



## 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 June 16th Council Meeting will take place in-person in Council Chambers. Social separation protocols will be enforced and seating will be very limited. Overflow space will be available to accommodate public viewing. Attendees are encouraged to wear a face-covering when entering the building and in Council Chambers. The meeting will be broadcast on the Horry County Government website as well as 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 3:00 p.m. on Tuesday, June 16, 2020.** You can sign up by calling Pat Hartley in the Council Office at (843) 915-5120, or by emailing [hartleyp@horrycounty.org](mailto:hartleyp@horrycounty.org). You can also provide written comments to be provided to each Council member at the same email, [hartleyp@horrycounty.org](mailto:hartleyp@horrycounty.org). The Public Input segment that is held at the beginning of each meeting remains suspended until further notice.

Public Hearings that are scheduled for June 16th include:

**Ordinance 33-2020** to raise revenue, make appropriations and adopt a budget for Horry County for fiscal year ending June 30, 2021.

**Ordinance 45-2020** to amend the Zoning Ordinance to establish the Mining Floating Zone and standards thereof.

**Ordinance 54-2020** to amend the Horry County Code of Ordinances to provide under extraordinary circumstances for the conduct of public meetings by means of electronic equipment.

- 
- |  |                          |
|--|--------------------------|
| <b>A.</b> Call to Order  | Johnny Gardner, Chairman |
| <b>B.</b> Invocation   | Mr. Worley               |
| <b>C.</b> Pledge of Allegiance                                   | Mr. Hardee               |
| <b>D.</b> Public Input ( <b>Suspended until further notice</b> ) |                          |
| <b>E.</b> Approval of Agenda Contents                            |                          |
| <b>F.</b> Approval of Minutes: Regular Meeting, June 2, 2020     |                          |
- 

## **G. CONSENT AGENDA**

1. Third 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 et al (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)
2. First Reading on the following Ordinances to approve the request to amend the official zoning maps:  
**Ord 56-2020** Robert Guyton, agent for International Drive Development Co., LLC (Mr. Howard)  
**Ord 57-2020** Beach Flowers Inc (Mr. Crawford)  
**Ord 58-2020** Darrell & Sandra Avery (Mr. Bellamy)  
**Ord 59-2020** DDC Engineers, agent for D.J. Caravan (Mr. Hardee)  
**Ord 60-2020** Colby Jenerette, agent for Beth Clarke (Mr. Allen)
3. **Resolution R-58-2020** 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 Community Development Block Grant COVID-19.
4. **Resolution R-59-2020** approving an amendment to the Coast RTA FY2020 budget due to COVID-19 related expenses and other unanticipated expenses and subsequent CARES Act funding.

## **H. PRESENTATIONS / RESOLUTIONS:**

5. Report from the Welcome Back Committee and vote on recommendations from by the Committee. (Mr. Bellamy/Ms.Riordan)

## **I. READING OF ORDINANCES**

6. Third Reading and Public Hearing – **Ordinance 33-2020** to raise revenue, make appropriations and adopt a budget for Horry County for fiscal year ending June 30, 2021.
7. Second Reading and Public Hearing – **Ordinance 45-2020** to amend the Zoning Ordinance to establish the Mining Floating Zone and standards thereof.
8. Second Reading and Public Hearing – **Ordinance 54-2020** to amend the Horry County Code of Ordinances to provide under extraordinary circumstances for the conduct of public meetings by means of electronic equipment. (Favorable, Administration Comm)
9. Second Reading – **Ordinance 28-2020** to approve the request of G3 Engineering, agent for Aldi NC, LLC, to amend the official zoning maps. (Mr. Loftus)
10. First Reading – **Ordinance 55-2020** to approve the request of Venture Engineering, agent for Christopher Holmes, to amend the official zoning maps. (***Planning Commission recommends disapproval***). (Mr. Prince)

**J. MEMORIAL DEDICATIONS:**

**K. UPCOMING MEETINGS** – Dates/times subject to change:

<u>Council Meetings</u>	<u>I&amp;R Committee</u>	<u>Public Safety Committee</u>	<u>Administration Committee</u>	<u>Transportation/ EDC Committee</u>
July 14 & Aug 18, 6pm	June 23, 9am	July 7, 9am	June 23, 2pm	June 30, 2pm

**L. EXECUTIVE SESSION:** (if necessary)

**ADJOURN**

**MINUTES  
HORRY COUNTY COUNCIL  
REGULAR MEETING  
County Council Chambers  
June 2, 2020  
6:00 p.m.**

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

**MEMBERS ABSENT:** Danny Hardee.

**OTHERS PRESENT:** 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.

**INVOCATION:** Mr. Allen gave the invocation.

**PLEDGE:** Mr. Howard led in the pledge.

**PUBLIC INPUT:** None.

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

**APPROVAL OF MINUTES:** Regular Meeting, May 19, 2020: Mr. Vaught moved to approve the Regular Meeting, May 19, 2020 meeting minutes, seconded by Mr. DiSabato. The motion was unanimously passed.

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

Third Reading - **Ordinance 42-2020** to approve the request of DRG LLC, agent for Jane Edge, to amend the official zoning maps.

First Reading – **Ordinance 54-2020** to amend the Horry County Code of Ordinances to provide under extraordinary circumstances for the conduct of public meetings by means of electronic equipment.

Allocations of District Community Benefit Funds:

**CBF-21-2020** \$550 to Longs Volunteers for repairs to concession stand at community park. (Mr. Prince)

**CBF-22-2020** \$67,500 to Horry County Public Works for paving parking lot at Loris Parks & Recreation Center (Messrs. Prince, Loftus, Vaught)

Board Appointments: Reappointments of Sarah Banks Diaz (Mr. Vaught) and Austin Cooke (Mr. Howard) to the Parks & Open Space Board; reappointments of Kirk McQuiddy, Harry Dill, Archie Howell, Barry Greene, Todd Hill, & Mickey Howell, at-large members of Board of Construction Adjustments Appeals.

**PRESENTATIONS / RESOLUTIONS:**

**Resolution R-53-2020** recognizing Cleo Steele for her commitment to public service within the community and throughout Horry County. Mr. Worley moved to approve, seconded by Mr. Loftus. The motion was unanimously passed.

**Resolution R-54-2020** authorizing and approving accommodations tax funding. Mr. Vaught moved to approve, seconded by Mr. Bellamy. Mr. Spivey stated that there was one application this year entitled Horry County Government Garden City

Hwy 501 and Hwy 17 & 22 Landscaping Maintenance. They had looked at that internally and were recommending currently that they take that in house and do that. That would necessitate them adding three positions to be able to do that scope of work. If Council approved that they would like to be able to come back at Third Reading and actually add those three positions to the budget to have that as an option. Mr. Allen asked if they could add Hwy 22 and Hwy 501 to that mix. Mr. Spivey said the application was specific to certain areas that were reviewed by the committee and the recommendation. He didn't think they had an opportunity to actually change that scope at that point. They could include it in next year's application. It had to go through the committee process and the application process. Mr. Allen said he understood and if he could because all the traffic that gets to the places that he was speaking about had to come through that intersection of Hwy 22 and Hwy 501. The state had done a little bit of landscaping several years ago and it had turned into a laydown yard. It was an eyesore. If they could just keep it cut and neat that would help a lot. **The motion was unanimously passed.**

**Resolution R-55-2020** to designate funds from the 5% restricted portion of the accommodations tax monies held by the Myrtle Beach Area Chamber of Commerce for web design and promotion of tourism in the Grand Strand area. **Mr. Vaught moved to approve, seconded by Mr. Bellamy. The motion was unanimously passed.**

**Resolution R-56-2020** approving the carry forward of state accommodations tax revenues to control and repair of waterfront erosion, including beach renourishment. **Mr. Bellamy moved to approve, seconded by Mr. Howard. The motion was unanimously passed.**

**Resolution R-57-2020** to carry forward state accommodations tax monies for agencies postponing events to FY 2021 due to Covid-19. **Mr. Vaught moved to approve, seconded by Mr. Howard. The motion was unanimously passed.**

#### **READING OF ORDINANCES:**

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

**Ord 47-2020** Design Resource Group.

**Ord 48-2020** Grand Strand Builders, agent for Hutchinson Steven Mark etal.

**Ord 49-2020** Linda Thompson Causey.

**Ord 50-2020** Tony Chestnut, agent for Charles Schumann, Trustee.

**Ord 51-2020** John Richards, agent for River Park Independent Living LLC.

**Ord 52-2020** Rachel Pitts, agent for David Fiaschetti.

**Ord 53-2020** Jay Cortez, agent for Jamie Garcia Hernandez.

**Mr. Vaught moved to approve the above-referenced seven ordinances, seconded by Mr. Bellamy. There was no public input other than Mr. Curtis Causey on Ord. 49-2020 stating that he wanted to get it approved to add a mobile home lot on the property. The motion was unanimously passed.**

#### **OLD / NEW BUSINESS:**

**ANNOUNCEMENTS:** None.

**MEMORIAL DEDICATION:** Carrie Best; and Ivan "Van" Cook.

**UPCOMING MEETINGS:** Regular Council meetings – June 16, 6:00 p.m.; I & R Committee – June 23, 9:00 a.m.; Public Safety Committee – July 7, 9:00 a.m.; Transportation/Econ Dev Committee – June 30, 2:00 p.m.; and Administration Committee – June 23, 2:00 p.m.

**EXECUTIVE SESSION:** Discussion of compensation of an employee or a person regulated by a public body. **Mr. Bellamy moved to enter executive session, seconded by Mr. Allen. The motion was unanimously passed. Mr. Servant moved to exit executive session, seconded by Mr. Vaught. The motion was unanimously passed.** Mr. Carotti said while in executive session Council engaged in the discussion of compensation of an employee or a person regulated by a public body. While in executive session, no decisions were made and no votes were taken.

**ADJOURNMENT:** With no further business, **Mr. Prince moved to adjourn at approximately 6:22 p.m. and it was seconded. The motion was unanimously passed.** The meeting was adjourned in memoriam of Carrie Best and Ivan "Van" Cook.

COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

Ordinance 47-2020

**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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

Rezoning Review Sheet



**PROPERTY INFORMATION**

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

**ZONING DISTRICTS**

<b>Current Zoning</b>	HC
<b>Proposed Zoning</b>	MRD-3
<b>Proposed Use</b>	Senior Living Apartments

**LOCATION INFORMATION**

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

**ADJACENT PROPERTIES**

GR	PDD	HC
GR	Subject Property	HC
HC	MRD3	HC

**COMMENTS**

<b>Comprehensive Plan District:</b> Community Activity Center	<b>Overlay/Area Plan:</b> None
<p><b>Discussion:</b> 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&amp;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.</p>	
<p><b>Public Comment: 5/7/2020</b> There was no public input. John Poston was present to address questions and concerns.</p>	

**TRANSPORTATION INFORMATION**

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

**DIMENSIONAL STANDARDS**

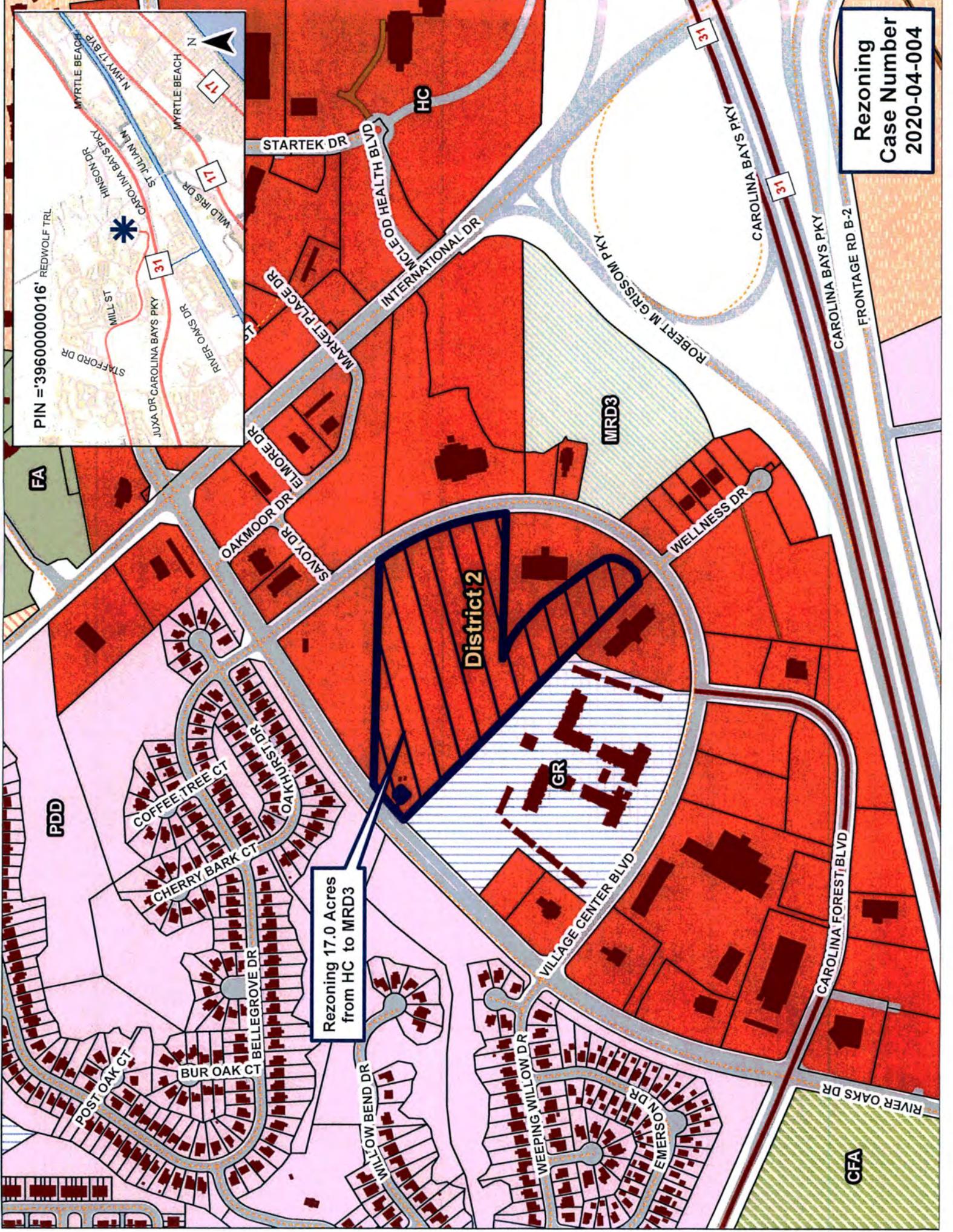
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD-3	HC	GR	PDD	MRD-3	
<b>Min. Lot Size (in square feet)</b>	1 Acre	10,000	6,000	5,000	In-common	
<b>Front Setback</b>	30	50	20	20	25 Exterior	
<b>Side Setback</b>	20	10	10	5	25 Exterior	
<b>Corner Side Setback</b>	30	N/A	N/A	7.5	N/A	
<b>Rear Setback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



Rezoning  
Case Number  
2020-04-004



Rezoning 17.0 Acres  
from HC to MRD3

District 2

GR

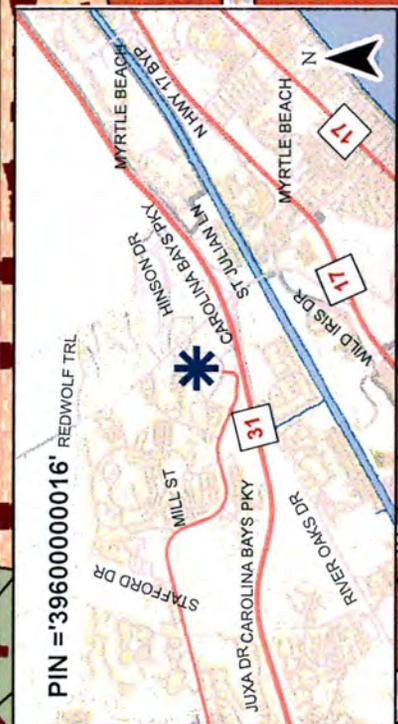
MRD3

FA

PDD

CFA

PIN = '39600000016'







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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

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><b>Discussion:</b> 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><b>Public Comment:</b> 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*

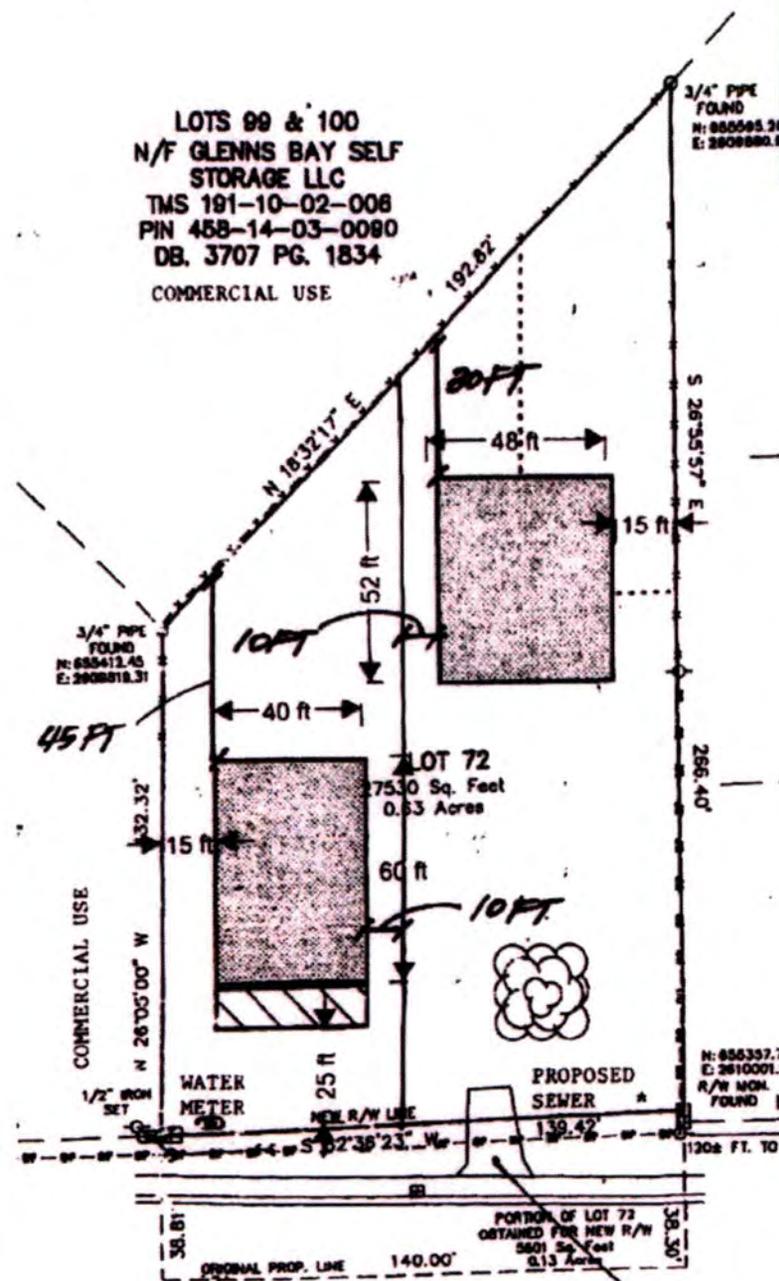
**Setback Comment:** The SF6 district allows a single family residence on a 6,000 SF lot and a duplex on a 8,000 SF lot, \*RE4 building height:36 per 1/2 acre; not to exceed 120

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. 4167 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 458-14-03-0083  
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

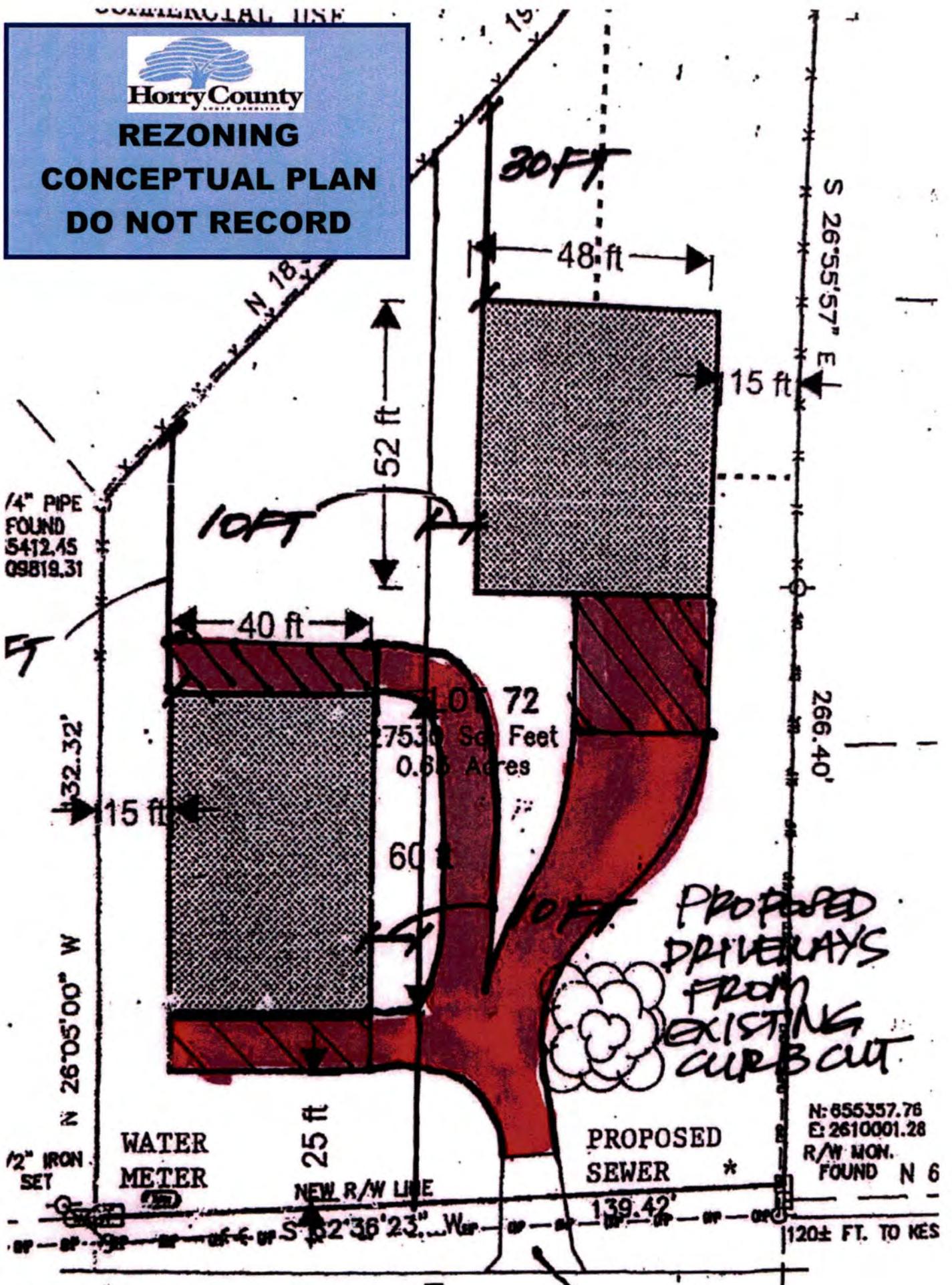
OWNER INFORMATION:  
HUTCHINSON HOMESTEAD  
STEVEN HUTCHINSON  
1212 WAYVLAND DRIVE, SURFSIDE 29575  
(410) 474-5003, shutchinson@atecindustries.com

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

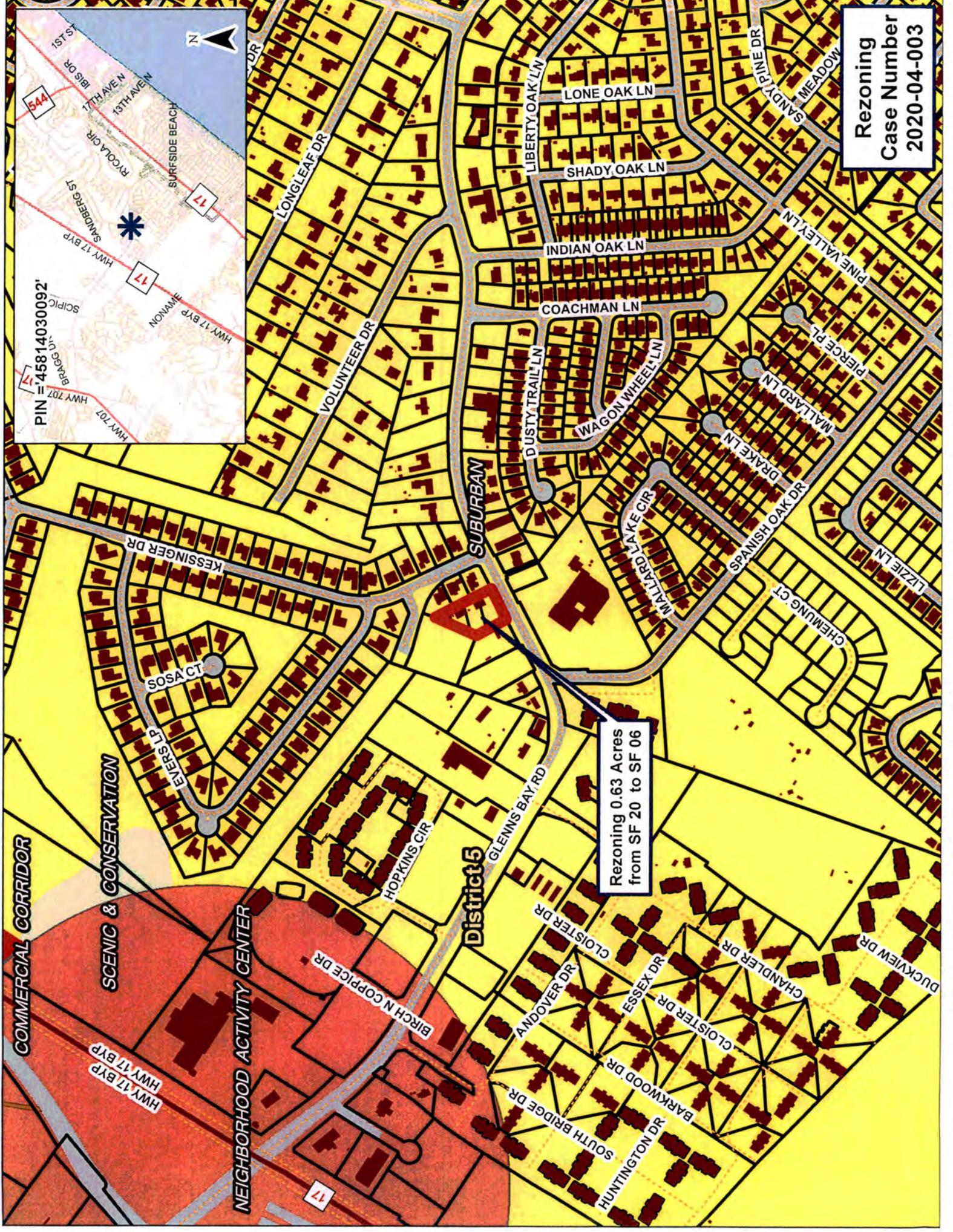
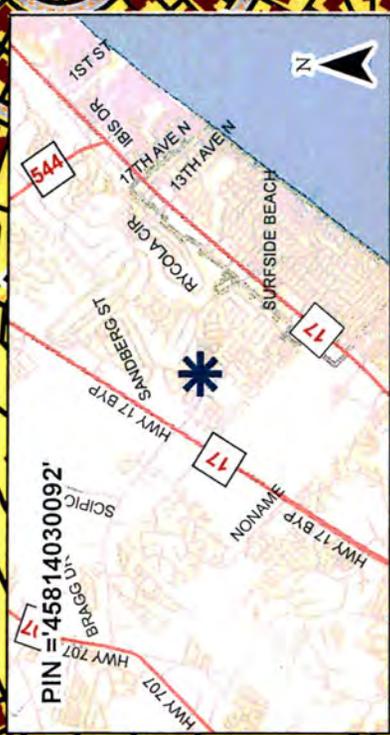
COMMERCIAL USE



**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

17

KESSINGER DR

SOSA CT

EVERS LP

HOPKINS CIR

BIRCH N COPICE DR

AMDOVER DR

ESSEX DR

CHANDLER DR

CLUSTER DR

CLUSTER DR

BARKWOOD DR

SOUTH BRIDGE DR

HUNTINGTON DR

GLENS BAY RD

SUBURBAN

DUSTY TRAIL LN

WAGON WHEEL LN

COACHMAN LN

INDIAN OAK LN

SHADY OAK LN

LONE OAK LN

LIBERTY OAK LN

MALLARD LN

DRAKE LN

SPANISH OAK DR

CHEMUNG CT

PINE VALLEY LN

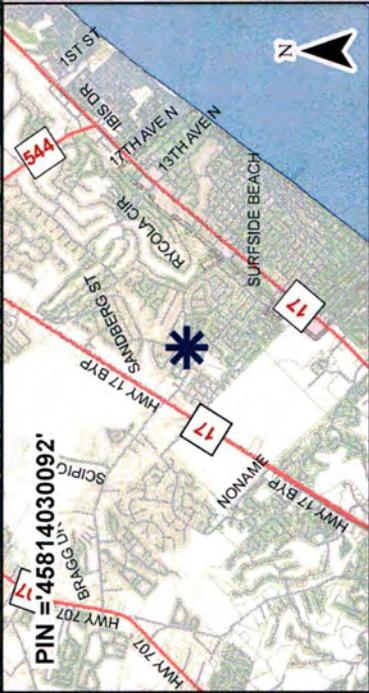
PIERCE PL

MALLARD LN

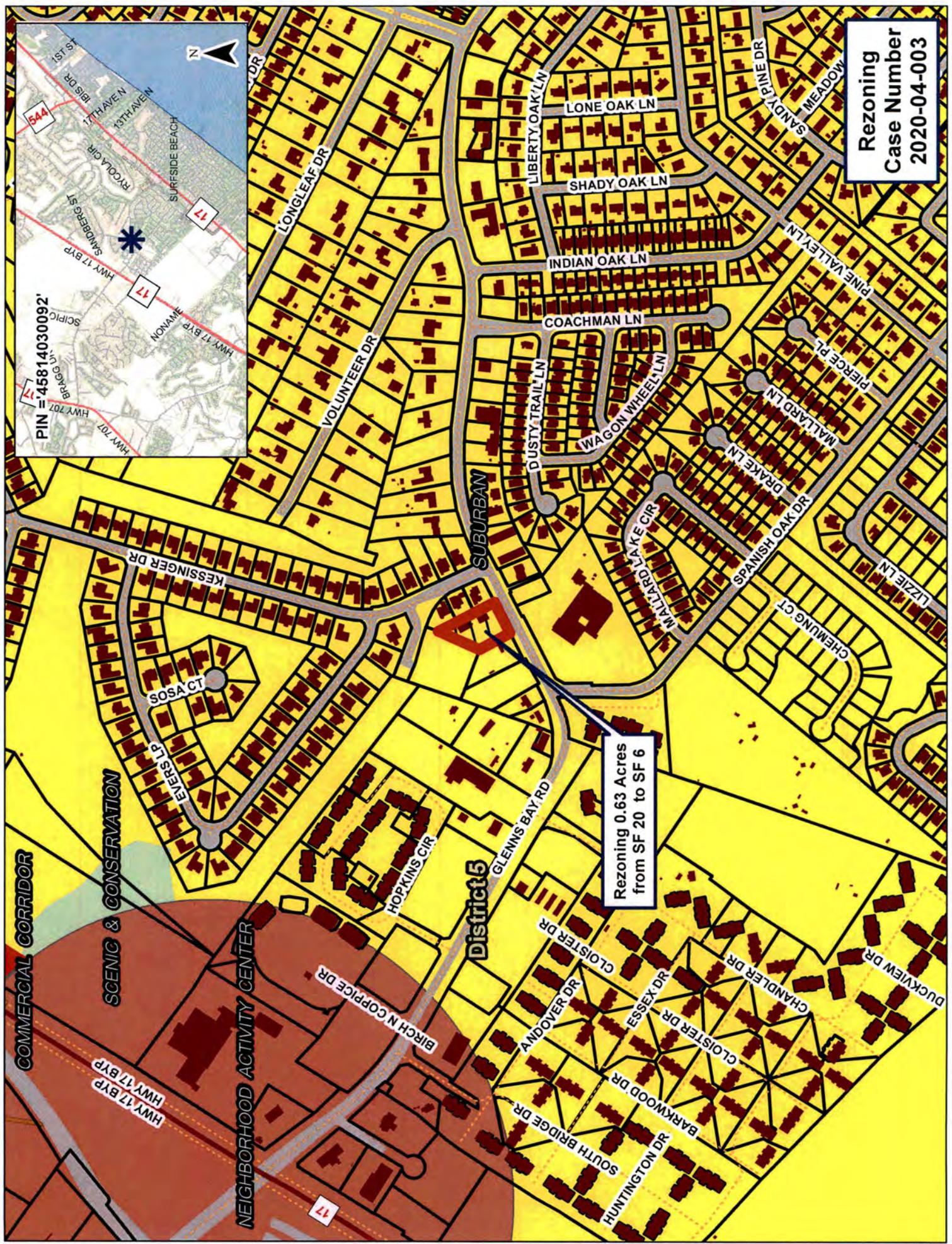
WAGON WHEEL LN

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

COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

Ordinance 49-2020

**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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

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			

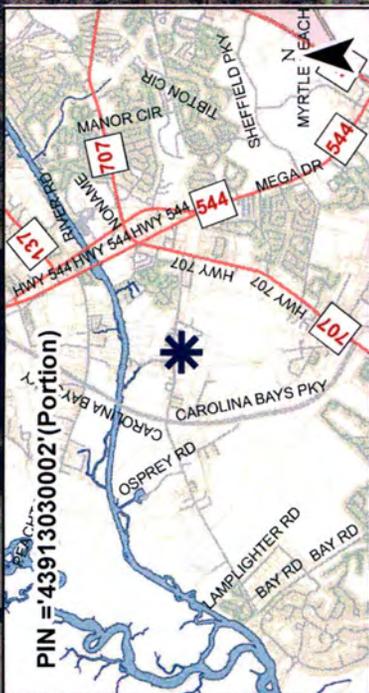
**DIMENSIONAL STANDARDS**

	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

PIN = 43913030002' (Portion)

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

SUBDIVISION PLAT of  
 5 LOTS, CARVED FROM PIN 439-13-03-0002 LOCATED IN  
 SOCASSEE TOWNSHIP, Horry COUNTY, SOUTH CAROLINA.

SURVEY & MAP PREPARED FOR  
**LINDA T. CAUSEY**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED  
 AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT  
 ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS,  
 ALLEYS, PAVED AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

NAME: LINDA T. CAUSEY (SIGNED) DATE: \_\_\_\_\_  
 NAME: \_\_\_\_\_ (SIGNED) DATE: \_\_\_\_\_

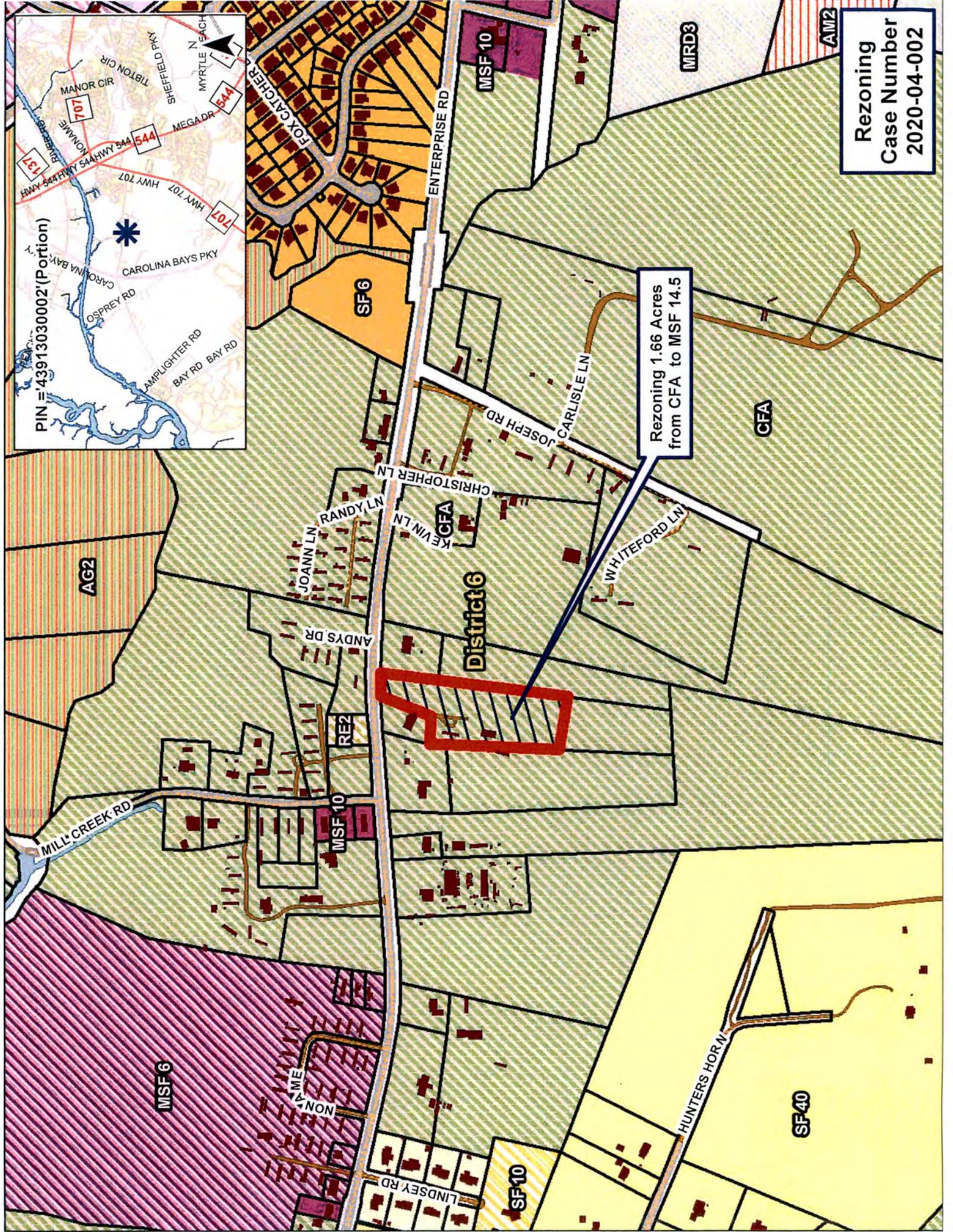
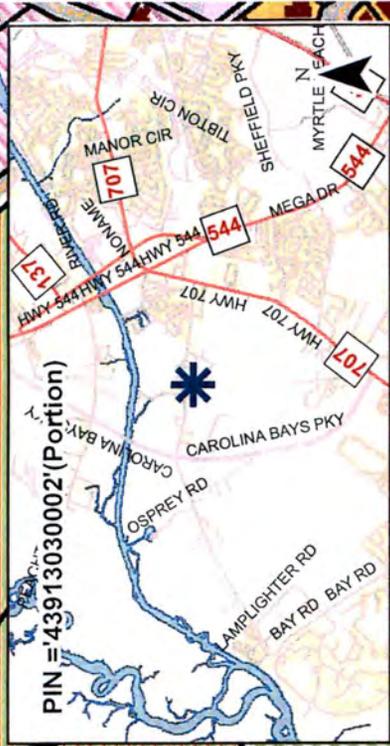
**CERTIFICATION OF NON-EVALUATION FOR WATERS & SEWER AVAILABILITY**  
 THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PLACE  
 AND OR TRACT REMAINS HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-  
 SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECREATION  
 AND/OR OTHER LAND USES SHOWN HEREON ARE CAPABLE OF BEING SERVED BY ON-SITE  
 WASTE DISPOSAL, OR PUBLIC WATER/SEWER SYSTEMS UNLESS OTHERWISE STATED HEREON. ALL  
 SURVEYED PARCELS AND/OR TRACT REMAINERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE  
 DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

(SIGNATURE) \_\_\_\_\_ (DATE) \_\_\_\_\_

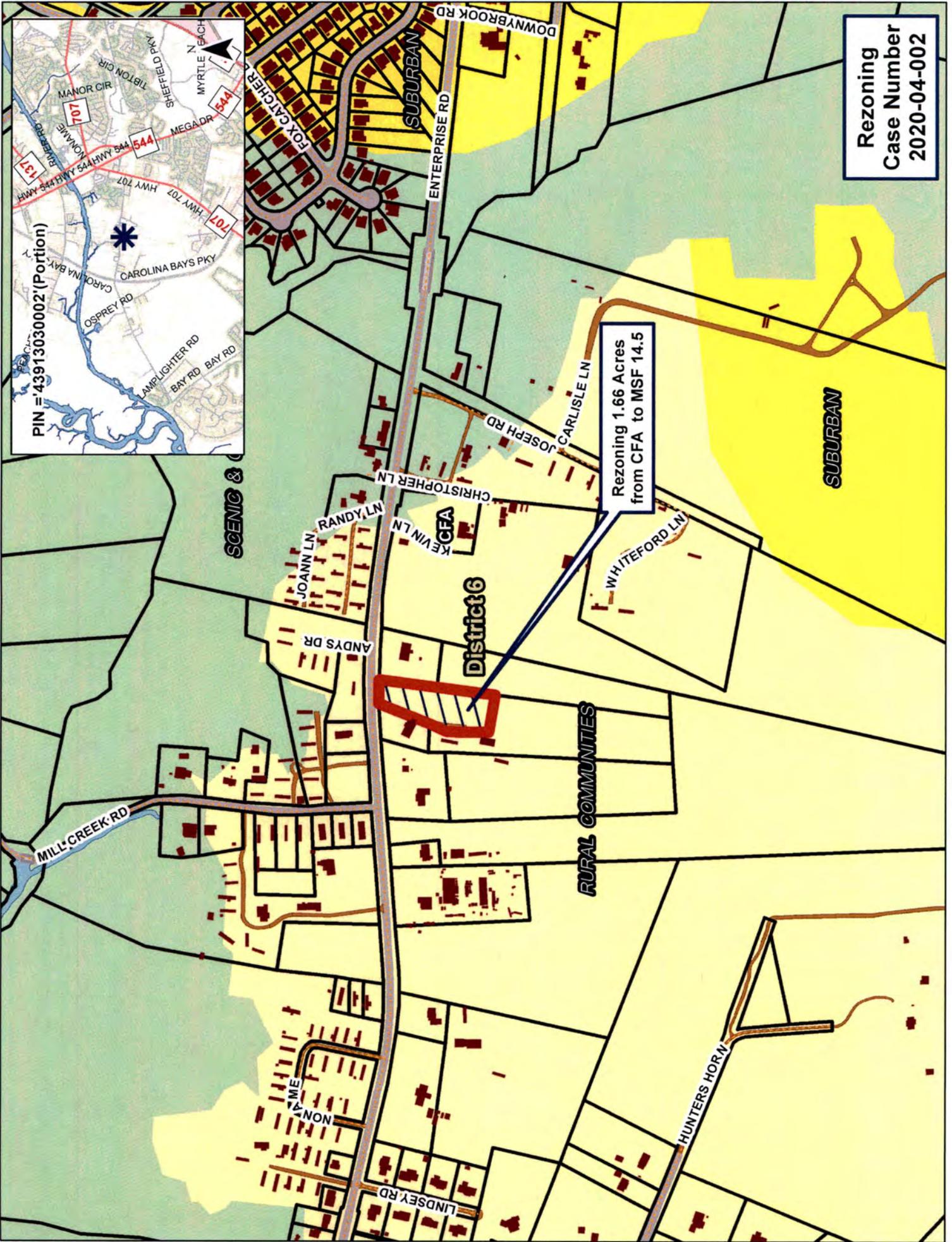
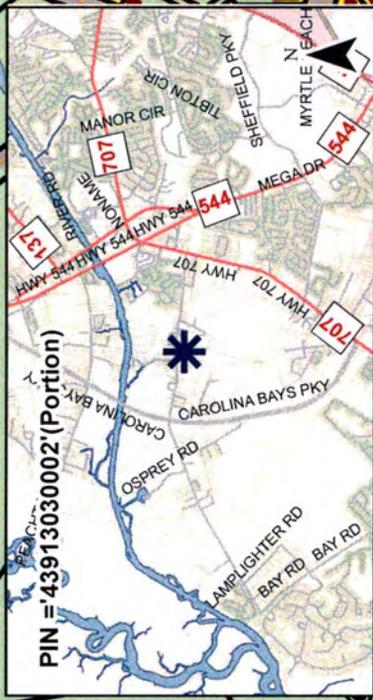
BLK	LOT	AREA	OWNER	DATE
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1	92	1.		

Rezoning  
Case Number  
2020-04-002



Rezoning  
Case Number  
2020-04-002



COUNTY OF Horry )  
STATE OF SOUTH CAROLINA )

Ordinance 50-2020

**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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

Rezoning Review Sheet



**PROPERTY INFORMATION**

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

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

**ZONING DISTRICTS**

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

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b>	X
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	1.9
<b>Utilities</b>	Public
<b>Character of the Area</b>	Commercial

**ADJACENT PROPERTIES**

LI	RE4	HC
LI	Subject Property	HC
HC	HC	HC

**COMMENTS**

<b>Comprehensive Plan District:</b> Commercial Corridors/Suburban	<b>Overlay/Area Plan:</b> West Hwy 544 Overlay
<p><b>Discussion:</b> 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><b>Public Comment:</b> 5/7/2020 There was no public input. Tony Chestnut was present to address questions and concerns. Marvin Heyd recused himself.</p>	

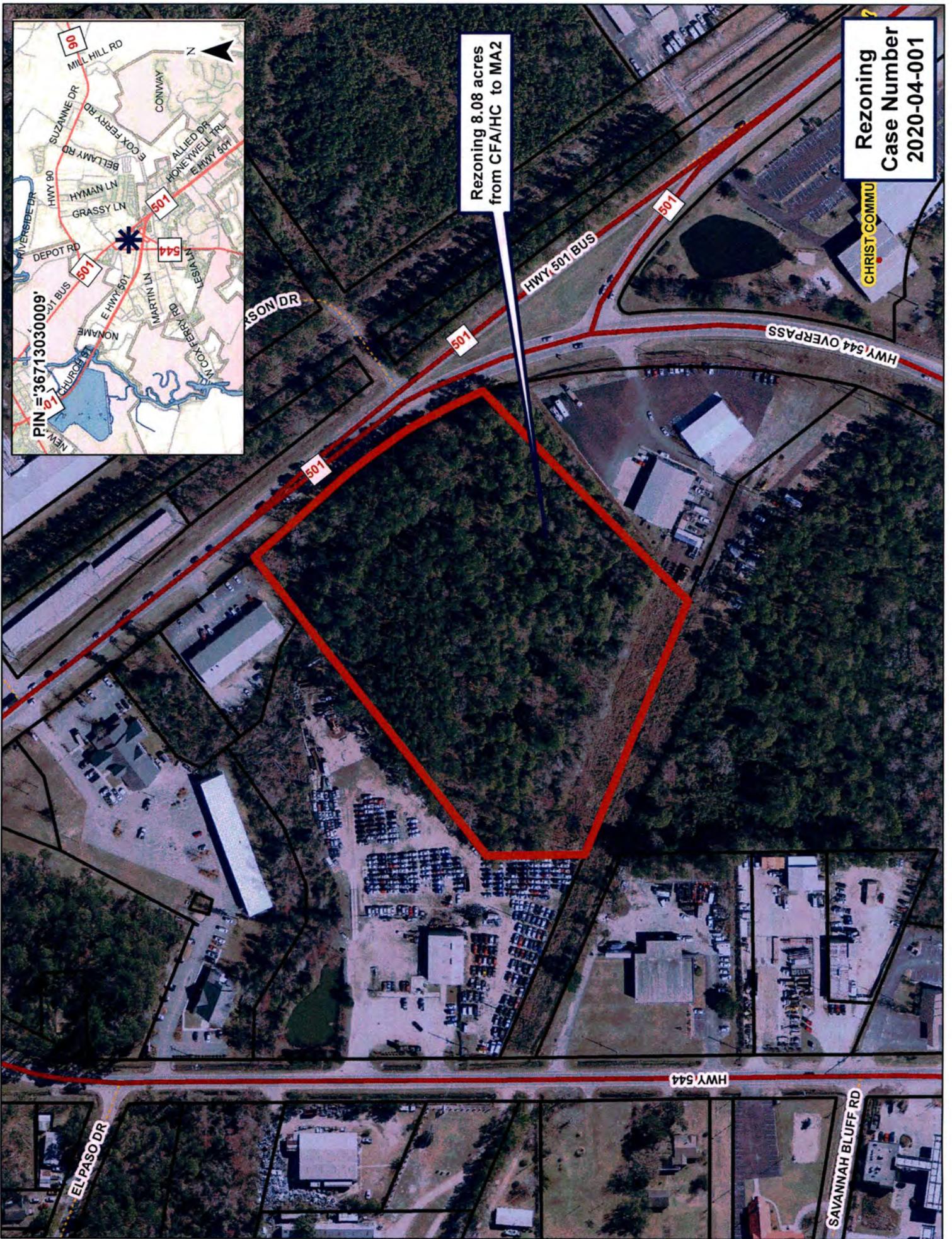
**TRANSPORTATION INFORMATION**

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

**DIMENSIONAL STANDARDS**

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

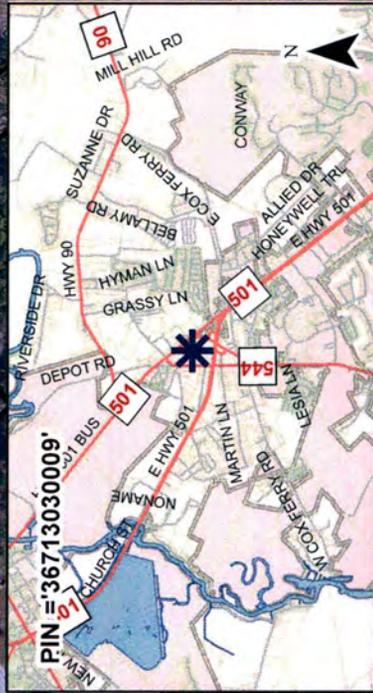


Rezoning 8.08 acres from CFA/HC to MA2

Rezoning Case Number 2020-04-001

PIN = '36713030009'

CHRIST COMMU



EL PASO DR

SAVANNAH BLUFF RD

HWY 544

HWY 501 BUS

HWY 544 OVERPASS

501

501

501

544

90

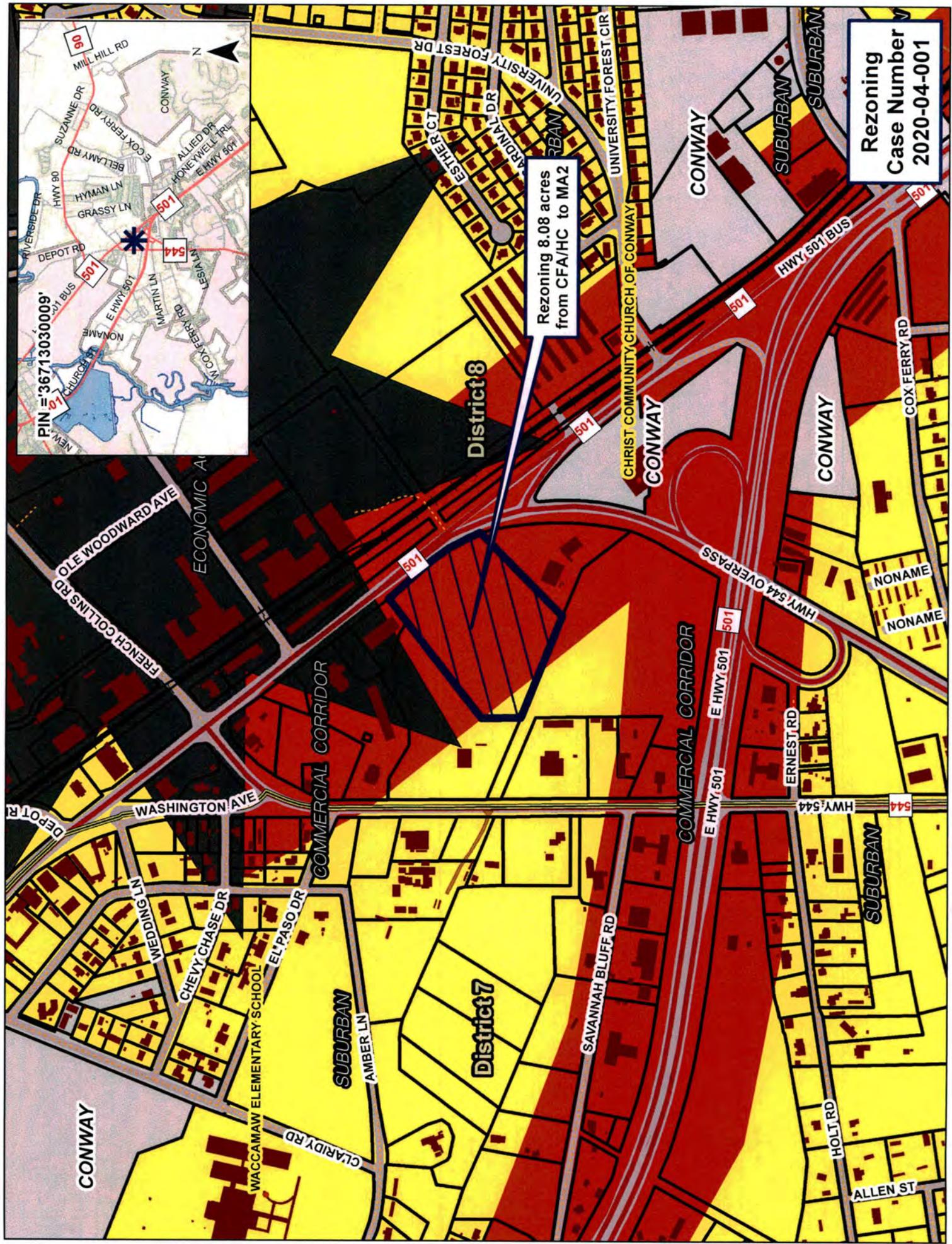
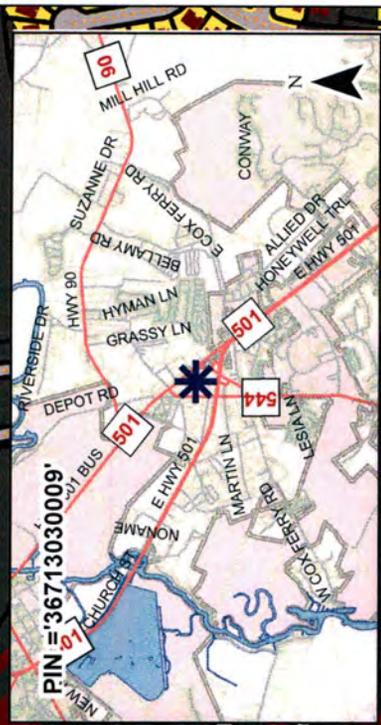


Rezoning  
Case Number  
2020-04-001

Rezoning 8.08 acres  
from CFA/HC to MA2

District 8

District 7



COUNTY OF HORRY )

STATE OF SOUTH CAROLINA )

Ordinance 51-2020

**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 16<sup>th</sup> day of June, 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: June 2, 2020  
 Third Reading: June 16, 2020

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			

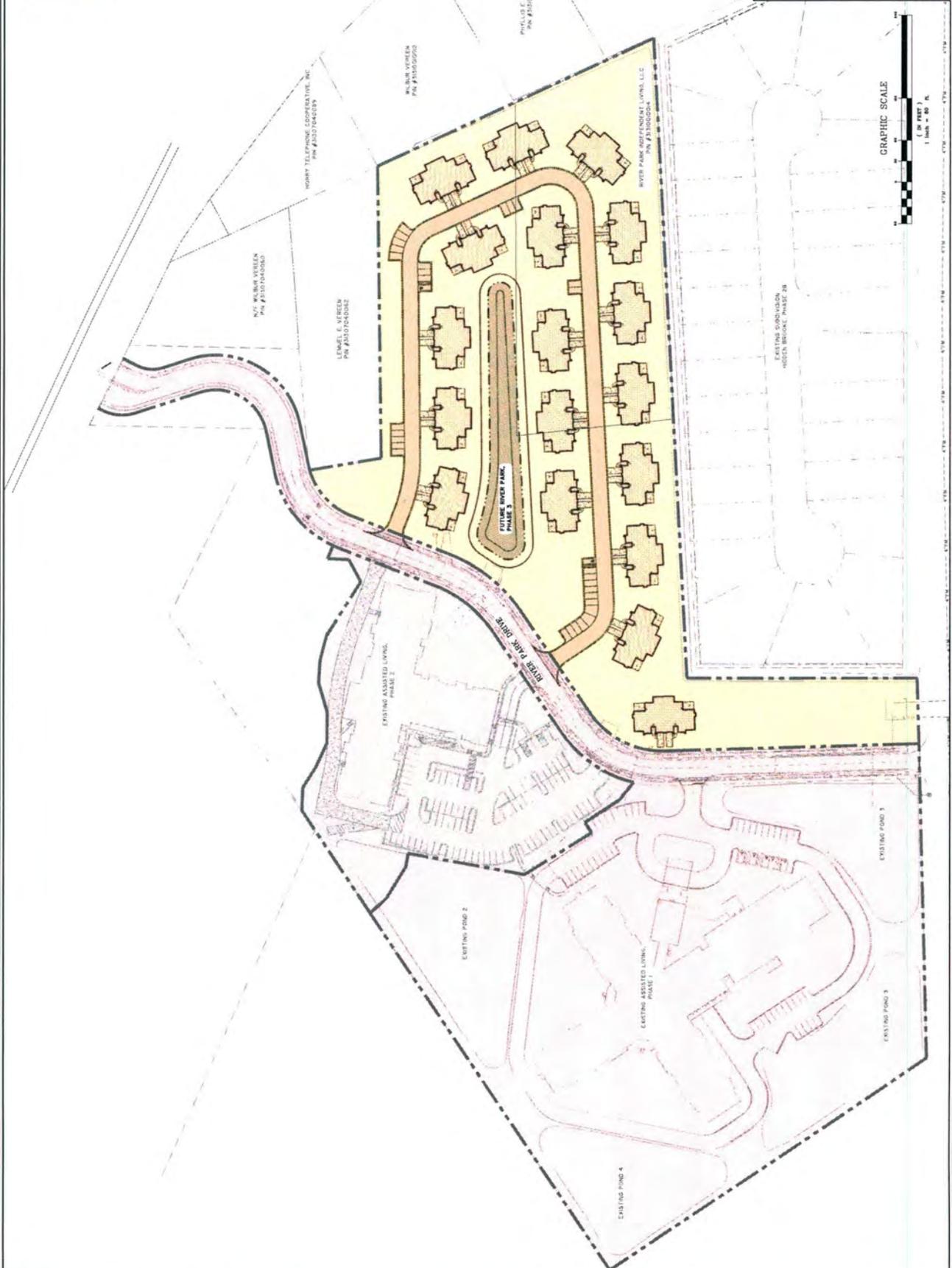
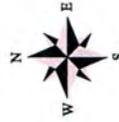
**DIMENSIONAL STANDARDS**

	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**  
 ARCHITECTS, INC.  
 1400 NORTH 12TH STREET, SUITE 200  
 CHARLOTTE, NC 28207 • 704.383.8000  
 www.thomashutton.com









COUNTY OF HORRY )

STATE OF SOUTH CAROLINA )

Ordinance 52-2020

**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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

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
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**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**

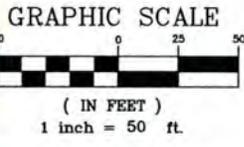
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/100	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16/16	Rd, Station, Traffic AADT (2019) % Road Capacity	S-31, Station (270) 5,100 AADT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

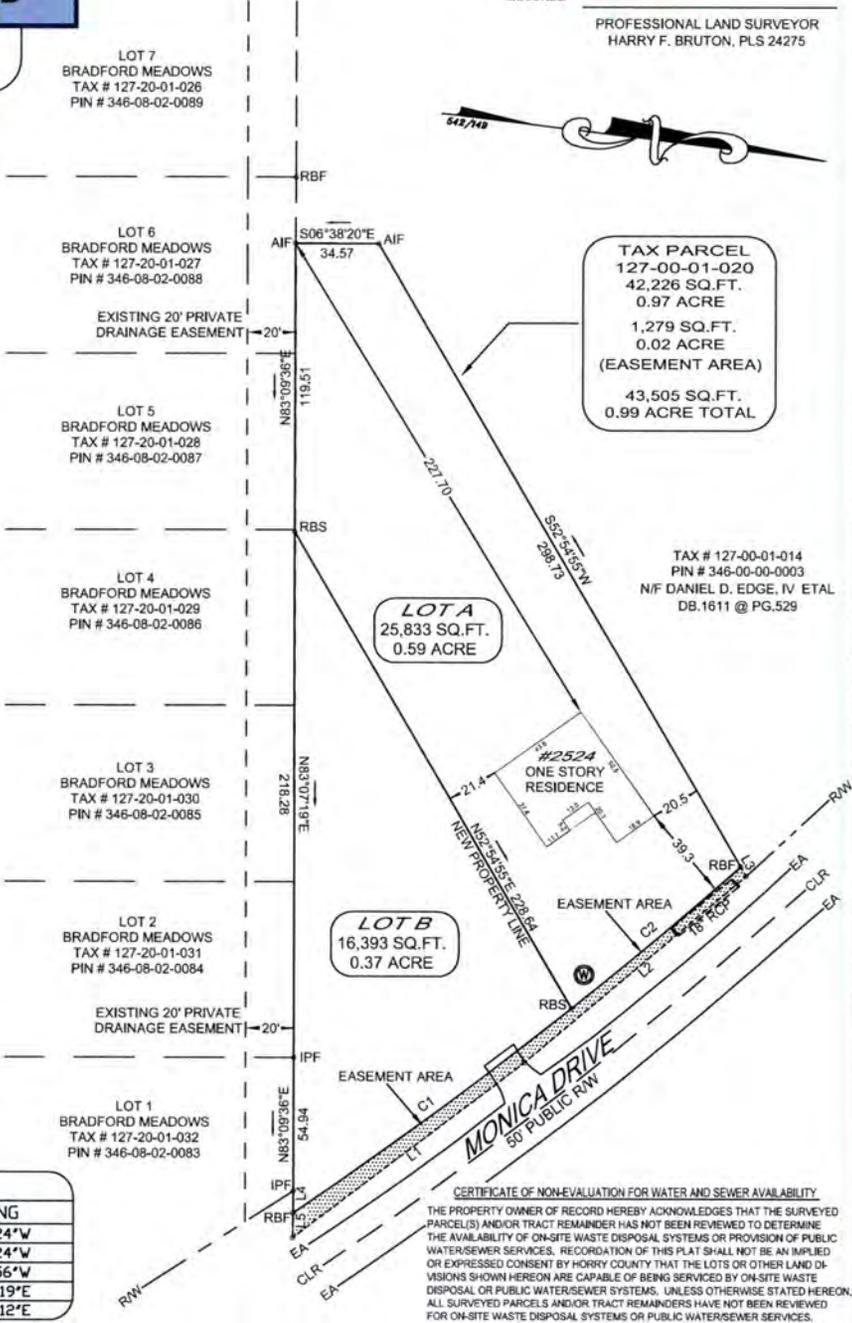
**SIGNED**  
 PROFESSIONAL LAND SURVEYOR  
 HARRY F. BRUTON, PLS 24275

- 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
  - RAW = 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	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	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

LOTA  
 25,833 SQ.FT.  
 0.59 ACRE

LOTB  
 16,393 SQ.FT.  
 0.37 ACRE

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.

PROPERTY OWNER SIGNATURE \_\_\_\_\_ (DATE) \_\_\_\_\_  
**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

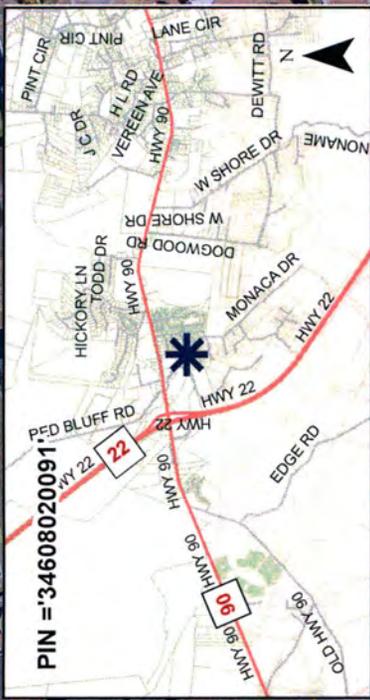
HARRY F. BRUTON  
 S.C. REG.# 24275





Rezoning  
Case Number  
2020-04-006

Rezoning 0.97 Acres  
from CFA to SF 14.5



COUNTY OF HORRY )

)  
)  
)

Ordinance 53-2020

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 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 16<sup>th</sup> day of June, 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: June 2, 2020  
Third Reading: June 16, 2020

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
--	-------------------------

**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.

The property is within a preliminary flood zone (AE 20) but is not currently in the regulated floodplain.

An identified Rural Activity Center is located approximately 0.5 miles from this property.

**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

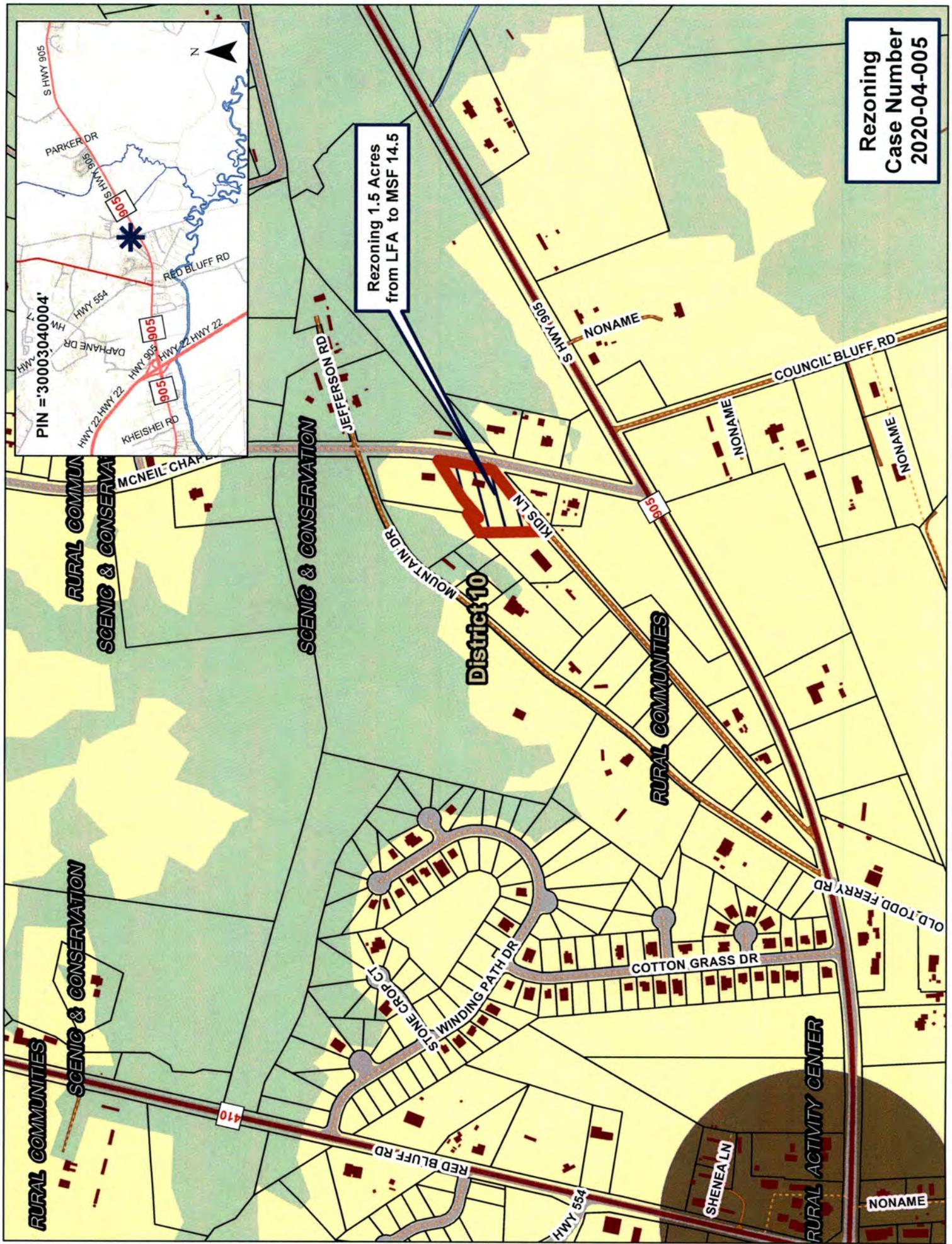
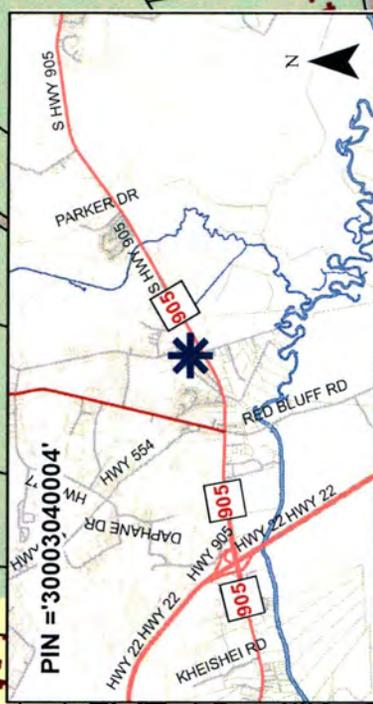
Report Date: 4/16/2020

BY: sm



Rezoning  
Case Number  
2020-04-005

Rezoning 1.5 Acres  
from LFA to MSF 14.5



RURAL COMMUNITIES  
SCENIC & CONSERVATION

SCENIC & CONSERVATION

District 10

RURAL COMMUNITIES

SCENIC & CONSERVATION

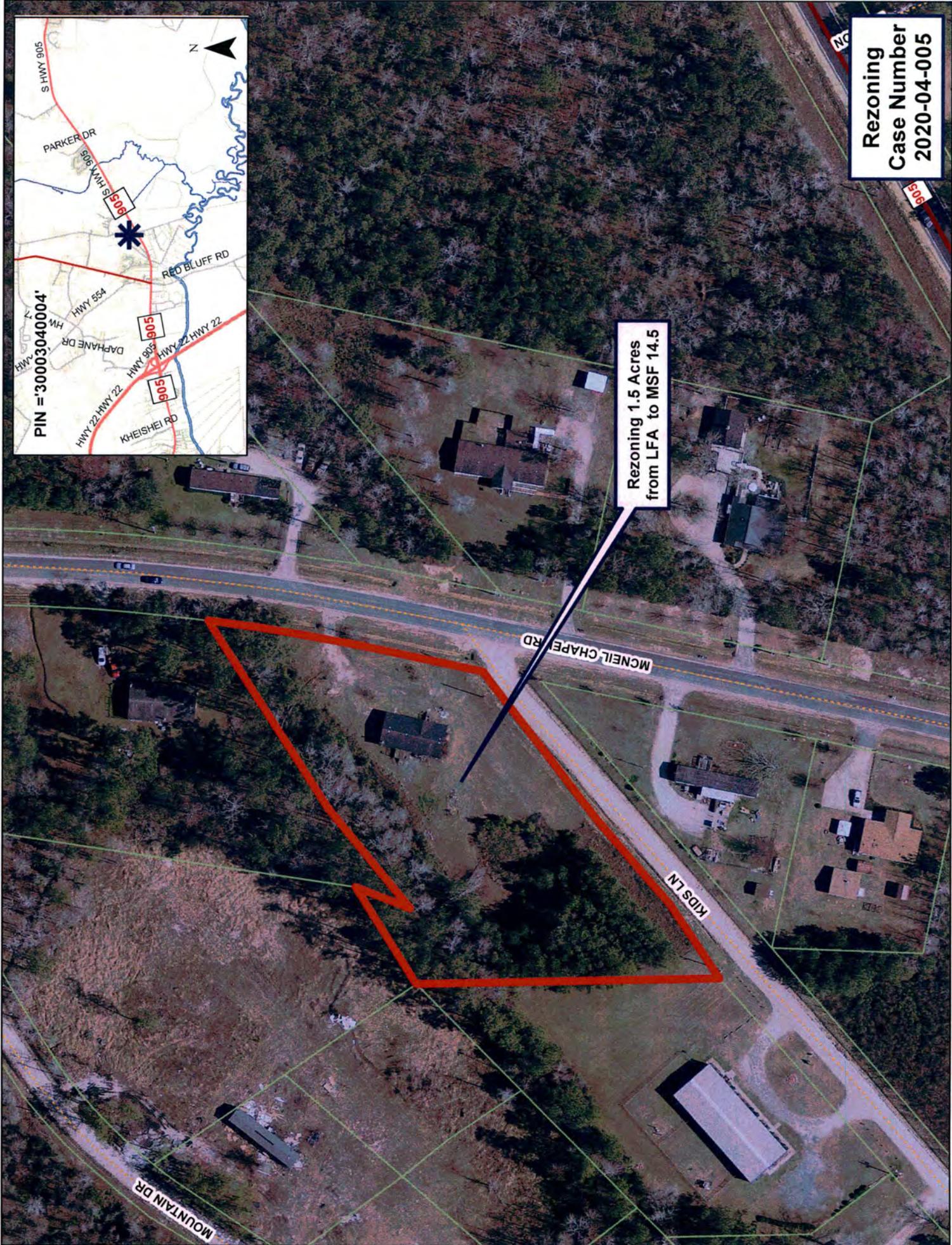
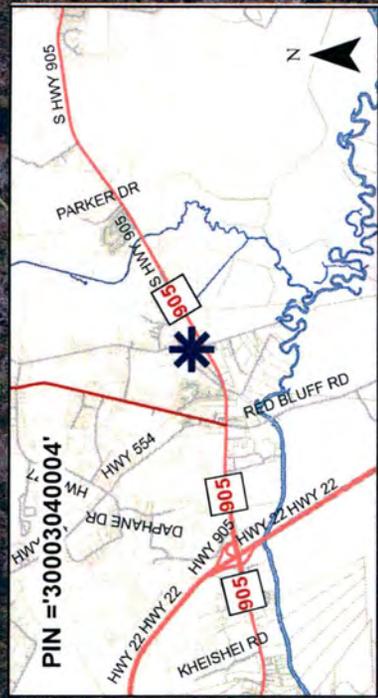
RURAL COMMUNITIES

RURAL ACTIVITY CENTER

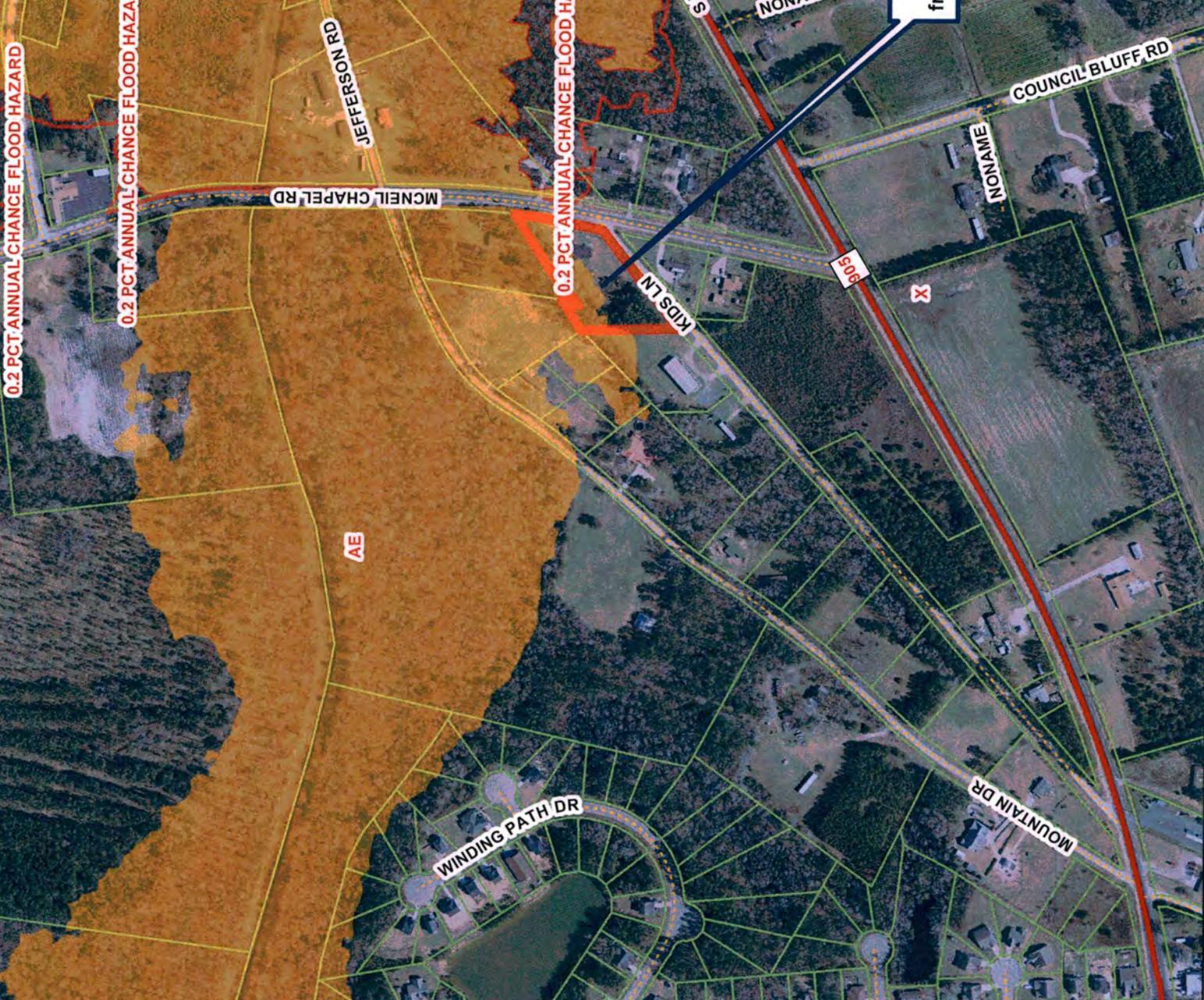
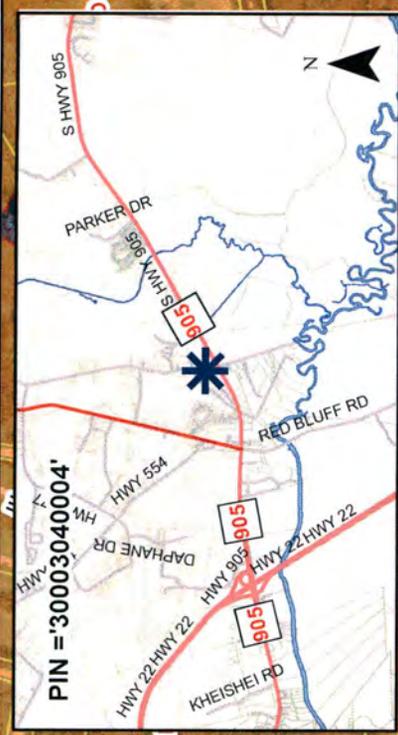
NONAME

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



COUNTY OF HORRY )

)  
)  
)

Ordinance 56-2020

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 39500000003 & 39509030001 FROM RESORT COMMERCIAL (RC) 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 Resort Commercial (RC) 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 39500000003 & 39509030001 and currently zoned Resort Commercial (RC) 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: June 16, 2020  
Second Reading:  
Third Reading:

Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Robert S Guyton (Energov # 049141)	<b>Rezoning Request #</b>	2020-05-003
<b>PIN #</b>	39500000003 (Portion) & 39509030001	<b>County Council District #</b>	2 - Howard
<b>Site Location</b>	Carolina Towne Centre, between Hinson Dr & SC Hwy 31 in Myrtle Beach	<b>Staff Recommendation</b>	Approval
<b>Property Owner Contact</b>	International Drive Land Holding Co LLC	<b>PC Recommendation</b>	Unanimous Approval
		<b>Size (in acres) of Request</b>	30.36

Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 46 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020 BY: sm

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
<b>Current Zoning</b>	HC	<b>Flood and Wetland Information</b> (proposed FEMA maps)	X	RC	RC	RC
<b>Proposed Zoning</b>	MRD3	<b>Public Health &amp; Safety</b> (EMS/fire) in miles	1.29	HC	<b>Subject Property</b>	HC
<b>Proposed Use</b>	In Common Development	<b>Utilities</b>	Public	RC	RC	City of Myrtle Beach
		<b>Character of the Area</b>	Residential & Commercial			

**COMMENTS**

<b>Comprehensive Plan District:</b> Mixed Use & Community Activity Center – Outer Ring	<b>Overlay/Area Plan:</b>
--	---------------------------

**Discussion:** The applicant is requesting the MRD3 zoning district for a in common development. The proposed MRD is designed to be 290 single family units on a 30.36 acre parcel for a gross density of 9.55 du/ac. The In Common development will consist of a mixture of single-family detached, single-family above garage and duplex units.

Access through McLeod Health's Carolina Forest campus will be required in addition to the main access to Hinson Drive. The adjacent Mosby Apartment complex consists of 332 (1 – 3 bedroom units) and Brightwater CCRC is across the street (Buist Circle) from the proposed development. The area is predominantly multi-family and commercial uses.

**Public Comment:** There was no public input. Shep Guyton and Jessica Wise explained the request.

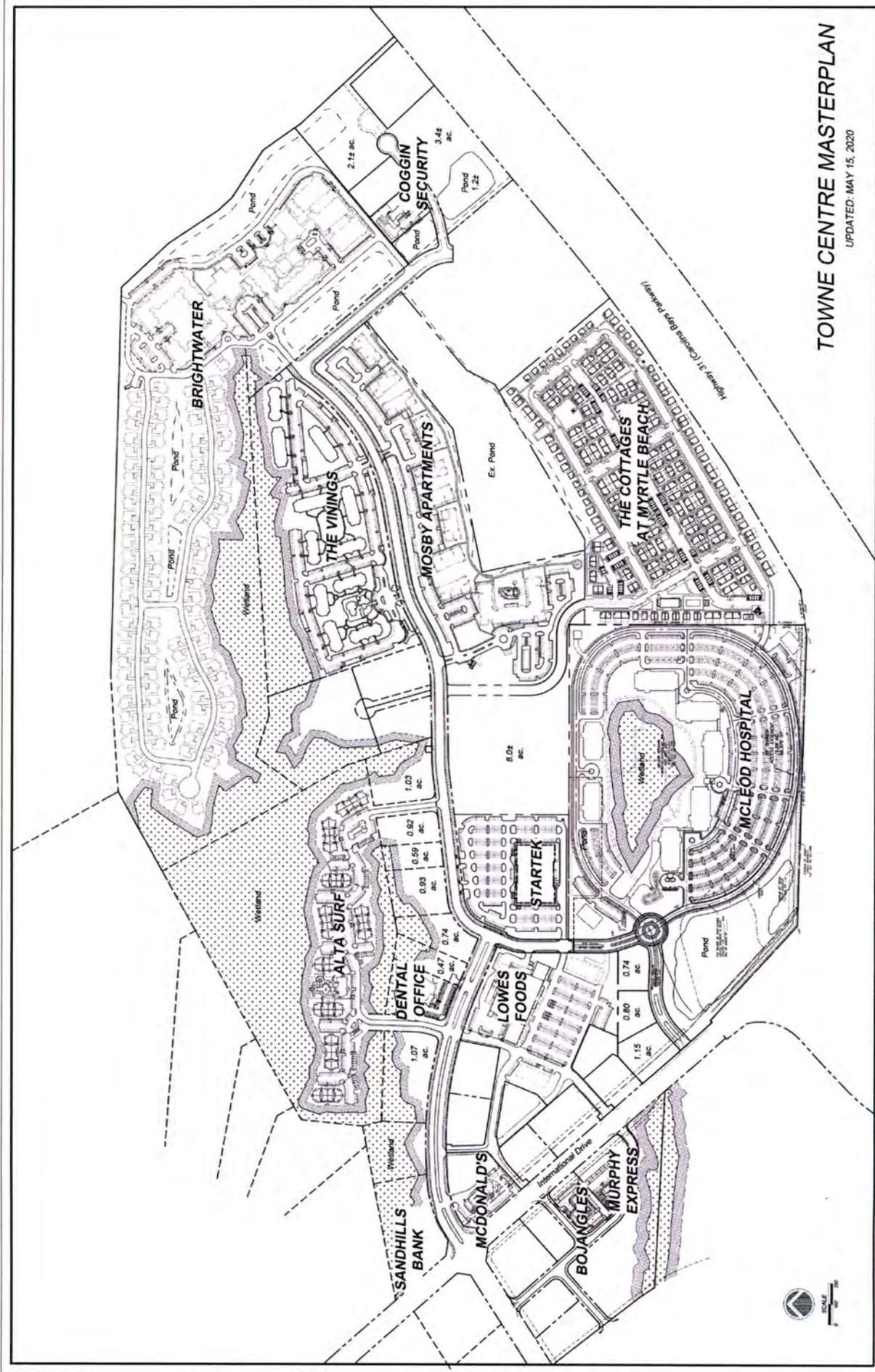
**TRANSPORTATION INFORMATION**

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0/3,500	<b>Existing Road Conditions</b>	Private, Paved, Two-lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	1,900/1,900	<b>Rd, Station, Traffic AADT (2019) % Road Capacity</b>	S-1315 Main Line, Station (747) 33,800 AADT 85-90%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	HC res/comm	RC res/comm	HC res / comm		
<b>Min. Lot Size (in square feet)</b>	N/A	6,000 / 10,000	6,000 / 25,000	6,000 / 10,000		
<b>Front Setback (in feet)</b>	25	20 / 50	20 / 40	20 / 50		
<b>Side Setback (in feet)</b>	25	10 / 10	10 / 30	10 / 10		
<b>Corner Side Setback (in feet)</b>	N/A	N/A	N/A	N/A		
<b>Rear Setback (in feet)</b>	25	15 / 15	15 / 25	15 / 15		
<b>Bldg. Height (in feet)</b>	40	35 / 120	Unlimited*	35 / 120		

**Setback Comments:** The proposed rezoning is an in-common development, the 25' setback will be measured from the perimeter with a 20' separation between structures. \* RC Height - Other ordinances, such as the Airport Height Standards and the Horry County Parking Ordinance, may exercise some control over height.



# TOWNE CENTRE MASTERPLAN

UPDATED: MAY 15, 2020

© 2020 by The Towne Centre Company. All rights reserved. This plan is a preliminary site plan and is not to be used for any other purpose without the written consent of The Towne Centre Company.

**SITE SUMMARY**

TOTAL PARCEL  
A PORTION OF PIN 395-00-0003 & 395-00-03-0001  
+30.36 ACRES  
HC & RC  
CURRENT ZONING  
MRD-3  
PROPOSED ZONING  
MRD-3  
PROPOSED USE  
SINGLE-FAMILY IN-COMMON  
CURRENT OWNER  
INTERNATIONAL DRIVE LAND HOLDING CO  
PO BOX 1373  
MYRTLE BEACH, SC 29578  
DEVELOPER  
CAPSTONE PROPERTIES LLC  
431 OFFICE PARK DR  
BIRMINGHAM, AL 35223

**MRD-3 SETBACKS\***

PERIMETER SETBACK 25'  
BUILDING SEPARATION 20' (MIN)  
BUILDING HEIGHT 42' (MAX)

\*NOTE: ACCESSORY STRUCTURES ARE PROHIBITED WITHIN IN-COMMON SETBACKS. FENCES ARE ALLOWED WITHIN IN-COMMON SETBACKS UP TO 10' FROM THE PARCEL BOUNDARY.

ALLOWABLE DENSITY 15 UNITS / ACRE (MAX)

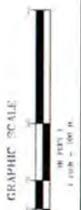
**PROPOSED DEVELOPMENT**

UNITS 290 UNITS TOTAL  
046 SINGLE-FAMILY DETACHED  
208 DUPLEXES  
037 SINGLE-FAMILY ABOVE GARAGE  
DENSITY 9.66 UNITS / ACRE  
PARKING REQUIRED 580 SPACES  
290 SINGLE-FAMILY UNITS + 2 SPACES / UNIT  
PARKING PROVIDED 567 SPACES  
500 STANDARD SPACES  
013 HANDICAP SPACES  
074 SINGLE GARAGES  
OPEN SPACE REQUIRED 3.33 ACRES TOTAL (900 SF / UNIT)  
ACTIVE (23%) 0.83 ACRES  
OPEN SPACE PROVIDED 4.04 ACRES TOTAL  
ACTIVE 1.06 ACRES



**KEY**

- RESIDENTIAL UNITS (SEE ARCHITECTURAL PLANS)
- VEHICLE USE AREA
- DEFINED OPEN SPACE



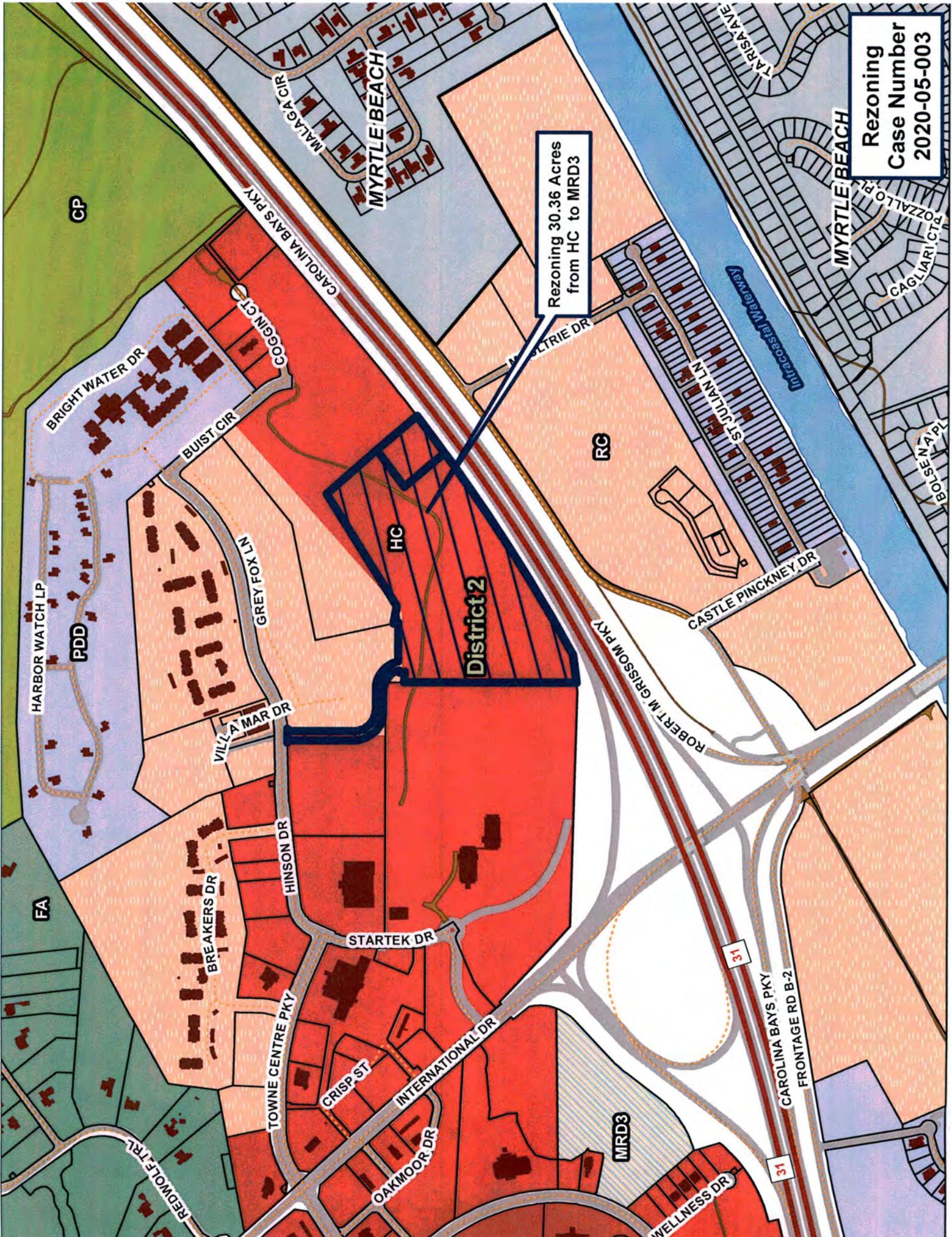
**THE COTTAGES AT MYRTLE BEACH  
PRELIMINARY SITE PLAN**

DDC PIN 20009  
REVISED: JAN 2020  
NOTED: JAN 2020

NOTE: PLAN AS SHOWN WAS DONE BY ARCHITECTURE & ENGINEERING DATED ABOVE. PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN APPROVED BY ANY LOCAL AGENCIES. THIS PLAN IS FOR INFORMATION ONLY. ALL DIMENSIONS AND LOCATIONS SHOULD BE VERIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION. DOCUMENT SHOULD NOT BE USED AS A CONSTRUCTION PERMIT OF ANY KIND.

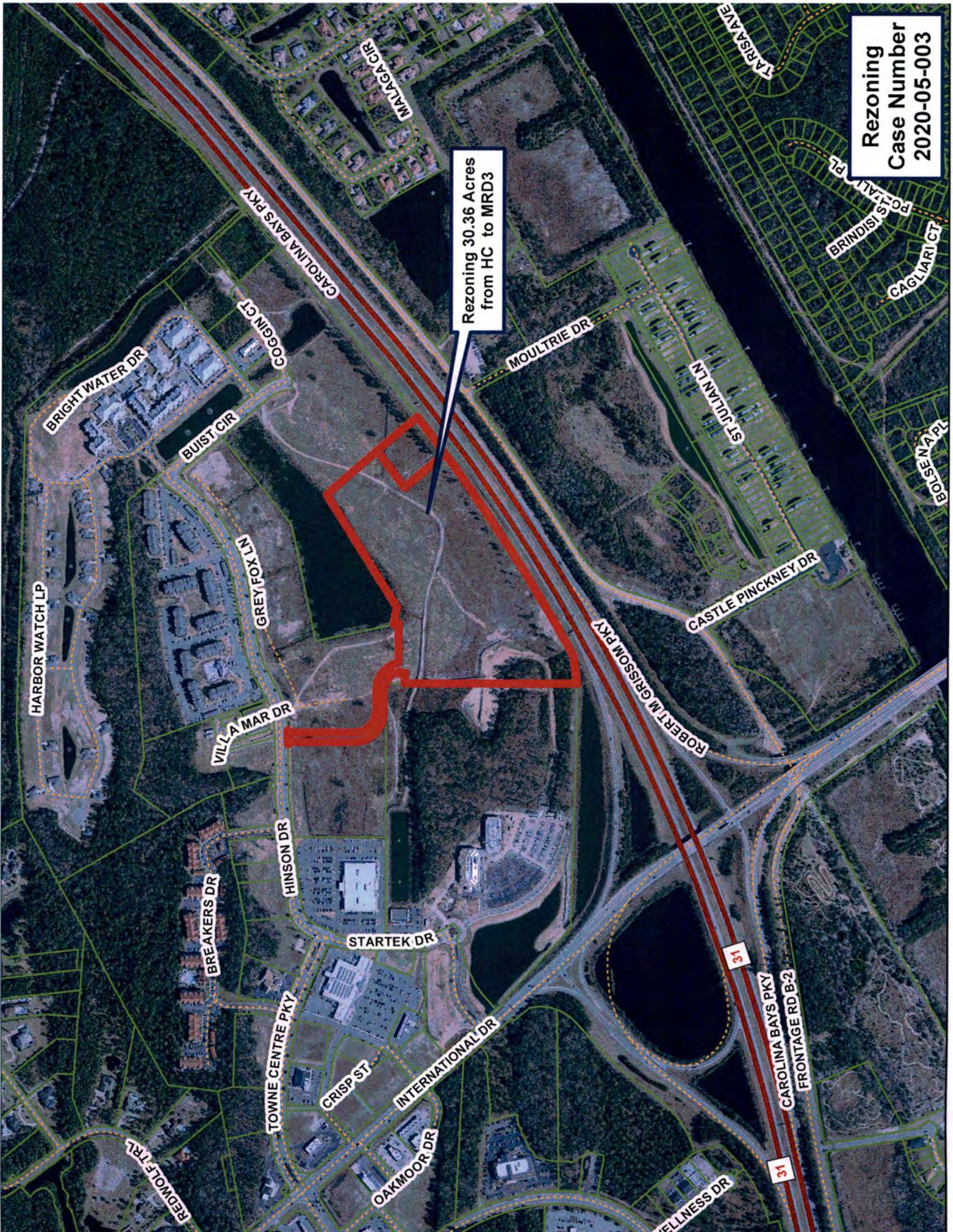
Rezoning  
Case Number  
2020-05-003

Rezoning 30.36 Acres  
from HC to MRD3



Rezoning  
Case Number  
2020-05-003

Rezoning 30.36 Acres  
from HC to MRD3



HARBOR WATCH LP

BRIGHT WATER DR

BUIST CIR

GREY FOX LN

VILLA MAR DR

BREAKERS DR

HINSON DR

STARTEK DR

TOWNE CENTRE PKY

CRISP ST

INTERNATIONAL DR

OAKMOOR DR

REDWOLF TRL

MALAGA CIR

MOULTRIE DR

ROBERT M. GRISSOM PKY

CASTLE PINCKNEY DR

31

CAROLINA BAYS PKY

FRONTAGE RD B-2

31

WELLNESS DR

TARRISA AVE

FOUNTAIN PL

BRINDISI ST

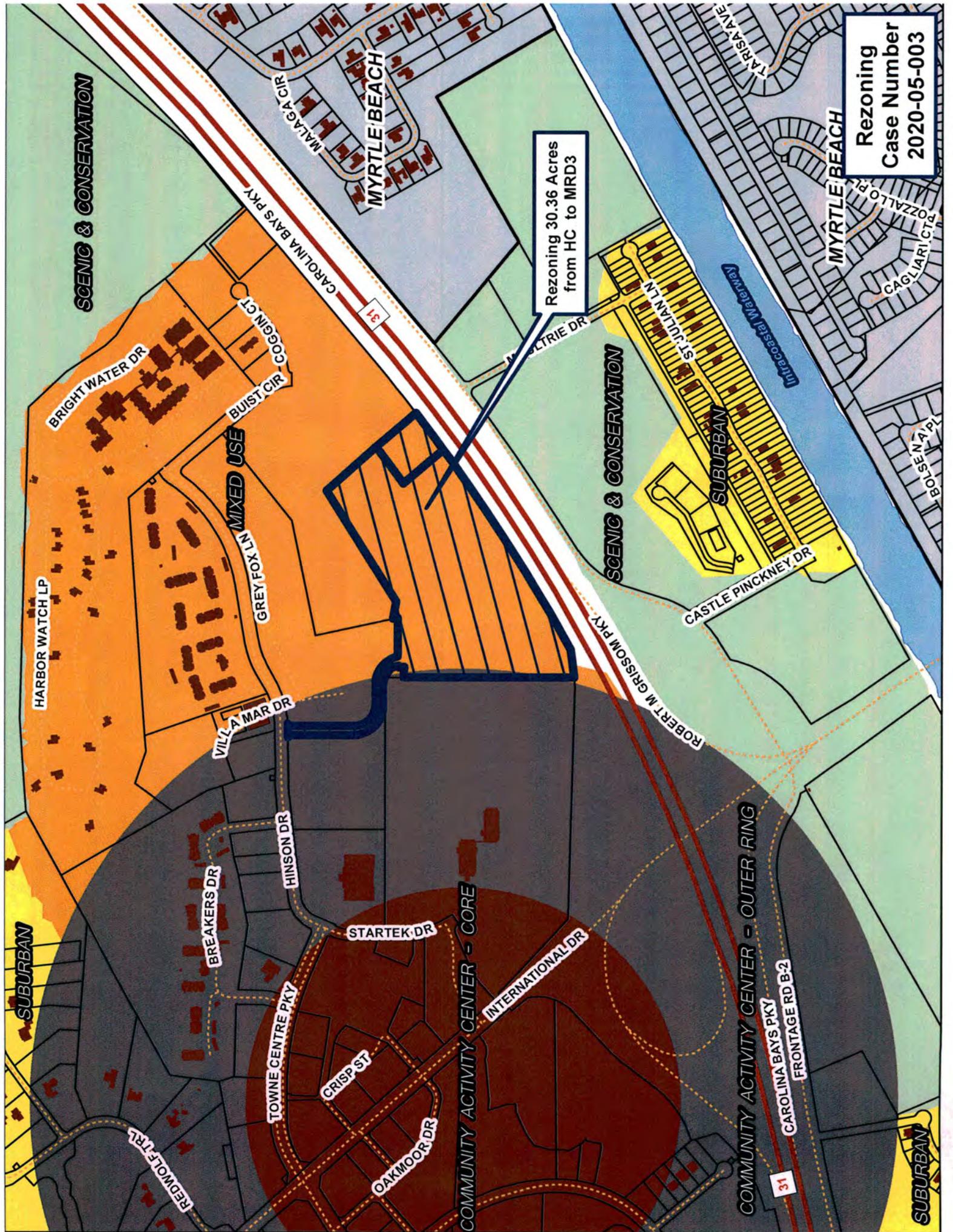
CAGLIARI CT

BOESENA PL

ST JULIAN LN

Rezoning  
Case Number  
2020-05-003

Rezoning 30.36 Acres  
from HC to MRD3



SCENIC & CONSERVATION

MYRTLE BEACH

MYRTLE BEACH

SCENIC & CONSERVATION

SUBURBAN

SUBURBAN

COMMUNITY ACTIVITY CENTER - CORE

COMMUNITY ACTIVITY CENTER - OUTER RING

SUBURBAN

COUNTY OF HORRY

)

Ordinance 57-2020

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 44912040068 FROM COMMERCIAL FOREST AGRICULTURE (CFA) 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 Commercial Forest Agriculture (CFA) 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 44912040068 and currently zoned Commercial Forest Agriculture (CFA) 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  
 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: June 16, 2020  
 Second Reading:  
 Third Reading:

Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Derrick Blanton, VP of Beach Flowers (Energov # 049137)	<b>Rezoning Request #</b>	2020-05-004
<b>PIN #</b>	44912040068	<b>County Council District #</b>	6 - Crawford
<b>Site Location</b>	Off Hwy 707, on Fern Moss Rd in Myrtle Beach	<b>Staff Recommendation</b>	Approval
<b>Property Owner Contact</b>	Beach Flowers Inc	<b>PC Recommendation</b>	Unanimous Approval
		<b>Size (in acres) of Request</b>	7.84

Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 59 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020 BY: sm

**ZONING DISTRICTS**

<b>Current Zoning</b>	CFA
<b>Proposed Zoning</b>	SF6
<b>Proposed Use</b>	Single Family Development

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b> (proposed FEMA maps)	X
<b>Public Health &amp; Safety</b> (EMS/fire) in miles	3.34
<b>Utilities</b>	Public
<b>Character of the Area</b>	Residential and Commercial

**ADJACENT PROPERTIES**

MHP	MHP	MSF6
CFA	<b>Subject Property</b>	MSF6
CFA	CFA	MSF6

**COMMENTS**

**Comprehensive Plan District:** Scenic & Conservation, Suburban, and Economic Activity Center **Overlay/Area Plan:** Burgess Community Area Plan

**Discussion:** The applicant is requesting the Residential (SF6) zoning district for a single family development. The property will be combined with the adjacent 5 acre parcel which is already zoned MSF6. The proposed development is designed to be 52 single family lots on a 13.07 acre parcel for a gross density of 3.98 du/ac.

The length of the proposed road is longer than 1,800 lf (~1,925 lf) and will require a Design Modification. Desing modification was approved on 6/4/2020.

This parcel is located just outside of the Hwy 707 Overlay.

**Public Comment:** There was no public input. Derrick Blanton explained the request.

**TRANSPORTATION INFORMATION**

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0/200	<b>Existing Road Conditions</b>	Paved, Two-lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	416/416	<b>Rd, Station, Traffic AADT (2019) % Road Capacity</b>	SC-707 Main Line, Station (247) 23,800 AADT 65-70%
<b>Proposed Improvements</b>			

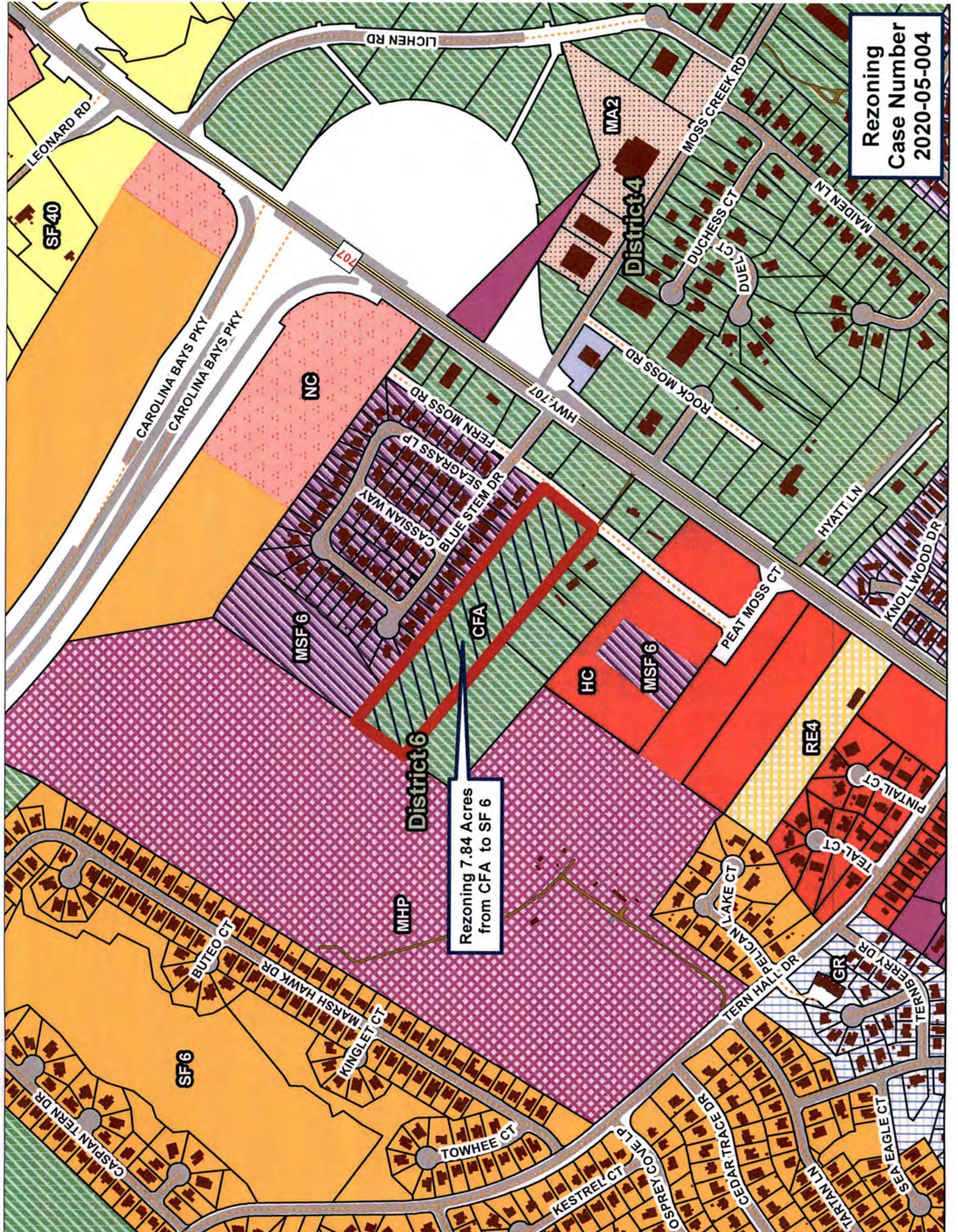
**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	CFA res / comm	CFA res / comm	MSF6	MHP	
<b>Min. Lot Size (in square feet)</b>	6,000	21,780 / 43,560	21,780 / 43,560	6,000	5 acres	
<b>Front Setback (in feet)</b>	20	25 / 60	25 / 60	20	*	
<b>Side Setback (in feet)</b>	10	10 / 25	10 / 25	10	*	
<b>Corner Side Setback (in feet)</b>	15	15 / 37.5	15 / 37.5	15	-	
<b>Rear Setback (in feet)</b>	15	15 / 40	15 / 40	15	*	
<b>Bldg. Height (in feet)</b>	35	35	35	35	35	

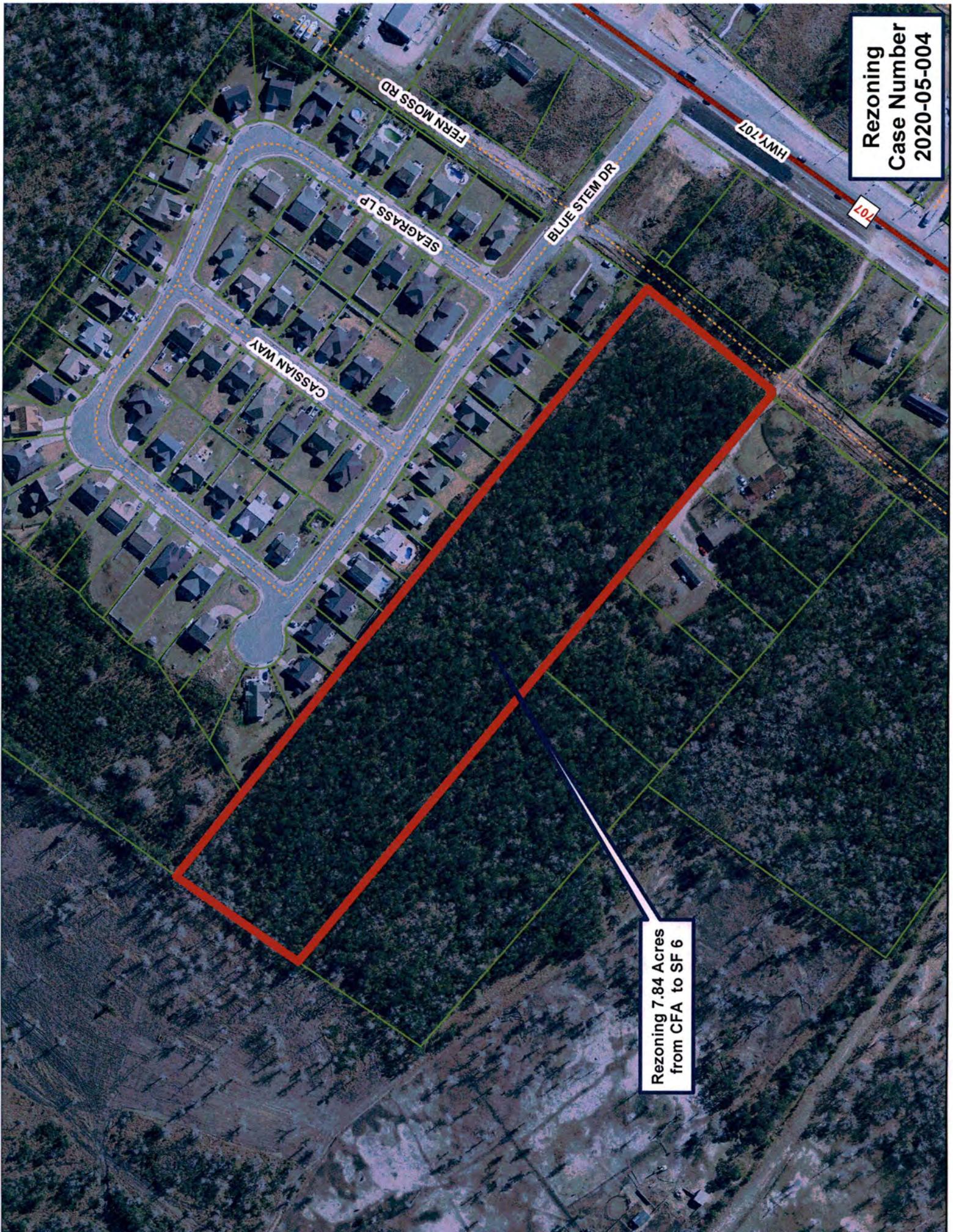
**Setback Comments:** \* MHP Setbacks – External Park Setbacks - Front setback is 35' from any public roadway and 25' from any external park boundary. Internal Park Setbacks – All units must be separated at least 20' from any other unit or roadway within the MHP.



Rezoning  
Case Number  
2020-05-004

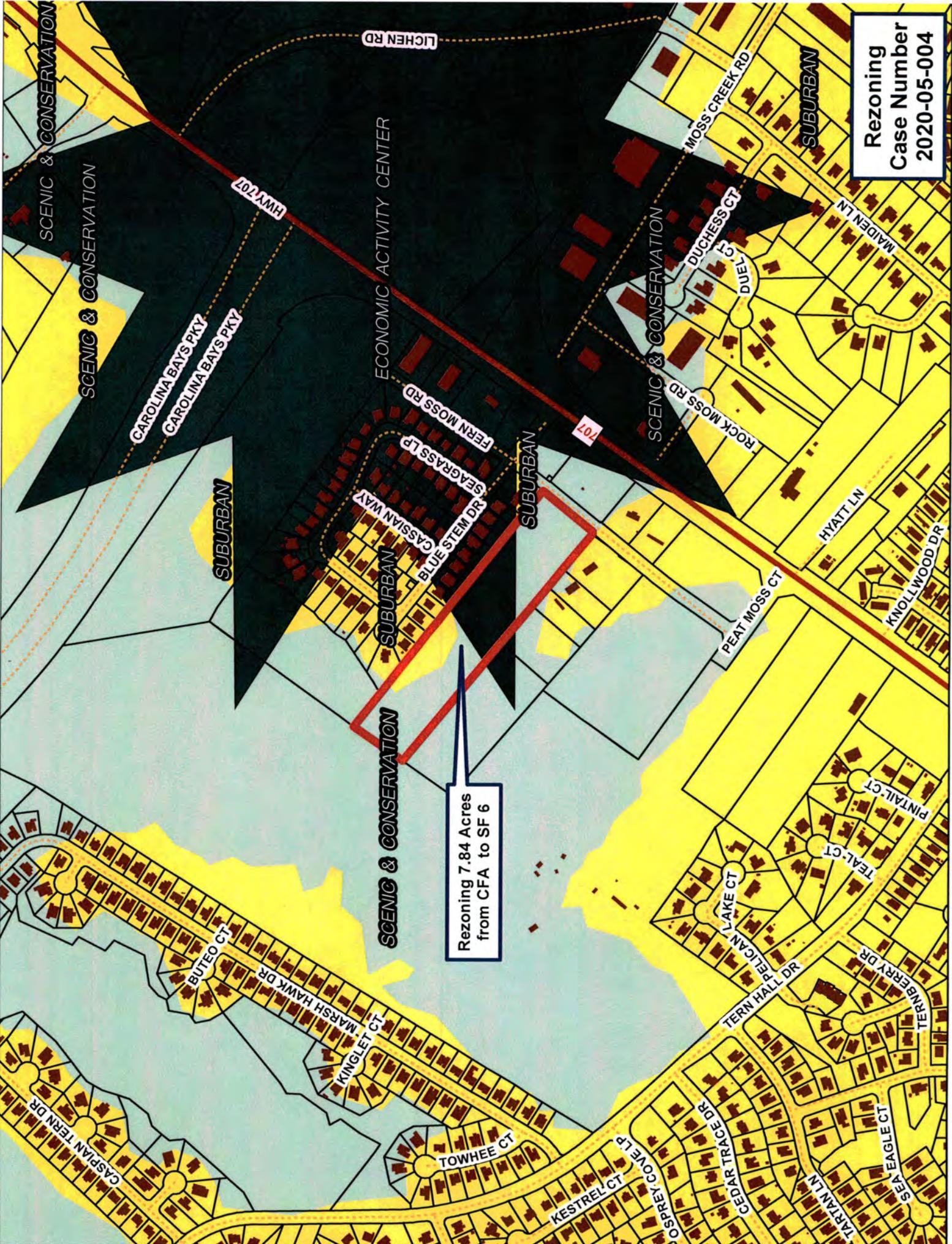


Rezoning  
Case Number  
2020-05-004



Rezoning 7.84 Acres  
from CFA to SF 6

Rezoning  
Case Number  
2020-05-004



Rezoning 7.84 Acres  
from CFA to SF 6

COUNTY OF HORRY )

)

Ordinance 58-2020

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 43701010013 FROM RESIDENTIAL (SF20) TO RESIDENTIAL (MSF20)**

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Residential (SF20) to Residential (MSF20) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

**NOW THEREFORE** by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1) **Amendment of Official Zoning Maps of Horry County:** Parcel(s) of land identified by PIN 43701010013 and currently zoned Residential (SF20) is herewith rezoned to Residential (MSF20).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_day of \_\_\_\_\_, 2020.

**HORRY COUNTY COUNCIL**

\_\_\_\_\_  
Johnny Gardner, Chairman

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

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

Attest:

\_\_\_\_\_  
Patricia S. Hartley, Clerk to Council

First Reading: June 16, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Darrell W & Sandra A Avery (Energov # 049134)	Rezoning Request #	2020-05-001
PIN #	43701010013	County Council District #	7 - Bellamy
Site Location	Horseshoe Cir in Conway	Staff Recommendation	Approval
Property Owner Contact	Darrell W & Sandra A Avery	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	0.77

Date Advertised: 5/14/2020

Date Posted: 5/15/2020

# Property Owners Notified: 34 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020

BY: sm

**ZONING DISTRICTS**

Current Zoning	SF20
Proposed Zoning	MSF20
Proposed Use	Manufactured Home

**LOCATION INFORMATION**

Flood and Wetland Information (proposed FEMA maps)	X (0.2 pct Annual Chance Flood Hazard)
Public Health & Safety (EMS/fire) in miles	0.60 Miles Fire/EMS
Utilities	Public
Character of the Area	Residential

**ADJACENT PROPERTIES**

SF20	SF20	SF20
FA	Subject Property	SF20
FA	SF20	SF20

**COMMENTS**

Comprehensive Plan District: Scenic & Conservation **Overlay/Area Plan:**

**Discussion:** The applicant is requesting to rezone the site for the placement of a manufactured home on the property. Much of the surrounding property is zoned SF20 and only allows for the placement of stick built residential. However, the adjacent FA, nearby MSF20 and CFA would allow manufactured homes. The property is located in the 500 year (.2%) flood zone on the preliminary flood maps.

Public Comment: There was no public input. Darrell Avery explained his request.

**TRANSPORTATION INFORMATION**

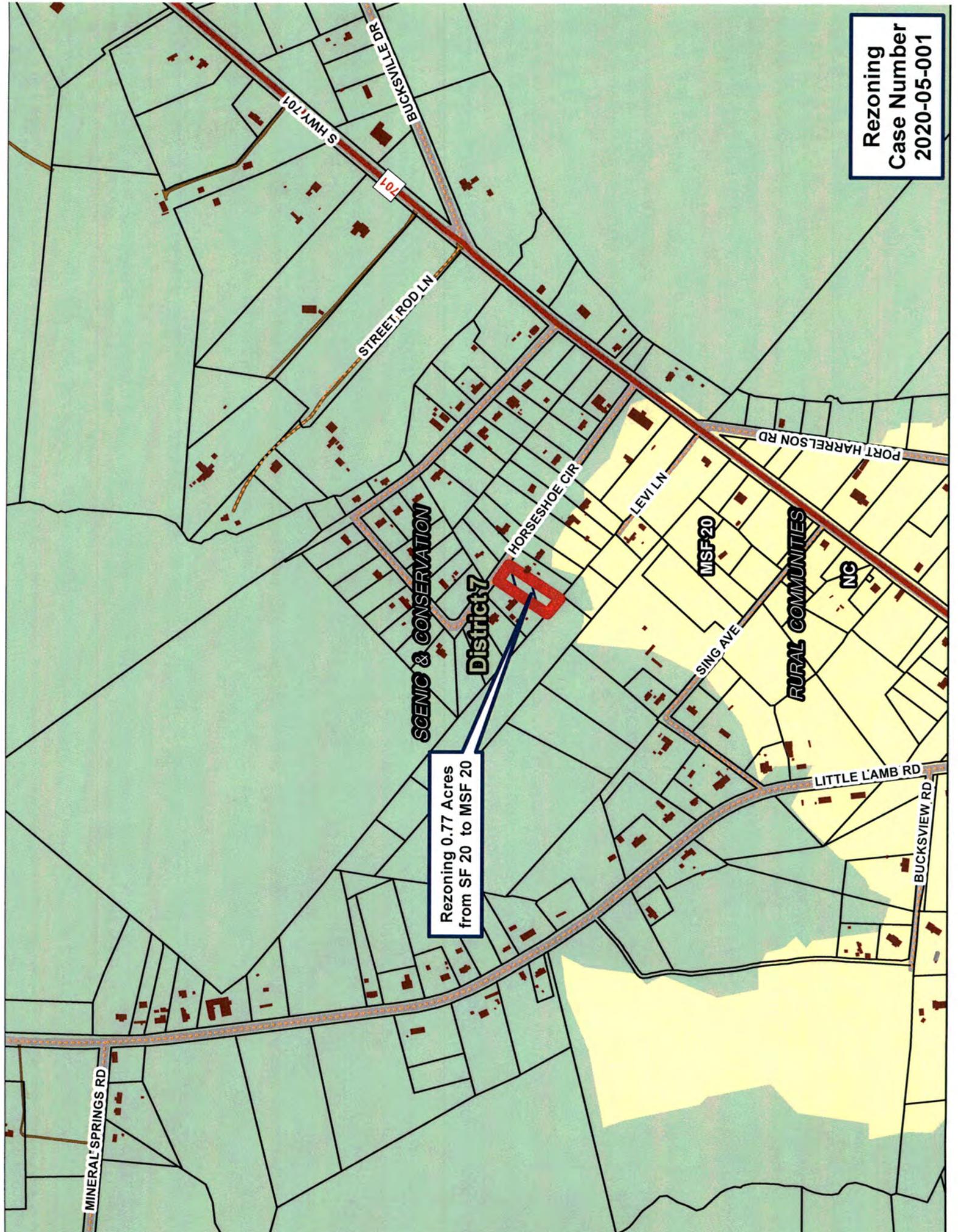
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	8/8	Rd, Station, Traffic AADT (2019) % Road Capacity	US-701 Main Line, Station (178) 6,600 AADT 40-45%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	SF20	SF20	FA (Res/Comm)		
Min. Lot Size (in square feet)	20,000	20,000	20,000	21,780 / 43,560		
Front Setback (in feet)	40	40	40	25 / 60		
Side Setback (in feet)	15	15	15	10 / 25		
Corner Side Setback (in feet)	N/A	N/A	N/A	N/A		
Rear Setback (in feet)	25	25	25	15 / 40		
Bldg. Height (in feet)	35	35	35	35		

Setback Comments:

Rezoning  
Case Number  
2020-05-001



Rezoning 0.77 Acres  
from SF 20 to MSF 20

SCENIC & CONSERVATION

District 7

RURAL COMMUNITIES

MSF-20

NC

Rezoning  
Case Number  
2020-05-001

HORSESHOE CIR

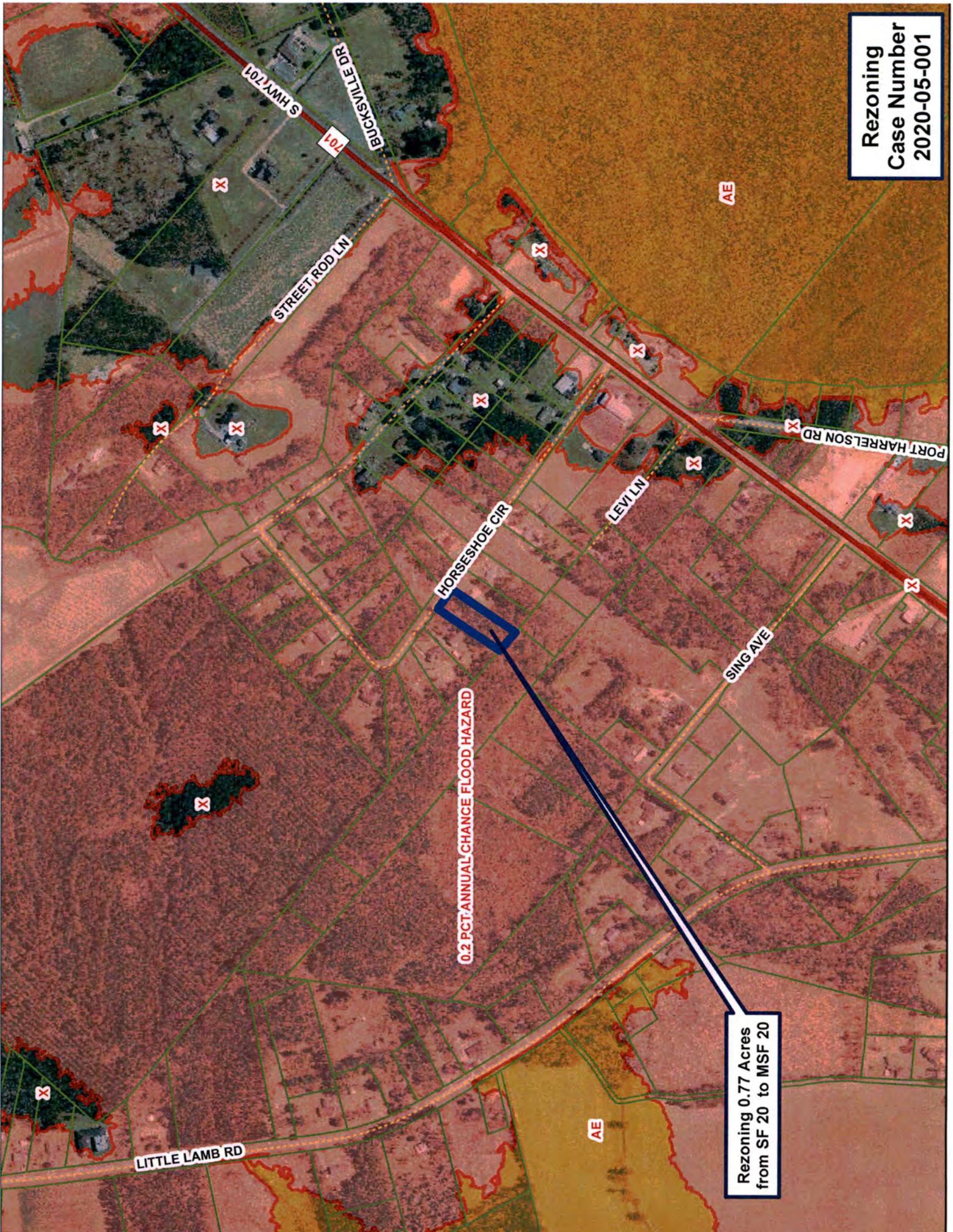
MSF 20

NC

Rezoning 0.77 Acres  
from SF 20 to MSF 20



Rezoning  
Case Number  
2020-05-001



AE

HORSESHOE CIR

LEVI LN

SING AVE

PORT HARRELSON RD

S HWY 701

BUCKVILLE DR

STREET ROD LN

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

LITTLE LAMB RD

Rezoning 0.77 Acres  
from SF 20 to MSF 20

AE

COUNTY OF HORRY

)  
)  
)

Ordinance 59-2020

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 34400000006 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI-RESIDENTIAL ONE (MRD1)**

**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 One (MRD1) 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 34400000006 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Multi-Residential One (MRD1).
- 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: June 16, 2020  
Second Reading:  
Third Reading:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	DDC Engineers Inc (Energov # 049136)	Rezoning Request #	2020-05-002
PIN #	34400000006	County Council District #	10 - Hardee
Site Location	Bear Bluff Rd in Conway	Staff Recommendation	Approval
Property Owner Contact	Equity Trust Company Custodian FBO Mark Karavan IRA	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	51.1

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	X	CFA	CFA	CFA
Proposed Zoning	MRD1	Public Health & Safety (EMS/fire) in miles	1.37	CFA	Subject Property	CFA
Proposed Use	Single Family Development	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Residential			

**COMMENTS**

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
<p><b>Discussion:</b> The applicant is requesting the Multi-Residential (MRD1) zoning district for a single family development. The proposed MRD is designed to be 91 lots for single family homes on a 51.1 acre parcel for a gross density of 1.78 du/ac.</p> <p>The development plan includes three sustainable development criteria: 100% increase in open space, community garden, and sidewalks as active open space. Minimum lot size is proposed at 10,000 sq ft with reduced setbacks and density of up to 4 du/ac (standard MRD1 is 3 du/ac, 14, 520 sq ft lots and 25/10/15 setbacks).</p> <p>Rural Communities in the future land use map has a desired development pattern of residential lots of 14,500 sq ft or greater with an allowance for 10,000 sq ft lots for projects which incorporate of sustainable development criteria. There is concern about development on Hwy 90 in regards to the future infrastructure capacity.</p> <p><b>Public Comment:</b> There was no public input. Mike Wooten explained the request. Andy Markunas addressed traffic concerns, and Thom Roth addressed stormwater concerns.</p>	

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/500	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	632/632	Rd, Station, Traffic AADT (2019) % Road Capacity	S-90, Station (224) 13,300 AADT 80-85%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	CFA Res / Comm	CFA Res / Comm	Baron's Bluff (PDD)		
Min. Lot Size (in square feet)	10,000	21780 / 43560	21780 / 43560	8,125		
Front Setback (in feet)	15	25 / 60	25 / 60	20		
Side Setback (in feet)	5	10 / 25	10 / 25	7.5		
Corner Side Setback (in feet)	15	15 / 37.5	N/A	15		
Rear Setback (in feet)	10	15 / 40	15 / 40	15		
Bldg. Height (in feet)	40	35	35	35		

Setback Comments:

Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 73 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020 BY: sm

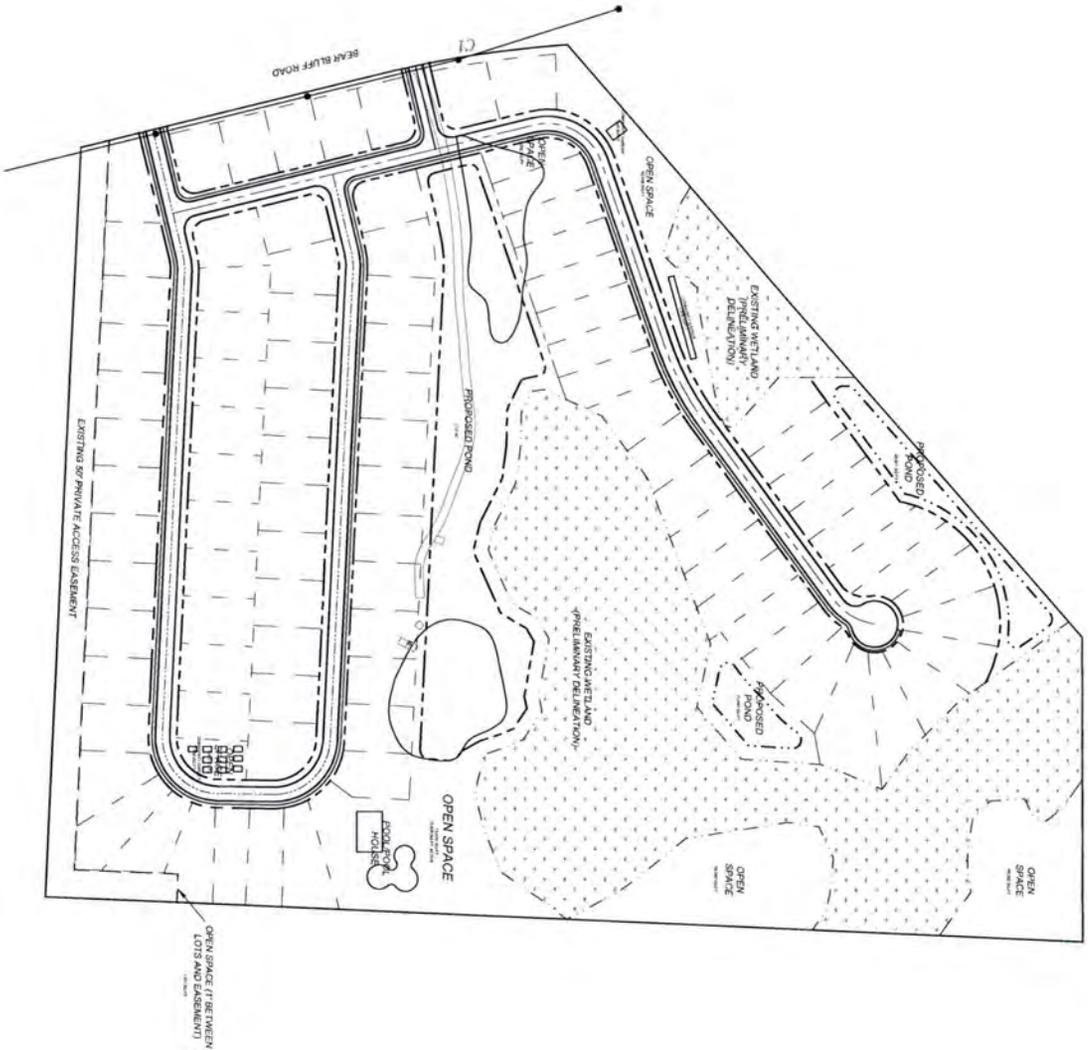


**SITE DATA**

PARCEL PIN 344000008  
 TOTAL ACRES 131.1 ACRES  
 CURRENT ZONING C2A  
 PROPOSED ZONING AHO-1  
 PROPOSED MIN. LOT SIZE (10,000 SQ. FT.)  
 1. 10% INCREASE IN OPEN SPACE  
 2. 10% INCREASE IN OPEN SPACE  
 3. COMMUNITY GARDENS (3,600 SQ. FT.)  
 MIN. LOT WIDTH 40'  
 TOTAL LOTS 91  
 OPEN SPACE REQUIRED 1.94 AC (1.69 AC ACTIVE)  
 OPEN SPACE PROVIDED 3.94 AC (1.69 AC ACTIVE)  
 OVERS 5.93 AC  
 SETBACKS  
 FRONT 15'  
 REAR 10'  
 COMMENTS:

**NOTES**

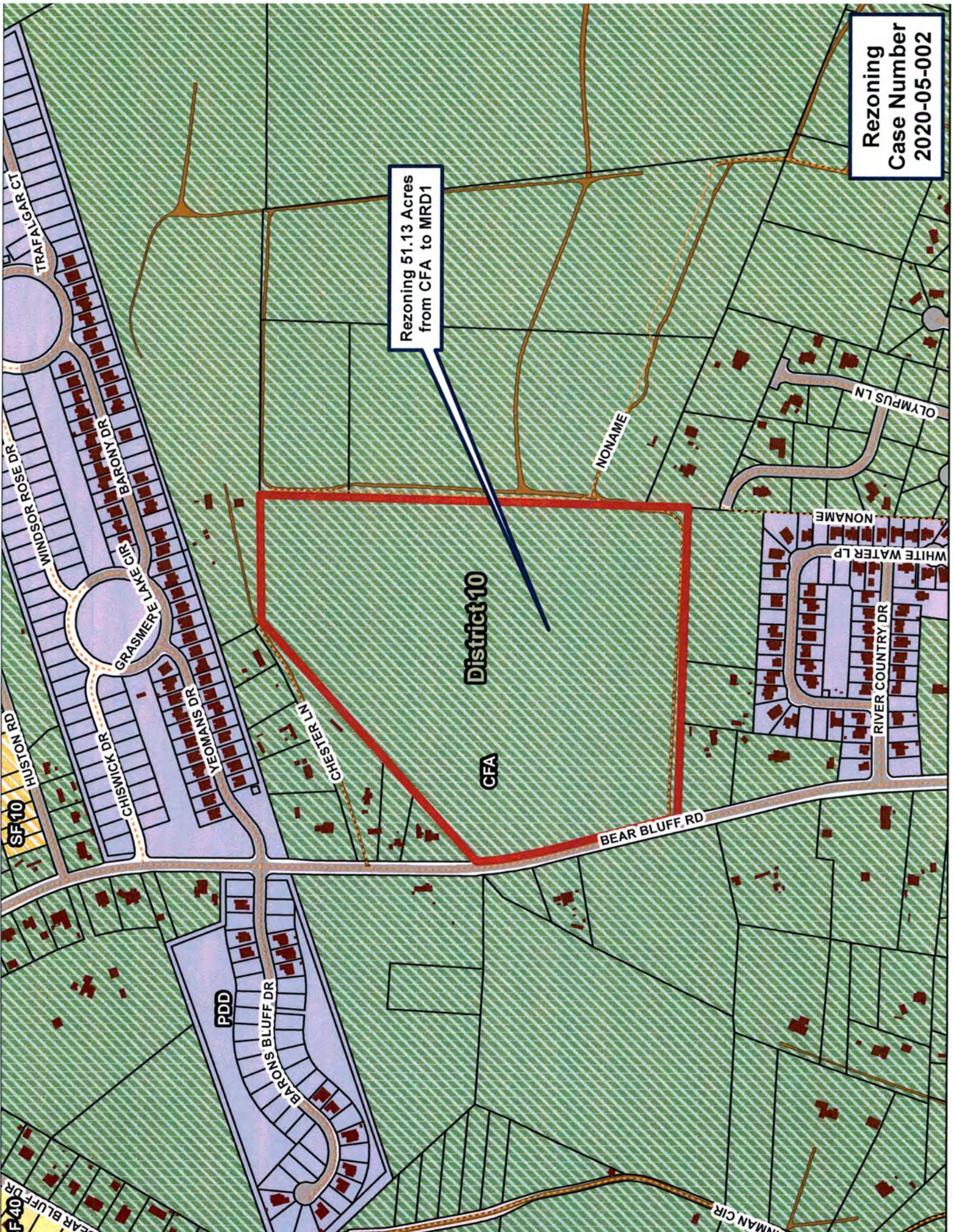
1. BASE INFORMATION IS BASED ON SURVEY PERFORMED BY EMICA FERRY, P.L.S. AND DATED 2/10/2018.
2. WETLAND INFORMATION IS BASED ON ASSESSMENT PRODUCED BY SOUTHERN PALMETTO ENVIRONMENTAL WETLANDS AND PALMETTO ENVIRONMENTAL WETLANDS AND SUBJECT TO CHANGE.
3. PLAN IS CONCEPTUAL IN NATURE AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION DRAWING OF ANY KIND.



<p><b>PRELIMINARY SITE LAYOUT</b></p> <p><b>BEAR BLUFF ROAD TRACT</b>          HORRY COUNTY, SOUTH CAROLINA</p> <p>PREPARED FOR: DJ CARAVAN</p>																			
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION/DESCRIPTION</th> </tr> <tr> <td>1</td> <td>5/15/20</td> <td>REVISED FOR STAFF COMMENTS</td> </tr> <tr> <td>MD</td> <td>DATE</td> <td>REVISION DESCRIPTION</td> </tr> </table>	NO.	DATE	REVISION/DESCRIPTION	1	5/15/20	REVISED FOR STAFF COMMENTS	MD	DATE	REVISION DESCRIPTION	<table border="1"> <tr> <td>SCALE</td> <td>1" = 100'</td> </tr> <tr> <td>DATE</td> <td>5/15/20</td> </tr> <tr> <td>BY</td> <td>MD</td> </tr> <tr> <td>CHK</td> <td>MD</td> </tr> </table>	SCALE	1" = 100'	DATE	5/15/20	BY	MD	CHK	MD	<p>NOTICE: THIS PLAN IS PREPARED BY THE ENGINEER AND IS SUBJECT TO THE REQUIREMENTS OF THE PROFESSIONAL ENGINEERING ACT AND THE REGULATIONS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF SOUTH CAROLINA.</p>
NO.	DATE	REVISION/DESCRIPTION																	
1	5/15/20	REVISED FOR STAFF COMMENTS																	
MD	DATE	REVISION DESCRIPTION																	
SCALE	1" = 100'																		
DATE	5/15/20																		
BY	MD																		
CHK	MD																		

Rezoning  
Case Number  
2020-05-002

Rezoning 51.13 Acres  
from CFA to MRD1



Rezoning  
Case Number  
2020-05-002

Rezoning 51.13 Acres  
from CFA to MRD1



NONAME

NONAME

BEAR BLUFF RD

CHESTER LN

YEOMANS DR

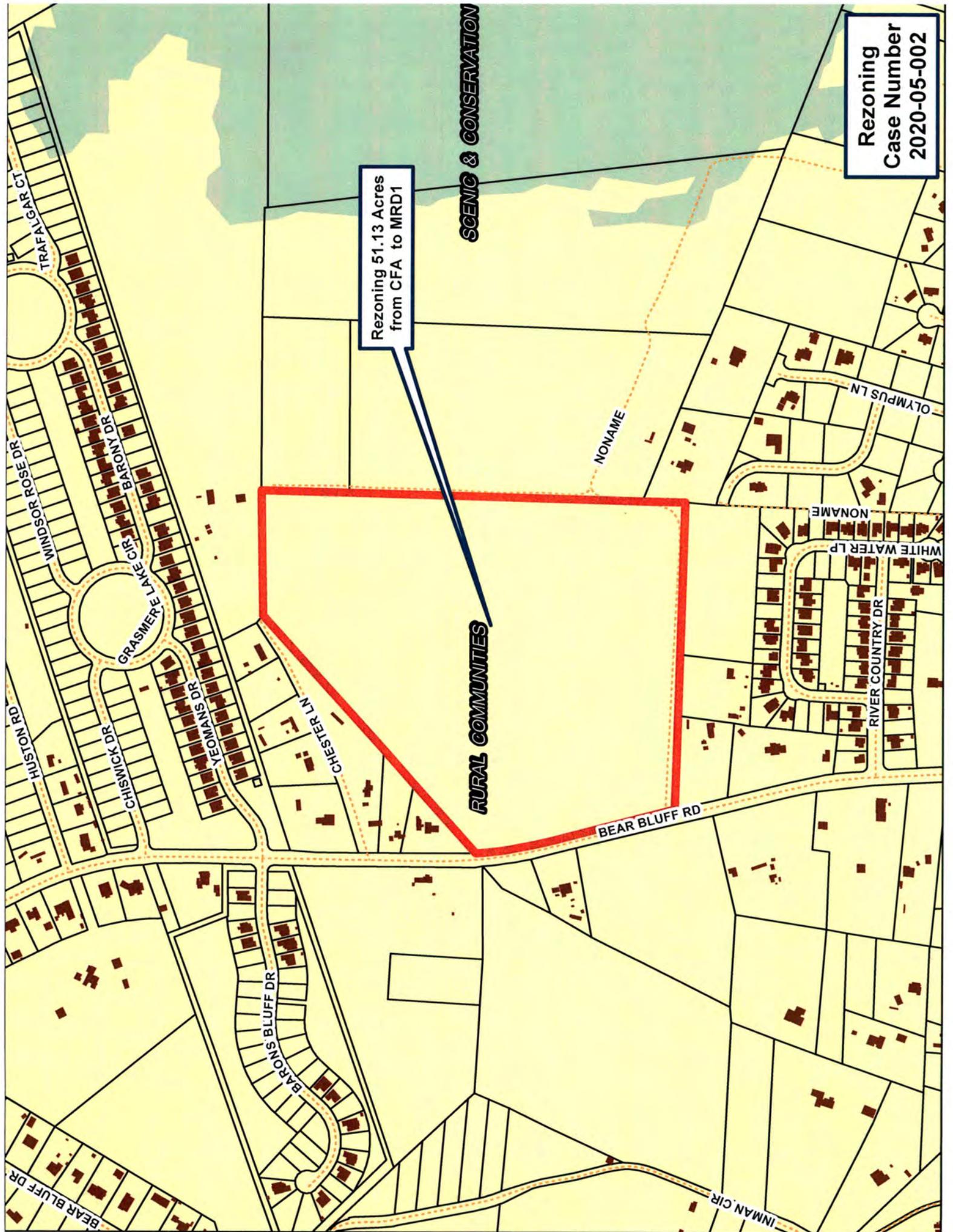
BARONS BLUFF DR

Rezoning  
Case Number  
2020-05-002

Rezoning 51.13 Acres  
from CFA to MRD1

SCENIC & CONSERVATION

RURAL COMMUNITIES



COUNTY OF HORRY

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Ordinance 60-2020

STATE OF SOUTH CAROLINA

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)

**AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 32910040007 FROM FOREST AGRICULTURE (FA) TO COMMERCIAL AGRICULTURE (AG2)**

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

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

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

**WHEREAS**, Horry County Council finds that the request to rezone the property from Forest Agriculture (FA) to Commercial Agriculture (AG2) 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 32910040007 and currently zoned Forest Agriculture (FA) is herewith rezoned to Commercial Agriculture (AG2).
- 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: June 16, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Colby Jenerette (Energov # 048826)	Rezoning Request #	2020-04-008
PIN #	32910040007	County Council District #	11 - Allen
Site Location	6770 Ford Taylor Rd, Conway	Staff Recommendation	Approval
Property Owner Contact	Beth Clarke	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	9.7

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood and Wetland Information	X	FA	FA	FA
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	1.1	FA	Subject Property	FA
Proposed Use	Landscaping Business & Sod Farm	Utilities	Septic	FA	FA	FA
		Character of the Area	Residential			

COMMENTS	
Comprehensive Plan District: Rural	Overlay/Area Plan:
<p><b>Discussion:</b> The applicant is requesting to rezone to Commercial Agriculture District (AG2) to bring the current use of the property into compliance. A commercial landscaping business with outside storage of materials and equipment is not a permitted use in FA although farms and nurseries are allowed under the current zoning. No similar rezoning requests were approved in the immediate area and the predominate land uses are agriculture, timberland, and low-density residential. The closest identified Rural Activity Center is at Pee Dee Crossroads approximately 4.5 miles from the subject parcel.</p> <p>The current use will be required to complete a commercial review to ensure code compliance should the property be rezoned.</p>	
<p><b>Public Comment:</b> There was no public input. Colby Jenerette was available to address questions and concerns.</p>	

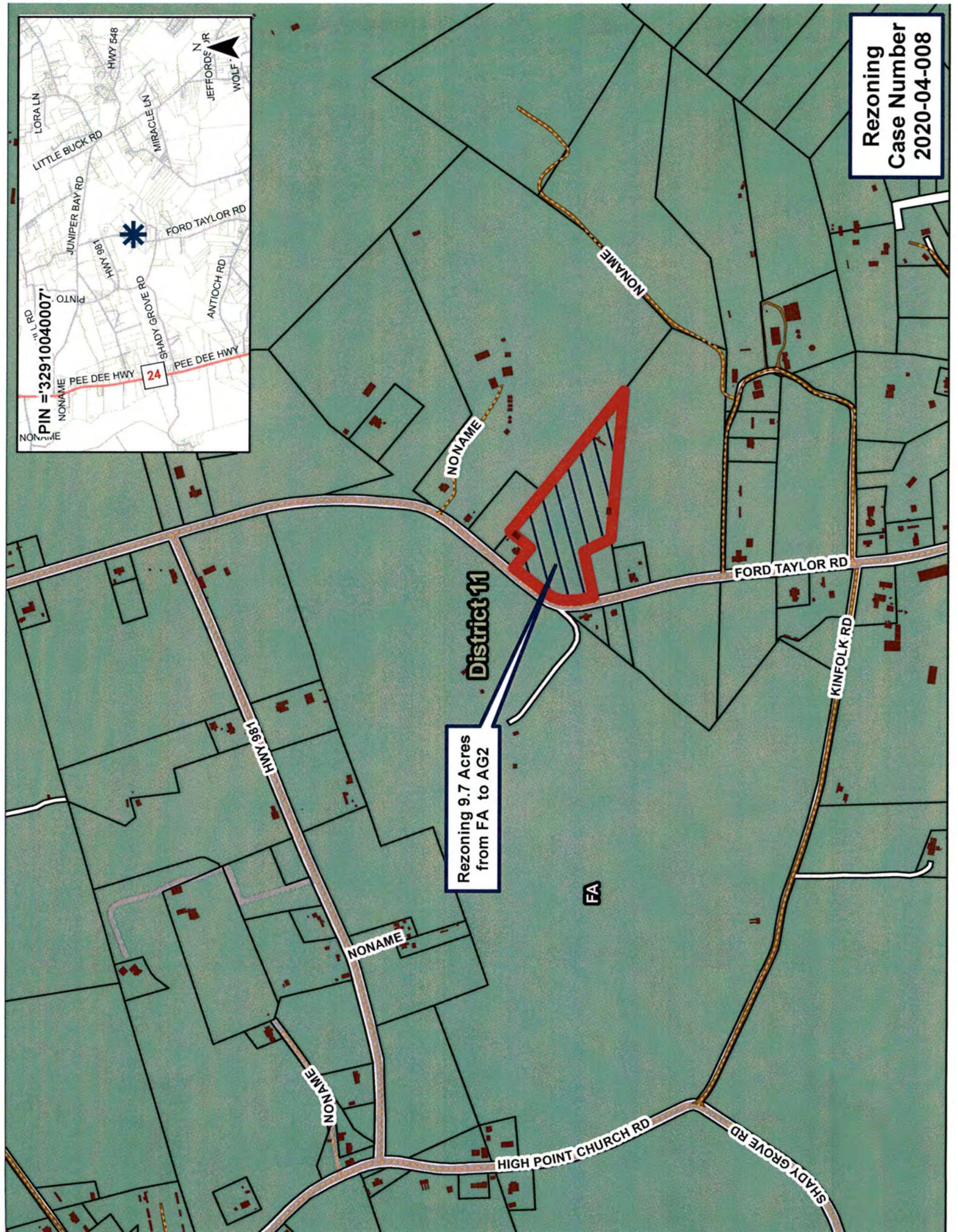
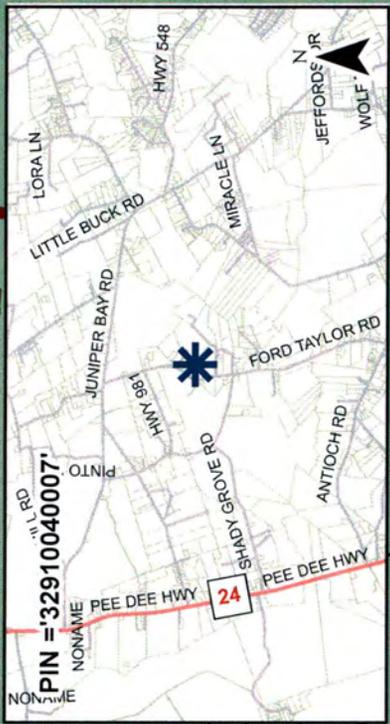
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	20/100	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	30/100	Rd, Station, Traffic AADT (2019) % Road Capacity	US - 378, Station 142 8,800 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 (res/comm)	FA (res/comm)	FA (res/comm)			
Min. Lot Size (in square feet)	21780	21780 / 43560	21780 / 43560			
Front Setback	25 / 50	25 / 60	25 / 60			
Side Setback	10 / 10	10 / 25	10 / 25			
Corner Side Setback	N/A	N/A	N/A			
Rear Setback	15 / 15	15 / 40	15 / 40			
Bldg. Height	35 / 65	35	35			

Setback Comments:

Date Advertised: 5/14/2020    Date Posted: 5/15/2020    # Property Owners Notified: 11    Date Notification Mailed: 5/14/2020    Report Date: 5/14/2020    BY: sm

Rezoning  
Case Number  
2020-04-008

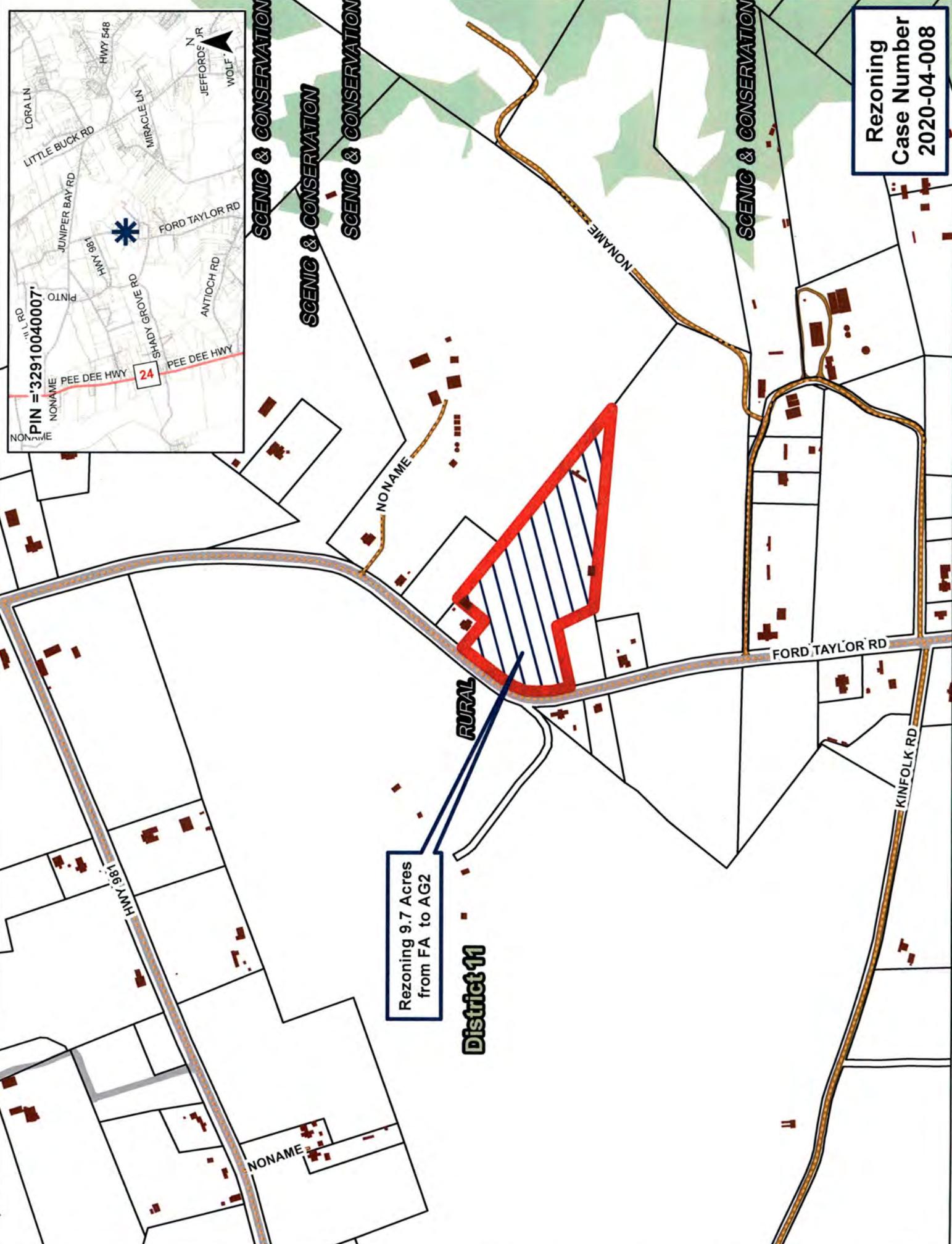


Rezoning 9.7 Acres  
from FA to AG2

District 11

FA

Rezoning  
Case Number  
2020-04-008



Rezoning 9.7 Acres  
from FA to AG2

District 11

RURAL

NONAME

NONAME

NONAME

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

HWY 981

FORD TAYLOR RD

KINFOLK RD

PIN = 32910040007

FORD TAYLOR RD

SHADY GROVE RD

ANTIOCH RD

HWY 981

JUNIPER BAY RD

LITTLE BUCK RD

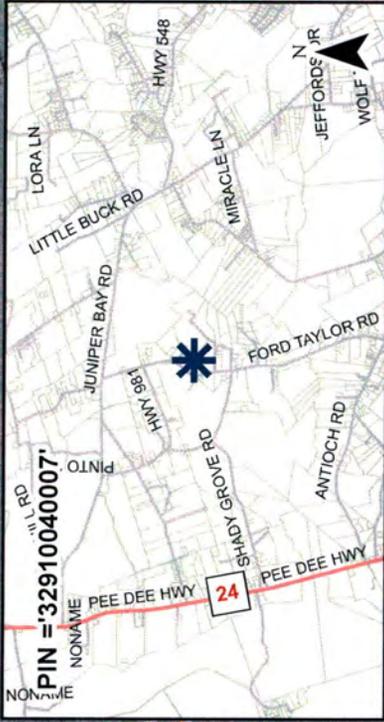
LORA LN

HWY 548

JEFFORDS, JR  
WOLF

N

Rezoning  
Case Number  
2020-04-008



Rezoning 9.7 Acres  
from FA to AG2

FORD TAYLOR RD

COUNTY OF HORRY  
STATE OF SOUTH CAROLINA

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)

RESOLUTION R-58-2020

**A RESOLUTION 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 COMMUNITY DEVELOPMENT BLOCK GRANT COVID-19 (CDBG-CV)**

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) has allocated supplemental Community Development Block Grant COVID-19 (CDBG-CV) Program funds in the amount of \$1,159,107 to Horry County to respond to the COVID-19 pandemic; and

**WHEREAS**, the CDBG-CV funds are authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, and are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19); and

**WHEREAS**, CDBG-CV funding will provide small business technical assistance, small business direct assistance, public services, rent/mortgage/utility assistance, public facility improvements, and administration to prepare for, prevent, and respond to the Coronavirus.

**NOW, THEREFORE, BE IT RESOLVED**, that Horry County Council adopts the revisions to the 2019-2020 Annual Action Plan for the Community Development Block Grant COVID-19 supplemental funding.

<b>Project Category</b>	<b>Budget</b>
Small Business Technical Assistance	\$200,000.00
Small Business Direct Assistance	\$180,000.00
Public Services	\$120,000.00
Rent/Mortgage/Utility Assistance	\$195,464.00
Myrtle Beach Small Business Technical Assistance	\$61,822.00
Myrtle Beach Small Business Direct Assistance	\$50,000.00
Myrtle Beach Public Facility Improvements	\$50,000.00
Myrtle Beach Public Services	\$20,000.00
Myrtle Beach Rent/Mortgage/Utility Assistance	\$50,000.00
Horry County Administration	\$231,821.00
<b>TOTAL</b>	<b>\$1,159,107.00</b>

**AND IT IS SO RESOLVED** this 16<sup>th</sup> day of June, 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

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**Date:** June 2, 2020  
**From:** Courtney Frappaolo, Community Development Director  
**Division:** Administration  
**Cleared By:** Barry Spivey, Assistant County Administrator  
**RE:** CDBG-CV Action Plan

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**ISSUE**

The U.S. Department of Housing and Urban Development (HUD) has allocated supplemental Community Development Block Grant (CDBG-CV) Program funds in the amount of \$1,159,107 to Horry County to respond to the COVID-19 pandemic. The CDBG-CV funds are authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, and are to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19).

**BACKGROUND**

The U.S. Department of Housing and Urban Development (HUD) has allocated supplemental Community Development Block Grant (CDBG) Program funds in the amount of \$1,159,107 to Horry County to respond to the COVID-19 pandemic. Horry County will utilize the CDBG-CV funds to provide small business technical assistance, small business direct assistance, public services, rent/mortgage/utility assistance, and administration to prepare for, prevent, and respond to the Coronavirus. Funds will be used for small business technical and direct assistance to help small businesses navigate available recovery funding opportunities and to provide operating assistance. Funds will also be used for public services to respond to the pandemic and facilitate recovery. Rent, mortgage, and utility assistance will be made available to qualified households. Myrtle Beach will utilize CDBG-CV funds to respond to the pandemic through projects that will provide small business assistance, public facility improvements, rent, mortgage, and utility assistance, and public services. Funds will also be used to administer the program.

**2020 CDBG-CV Program Budget**

<b>Project Category</b>	<b>Budget</b>
Small Business Technical Assistance	\$200,000.00
Small Business Direct Assistance	\$180,000.00
Public Services	\$120,000.00
Rent/Mortgage/Utility Assistance	\$195,464.00
Myrtle Beach Small Business Technical Assistance	\$61,822.00
Myrtle Beach Small Business Direct Assistance	\$50,000.00
Myrtle Beach Public Facility Improvements	\$50,000.00
Myrtle Beach Public Services	\$20,000.00

Myrtle Beach Rent/Mortgage/Utility Assistance	\$50,000.00
Horry County Administration	\$231,821.00
<b>TOTAL</b>	<b>\$1,159,107.00</b>

The CARES Act provides that CDBG-CV funds be implemented through a substantial amendment to the 2019 Annual Action Plan. Horry County will hold a five day public comment period from June 8, 2020 through June 12, 2020. Horry County will hold a virtual public hearing on June 11, 2020 at 3 pm. Constituents may participate in the virtual public hearing by calling (843) 915-5604 at the time of the hearing. A video and slides detailing the amendment will be posted prior to the hearing on the County website. Written comments may be submitted to the Horry County Community Development office, 1515 4<sup>th</sup> Avenue, Conway SC 29526, between 9 AM and 5 PM during the public comment period. Comments may also be emailed to [Dobson.michael@horrycounty.org](mailto:Dobson.michael@horrycounty.org) during the public comment period.

**RECOMMENDATION**

Staff recommend that the Welcome Back committee recommend the County Council approve the Community Development Block Grant COVID-19 (CDBG-CV) Action Plan.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

RESOLUTION R-59-2020

**A RESOLUTION APPROVING AN AMENDMENT TO THE COAST RTA FISCAL YEAR 2020 BUDGET DUE TO COVID-19 RELATED EXPENSES AND OTHER UNANTICIPATED EXPENSES, AND SUBSEQUENT CARES ACT FUNDING.**

**WHEREAS**, on September 17, 2019, County Council passed Resolution R-109-19, approving the Coast RTA (Coast) FY2020 budget; and

**WHEREAS**, on March 27, 2020, the President of the United States, in response to the COVID-19 pandemic, signed the \$2.2 trillion CARES Act into law; and

**WHEREAS**, the CARES Act stimulus package contains more than \$26 billion in financial relief for transit and rail services; and

**WHEREAS**, Coast RTA's Board has been notified that Coast will receive \$7 million in CARES Act funding (\$4.5 million in Urban Formula Funds and \$2.5 million (est.) in Rural Formula Funds) to be spent on operations; and

**WHEREAS**, the staff at Coast anticipates approximately \$300 thousand in COVID-19 related expenses, \$140 thousand in loss fare/operating revenue, and \$160 thousand in non-COVID-19 related additional expenses, in FY2020; and

**WHEREAS**, Coast RTA requests County Council's approval of an amendment to Coast RTA's FY2020 budget, as shown on the attachment herewith.

**NOW, THEREFORE, BE IT RESOLVED** that Horry County Council approves the proposed amendment to the Coast RTA FY2020 budget.

**AND IT IS SO RESOLVED** this 16th day of June, 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



# BUDGET REVISION

CARES Act Remaining  
 \$2.65 M - 5307  
 \$1.63 M - 5311  
 To be used in FY 21

	FY 2020 (Orig)	FY 2020 (Rev)
Total Net Annual O&M Expenses*	\$5,178,598	\$5,782,045
CNB Note Payoff	\$200,000	\$200,000
FTA 5307 Formula	\$1,537,000	\$1,128,648
FTA 5311 Formula through SCDOT	\$712,784	\$433,096
CARES ACT 5307	\$0	\$1,850,000
CARES ACT 5311	\$0	\$869,600
SCDOT Urban - State 5307 Match	\$236,385	\$0
SCDOT SMTF - State 5311 Match	\$144,000	\$123,893
Total Revenue Fed/State	\$2,630,169	\$4,405,237
Net Expense after Fed/State	(\$2,748,429)	(\$1,576,808)
Funding to O&M Reserve		(\$300,000)
Net Expense after O&M Reserve	(\$2,748,429)	(\$1,876,808)
Available Local Funds	\$2,788,529	\$2,736,000
Remaining Balance before Capital	\$40,100	\$859,192
* Expenses less farebox revenue		

# WELCOME BACK

Committee

**Charge to the Committee:** To play an active role in identifying issues, solutions and assets available to help welcome back our citizens and tourist to Horry County to revitalize our economy.

## **Chairman: Orton Bellamy**

### **Barbara Blain-Bellamy**

City of Conway

### **Richard Carroll**

Anderson Brothers Bank

### **John Cassidy**

Duplicates Ink

### **Rick Elliott**

Elliott Realty

### **Johnny Gardner**

Horry County Council Chairman

### **Steve Gosnell**

Horry County Administrator

### **Wayne Grey**

Synovus Financial

### **Bob Hellyer**

Town of Surfside Beach

### **Joseph Hill**

Horry County Police Chief

### **Ashley Jordan**

Town of Aynor

### **Cheryl Kilday**

North Myrtle Beach Chamber

### **Mike Mahaney**

City of North Myrtle Beach

### **Karen Riordan**

Myrtle Beach Chamber

### **Tyler Servant**

Horry County Council

### **Gregg Smith**

City of Myrtle Beach

### **Barry Spivey**

Horry County Asst. Admin.

### **Ben Quattlebaum**

City of Loris

### **Joseph Tanner**

Horry County Fire Rescue Chief

### **Lance Thompson**

Ocean Lakes Campground

### **Randy Webster**

Horry County Asst. Admin.

### **Devon Parks**

Conway Chamber

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 \$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:

<b>FUND NAME</b>	<b>MILS</b>
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:

<b>SPECIAL TAX DISTRICT FUND NAME</b>	<b>MILS</b>
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

<b>SPECIAL TAX DISTRICT FUND NAME</b>	<b>MILS</b>
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

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.

**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

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.

**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.

**AND IT IS SO ORDAINED** this 16th day of June, 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 17, 2020  
Second Reading: May 19, 2020  
Public Hearing: May 19 and June 16, 2020  
Third Reading: June 16, 2020

**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
<b>General Fund</b>	<b>172,897,987</b>	<b>517,404</b>	<b>2,531,308</b>	<b>175,946,699</b>	<b>166,243,370</b>	<b>9,703,329</b>	<b>175,946,699</b>
<b>Special Revenue</b>							
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	-	-	-	-	-	-	-
<b>Special Revenue Total</b>	<b>87,040,487</b>	<b>6,556,497</b>	<b>3,161,651</b>	<b>96,758,634</b>	<b>93,565,628</b>	<b>3,193,006</b>	<b>96,758,634</b>
<b>Capital Funds</b>							
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
<b>Capital Funds Total</b>	<b>17,693,850</b>	<b>4,965,250</b>	<b>2,090,026</b>	<b>24,749,126</b>	<b>24,605,722</b>	<b>143,404</b>	<b>24,749,126</b>

Fund	Revenue	Transfers In & Other Sources	Fund Balance	Total Sources	Expenditures	Transfers Out	Total Uses
<b>Debt Service</b>							
General Debt Service	12,353,784	1,374,588	2,980,562	16,708,934	16,708,934	-	16,708,934
<b>Proprietary</b>							
<b>Department of Airports</b>							
Operations	45,726,736	18,000,000	16,330,970	80,057,706	80,057,706	-	80,057,706
<b>Internal Service</b>							
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
<b>Internal Service Total</b>	<b>14,186,851</b>	<b>571,500</b>	<b>5,435,340</b>	<b>20,193,690</b>	<b>19,869,690</b>	<b>324,000</b>	<b>20,193,690</b>
<b>Component Unit</b>							
Solid Waste Authority	27,673,970	400,000	16,941,356	45,015,326	45,015,326	-	45,015,326
<b>Grand Total</b>	<b>377,573,664</b>	<b>32,385,238</b>	<b>49,471,213</b>	<b>459,430,115</b>	<b>446,066,377</b>	<b>13,363,738</b>	<b>459,430,115</b>

# FY 2020-2021 3rd Reading

June 16, 2020



# 3rd Reading Amendment

- Total Budget of \$459,430,115 which is a reduction of \$73,380,028 from FY2020 Budget.
- General Fund Budget of \$175,946,699 which is a reduction of \$5,983,248 from FY2020 Budget
- Tourism and Promotion- Beach and Street Cleanup
  - Garden City, HWY 501, Hwy 17/22 Landscape Maintenance moving from contract to In-house
  - Add One Full Time Chew Chief and Two Seasonal Part-Time Tradesworker Positions
  - Approved Positions – 2,564 before change and 2,567 with change



# Questions?



COUNTY OF HORRY

)

ORDINANCE 45-2020

)

STATE OF SOUTH CAROLINA

)

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE, OF HORRY COUNTY TO ESTABLISH THE MINING (MG) FLOATING ZONE AND STANDARDS THEREOF.**

**WHEREAS**, Horry County Council approved Ordinance 141-05 on February 7, 2006 establishing conditional use standards for all commercial mining in the AG1, AG2, LFA, FA, CFA, R-1, R-2 and RE zoning districts; and

**WHEREAS**, Council sees a need to create an additional Floating Zone whereby property owners not in one of the above listed zoning districts may pursue mining opportunities by rezoning to the aforementioned Floating Zone.

**NOW THEREFORE** 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 ordain it ordained that:

**1) Amendment of Horry County Code of Ordinances to delete Article VI Mining Permits of Chapter 13 of the Horry County Code of Ordinances in its entirety.**

**2) Amendment of Horry County Code of Ordinances:** Appendix B, Article VI Section 600 of the Horry County Code of Ordinances shall be as amended to as set forth below. (Additions shown in bold and underline and deletions shown as strike thru)

**ADDITION OF** the following district/s to the table following the entry for Resort Housing

Mineral Extraction Zone	MG
-------------------------	----

**3) Amendment of Horry County Code of Ordinances:** Appendix B, Article VII to creation Section 754 of the Horry County Code of Ordinances shall be as amended to as set forth below. (Additions shown in bold and underline and deletions shown as strike thru)

**§754. MINING DISTRICT (MG).**

Intent. The Mining Floating Zone is intended be used solely for the purposes of mining uses involving the excavation, handling and hauling of both “Consolidated” and “Unconsolidated Materials” Consolidated materials in Horry County, South Carolina, relates to cemented sandstone, cemented limestone, and coquina formations that are categorized in the family of materials of cemented or semi-cemented fossiliferous material. Unconsolidated materials include all those located above those of a consolidated nature and include sand, clay, marl, and surficial deposits.

MG Districts are not intended to be within five hundred (500) feet of any residential structures, are not appropriate in close proximity to commercial business districts and should be surrounded by similar industrial uses and/or districts.

#### **§754.1 Conditional Uses**

(A) Accessory uses that are subordinate and incidental to any permitted uses below and onsite signage in accordance to the provisions of Article 10.

(B) Mining and/or mineral excavation operations and businesses intended for the purposes of hauling excavated material off-site.

**4) Amendment of Horry County Code of Ordinances:** Appendix B, Article V Section 532 of the Horry County Code of Ordinances shall be as amended to as set forth below. (Additions shown in bold and underline and deletions shown as strike thru)

532. - Mining.

Unless exempt, a certificate of zoning compliance must be obtained by the property owner or operator of any mining operation prior to removal of excavated materials to be hauled off-site. If all excavated material is kept on-site, no review or approval is required. The following levels of review and approval are hereby established for mining operations where the excavated material is hauled off-site.

1. Ponds less than ten thousand (10,000) square feet in size are exempt from the requirements of this section. The final slopes are to be at a 3:1 slope to minimize the possibility of slides.
2. Ponds no greater than two (2) acres in size shall be allowed as conditional uses in all zoning districts subject to the following conditions:
  - a) Ponds shall be a minimum of fifty (50) feet from wetlands, and a minimum of twenty-five (25) feet from a property line unless a written agreement with an adjacent property owner is obtained.
3. Farm ponds for irrigation and livestock no greater than five (5) acres shall be allowed as conditional uses in the AG1, AG2, LFA, FA, CFA, SF 40, SF 20, and RE zoning districts subject to the following conditions:
  - a) There shall be no more than one (1) farm pond for every ten (10) acres of land.
  - b) Ponds shall be a minimum of fifty (50) feet from wetlands, and a minimum of twenty-five (25) feet from a property line unless a written agreement with an adjacent property owner is obtained.
  - c) The parcel must have a farm number issued by the Farm Services Agency.
  - d) The property owner must have a Critical Area Plan approved by the U.S.D.A. Natural Resource Conservation Service.
  - e) Hauling of material from the site must be done between the hours of 6:00 a.m. and ~~7~~9:00 p.m. Monday through Saturday.

f) Where an unpaved county road is used to access the site, the owner and/or operator shall maintain five hundred (500) feet in the direction of traffic to and from the site, using Best Management Practices and maintaining the road in good condition.

4. All other mining activity shall be allowed only as a conditional use in the ~~AG1, AG2, FA and CFA~~ **MG** zoning districts subject to the following conditions:

a) A pre-construction meeting with county engineering must be held to assess road conditions and develop a maintenance plan, regarding grading and watering, that addresses impacts of the mining operation to include dust in populated areas and road conditions.

b) Mine operator must maintain paved roads accessing site for two hundred (200) feet of site access in the direction of travel and control dust in populated areas.

c) Mining operations must be screened and buffered by a six (6) foot high opaque screen of natural vegetation within a one hundred (100) foot buffer area or a six (6) foot high berm within a fifty (50) foot buffer area. Berms must be graded, shaped and grassed. Provided, however, that no screen is required along any property boundary where the mining operations are setback five hundred (500) feet, or more from the property line. These screening and buffering provisions shall supercede the requirements of the landscape, buffer and tree preservation standards.

d) Mine operator will submit a **road maintenance and** traffic routing plan to the county ~~engineering~~. Traffic plan should minimize impacts to surrounding residences to the greatest reasonably extent possible. Reasonableness analysis should include but is not limited to physical limitations and financial costs. Plan may be modified if conditions warrant.

e) Operational hours are 6:00 a.m. until ~~79:00~~ 7:00 p.m. ~~unless otherwise authorized by County Council~~. Hours may be extended for public projects of limited duration upon notice to the zoning administrator.

f) Mining operations will be conducted in accordance with Horry County and DHEC regulations. Mine operator will obtain a county stormwater permit.

g) Mining operations must be conducted in accordance with all county, state, and federal regulations.

h) ~~Mines are required to obtain a Mining Permit from Horry County Council. Refer to Chapter 13, Article VI, Mining Permits, of the Horry County Code of Ordinance.~~  
**Applicant shall identify the nature of the material to be excavated, the duration of the DHEC approval sought and the acreage of staging and excavation areas.**

5. The removal and hauling of excavated material for the construction of a commercial **development** or **major** residential subdivision that has received ~~preliminary construction~~ plan approval (~~major subdivisions~~) or ~~sketch plan approval (minor subdivisions)~~ and a county stormwater permit is exempt from the provisions of this section.

6. The provisions of this section are not applicable if all excavated materials from a site are used solely for the construction of a public project by the South Carolina Department of Transportation.

a) In order to establish the right to an exemption for a state project, the property owner and/or site operator must provide the Zoning Administrator with a letter from the SCDOT project engineer identifying the contractor, the SCDOT file#, the start date and end date of the contract, and the cubic yards to be excavated.

b) A county stormwater permit must be obtained.

c) The property owner must provide the zoning administrator with a statement acknowledging that:

(1) Any future use of the property would have to be consistent with the zoning on the property; and

(2) The exemption is limited to the duration and extent of the SCDOT contract; and

(3) Any use of the excavated materials for any project outside the scope of the SCDOT contract will result in the loss of the exemption.

**5) Amendment of Horry County Code of Ordinances:** Appendix B, Article VIII to add the following district to the Dimensional Standards table.

<b>Dimensional Standards</b>						
<b>District</b>	<b>Lot Area</b>	<b>Setbacks (in feet)</b>				<b>Height</b>
		<i>Front</i>	<i>Side</i>	<i>Rear</i>	<i>Corner</i>	
MG	10 acres	50	50	50	50	35

**6) 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.

**7) 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.

**8) Effective Date:** This ordinance shall become effective on third reading.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED.**

**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:

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Patricia S. Hartley, Clerk to Council

First Reading: May 5, 2020  
Second Reading: June 16, 2020  
Third Reading:

County Council Decision Memorandum  
Horry County, South Carolina

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Date: June 8, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: David Schwerd, Director  
Regarding: Mining

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**ISSUE:**

Should Horry County amend Appendix B of the Horry County Code of Ordinances pertaining to mining?

**PROPOSED ACTION:**

Approve the proposed amendment.

**RECOMMENDATION:**

County Council approved first reading

Planning Commission recommends Disapproval

**BACKGROUND:**

Horry County currently requires that commercial mining operations apply for and obtain a mining permit. The mining permit is approved by County Council through the approval of a resolution. As part of that process notices are sent and signs are posted on the property. County Council also holds a public hearing. This proposal would eliminate the mining permit process through County Council and create a separate Mining District in the Zoning Ordinance. The mining district would only allow mining and its associated and accessory uses.

**ANALYSIS:**

The requirements in order to operate a mine in the mining district are similar to the current requirements of the Condition Use mining. The main difference is this will require a 3 reading rezoning to the property in order to allow Commercial Mining activity.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

ORDINANCE 54-2020

**AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, DIVISION 2 OF THE HORRY COUNTY CODE OF ORDINANCES TO PROVIDE UNDER EXTRAORDINARY CIRCUMSTANCES FOR THE CONDUCT OF PUBLIC MEETINGS BY MEANS OF ELECTRONIC EQUIPMENT**

**WHEREAS**, the South Carolina Freedom of Information Act (“the SC FOIA”), defines a “Meeting” as “the convening of a quorum of the constituent membership of a public body, whether corporal *or by means of electronic equipment*, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power.” (emphasis added); and

**WHEREAS**, there are occasions when it may be advisable to make provisions for the holding of electronic public meetings, while ensuring any electronic meeting fully complies with the open meeting requirements of the SC FOIA.

**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, the following hereby is ordained and enacted:

**1. AMENDMENT OF THE HORRY COUNY CODE OF LAWS.** Sec. 2-29, entitled “Documents”, Sec. 2-30 entitled “Seal”, Sec. 2-30.1, entitled “Suspension of rules”, and Sec. 2-30-2, entitled “Amendment of rules”, shall be renumbered 2-30, 2-31, 2-32, and 2-33, respectively, with the noted sections “Reserved” under Article III – Public Works Administration – to be adjusted accordingly. The following shall be the new Sec. 2-29:

**Sec. 2-29. Electronic/Virtual Meetings.** Upon a finding by the applicable body by majority vote that an emergency or exigent circumstances exist warranting such meeting, a County public meeting (to include Council, Council standing committees, committees, and subcommittees, boards, commissions, committees, and agencies) may be conducted exclusively or in part in electronic form, provided that the means – telephonic, broadcast video, computer-based, or other electronic media – and the meetings themselves provide for the following:

(a) At the beginning of any electronic meeting, the presiding officer shall poll the membership to confirm attendance, and any member of the Council, committee, sub-committee, board, commission, committee or agency (“the Body”) attending by way of electronic media shall be considered present for the purposes of constituting a quorum.

(b) Throughout the duration of the electronic meeting, all members of the Body, officials or staff speaking at such meeting, and any person addressing the Body, must have the capability to be heard at all times by the members of the Body and by the general public.

(c) Any vote of the members of the Body must be conducted by individual voice vote, each to indicate their vote on any matter by stating “yea” or “nay”, unless it can be determined by the presiding officer that the vote is either unanimously in favor of or against the motion and in that event, such will be noted on the record. All individual votes shall be recorded by the clerk, secretary, or presiding officer, as appropriate.

(d) Meetings shall be recorded and minutes kept in the same manner as an in-person meeting, or as required by the SC FOIA.

(e) All members of the Body, officials, staff, and presenters should be identified properly and be recognized prior to speaking. Other than as provided herein, members of the Body shall comply with the rules of the Body as they relate to procedural matters and shall maintain order and decorum.

(f) Electronic executive sessions shall be permitted in accordance with the provisions of the SC FOIA. Upon the entry into any electronic executive session, the electronic meeting utilized for such executive session may be held by separate electronic means wherein the public will not be permitted to participate, or by way of the initial electronic means, with implementation of participation or listening restrictions whereby the public is not permitted to participate, provided that in either instance all members of the Body must have the capability to be heard at all times.

(g) With respect to any electronic meeting, any public comment/input periods (distinguished from public hearings, see below) provided for by local code, ordinance, resolution, bylaw, rule of order, parliamentary procedure, policy, custom or usage may be suspended. This provision does not apply to public hearing periods.

**2. SEVERABILITY.** If any Section, Subsection, 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, unless expressly so providing, 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 immediately.

**AND IT IS SO ORDAINED, ENACTED AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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: June 2, 2020  
Second Reading: June 16, 2020  
Third Reading:

COUNTY OF HORRY )  
STATE OF SOUTH CAROLINA )

Ordinance 28-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45800000275 FROM HIGHWAY COMMERCIAL (HC) AND GENERAL RESIDENTIAL (GR7) TO CONVENIENCE & AUTO-RELATED SERVICES (RE3)

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) & General Residential (GR7) to Convenience & Auto-related Services (RE3) 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 45800000275 and currently zoned Highway Commercial (HC) & General Residential (GR7) is herewith rezoned to Convenience & Auto-related Services (RE3).
- 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: April 21, 2020  
Second Reading: June 16, 2020  
Third Reading:

# Rezoning Review Sheet



## PROPERTY INFORMATION

<b>Applicant</b>	G3 Engineering (Energov # 048186)	<b>Rezoning Request #</b>	2020-02-005
<b>PIN #</b>	45800000275	<b>County Council District #</b>	4 - Loftus
<b>Site Location</b>	Hwy 17 Bypass & Coventry Rd in Surfside Beach	<b>Staff Recommendation</b>	Approval
<b>Property Owner Contact</b>	Aldi NC LLC	<b>PC Recommendation</b>	Unanimous Approval
		<b>Size (in acres) of Request</b>	31.59

## ZONING DISTRICTS

<b>Current Zoning</b>	HC & GR7
<b>Proposed Zoning</b>	RE3
<b>Proposed Use</b>	Commercial

## LOCATION INFORMATION

<b>Flood and Wetland Information</b>	X	<b>HC</b>	HC	MRD2
<b>Public Health &amp; Safety (EMS/fire) in miles</b>	3 (Fire/Medic)	<b>PUD</b>	<b>Subject Property</b>	GR
<b>Utilities</b>	Public	<b>CFA</b>	SF6	MRD2
<b>Character of the Area</b>	Residential & Commercial			

## ADJACENT PROPERTIES

## COMMENTS

<b>Comprehensive Plan District:</b> Commercial Corridors / Suburban	<b>Overlay/Area Plan:</b> None
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**Discussion:** The applicant is requesting to rezone a former Wicked Stick Golf Course parcel from HC & GR7 to RE3. Several requests for rezoning to single family residential were previously approved as part of the golf course redevelopment. Horry County Planning & Zoning worked on several proposals to rezone portions of the subject parcel in an effort to maintain commercial uses along the HWY 17 corridor and create a transition area to the adjacent single family neighborhoods. Significant public comment was received during the review of the previously proposed rezoning cases (2006-12-011 and 2014-10-007). Although the parcel is shown with approximately 275 ft of frontage onto HWY 17, the 1.4 acre stormwater pond currently prevents frontage and access to HWY 17 from the interior of the parcel. A TIA (traffic study) will be required during the development process. This study may show the need for an extension of the 66' Public Access Easement which currently extends Beaver Run Blvd. across Coventry Rd. A previous design modification for Belle Mer South (formally Wicked Stick) requires that Decker St. connect to HWY 17. A 50' ingress/egress easement which connects to the 80' R/W at the HWY 17 stop light has already been conveyed to make this connection. This access will need to be installed during development. A continuous landscaped berm exists on the residential lots abutting this commercial parcel. The Convenience and Auto-related Services District (RE3) is typically located adjacent to arterial or collector streets and is convenient to major residential areas.

**Public Comment:** 3/5/2020 John Robinson and Eileen Smith spoke in opposition of the request. Their concerns were traffic, stormwater, drainage and flooding. Felix Pitts was present to address questions and concerns.

## TRANSPORTATION INFORMATION

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	0 / 3,500	<b>Existing Road Conditions</b>	State, Paved, Four Lane, Divided
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</b>	2,400 / 4,000	<b>Rd, Station, Traffic AADT (2018) % Road Capacity</b>	US 17, Station 104 38,700 AADT 110% - 115%
<b>Proposed Improvements</b>			

## DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	HC & GR7	HC	MRD2 (Belle Mer N. Ph 1)	GR	SF6
<b>Min. Lot Size (in square feet)</b>	10,000	10,000/8,000	10,000	7,000	6,000	6,000
<b>Front Setback</b>	60	50/30	50	20	20	20
<b>Side Setback</b>	10	10/20	10	5	10	10
<b>Rear Setback</b>	15	15/25	15	10	15	15
<b>Bldg. Height</b>	48	120/120	120	40	35	35

Date Advertised: 2/13/2020    Date Posted: 2/13/2020    # Property Owners Notified: 83    Date Notification Mailed: 2/13/2020    Report Date: 2/13/2020    BY: sm





COUNTY OF HORRY

)

Ordinance 55-2020

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 21504040001 FROM FOREST AGRICULTURE (FA) 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 Forest Agriculture (FA) 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 21504040001 and currently zoned Forest Agriculture (FA) 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:  
 Second Reading:  
 Third Reading:

Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Venture Engineering, Inc. (Energov # 49182 )	Rezoning Request #	2020-05-006
PIN #	21504040001	County Council District #	9 - Prince
Site Location	Samuel Rd in Loris	Staff Recommendation	Disapproval
Property Owner Contact	Christopher W Holmes	PC Recommendation	Unanimous Disapproval
		Size (in acres) of Request	4.75

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood and Wetland Information (proposed FEMA maps)	X	FA	FA	FA
Proposed Zoning	SF 14.5	Public Health & Safety (EMS/fire) in miles	2.59	FA	Subject Property	FA
Proposed Use	Residential Lots	Utilities	Public	FA	FA	FA
		Character of the Area	Residential & Agriculture			

**COMMENTS**

Comprehensive Plan District: Rural and Scenic & Conservation	Overlay/Area Plan:
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**Discussion:** The applicant is requesting to rezone to Residential (SF 14.5) to allow for the subdivision of the parcel into smaller lots for single-family homes. The subject parcel is surrounded by FA zoning with the smallest lot in the near vicinity being a ½ acre. The proposed subdivision of the parcel would be 10 lots on 4.75 acres for a gross density of 2.11 du/ac. The proposed road would need to be constructed to County base road standards and the project is intended to be on septic.

Rural and Scenic & Conservation future land uses do not encourage lot sizes less than ½ acre. The area is predominantly zoned for ½ acre lots and very little development has occurred.

**Public Comment:** John Trussell and Joseph Stillman spoke in opposition to this request. They were concerned with reduced lot sizes, increased flooding and stormwater, and spot zoning.

**TRANSPORTATION INFORMATION**

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/72	Existing Road Conditions	County , Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	112/112	Rd, Station, Traffic AADT (2019) % Road Capacity	SC – 9 Main Line, Station (200) 10,000 AADT 25-30%
Proposed Improvements			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	FA Res / Comm	FA Res / Comm			
Min. Lot Size (in square feet)	14,500	21,780 / 43,560	21,780 / 43,560			
Front Setback (in feet)	25	25 / 60	25 / 60			
Side Setback (in feet)	10	10 / 25	10 / 25			
Corner Side Setback (in feet)	15	N/A	15 / 37.5			
Rear Setback (in feet)	15	15 / 40	15 / 40			
Bldg. Height (in feet)	35	35	35			

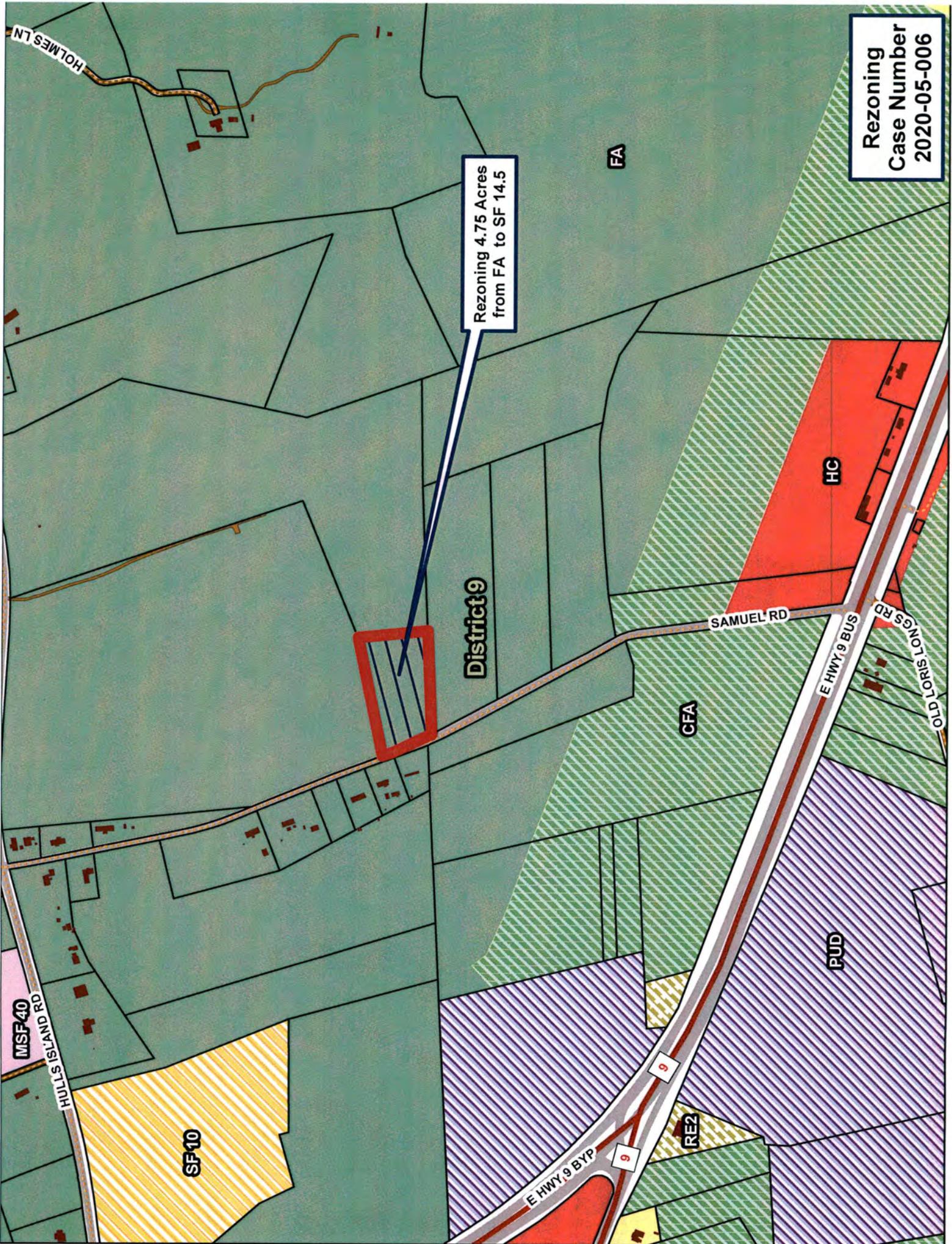
Setback Comments:

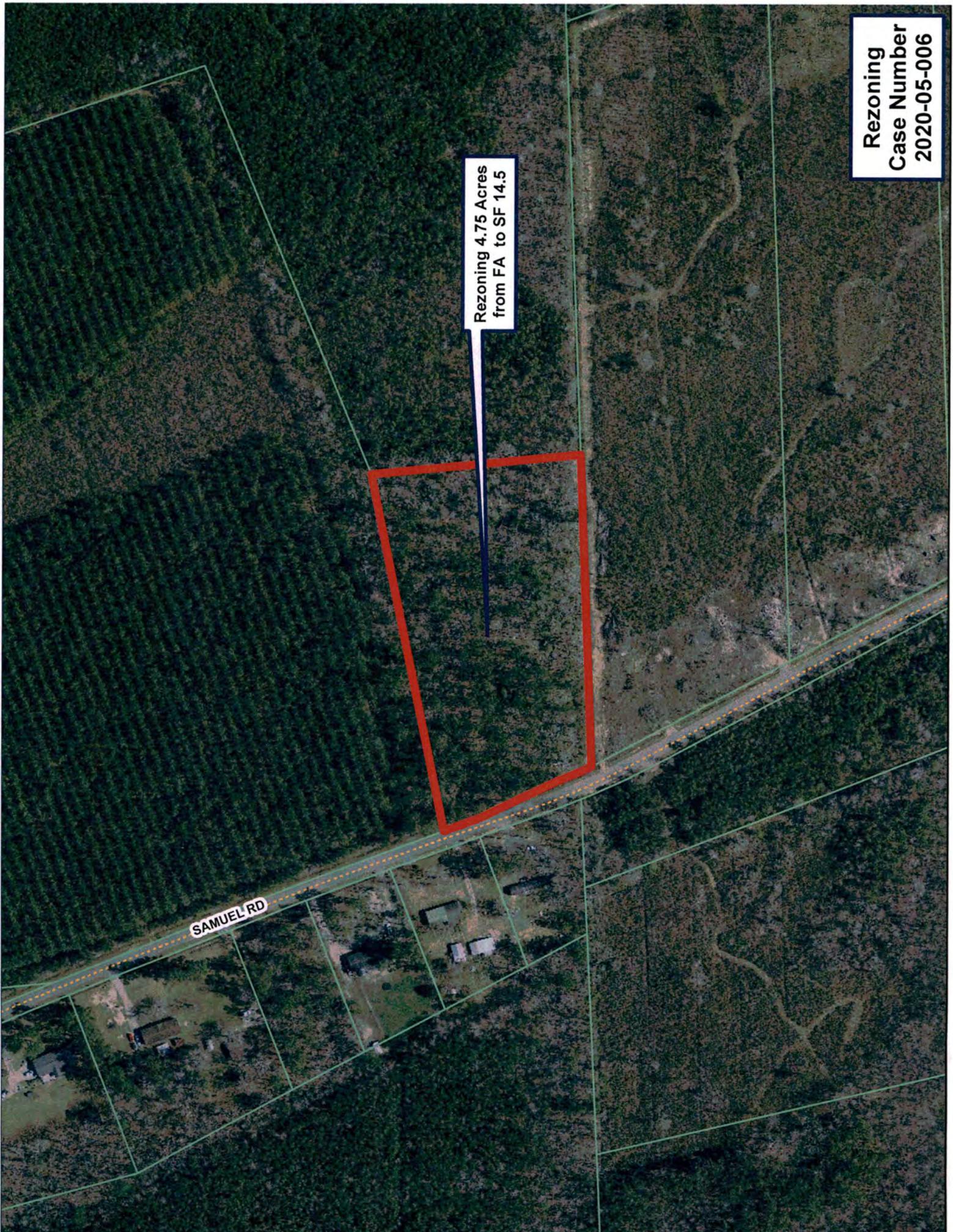
Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 12 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020 BY: sm



Rezoning  
Case Number  
2020-05-006

Rezoning 4.75 Acres  
from FA to SF 14.5



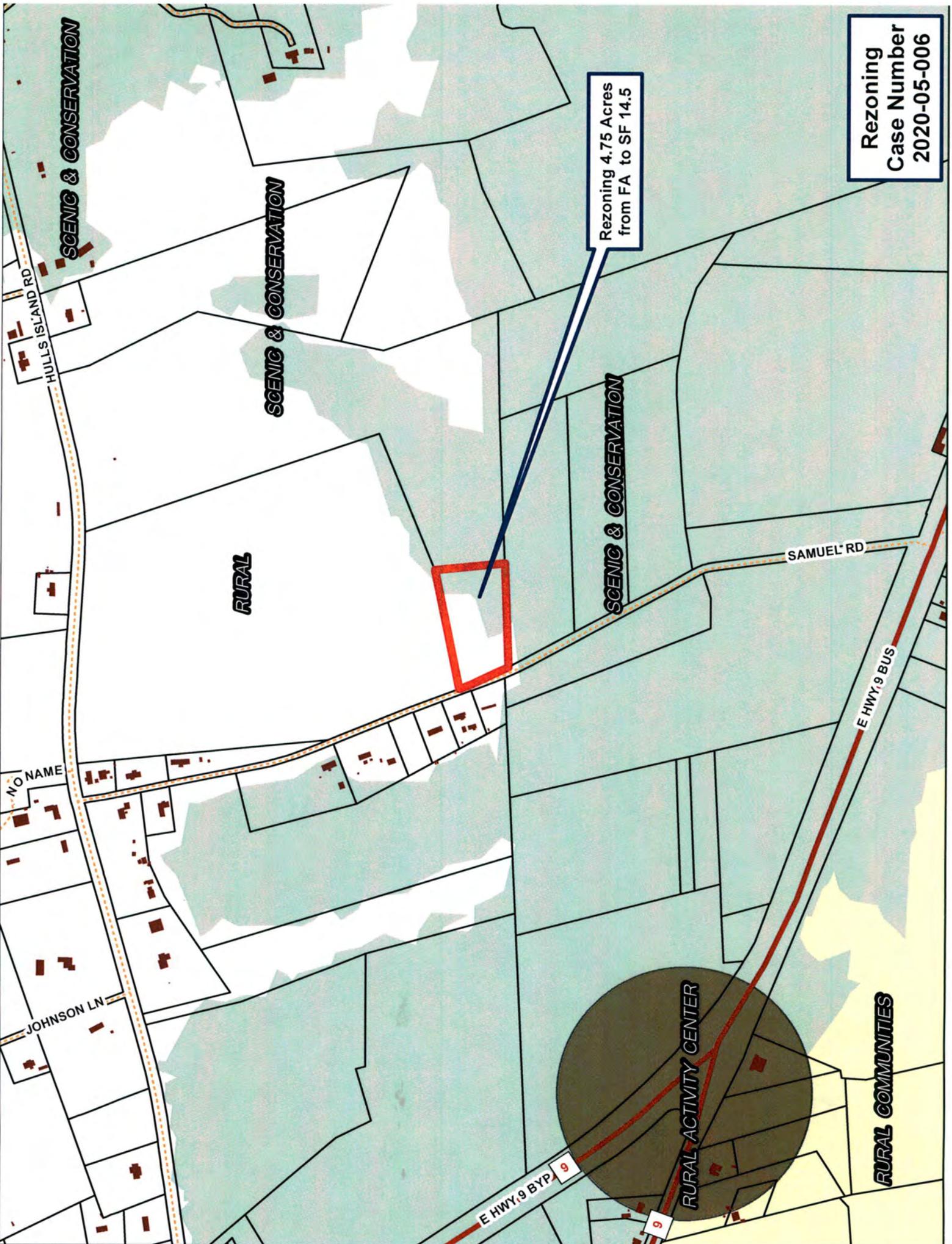


Rezoning 4.75 Acres  
from FA to SF 14.5

Rezoning  
Case Number  
2020-05-006

Rezoning  
Case Number  
2020-05-006

Rezoning 4.75 Acres  
from FA to SF 14.5



**SCENIC & CONSERVATION**

**SCENIC & CONSERVATION**

**RURAL**

**SCENIC & CONSERVATION**

SAMUEL RD

E HWY 9 BUS

NO NAME

JOHNSON LN

E HWY 9 BYP

**RURAL ACTIVITY CENTER**

**RURAL COMMUNITIES**