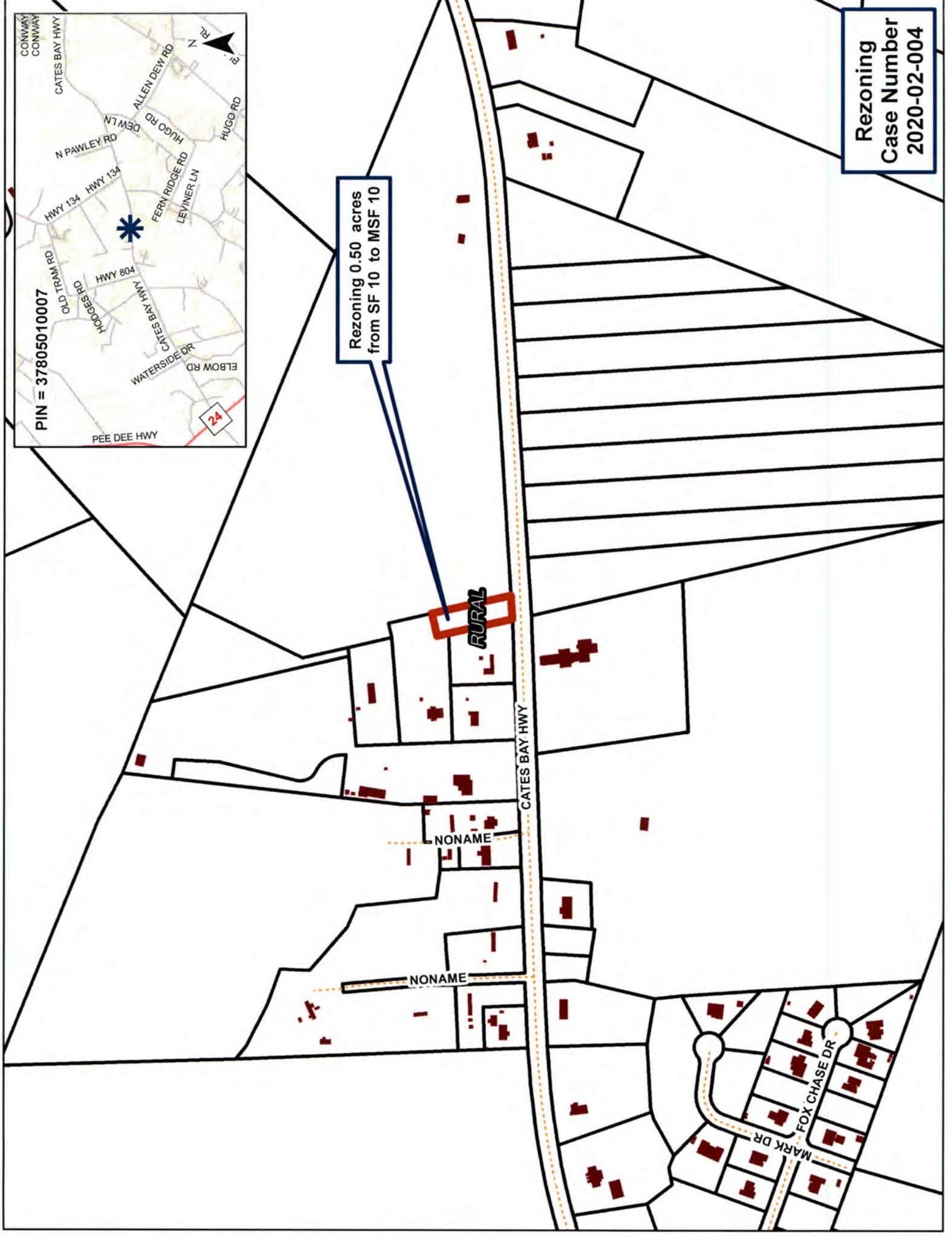
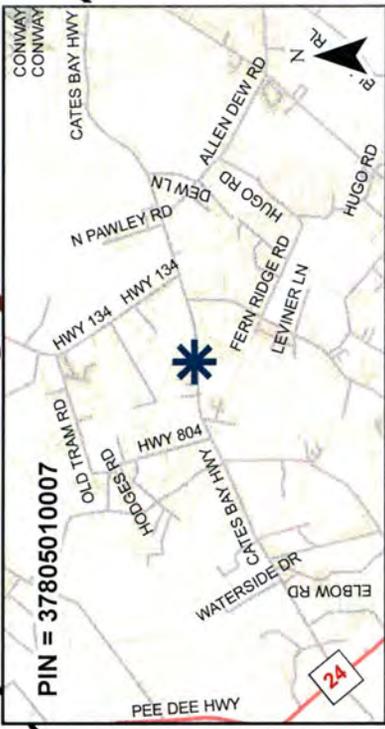
NONAME

FOX CHASE DR

MARK DR

Rezoning
Case Number
2020-02-004

Rezoning 0.50 acres
from SF 10 to MSF 10



COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 36-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 30504020003 & 30504020019 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO RESIDENTIAL (SF14.5)

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 (SF14.5) 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 30504020003 & 30504020019 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Residential (SF14.5).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Gerald T Gore (Energov # 048230)	Rezoning Request #	2020-03-001
PIN #	30504020003 & 30504020019	County Council District #	1 - Worley
Site Location	Savannah Ln off Frank Gore Rd in Little River	Staff Recommendation	Approval
Property Owner Contact	Gerald T Gore	PC Recommendation	Approval 9:1
		Size (in acres) of Request	1.1

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.8 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

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

Discussion: The applicant is requesting to rezone two parcels from Commercial Forest Agriculture (CFA) to Residential (SF 14.5) in order to subdivide into 3 lots for single family residential homes. There are several stick-built homes in the immediate area with lot sizes ranging from 1.0 acre to 2.8 acres. The subject parcels are within the study area for the Carolina Bays Parkway (SC 31) Extension Project and are not located within the 9 concepts being considered (mapped 1,000 ft corridor).

The applicant previously requested this rezoning as request 2018-04-007 which was disapproved on 5/5/18.

Public Comment: 4/2/2020 Dexter Ford, Jack Gore, and Dorothy Murphy spoke in favor of the request. Nick Cosentino and Bob Pinkaldo spoke in opposition of the request. Their concerns were lot size and aesthetics.

TRANSPORTATION INFORMATION

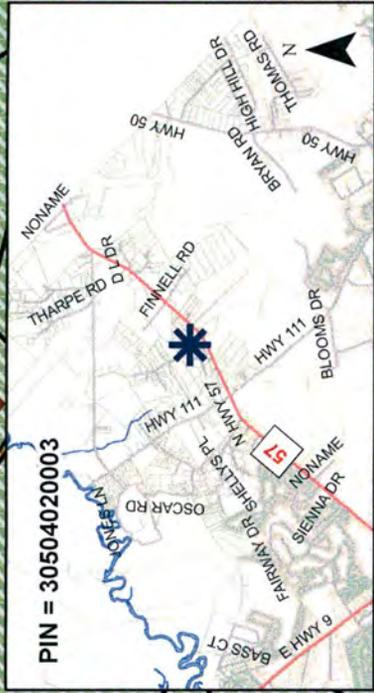
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	24/24	Rd, Station, Traffic AADT (2019) % Road Capacity	S-57, Station (449) 14,900 AADT 90-95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	CFA (Com/Res)	CFA (Com/Res)			
Min. Lot Size (in square feet)	14,500	43,560/21,780	43,560/21,780			
Front Setback	25	60/25	60/25			
Side Setback	10	25/10	25/10			
Rear Setback	15	40/15	40/15			
Bldg. Height	35	35	35			

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 20 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

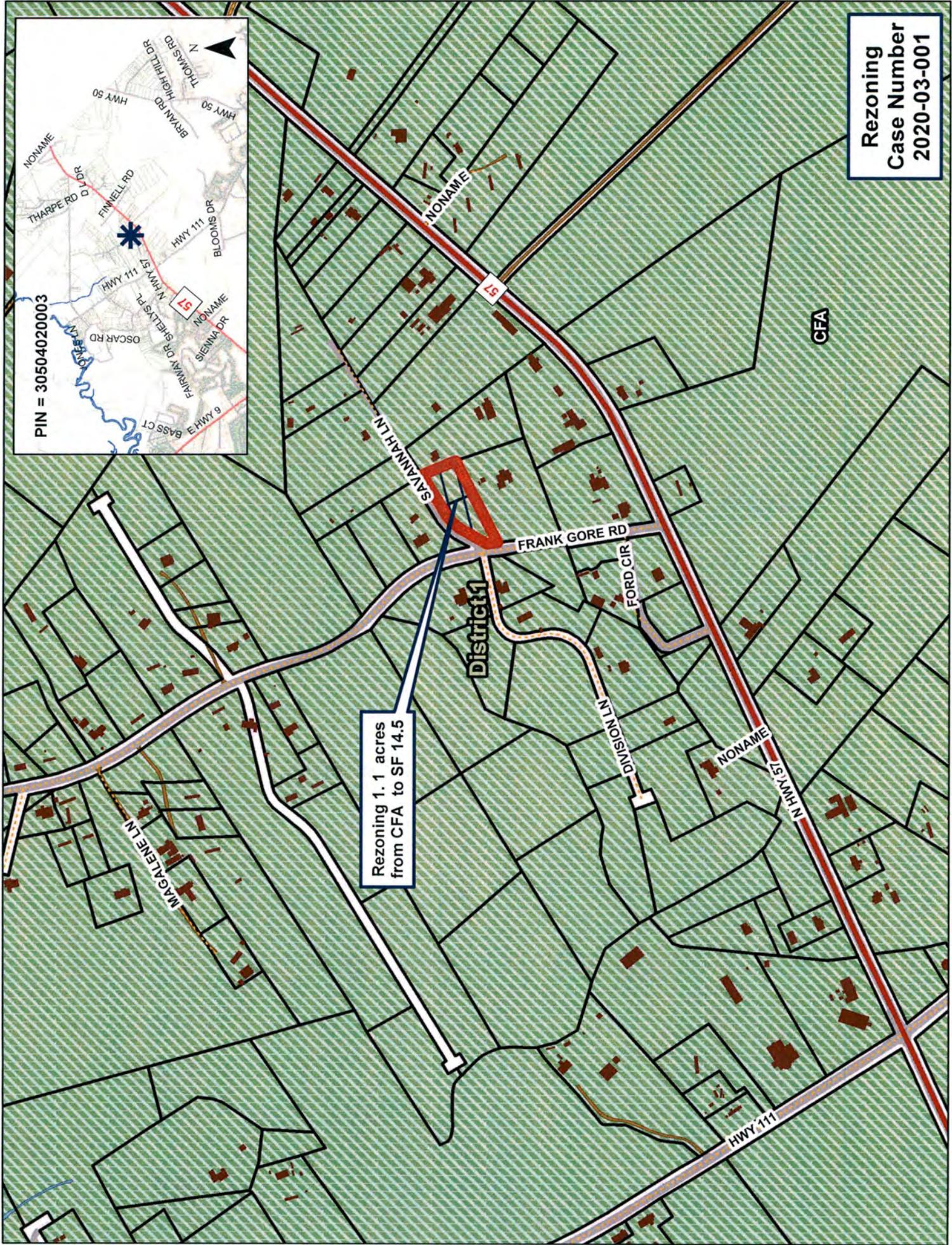
Rezoning
Case Number
2020-03-001



Rezoning 1.1 acres
from CFA to SF 14.5

District 1

CFA



COUNTY OF HORRY)

)

Ordinance 38-2020

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 42512040048 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 42512040048 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Earthworks Group (Energov # 48535)	Rezoning Request #	2020-03-007
PIN #	42512040048	County Council District #	3 - DiSabato
Site Location	Mr. Joe White Ave in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	WCH Properties II, LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.46

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	NC	Flood and Wetland Information	X	RE4	LI	LI
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	0.4	RE4	Subject Property	City of MB
Proposed Use	Display and Storage	Utilities	Public	City of MB	NC	NC
		Character of the Area	Commercial and Residential			

COMMENTS	
Comprehensive Plan District: Mixed Use	Overlay/Area Plan:

Discussion: The applicant is requesting to rezone the parcel from NC to RE4. This parcel will be combined with the adjacent RE4 and used as display and storage for their existing landscaping business. The adjacent parcel was rezoned to RE4 under Ord.39-18 on 5/15/2018. Several parcels at the intersection of Mr Joe White Ave and Robert M Grissom Pkwy remain part of the unincorporated County while most of the surrounding area is within the boundary of the City of Myrtle Beach. City of Myrtle Beach public utilities are located adjacent to property. The applicant proposes to serve potable water to the subject parcel from a private well that currently serves the adjacent RE4 parcel.

Public Comment: 4/2/2020 Halestine Graham spoke in opposition of the request. Her concerns were flooding and drainage. Steve Strickland was present to address questions and concerns.

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/200	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	20/200	Rd, Station, Traffic AADT (2019) % Road Capacity	Grissom Pkwy, Station (739) 17,200 AADT 45%-50%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	NC	NC	LI	RE4	
Min. Lot Size (in square feet)	21780	10000	10000	21780	21780	
Front Setback	50	25	25	50	60	
Side Setback	50	10	10	20	10	
Rear Setback	15	15	15	15	15	
Bldg. Height	36 (Per 1/2 acre)	35	35	60	36 (Per 1/2 acre)	

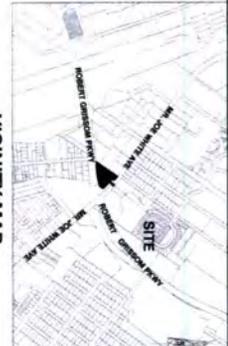
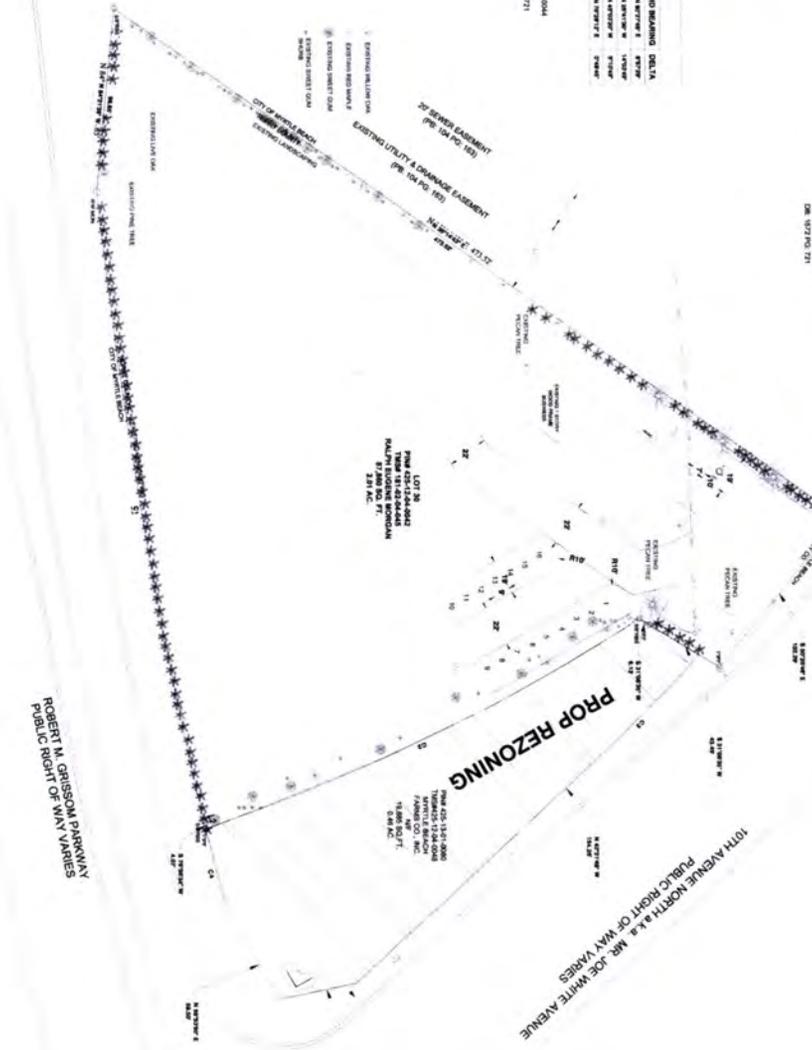
Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 26 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

DEVELOPMENT GENERAL NOTES:

- 1. CONSULT THE CITY ENGINEER FOR ALL NECESSARY PERMITS AND APPROVALS.
- 2. VERIFY ALL EXISTING UTILITIES AND RECORD THEM ACCURATELY.
- 3. VERIFY ALL EXISTING EASEMENTS AND RECORD THEM ACCURATELY.
- 4. VERIFY ALL EXISTING SURVEY DATA AND RECORD THEM ACCURATELY.
- 5. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.
- 6. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.
- 7. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.
- 8. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.
- 9. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.
- 10. VERIFY ALL EXISTING RECORDS AND RECORD THEM ACCURATELY.

CLIMATE TABLE

CLIMATE	MOISTURE	LENGTH	CHORD	CHORD BEARING	DELT.A.
C1	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C2	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C3	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C4	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C5	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C6	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C7	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C8	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C9	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°
C10	100.00'	100.00'	100.00'	N 89°57'18" E	8.97°



VICINITY MAP
 TMS# 425-12-04-0042 & 425-13-01-0080
 PIN # 181-02-04-045 & 425-12-04-0048

C2.0	PROJECT: 181118	EVERGREEN LANDSCAPING	REVISION SCHEDULE		PRELIMINARY NOT FOR CONSTRUCTION	EARTHWORKS Planning and Design		
	DATE: 11/14/19		NO. 1	DATE: 01/05/2020			DESCRIPTION: HC COMMENTS DATED 12/13/2019	11555 HIGHWAY 707 MURRELLS INLET, SC 29576 843.851.7900 (FAX) 843.851.7903 www.earthworksgroup.com
	SCALE: 1" = 30'		2	DATE: 01/05/2020			DESCRIPTION: HC COMMENTS 12/18/19, RESPONSE 1	
DESIGNED BY: MHD	REZONING		WADE HERNDON		HENRY COUNTY, SOUTH CAROLINA			
DRAWN BY: RLH	107th AVENUE NORTH & N.W. JOE WHITE AVENUE		PUBLIC RIGHT OF WAY VARIATION					
CHECKED BY: MHD	107th AVENUE NORTH & N.W. JOE WHITE AVENUE		PUBLIC RIGHT OF WAY VARIATION		ROBERT H. GRISSOM PARKWAY			

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance No. 18-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 47002030029, 47002030030, 47002030031, 47002030033, AND 47002030034 FROM RESIDENTIAL (MSF10) 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 (MSF10) 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 47002030029, 47002030030, 47002030031, 47002030033, and 47002030034 currently zoned Residential (MSF10) 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering, Inc. (Energov # 047853)	Rezoning Request #	Ord. 18-2020 2020-01-003
PIN #	47002030029, 47002030030, 47002030031, 47002030033, and 47002030034	County Council District #	5-Servant
Site Location	Corner of Atlantic Ave & Elizabeth Dr in Garden City	Staff Recommendation	Approval
Property Owner Contact	KTAD Holdings, LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.7

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

LOCATION INFORMATION

Flood and Wetland Information	X & AE
Public Health & Safety (EMS/fire) in miles	3 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

MHP	MHP	MSF10
MHP	Subject Property	MSF10
MHP	MSF10	MSF10

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: Garden City Area/ Height Overlay
<p>Discussion: The applicant is requesting to rezone to allow additional residential development. The owner would like to redevelop five existing lots into 10 single family lots with a shared private drive providing access to lots 9 and 10. A portion of the lots fronting on Elizabeth Ave. are within the AE flood zone. The proposed flood zone encompasses all lots. Several Live Oak trees will need to be considered in the design as they are protected by county ordinance. MRD would not allow manufactured homes, however there are many in this area. The MRD zoning District would only allow single family development if rezoned.</p> <p>The Garden City Area Plan/Height Overlay identifies this area as medium density residential. The area plan also encourages smaller lot sizes for single family detached development to discourage the development of Duplexes. The height overlay also limits structure height to 35'</p> <p>2/18/2020 County Council remanded to Planning Commission for reconsideration.</p> <p>Public Comment: 4/2/2020 Steve Powell was present to address questions and concerns. There was no public input.</p>	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	32 / 48	Existing Road Conditions	State & County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	80 / 80	Rd, Station, Traffic AADT (2018) % Road Capacity	S 51, Station 407 10,500 AADT 70% - 75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MSF10	MSF10			
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	35	35	35			

Date Advertised: 1/16/2020 Date Posted: 1/16/2020 # Property Owners Notified: 13 Date Notification Mailed: 1/16/2020 Report Date: 1/16/2020 BY: sm

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

ORDINANCE 39-2020

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES; AND TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0011, 447-09-01-0009, 447-09-01-0010, 447-09-01-0004, 447-09-04-0014, 447-09-04-0013, 447-09-03-0001, 447-09-04-0012, 447-09-01-0003 CONSTITUTING A TOTAL OF 704+/- ACRES FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO PLANNED DEVELOPMENT DISTRICT (PDD).

WHEREAS, ordinance Number 107-04 pertaining to Planned Development Districts (PDD), allows a variation of requirements contained in other zoning districts to accommodate flexibility in uses within the project; and

WHEREAS, a request has been filed to amend Ordinance # 41-07, SayeBrook West PDD, for the parcel(s) of land identified as PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0011, 447-09-01-0009, 447-09-01-0010, 447-09-01-0004, 447-09-04-0014, 447-09-04-0013, 447-09-03-0001, 447-09-04-0012, 447-09-01-0003 and,

WHEREAS, the present zoning ordinance allows major changes to existing Planned Development Districts (PDD) by amendment; and,

WHEREAS, County Council finds that the current Planned Development District (PDD) is not sufficient for the proposed development in Horry County; and,

WHEREAS, County Council finds that the request to amend the SayeBrook West PDD is in compliance with the Comprehensive Plan, is to the good of the public welfare and is a reasonable request; and,

WHEREAS, County Council finds that the request to amend the Planned Development District (PDD) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request; and,

WHEREAS, no provision of this ordinance shall supersede the requirements of the Horry County Land Development Regulations unless such provision is contained within this actual ordinance as recorded in the office of the Horry County Register of Deeds.; and,

WHEREAS, no provision of this ordinance shall supercede the requirements of the Horry County Zoning Ordinance unless such provision is contained within this actual ordinance as recorded in the office of the Horry County Register of Deeds.

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:

- 1) **Amendment to the Zoning Ordinance of Horry County:** The Horry County Code of Ordinances, Appendix B, Shall be amended as set forth below:

Section 721.8 – Approved PDDs and Summary of Uses

Addition of Attachment A titled “Proposed Dimensional Standards by District.”

- 2) **Amendment of Official Zoning Maps of Horry County:**

Parcels of land identified by PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0011, 447-09-01-0009, 447-09-01-0010, 447-09-01-0004, 447-09-04-0014, 447-09-04-0013, 447-09-03-0001, 447-09-04-0012, 447-09-01-0003 constituting 704+/- acres currently zoned Planned Development District (PDD) is herewith amended to Planned Development District (PDD) and is restricted to the uses as found in Attachment A - "Summary of SayeBrook West Planned Development District (PDD) Ordinance # _____," attached to this ordinance and incorporated herein by reference.

3) **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.

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

ADOPTED AND APPROVED by the governing body this 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	MEPNJ LTD PARTNERSHIP (Energov # 048345)	Rezoning Request #	2020-03-002
PIN #	448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-03-0001, 447-09-01-003, 4, 447-09-04-0012, 13, 14, 447-09-01-0009, 10, 11	County Council District #	6 - Crawford
Site Location	N W Corner of Hwy 17 Bypass & Hwy 544 in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Steve Alger	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	69.96

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	PDD
Proposed Use	Amend PDD

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.21 (Fire/EMS)
Utilities	Public
Character of the Area	Commercial

ADJACENT PROPERTIES

MRD3	PUD	GR
HC	Subject Property	HC
PDD	HC	PDD

COMMENTS

Comprehensive Plan District: Community Activity Center, Commercial Corridor & Mixed Use	Overlay/Area Plan: Highway 544 Overlay
--	---

Discussion: The Planned Development District (PDD) for "SayeBrook West" includes the development of 704+/- acres located on SC Highway 544 and the intersection of Highway 17 ByPass in Horry County, South Carolina. SayeBrook West is envisioned as a Traditional Neighborhood Development (TND) with a full range of land uses utilizing a compact development scheme to preserve and enhance the site's natural amenities and environmental constraints. The applicant is requesting an amendment to the existing Sayebrooke PDD (Ord. 41-07) to eliminate the minimum parking standards for the Commercial Office Districts CO 4, 5, 6 and 6A. The amendment also clarifies the design standards regarding right of way at an intersection, corner lot radius, and minimum centerline roadway radius of an access street.

Public Comment: 4/2/2020 There was no public input. Steve Alger was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	N/A	Existing Road Conditions	Private, Paved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	N/A	Rd, Station, Traffic AADT (2018) % Road Capacity	SC-544, Station (240) 36,100 AADT N/A
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	MRD3	PUD (Palmetto Pointe)	HC	GR
Min. Lot Size (in square feet)	See Attached	See Attached	6000	6000	10000	6000
Front Setback	See Attached	See Attached	20	20	50	20
Side Setback	See Attached	See Attached	5	5	10	10
Rear Setback	See Attached	See Attached	10	15	15	15
Bldg. Height	See Attached	See Attached	40	35	120	35

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 7 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

ATTACHMENT A

Summary of SayeBrook West Planned Development District (PDD)

ORDINANCE # _____

HCPD Case # 2020-03-002

PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0008, 447-09-01-0007, 447-09-01-0011, 447-09-01-0009, 447-09-01-0004, 447-09-01-0010, 447-00-00-0024, 447-09-01-0014, 447-09-4-0013, 447-09-03-0001, 447-09-04-0012

The Planned Development District (PDD) for “SayeBrook West” includes the development of 704+/- acres located on SC Highway 544 and the intersection of Highway 17 ByPass in Horry County, South Carolina. SayeBrook West is envisioned as a Traditional Neighborhood Development (TND) with a full range of land uses utilizing a compact development scheme to preserve and enhance the site’s natural amenities and environmental constraints. The SayeBrook West PDD will require the implementation of design standards and modifications that differ from the Horry County Land Development Regulations due to its TND designs. Jurisdictional wetlands comprise +/- 211.28 acres of the site.

GENERAL PROVISIONS

1. Permitted Uses – Use districts shall be in accordance with Exhibit 1 entitled “Conceptual Plan.”

A. Commercial/Office Districts “CO-4” “CO-5” CO-6” and “CO-6A” ⁽¹⁾

Retail businesses involving the sale of merchandise and/or personal and professional services on the premises in permanent buildings, including

- Antique Stores
- Appliance/Household Furnishings, Radio, Television, and Electronics
- Clothing and associated retail
- Hardware, Paint, Building Supply Stores
- General Merchandise and Retail Uses
- Grocery and associated retail
- Pharmacy
- Florist shops
- Package Liquor and Wine/Beer Stores
- Restaurants and Pubs, including drive-ins
- Shopping centers (associated retail uses) with multiple tenants on one (1) lot, or subdivided
- Sporting goods stores
- Convenience Stores, including Gas Stations and/or Car Wash Facilities
- Appliance, Radio, Television, and Electronic Repair Shops
- Banks, Mortgage companies, Financial Service companies, Savings and Loan Associations, Personal Loan Agencies, and Branches
- Barber and Beauty Shops
- Public and Private Health and Fitness Clubs
- Multi-Family Residential integrated with Commercial and Retail Uses (such as vertical mixed-uses)
- Bicycle Repair and Sales shops
- Dressmakers, Seamstresses, and Tailors
- Dry Cleaning Self-Service and/or Laundry Self-Service Facilities
- Insurance and/or Real Estate agencies
- Locksmith or Gunsmith shops
- Medical and Dental Offices, Clinics and/or Laboratories
- Hospitals

- Offices for Governmental, Business, Professional, or General Purposes
- Photographic studios
- Secretarial and/or telephone answering services
- Shoe Repair Shops
- Public and private educational schools/institutions and cultural facilities
- Nurseries and Day-Care Facilities
- Continuing Care Retirement Community (CCRC) or Congregate Care Facilities

Commercial Amusement and Entertainment Uses

- Theaters, including outdoor amphitheaters
- Taverns
- Billiard Halls
- Private Clubs
- Lodges
- Halls
- Social Centers
- Bowling Alleys and Skating Rinks
- Miniature Golf Courses

Other allowable uses

- Surface parking lots
- Parking Garages
- Publicly owned buildings and utility substations
- Auto, Boat and Recreational Vehicle Sales
- Camper Storage and Supply Facilities
- Churches and other places of worship
- Hotels, Motels and Tourist Homes
- Mini-warehouses w/ outside storage
- Single-Family Stick-Built dwellings
- Townhomes (Fee Simple and in-common ownership)
- Accessory Uses
- See Office/Professional, Single-Family, and Multi-Family Residential Districts for additional uses

B. Office/Professional District “O-1” (1)

- Professional, administrative and general business offices
- Medical and Dental Clinics and Laboratories
- Research and Development Offices and Laboratories
- Financial Offices
- Home Offices
- Banks, Savings and Loan Associations, Personal Loan Agencies, and Branches
- Public and Private Educational Schools/Institutions, and Cultural Facilities
- Nurseries and Day-Care Facilities
- Publicly owned buildings and utility substations
- Hospitals and Nursing Homes
- Continuing Care Retirement Community (CCRC)
- Religious, recreational, and Athletic Camps, including lodging facilities
- Public and Private Health and Fitness Clubs
- Accessory Uses
- See Multi-Family and Single Family for additional allowable uses
- Commercial and Retail Uses integrated with Office/Professional Uses (such as vertical mixed uses)

D. Single Family Residential Districts “2-A,” “2-B,” “2-C,” “2-D,” “3-A,” “3-B,” “3-C”

- Single-Family stick-built detached dwellings
- Patio Homes
- Townhomes
- Duplex, triplex, quadruplex, semi-detached
- Golf Course(s)
- Professional and cultural uses to support residential uses
- Churches and other places of worship
- Publicly owned buildings and utility substations
- Public and private educational schools/institutions and cultural facilities
- Nurseries/Day-care facilities
- Continuing Care Retirement Community (CCRC)
- Universities, colleges, technical schools and associated uses
- Public and private health and fitness clubs
- Live-work
- In-common Development
- Accessory uses (such as garage/storage with integrated residential within the accessory structure)

E. Multi-Family Residential Districts “7-A,” “7-B,” “8-A,” “8-B” ⁽¹⁾

- Multifamily (up to 24 units per building)
- On-site commercial activities associated with the development
- Accessory uses (such as garage/storage with integrated residential within the accessory structure)
- Continuing Care Retirement Community (CCRC)
- Travel company agency and transportation terminal use
- Churches and other places of worship
- Public and private health and fitness clubs
- Public and private educational schools/institutions and cultural facilities
- See Single Family for additional allowable uses
- Commercial/Retail and/or Office uses integrated with Multi-Family uses (such as vertical mixed uses)

F. Park

- Recreation uses
- Accessory Buildings

Footnotes

- (1) Restaurants, bars, and taverns within the Sayebrook PDD shall be exempt from the Special Exception requirements for on-site consumption of alcohol within five hundred feet of proposed residential uses. This is due to the Traditional Neighborhood Design element of the PDD which is contingent upon the close proximity of residential and commercial uses.

2. Dimensional Standards

- (a) Refer to remainder of Attachment A

3. Project density

(a)

Proposed Use	Approximate Gross Acreage	Approximate Percentage of Project	Density
Single-Family	+ 511.98	72 %	1,331
Multi-Family	+ 54.7	7.8 %	549
Commercial	+ 69.96	9.9 %	N/A
Office	+ 31.8	4.5 %	N/A
Amenity Area	+ 8.4	1.2 %	
ROW	+ 26	3.7 %	
Total	+ 702.84	99.1 %	1,880

Proposed Use	# Units or Square Feet	Acreage	Gross Density	Percent of Project Total Area	Net Density
Single Family "2-A"	+/- 90	+/- 34.6	+/- 2.6 du/ac	5 %	+/- 4.25 du/ac
Single Family "2-B"	+/- 311	+/- 78.6	+/- 3.96 du/ac	11 %	+/- 4.2 du/ac
Single Family "2-C"	+/- 115	+/- 49.5	+/- 2.32 du/ac	7 %	+/- 4.03 du/ac
Single Family "2-D"	+/- 83	+/- 30.98	+/- 2.68 du/ac	4 %	+/- 4.3 du/ac
Single Family "3-A"	+/- 285	+/- 91.4	+/- 3.12 du/ac	13 %	+/- 4.2 du/ac
Single Family "3-B"	+/- 299	+/- 136.2	+/- 2.19 du/ac	19 %	+/- 4.32 du/ac
Single Family "3-C"	+/- 148	+/- 90.7	+/- 1.63 du/ac	13 %	+/- 4.4 du/ac
Multi-Family "7-A"	+/- 140	+/- 17.6	+/- 7.95 du/ac	3 %	+/- 7.96 du/ac
Multi-Family "7-B"	+/- 137	+/- 12.5	+/- 10.96 du/ac	2 %	+/- 10.96 du/ac
Multi-Family "8-A"	+/- 72	+/- 8.0	+/- 9.0 acres	1 %	+/- 9.0 acres
Multi-Family "8-B"	+/- 200	+/- 16.6	+/- 12.05 du/ac	2 %	+/- 12.05 du/ac
CO-4	+/- 150,000 sf	+/- 11.96	N/A	N/A	N/A
CO-5	+/- 55,000 sf	+/- 9.3	N/A	N/A	N/A
CO-6	+/- 450,000 sf	+/- 42	N/A	N/A	N/A
CO-6A	+/- 61,000 sf	+/- 6.7	N/A	N/A	N/A
O-1	+/- 325,000 sf or 260 residential units	+/- 31.8	N/A	N/A	N/A
Amenity Area	+/- 365,904 sf	+/- 8.4	N/A	1 %	100 du and 100,000 sf com.
Public ROW	N/A	+/- 26	N/A	4 %	N/A
Total	1,880 du +/- 1,014,000 sf	+/- 704 acres	+/- 3.02 du/ac +/- 0.19 FAR	100 %	+/- 4.71 du/ac +/- 0.22 FAR

SPECIAL PROVISIONS

1. Open Space Requirements

(a) Open space shall be provided in accordance with Exhibit 2 – Open Space Plan.

Open Space Description	Type of Open Space			Acreage Required	Acreage Provided (minimum)	Phase
	Common	Active	Passive			
Upland Residential	X		X	+ 43.2	+ 47.7	1,2 & 3
Common Residential	X		X	+ 21.6	+ 255.3	1,2 & 3
Active Residential	X	X		+ 10.8	+ 17.2	1,2 & 3
Commercial	X		X	+ 5.1	+ 14.5	1,2 & 3
Total				+ 80.7	+ 334.7	

All Open Space shall remain in private ownership. Open space may be provided in aggregate rather than by district.

Commercial /Office Open Space

Proposed Use	Acreage	Minimum Uplands	Minimum Wetlands	Open Space Provided	Minimum Total Open Space
CO-4	+/- 11.96	+/- 11.96	0.0	+/- 2.4	+/- 0.49
CO-5	+/- 9.3	+/- 5.7	+/- 3.6	+/- 0.1	+/- 0.47
CO-6	+/- 42	+/- 41.9	+/- 0.0	+/- 6.0	+/- 2.1
CO-6A	+/- 6.7	+/- 5.1	+/- 1.6	+/- 2.0	+/- 0.34
O-1	+/- 31.8	+/- 26.3	+/- 5.5	+/- 4.1	+/- 1.59

Open space may be provided in aggregate rather than by district.

[a] Minimum required Open Space provided based on a pro-rata share of the density achieved during the individual site planning stages. Open space, for any given use, shall not be required to be on the same parcel as use, so long as it is provided within the PDD and proximate to the use.

Open Space/Amenities

Amenities will be provided throughout SayeBrook. Hard and soft walking paths shall connect various uses and districts. The central project amenity consisting of +/- 8.4 acres may include (but is not limited to): a community clubhouse building, playground area, swimming pool, pickleball courts, and general upland open space. Amenity areas provided within the Commercial/Office and Office/Professional districts may consist predominately of passive recreation to be utilized by employees, patrons, and other users of the site.

Single Family Residential areas may include: Walking paths (soft and hard), Pavilion and/or Neighborhood Greens and/or Gazebo, and Natural Areas of undisturbed vegetation.

Multi-Family Residential areas may include: Walking paths (soft and hard), Pavilion and/or Neighborhood Greens and/or Gazebo, and Natural Areas of undisturbed vegetation.

Commercial/Office and Office/Professional Districts to include: Walking paths (soft and hard) and Natural Areas of undisturbed vegetation.

Seating and picnic areas will also be provided.

2. Parking

All parking **excluding Commercial Office Districts CO 4, 5, 6 and 6A** shall be in accordance with or exceed the requirements as enumerated in the Horry County Zoning Ordinance. Total required parking spaces for each proposed use, and thus for the entire PDD, will vary, depending on the actual specific tenant uses located within the PDD.

There shall be no minimum parking requirements in Commercial Office Districts CO 4, 5, 6 and 6A.

3. Roadway Improvements

SayeBrook West shall eventually link with the Palmetto Pointe PUD, thereby reducing residential traffic onto SC 544. A revised and updated traffic analysis has been prepared by Carter-Burgess Transportation Consultants and has been previously submitted as an appendix to the PDD Submittal.

All Streets within this development are to be privately maintained with the exception of the main spine roads, as shown on the Conceptual Land Use Plan, which will be dedicated to Horry County.

(a) This ordinance creates the following Variations to the Standard Street Rights of Way and Sidewalk Provision (See Right-of-way Table below & reference attached Typical Roadway Section detail)

Right of Way at an Intersection/Corner Lot Radius: The RW/Lot line at an intersection will not be required to be parallel to and coincide with the edge of pavement or outside edge of curbing. See notations on Exhibit A which applies to all corner lots.

Minimum Centerline Roadway Radius of Access Streets: The PDD shall be amended to allow for a 30' minimum travel lane centerline radius at all access streets. See example shown on Exhibit B which applies to all intersections.

4. Stormwater

The on-site detention ponds and stormwater drainage collection system will be provided to address the difference in pre-and post-construction stormwater runoff resulting from a twenty-five (25) year storm event. The volume of stormwater discharged from the pond outfalls and wetland areas under a 25-year event will not exceed pre-development stormwater discharge rates for the existing site utilizing a storm event of less than ten (10) years.

BMPs will be utilized during all construction phases to meet erosion and sediment control requirements and to maintain the environmental integrity of the site.

5. Landscaping Requirements

Horry County requires a buffer between dissimilar uses or districts, and the proposed PDD shall adhere to all applicable requirements where such conditions exist. Minimum PDD buffer (25') along the perimeter shall be maintained. No structures shall be allowed within the 25' buffer; however, utilities, drainage ditches, swales and retention ponds and other authorized uses will be allowed. Parking may encroach in the town center to be located immediately adjacent to US ByPass 17 and SC 544. Landscaping shall meet or exceed the latest amendment(s) to the Horry County Zoning Ordinance.

6. Community Benefit

Community Benefit Fee: The Developer/Builders of residential structures within the SayeBrook West PDD will pay a fee of Two Hundred Fifty (\$250.00) Dollars per residential unit. All fees noted herein shall be paid simultaneously with the issuance of a building permit by Horry County.

Palmetto Point Boulevard Extension: The Developer will donate an 80' right of way to Horry County, during Phase 2 of the project, for the development of Palmetto Point Boulevard from the property line of the SayeBrook

Project to the proposed spine road within the project to be known as Jackson Boulevard. Further, the Developer will fund the design and construction of Palmetto Point Boulevard within this corridor as a 2-lane roadway with sidewalks on both sides of the road. Residential units will be allowed to front Palmetto Point Boulevard so long as they are accessed by alleys in the rear if the lot or other appropriate front yard access solutions.

Horry County and the Developer have entered into an agreement whereby all project costs for the extension of Palmetto Point Boulevard shall initially be paid from the proceeds of general obligation bonds to be issued and secured from the sales tax revenue collection under Ord. 31-16, or from other sources identified by Horry County. The developer will reimburse Horry County for all costs associated with the extension of Palmetto Point Boulevard as set forth in the agreement. Residential units will be allowed to front Palmetto Point Boulevard so long as they are accessed by alleys in the rear of the lot or other appropriate front yard access solutions.

Widening of Existing Esso Road: In December 20033, the County was dedicated a 100' right of way to a point approximately 1,100' west of US 17 Bypass. Within this right of way is an existing 2-lane section of road that was constructed by other and accepted by the County that will ultimately be expanded to a 4-lane road section. Should the additional two lanes and half of the center median island expansion not already designed and constructed by others by the start of Phase 3 of the SayeBrook West project, the Developer will design and construct these two additional lanes and half of the center median island.

Upon completion of the construction of the two additional lanes and center median island and any other attendant design and construction work associated with this road expansion, the County will first reimburse the Developer all of the community benefit fees that have been collected to date plus any additional future community benefit fees paid through the competition of Phase 3 until the developer is reimbursed the full amount of its expense to complete this road expansion project. If the total amount of accumulated and Phase 3 community benefit fees are not sufficient to fully reimburse the Developer for its costs of the road expansion, the Developer will be responsible for this amount. Should the County have remaining community benefit fees after the Developer is fully reimbursed its total expense to complete this road expansion project, these fees may be expended by the County for a traffic signal, if warranted, at the intersection of Palmetto Point Boulevard and the future Jackson Boulevard of for roadway, drainage, or recreation improvements in District 6.

Horry County and the Developer acknowledge and agree that the widening of Esso Road contemplated by Section 6 has been completed by the Developer, at no expense to Horry County, and that the total reimbursable costs incurred by the Developer in connection with the design, permitting and construction of the widening of Esso Road were in excess of \$470,000.00. Under Section 6, Horry County agreed to reimburse the Developer for these costs by paying to the Developer the community development fees (\$250.00 per residential unit) paid to Horry County in connection with the issuance of building permits within the PDD (based on a total number of 1,880 residential units in the PDD), resulting in a maximum aggregate reimbursement amount of \$470,000.00 Horry County shall maintain a written record of the total amount of community development fees received by it in connection with the issuance of building permits, and payable to the Developer as provided above.

At the time each installment of the reimbursement amount for the extension of Palmetto Point Boulevard is payable by the Developer to Horry County under the agreement referenced above, all or a portion of the outstanding balance of these community development fees shall be applied in reduction of the payment then due. Upon payment in full by the Developer of the reimbursement amount for the extension of Palmetto Point Boulevard, any remaining balance of the community development fees received by Horry County, not previously applied against payments of the reimbursement amount, shall be paid to the Developer; provide, however, that the total amount of community development fees payable to the Developer (either directly or as a credit against installments of the reimbursement amount for the extension of Palmetto Point Boulevard) shall not exceed \$470,000.00.

Neighborhood Parks: The developer also agrees to provide and construct active and/or passive recreation facilities within the 20% of the open space 'greens', 'squares', or 'islands' within the project where they will

provide a useful and safe recreational amenity to residents of the project. Active recreation facilities are defined as playground, equipment, basketball half-courts, walking paths, etc. Passive recreation facilities are defined as benches, pavilions, gazebos, etc. Determinations of locations shall be made by the Developer and the County at the development Phase of the project.

It is stipulated and agreed that the fees herein shall not constitute either a waiver of or credit toward any development fee that subsequently may be enacted by Horry County Council.

7. Signage

Overall Community Development Signage shall be provided in accordance with the attached exhibit labeled “Schematic Signage Location Plan.”

Sayebrook Town Center signage shall be provided in accordance with the attached exhibit labeled “Towne Center Signage Plan.”

Details associated with Town Center signage shall be provided in accordance with the attached exhibit labeled “Signage Design Details.”

Attachment "A"
PROPOSED DIMENSIONAL STANDARDS BY DISTRICT

Proposed Land Use	Min Lot Area	Min Street Frontage	Setbacks ^{[1] [3] [5]}			Max Building Height	Min. Building Separation
			Front	Side	Rear		
Single-Family Districts							
Single Family Detached Dwellings	4,000 sf	34'	10'	5' [5]	5'	45'	10'
Patio Home	2,500 sf	N/A	10'	0/10'	5'	45'	10'
Townhomes	4,000 sf	N/A	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	45'	0'
Duplex, Triplex, Quadruplex,	8,000 sf	N/A	10'	5'	5'	45'	20'
In-Common Development	Subject to Section 541 of the Horry County Zoning Ord.						
Live/Work Buildings	1,500 sf	N/A	0'	0'	5'	50'	0'
Semi-Detached	4,000 sf	N/A	10'	5'	5'	45'	20'
Accessory Structures	N/A	N/A	N/A	0' [4]	5'	35'	0'
Golf Course(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Cultural Uses	8,000 sf	N/A	20'	10'	15'	50'	20'
Churches & Places Of Worship	8,000 sf	N/A	15'	10'	15'	80'	20'
Publicly Owned Buildings & Sub-Station	N/A	N/A	15'	5'	5'	50'	10'
Private & Public Educational & Cultural Facilities	8,000 sf	N/A	20'	10'	15'	80'	20'
Nurseries/ Day Cares	8,000 sf	N/A	20'	10'	15'	35'	20'
Multi-Family Districts							
Multifamily	8,000 sf	N/A	20'	20'	20'	80'	20'
On-site Commercial Activities	4,000 sf	N/A	10'	10'	15'	40'	20'
Accessory Structures	N/A	N/A	0'	0' [4]	5'	35'	0' ⁴
Commercial Districts	NA	NA	0'	0'	0'	60'	0'
Office/Professional District							
Primary Use	8,000 sf	N/A	15'	10'	15'	80'	20'
Accessory Uses	N/A	N/A	15'	5'	5'	35'	10'

Footnotes

- [1] Minimum PDD setback (buffer) shall be 25' along outer perimeter. No Structures shall be allowed within the 25' perimeter buffer.
- [2] Setbacks shall be measured from the perimeter.
- [3] For developments including shared common wall systems between ownership structures, side setbacks shall not apply (0' applies to shared walls).
- [4] A side yard of 0' and building separation of 0' shall be allowed due to shared common walls.
- [5] The side yard setback for single family dwellings on corner lots shall be 5' as defined on Exhibit A.

COUNTY OF HORRY)

)
)
)

Ordinance 40-2020

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 44000000021 FROM GENERAL RESIDENTIAL (GR) TO BOATING/MARINE COMMERCIAL (BO1)

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 General Residential (GR) to Boating/Marine Commercial (BO1) 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 44000000021 and currently zoned General Residential (GR) is herewith rezoned to Boating/Marine Commercial (BO1).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	The Earthworks Group (Energov # 048402)	Rezoning Request #	2020-03-003
PIN #	44000000021	County Council District #	6 - Crawford
Site Location	Off Recreation Rd in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	MC & WKM LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.62

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	GR	Flood and Wetland Information	X & AE (AE)	SF40	PDD	SF40
Proposed Zoning	BO1	Public Health & Safety (EMS/fire) in miles	1.14 (Fire/Medic)	BO1	Subject Property	GR
Proposed Use	Temporary Spoilage/ Future Boat Yard	Utilities	Public	MSF20	GR	RE4
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan: W Hwy 544 Overlay

Discussion: The applicant is requesting to rezone a 1.62 acre portion of the property from GR to BO1 to allow temporary spoilage and a future boat storage yard. The parcel will be combined into the adjacent parcel that was rezoned from SF20 & GR to BO1 for a dry stack marina and associated uses (Ord. 61-19).

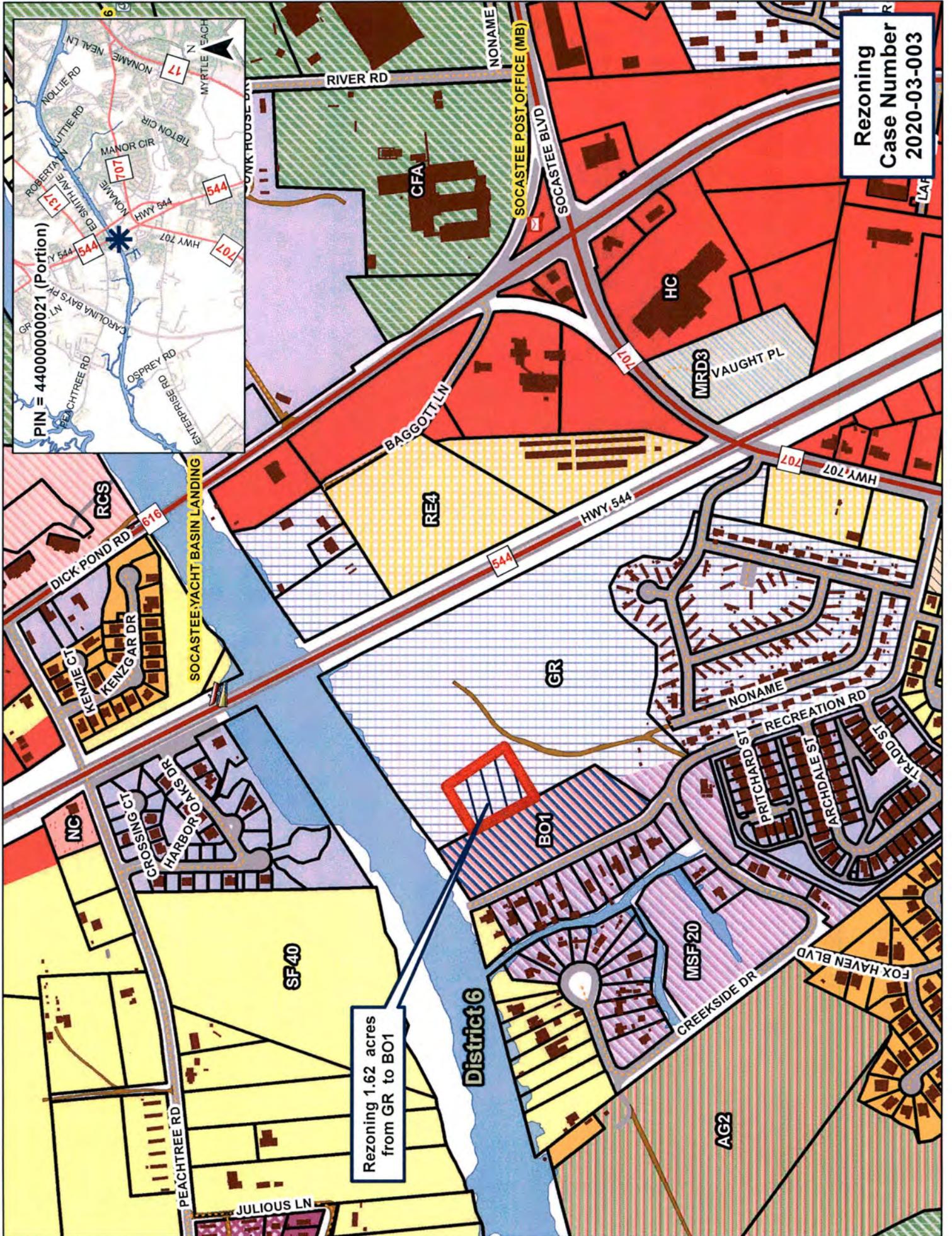
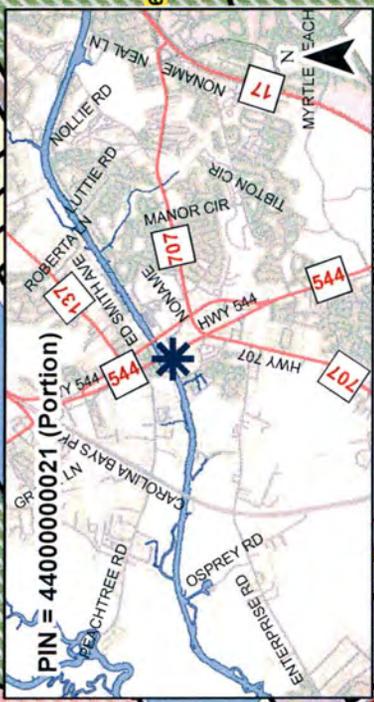
Public Comment: 4/2/2020 Phillip Johnson spoke in favor of the request. Steve Strickland was present to address questions and concerns.

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/50	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	30/30	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station 239 34,100 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	BO1	GR	PDD (Harbor Oaks)	SF40	GR	RE4
Min. Lot Size (in square feet)	10000	6000	4350	40000	6000	21780
Front Setback	40'	20'	15	50	20	60
Side Setback	50'	10'	10	20	10	10
Rear Setback	50'	15'	15	30	15	15
Bldg. Height	65'	35'	35	35	35	36 (per 1/2 acre)

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 58 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

Rezoning
Case Number
2020-03-003



Rezoning 1.62 acres
from GR to BO1

District 6

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 41-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 38108020004 AND 38108010011 FROM RESIDENTIAL (SF20) TO AGRICULTURAL COMMUNITY SERVICES (AG3)

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 Agricultural Community Services (AG3) 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 38108020004 & 38108010011 and currently zoned Residential (SF20) is herewith rezoned to Agricultural Community Services (AG3).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	John C Thomas (Energov # 048525)	Rezoning Request #	2020-03-005
PIN #	38108020004 & 38108010011	County Council District #	7 - Bellamy
Site Location	Pitch Landing Rd. between Hwy 701 S. & Copperhead Rd in Conway	Staff Recommendation	Approval
Property Owner Contact	James Paul Rowe	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.64

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	AG3
Proposed Use	Mini Warehouses

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.55 (Fire)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF20	SF20	SF20
SF20	Subject Property	SF20
SF20	SF20	SF20

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
--	--------------------

Discussion: The applicant is requesting to rezone to AG3 to allow for mini-warehouses on a parcel currently used for single-family residential. A single-family home and a private roadway exist on the property and the adjacent parcels are all zoned SF20 with established residential use. Several rezoning cases were requested within the immediate area for retail and commercial zoning for parcels with frontage on Hwy 701. Current uses of the RE4 parcels appear to be warehouse storage, a gun store, a Dollar General, and a vacant lot.

The applicant previously requested rezoning (2019-12-001) which was withdrawn. The current rezoning request includes an additional parcel.

Public Comment: 4/2/2020 There was no public input. John Thomas was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	40/24	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50/50	Rd, Station, Traffic AADT (2019) % Road Capacity	US 701, Station (177) 13,700 AADT 75%-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

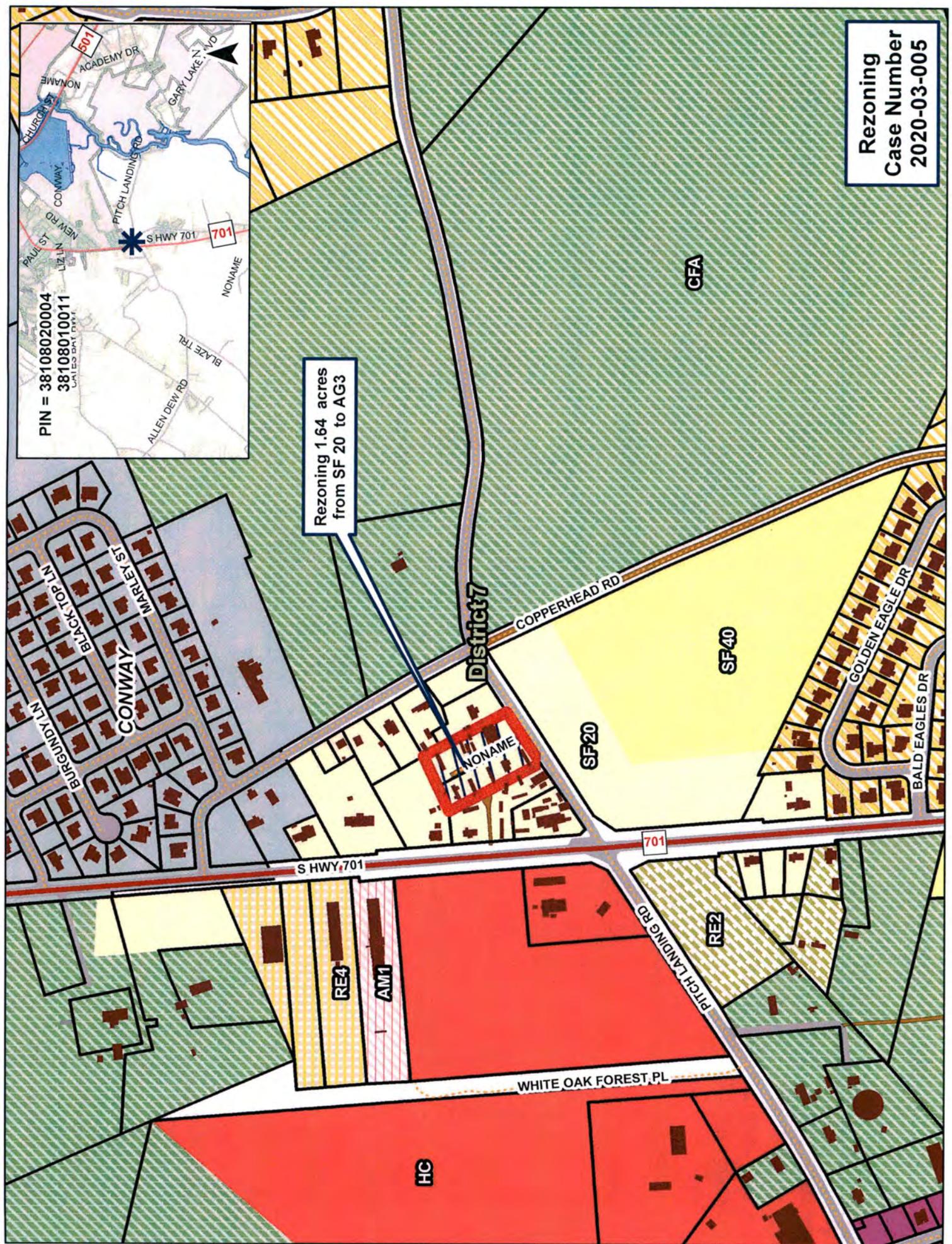
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	SF20	SF20			
Min. Lot Size (in square feet)	10000	20000	20000			
Front Setback40	40	40	40			
Side Setback10	10	15	15			
Rear Setback15	15	25	25			
Bldg. Height	65	35	35			

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 19 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

Rezoning
Case Number
2020-03-005

Rezoning 1.64 acres
from SF 20 to AG3

PIN = 38108020004
38108010011
UNLESS BAY FLOW



COUNTY OF HORRY

)
)
)

Ordinance 42-2020

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 35016010008 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 35016010008 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	DRG, LLC (Energov #48496)	Rezoning Request #	2020-03-009
PIN #	35016010008	County Council District #	9 - Prince
Site Location	Sandridge Rd near Robert Edge Pkwy in Little River	Staff Recommendation	Approval
Property Owner Contact	Jane K Edge	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.96

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X/AE	SF6	SF6	SF6
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	2.5 (Fire/Medic)	MRD3	Subject Property	CFA
Proposed Use	Townhomes	Utilities	Public	ICW	ICW	ICW
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Mixed Use Overlay/Area Plan:

Discussion: The applicant is requesting to rezone for townhomes on a property adjacent to an existing MRD3 development, Proximity Pointe (Ord. 63-16). Current zoning within the immediate neighborhood include a mix of residential and commercial parcels. The City of North Myrtle Beach extends to the intercoastal waterway across from the subject parcel. Proximity Pointe has an allowable maximum density of 15 du/ac that was calculated as 219 units on the existing 14.64 acres. The proposed MRD3 rezoning is for 18 townhomes on a 0.96 acre parcel for a density of 18.75 du/ac. When the 18 townhomes are combined with the 216 apartment units, the resulting density for the 15.65 acre site is 14.95 du/ac. Combination of the parcels will be required prior to development of the townhome project and access to the proposed townhomes is provided by the existing Proximity Pointe multi-family development.

The parcel is located within the boundary of the Northeast Area Transportation Plan and the need for a dedicated bike lane was identified for Old Sanders Road as part of an interconnected bicycle and pedestrian system. A 25' roadway access easement connecting to Old Sanders Drive through the existing Proximity Pointe development widens to 30' on the subject property to provide access to other parcels along the ICWW.

Public Comment: 4/2/2020 There was no public input. John Poston was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/30	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	108/108	Rd, Station, Traffic AADT (2016) % Road Capacity	Old Sanders Dr (County Rd) 600 AADT 5%-10%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (com/res)	CFA	SF6		
Min. Lot Size (in square feet)	32670	43560/21780	43560/21780	6000		
Front Setback	25	60/25	60/25	20		
Side Setback	10	25/10	25/10	10		
Rear Setback	15	40/15	40/15	15		
Bldg. Height	40	35	35	35		

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 58 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm



DEVELOPMENT RESOURCES GROUP, LLC
1100 SOUTH MAIN STREET
WAYNE, NORTH CAROLINA 27157
919.833.1000 | DRG@DRG.COM

PROXIMITY POINTE TOWNHOMES
HORRY COUNTY, SC

SKETCH PLAN

JOB NO: 19.187
SCALE: 1" = 50'
DRAWN BY: JRP
CHECKED BY: JRP
DATE: 02-20-20
EXHIBIT NUMBER:

C-1.0

SUMMARY FOR PARCEL

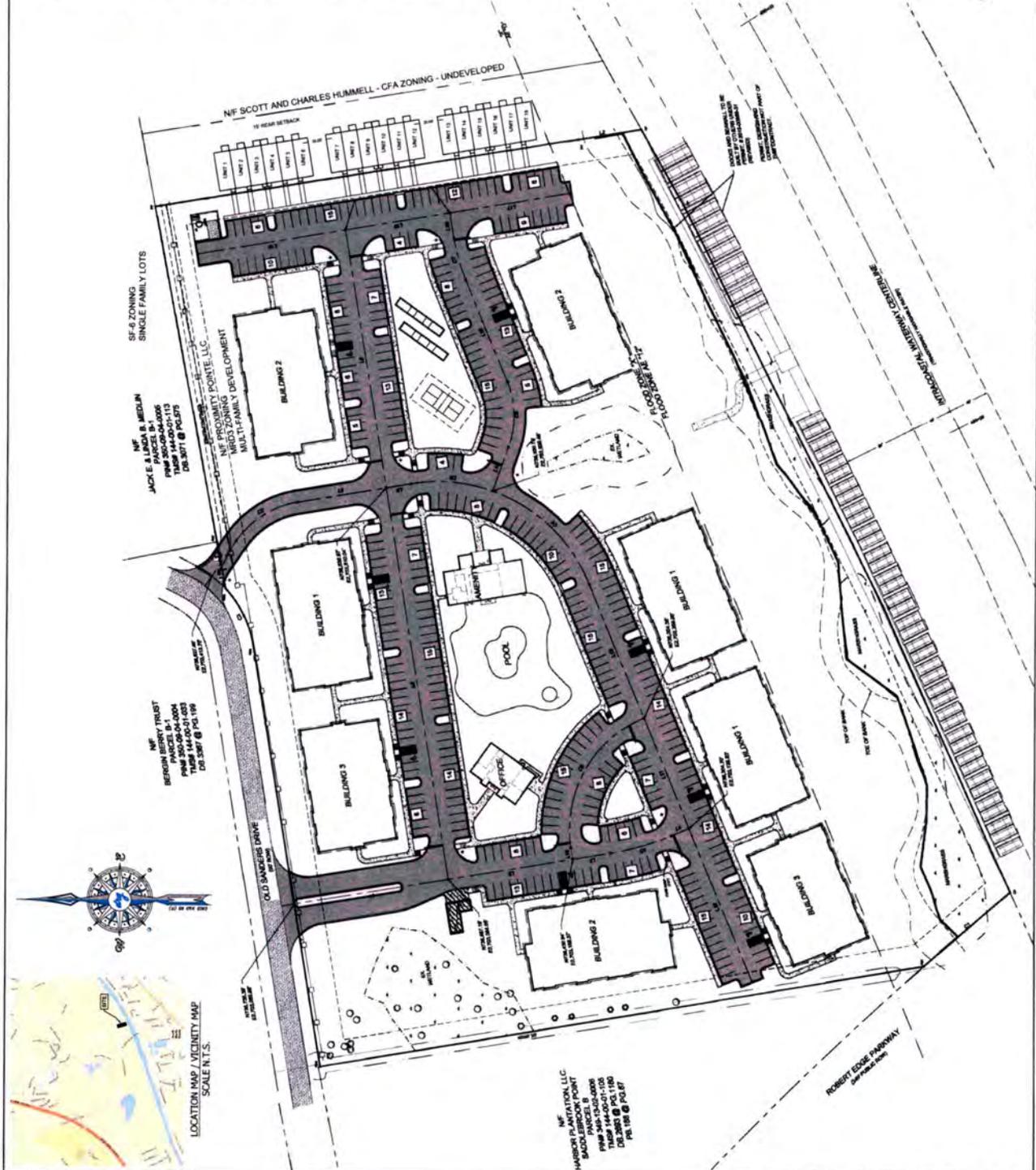
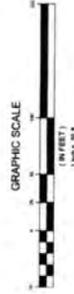
PARCEL PIN #: 350-16-01-0008
CURRENT ZONING: CFA
PROPOSED ZONING: MRD3
PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL
PARCEL AREA: 0.96 ACRES
EXISTING LAND USE: UNDEVELOPED
TOTAL UNITS PROPOSED: 18 UNITS
PARCEL DENSITY: 18.75 UNITS/ACRE
SEWER SERVICE: GSWRBA
WATER SERVICE: GSWRBA
WETLANDS: NO POTENTIAL AREAS
IDENTIFIED BY: GSWRBA
QUALIFIED: NO POTENTIAL
CONSULTANT: WETLAND

CUMULATIVE TOTALS FOR MRD3 ZONING DISTRICT

TOTAL MRD3 ACREAGE: 15.65 DU/AC
TOTAL MRD3 DENSITY: 14.95 DU/AC
REQUIRED PARKING: 338 SPACES
216 APARTMENT UNITS: 36 SPACES
18 TOWNHOUSE-STYLE UNITS: 36 SPACES
TOTAL PARKING PROVIDED: 374 SPACES
TOTAL PARKING PROVIDED: 377 SPACES
ALL AMENITIES, OPEN SPACE, COMMON AREAS AND PARKING WILL BE SHARED THROUGHOUT THE MRD3 DISTRICT.

PROPERTY OWNERS:
JANE K. EDGE
4884 KONA COURT
SOUTHPORT, NC 28461

DEVELOPER:
ICW PROPERTIES, LLC
P.O. BOX 14889
GREENSBORO, NC 27415

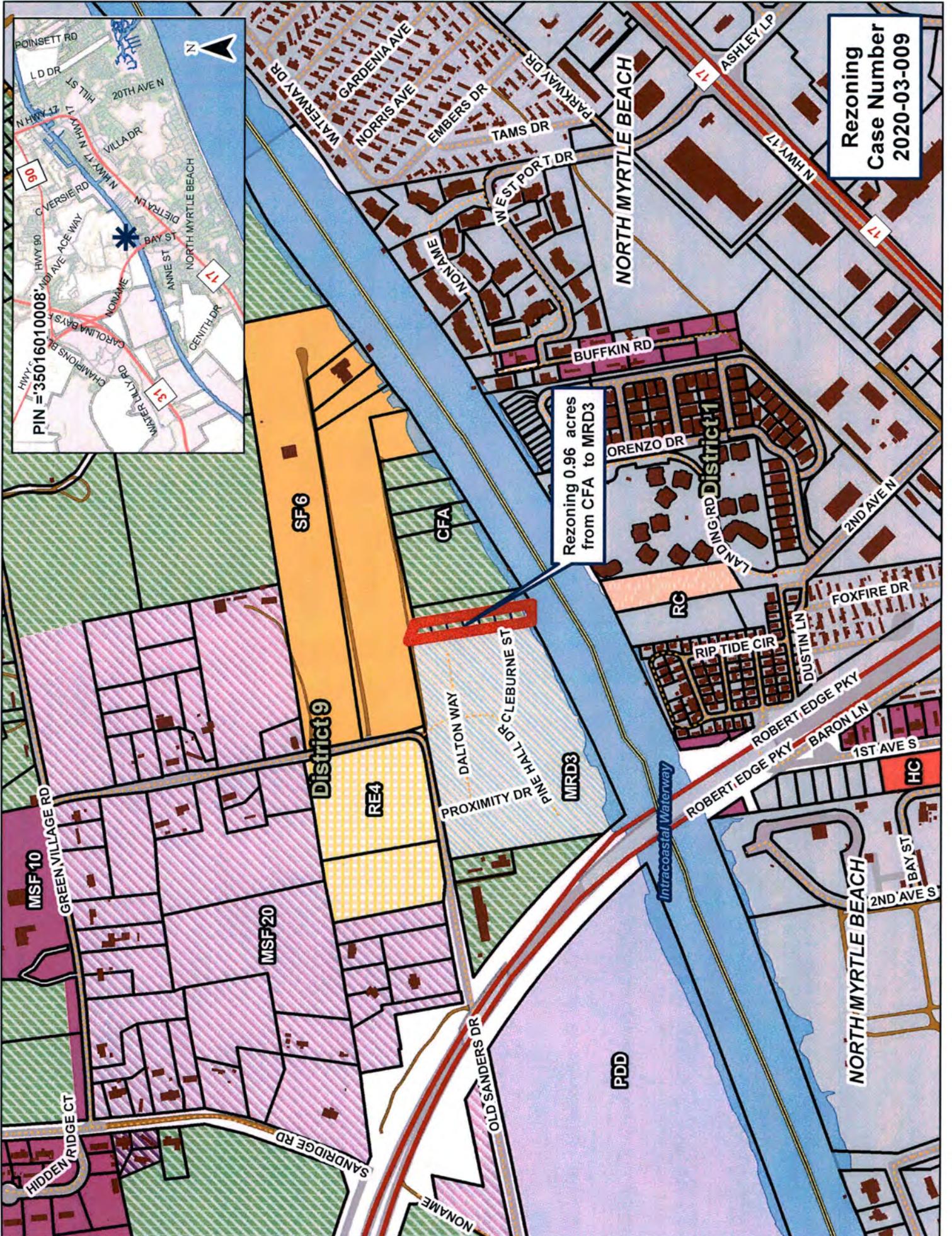


LOCATION MAP / VICINITY MAP
SCALE 1" = 1/4 MI.

NE
HARBOR PLANTATION, LLC
10000 PROXIMITY POINT
SACONNOROCK, NC
PHONE: 919-232-8008
FAX: 919-232-8008
PROJECT: 14-00-01180
DATE: 02-20-20
PAGE: 108 OF 167

Rezoning
Case Number
2020-03-009

Rezoning 0.96 acres
from CFA to MRD3



COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 43-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 22200000008 FROM RESIDENTIAL (SF40) TO OFFICE-PROFESSIONAL (PR1)

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 (SF40) to Office-Professional (PR1) 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 22200000008 and currently zoned Residential (SF40) is herewith rezoned to Office-Professional (PR1).
- 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	WMI, INC dba North Strand Housing Shelter (Energov # 048529)	Rezoning Request #	2020-03-006
PIN #	22200000008	County Council District #	9 - Prince
Site Location	Hwy 9 W in Loris	Staff Recommendation	Approval
Property Owner Contact	Worldview Ministry International, Inc.	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	12.37

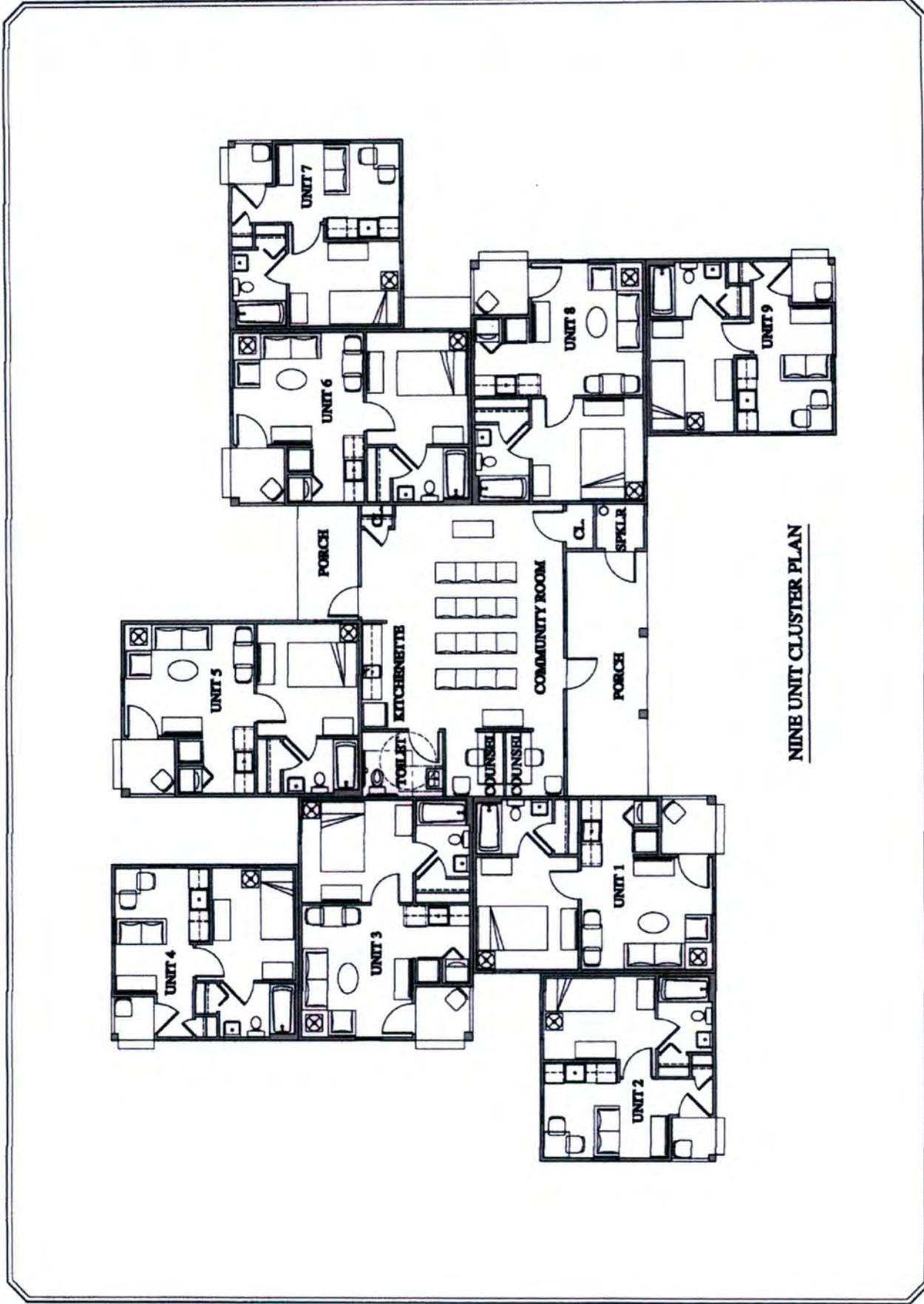
ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF40	Flood and Wetland Information	X	MRD1	MRD1	RE4
Proposed Zoning	PR1	Public Health & Safety (EMS/fire) in miles	3.0 (Fire)	PDD	Subject Property	HC
Proposed Use	Group Home	Utilities	Public	PDD	PDD	SF40
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Suburban	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone from SF40 to PR1 for a group home. The applicant has another group home facility in the near vicinity zoned PR1. The subject property is surrounded by mostly residential districts with a few nearby commercial parcels. The adjacent residential parcels consist of several major subdivision projects which have not been started at this time.</p>	
<p>Public Comment: 4/2/2020 There was no public input. Dana Black was present to address questions and concerns.</p>	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/96	Existing Road Conditions	State, Paved, Two Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200/200	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9, Station (200) 10,000 AADT 25% - 30%
Proposed Improvements			

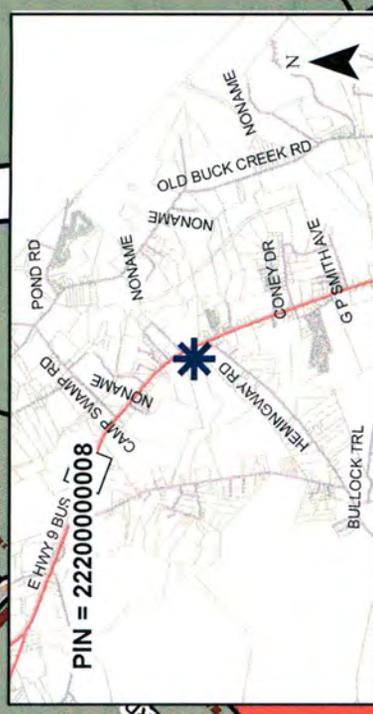
DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PR1	SF40	MRD1	RE4	PDD (Calabay Park)	HC
Min. Lot Size (in square feet)	10,000	40,000	7000	21780	5500	10000
Front Setback	60	50	15	60	20	50
Side Setback	10	20	5	10	7.5	10
Rear Setback	15	30	10	15	15	15
Bldg. Height	36	35	40	35 (Per 1/2 acre)	35	120

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 10 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

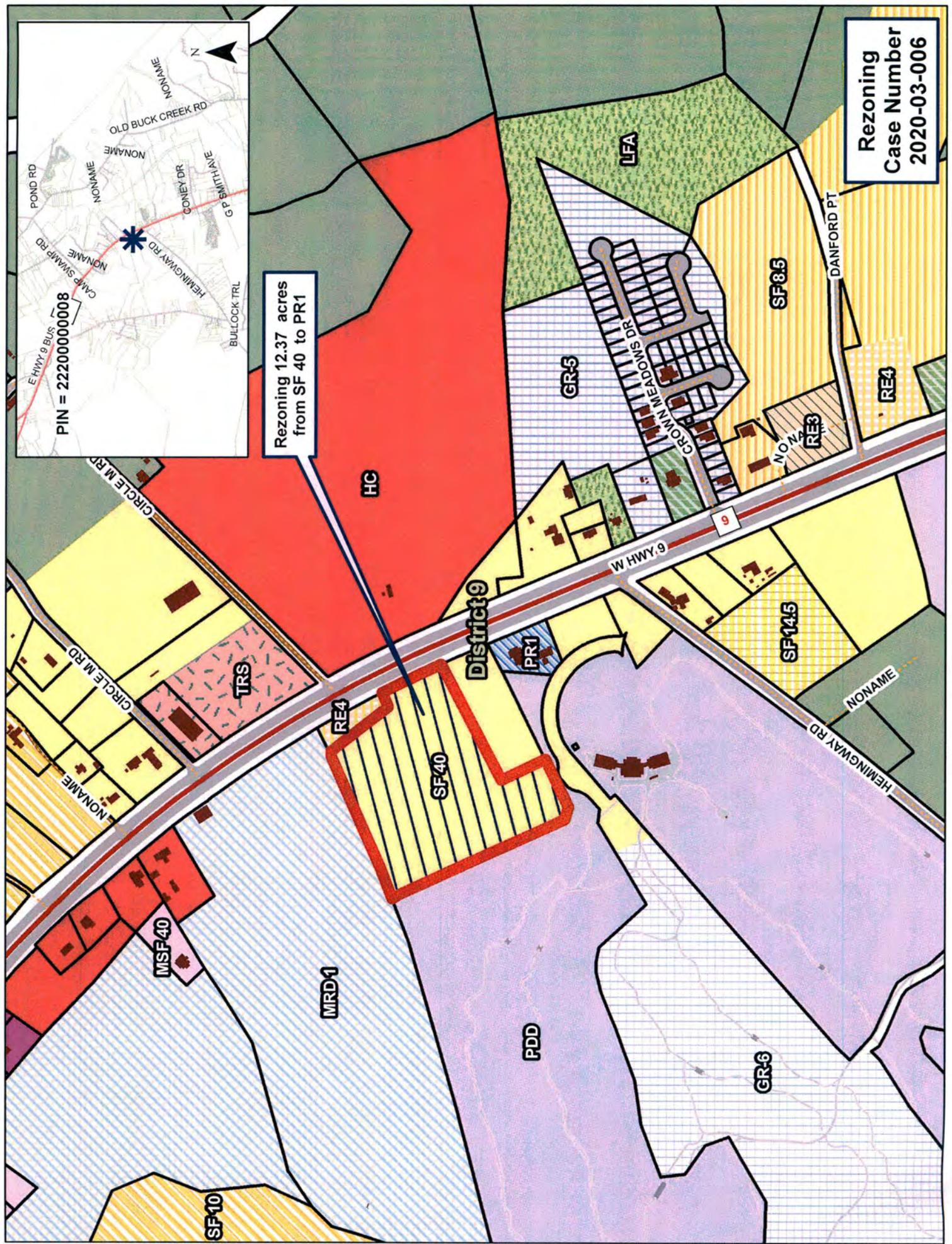


NINE UNIT CLUSTER PLAN

Rezoning
Case Number
2020-03-006



Rezoning 12.37 acres
from SF 40 to PR1



COUNTY OF HORRY

)
)
)

Ordinance 24-2020

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 22100000012 FROM COMMERCIAL FOREST AGRICULTURE (CFA) 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 Commercial Forest Agriculture (CFA) 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 22100000012 and currently zoned Commercial Forest Agriculture (CFA) 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	David Marlowe (Energov # 047765)	Rezoning Request #	Ord. 24-2020 2020-01-001
PIN #	22100000012	County Council District #	9 - Prince
Site Location	Hwy 9 W & Kayla Cir in Longs	Staff Recommendation	Approval
Property Owner Contact	David Marlowe	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.23

ZONING DISTRICTS LOCATION INFORMATION ADJACENT PROPERTIES

Current Zoning	CFA	Flood and Wetland Information	X	CFA	CFA	RE4
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	2 (Fire)	CFA	Subject Property	RE4
Proposed Use	RV Sales	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to allow the expansion of an existing RV sales facility. In 2008, a 1 acre portion of the parcel was rezoned to allow the existing RV sales facility. The current rezoning request would allow more acreage for storage, display, and customer parking. The parcel fronts on SC-9 but has access via Kayla Circle. On the opposite side of Kayla Circle is an existing convenience store and to the rear of the property is the Myrtle Lakes North subdivision.</p> <p>2/18/2020 County Council remanded to Planning Commission for reconsideration. 3/30/2020 Ord. # 24/2020 assigned by County Council</p> <p>Public Comment: 4/2/2020 There was no public input. Jonathan Martin was present to address questions and concerns.</p>	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	10 / 500	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 500	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 9, Station 200 9,300 AADT 20% - 25%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	RE4	CFA (Com/Res)		
Min. Lot Size (in square feet)	21,780	43,560/21,780	21,780	43,560/21,780		
Front Setback	60	60/25	60	60/25		
Side Setback	10	25/10	10	25/10		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	36*	35	36*	35		

*Per 1/2 acre; not to exceed 120

Date Advertised: 2/16/2020 Date Posted: 2/16/2020 # Property Owners Notified: 33 Date Notification Mailed: 2/16/2020 Report Date: 2/16/2020 BY: sm

COUNTY OF HORRY)

)
)
)

Ordinance 44-2020

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 32600000024 FROM COMMERCIAL FOREST AGRICULTURE (CFA) 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 Commercial Forest Agriculture (CFA) 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 32600000024 and currently zoned Commercial Forest Agriculture (CFA) 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 19th day of May, 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: April 21, 2020
Second Reading: May 5, 2020
Third Reading: May 19, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Mickey Wayne Howell (Energov # 048555)	Rezoning Request #	2020-03-008
PIN #	32600000024 (portion)	County Council District #	11 – Allen
Site Location	Hwy 501 W in Conway	Staff Recommendation	Approval
Property Owner Contact	Mickey Wayne Howell	PC Recommendation	Unanimous Apapproval
		Size (in acres) of Request	12+/-

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	RE4
Proposed Use	Mini-warehouse with outdoor storage

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.57 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

MSF20	RE4	CFA
FA	Subject Property	HC
FA	CFA	MA2

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
--	--------------------

Discussion: The applicant is requesting to rezone a portion of a property for a mini-warehouse facility with outdoor storage. The proposed use is allowed under the CFA zoning district, however the applicant is seeking the dimensional standards and setbacks of the RE4 zoning district. Several recent commercial rezoning requests are located along this section of HWY 501 including the parcel directly adjacent that was rezoned from CFA to RE4 for a contractors office (Ord. 116-19). This parcel is located approximately 1500 ft (0.25 mi) from the end of the identified commercial corridor that ends at Four Mile Road. The applicant proposes to rezone a portion of the parcel with frontage on HWY 501 and retain the CFA district for the rear of the property.

Public Comment: 4/2/220 There was no public input. Mickey Wayne Howell was present to address questions and concerns.

TRANSPORTATION INFORMATION

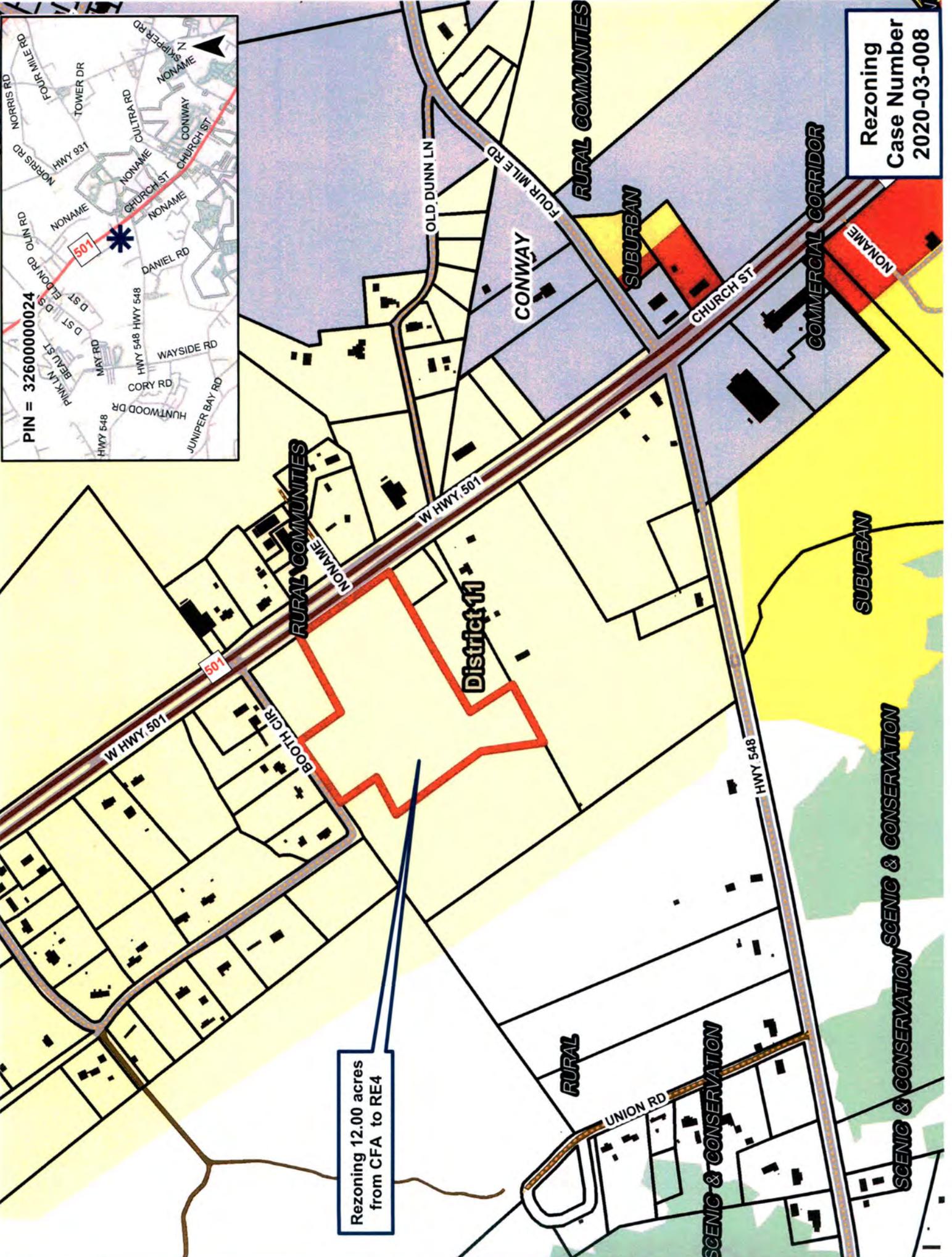
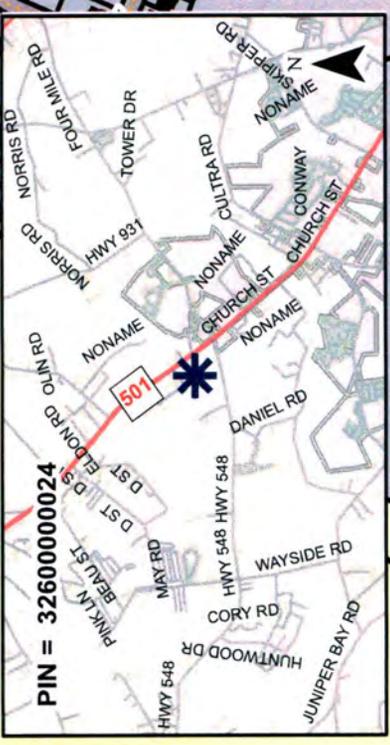
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/2000	Existing Road Conditions	State, Paved, Four Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	150/2000	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (150) 20,000 AADT 50%-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	MSF20	HC	MA2	RE4
Min. Lot Size (in square feet)	21780	43560/21780	200000	10000	21780	21780
Front Setback	60	60/25	40	50	50	60
Side Setback	50	25/10	15	10	25	10
Rear Setback	15	40/15	25	15	25	15
Bldg. Height	36 (per 1/2 ac)	35	35	120	75	36 (per 1/2 ac)

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 22 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

Rezoning
Case Number
2020-03-008



Rezoning 12.00 acres
from CFA to RE4

SCENIC & CONSERVATION

SUBURBAN

COMMERCIAL CORRIDOR

SCENIC & CONSERVATION

RURAL COMMUNITIES

CONWAY

SUBURBAN

District 11

RURAL

UNION RD

HWY 548

W HWY 501

501

RURAL COMMUNITIES

BOOTH CTR

CORY RD

WAYSIDE RD

DANIEL RD

CHURCH ST

CONWAY

CHURCH ST

CLIFF RD

SKIPPER RD

TOWER DR

FOUR MILE RD

NORRIS RD

HUNTWOOD DR

JUNIPER BAY RD

MAY RD

BEAL ST

D ST

PINK LN

BEAL ST

MAY RD

BEAL ST

D ST

PINK LN

BEAL ST

MAY RD

BEAL ST

D ST

PINK LN

BEAL ST

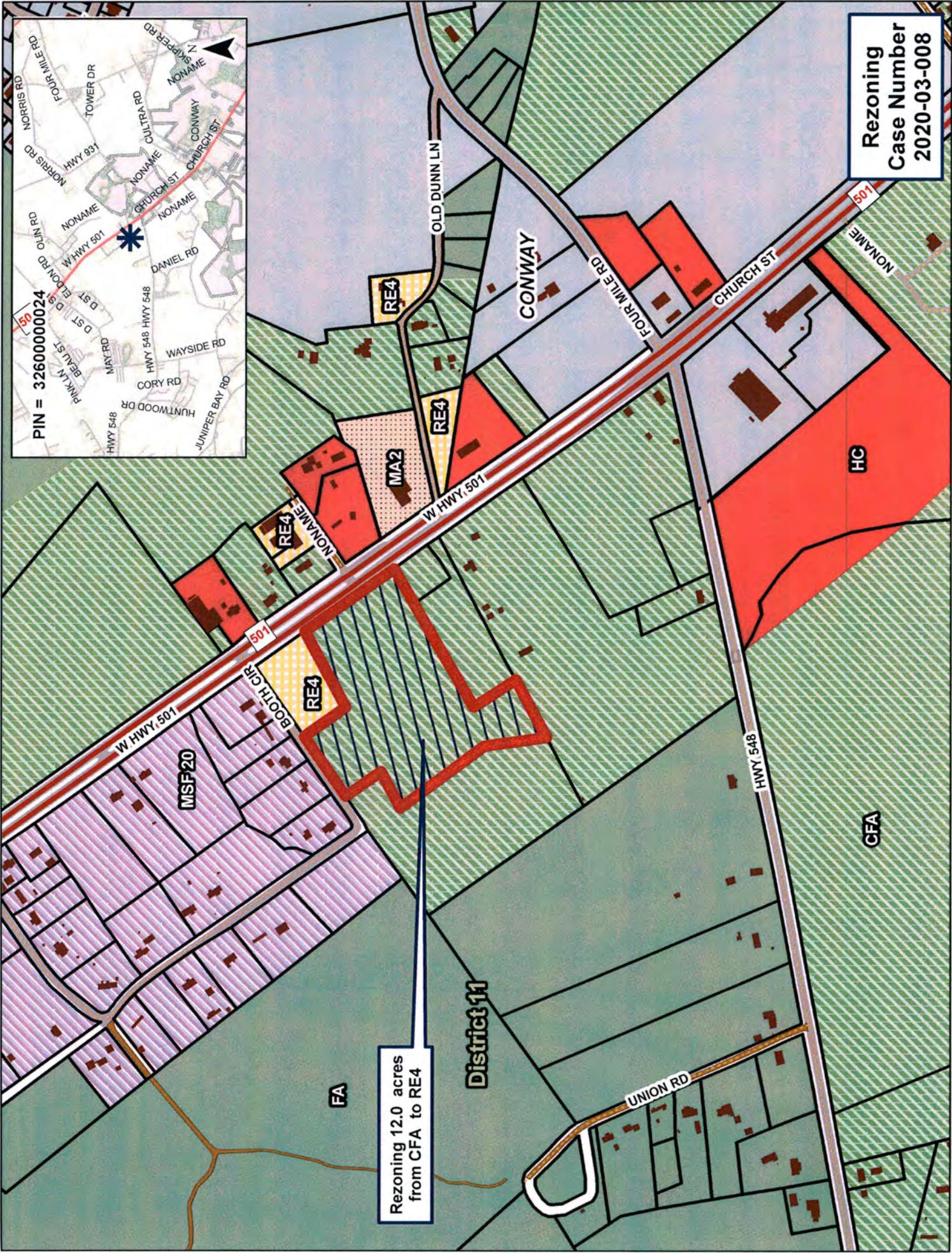
MAY RD

BEAL ST

D ST

Rezoning
Case Number
2020-03-008

Rezoning 12.0 acres
from CFA to RE4



COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO: 34-2020

AN ORDINANCE TO AMEND THE FISCAL YEAR 2020 BUDGET ORDINANCE NUMBER 25-19, SECTION 1 SO AS TO RECOGNIZE VARIOUS REVENUE AND EXPENDITURES IN THE GENERAL, FIRE, BEACH RENOURISHMENT, AND CAPITAL IMPROVEMENT PROJECTS FUNDS

WHEREAS, the Horry County Council adopted Ordinance 25-19 entitled "AN ORDINANCE TO RAISE REVENUE, MAKE APPROPRIATIONS AND ADOPT A BUDGET FOR HORRY COUNTY, SOUTH CAROLINA, FOR THE YEAR ENDING JUNE 30, 2020"; and

WHEREAS, the County anticipates a greater than two (2) percent reduction of budgeted revenues during Fiscal Year 2020 and continuing into Fiscal Year 2021 as a result of by actions that are impacting the Hospitality, Accommodations, Retail, Manufacturing, Service, and Real Estate Industries in Horry County; and

WHEREAS, the County has taken steps following the lead of the President of the United States, the Governor of the State of South Carolina, the Centers for Disease Control and Prevention ("CDC"), the South Carolina Department of Health and Environmental Control, and other health agencies and authorities, to stem the tide of the spread of COVID-19 in Horry County; and

WHEREAS, County Council now would like to amend the FY 2020 budget, adjusting MB TIF revenue and expenditures in the General Fund to provide for potential shortfall in Revenue in FY2020; and

WHEREAS, County Council now would like to amend the FY 2020 budget, adjusting revenue and expenditures in the General Fund, Fire Fund, Capital Improvements Projects, and Beach Renourishment Fund to provide for potential shortfall in Revenue in FY2020; and

WHEREAS, Real Property Tax Revenues are projected to exceed the Fiscal Year 2020 Budget and County Council desires to provide financial relief to businesses in the unincorporated areas of Horry County due to the COVID-19 pandemic.

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. **The Fiscal Year 2020 Budget is amended as follows:**

General Fund

Local Atax Revenue will increase by \$ 700,000.00

Hospitality Revenue will decrease by \$ 700,000.00

The Administrator is authorized to transfer up to \$300,000 of Local ATax to the Tourism & Promotion Fund to cover State ATax revenue shortfall.

Transfers Out shall be reduced by \$ 430,000.00

Hospitality Revenue shall be decreased by \$ 430,000.00

MB TIF Revenue will increase by \$ 751,831.51

Transfers In will increase by \$ 1,553,476.49

Business License Revenue will decrease by \$ 2,305,308.00

Beach Renourishment Fund

Local ATax Revenue Shall Decrease by \$ 700,000.00

Expenditure Contingency Shall Decrease by \$ 700,000.00

Capital Improvements Projects Fund

Project Expenditures shall decrease by

Conway Facilities Study	\$ 100,000.00
Solicitor – Case Mngt Software	\$ 100,000.00
Fire – Battalion Station Generators	\$ 204,000.00
Public Works – Equipment	\$ 230,000.00

Transfers In will decrease by

General Fund	\$ 430,000.00
Fire Fund	\$ 204,000.00

Project Expenditures will increase by

Forestbrook Fire/EMS Station	\$ 3,249,900.00
------------------------------	-----------------

Bond Proceeds Revenue will increase by \$ 2,499,900.00

Intergovernmental Revenues – Other will increase by \$ 750,000.00

Interest Revenue will increase by \$ 202,026.60

Overhead Contingency Expenditures will increase by \$ 202,026.60

Fire Fund

Grant Match will increase by \$ 826,010.50

Transfers Out will decrease by

CIP – Battalion Station Generators	\$ 204,000.00
Debt Service	\$ 622,010.50

2. **Business License Renewal Extension** – License renewals for the year ended April 30, 2020 is extended to May 31. Delinquent license fees for late filing will apply June 1.
3. **Business License Fees: Section 12.5-112. – Classification and rates:** Rates, Declining Rates and Class 8 Rates are modified as noted in Exhibit A.
4. **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of the 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.
5. **Effective date:** This Ordinance shall be effective upon passage of Third Reading.

AND IT IS SO ORDAINED 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

Date of First Reading: April 17, 2020
 Date of Second Reading: May 5, 2020
 Date of Public Hearing: May 5, 2020
 Date of Third Reading:

Exhibit A – Additions and Increases in Fee Revenue

A. **Section 12.5-112. – Classification and rates:** Rates, Declining Rates and Class 8 Rates are modified as follows:

RATES

Rate Class	Income: \$0—\$2,000 \$50,000 Minimum	Income Over \$2,000 \$50,000 Rate per \$1,000 or Fraction Thereof*
1	\$30.00	\$1.14 \$1.07
2	\$35.00	\$1.21 \$1.12
3	\$40.00	\$1.28 \$1.19
4	\$45.00	\$1.35 \$1.25
5	\$50.00	\$1.42 \$1.31
6	\$55.00	\$1.49 \$1.37
7	\$60.00	\$1.56 \$1.43
8	\$40.00	\$1.28 \$1.19

DECLINING RATES

Declining rates apply in all classes for gross income in excess of one million dollars (\$1,000,000).

Gross Income in \$ Millions	% of Class Rate for Each Additional \$1.0 Million
0-1 Million	100%
1-2 Million	90%
2-3 Million	80%
3-4 Million	70%
4-5 Million	60%
5-50 Million	50% 30%
Over 50 Million	40% 15%



County Council Decision Memorandum

Horry County, South Carolina

Date: April 6, 2020

From: Barry Spivey, Assistant County Administrator

Cleared By: Steve Gosnell, County Administrator
Arrigo Carotti, County Attorney

Re: Budget Ordinance Amendment Fiscal Year 2020

ISSUE

Providing response to financial impacts of the COVID-19 Pandemic.

BACKGROUND

Horry County Council adopted Ordinance 25-19 entitled "AN ORDINANCE TO RAISE REVENUE, MAKE APPROPRIATIONS AND ADOPT A BUDGET FOR HORRY COUNTY, SOUTH CAROLINA, FOR THE YEAR ENDING JUNE 30, 2020". Section 31 of the Ordinance provided if for any reason any sentence, clause or provision of this Ordinance shall be amended, such shall require a seventy-five percent (75%) vote of Council.

The County has taken steps following the lead of the President of the United States, the Governor of the State of South Carolina, the Centers for Disease Control and Prevention ("CDC"), the South Carolina Department of Health and Environmental Control, and other health agencies and authorities, to stem the tide of the spread of COVID-19 in Horry County.

The COVID-19 impacts are being realized countywide touching all sectors of our workforce and economy. Unemployment claims have risen to historic levels promoting the Federal Government to enact sweeping historic financial stimulus legislation. We recognize this event is just that, an event. It will pass and life for all will return to normal. It is prudent that the County take a conservative approach, maintaining flexibility and agility to react quickly to this changing environment. This is the time we must all tighten our belts and focus on the needs of our community as a whole.

Due to recommendations for Social Distancing, closure orders of non-essential businesses (dine-in meals, accommodations, and amusements), and reduction in short-term interest rates, revenues from sales tax, hospitality fees, accommodations tax, interest earnings, Register of Deeds recording, building permit fees, state accommodations tax, casino boat boarding fees, and court fines will be impacted for Fiscal Year 2020 and Fiscal Year 2021.

While the County may receive reimbursement in a declared disaster for qualifying expenditures in the form of federal and/or state grants, funds are not appropriated from the Federal nor State sources to replace reduced revenues. This must be managed at the local government level.

RECOMMENDATION

It is recommended that Horry County Council adopt the attached proposed Budget Ordinance Amendment for FY2020 to provide additional resources in the General and Fire Funds as well as provide a measured financial relief to businesses through extension of deadlines and reduction in business license rates.

COUNTY OF HORRY)

)
)
)

Ordinance 47-2020

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 39600000016 FROM HIGHWAY COMMERCIAL (HC) 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 Highway Commercial (HC) 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 39600000016 and currently zoned Highway Commercial (HC) 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Design Resource Group (Energov # 048785)	Rezoning Request #	2020-04-004
PIN #	39600000016	County Council District #	2 - Howard
Site Location	Village Center Boulevard in Towne Center, Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	RAD Partners Holdings LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	17.0

ZONING DISTRICTS

Current Zoning	HC
Proposed Zoning	MRD-3
Proposed Use	Senior Living Apartments

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	0.6
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

GR	PDD	HC
GR	Subject Property	HC
HC	MRD3	HC

COMMENTS

Comprehensive Plan District: Community Activity Center	Overlay/Area Plan: None
---	--------------------------------

Discussion: The applicant is requesting to rezone to allow the development of apartments for a senior living community. A senior living community of single family homes is a permitted use within the existing zoning of Highway Commercial, however the applicant is proposing an in-common apartment style development which requires a rezoning request. As proposed, the design includes three multifamily buildings with 184 units (110 one bed and 74 two bed) for a gross density of 10.8 du/ac. As no sustainable development criteria are included in the design, the MRD is allowed a maximum gross density of 15 du/ac. A large stormwater feature is partially located on the property and a GSW&SA pump station is situated as an island within the parcel. An approved 12 acre MRD-3 (Ord. 64-18) Isle Cottages project consisting of 99 detached cottage-style homes in-common is located across the road on Village Center Blvd. The parcel is within an area identified as a Community Activity Center to serve the surrounding Suburban and Mixed-Use neighborhoods.

Public Comment: 5/7/2020 There was no public input. John Poston was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/3,000	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	650/650	Rd, Station, Traffic AADT (2019) % Road Capacity	S-1315, Station 747 33,800 AADT 85-90%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD-3	HC	GR	PDD	MRD-3	
Min. Lot Size (in square feet)	1 Acre	10,000	6,000	5,000	In-common	
Front Setback	30	50	20	20	25 Exterior	
Side Setback	20	10	10	5	25 Exterior	
Corner Side Setback	30	N/A	N/A	7.5	N/A	
Rear Setback	25	15	15	10	25 Exterior	
Bldg. Height	120	120	35	35	40	

Setback Comment:

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 47 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: jpd



DRAG PARTNERS HOLDINGS LLC
 2050 MAIN STREET, SUITE 650
 MYRTLE BEACH, SC 29577
 843.686.1114

PASSCO SENIOR LIVING COMMUNITY
 HORRY COUNTY, SOUTH CAROLINA

SKETCH PLAN

JOB NO.	20117
SCALE	1" = 60'
DRAWN BY	JRP
CHECKED BY	JCP
DATE	04-17-2020
EXHIBIT NUMBER	

C-1.0



SUMMARY FOR PARCEL

PARCEL PIN # : 396-00-00-0016
 TAX MAP # : 164-00-01-001
 CURRENT ZONING : HC
 PROPOSED ZONING : MRD3
 PROPOSED LAND USE : SENIOR LIVING
 PARCEL AREA : 17.00 ACRES
 PARCEL SQUARE FEET : 740,520 SQ. FT.
 EXISTING LAND USE : UNDEVELOPED
 TOTAL UNITS PROPOSED : 184 UNITS
 1 BEDROOM UNITS : 110 UNITS
 2 BEDROOM UNITS : 74 UNITS
 UNIT DENSITY : 11 UNITS/ACRE

OPEN SPACE SUMMARY:
 ACTIVE OPEN SPACE : 1.30 ACRES
 PASSIVE OPEN SPACE : 2.12 ACRES
 TOTAL OPEN SPACE : 3.42 ACRES
 (AREA EXCLUSIVE OF REQUIRED BUFFERS)

SEWER SERVICE : GSNW8A
 WATER SERVICE : GSNW8A
 WETLANDS : 1.39 ACRES
 WETLAND BUFFERS : 1.31 ACRES

PARKING SUMMARY:
 TOTAL PARKING REQUIRED : 258 SPACES
 TOTAL PARKING PROVIDED : 258 SPACES
 HANDICAP SPACES REQUIRED : 7 SPACES
 STANDARD HANDICAP SPACES : 4 SPACES
 HANDICAP VAN SPACES : 4 SPACES

ALL AMENITIES, OPEN SPACE, COMMON AREAS AND PARKING WILL BE SHARED THROUGHOUT THE MRD3 DISTRICT.

LANDSCAPE PLANS FOR THE MRD WILL BE PROVIDED WITH DEVELOPMENT PLANS.

LANDSCAPE BUFFERS WILL BE APPLIED IN ACCORDANCE WITH THE HORRY COUNTY LANDSCAPE BUFFERS AND TREE PRESERVATION ORDINANCE.

PROPERTY OWNER:
 RAD PARTNERS HOLDINGS LLC
 823 82ND PARKWAY
 MYRTLE BEACH, SC 29572

DEVELOPER:
 PASSCO COMPANIES
 DEVELOPMENT LLC
 2050 MAIN STREET, SUITE 650
 IRVINE, CA 92614

Rezoning
Case Number
2020-04-004



Rezoning 17.0 Acres
from HC to MRD3

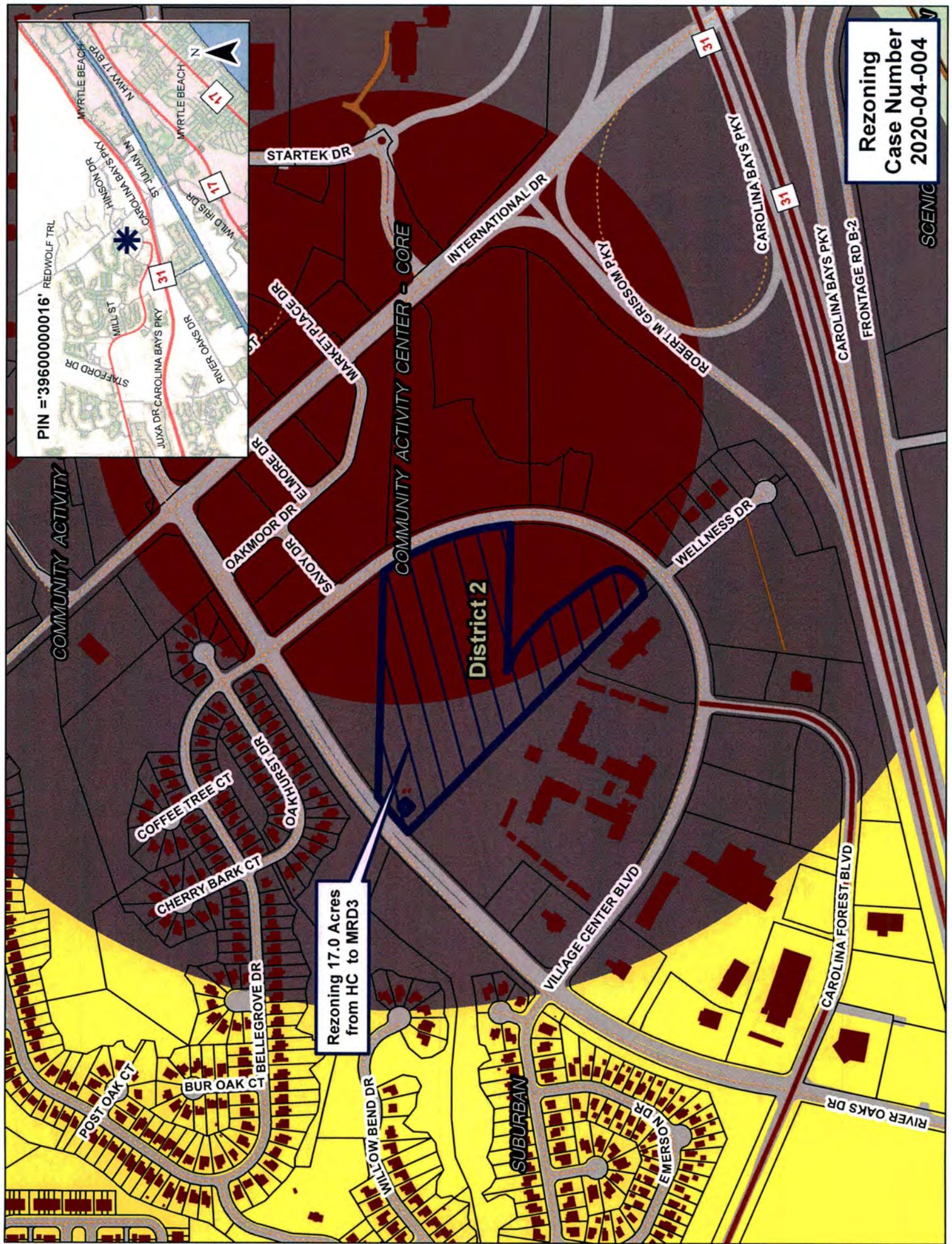


PIN = '39600000016'

Rezoning
Case Number
2020-04-004



PIN = '39600000016'



Rezoning 17.0 Acres
from HC to MRD3

District 2

COMMUNITY ACTIVITY CENTER - CORE

SUBURBAN

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 48-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45814030092 FROM RESIDENTIAL (SF20) TO RESIDENTIAL (SF6)

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 (SF6) 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 45814030092 and currently zoned Residential (SF20) is herewith rezoned to Residential (SF6).
- 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Elizabeth Sisson, Grand Strand Builders LLC (Energov # 048763)	Rezoning Request #	2020-04-003
PIN #	45814030092	County Council District #	5 - Servant
Site Location	Glenns Bay Rd, Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Steven Hutchinson	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.63

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	SF6
Proposed Use	Single Family Residence & Residential Duplex

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.3 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

RE4	RE4	SF6
RE3	Subject Property	SF6
SF10	SF10	SF6

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to allow for the placement of a residential duplex and to subdivide the lot to construct an additional single family home. This parcel is located within a mixed-use neighborhood and is directly adjacent to an SF 6 residential development on one side and a RE3/RE4 retail commercial parcel on the other. This area is identified as Suburban and is largely built-out in a manner consistent with a higher density residential community.</p> <p>Access to both parcels is proposed as a shared ingress/egress utilizing the existing curb cut to avoid impacting the newly installed stormwater infrastructure and sidewalk along Glenns Bay Road.</p>	
<p>Public Comment: 5/7/2020 There was no public input. Elizabeth Sisson was present to address questions and concerns.</p>	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8/8	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 (2019) % Road Capacity	S-1240, Station 697 13,500 AADT 75-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	SF20	SF6	SF10	RE3	RE4
Min. Lot Size (in square feet)	6,000 / 8,000	20,000	6,000	10,000	10,000	21,780
Front Setback	20	40	20	25	60	60
Side Setback	10	15	10	10	10	10
Corner Side Setback:	N/A	N/A	20	25	N/A	N/A
Rear Setback	15	25	15	15	15	15
Bldg. Height	35	35	35	35	48	36*

Setback Comment: The SF6 district allows a single family residence on a 6,000 SF lot and a duplex on a 8,000 SF lot, *RE4 building height:36 per 1/2 acre; not to exceed 120

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 65 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm



REZONING

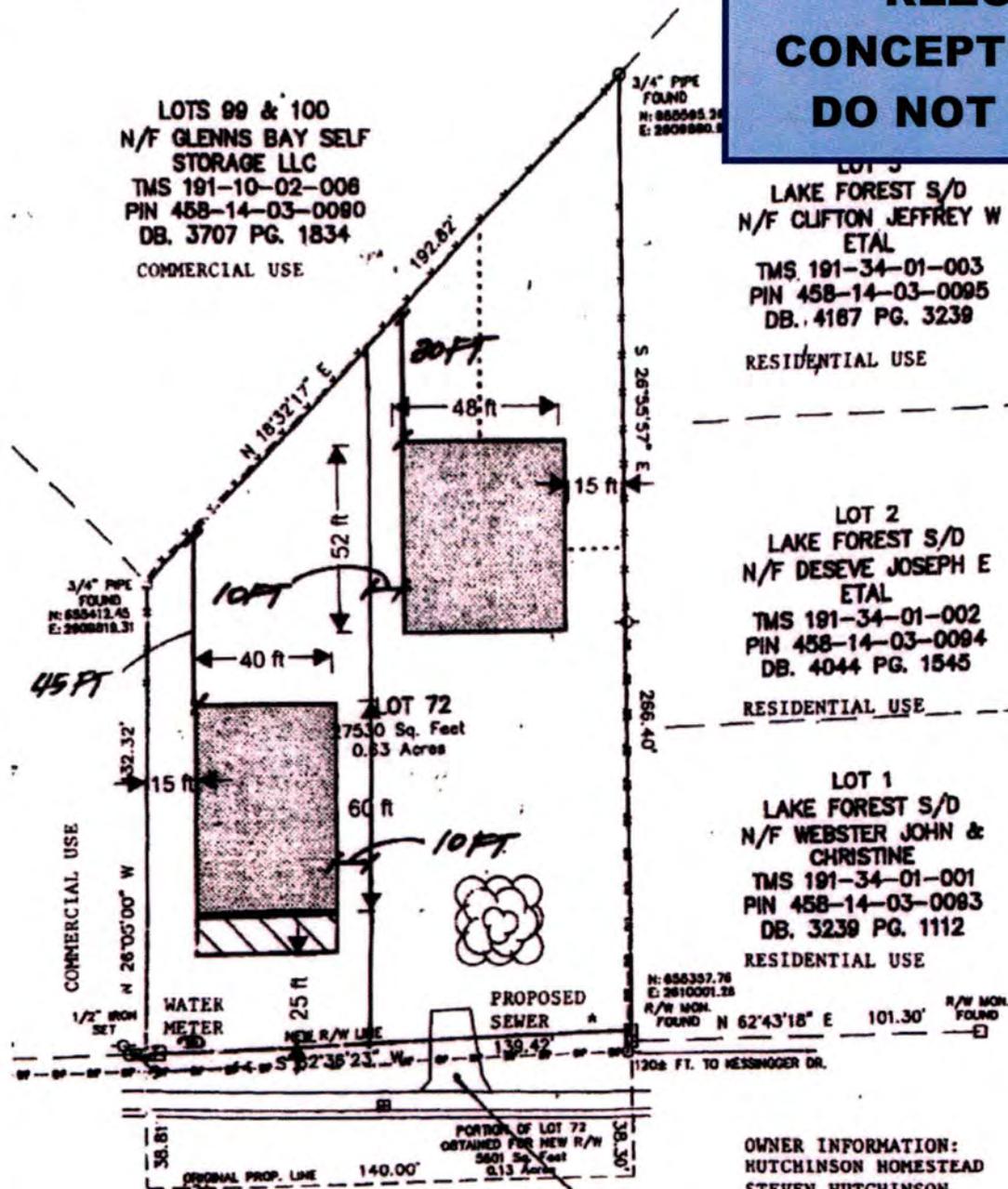
CONCEPTUAL PLAN DO NOT RECORD

LOTS 99 & 100
N/F GLENN'S BAY SELF
STORAGE LLC
TMS 191-10-02-008
PIN 458-14-03-0080
DB. 3707 PG. 1834
COMMERCIAL USE

LOT 3
LAKE FOREST S/D
N/F CLIFTON JEFFREY W
ETAL
TMS 191-34-01-003
PIN 458-14-03-0095
DB. 4187 PG. 3239
RESIDENTIAL USE

LOT 2
LAKE FOREST S/D
N/F DESEVE JOSEPH E
ETAL
TMS 191-34-01-002
PIN 458-14-03-0094
DB. 4044 PG. 1545
RESIDENTIAL USE

LOT 1
LAKE FOREST S/D
N/F WEBSTER JOHN &
CHRISTINE
TMS 191-34-01-001
PIN 458-14-03-0093
DB. 3239 PG. 1112
RESIDENTIAL USE

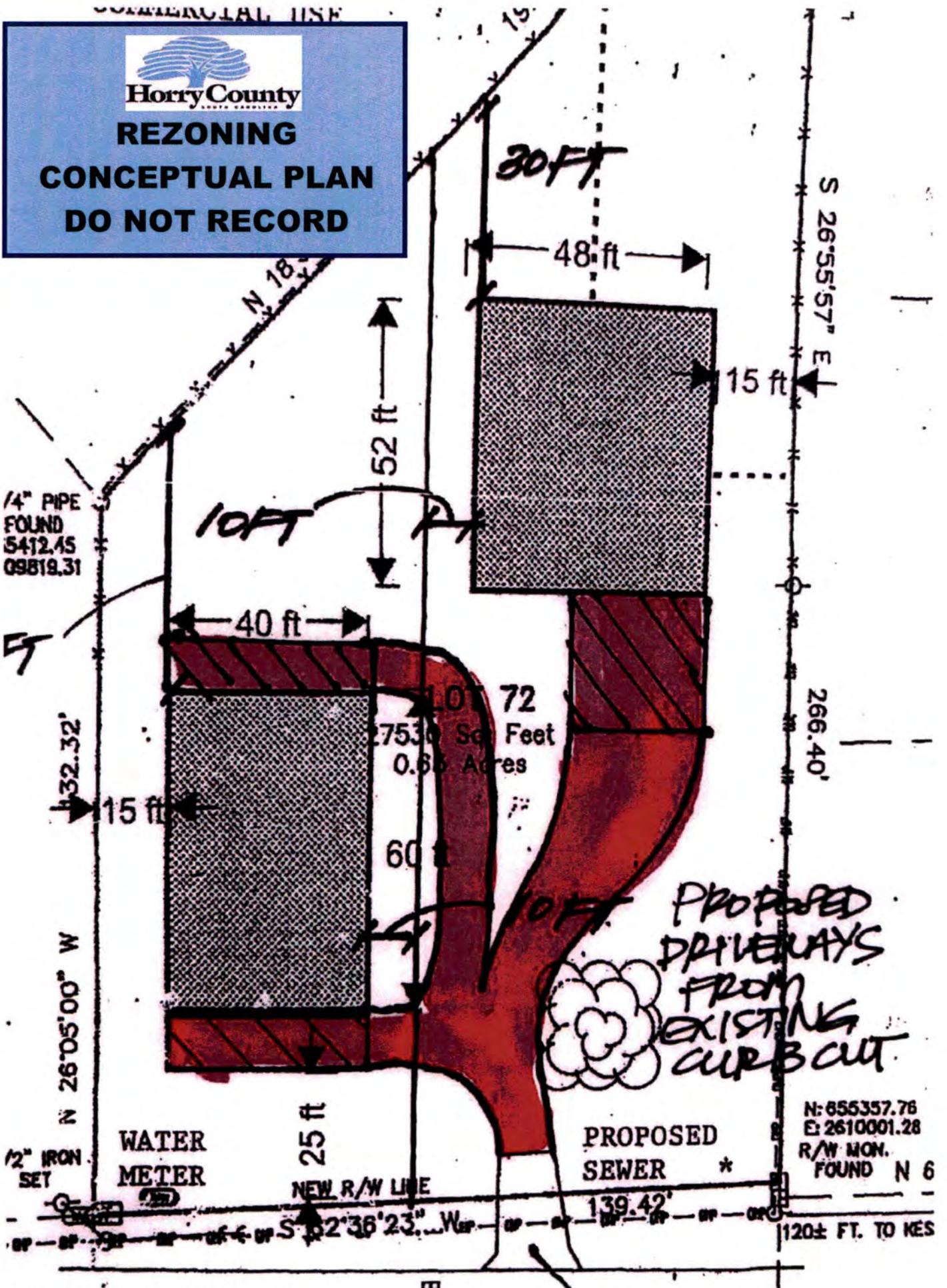


GLENN'S BAY ROAD
(VARIOUS R/W)
PIN 45814030092/ TMS 1911002002
CURRENT ZONING SF20/ PROPOSED ZONING SF 06
ADDRESS: TBD GLENN'S BAY ROAD

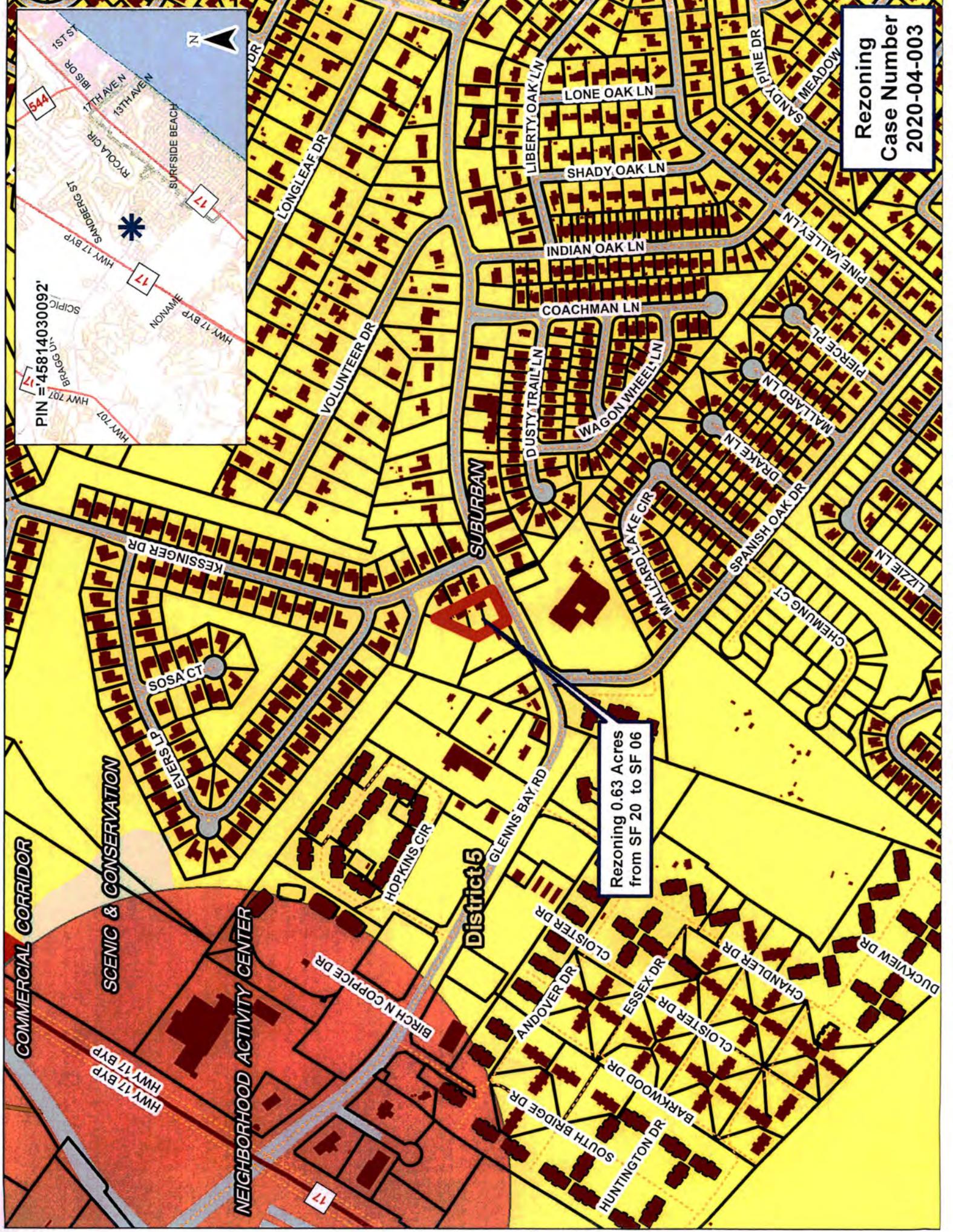
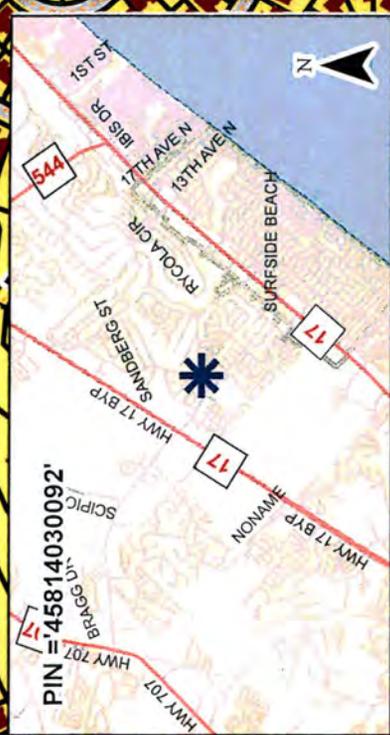
OWNER INFORMATION:
HUTCHINSON HOMESTEAD
STEVEN HUTCHINSON
1212 WAYVLAN DRIVE, SURFSIDE 29575
(410) 474-5003, shutchinson@
atecindustries.com

*SHARED INGRESS/EGRESS
EXISTING CURB CUT WITH
EASEMENT / RIGHT OF WAY
AGREEMENT*

Horry County
REZONING
CONCEPTUAL PLAN
DO NOT RECORD



Rezoning
Case Number
2020-04-003



Rezoning 0.63 Acres
from SF 20 to SF 06

District 5

COMMERCIAL CORRIDOR

SCENIC & CONSERVATION

NEIGHBORHOOD ACTIVITY CENTER

HWY 17 BYP
HWY 17 BYP

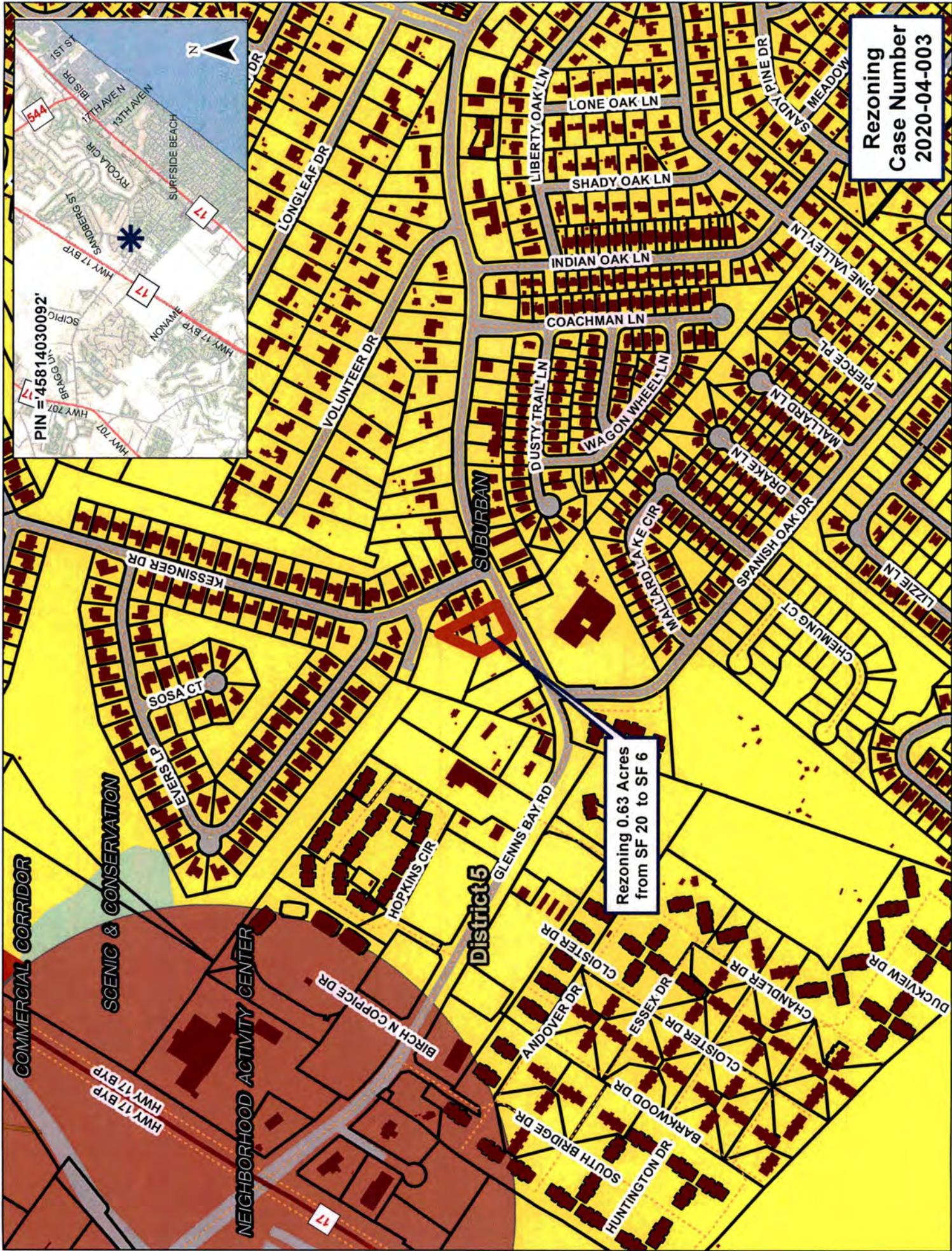
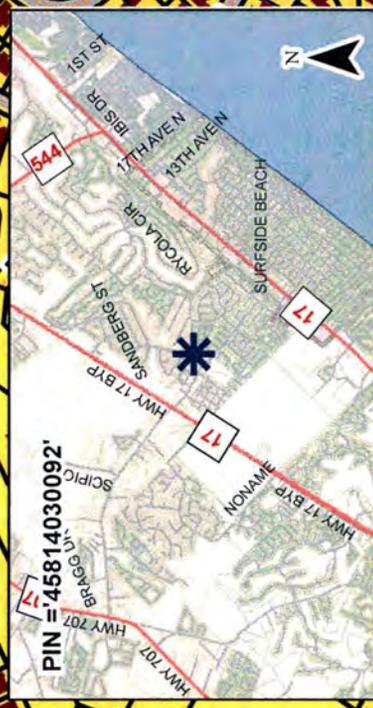
17

Rezoning
Case Number
2020-04-003

Rezoning 0.63 Acres
from SF 20 to SF 6



Rezoning
Case Number
2020-04-003



Rezoning 0.63 Acres
from SF 20 to SF 6

District 5

COMMERCIAL CORRIDOR

SCENIC & CONSERVATION

NEIGHBORHOOD ACTIVITY CENTER

LONGLEAF DR

VOLUNTEER DR

SUBURBAN

GLENNS BAY RD

ANDOVER DR

ESSEX DR

HUNTINGTON DR

SOUTH BRIDGE DR

BARKWOOD DR

CLOISTER DR

CLOISTER DR

CHANDLER DR

DUCKVIEW DR

KESSINGER DR

SOSA CT

EERS LP

HOPKINS CIR

DUSTY TRAIL LN

WAGON WHEEL LN

MALLARD LAKE CIR

MALLARD LN

DRAKE LN

SPANISH OAK DR

MALLARD LN

PIERCE PL

PINE VALLEY LN

MEADOW

SANDY PINE DR

LIBERTY OAK LN

SHADY OAK LN

INDIAN OAK LN

COACHMAN LN

LIBERTY OAK LN

HWY 17 BYP

HWY 17 BYP

77

N

PIN = 45814030092

544

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

77

COUNTY OF HORRY)

)
)
)

Ordinance 49-2020

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 43913030002 (PORTION) 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 43913030002 (Portion) 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Linda Thompkins Causey (Energov # 048711)	Rezoning Request #	2020-04-002
PIN #	43913030002 (Portion)	County Council District #	6 - Crawford
Site Location	Enterprise Rd, Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Linda Thompkins Causey	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.66

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MSF14.5
Proposed Use	Residential Development

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.8 (Fire 1 SOC)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

RE2	CFA	CFA
CFA	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

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

Discussion: The applicant is requesting to rezone a portion of a 6.51 acre parcel to subdivide for residential lots with the allowance for mobile homes. Within the immediate vicinity are residential lots zoned SF6, MSF6, and MSF10 clustered within a larger area of CFA and SF40. The existing residential uses surrounding the property are a mix of stick built and mobile single family homes. Rezoning to MSF14.5 allows for the creation of up to 5 parcels on the 1.66 acre portion. The remainder of the CFA zoned parcel will not have frontage on a public right of way and would require ingress and egress across the rezoned property. Access to the lots will need to be a minimum 50' private access easement (currently shown as a Shared Private Drive) which will need to be addressed prior to recording the subdivision.

The subject parcel is within an area identified as Rural Communities in close proximity to future Suburban development off Hwy 707 and Carolina Bays Parkway.

Public Comment: 5/7/2020 There was no public input. Linda Causey was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8/500	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	40/40	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707, Station 247 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	CFA (Com/Res)	RE2	CFA		
Min. Lot Size (in square feet)	14,500	43,560/21,780	10,000	CFA (Com/Res)		
Front Setback	25	60/25	50	60/25		
Side Setback	10	25/10	10	25/10		
Corner Side Setback	25	N/A	N/A	N/A		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	35	35	35	36		

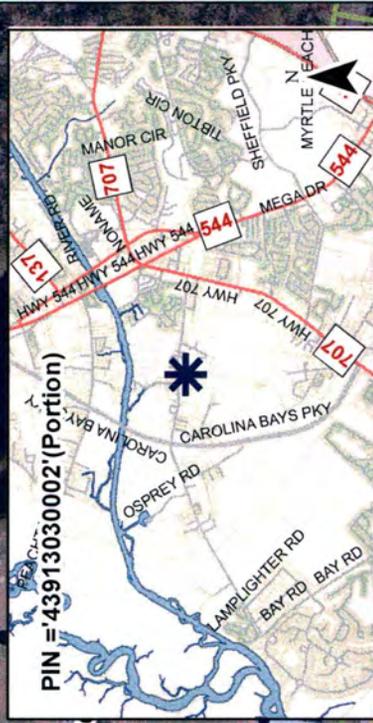
Setback Comment: The property is not currently required to meet a corner side setback. However, upon the proposed subdivision of the property the applicant will be required to meet the corner side setback on the first lot. Because Enterprise Rd is a collector/arterial status road a double front setback will be applied to this lot.

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 13 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm

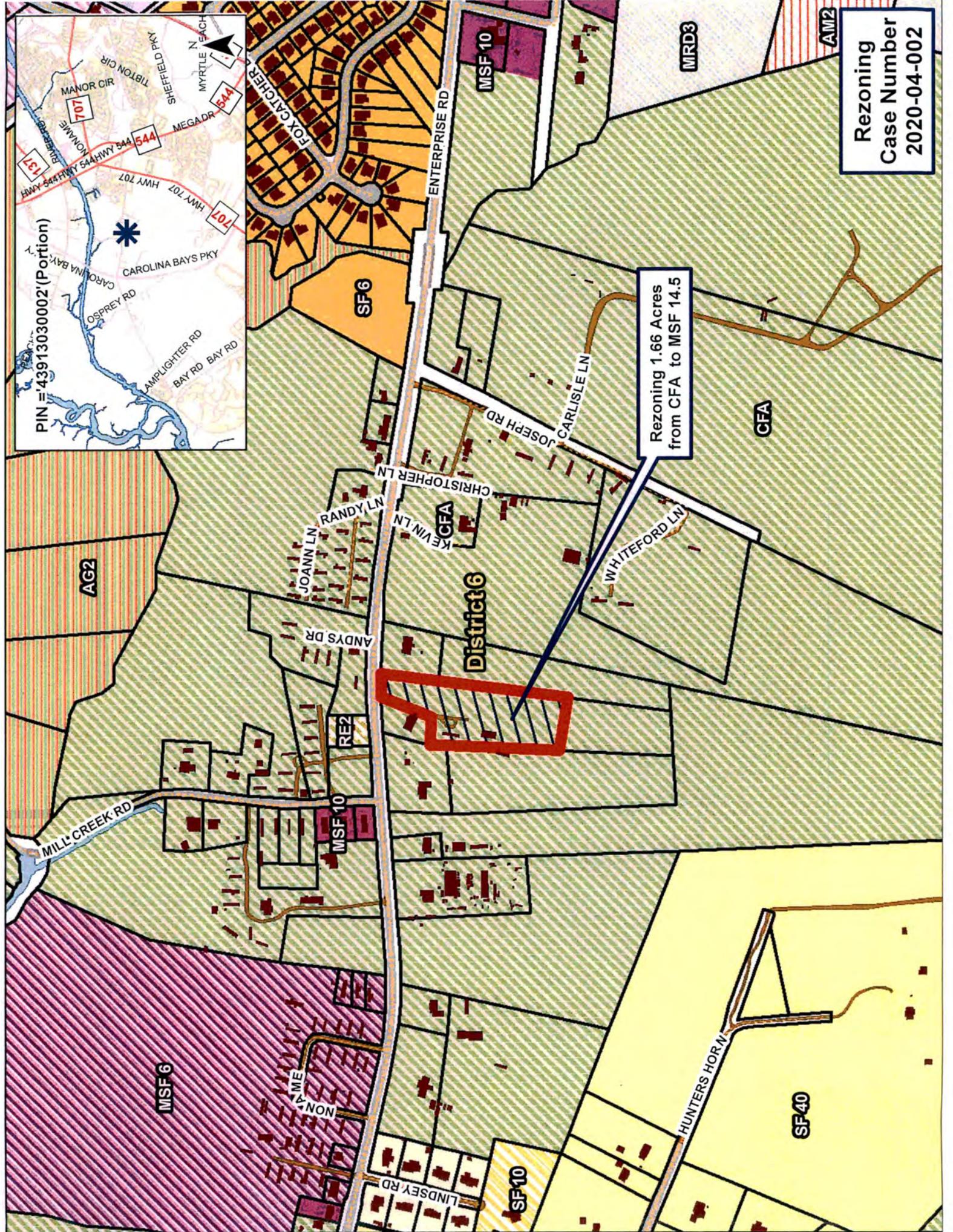
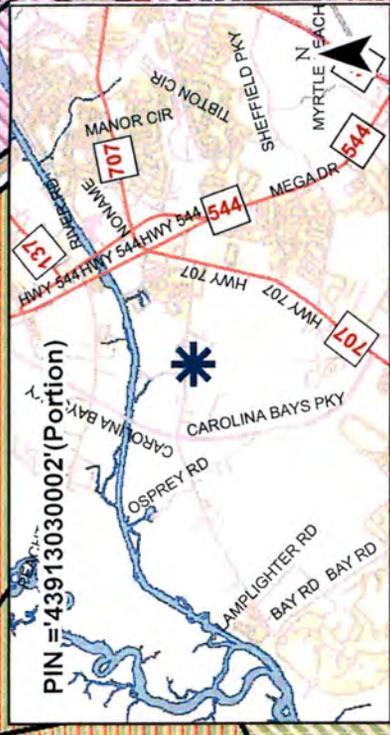
Rezoning
Case Number
2020-04-002

Rezoning 1.66 Acres
from CFA to MSF 14.5

CFA



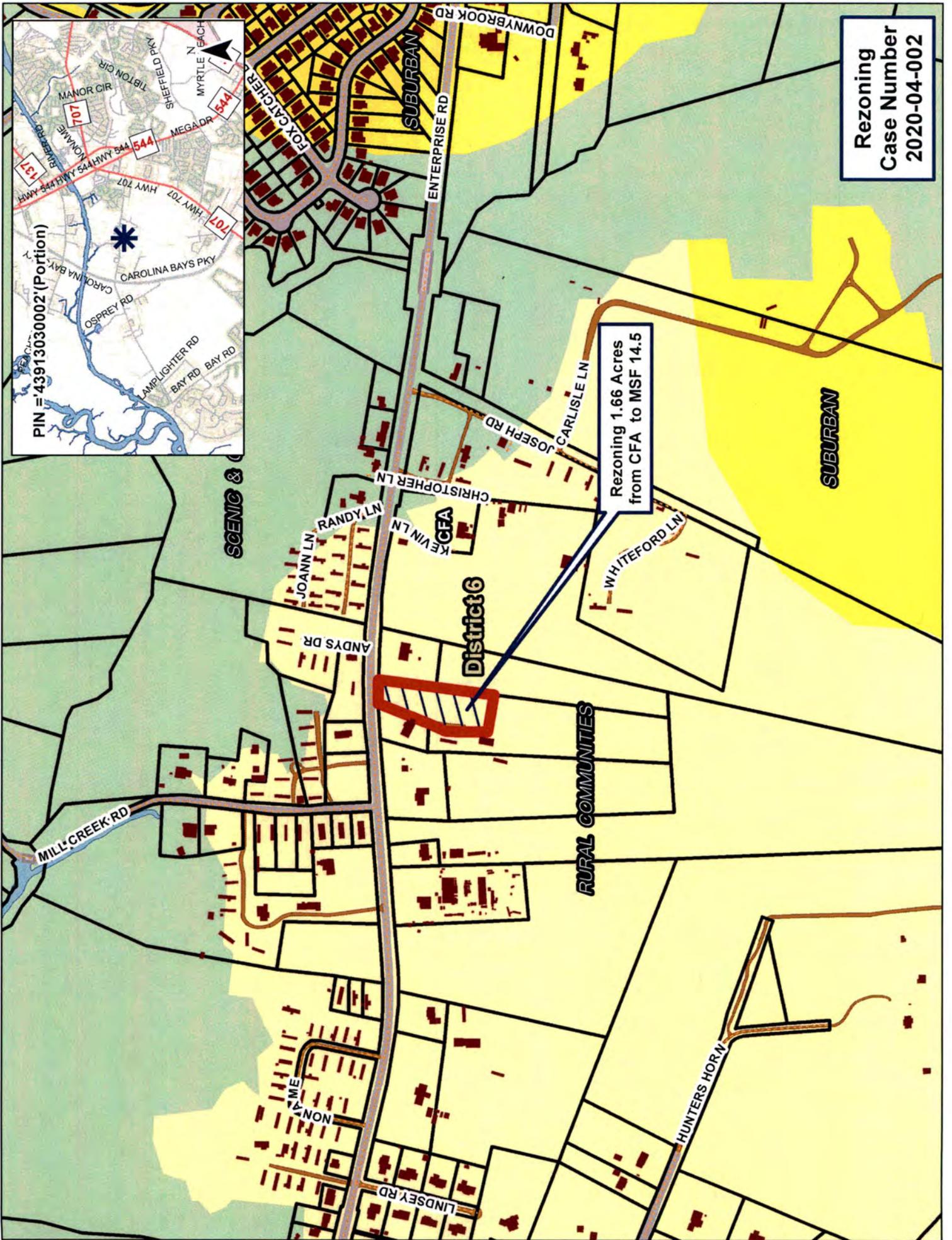
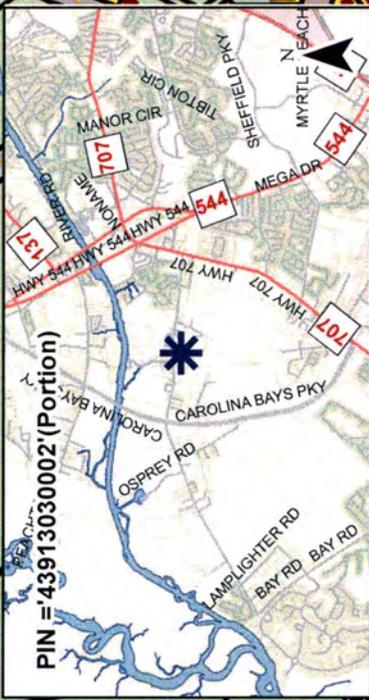
Rezoning
Case Number
2020-04-002



Rezoning 1.66 Acres
from CFA to MSF 14.5

District 6

Rezoning
Case Number
2020-04-002



COUNTY OF HORRY)

)
)
)

Ordinance 50-2020

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 36713030009 FROM HIGHWAY COMMERCIAL (HC) & COMMERCIAL FOREST AGRICULTURE (CFA) TO GENERAL MANUFACTURING AND INDUSTRIAL (MA2)

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) & Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) 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 36713030009 and currently zoned Highway Commercial (HC) & Commercial Forest Agriculture (CFA) is herewith rezoned to General Manufacturing and Industrial (MA2).
- 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Tony Chestnut (Energov # 048700)	Rezoning Request #	2020-04-001
PIN #	36713030009	County Council District #	8 - Vaught
Site Location	Hwy 544 / Hwy 501 Business in Red Hill, Conway	Staff Recommendation	Approval
Property Owner Contact	Schumann Charles M Trustee	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	8.08

ZONING DISTRICTS

Current Zoning	HC & CFA
Proposed Zoning	MA2
Proposed Use	Automobile Service, Sales, wrecker service and parts sales

LOCATION INFORMATION

Flood and Wetland Information	X	LI	RE4	HC
Public Health & Safety (EMS/fire) in miles	1.9	LI	Subject Property	HC
Utilities	Public	HC	HC	HC
Character of the Area	Commercial			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Commercial Corridors/Suburban	Overlay/Area Plan: West Hwy 544 Overlay
<p>Discussion: The applicant is requesting to rezone to develop the site for the service and sale of automobiles and autoparts. A portion of the site is proposed to be used for automobile wrecker service. Although the Highway Commercial District allows for the proposed uses, the Commercial Forest Agriculture District portion requires a change in zoning district. The immediate area is predominately zoned commercial with a significant area of Limited Industrial including the adjacent parcel that is operated by a metal recycling company. MA2 is the General Manufacturing and Industrial District that permits the uses allowed in PA1 and MA1 in addition to its intention to provide for uses that require open-air storage of equipment, materials, and products such as furniture, heavy equipment, and automobiles.</p> <p>Access to the parcel is proposed to be provided from Hwy 501 Business as the parcel does not have frontage on an alternative right of way. This parcel is within an identified Economic Development Center.</p> <p>Public Comment: 5/7/2020 There was no public input. Tony Chestnut was present to address questions and concerns. Marvin Heyd recused himself.</p>	

TRANSPORTATION INFORMATION

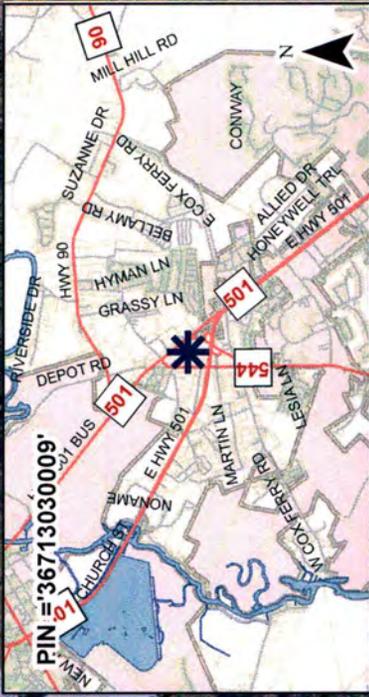
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/2,000	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	150/400	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544 mainline, Station 242 17,700 AADT 85-95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA2	CFA / HC	HC	LI	RE4	
Min. Lot Size (in square feet)	21,780	43560/10000	10,000	21,780	21,780	
Front Setback	60	60/50	50	50	60	
Side Setback	25	25/10	10	20	10	
Corner Side Setback	N/A	N/A	50	N/A	N/A	
Rear Setback	25	40/15	15	25	15	
Bldg. Height	75	35/120	120	60	36	

Setback Comments: The front setback will be increased to 60' in the proposed MA2 because the property is located on a roadway identified in Table 1 of Section 527.

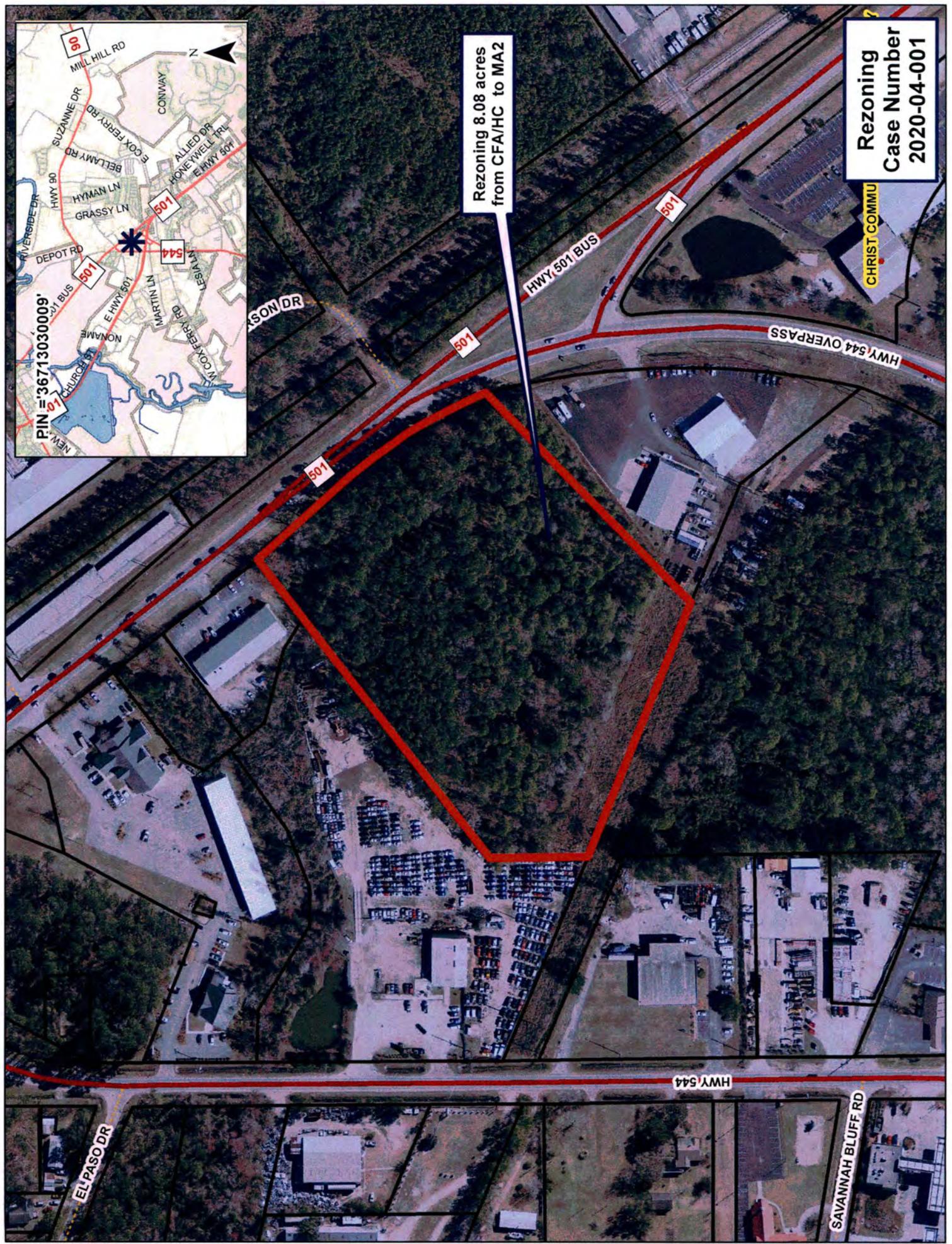
Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 21 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm



Rezoning 8.08 acres
from CFA/HC to MA2

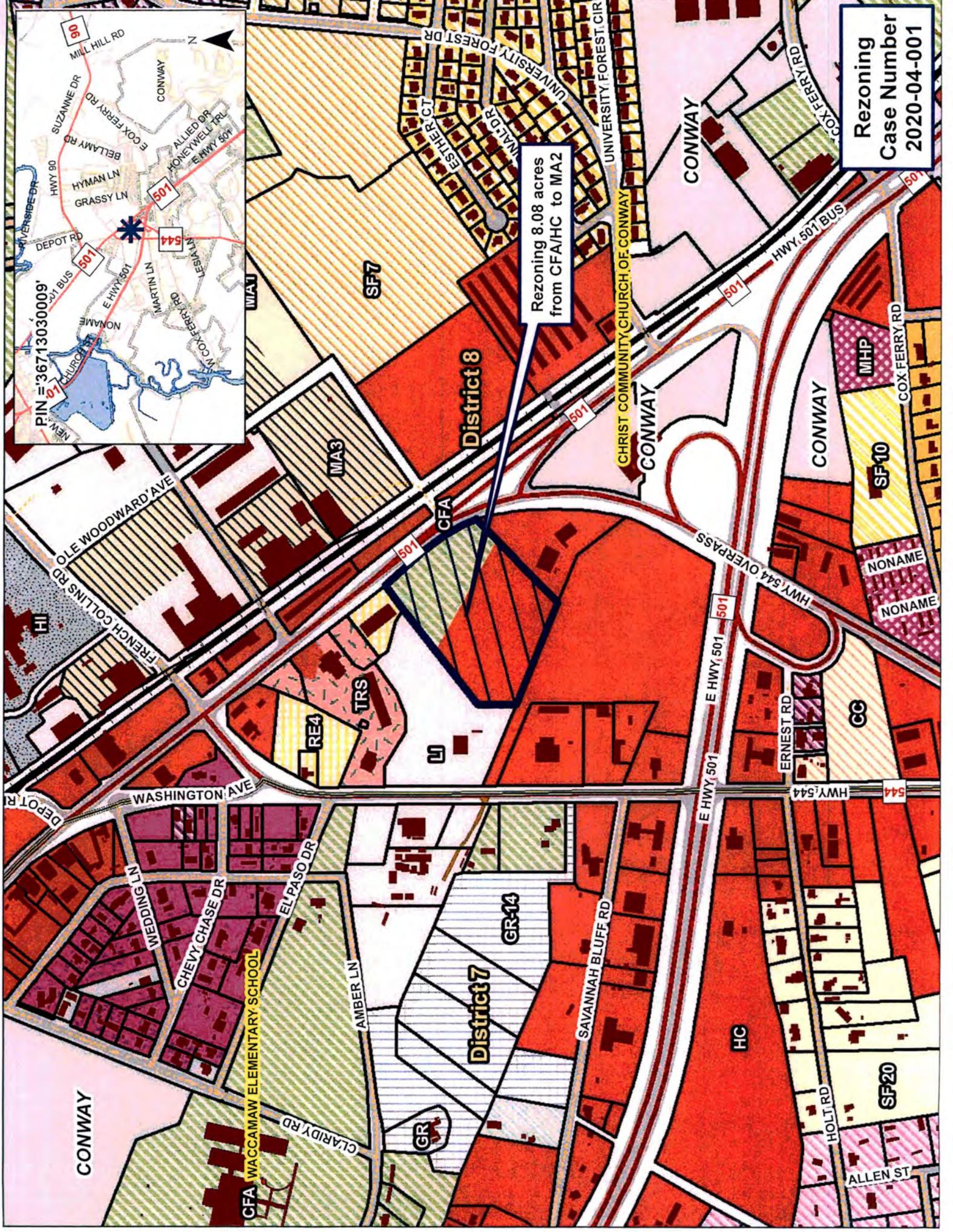
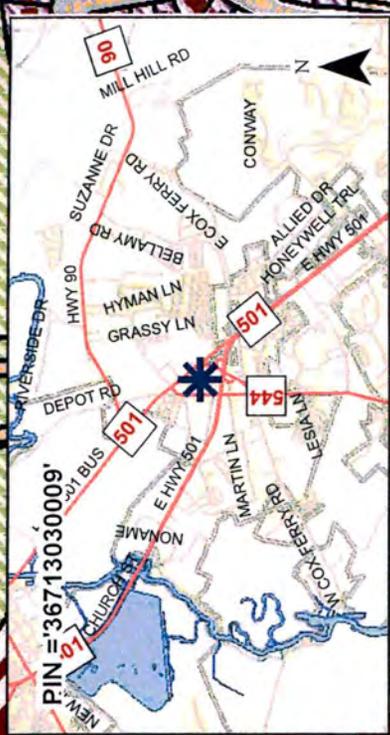
Rezoning
Case Number
2020-04-001

CHRIST COMMU



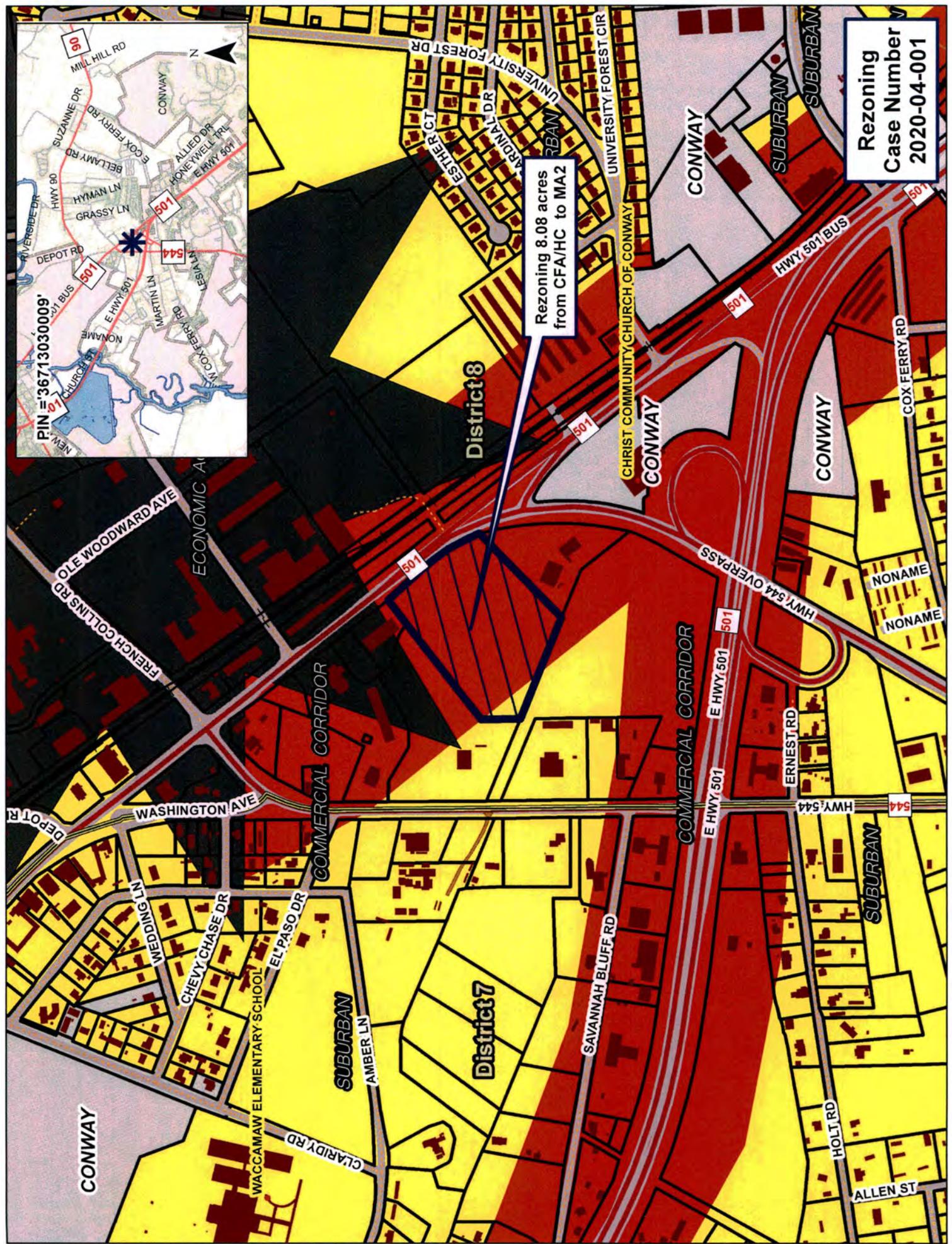
Rezoning
Case Number
2020-04-001

Rezoning 8.08 acres
from CFA/HC to MA2



Rezoning
Case Number
2020-04-001

Rezoning 8.08 acres
from CFA/HC to MA2



COUNTY OF HORRY)

)
)
)

Ordinance 51-2020

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 31310010014 FROM HIGH BULK RETAIL (RE4) TO INPATIENT MEDICAL SERVICES (ME1)

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 High Bulk Retail (RE4) to Inpatient Medical Services (ME1) 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 31310010014 and currently zoned High Bulk Retail (RE4) is herewith rezoned to Inpatient Medical Services (ME1).
- 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	John H. Richards, P.E. (Energov # 048827)	Rezoning Request #	2020-04-009
PIN #	31310010014	County Council District #	9 - Prince
Site Location	Pecan St, Little River	Staff Recommendation	Approval
Property Owner Contact	River Park Independent Living LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.5

Date Advertised: 4/16/2020

Date Posted: 4/16/2020 # Property Owners Notified: 37

Date Notification Mailed: 4/16/2020

Report Date: 4/16/2020 BY: sm

ZONING DISTRICTS

Current Zoning	RE4
Proposed Zoning	ME1
Proposed Use	Continuing Care Retirement Community

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.7 (Fire 18)
Utilities	Public
Character of the Area	Residential / Commercial

ADJACENT PROPERTIES

ME1	ME1	HC
ME1	Subject Property	HC
MRD-3	MRD -3	MRD - 3

COMMENTS

Comprehensive Plan District: Suburban / Commercial Corridor Overlay/Area Plan: Secondary Study Area Hwy 57 & 9 Area Plan

Discussion: The applicant is requesting Inpatient Medical Services (ME1) zoning to allow for the expansion of an adjacent Continuing Care Retirement Community. Proposed as part of Phase 3 of the project, the subject parcel will be developed as Duplex units for independent living. Independent Living is an essential component of a Continuing Care Retirement Community. The McLeod Seacoast Hospital is located less than 1 mile from the project. Multi-family developments are an established land use along the Highway 9 corridor. Several rezonings were approved in the immediate vicinity including MRD, PDD, and PUD projects with residential lot sizes ranging from 4,500-10,000 sqft.

Located off Highway 9 and Sea Mountain Highway, the subject parcel is identified as part of a Commercial Corridor within a Suburban area.

Public Comment:5/7/2020 There was no public input. John Richards was present to address questions and concerns.

TRANSPORTATION INFORMATION

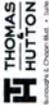
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/200	Existing Road Conditions	Private, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	110/1,000	Rd, Station, Traffic AADT (2019) % Road Capacity	SC - 9, Station 201 22,300 AADT 60-65%
Proposed Improvements			

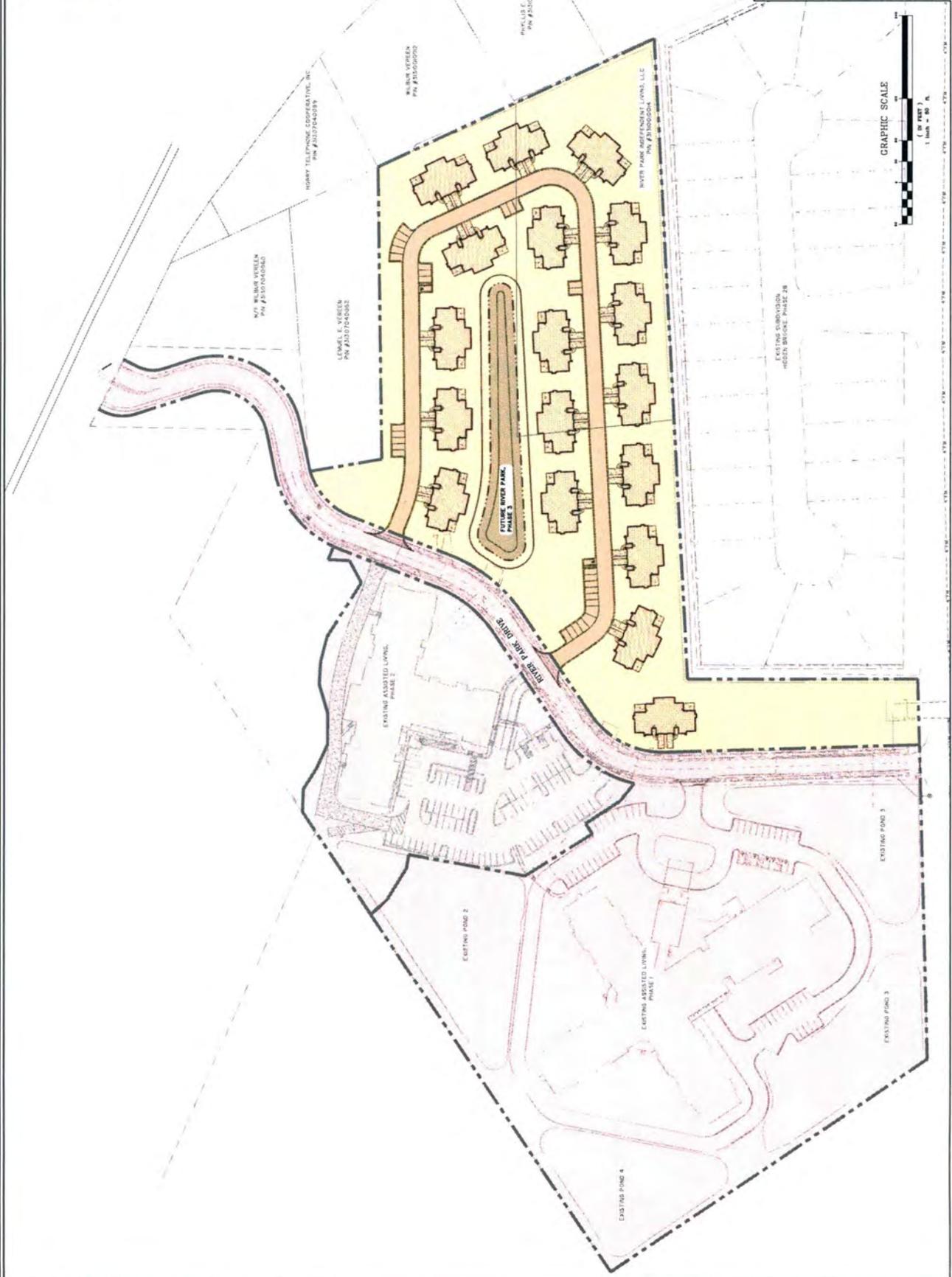
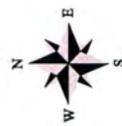
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	ME1	RE4	ME1	HC	MRD-3	
Min. Lot Size (in square feet)	10000	21780	10000	10000	6,000	
Front Setback	25	50	25	50	20'	
Side Setback	10	10	10	10	5'	
Corner Side Setback	N/A	N/A	N/A	N/A	15'	
Rear Setback	15	15	15	15	10'	
Bldg. Height	120	36*	120	120	40'	

Setback Comments: *RE4 building height:36 per 1/2 acre; not to exceed 120

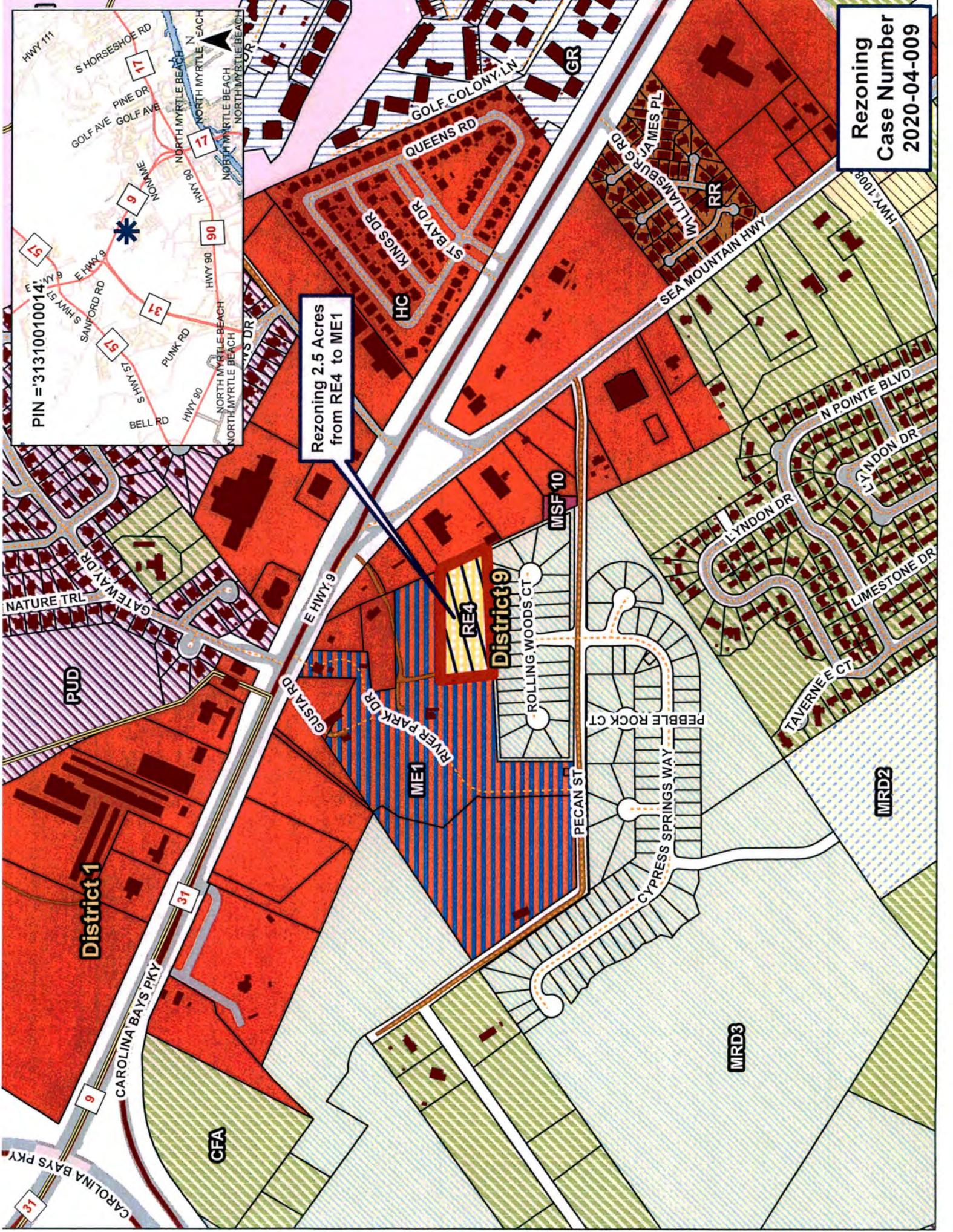

Horry County
REZONING
CONCEPTUAL PLAN
DO NOT RECORD

Overall Site Plan
River Park, Phase 3
 Horry County, South Carolina
 PREPARED FOR:
HORRY COUNTY
 PREPARED BY:

THOMAS HUTTON
 1400 NORTH CANTON - FLOOR 300
 CHARLOTTE, NC 28207 - 784.837.8443
 www.thomashutton.com

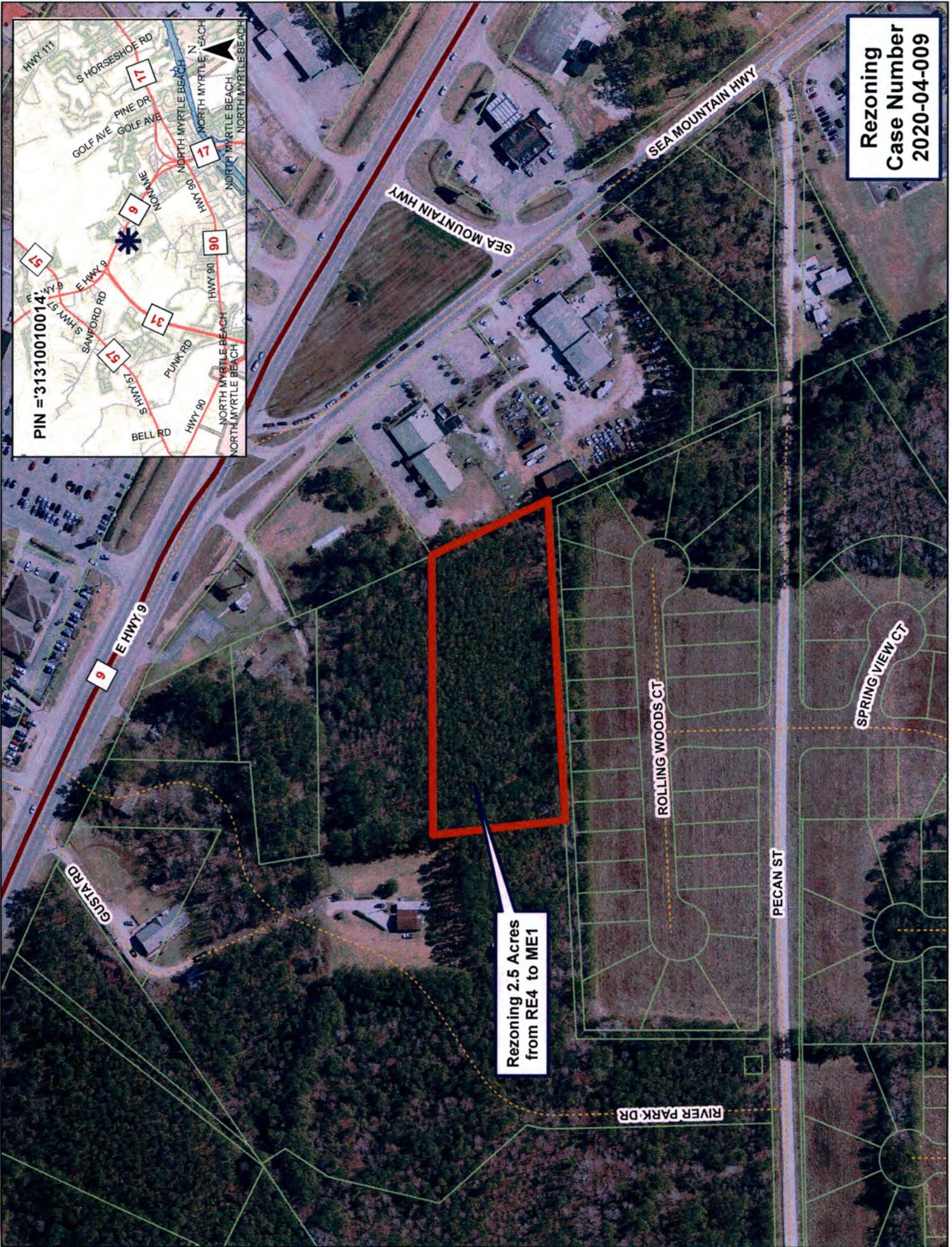


Rezoning
Case Number
2020-04-009

Rezoning 2.5 Acres
from RE4 to ME1



Rezoning
Case Number
2020-04-009

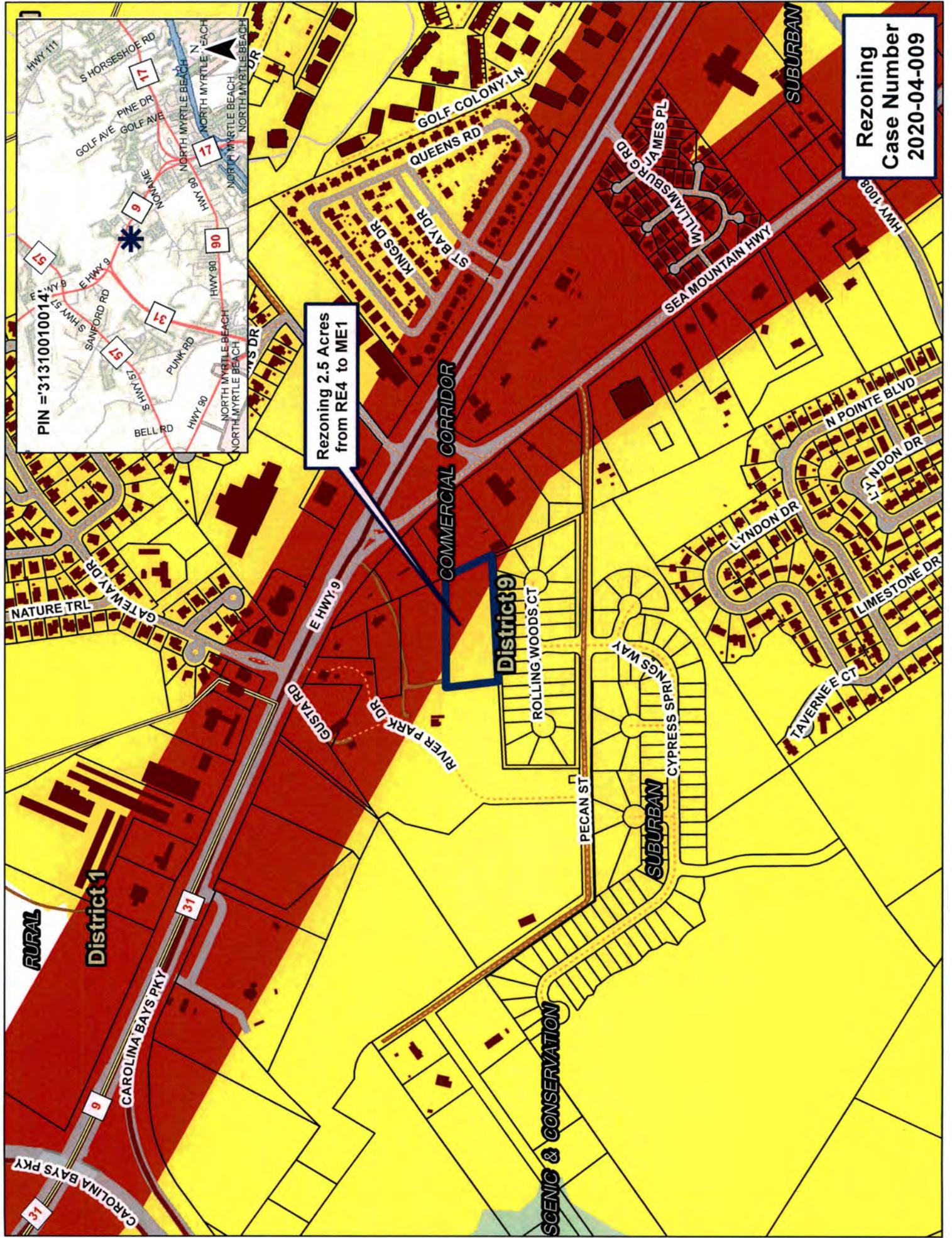


Rezoning 2.5 Acres
from RE4 to ME1

PIN = 31310010014



Rezoning
Case Number
2020-04-009



Rezoning 2.5 Acres
from RE4 to ME1

District 9

District 1

COMMERCIAL CORRIDOR

SCENIC & CONSERVATION



PIN = 31310010014

RURAL

SUBURBAN

SUBURBAN

SUBURBAN

SUBURBAN

SUBURBAN

SUBURBAN

SUBURBAN

SUBURBAN

CAROLINA BAYS PKY

CAROLINA BAYS PKY

GUSTAR RD

E HWY 9

RIVER PARK DR

ROLLING WOODS CT

PECAN ST

CYPRESS SPRINGS WAY

TAVERNEE CT

LIMESTONE DR

LYNDON DR

LYNDON DR

N POINTE BLVD

SEA MOUNTAIN HWY

WILLIAMSBURG RD

GOLF COLONY LN

QUEENS RD

ST BAY DR

KINGS DR

S HORSESHOE RD

PINE DR

GOLF AVE

GOLF AVE

SANFORD RD

BELL RD

NORTH MYRTLE BEACH

COUNTY OF HORRY)

)
)
)

Ordinance 52-2020

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 34608020091 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO RESIDENTIAL (SF14.5)

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 (SF14.5) 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 34608020091 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Residential (SF14.5).
- 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: May 19, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Rachel Pitts (Energov # 048824)	Rezoning Request #	2020-04-006
PIN #	34608020091	County Council District #	9 - Prince
Site Location	2524 Monaca Drive, Longs	Staff Recommendation	Approval
Property Owner Contact	David Fiaschetti	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.99

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 84 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF14.5
Proposed Use	Subdivide into 2 single family lots

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.5
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
SF8.5	SF8.5	SF8.5

COMMENTS

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

Discussion: The applicant is requesting to rezone the property in order to subdivide into 2 single family lots. Construction of a residence on the subject parcel is underway with an approved second driveway entrance to be installed. Once split, the newly created parcel is proposed to use the existing driveway cut to access Monaca Drive. Due to the shape of the parcel and placement of the home under construction, the subdivision of this approximately 1 acre parcel is proposed to create Lot A 0.6 acre parcel and Lot B 0.37 acre parcel. The shape and size of proposed Lot B may result in a variance request for reduced setbacks.

There is a plan to locate a Fire and EMS Station at the Hwy 90/22 Interchange for future service to this area.

Public Comment: 5/7/2020 There was no public input. Rachel Pitts was present to address questions and concerns.

TRANSPORTATION INFORMATION

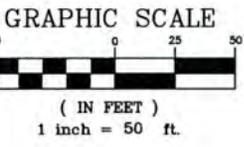
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/100	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16/16	Rd, Station, Traffic AADT (2019) % Road Capacity	S-31, Station (270) 5,100 AADT 30-35%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	CFA (res/comm)	CFA (res/comm)	SF8.5		
Min. Lot Size (in square feet)	14500	21780 / 43560	21780 / 43560	8500		
Front Setback	25	25 / 60	25 / 60	25		
Side Setback	10	10 / 25	10 / 25	10		
Corner Side Setback	N/A	N/A	15/37.5	15		
Rear Setback	15	15 / 40	15 / 40	15		
Bldg. Height	35	35	35	35		

Setback Comment:

Horry County
REZONING
CONCEPTUAL PLAN
DO NOT RECORD



I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: APRIL 9 2020

SIGNED
 PROFESSIONAL LAND SURVEYOR
 HARRY F. BRUTON, PLS 24275

- NOTES:**
- PIN# 346-08-02-0091 (PARENT)
 - OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
 - SURVEY SUBJECT TO FULL TITLE SEARCH
 - THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
 - BUILDER/OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
 - AREA COMPUTED BY COORDINATE GEOMETRY
 - R/W = RIGHT OF WAY
 - RBF = REBAR FOUND / SET 5/8"
 - EA = EDGE OF ASPHALT
 - TAX# 127-00-01-020 (PARENT)
 - THIS IS A MINOR SUBDIVISION CREATING LOTS A & B, LOT A TOTALING 25,832 SQ.FT., 0.59 ACRE & LOT B 16,368 SQ.FT., 0.37 ACRE.
 - PLAT REFERENCES:**
 DB.524 @ PG.149
 PB.227 @ PG.342
 DB.2300 @ PG.1224
 (25' FROM CENTERLINE EASEMENT)
 - CLR = CENTERLINE OF ROAD
 - AIF = ANGLE IRON FOUND
 - IPF = 1" IRON PIPE FOUND
 - W = WATER METER
 - RBS = 5/8" IRON REBAR SET

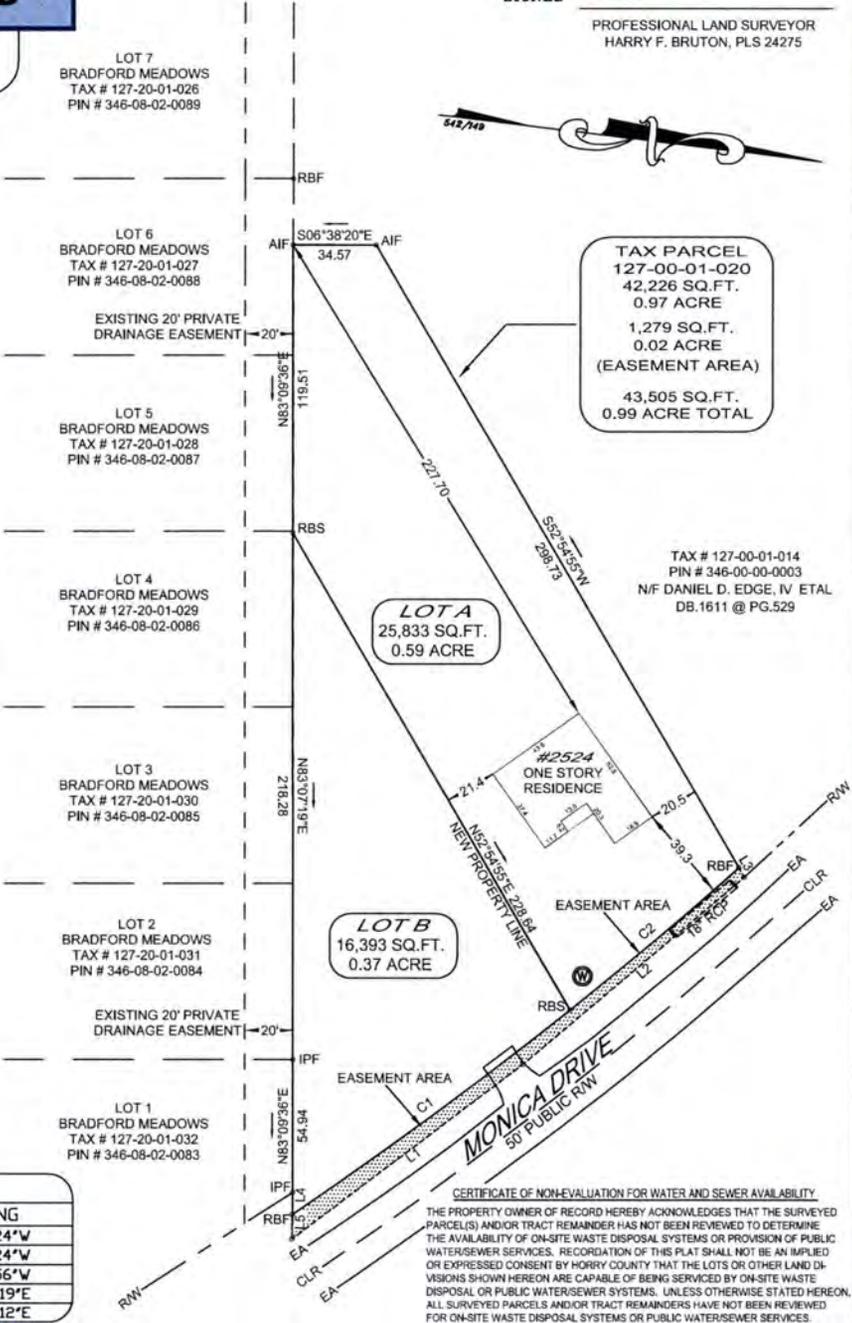
FLOOD NOTE:
 THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X PER F.E.M.A. MAP # 45051 CO 560 "J" DATED SEPTEMBER 17, 2003.

LINE TABLE

LINE	LENGTH	BEARING
L1	120.18	N43°55'24"W
L2	120.00	N47°05'24"W
L3	4.53	S52°56'56"W
L4	9.11	N84°04'19"E
L5	10.27	N83°58'12"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD
C1	143.06	1799.76	N43°12'31"W	143.02
C2	91.36	1799.76	N46°56'24"W	91.35



TAX PARCEL
 127-00-01-020
 42,226 SQ.FT.
 0.97 ACRE
 1,279 SQ.FT.
 0.02 ACRE
 (EASEMENT AREA)
 43,505 SQ.FT.
 0.99 ACRE TOTAL

TAX # 127-00-01-014
 PIN # 346-00-00-0003
 N/F DANIEL D. EDGE, IV ETAL
 DB.1611 @ PG.529

CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY.
 THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCEL(S) AND/OR TRACT REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE AN IMPLIED OR EXPRESSED CONSENT BY Horry COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND/OR TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

CERTIFICATE OF OWNERSHIP & DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME _____ SIGNED _____ DATE _____

Harry F. Bruton & Associates
 Professional Land Surveying & Design

RESIDENTIAL & COMMERCIAL IN S.C.
 905-2 Sea Mountain Hwy.
 North Myrtle Beach, SC 29582

hbruton@gmail.com
 OFFICE (843) 281 - 8822
 FAX (843) 280 - 0920

A MINOR SUBDIVISION
 CREATING
LOTS A & B
 ALONG MONICA ROAD

DOGWOOD NECK TOWNSHIP, Horry COUNTY, SOUTH CAROLINA

SCALE 1"=50'

THE BENEFIT OF **DAVID N. FIASCHETTI**

MAP REFERENCE IN DEED BOOK 524 PAGE 149
 DEED REFERENCE IN BOOK 4096 PAGE 2013
 JOB NO. 18130 ACAD: 2524 MONICA DR SUB 4-9-20

SOUTH CAROLINA
 PROFESSIONAL LAND SURVEYOR
 NO. 24275
 HARRY F. BRUTON

HARRY F. BRUTON
 S.C. REG.# 24275

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 53-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 30003040004 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 30003040004 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: May 19, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Jay Cortes (Energov # 048823)	Rezoning Request #	2020-04-005
PIN #	30003040004	County Council District #	10 - Hardee
Site Location	169 McNeil Chapel Rd, Longs	Staff Recommendation	Approval
Property Owner Contact	Jamie Garcia Hernandez	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.5

ZONING DISTRICTS

Current Zoning	LFA
Proposed Zoning	MSF 14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	0.5
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

MSF10	LFA	LFA
LFA	Subject Property	SF7
LFA	LFA	LFA

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to Residential (MSF 14.5) to allow for the subdivision of the parcel into smaller lots for mobile homes. The subject parcel is located within the Highway 905 corridor and several residential rezonings occurred in the immediate vicinity. Adjacent to the property is a small cluster of MSF 10 and both SF 10 and SF 7 are present within 0.25 miles of the rezoning request.</p> <p>The property is within a preliminary flood zone (AE 20) but is not currently in the regulated floodplain.</p> <p>An identified Rural Activity Center is located approximately 0.5 miles from this property.</p>	
Public Comment: 5/7/2020 There was no public input. Jay Cortes 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	32/32	Rd, Station, Traffic AADT (2019) % Road Capacity	SC - 905, Station 253 6,500 AADT 35-40%
Proposed Improvements			

DIMENSIONAL STANDARDS

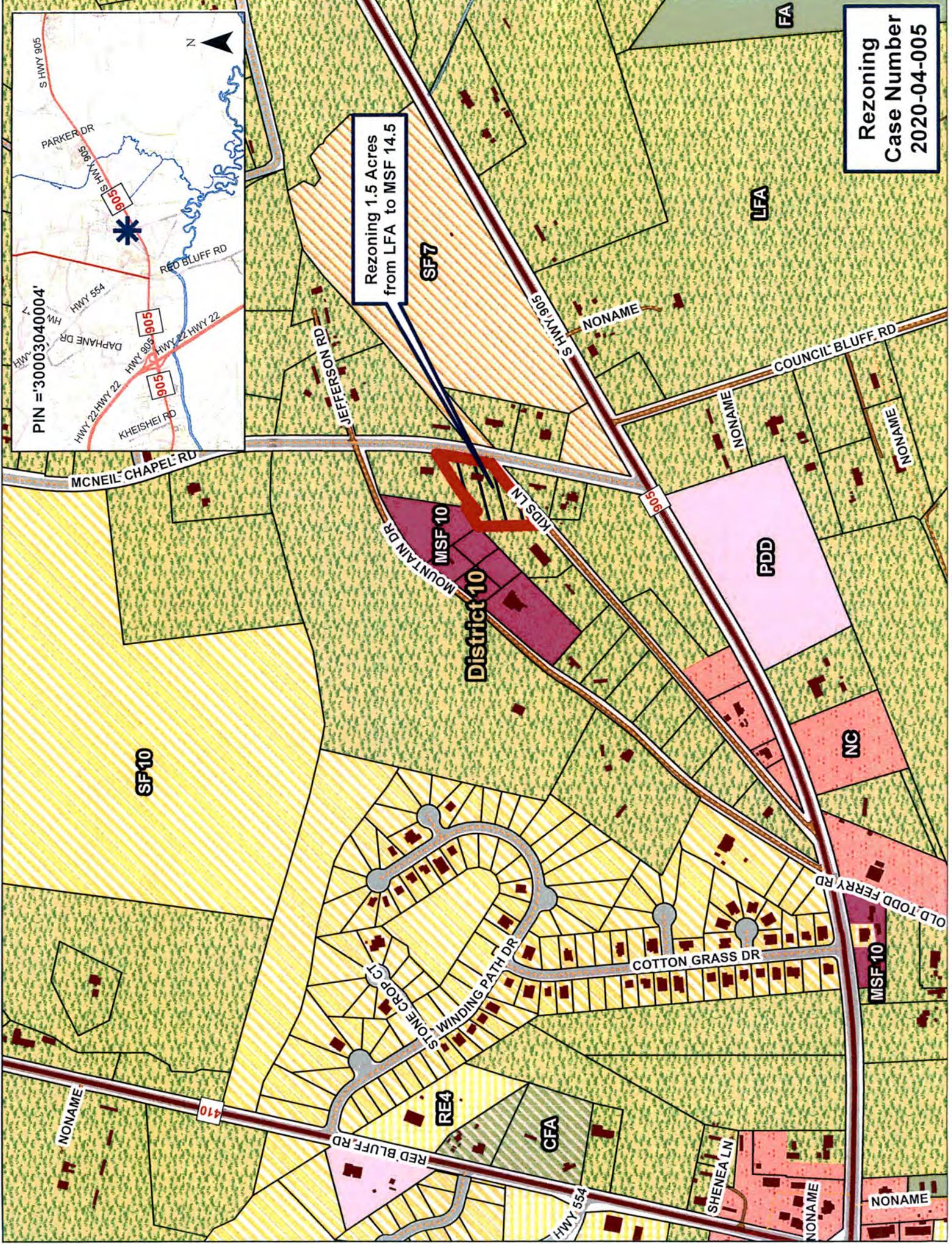
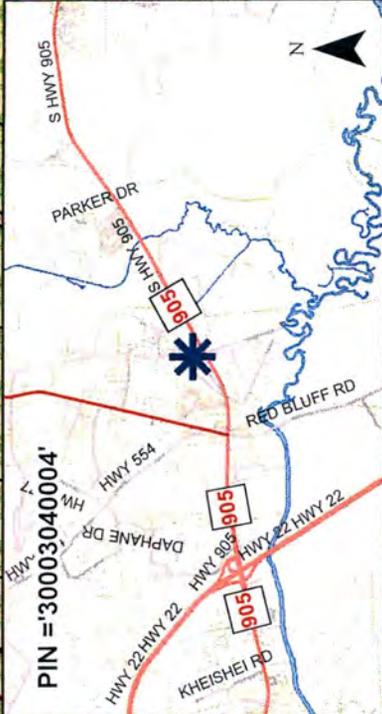
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	LFA	LFA	MSF10	SF7	
Min. Lot Size (in square feet)	14500	43560	43560	10000	7000	
Front Setback	25	60	60	25	25	
Side Setback	10	25	25	10	10	
Corner Side Setback	15	37.5	37.5	N/A	N/A	
Rear Setback	15	40	40	15	15	
Bldg. Height	35	35	35	35	35	

Setback Comment:

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 16 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm

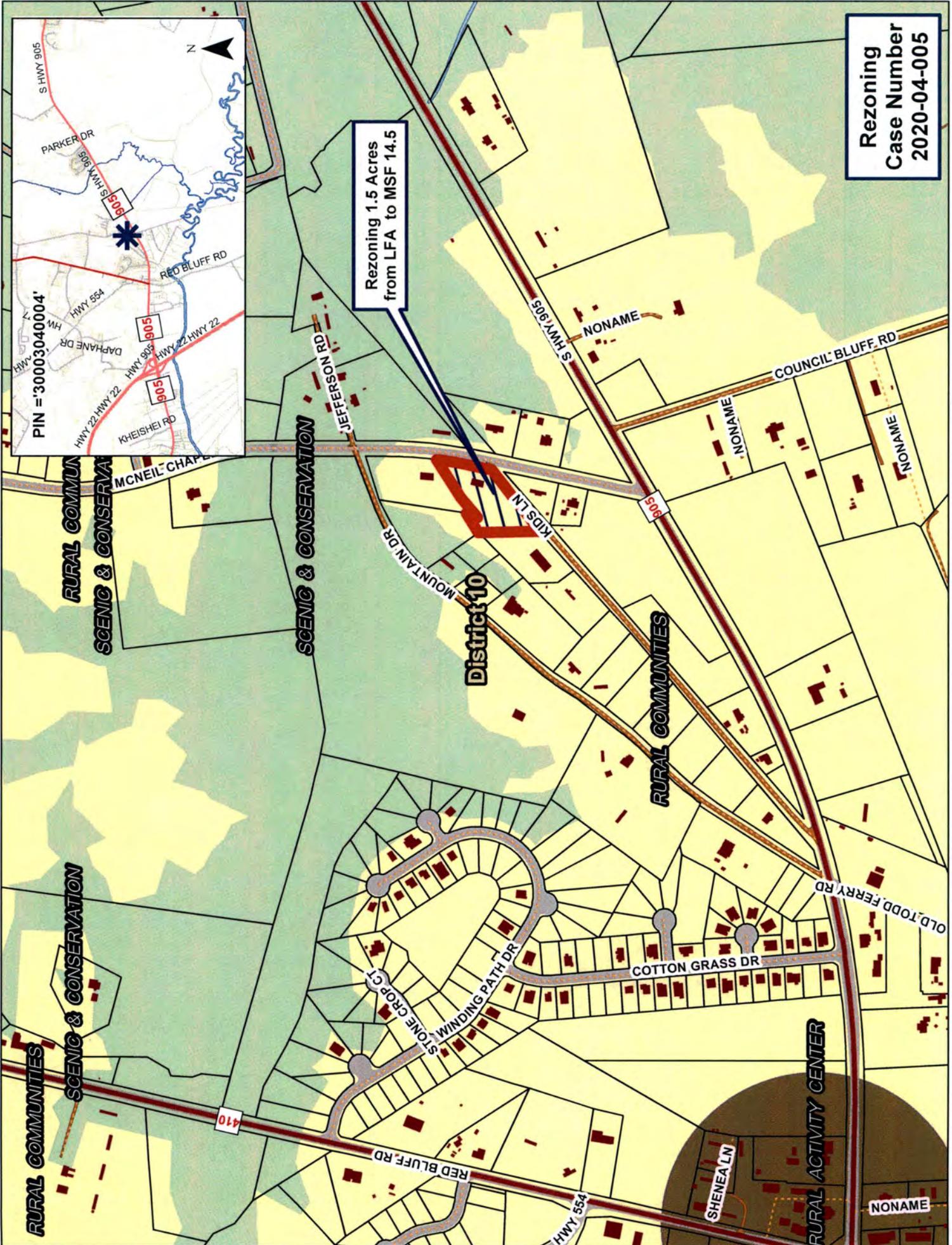
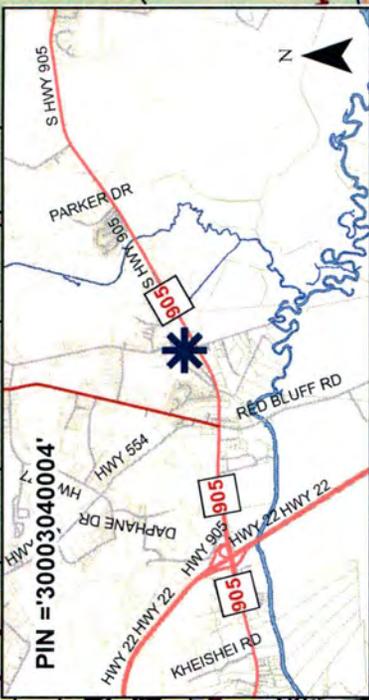
Rezoning
Case Number
2020-04-005

Rezoning 1.5 Acres
from LFA to MSF 14.5

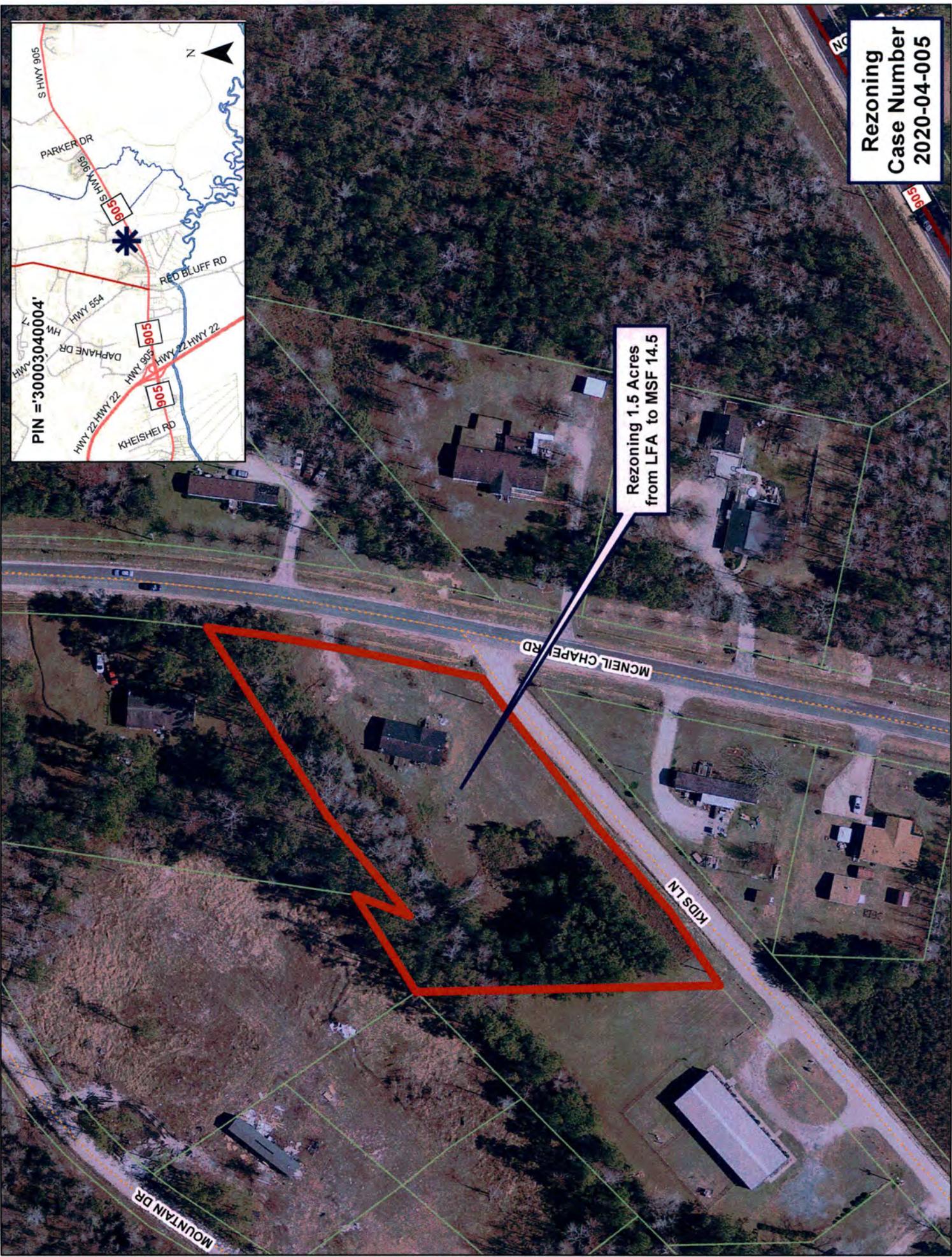


Rezoning
Case Number
2020-04-005

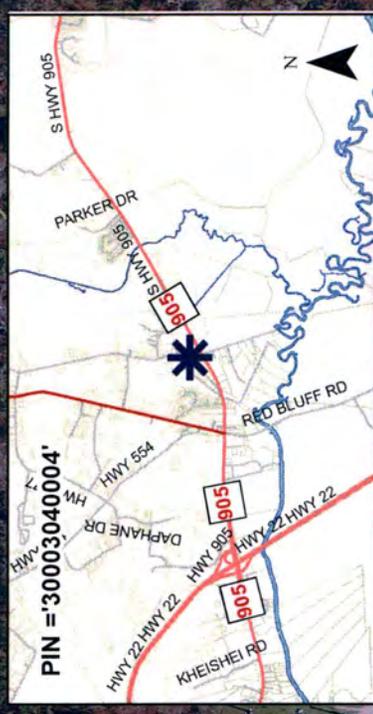
Rezoning 1.5 Acres
from LFA to MSF 14.5



Rezoning
Case Number
2020-04-005

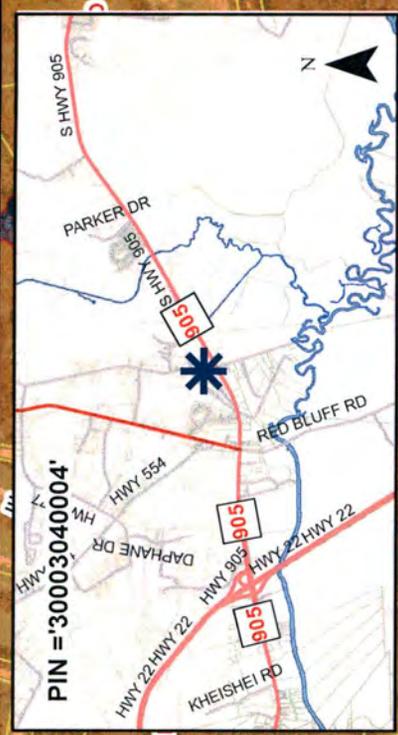
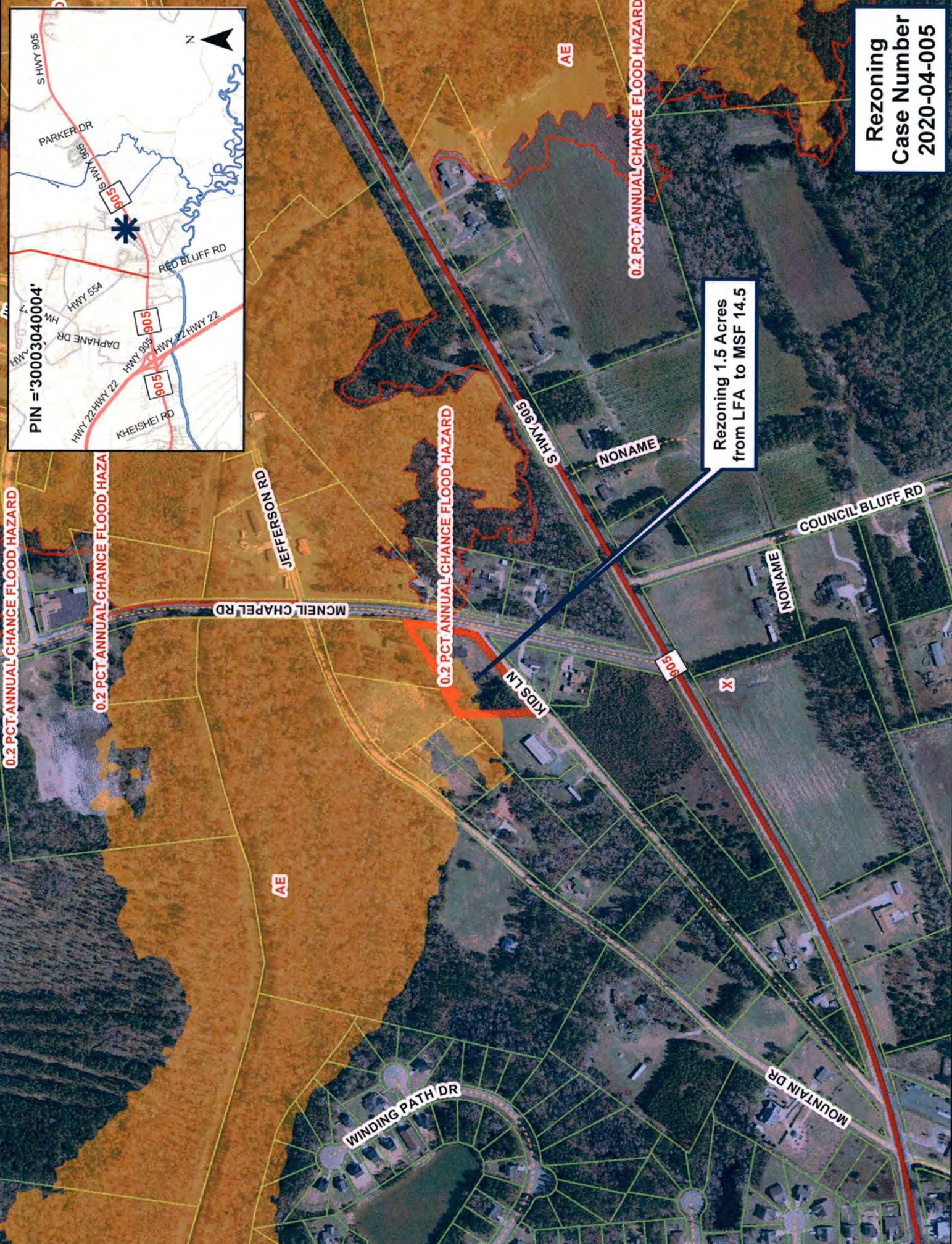


Rezoning 1.5 Acres
from LFA to MSF 14.5



PIN = '30003040004'

Rezoning
Case Number
2020-04-005



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-47-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF PORTSIDE VILLAGE PHASE 1 @ BRIDGEWATER (GOLD BREEZE DRIVE, GOLDENROD CIRCLE) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a letter of credit guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: April 30, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle) = 0.38 miles in length (2,006.4') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

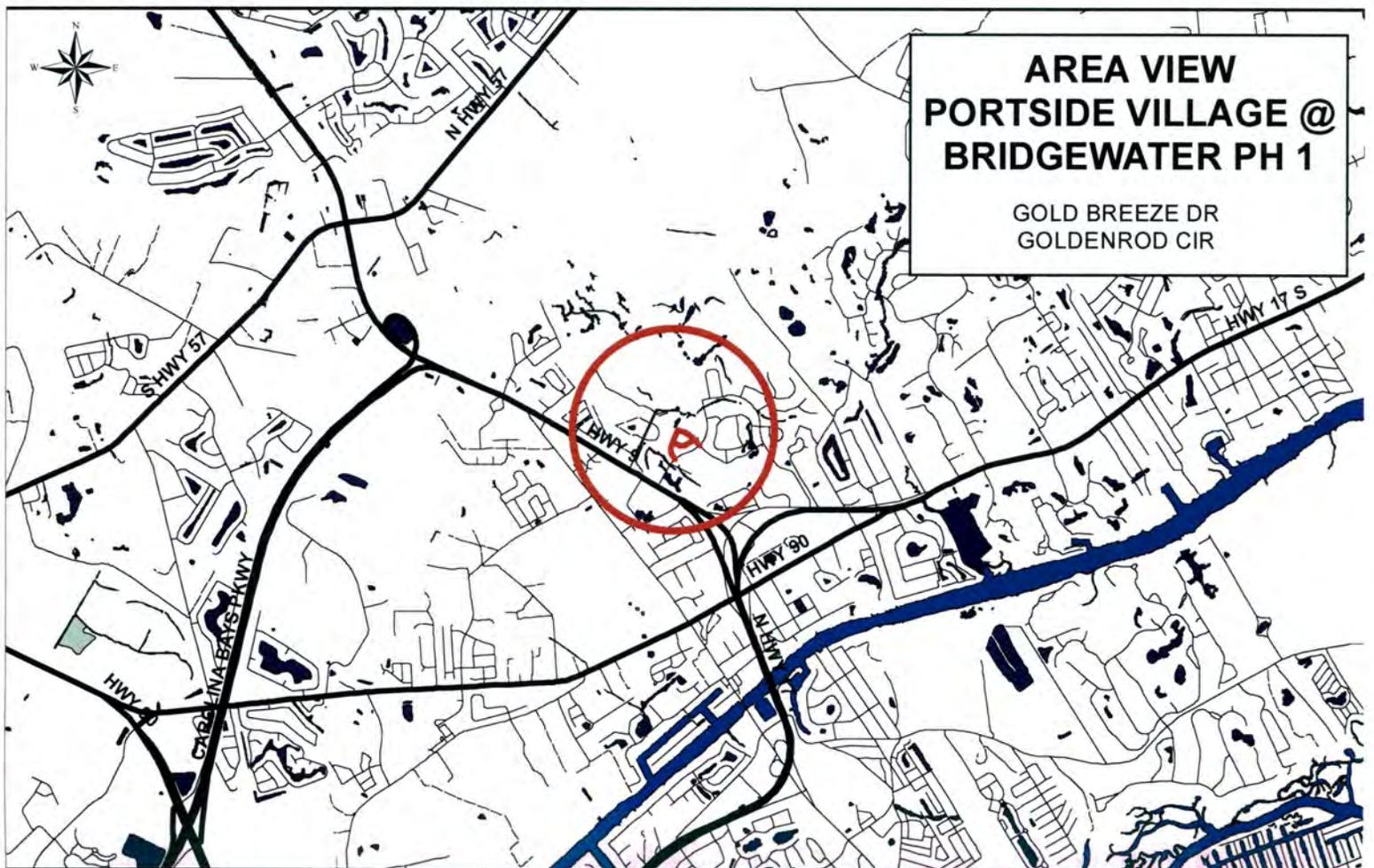
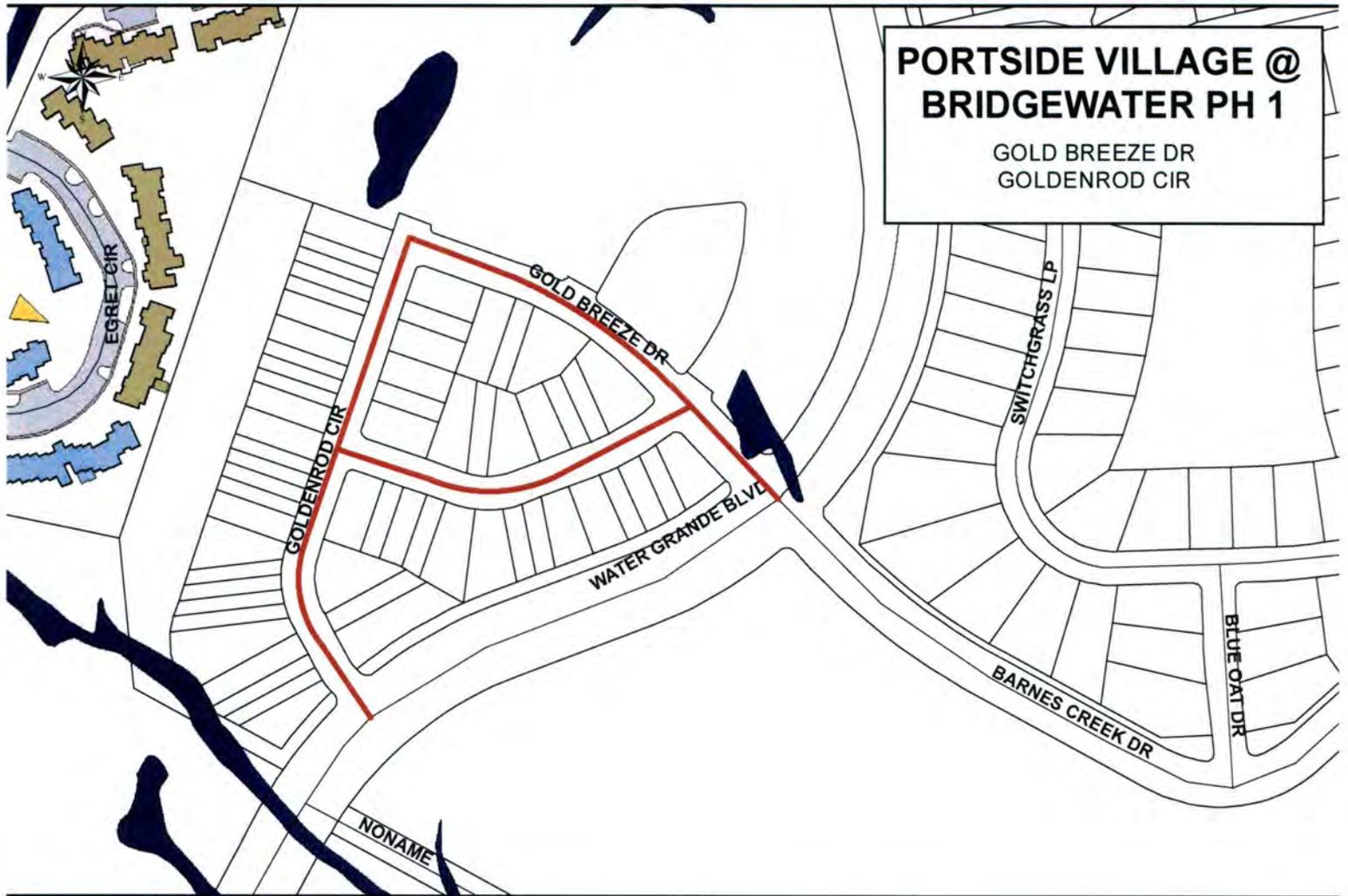
- OPTION A:** Approve acceptance into the County maintenance system of Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle)
- OPTION B:** Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Portside Village Phase 1 @ Bridgewater (Gold Breeze Drive, Goldenrod Circle). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-48-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF SEAGLASS VILLAGE PHASE 2 @ BRIDGEWATER INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a letter of credit guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: April 30, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop) = 0.35 miles in length (1,848') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop)

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

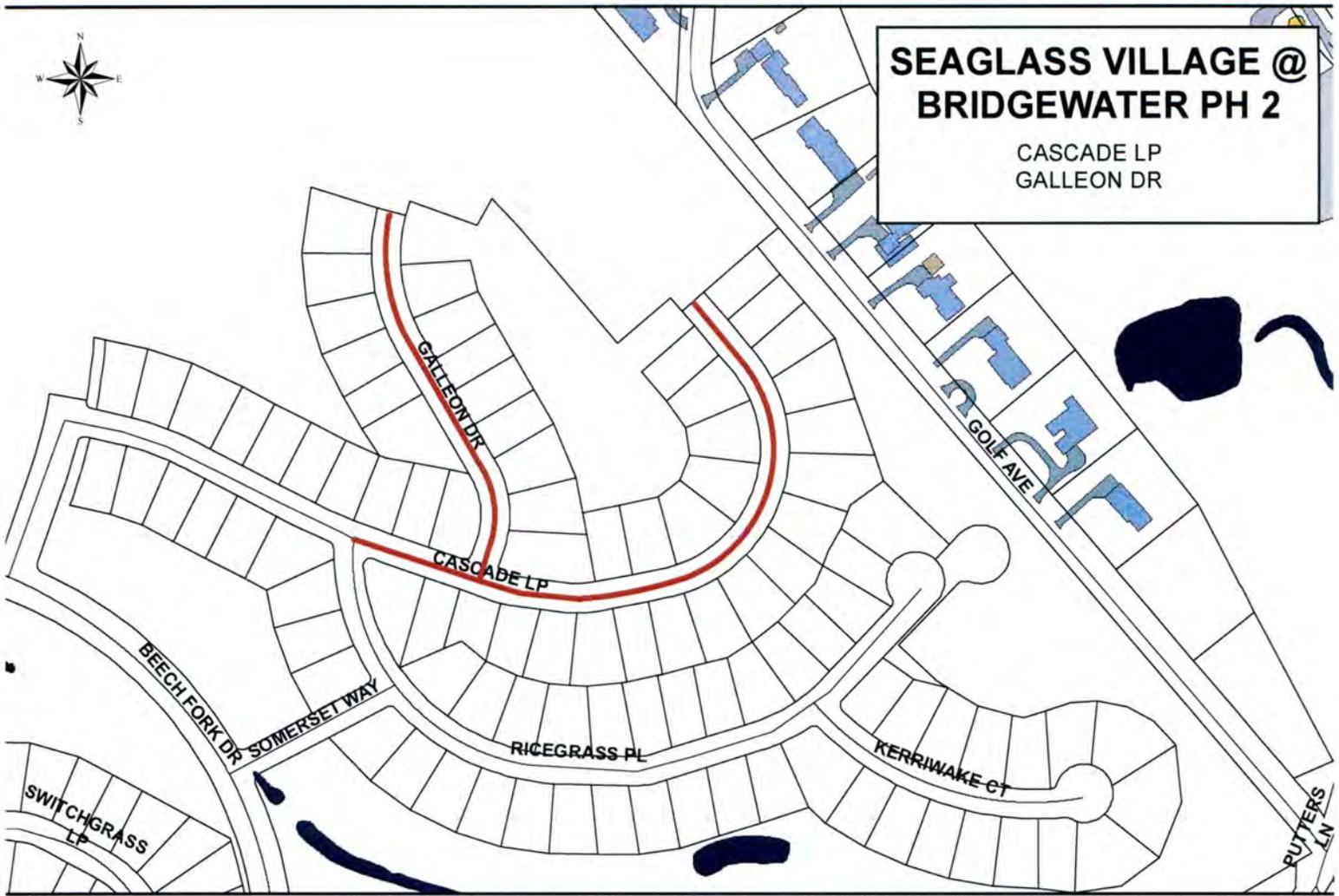
BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Seaglass Village Phase 2 @ Bridgewater (Galleon Drive, Cascade Loop). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



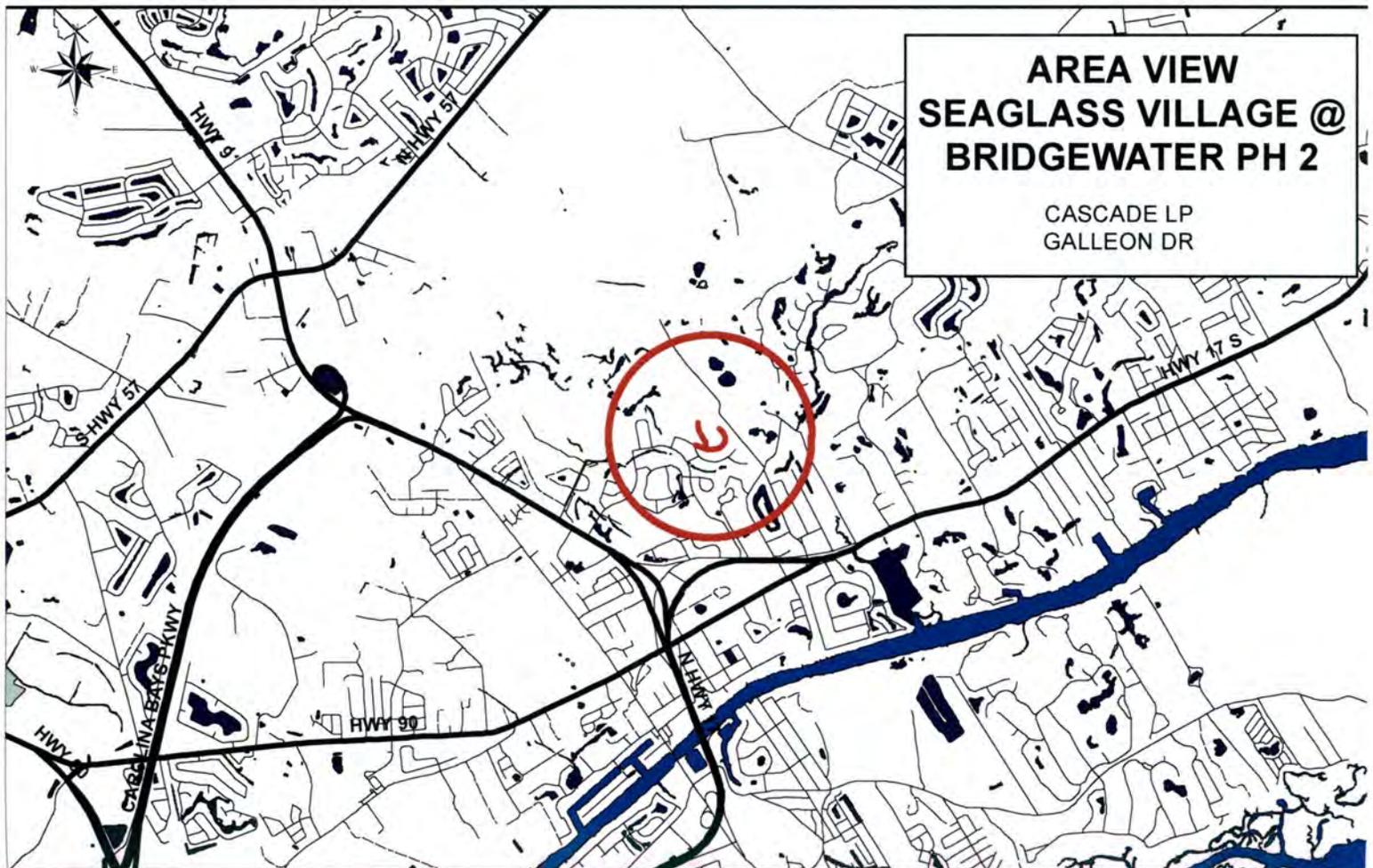
SEAGLASS VILLAGE @ BRIDGEWATER PH 2

CASCADE LP
GALLEON DR



AREA VIEW SEAGLASS VILLAGE @ BRIDGEWATER PH 2

CASCADE LP
GALLEON DR



COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION R-49-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF WATERSIDE VILLAGE PHASE 1 @ BRIDGEWATER (SINGING PALM LOOP) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a letter of credit guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: April 30, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop) = 0.30 miles in length (1,584') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop)

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

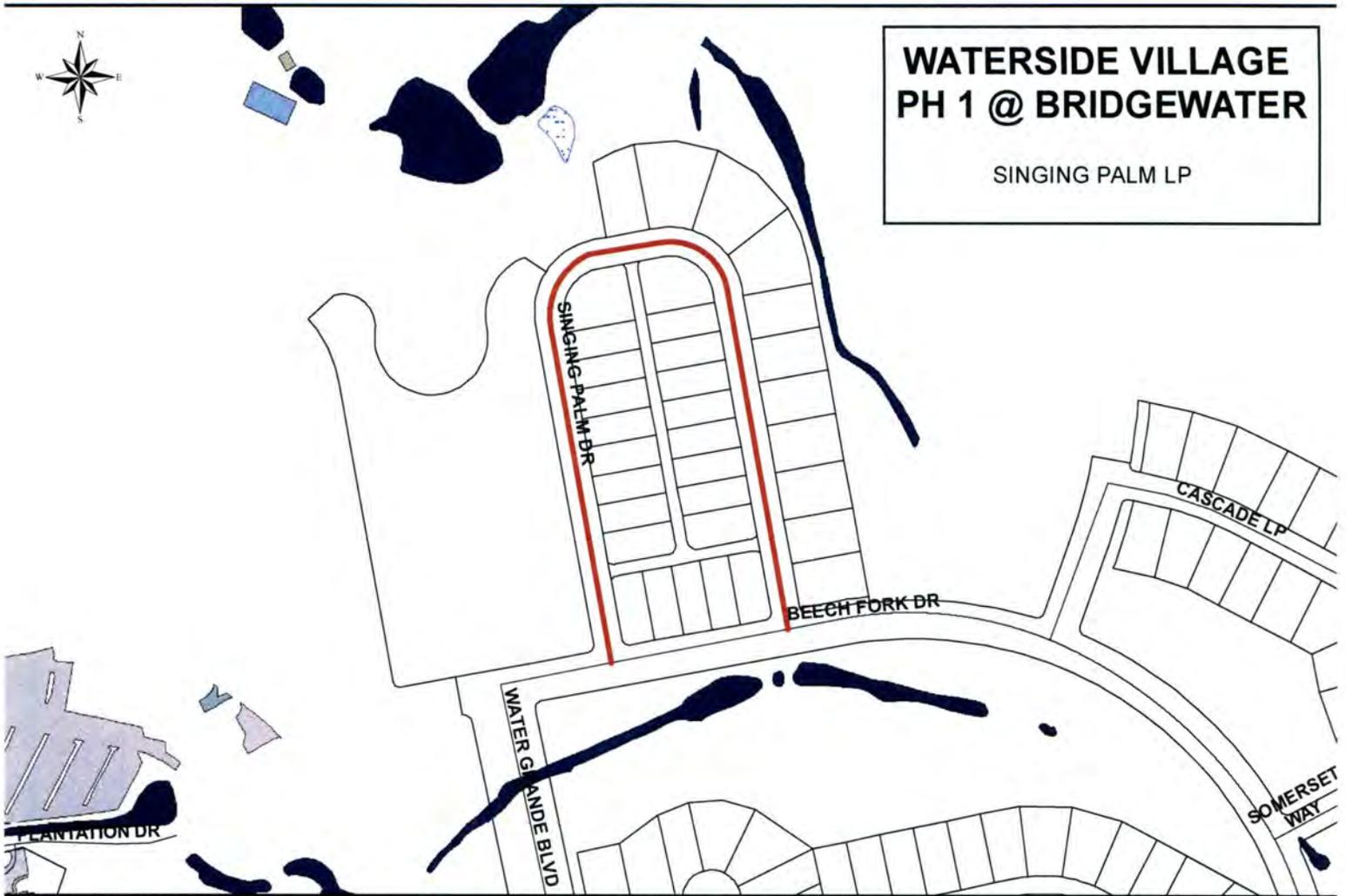
BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Waterside Village Phase 1 @ Bridgewater (Singing Palm Loop). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



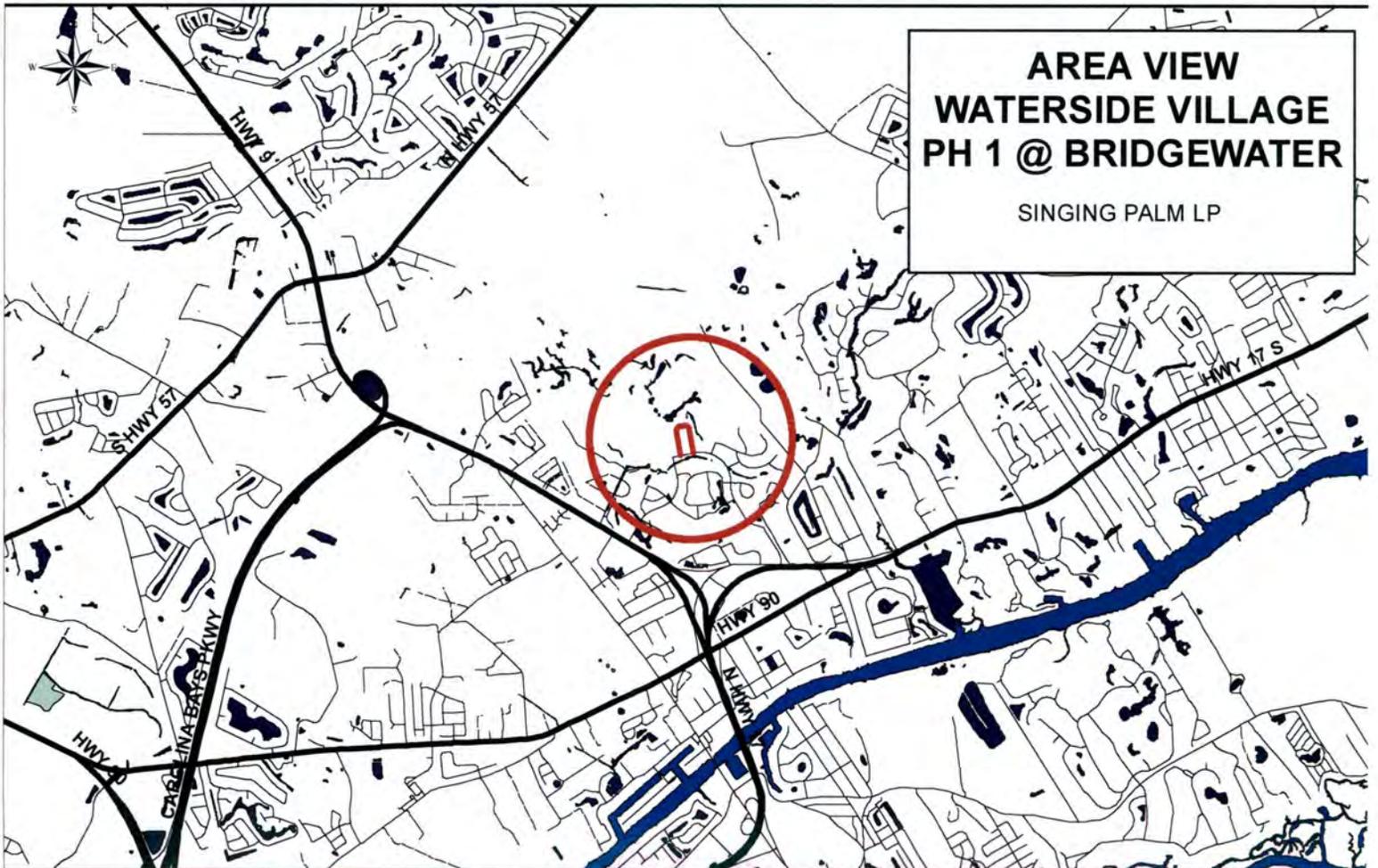
**WATERSIDE VILLAGE
PH 1 @ BRIDGEWATER**

SINGING PALM LP



**AREA VIEW
WATERSIDE VILLAGE
PH 1 @ BRIDGEWATER**

SINGING PALM LP



COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION R-50-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF CLEAR POND TRACT E PHASE 2 (WALNUTWOOD TRAIL) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Clear Pond Tract E Phase 2 (Walnutwood Trail) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a cash bond guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Clear Pond Tract E Phase 2 (Walnutwood Trail) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Clear Pond Tract E Phase 2 (Walnutwood Trail) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Clear Pond Tract E Phase 2 (Walnutwood Trail) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: May 4, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Clear Pond Tract E Phase 2 (Walnutwood Trail) = 0.14 miles in length (739.20') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Clear Pond Tract E Phase 2 (Walnutwood Trail)

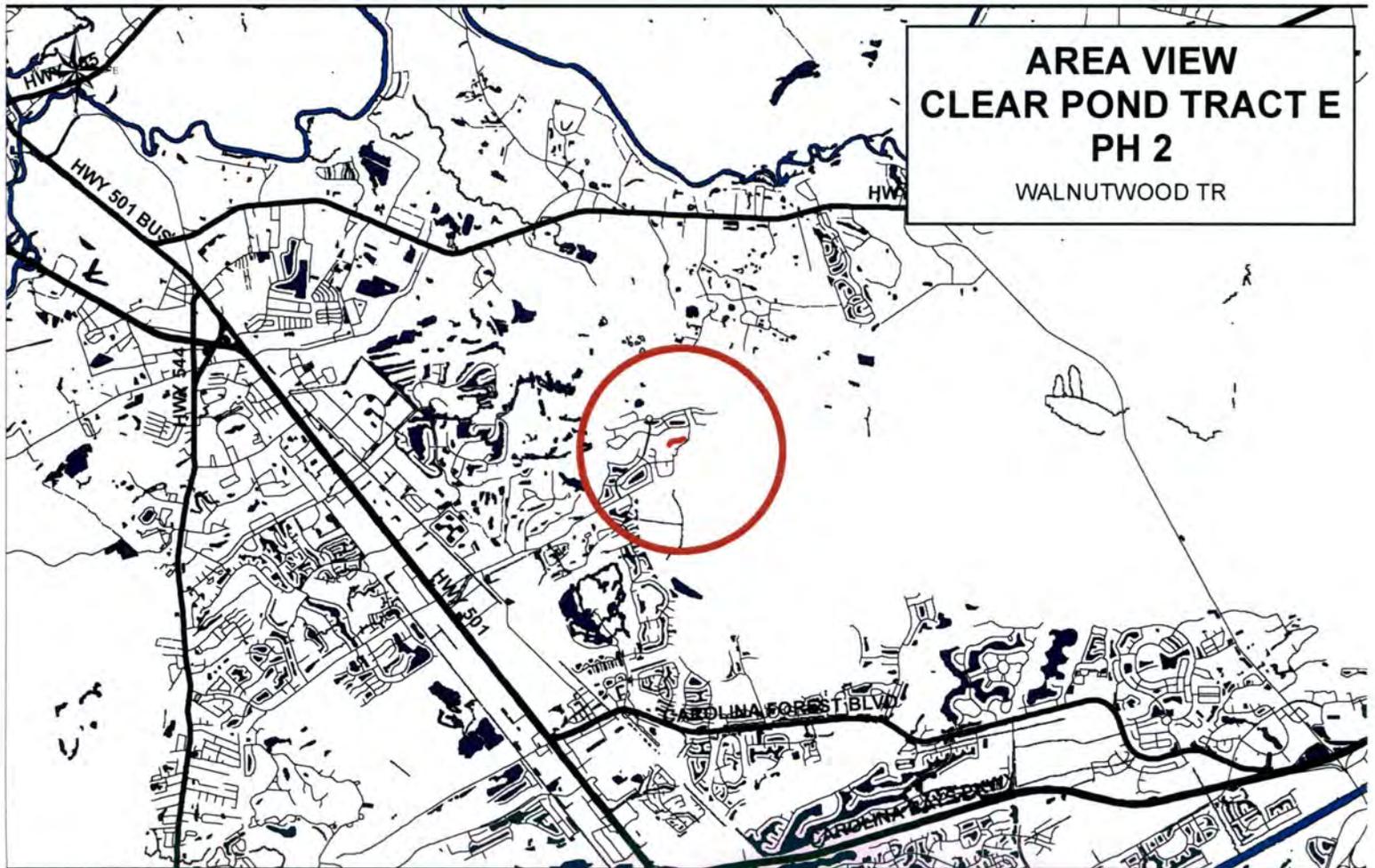
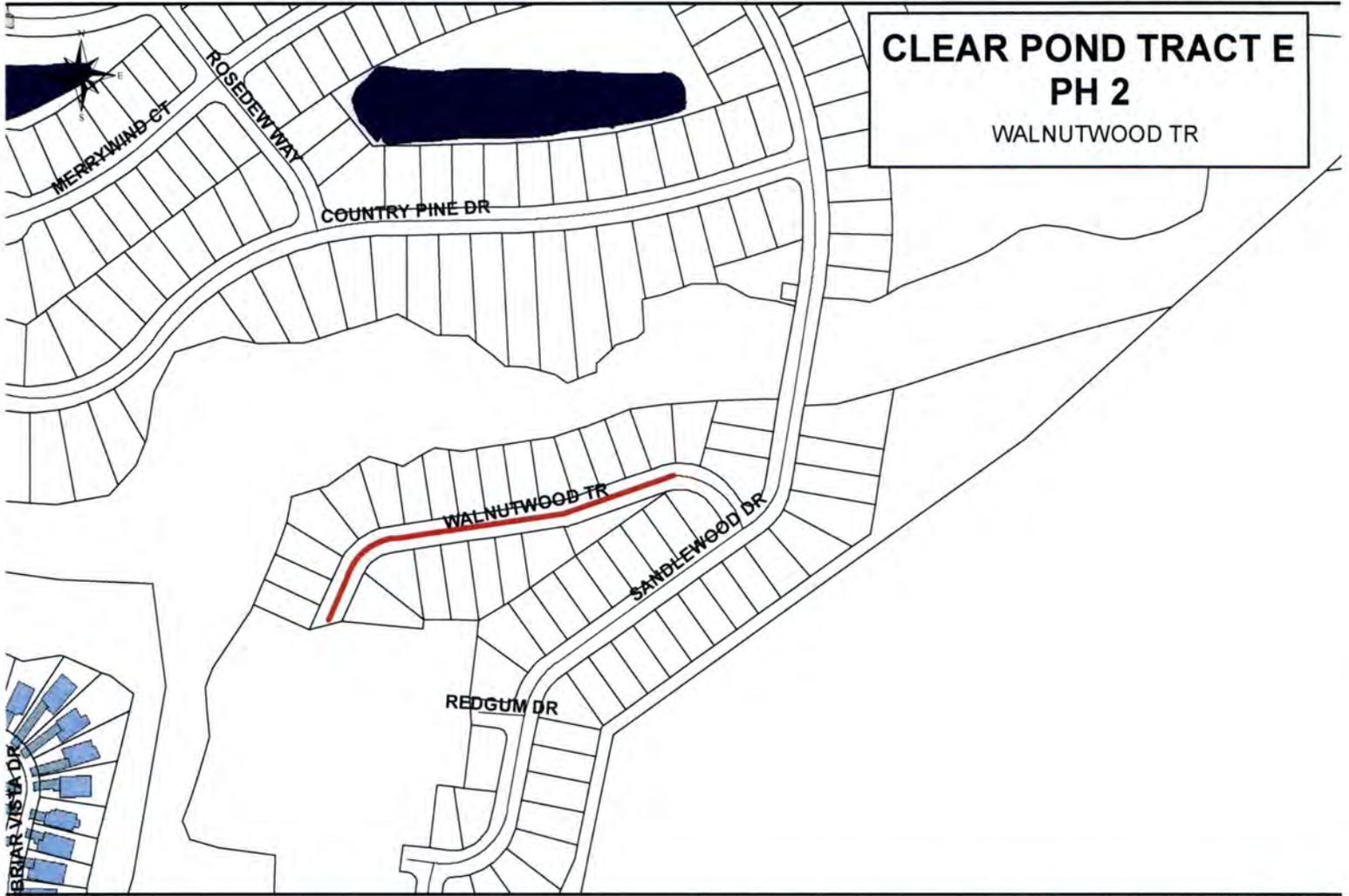
OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A.**

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Clear Pond Tract E Phase 2 (Walnutwood Trail). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-51-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BEECH FORK DRIVE PHASE 2 @ BRIDGEWATER (BEECH FORK DRIVE) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a letter of credit guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: May 4, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive) = 0.44 miles in length (2,323.20') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive)

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A.**

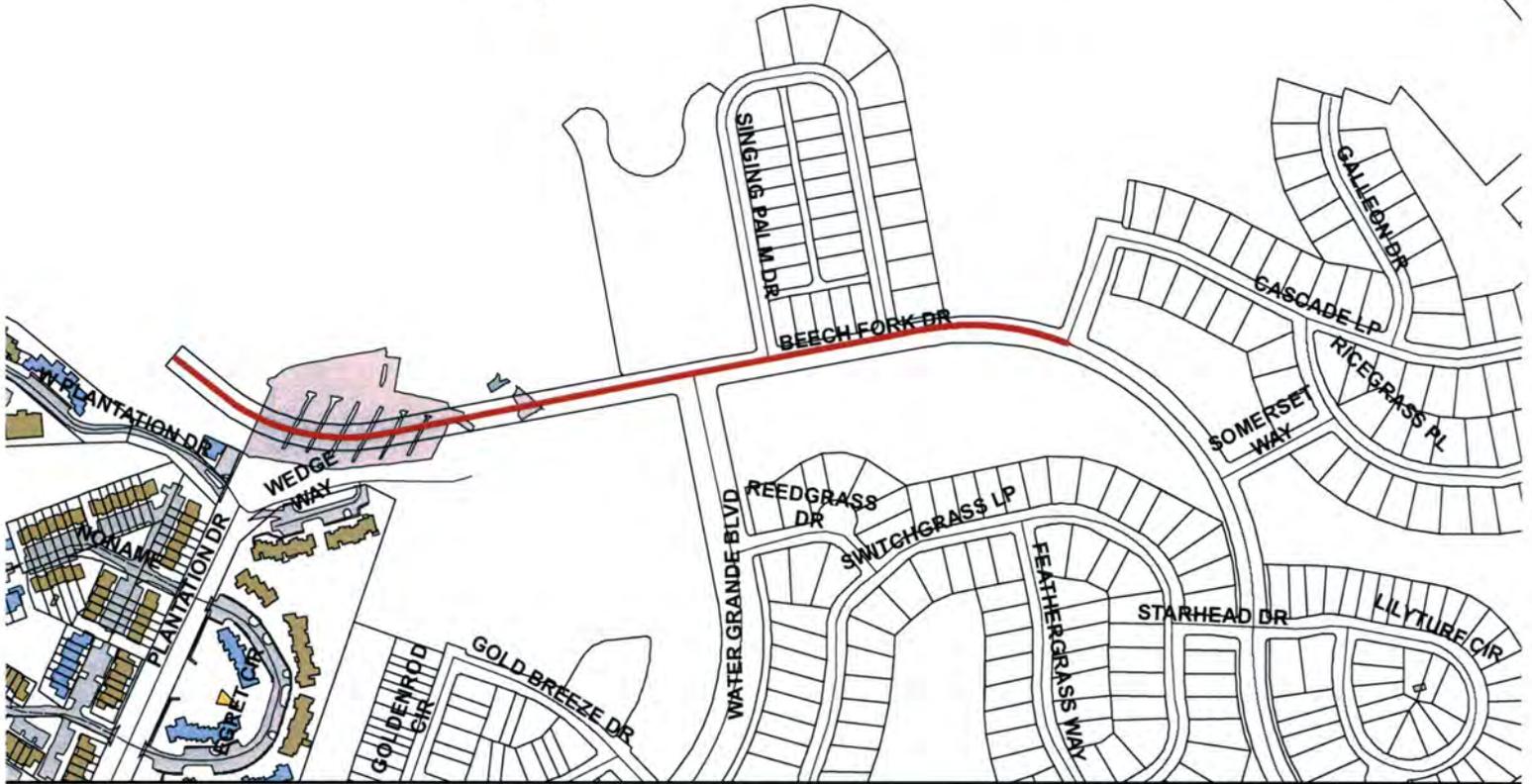
BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Beech Fork Drive Phase 2 @ Bridgewater (Beech Fork Drive). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



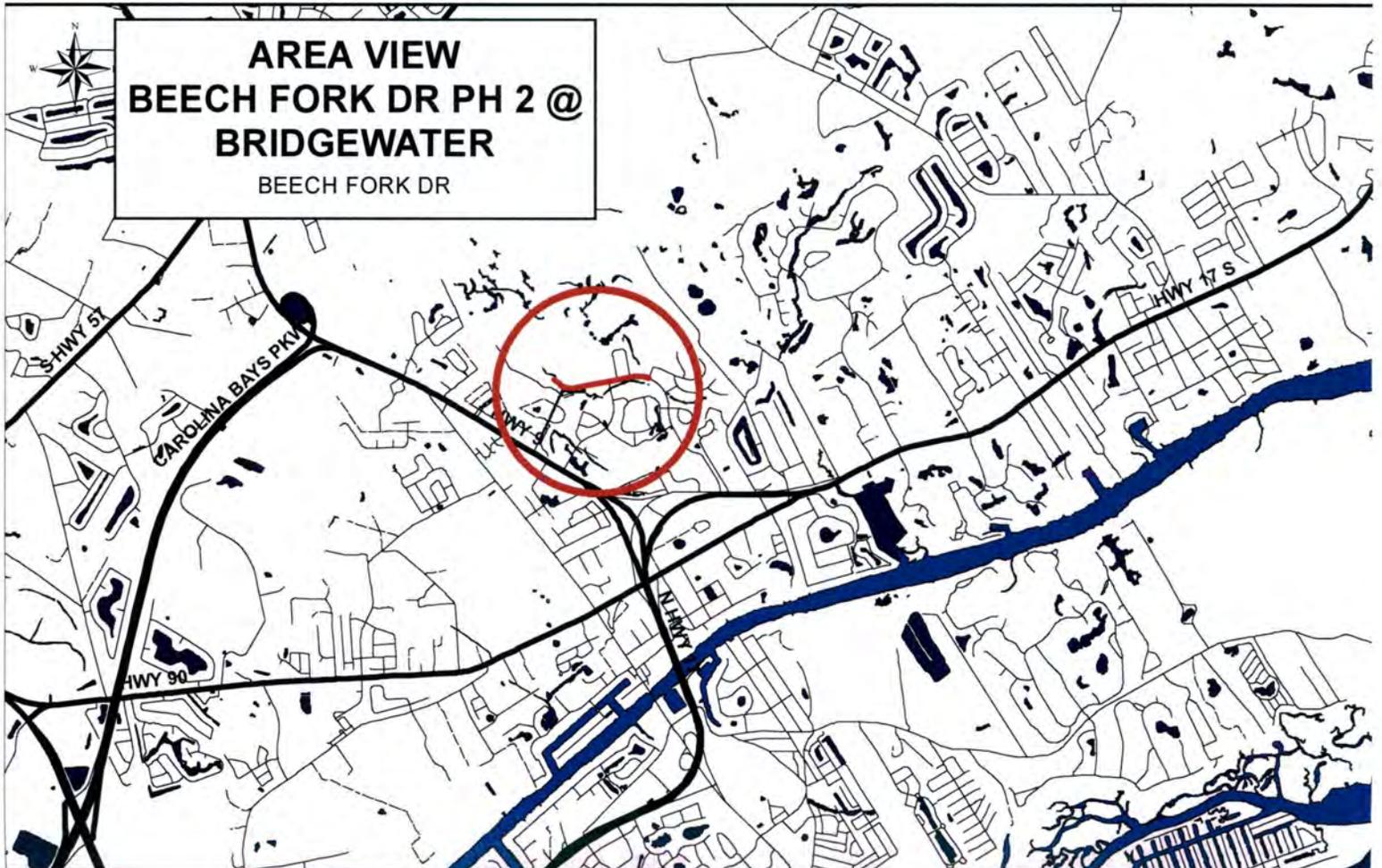
BEECH FORK DR PH 2 @ BRIDGEWATER

BEECH FORK DR



AREA VIEW BEECH FORK DR PH 2 @ BRIDGEWATER

BEECH FORK DR



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-52-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BERKSHIRE FOREST BLOCK 10C (WELFORD COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Berkshire Forest Block 10C (Welford Court) request the roads and drainage be dedicated to Horry County; and

WHEREAS, they have provided the Engineering Department with fully executed dedication documents and a cash bond guaranteeing a three-year warranty; and

WHEREAS, the roads and drainage of Berkshire Forest Block 10C (Welford Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Berkshire Forest Block 10C (Welford Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage of Berkshire Forest Block 10C (Welford Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 19th day of May, 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: April 30, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Rachel Prince, Office Manager
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Berkshire Forest Block 10C (Welford Court) = 0.05 miles in length (264') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Berkshire Forest Block 10C (Welford Court)

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A.**

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Berkshire Forest Block 10C (Welford Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.

SECOND READING AMENDED VERSION

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

ORDINANCE NUMBER 33-2020

AN ORDINANCE TO RAISE REVENUE, MAKE APPROPRIATIONS AND ADOPT A BUDGET FOR HORRY COUNTY, SOUTH CAROLINA FOR FISCAL YEAR ENDING JUNE 30, 2021.

WHEREAS, 4-19-120 and 4-9-140 of the Code of Laws of South Carolina require that a County Council shall adopt an annual budget, and shall act by Ordinance to adopt budgets and levy taxes.

NOW THEREFORE, be it ordained by County Council of Horry County in Council, duly assembled, and by the authority of the same:

SECTION 1. That the appropriations by activity in the amount of ~~\$481,587,199~~459,430,115 and the estimated revenue to support these appropriations, as well as other supporting documents contained in the recommended budget are hereby adopted, and is hereby made part thereof as fully as incorporated herein, and a copy thereof is attached hereto in Exhibit A.

SECTION 2. That a tax for the General Fund to cover the period from July 1, 2020 to June 30, 2021, both inclusive, is hereby levied upon all taxable property in Horry County beginning for tax year 2020, or as otherwise provided by law, in a sufficient number of mills not to exceed forty-one and six tenths (41.6) to be determined from assessment of the property herein..

SECTION 3. That the additional taxes, besides that noted above in Section 2, to cover the period from July 1, 2020 to June 30, 2021, both inclusive, is hereby levied upon all taxable property in Horry County beginning for tax year 2020, or as otherwise provided by law, for the following funds:

FUND NAME	MILS
Debt Service	4.7
Higher Education	0.7
Horry-Georgetown Technical College	1.7
Senior Citizen	0.4
Recreation	1.6

SECTION 4. That the additional taxes, besides that noted above in Sections 2 and 3, to cover the period from July 1, 2020 to June 30, 2021, both inclusive, is hereby levied upon all taxable property located within each of the following respective Special Tax Districts in Horry County beginning for tax year 2019, or as otherwise provided by law, for the following funds and restricted for the purpose stated:

SPECIAL TAX DISTRICT FUND NAME	MILS
Fire	19.0
Fire Apparatus Replacement	1.6
Waste Management Recycling	5.7
Arcadian Shores	30.9
Mt. Gilead	30.0
Cartwheel Watershed	3.0
Buck Creek Watershed	3.0

SECOND READING AMENDED VERSION

SPECIAL TAX DISTRICT FUND NAME	MILS
Crab Tree Watershed	2.9
Gapway Watershed	2.8
Simpson Creek Watershed	2.6
Todd Swamp Watershed	2.8
RiverGrand	0.0

SECTION 5. Mileage rate paid to County employees for Fiscal Year 2021 shall be the standard mileage rate as published by the Internal Revenue Service.

SECTION 6. Per Diem meal cost paid to County employees for Fiscal Year 2021 for traveling out of town and overnight shall be thirty-seven dollars and fifty cents (\$37.50) per day (*tip to be included*). There will be no in-County meals without the prior approval of the appropriate Assistant County Administrator or the County Administrator.

SECTION 7. A road maintenance fee of fifty (\$50) dollars on each motorized vehicle licensed in Horry County is scheduled to be included on motor vehicle tax notices with the proceeds going into the County Road Maintenance Fund and specifically used for the paving, resurfacing, maintenance, benefit, and improvement of the County road system. Horry County shall allocate six dollars and fifty cents (\$6.50) of road maintenance fee revenues collected each year, as adjusted by the refunding provision below, to regional transportation within Horry County. The municipalities shall receive 85% of the net road fee collected within their boundaries. When a vehicle is subject to ad valorem tax and is eligible to receive a refund of the ad valorem taxes, the County Auditor shall order and the County Treasurer shall issue a refund of the road maintenance fee at the same percentage as the refund of the ad valorem taxes.

SECTION 8. The Horry County Capital Improvement Plan shall be reviewed and revised by the County Council annually based on their established priorities and subject to availability of funding. The Fiscal Year 2021 plan covers the next ten (10) years priority capital concerns. Upon approval of the Plan, the County Administrator shall be charged with the responsibility of administering the Plan, including any property acquisitions, sales or divestitures and leases, necessary to achieve the ultimate Plan goals as established by County Council.

SECTION 9. At fiscal year-end, June 30, 2020, any funds budgeted for the following purposes which have not been expended shall reflect as a commitment of fund balance in the Comprehensive Annual Financial Report and shall be brought forward in the fiscal year 2021 as budgeted fund balance and not represented in the approved revenue and expenditure budget amounts. This automatic re-budgeting shall not require a supplemental budget ordinance and shall be limited to the amount available above the required fund balance for the previous fiscal year: funds budgeted for Capital Improvement Projects; Road Maintenance local road improvements; Capital Project Sales Tax projects; SCDOT Annual Work Plan; County Council expense accounts and community benefit funds; Grants or donations; Stormwater capital projects, chemicals, and contract spraying; Berm Height Study and Singleton Swash Capital Project; Maintenance Life Cycle Program; ongoing in-house maintenance projects, Recreation capital improvements; capital items authorized by purchase order or contract but not received; accommodations tax funds approved by the Accommodations Tax Committee and County Council; ongoing capital projects at the baseball stadium; County paid parking program; Myrtle Beach

SECOND READING AMENDED VERSION

Regional Economic Development Corporation (MBREDC); Coast RTA capital funding; abandoned property demolition funding; disaster expenditures funded in FY2020; infrastructure improvements in admission tax districts; spoil basin maintenance and legal expenses related therein; expenditures related to traffic lights; Public Works drainage, asphalt, and construction; heavy equipment replacement; infrastructure improvements in the Multi-County Business Park Rollback Fund; Solicitor and Public Defender Circuit Offices; Fire Apparatus Replacement; Prisoner Canteen proceeds; Department of Social Service incentives; home detention; Museum gift shop net revenues; employee benefit funds authorized under Section 19; funds designated for insurance risk retention; amounts reserved for maintenance and capital in Internal Service Funds; amounts appropriated or reserved for maintenance and capital in Watershed Levy Districts and Arcadian Shores, Mt. Gilead, and RiverGrand Special Tax Districts; Grant Match funding; funds designated for Census 2020; funds designated for Tax Year 2024 Reassessment; funds designated for Impact Fee Study; Forfeited Land Commission revenues; and Library park pass fees.

SECTION 10. Any funds and proceeds received for the following purposes shall increase the original budget appropriation and shall not require a supplemental budget ordinance: new grants accepted and any required match; donations, reimbursements, and sponsorships accepted; Department of Social Service incentives; Capital Project Sales Tax Revenue; a bond issue or lease approved by County Council; drug forfeitures; Detention canteen and concessions and home detention; net revenues from Museum gift shop; sale of Public Works heavy equipment and Fire/Rescue apparatus; Sunday liquor sales, tree mitigation and open space ordinances; insurance reimbursements for claims for current fiscal year received during the current fiscal year; appropriations of Accommodations Tax Fund balances approved by County Council; spoil basin maintenance and legal; delinquent tax property posting fees; reimbursed abandoned property demolition expenditures; voluntary developer funding; or State and local funding for Solicitor and Public Defender Circuit Offices. Proceeds from the sale of vehicle, heavy equipment, and Fire/Rescue apparatus shall be used to fund replacement equipment. Any funds received during the fiscal year under South Carolina Code of Laws Section 12-51-130 from unclaimed tax sale overages shall be committed to abatement and demolition programs and increase the original budget appropriation and shall not require a supplemental budget ordinance.

SECTION 11. Any moneys appropriated by budget ordinance for OPEB benefits (retiree insurance) remaining unspent at year end and fund balance of any governmental funds (Special Revenues, Capital Projects, Debt Service) which is not categorized as nonspendable or restricted shall be committed for that designated purpose in the Comprehensive Annual Financial Report. Amounts designated as cash management, revenue, or disaster reserves shall be categorized as committed for that designated purpose. Unrestricted fund balance resulting from revenue overages or expenditure savings in prior fiscal year, may be transferred by resolution of council to reduce long term liabilities or reduce future borrowings by partially funding major capital improvement plan items. Any unexpended moneys appropriated by current or prior budget ordinances for OPEB benefits (retiree insurance) may be transferred by resolution of council to fund a benefit trust. Any unspent moneys appropriated by budget ordinance for health insurance and retirement contributions may be transferred to fund OPEB benefits (retiree insurance). This automatic re-budgeting shall not require a supplemental budget ordinance and shall be limited to the amount available above the required fund balance for the previous fiscal year.

SECOND READING AMENDED VERSION

SECTION 12. Revenues collected as a result of county paid parking programs shall first offset expenses for maintenance and operations of the parking program, excluding the parking enforcement expenses which are funded by Accommodations Tax. Excess revenues shall be calculated by deducting all expenditures, excluding parking enforcement expenditures paid by Accommodations Tax revenues, from the revenue collected as a result of the county paid parking program. Excess revenues shall be available for infrastructure improvements or other projects in the area where the revenues were generated (Garden City or Shore Drive area). Revenues not needed for the current fiscal year shall be brought forward in the next fiscal year and restricted for future use in the area generated. Projects may be allocated by an approved resolution of County Council.

SECTION 13. Funding for Coast RTA is provided for in this Budget Ordinance and pursuant to the COAST RTA Funding Agreement dated July 1, 2018. Funding for Chapin Memorial Library is contingent upon entering into a Funding Agreement that allows Horry County residents use of the facilities, materials, online resources, and programs at the same rate as City of Myrtle Beach residents.

SECTION 14. Authorizes a 12.5% administrative fee, payable by the successful bidder, for each online transaction through auction websites or other approved method of disposition for sale of surplus property and allows modifications in the future by approved resolution of County Council.

SECTION 15. Unappropriated hospitality fee revenue may be appropriated by resolution of council to uses allowable by law including the addition of personnel positions. RIDE 2 surplus capital projects sales tax revenue may be transferred by resolution of council to uses allowable by law. This appropriation shall increase the original budget appropriation and shall not require a supplemental budget ordinance and shall be limited to the amount unappropriated hospitality fee revenue or RIDE 2 surplus revenue.

SECTION 16. Authorizes a fee for the issuance of official reports to persons or companies having a material interest in any matter such as investigative reports, autopsy reports, and toxicology reports provided by the Coroner's Office as follow: Coroner's Report \$25.00, Autopsy Report \$100.00, and Toxicology Report \$35.00. The Horry County Coroner's Office shall not impose a fee to the legal next of kin for the first copy of requested reports. The Horry County Coroner's Office shall not impose a fee for reports to a law enforcement agency that has interest for the completion of their investigation. Modifications to this may occur by resolution of County Council.

SECTION 17. Authorizes a fee of \$30.00 for the issuance of a permit for the cremation of the body of any person who died in Horry County, pursuant to the provisions of S. C. Code Section 17-5-600. Modifications to this fee may occur by resolution of County Council.

SECTION 18. Authorizes, by resolution of County Council after consultation with the Library Board of Trustees, the appropriation of the Thompson Estate Bequest, along with any interest earned, for purpose of the construction or enlargement of the branch of the library in Conway, South Carolina, the purchase of books, equipment, furniture, or endowment. This appropriation shall increase the original budget appropriation and shall not require a supplemental budget ordinance

SECTION 19. The Treasurer is hereby authorized and instructed to compute a property tax administration fee of 0.3% of collections proportionately attributable to all local jurisdictions, utilities, or

SECOND READING AMENDED VERSION

special purpose districts requesting Horry County to include ad valorem taxes and/or fees on its property tax billing and to withhold from the incorporated city(s), utility, or special purpose district whose boundaries are located within the boundaries of the County that amount of costs attributable to such city or cities for property tax administration computed as described above.

SECTION 20. Unappropriated Rural Development Act revenues may be appropriated by resolution of council to for the purchase of land, design, and professional fees for a rural civic arena and sports complex. This appropriation shall increase the original budget appropriation and shall not require a supplemental budget ordinance.

SECTION 21. Authorizes the County Administrator to make emergency adjustments to the Department of Airports budget as necessary to meet any required security or safety mandates issued by the Federal Government. The Administrator's authority to make such budget adjustments shall be limited to an aggregate amount not to exceed one million dollars. Authorizes the County Administrator to adjust the Department of Airports budget for sales revenue and cost of sales when sales revenues exceeds budgeted levels. This automatic re-budgeting shall not require a supplemental budget ordinance and shall be limited to the amount available from the projected additional revenue. The Administrator shall advise Horry County Council of all necessary adjustments made pursuant to this section at the next regularly scheduled Council meeting.

Due to the coronavirus pandemic, in addition to those uses already allowed, the Department of Airports shall be authorized to utilize surplus car rental customer contact fees to offset unpaid contractual obligations of on-airport rental car companies. To the extent any such unpaid contractual obligations are subsequently recouped, such recovered funds shall first replace any customer contact fees transferred hereby.

SECTION 22. Equipment Leasing: The County Administrator is authorized to negotiate and execute one or more lease agreements for the leasing of all or any of the items of equipment approved by County Council in the Expenditure budget for Fiscal Year 2021 by means of lease-purchase financing through a bank, vendor or otherwise. The effective interest rate payable in respect of any such financing shall not exceed 7% per annum. Such financings shall include a non-appropriation clause allowing the County to cancel such financing by failing to appropriate funds to pay such financing in future fiscal years. Such financing shall not pledge the full faith or credit or the taxing power of the County nor shall such financing constitute a pecuniary liability or an indebtedness of the County within the meaning of any statutory or constitutional restriction.

SECTION 23. Tax Anticipation Notes: In the event the County, anticipating ad valorem tax revenues or license fees, as yet uncollected, has inadequate funds for operational expenditures then needing to be made, and the County Administrator having determined that it is necessary to borrow monies for the purpose of meeting such expenses by issuing a note to be repaid from said anticipated revenues, and that it is advisable to issue and sell a tax anticipation note on behalf of the County, the Administrator is hereby authorized to issue and sell such tax anticipation note, by way of appropriate competitive procurement process, to mature not later than ninety days from the date on which such taxes or license fees may be paid without penalty, the specifics of such issuance and sale to be approved by way of Resolution of County Council.

SECOND READING AMENDED VERSION

SECTION 24. In accordance with Section 2-70.12 (Asset Capitalization Policy) of the Horry County Finance Policy, the dollar value at which assets shall be required to be capitalized for Fiscal Year 2021 is \$5,000.

SECTION 25. For the period July 1, 2020 through June 30, 2021, the County Administrator is instructed to continue a \$100 per month cap as the maximum amount Horry County will pay on behalf of county employees for the portion of employee-only insurance coverage in the State Health Insurance Plan for health insurance. This portion is normally listed as the employee portion for employee-only insurance. All employees will be responsible to pay any amount in excess of \$50 monthly toward the cost of the employee-only portion of the State Health Insurance Plan (employee monthly amount). The County will pay this employee monthly amount, not to exceed \$50 monthly, on behalf of employees who submitted to an annual health risk assessment (HRA) at the Horry County Wellness Center on or before June 30, 2020. Beginning January 1, 2021, and continuing thereafter until modified by resolution of County Council, to be eligible for payment of the employee monthly amount, employees must obtain the annual HRA screening between July 1, and September 30. If an employee does not obtain the annual HRA screening during this time period, the employee will not be eligible to receive the employee monthly amount until the next following January 1. New employees have 30 days from the date of hire to complete the HRA and receive payment starting in the next month for the employee monthly amount. If the new employee does not complete the HRA within that period, the employee will not be eligible to receive payment of the employee monthly amount until the next January 1, and will need to follow the guidelines for all employees to obtain the annual HRA prior to September 30. Any funds received for the employee portion required by this section shall be available for wellness related employee benefits and shall increase the original budget appropriation and shall not require a supplemental budget ordinance.

SECTION 26. For Fiscal Year 2021 the cap on employee insurance premiums (deductions) will remain 12% and shall continue to be applicable to only the savings and standard plans available under the State Health Insurance program. There is no cap on deductions under any other plan.

SECTION 27. The pay for volunteer firefighters shall be fifteen dollars (\$15) per call.

SECTION 28. If for any reason any sentence, clause or provision of this Ordinance shall be amended, such shall require a seventy-five percent (75%) vote of Council.

SECTION 29. If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

SECTION 30. This Ordinance shall become effective July 1, 2020.

SECOND READING AMENDED VERSION

AND IT IS SO ORDAINED 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

Date of First Reading: April 17, 2020

Date of Second Reading:

Date of Public Hearing:

Date of Third Reading:

SECOND READING AMENDED VERSION

Exhibit A – Fiscal Year 2021 Budgeted Appropriations and Estimated Revenues

Fund	Revenue	Transfers In & Other Sources	Fund Balance	Total Sources	Expenditures	Transfers Out	Total Uses
General Fund	172,897,987	517,404	2,531,308	175,946,699	166,243,370	9,703,329	175,946,699
Special Revenue							
Fire	23,412,594	-	-	23,412,594	22,050,256	1,362,338	23,412,594
E-911 Emergency Telephone	2,408,623	-	-	2,408,623	2,158,623	250,000	2,408,623
Victim Witness Assistance	363,440	337,990	29,603	731,033	731,033	-	731,033
Solicitor	4,638,291	4,673,788	65,811	9,377,891	9,377,891	-	9,377,891
Public Defender	1,303,861	1,268,800	75,484	2,648,146	2,648,146	-	2,648,146
Road Maintenance	16,582,625	-	-	16,582,625	16,582,625	-	16,582,625
Beach Renourishment	1,040,000	-	-	1,040,000	1,040,000	-	1,040,000
Recreation	7,469,507	-	-	7,469,507	6,719,507	750,000	7,469,507
Waste Management Recycling	9,253,668	-	2,662,302	11,915,970	11,915,970	-	11,915,970
Stormwater Management	7,455,966	-	-	7,455,966	7,378,466	77,500	7,455,966
Watersheds	104,684	-	-	104,684	104,684	-	104,684
Arcadian Shores	62,586	-	16,000	78,586	78,586	-	78,586
Mt. Gilead	126,609	-	-	126,609	126,609	-	126,609
Higher Education	1,626,714	-	-	1,626,714	1,403,114	223,600	1,626,714
Horry-Georgetown Technical College	4,186,801	-	-	4,186,801	3,933,151	253,650	4,186,801
Senior Citizen	931,011	-	-	931,011	931,011	-	931,011
Economic Development	912,182	275,918	-	1,188,100	1,188,100	-	1,188,100
Cool Spring Industrial Park	300,000	-	-	300,000	24,082	275,918	300,000
Tourism & Promotion	4,585,425	-	312,450	4,897,875	4,897,875	-	4,897,875
Baseball Stadium	275,900	-	-	275,900	275,900	-	275,900
Conway Library Endowment	-	-	-	-	-	-	-
Special Revenue Total	87,040,487	6,556,497	3,161,651	96,758,634	93,565,628	3,193,006	96,758,634
Capital Funds							
Capital Improvement Projects	935,000	4,965,250	1,600,000	7,500,250	7,500,250	-	7,500,250
Fire Apparatus Replacement	2,018,450	-	490,026	2,508,476	2,508,476	-	2,508,476
RIDE I Hospitality Projects	14,740,400	-	-	14,740,400	14,596,996	143,404	14,740,400
Capital Funds Total	17,693,850	4,965,250	2,090,026	24,749,126	24,605,722	143,404	24,749,126

SECOND READING AMENDED VERSION

Fund	Revenue	Transfers In & Other Sources	Fund Balance	Total Sources	Expenditures	Transfers Out	Total Uses
Debt Service							
General Debt Service	12,353,784	1,374,588	2,980,562	16,708,934	16,708,934	-	16,708,934
Proprietary							
Department of Airports							
Operations	45,726,736	18,000,000	16,330,970	80,057,706	80,057,706	-	80,057,706
Internal Service							
Fleet Maintenance	3,477,934	-	191,049	3,668,983	3,668,983	-	3,668,983
Fleet Replacement	4,997,652	-	2,576,256	7,573,908	7,573,908	-	7,573,908
Heavy Equipment Replacement	2,752,429	571,500	1,417,672	4,741,601	4,741,601	-	4,741,601
P25 Radio System Fund	1,167,004	-	946,187	2,113,191	1,789,191	324,000	2,113,191
Communications Cost Recovery	1,791,832	-	304,175	2,096,007	2,096,007	-	2,096,007
Internal Service Total	14,186,851	571,500	5,435,340	20,193,690	19,869,690	324,000	20,193,690
Component Unit							
Solid Waste Authority	27,673,970	400,000	16,941,356	45,015,326	45,015,326	-	45,015,326
Grand Total	377,573,664	32,385,238	49,471,213	459,430,115	446,066,377	13,363,738	459,430,115

FY 2020-2021 2nd Reading

May 19, 2020



2nd Reading Amended Redline Version

- Airport Decrease – \$22,000,000
 - Delay Terminal Expansion
- Airport - language added to utilize surplus car rental customer contact fees to offset unpaid contractual obligations of on-airport rental car companies.
- Solicitor Fund Decrease – \$157,084
 - Reduction in expenditures due to expected decline in revenue
- General Fund - Reduction in Business License Fee revenue replaced by use of Fund Balance – \$2,305,308
- Results in Total Budget of \$459,430,115 which is a reduction of \$73,380,028 from FY2020 Budget.





Questions?

