



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 July 14th 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

Public Comment will be taken ONLY on items scheduled for a public hearing.
See list below.

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, July 14, 2020.** You will receive a call during the meeting and patched into the meeting when the item on which you wish to speak comes up on the agenda. You can sign up by calling Pat Hartley in the Council Office at (843) 915-5120, or by emailing hartleyp@horrycounty.org. You can also provide written comments to be provided to each Council member at the same email, hartleyp@horrycounty.org. The Public Input segment that is held at the beginning of each meeting remains suspended until further notice.

Public Hearings that are scheduled for July 14th include the following rezoning requests:

Ord 28-2020 G3 Engineering, agent for Aldi NC, LLC

Ord 56-2020 Robert Guyton, agent for International Drive Development Co., LLC

Ord 57-2020 Beach Flowers Inc

Ord 58-2020 Darrell & Sandra Avery

Ord 59-2020 DDC Engineers, agent for D.J. Caravan

Ord 60-2020 Colby Jenerette, agent for Beth Clarke

Regular Council Meeting
July 14, 2020 – 6:00 p.m.
Council Chambers, 1301 Second Ave., Conway, SC

- A.** Call to Order Johnny Gardner, Chairman
B. Invocation Mr. Howard
C. Pledge of Allegiance Mr. Prince
D. Public Input (**Suspended until further notice**)
E. Approval of Agenda Contents
F. Approval of Minutes: Regular Meeting, June 16, 2020
-

G. CONSENT AGENDA

1. Third 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. (Favorable, Administration Comm)
2. First Reading – **Ordinance 61-2020** to establish procedures for the Comprehensive Plan adoption & amendment process within Chapter 15 of the County Code. (Favorable, I&R Comm)
3. First Reading – **Ordinance 62-2020** to amend the County Code pertaining to zoning amendments. (Favorable, I&R Comm)
4. First Reading – **Ordinance 63-2020** to amend the County Code pertaining to campers and recreation vehicle used as temporary living accommodations. (Favorable, I&R Comm)
5. First Reading – **Ordinance 64-2020** to amend the County Code pertaining to High Bulk Retail and Open Yard Storage. (Favorable, I&R Comm)
6. First Reading – **Ordinance 65-2020** to amend the Commercial Forest/Agriculture District of the County Code pertaining to veterinary offices, animal hospitals and/or boarding facilities. (Favorable, I&R Comm)
7. First Reading - **Ordinance 66-2020** to amend various sections of the County Code pertaining to the Horry County Board of Architectural Review & Historical Preservation. (Favorable, I&R Comm)
8. First Reading – **Ordinance 67-2020** approving the abandonment, conveyance and removal from the county's drainage system of a portion of a ditch located adjacent Simpson Creek Drive, and authorizing the administrator to execute a quit-claim deed. (Favorable, I&R Comm)
9. First Reading – **Ordinance 69-2020** approving & authorizing the county administrator to execute Modification Number One to the lease agreement with Allen Aviation, Inc. for use of an aviation fuel storage tank at Conway-Horry County Airport. (Favorable, Transportation Comm)
10. First Reading of the following Ordinances to approve the request to amend the official zoning maps:
Ord 70-2020 Rowe Professional Services Co., agent for Burroughs Brothers Properties Inc. (Mr. Loftus)
Ord 71-2020 Keane McLaughlin, agent for Shark Investments LLC (Mr. Vaught)
Ord 72-2020 DDC Engineers, agent for Wake Stone Corporation (Mr. Prince)
Ord 73-2020 Robert Turner, agent for Hawksbill Lake LLC (Mr. Prince)
11. First Reading – **Ordinance 74-2020** amending the County Code so as to provide for standards for the infant cabana exception to the prohibition of tents along the beaches in unincorporated Horry County. (Favorable, Public Safety Comm)
12. **Resolution R-60-2020** to appropriate up to \$200,000 from the Sunday liquor sales funds which are expended on tourism related recreation projects to fund a multipurpose pathway along Little River Neck Road. (Favorable, I&R Comm)
13. **Resolution R-61-2020** granting historic designation to certain properties. (Favorable, I&R Comm)
14. **Resolution R-72-2020** authorizing & approving State Accommodations Tax 30% Advertising & Promotion Fund Budget. (Favorable, Administration Comm)
15. **Resolution R-73-2020** authorizing the consumption of alcohol in the common areas of the Myrtle Beach International Airport terminal building sterile area. (Favorable, Transportation Comm)

- 16. **Resolution R-74-2020** authorizing & directing the county administrator to execute a contract for sale between Horry County and Ascent Aviation Group, Inc. for general aviation fuel supplier services. (Favorable, Transportation Comm)
- 17. **Resolution R-75-2020** authorizing the 15th Circuit Solicitor to accept, if awarded, the SC Department of Public Safety Coronavirus Emergency Funding not to exceed \$91,325. (Favorable, Public Safety Comm)
- 18. **Community Benefit Fund Resolution 23-2020** – to Freewoods Foundation/Freewoods Farms, \$2,000, for the establishment of a Living Farm Museum. (Mr. Loftus) (Favorable, Administration Comm)
- 19. Resolutions accepting dedication of the roads & drainage into the county road systems at the following locations: (Favorable, I&R Comm)

<u>R-62-2020</u> Bella Vita Phase 2A1)	<u>R-67-2020</u> Riverhaven Phase 3B
<u>R-63-2020</u> Clear Pond Tract G Phase 2A	<u>R-68-2020</u> Berkshire Village, Block 13A
<u>R-64-2020</u> Riverhaven Phases 1 & 2D	<u>R-69-2020</u> Berkshire Village, Block 13B
<u>R-65-2020</u> Riverhaven Phase 2B	<u>R-70-2020</u> Berkshire Village, Block 15A
<u>R-66-2020</u> Riverhaven Phase 3A	<u>R-71-2020</u> Berkshire Village, Block 15B
- 20. Board Appointments: Reappointment of Bill Strydesky, Brenda Long, Joel Carter, Sam Dusenbury, and Gerry Wallace to the Board of Architectural Review; appointment of Ronald Heidebrink to the Board of Construction Adjustments & Appeals (Mr. Hardee)

H. PRESENTATIONS / RESOLUTIONS:

- 21. Presentation - Hydroelectric Dam System on the Pee Dee River Basin (Jeff Lineberger, Tami Styer, Mindy Taylor)
- 22. Update on Hurricane Evacuation Shelters (Mr. Webster)

I. READING OF ORDINANCES

- 23. Third Reading and Public Hearing – **Ordinance 28-2020** to approve the request of G3 Engineering, agent for Aldi NC, LLC, to amend the official zoning maps. (Mr. Loftus)
- 24. Second Reading – **Ordinance 45-2020** to amend the Zoning Ordinance to establish the Mining Floating Zone and standards thereof. (I&R Committee recommended proposed Second Reading amendments)
- 25. Second Reading and Public Hearing 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)

J. OLD/NEW BUSINESS:

- 26 Firearms Discharge Discussion (Mr. Loftus)

K. MEMORIAL DEDICATIONS: Ivory Wilson

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

<u>Council Meetings</u>	<u>I&R Committee</u>	<u>Public Safety Committee</u>	<u>Administration Committee</u>	<u>Transportation/EDC Committee</u>
Aug 18 & Sept 1 6pm	July 21, 9am	Aug 11, 9am	July 21, 2pm	Aug 11, 2pm

M. EXECUTIVE SESSION: (if necessary)

ADJOURN

**MINUTES
HORRY COUNTY COUNCIL
REGULAR MEETING
County Council Chambers
June 16, 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; Danny Hardee; and Paul Prince.

MEMBERS ABSENT:

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. Worley gave the invocation.

PLEDGE: Mr. Hardee led in the pledge.

PUBLIC INPUT: None.

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

APPROVAL OF MINUTES: Regular Meeting, June 2, 2020: Mr. Bellamy moved to approve the Regular Meeting, June 2, 2020 meeting minutes, seconded by Mr. Howard. The motion was unanimously passed.

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

Third Reading 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 et al; **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; and **Ord 53-2020** Jay Cortez, agent for Jamie Garcia Hernandez.

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; **Ord 57-2020** Beach Flowers Inc; **Ord 58-2020** Darrell & Sandra Avery; **Ord 59-2020** DDC Engineers, agent for D.J. Caravan; and **Ord 60-2020** Colby Jenerette, agent for Beth Clarke.

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.

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.

PRESENTATIONS / RESOLUTIONS:

Mr. Allen stated that he would like for Council to entertain a motion of a vote of confidence for their county law enforcement. With the current conditions across the country today he thought it was important for these men and women that put the badge on every day to hear from their elected officials and know that they stand with them and that they supported them. With the

outstanding leadership they had in this county through the sheriff and chief, they had some very, very good professional officers here. They needed to know from Council that when they put that badge on for every shift and step out there that they don't have to worry about their elected officials coming against them as long as they conduct themselves professionally as they always do and as long as they tend to what their training and their good moral leadership sets with them. With that said he would love to see them that night make this motion and second it and have them stand when they cast their votes so that their men and women that put that badge on would know that their County Council stands behind them 100%. **He then so moved, seconded by Mr. Prince. The motion was unanimously passed.** Each Council member then stood to show their support of the county law enforcement officers.

Report from the Welcome Back Committee and vote on recommendations from the Committee. Mr. Bellamy stated that the Welcome Back Committee was supported by Chairman Gardner and they held their first meeting on May 7th. They had met each week for six weeks. He thanked Chairman Gardner for the opportunity to serve as the chairman of that committee. He asked anyone in attendance that served on the Welcome Back Committee to stand and be recognized. The committee was made up of a great group of people from the business community, the local Chamber of Commerce, local government leaders, and elected officials. Membership was inclusive of the municipalities and neighborhoods throughout Horry County. They discussed many important topics as they worked to make recommendations that would help boost the local economy in a safe and speedy manner. After six weeks of meetings the committee was ready to provide several recommendations to County Council. The committee developed survey questionnaires for businesses and residents to find out their needs. The responses were received and used to update the annual action plan so that more community block grant funds would be allocated to the recovery effort. That item was included on the consent agenda that night. The committee recommended that they designate \$76,895 from the 5% accommodations tax monies to be used by the committee for web design and related promotional expenses. Also, the committee formed a marketing sub-committee which developed the Greater Grand Strand Promise. That promise was a pledge for businesses, residents, and visitors throughout all municipalities and neighboring areas to commit to safe and responsible action that supports the local economy which provides for the safety of the community. In addition, with the help of the sub-committee the Welcome Back Committee developed a website and a marketing campaign to promote the website called Greater Grand Strand is Open. Moving forward they may not need to meet every week. They were looking at monitoring the response of the promises and pledges, the use of the new website, and to develop any new ideas and programs to help safely boost the economy. Any suggestions would be appreciated. He then introduced Karen Riordan, CEO of the Myrtle Beach Chamber of Commerce and chairperson for the marketing sub-committee, to make a presentation on the Greater Grand Strand is Open website and the Greater Grand Strand Promise campaign. They would ask Council to vote their approval for what the committee had presented following the presentation.

Ms. Riordan stated that she appreciated the opportunity to share the fine work that the committee and marketing sub-committee had as a recommendation for them. One of their big tasks was to create a brand new microsite, a new website that was going to have a lot of information for the residents, visitors, and business community. She then presented a PowerPoint presentation on the new website and gave an explanation of the Greater Grand Strand Promise Program. She then reviewed the website and provided instructions on how to maneuver within the site.

Mr. Carotti stated it would be appropriate for Council to entertain a motion to approve the actions and recommendations of the Welcome Back Committee to include website design, project budget, and the Greater Grand Strand Promise program. **Mr. Vaught so moved, seconded by Mr. Bellamy. The motion was unanimously passed.**

READING OF ORDINANCES:

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. **Mr. Worley moved to approve, seconded by Mr. Howard. There was no public input.**

Mr. Spivey stated he wanted to brief Council on where they were with the budget at Third Reading. For the budget for FY2021 they had proposed and was before them a budget of \$459 million that represented a \$73 million decrease from the FY2020 budget. That was primarily delaying certain actions. Capital, they had frozen the positions where they had them and were holding positions open. Those positions were funded in this budget. He wanted to make that clear. They were holding those out as vacant from a cost containment, a cost control measure. The general fund portion of that budget was almost \$176 million. That was a reduction of \$5.9 million from the FY2020 budget. The one aspect that they wanted to

bring to Council's attention was something he mentioned at the last meeting when they approved the state ATAX budget for the next year. Staff had reviewed the current landscaping maintenance program that they had for the Garden City, Hwy 501, Hwy 17/22 areas and were currently recommending that they actually staff that internally versus using those resources as a contract basis. It would require them to have a full time crew chief and two seasonal tradesworkers, but they wanted to make it clear that even though the budget did not have the specific number of employees they did control that by Council's approval. So what they would be adding with the vote that night would be to add those three positions which would bring the total from 2,564 to 2,567 positions.

Mr. Vaught asked if that included those two seasonal part times.

Mr. Spivey said that was correct.

Mr. Vaught verified that those were not full time positions.

Mr. Spivey said that was correct.

Mr. Prince mentioned the hospitality tax not being mentioned in this budget because they hadn't settled the issue. Would that be settled soon and then they could go back and amend the budget?

Mr. Spivey said he would say two things in that regard. They had not included any of those monies in the budget except for... They had included the unincorporated revenues. However, 100% of that money was just set aside as contingency and was currently not being used in the budget. So it was still projecting the collections but it was not being used until the settlement of the lawsuit occurred. The budget did include a provision in the budget ordinance that Council could appropriate those hospitality dollars by a resolution. So it was a fast process for Council to move to actually deploy those dollars as soon as that settlement was arrived at.

Mr. Prince asked if they had any idea where they were on the lawsuit.

Mr. Carotti said he was prepared at any time to give Council a briefing on the update of the litigation in executive session.

Chairman Gardner asked if they had an update. Was there news or was it just a...

Mr. Carotti said there had been activity ongoing but there had been no significant change in status.

Mr. Bellamy moved to amend, seconded by Mr. Vaught. The motion to amend was passed with Messrs. Servant, Allen, and Loftus voting Nay.

A vote was held on the main motion as amended.

<u>YEA</u>	<u>NAY</u>
DiSabato	Servant
Howard	Loftus
Worley	Allen
Gardner	
Hardee	
Prince	
Vaught	
Bellamy	
Crawford	

The main motion as amended passed nine to three.

Mr. Prince said he had been through 30 budgets and this had been one of the hardest he had ever had to deal with. He still didn't know 100% where they were because they hadn't been able to have their meetings and workshops, etc. like they had had in the past where they go through all the budget department by department like they always did. He hoped it worked out. Staff had a big job to help them get it worked out.

Second Reading and Public Hearing – **Ordinance 45-2020** to amend the Zoning Ordinance to establish the Mining Floating Zone and standards thereof. **Mr. Vaught moved to approve, seconded by Mr. Bellamy.**

Ms. Marquerite McClam stated she was a professional engineer and she dealt in the mining in Horry County quite a bit. She had been around the county working on mines since 2000 and was asking them for their help. This ordinance needed to go back to the I&R committee and have some work done to it. There were a lot of things they had learned from what was passed in 2006. Some were good and some were bad. They needed to have the stakeholders input into this ordinance. Currently it had a lot of improvements that needed to be made because they had learned a tremendous amount in the industry. They could all be good citizens working with their neighbors in mining and when disaster hits, she could tell them from the past five years dealing as the commander of the South Carolina State Guardians Unit Command you don't get to choose and pick where your mine is at. You find the highest hill you can get and borrow the dirt. They needed to make sure that they cover some things to give them the opportunity during an emergency that they can find the high hills to protect the people of Horry County. She begged them to please take this back to a committee before they go much further on this ordinance. It needed some major work.

Public input was closed.

Mr. Vaught said he tended to agree with Ms. McClam. In looking over the history of this ordinance and the fact that planning and zoning disapproved this ordinance **he thought this ordinance needed to go back to the I&R committee for further discussion and further clarification before they voted on it for final reading.**

Mr. Prince said he agreed. Should they vote on the second reading and send it back or not vote on the second reading and send it back before that.

Chairman Gardner said they had second reading and closed that. They had a motion to send it back. If his was a second then they would vote on sending it back to the I&R committee. **Mr. Prince said his was a second.** There was no further discussion. **The motion to defer back to the I&R committee was unanimously passed.**

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. **Mr. Bellamy moved to approve, seconded by Mr. Hardee. There was no public input. The motion was unanimously passed.**

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 moved to approve, seconded by Mr. Howard. The motion was unanimously passed.**

First Reading – **Ordinance 55-2020** to approve the request of Venture Engineering, agent for Christopher Holmes, to amend the official zoning maps. Chairman Gardner stated this ordinance had been withdrawn by the applicant.

OLD / NEW BUSINESS:

ANNOUNCEMENTS: None.

MEMORIAL DEDICATION: Earl Adams, Jr.; Larry Hickman; and Joseph Cook.

UPCOMING MEETINGS: Regular Council meetings – July 14 & Aug 18, 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: **Mr. DiSabato moved to enter into executive session to discuss matters of pending litigation, seconded by Mr. Howard. 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 received legal advice where the legal advice related to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege. 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 7:10 p.m. and it was seconded. The motion was unanimously passed. The meeting was adjourned in memoriam of Earl Adams, Jr., Larry Hickman, and Joseph Cook.

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 14th day of July, 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: June 2, 2020
Second Reading: June 16, 2020
Third Reading: July 14, 2020

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 61-2020

AN ORDINANCE TO ESTABLISH PROCEDURES FOR THE COMPREHENSIVE PLAN ADOPTION AND AMENDMENT PROCESS WITHIN CHAPTER 15 OF THE HORRY COUNTY CODE OF ORDINANCES.

WHEREAS, Horry County has adopted land use and comprehensive plans for more than 40 years; and,

WHEREAS, procedures for the comprehensive plan adoption and amendment process should be defined within the Horry County Code of Ordinances and readily available for the public; and,

WHEREAS, the public hearing and noticing procedures for the adoption and amendment process meet the requirements defined by the South Carolina Planning Enabling Legislation §6-29-760; and

WHEREAS, the proposed language provides the means for property owners to petition for amendments, allowing the plan to evolve as significant changes occur within the County; and

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 Horry County Code of Ordinances, Chapter 15, Article 1 is hereby amended as follows:

(All existing text shown shall be-added)

Chapter 15 – PLANNING

ARTICLE I. IN GENERAL

Section 15 -1. Long-Range Comprehensive Plan.

Intent. The Planning Commission, as appointed by County Council, must establish and maintain a planning process that will result in the systematic preparation and continual evaluation and updating of the elements of the Comprehensive Plan to guide development and redevelopment. The planning process and contents of the plan shall be developed in accordance with the Local Government Planning Enabling Act of 1994, with all subsequent amendments.

(A) *Development.* Preparation of the Comprehensive Plan is the responsibility of the Horry County Planning Commission. The Planning Commission may designate a subcommittee to prepare or revise the plan. County staff ensure the Comprehensive Plan is developed in a manner consistent with established regulations and policy.

1. Planning Commission shall periodically review and revise the plan based on surveys and studies of existing and changing conditions. A re-evaluation of the comprehensive plan elements must occur at least every 5 years.

2. Planning Commission shall update the comprehensive plan, including all the elements at least every 10 years.
3. County Council must adopt a new comprehensive plan as prepared and recommended by Planning Commission every 10 years.

(B) *Adoption.* When the plan, any element, amendment, extension, or addition is completed, Planning Commission shall make a recommendation to County Council and a public hearing must be held prior to approval for adoption by ordinance.

1. *Planning Commission Review and Recommendation.* The Planning Commission shall review any proposed plan or element of the plan. Prior to recommending the plan or changes to the plan, the Planning Commission shall hold a public hearing. Newspaper notice of a public hearing shall be made at least thirty (30) days in advance of the scheduled public hearing date. By affirmative vote of at least a majority of the entire membership the Planning Commission must adopt a resolution recommending the plan or element to County Council for adoption.
2. *County Council Hearing and Decision.* Before adopting a plan or element, the County Council shall hold a public hearing. Newspaper notice of a public hearing shall be made at least thirty (30) days in advance of the scheduled public hearing date. County Council shall adopt the Comprehensive Plan or element by ordinance. Approval of the plan on final reading cannot occur until the Planning Commission has recommended the plan.

(C) *Comprehensive Plan Amendment.* A proposed amendment to the Comprehensive Plan or element may be initiated by the County Council, Planning Commission, the Board of Zoning Appeals, any other Council appointed Board or Commission, the Zoning Administrator, or the Planning Director. Future Land Use Map amendments may also be proposed by a landowner or agent for a person, business or organization having rights in contract to the land that is subject to the map amendment by submitting an amendment application.

1. *Comprehensive Plan Application Process.* An application for a future land use amendment shall be accepted as complete when it includes the required fee and the following information:
 - a. Completed Comprehensive Plan Future Land Use Amendment application signed by the property owner(s) or authorized agent initiating the amendment;
 - b. Documentation of the proposed changes to the Comprehensive Plan based on the current Comprehensive Plan in effect. Proposed changes to any Comprehensive Plan map shall be illustrated in map format similar to the existing Comprehensive Plan maps and shall be labeled as “proposed amendment;” and
 - c. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to the whether the application complies with the standard of this Article.

Effective Date: This Ordinance shall become effective upon Third Reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED 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: July 14, 2020

Second Reading:

Third Reading:

County Council Decision Memorandum
Horry County, South Carolina

Date: May 26, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Planning Director
Regarding: Chapter 15 of Horry County Code of Ordinances

ISSUE:

Should Horry County define the Comprehensive Plan adoption and amendment process within the Horry County Code of Ordinances?

PROPOSED ACTION:

Amend Chapter 15 – Planning of the Horry County Code of Ordinances to define the Comprehensive Plan approval and amendment process.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

The South Carolina Planning Enabling Act of 1994 defines the comprehensive plan adoption process for all jurisdictions in South Carolina. This is to ensure consistency with the public hearing and revision timeframes across all communities that have comprehensive plans. This consistency is important, as comprehensive plans provide local governments with the authority to establish and implement zoning, land development regulations, capital improvements programs, development agreements, and impact fees.

ANALYSIS:

Horry County has historically followed State law to adopt and amend its comprehensive plan. This amendment is intended to incorporate the comprehensive plan adoption and amendment process into the Horry County Code of Ordinances. While State law requires one 30-day public hearing notice prior to the adoption of the plan, Horry County has traditionally held a 30-day public hearing notice at both Planning Commission and County Council. This traditional process is defined within the draft amendment; however, an alternative option could be to require a 30-day public hearing notice at Planning Commission and maintain the typical ordinance adoption process at County Council that would only require a 15-day public hearing notice. Beyond public hearing process, this amendment incorporates procedures for a property owner to apply for an amendment to the Comprehensive Plan. This would require an application be submitted to the Planning Department and to undergo the complete comprehensive plan adoption process.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 62-2020

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO ZONING AMENDMENTS.

WHEREAS, County Council adopted the Imagine 2040 Comprehensive Plan; and,

WHEREAS, the zoning amendment submission and review criteria need to be updated to support the vision, goals, and future land use strategy of Imagine 2040; and,

WHEREAS, the proposed changes consolidate the submission criteria for rezoning requests into one article of the Zoning Ordinance;

WHEREAS, the proposed changes augment the Declaration of Policy for zoning amendments to also be evaluated for their consistency with Horry County's Consolidated Plan, Capital Improvements Plan, and Official Map; and

WHEREAS, the proposed changes revise the refund policy for Planned Development District (PDD) rezoning requests to be refunded all except the cost of a standard rezoning fee if a request for withdraw occurs prior to Planning Commission public hearing; and

WHEREAS, additional submission criteria for rezoning requests within Scenic and Conservation Future Land Use Areas have been established to ensure there is a consistent and thorough review of environmental conditions in accordance with Imagine 2040;

WHEREAS, the Rezoning Review Criteria has been removed from Article XV and will be considered for inclusion within the Planning Commission Rules of Procedure;

WHEREAS, Horry County's public hearing and noticing procedures for zoning amendments exceed the minimum requirements defined by the South Carolina Planning Enabling Legislation §6-29-760; and

WHEREAS, on April 2, 2020, Horry County Planning Commission unanimously recommended approval of the changes to the zoning amendment process.

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 Appendix B, Zoning Ordinance, Article VII. Section 721. Planned Development Districts.** Section 721.4 through 721.7 of the Zoning Ordinance is hereby amended as follows. (All text in ~~striketrough~~ shall be deleted and all text **underlined and bolded** shall be added.)

~~721.4 PDD Administrative Procedures. Generally. Any request pertaining to the establishment of a "Major" or "Minor" PDD shall be considered an amendment to the Zoning Ordinance, and shall be administered and processed in accordance with the regulations set forth in Article XV of this ordinance, entitled Amendments. Prior to processing a request to establish a PDD, all data set forth in section 721.6 shall be submitted to the Planning Department for review and forwarding to the Planning Commission for a recommendation. The Planning Commission's recommendation shall be forwarded to County Council for final action. If approved by the County Council, all information pertaining to the proposal shall be adopted as an amendment to the Zoning Ordinance and mapped on the Official Zoning Maps for Horry County as a PDD.~~

~~Requirements:-~~

- ~~(A) A building permit shall not be issued until the requirements of subsection 721.7 have been fulfilled.~~
- ~~(B) Development within a PDD shall occur in conformance with the standards contained in the approved written narrative and shown on the conceptual plan. In the event it is determined that development is not occurring in accordance with the approved standards, the Planning Commission, or its designated agent, may suspend further development until such time that the PDD is amended. Amendments to the PDD shall either consist of major or minor amendments as defined in subsection 721.5 of these regulations.~~
- ~~(C) County Council may require financial guarantees which shall guarantee completion of the improvements set forth in the proposed development plan. Such guarantees may include the submission of a letter of credit or cash in the amount determined by County Council.~~
- ~~(D) For "Major" or "Minor" PDDs, the applicant may elect to develop the site in successive stages. A proposed phasing plan and proposed phase completion schedule shall be submitted along with the application for the rezoning request. The Planning Department shall review the proposed phasing plan and proposed phase completion schedule. The developer may request to amend it as necessary with the submission of a revised phasing plan and completion schedule to the Planning Department for review and approval.~~

~~Prior to commencing subsequent stages of development, the infrastructure improvements of the previous stage shall be either completed or financially guaranteed before the commencement of development of the next phase. The Planning Commission may require that development be done in stages if public facilities and infrastructure are not adequate to serve the entire development initially.~~

~~If the phase completion schedule or amended phase completion schedule are not complied with and extended for good cause, the County Council may take action as deemed necessary to best protect adjoining properties and the public health, safety, and welfare.~~

~~721.5 Changes and Modifications:-~~

- ~~(A) *Minor changes:* Minor changes in PDDs may be approved by the Zoning Administrator, provided that such changes:-~~
 - ~~1. Do not increase the density;~~
 - ~~2. Do not change the outside (exterior) boundaries;~~
 - ~~3. Do not change any use; however as an example, a change from multi-family residential to single-family residential shall be considered a minor change provided densities are not increased and provided that minimum lot size and setback requirements have been established in the PDD.~~
 - ~~4. Reserved.~~

5. Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers.
6. Minor changes may include, but are not limited to: minor shifting of the location of buildings, parking, shifting of entrances and internal roadways to resolve regulatory permitting issues; utility easements, parks, or other public open spaces, or other features of the plan.

All other changes or modifications not enumerated above shall constitute a major change and will require submittal of the PDD for review as outlined in subsection 721.6 of these regulations.

721.6 PDD Application Contents. Application to establish a PDD shall include the following:

1. One (1) copy of the PDD rezoning application form;
2. Four (4) copies of a conceptual site plan including the requirements shown in Table 2;
3. Four (4) copies of an illustrative plan (or plans) including the requirements shown in Table 3;
4. Four (4) copies of "PDD Details" shown in Form 1 of the Rezoning Application (Major PDD only. Upon request for Minor PDD);
5. One (1) copy of the project phasing plan and phase completion schedule; and
6. One (1) electronic digital copy (contact the Planning Department for software compatibility options).

721.7 Land Development within PDDs. Upon County Council approval to establish the PDD, applications for land development shall be required. Land development within the district shall conform to the approved conceptual plan and written narrative and shall be reviewed by the Planning Department utilizing the procedures established in the Horry County Code of Ordinances, Chapter 18 (Land Development Regulations).

Table 2.
Conceptual Site Plan Content

	Minor	Major
Plan contents (if required)		
1. North Arrow	X	X
2. Name of developer, owner, and proposed development	X	X
3. Written and graphic scale (not less than 1" = 200')	X	X
4. Tax map number and/or pin number of parent tract	X	X
5. Tax map number of adjacent parcels	X	X
6. Current zoning of parcel	X	X
7. Adjacent zoning	X	X
8. Location map drawn to scale (not less than 1" = 2000')	X	X
9. Location of and the types of uses in PDD.	Illustrative*	Conceptual** Illustrative*
10. Boundary survey of property	Upon request	Upon request
11. Traffic circulation for residential uses must meet the requirements of	X	X

the Land Development Regulations (LDR) for access or must obtain a design modification from the LDR. In instances when constraints such as site location, size or topography prohibit the provision of the required ingress/egress points the Planning Commission is authorized to recommend fewer access points		
12. Traffic circulation for non-residential uses	If Applicable	X
13. Internal buffers between incompatible land uses with improvement specifications shall be shown as required by 721.3.B	If Applicable	X
14. Perimeter buffers to be used (must be equal to those required for the most similar standard zoning district) shall be shown as required by 721.3.A	X May be waived	X
15. Common or recreational open space areas with acreage as determined in Section 721.3.C. through F.	If Applicable	X
16. Location of floodplains per FEMA Flood Insurance Rate (FIRM) maps	X	X
17. Location of potential jurisdictional wetlands and spoilage areas	X	X
18. Phasing plan and completion schedule	X	X
19. Provision for recycling facility location and documentation for proposed collection of recyclables		X
20. Any additional information the Planning Commission may request	X	X

*Illustrative plan refers to a land plan displaying locations of and land devoted to the types of uses to be included in the PDD. Illustrative plans may be used as a graphic tool for the Planning Commission and County Council. Typical layouts must be included, showing various product types and phases of development. Given the detailed nature of illustrative plans, they are subject to change.

**Conceptual plans allow uses and densities to be depicted in bubble diagrams with depiction of internal roadways (inner connectivity to be established), and conceptual locations of open space and anticipated future development. Conceptual plans may be submitted for projects greater than one hundred (100) acres. Minor modifications may be made to these plans as long as they do not materially alter the amount of land dedicated to a specific land use or the overall layout of the plan. Major changes to the conceptual plan must be approved by County Council as an amendment to the PDD.

Table 3:
Illustrative Plan Content

	Minor	Major
Plan contents—	X	X
North Arrow	X	X
Name of Developer, owner, and proposed development	X	X
Tax Map number and adjacent TMS	X	X
General road layout for all pods or phases	X	X

Amenity areas and/or active and common open space areas	X	X
Typical lot layouts per product type and phase (may be hand-drawn or computer-generated)	X	X

~~*Illustrative plan refers to a land plan displaying locations of and land devoted to the types of uses to be included in the PDD. Illustrative plans may be used as a graphic tool for the Planning Commission and County Council. Typical layouts must be included, showing various product types and phases of development. Given the detailed nature of illustrative plans, they are subject to change.~~

2. **Amendment of Appendix B, Zoning Ordinance, Article VII. Section 752. Multi-Residential Districts.** Section 752 of the Zoning Ordinance is hereby amended as follows. (All text in ~~strikethrough~~ shall be deleted and all text **underlined and bolded** shall be added.)

General Provisions.

~~I. Administrative procedures.~~ **RESERVED.**

- ~~1. Rezoning requests using the sustainable development standards or tiny home standards shall submit an addendum to the application for rezoning. For sustainable development standards, the addendum must specify which of the above standards shall be used upon approval of the rezoning request and the expected density increase as a percentage increase in the gross density. The addendum shall be forwarded with the rezoning packet to the planning commission and county council.~~
- ~~2. A conceptual/general site plan shall be submitted with the rezoning application. The site plan shall include the following:~~
 - ~~a. Sheet size not to exceed 30" x 42";~~
 - ~~b. Drawn to a scale no smaller than 1" = 200';~~
 - ~~c. Proposed project name;~~
 - ~~d. Owner of the property and/or developer;~~
 - ~~e. Adjacent property owners and land use;~~
 - ~~f. Proposed rights of way and lot layout compliant with the requirements of articles 3, 4 and 7 of the land development regulations;~~
 - ~~g. Adjacent driveway, roadway, and curb cut locations;~~
 - ~~h. Table summarizing project acreage, gross and net density, number of lots, minimum lot area in square feet and minimum lot dimensions;~~
 - ~~i. North arrow, written and graphic scales, and a location map; showing the relationship with the surrounding area;~~
 - ~~j. Tract boundaries and total land area;~~
 - ~~k. Existing and proposed land uses throughout the development;~~
 - ~~l. Existing road rights of way and easements;~~
 - ~~m. Note regarding the intent to supply water (wells) and sewer (septic);~~
 - ~~n. Zoning classification;~~
 - ~~o. County parcel identification number of the proposed development.~~
- ~~3. Any request to establish a MRD zoning district shall follow the procedures set forth in article XIII of this ordinance. In presenting requests for rezoning, the applicant must indicate the~~

density desired for the property in order for the request to be complete. The requested density should be expressed as units per acre. Failure to provide a requested density will result in rezoning requests not being presented to the planning commission. All applications to rezone to MRD with a density higher than seven (7) units per acre should attach one (1) of the following:-

- a.—Wetlands verification letter from the corps of engineers;-
 - b.— Certified wetlands delineation map;-
 - c.— Preliminary jurisdictional determination letter from the corps of engineers; or
 - d.— Preliminary wetlands assessment prepared by a qualified wetlands consultant.-
- 4.— Minor changes: Minor changes in MRD conceptual plans may be approved by the Zoning Administrator, provided that such changes:-
- a.— Do not increase the density.-
 - b.— Do not change the outside (exterior) boundaries.-
 - c.— Do not change any use; however as an example, a change from multifamily residential to single family residential shall be considered a minor change provided densities are not increased.-
 - d.— Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers.-
 - e.— Minor changes may include, but are not limited to, minor shifting of the location of buildings, parking, shifting of entrances and internal roadways to resolve regulatory permitting issues, utility easements, parks, or other public open spaces, or other features of the plan.-

All other changes or modifications not enumerated above shall constitute a major change and will require a full rezoning action.-

3. **Amendment of Appendix B, Zoning Ordinance, Article XV. Amendments.** Article XV of the Zoning Ordinance is hereby amended as follows. (All existing text shall be deleted and all text shown shall be added.)

1500. Authority.

Any amendment, change or supplement to the Zoning Ordinance must be submitted through the Horry County Planning Department to the Horry County Planning Commission for public hearing, review and recommendation to County Council. A recommendation for an amendment to the Zoning Ordinance must first be made by Planning Commission prior to County Council approval.

1501. Requirements for change.

(A) *Declaration of Policy.* As a matter of policy, a zoning amendment shall only be acted upon favorably:

1. Where necessary to implement the Comprehensive Plan,
2. When consistent with the Consolidated Plan, Capital Improvements Plan, and Official Map;
3. To correct an original mistake or manifest error in the zoning ordinance or map;
4. To recognize substantial change or changing conditions or circumstances in a particular locality; or
5. To recognize changes in technology, the style of living, or manner of doing business.

(B) *Availability of certain zoning districts for rezoning requests.* The following zoning districts shall no longer be available for use in the rezoning of property within Horry County. Property zoned as any of following districts may remain zoned as such until rezoned and shall be subject to the standards of the district as specified within this ordinance.

Conservation Preservation	CP
Limited Forest Agriculture	LFA
Forest Agriculture	FA
Commercial Forest Agriculture	CFA
Resort Residential	RR
Resort Commercial	RC
Neighborhood Commercial	NC
Community Commercial	CC
Highway Commercial	HC
Amusement Commercial	AC
Office, Professional, Institutional	OPI
Limited Industrial	LI
Heavy Industrial	HI
Commercial Recreation	CR
Education, Institution, Office	EIO
Retailing and Consumer Services	RCS
Transportation-related Services	TRS
Planned Unit Development	PUD

1502. Procedure for Amendments.

Requests to amend the Zoning Ordinance shall be processed in accordance with the requirements of this Article.

- (A) *Initiation of Amendments.* Amendments to the zoning ordinance may be initiated by the Planning Commission, County Council, the Board of Zoning Appeals, the Zoning Administrator, the Planning Director, and other County Council appointed boards and commissions. A zoning map amendment may also be proposed by a landowner or agent for a person, business or organization having rights in contract to the land that is subject to the zoning map amendment.
- (B) *Application Procedure.* Applications for zoning map amendments must be signed by the applicant(s) and submitted, in proper form, at least thirty (30) days prior to a Planning Commission meeting in order to be heard at that meeting. Completed forms, together with the application fee to cover administrative costs, plus any additional information the applicant feels to be pertinent, will be filed with the Planning Department. A maximum of twenty-five (25)

applications for zoning map amendments may be taken from property owners on a monthly basis. The same zoning map amendment, affecting the same parcel or parcels of property or part thereof and requesting the same change in district classification by a property owner or owners, cannot be submitted more than once every twelve (12) months. Application fees are not refundable, except in cases where a PDD rezoning is withdrawn prior to Planning Commission action. In such cases, all except the cost of a Standard Rezoning fee may be refunded provided the retained fees cover the cost incurred by the County associated with the request.

(C) *Zoning Map Amendment Application Submission Requirements.* An application for a map amendment shall be considered complete if it includes the following information:

1. Signature of current property owner(s) and/or agent.
2. Proposed zoning classification;
3. Property Identification Number of the proposed development;
4. Tract boundaries and total land area;
5. Existing and proposed land uses throughout the development;
6. Adjacent property owners and land uses;
7. Boundary survey of the property, upon request;
8. Restrictive covenant affidavit(s) signed by the applicant or current property owner(s) in compliance with state laws, if applicable.
9. Any rezoning request to establish a PDD, MRD, or major residential development with lots less than or equal to 10,000 ft² lots must also present a general idea of how the tract of land will be developed. The submission shall contain the following information:

Table 1: Submission criteria for PDD, MRD, and major residential rezoning requests.

Wetlands Information. The applicant must submit one (1) of the following:

- Preliminary wetlands assessment prepared by a qualified environmental consultant as identified by the Corps of Engineers,
- Wetlands verification letter from the Corps of Engineers, or
- Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.

Project phasing plan and phase completion schedule;

Conceptual Plan shall include, but not limited to:

- Plan sheet size not to exceed 30" x 42";
- Drawn to scale not smaller than 1"=200';
- Proposed Project Name;
- Owner of the property and/or developer;
- Adjacent property owners and land uses;
- North arrow, written and graphic scales, and a location map drawn to scale and not less than 1" = 2000' to show the relationship between the proposed land development and surrounding area;
- Location and types of uses;
- Table summarizing project acreage, gross and net density, number of lots, and proposed area, yard, and height requirements;
- Number of units by residential dwelling type;
- Gross and net densities by phase or residential dwelling type;
- Existing road rights-of-way and easements;
- Adjacent driveway, roadway, and curb-cut locations;
- Proposed rights-of-way and lot layout compliant with the requirements of the Land Development Regulations;
- Internal traffic circulation for all residential and non-residential land uses;
- Traffic analysis and proposed external improvements;
- All planned accessory dwelling units, places of worship, golf courses, public spaces, amenity areas, common areas, ponds, and open space;
- All required external buffers.
- Location of 100 and 500-year regulatory floodplains per FEMA Flood Insurance Rate (FIRM) Maps;
- Existing wetlands, spoilage areas, and any wetlands that will be filled;

Pedestrian Flow Plan, when sidewalks and/or paths included.

Illustrative Plan is optional, but does not replace the need to submit a conceptual plan.

- North arrow, name of developer, owner, proposed development, and Parcel Identification Number (PIN) and adjacent PINs;
- Location and types of uses;
- General road layout for all pods and phases;
- Amenity areas and/or active and common open space areas; and
- Typical lot layouts per product type and phase.

10. *Additional Submission Criteria for Request within Scenic and Conservation Area.* Any rezoning request made within a Scenic and Conservation Area of the Comprehensive Plan's Future Land Use Map shall also include:
 - a. One of the following wetland analyses for all requests over 2.5 acres:
 - i. Preliminary wetlands assessment prepared by a qualified wetlands consultant as identified by the Corps of Engineers,
 - ii. Wetlands verification letter from the Corps of Engineers, or
 - iii. Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.
 - a. National Wetlands Inventory Map for all requests under 2.5 acres;
 - b. Geotechnical exploration investigation report or USDA Soils Map with classifications;
 - c. Map of the Hydrologic Unit Code (HUC) 8 watershed and identification of existing ditches, ponds/lakes, or other waterbodies on the property; and
 - d. Topographic survey or LiDAR derived contours overlaid on conceptual plan for all requests over 2.5 acres. Provide survey or LiDAR year on conceptual plan.

11. *Additional Submission Criteria for Planned Development District (PDD).* All PDD requests shall also meet additional requirements as defined in 721, including, but not limited to:
 - a. Written narrative;
 - b. Internal buffers between dissimilar uses in accordance with 721.3B; and
 - c. Provision for recycling facility location and documentation for proposed collection of recyclables.
 - d. A Conceptual Plan with bubble diagrams depicting uses, densities, internal roadways (interconnectivity to be established), and open space may be submitted for projects greater than 100 acres.

12. *Additional Submission Criteria for Multi-Residential District (MRD) with Sustainable Development Standards.* All MRD requests that include Sustainable Development Standards shall also include:
 - a. All sustainable development options being utilized.
 - b. Supporting documentation to convey how the sustainable development standards will be met, such as a pedestrian flow plan, open space plan, tree survey, or other supporting documentation,
 - c. Expected sustainable development incentives, including any density increases over the standard MRD development standards, setbacks, and dimensions.

13. *Submission Criteria for the Marine Industrial (MI) District.* Any request to establish a Marine Industrial district (MI) shall meet the following criteria:
 - a. Minimum size to rezone to MI district is one hundred (100) acres. This can be a group of existing contiguous parcels.
 - b. Conceptual plan showing major roadways and potential traffic impacts and improvements shall be submitted with the request.

14. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the Standards of this Article.

(D) *Planning Commission Public Hearing Notice.* Notice of the time and place of the Planning Commission public hearing shall be published in a newspaper of general circulation in the County in advance of the scheduled Planning Commission meeting date in which the proposed amendment shall be heard.

1. *Zoning Amendment.* Newspaper notice of a public hearing shall be made at least fifteen (15) days in advance of the scheduled public hearing date.
2. *Zoning Map Amendment.*
 - a. *Property Posting.* When a proposed amendment affects the district classification of a property, conspicuous notice shall be posted on or adjacent to the property affected with at least one (1) such notice being visible from each public thoroughfare that abuts the property.
 - b. *Notification of Surrounding Property Owners.* Property owners within 500 feet of the property proposed for the zoning map amendment shall be notified by mail at least fifteen (15) days prior to the Planning Commission public hearing.
3. *Registration to Receive Public Notice.* Any organization or individual may register with the Planning Department to receive public notice by electronic mail at least fifteen (15) days prior to the Planning Commission public hearing.
4. *Public Comment.* The Planning Commission may receive public input by written comments being submitted to the Planning Department. Planning Commission shall hold a public hearing on all zoning text and map amendments. If an applicant or land owner is allowed to provide oral or written comments, the commission must give other interested members of the public at least 10 days' notice and an opportunity to comment in the same manner.

(E) *Planning Commission Review and Recommendation.* The Planning Commission shall have thirty calendar (30) days to review the proposed amendment and take action, recommending that County Council approve or deny the proposed amendment. The Planning Commission shall state its findings and its evaluation of the request in a report to County Council. If the Planning Commission fails to submit a recommendation within a thirty (30) day period, it shall be deemed to have recommended approval of the proposed amendment.

(F) *County Council Hearing and Decision.* Before enacting an amendment, the County Council shall hold a public hearing. In any request for change, County Council shall consider the recommendation of the Planning Commission on each proposed amendment; however, County Council is not bound by the recommendation in making a final decision. All amendments shall be adopted by ordinance.

(G) *Notice of Decision.* Following final action by the County Council, the Planning Director or designee shall be responsible for providing the applicant with written notice of the decision within fifteen (15) days. Any changes to the Official Zoning Map shall occur within this timeframe.

Approved text amendments shall be made available to the public upon request.

(H) *Deferral and Withdrawal Requests.* An applicant may request their application be deferred or withdrawn by submitting a written request to the Planning Department. If the public cannot be notified of the deferral or withdraw within a reasonable time period prior to the Planning Commission public hearing at which the application is to be heard, the request for deferral shall be considered and acted upon during the public hearing as scheduled. A maximum of two (2) applicant initiated deferrals shall be allowed prior to Planning Commission recommendation. Once Planning Commission has made its recommendation to County Council, all requests for deferral or withdraw shall be submitted by the applicant to the Clerk of Council for Council's consideration.

1503. *Changes in the Zoning Map.* Following final action by the County Council any necessary changes shall be made on the official Zoning Map. A written record of the type and date of such changes shall be maintained by the Planning Commission. Until such change is made, no action by the County Council on amendments to the Zoning Ordinance shall be considered official unless the Planning Commission fails to make the change within fifteen (15) days after formal action by the County Council. In the latter event, action by the County Council shall be considered official fifteen (15) days after the date of the action if the Planning Commission fails to make the appropriate changes.

1504. *Modifications within PDD and MRD Developments.* Land development of all PDD and MRD developments shall conform to the County Council approved conceptual plan and written narrative. All developments shall also be reviewed utilizing the procedures established in the Horry County Land Development Regulations. Minor changes in conceptual or master phasing plans for PDD and MRD developments may be approved by the Zoning Administrator or designee, provided that a request is submitted in writing through a Minor Amendment Application by the owner or agent and that the changes:

- (A) Do not increase density or intensity;
- (B) Do not change the outside (exterior) boundaries;
- (C) Do not change any uses, including mixture of uses and residential housing types, that would significantly alter the character of the development.
- (D) Do not significantly change the external appearance from those shown on any plans which may be submitted or presented by the developers;
- (E) Minor changes may include, but are not limited to: minor shifting of the location of buildings, parking, shifting of entrances and internal roadways to resolve regulatory permitting issues, utility easements, parks, amenities, or other public open spaces, or other features of the plan.

Changes which materially affect the plan's basic concept or the designated general use of parcels of land within the development should be considered major changes. All other changes or modifications not enumerated above shall also constitute a major change and will require a full rezoning action, as outlined in 1502.

Effective Date: This Ordinance shall become effective upon Third Reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED 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: July 14, 2020

Second Reading:

Third Reading:

County Council Decision Memorandum
Horry County, South Carolina

Date: May 26, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Planning Director
Regarding: Article XV of the Horry County Zoning Ordinance

ISSUE:

Should Horry County amend Article XV of the Horry County Zoning Ordinance to update and clearly define the zoning amendment process?

PROPOSED ACTION:

Approve the proposed amendments to Article XV of the Horry County Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval. Planning Commission recommended approval on April 2, 2020.

BACKGROUND:

The South Carolina Planning Enabling Act of 1994 identifies the public hearing, public noticing criteria, and adoption procedures for zoning amendments. However, it does not define the application submission or review criteria for amendments, as this is a local government authority. The IMAGINE 2040 Comprehensive Plan public input process identified the need to revise the submission requirements and rezoning review criteria that Planning Commission and County Council use to evaluate rezoning requests, especially for those properties located within Scenic & Conservation areas of the Future Land Use Map. Amendments to Article XV were drafted to ensure that the ordinance reflects State law and the implementation of the comprehensive plan. A public hearing was held at the March 5, 2020 Planning Commission, followed by a Planning Commission Special Workshop on March 12, 2020 to further review the details of this amendment among commissioners, staff, and the community. Planning Commission recommended approval on April 2, 2020.

ANALYSIS:

Significant revisions to Article XV include:

- Addition to Declaration of Policy that zoning amendments be evaluated for their consistency with the Consolidated Plan, Capital Improvements Plan, and Official Map;
- Amend refund policy to allow PDDs to be refunded all except the cost of a Standard Rezoning fee (\$250) if a request for withdraw occurs prior to Planning Commission public hearing;
- Consolidation of rezoning submission requirements for PDD, MRD, and major residential subdivisions with lots less than or equal to 10,000 ft²;
- Additional requirement for the 100 and 500-year regulatory floodplain to be included in all conceptual plans for all MRD and all major residential rezonings with lots less than or equal to 10,000 ft²;

- Additional rezoning submission criteria for PDD, MRD, and major residential rezoning requests in Scenic & Conservation areas;
- Clarification of what constitutes a minor and major amendment within PDD and MRD developments; and
- Removal of the Rezoning Review Criteria from Article XV, as Planning Commission is considering adding them to their Rules of Procedure. Changes to Planning Commission Rules of Procedure will require a public review process and the criteria will be updated at that time.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 63-2020

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO CAMPERS AND RECREATION VEHICLES USED AS A TEMPORARY LIVING ACCOMMODATIONS

WHEREAS, Horry County is aware of interest in the Commercial Forest/ Agricultural (CFA) zoning to allow campers or recreation vehicles as temporary living accommodations during special events; and,

WHEREAS, this amendment would allow parcels which have historically had campers and recreation vehicles during special events to be in compliance with the ordinance; and

WHEREAS, CFA already has provisions to allow campers and recreation vehicles as a temporary living accommodation for 15 days of the calendar month on properties North and West of the Waccamaw River and/or abutting the Waccamaw River; and,

WHEREAS, campers and recreation vehicles as a temporary living accommodation is already provisionally allowed in HC, RC, CR and TRS during special events for the duration of the event; and,

WHEREAS, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

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 Appendix B, Zoning, Article XII, Section 1200 B. of the Horry County Code of Ordinances.** Section 1200 B. of the Zoning Ordinance is hereby amended as follows: (All text in ~~strike through~~ shall be deleted and all text shown **underlined and bolded** shall be added)

1200. - Campers and/or recreation vehicles used as temporary living accommodations.

B. Campers or recreation vehicles are permitted in the **CFA**, HC, RC, CR and TRS zoning districts provided that:

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 upon third reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED 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: July 14, 2020

Second Reading:

Third Reading:

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

Date: May 14, 2020
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Senior Planner
Cleared By: David Schwerd, Director of Planning
Regarding: Campers and recreation vehicles used as a temporary living accommodation

ISSUE:

Should Horry County amend the ordinance to allow campers and recreation vehicles as a temporary living accommodation during special events in the Commercial Forest/ Agricultural (CFA) zoning district?

PROPOSED ACTION:

Amend the ordinance to allow Camper and recreation vehicles in CFA during a special event as a temporary living accommodation.

RECOMMENDATION:

Planning Commission recommended Approval on May 7, 2020.
Staff recommends Approval.

BACKGROUND:

Horry County is aware of interest in CFA to allow campers or recreation vehicles as temporary living accommodations during special events. Additionally, this amendment would allow parcels which have historically had this use during special events to be in compliance. CFA already has provisions to allow campers and recreation vehicles as a temporary living accommodation on properties abutting the Waccamaw River and/or North and West of the Waccamaw River. The requested use is already allowed with special provision in HC, RC, CR and TRS during special events for the duration of the event.

ANALYSIS:

The proposed amendment will allow CFA to have campers and recreation vehicles as temporary living accommodations during special events.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 64-2020

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE

WHEREAS, Horry County is aware of significant interest in the High Bulk Retail (RE4) zoning as the RE4 district permits open yard uses subject to special provisions; and,

WHEREAS, it is the intent of RE4 to provide opportunities to locate and develop consumer-related businesses requiring outdoor storage areas; and,

WHEREAS, RE4 was previously amended erroneously to include salvage operations in the RE4 district; and,

WHEREAS, removing the salvage use from the open yard storage protects the intent of RE4 without introducing industrial uses to redeveloping commercial areas; and,

WHEREAS, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

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 Appendix B, Zoning Ordinance, Article VII, Section 748.

Section 748 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be-added)

748.1 Permitted Uses[s]

~~(T) Open yard uses for the sale, rental, and/or storage of new, used or salvaged materials, or equipment subject to provisions of 1209~~

748.2 Conditional Uses.

(A) Open yard storage of new or used materials, equipment or auto/boat /motorcycle/recreation vehicle provided that:

- 1. No salvage materials and/or operations for processing of materials allowed.**
- 2. No stand-alone tow yards allowed.**

2. **Amendment of Appendix B, Zoning Ordinance, Article XII, Section 1209.** Section 1209 of the Zoning Ordinance is hereby amended as follows: (All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

A. The HC and RE4 districts allows open yard uses for the sale, rental, and/or storage of new, used, or salvaged materials, vehicles or equipment provided that:

1. The use shall be screened according to section 522.
 2. No burning of materials or products is conducted on the premises.
 3. A privacy fence or wall of at least six (6) feet in height above finished grade will be required along all property lines.
 4. No processing of materials including, but not limited to, car crushing, car shredding, grinding, etc.
3. **Severability**: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
4. **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.
5. **Effective Date**: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED 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: July 14, 2020
Second Reading:
Third Reading:

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

Date: May 14, 2020
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Senior Planner
Cleared By: David Schwerd, Director of Planning
Regarding: High Bulk Retail (RE4) and Open Yard Storage

ISSUE:

Should Horry County allow open yard storage as a conditional use in RE4 with the exclusion of salvage operations?

PROPOSED ACTION:

Amend RE4 to allow open yard storage with conditions and exclude salvage uses.

RECOMMENDATION:

Planning Commission recommended Approval on May 7, 2020.
Staff recommends Approval.

BACKGROUND:

The county has received requests for open yard storage of materials, vehicles, and equipment as a primary use on properties zoned RE4. It is the stated intent of RE4 to provide opportunities to locate and develop businesses requiring outdoor storage areas. Recently, RE4 was amended erroneously to permit open yard storage with the inclusion of salvage operations. A conditional allowance for open yard storage without the salvage component protects the intent of RE4 without the possibility of introducing the industrial activities of salvage processing to redeveloping commercial districts.

ANALYSIS:

The proposed amendment retains the allowance of open yard storage as a primary use in the RE4 district and clarifies the conditions to prevent undesirable uses in a commercial area. Removing uses related to salvage operations is consistent with the intent of the RE4 district and corrects an inadvertent mistake in the prior amendment.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 65-2020

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 "COMMERCIAL FOREST/ AGRICULTURAL DISTRICT" OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES.

WHEREAS, recent inquiries have highlighted a conflict in the Commercial Forest/ Agricultural (CFA) district regarding outside facilities for the grazing and exercise of animals; and,

WHEREAS, CFA allows the raising, care and handling of animals for commercial purposes on a three acre site; and,

WHEREAS, CFA permits veterinary offices, animal hospitals and/or boarding facilities, but prohibits accessory outside facilities for grazing and exercise; and,

WHEREAS, allowing veterinary offices, animal hospitals and/ or boarding facilities to have accessory outside grazing and exercise facilities on parcels three acres or more is consistent with the other uses in the CFA district; and,

WHEREAS, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

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 Appendix B, Zoning Ordinance, Article VII, Section 703.** Section 703 of the Zoning Ordinance is hereby amended as follows:
(All text in ~~strike through~~ shall be deleted and all text shown **underlined and bolded** shall be added)

703.1 Permitted Uses.

- (F) Veterinary offices, animal hospitals and/ or boarding facilities provided all boarding arrangements are maintained within a building and no noise or odors connected with the operation of the facility is perceptible beyond the premises. ~~This shall prohibit the use of outside facilities for grazing and exercise.~~ **A minimum of a three (3) acre site is required for outside facilities for grazing and exercise.**
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 upon third reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED 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: July 14, 2020

Second Reading:

Third Reading:

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

Date: May 14, 2020
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Assistant Zoning Administrator
Cleared By: David Schwerd, Director of Planning
Regarding: Veterinary offices, animal hospitals and/ or boarding facilities in CFA

ISSUE:

Should Horry County amend the Zoning Ordinance to allow veterinary offices, animal hospitals and/ or boarding facilities in the Commercial Forest/ Agricultural (CFA) district to have outside facilities for grazing and exercise?

PROPOSED ACTION:

Approve the proposed amendment to the Zoning Ordinance.

RECOMMENDATION:

Planning Commission recommended Approval on April 2, 2020.
Staff recommends approval.

BACKGROUND:

Horry County Planning and Zoning staff has received inquiries which have highlighted a conflict in the CFA zoning district. CFA allows the raising, care and handling of animals for commercial purposes on a three acre site. However, CFA prohibits veterinary offices, animal hospitals and/ or boarding facilities from having outside facilities for grazing and exercise. Allowing them to have this use as an accessory to the business on lots three acres or more would be consistent with the other uses in the district.

ANALYSIS:

The proposed amendment will allow the veterinary offices, animal hospitals and/or boarding facilities to have outside facilities for grazing and exercise provided the parcel is a minimum of three acres.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 66-2020

AN ORDINANCE TO AMEND CHAPTER 2, ARTICLE VI, DIVISION 1, SECTION 2-73 (B) (1) OF THE GENERAL CODE AND APPENDIX B, ZONING ARTICLE V. SECTION 536, ARTICLE VII. SECTION 750, AND ARTICLE XVII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION.

WHEREAS, the Board of Architectural Review and Historic Preservation was established in 2004;

WHEREAS, the current name of The Board of Architectural Review and Historic Preservation does not accurately reflect the purpose of the Board, whose primary focus is historic preservation with architectural review serving as a function of preservation; and

WHEREAS, the Board of Architectural Review and Historic Preservation has recommended changing their name to the Horry County Historic Preservation Commission; and

WHEREAS, the Board has recommended procedures for the establishment of local historic districts; and

WHEREAS, public hearing advertising requirements for the local historic register have been incorporated into the ordinance.

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 Chapter 2, Article VI, Division 1, Section 2-73 (b) (1).** Article VI, Section 2-73 of the General Code is hereby amended as follows:

(All text in ~~striketrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

1. ~~Board of architectural review~~ **Historic Preservation Commission**

2. **Amendment of Appendix B, Zoning Ordinance, Article V, Section 536.** Article V, Section 536.1 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~striketrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

1. The ~~Board of Architectural Review~~ **Historic Preservation Commission** shall review each application for a conditional use permit under this ordinance subject to the criteria set forth in Article XVII, Section 1700 et seq.

3. **Amendment of Appendix B, Zoning Ordinance, Article VII, Section 750.** Article VII, Section 750.10(A) 12 is hereby amended as follows:
(All text in ~~striketrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

12. If an existing structure on the parcel is determined to be historic by the Horry County ~~Board of Architectural Review~~ **Historic Preservation Commission** or the South Carolina Department of Archives and History, or architecturally significant, it shall be protected from demolition or encroachment by incompatible structures or landscape development.

4. **Amendment of Appendix B, Zoning Ordinance, Article XVII.** Article XVII is hereby amended as follows:
(All text in ~~striketrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

ARTICLE XVII. - ~~BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION~~ **COMMISSION**

1700. - Title.

The title of this Article shall be the ~~Board of Architectural Review and~~ Historic Preservation **Commission** Ordinance.

1701. - Purpose of this article and declaration of policy.

The purpose of this article is to preserve the local heritage of Horry County as an irreplaceable asset **through** the creation of a list of designated individual properties, sites and landmarks and **through** the creation of Historic ~~Preservation~~ Districts. The districts will include contributing designated **historic** properties as well as **non-**designated properties. By regulating these properties, the ~~C~~ounty seeks to:

- (1) Safeguard its heritage by providing a mechanism that identifies, preserves and enhances the important characteristics of its culture, history and architectural history;
- (2) Promote the use and conservation of our resources such as individual properties, historic districts, significant and scenic areas, and landmarks for the educational enrichment and civic pride of County residents and the State as a whole;
- (3) Encourage a general harmony of style, form, proportion and material for the historic designated properties and areas within the County; and,
- (4) Improve property values and strengthen the local economy by fostering preservation, restoration and rehabilitation.

It is hereby declared as a matter of public policy that the protection, perpetuation and use of historical or significant architectural structures, and historic ~~preservation~~ districts or areas of geographical significance within the County are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people.

The County's historic buildings and districts will continue to be a distinctive aspect of Horry County. They will serve as visible reminders of the significant historical and cultural heritage of Horry County and the State of South Carolina.

The procedures and guidelines set forth in the following sections will assist in the County's historic preservation efforts by identifying buildings, sites, objects and districts that reflect the County's cultural, social, economic, political or architectural history. These procedures establish a means of recording local historical preservation activities as a matter of public record.

Article XVII is enacted pursuant to the South Carolina Code of Laws, Section 6-29-870 thru 960.

1702. - Definitions.

The following words and phrases when used in this article shall have the meanings respectively ascribed to them:

Alterations, (may also be referred to as remodeling.) A change in the external architectural features of any historic structure or in the interior of such structure if the interior feature is specifically included in the historic designation; a change in the landscape features of any historic site or place; or work having an adverse effect upon designated archaeological resources.

Archaeological resources. Any material remains of past human life, activities or habitation that are of historic or prehistoric significance. Such materials include, but are not limited to pottery, basketry, bottles, weapons, weapon projectiles, tools, structures, or portion of structures, pit houses, rock paintings, rock carvings, graves, skeletal remains, personal items and clothing, household or business refuse, printed matter, manufactured items or any piece of any of the foregoing items.

Area. Two (2) or more parcels of land, sites, houses, buildings or structures that may include streets and alleys.

Certificate of appropriateness. The document issued by the ~~board of architectural review~~ **Historic Preservation Commission**, following a prescribed review procedure, certifying that the proposed actions by an applicant are found to be acceptable in terms of design criteria relating to the individual property or the historic district.

Certificate of no effect. An official form issued by the eCounty Planning Department stating that the proposed work on a historic property will have no detrimental effect on the historic character of the property or district, and therefore, may proceed as specified in the certificate without obtaining further authorization under these regulations. The issuance of this form authorizes the applicant to proceed with applications for any permits required by Horry County's Code Enforcement and Zoning Departments for said work.

Construction. The addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Contributing property. Any property located within a historic district that is a historically designated property.

Demolition. Any act or process that destroys in part or in whole a historic structure or property (real or personal).

Demolition by neglect. Any act or process that destroys in part or in whole a historic structure or property (real or personal) because of neglect in maintaining, repairing, recycling, or securing a resource or the loss of structural integrity of the resource.

Design guidelines. A standard of appropriate activity that will preserve the historic and architectural character of a structure or **area district** and by which the ~~Board of Architectural Review~~ **Historic Preservation Commission** makes its decisions.

Economic hardship. Economic hardship exists when a preponderance of evidence establishes that the property in question cannot obtain a reasonable economic return or be put to any economically beneficial use.

Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, height, size, shape, mass, proportion, details, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic preservation. (Secretary of the Interior's Standards for the Treatment of Historic Properties Definition.) Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Historic ~~preservation~~ district. An area designated by the Horry County Council, upon the recommendation of the ~~board of architectural review~~ **Historic Preservation Commission** and pursuant to the provisions of this Article. A District is considered an area or group of areas, urban or rural, not necessarily having contiguous boundaries, containing one (1) or more resource related by history, architecture, archaeology, engineering or culture. All historic ~~preservation~~ districts shall be denoted with a special boundary and the text "HP" on the official zoning maps for Horry County and **kept as a public record to provide notice of such designation and** shall be classified as an overlay for zoning and mapping purposes. The historic ~~preservation~~ district will not replace the zoning district of record but will coincide with that district.

Historic site, landmark, structure, resource or property. One (1) or more parcels of land, sites, houses, buildings, structures, features, open space/areas, objects, or areas worthy of preservation because it is significant in the history, architecture, archaeology, engineering, or culture of the County. Hereinafter, a historic site, landmark, structure, resource or property will be referred to as a "historic property" or a "designated property".

Horry County Historic Property Register. The list of **designated** historic properties ~~designated~~ **as approved by Horry County Council and maintained** ~~compiled and kept~~ by the Horry County Planning Department.

The list shall be composed of **include** the lots of non-designated properties within any historic preservation district, ~~as well as those historic properties that have received National Register, state or local status.~~

Minor work. Any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a historic property which does not materially change the historic characteristics of the property.

Move/removal. Any relocation of a structure on its site or to another site.

Open space. Undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

Ordinary maintenance. Keeping a resource unimpaired and through ongoing minor intervention, undertaken from time to time, its exterior condition. Ordinary maintenance does not change the external appearance of the resources except through the elimination of the usual and expected effects of weathering, specifically, painting as an act of ordinary maintenance. Ordinary maintenance does not constitute work for the purposes of this chapter.

Ordinary landscaping. Keeping a resource unimpaired and in sustained condition through ongoing, periodic minor intervention. Ordinary landscaping does not change the appearance of the resource, except through the changes to shrubbery, flowerbeds, rock gardens, etc.

Owner of record. (may also be called the record owner.) The person, corporation or other legal entity listed as owner(s) in the records of the Horry County Tax Assessor's office.

Property. Real property, land.

Reconstruction. The act of depicting, by means of new construction, the form, features, and detailing of a non-surviving historic property for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation. The act or process of making possible an efficient compatible use for a historic property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Repair. To restore a decayed or damaged resource to good or sound conditions by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this article.

Restoration. The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration period.

Substantial hardship. Hardship, caused by unusual and compelling circumstances, based on one (1) or more of the following:

- (1) The property cannot reasonably be maintained in the manner dictated by this article;
- (2) There are no other reasonable means of saving the property from deterioration, or collapse; or,
- (3) The property is owned by a non-profit organization and it is not feasible financially or

physically to achieve the charitable purposes of the organization while maintaining the property appropriately.

1703. - Establishment of the ~~Board of Architectural Review~~ **Historic Preservation Commission**.

The Horry County ~~Board of Architectural Review (HCBAR)~~ **Historic Preservation Commission**, hereinafter referred as the "BAR" (**HPC**) or the "**Board Commission**", is responsible for the implementation of this Article. Membership of the **Board Commission** shall be upon appointment by the Horry County Council. Members shall assume their duties at the first regular meeting after their appointment. Members shall serve without compensation except for reimbursement for authorized expenses attendant to the performance of their duties.

1703.1. Composition and Qualifications. The ~~BAR~~ **HPC** shall consist of **up to** ten (10) members and shall be made-up of individuals in architecture, history, landscape architecture, construction, ~~or~~ education profession, **real estate**, or interested citizens. All members of the ~~BAR~~ **HPC** shall have a demonstrated interest, competence or knowledge in historic preservation.

1703.2. Organization and Operation. Organization requirements for the ~~BAR~~ **HPC** are established in the South Carolina Code of Laws, § 6-29-870 and the Horry County Code of Ordinances, § 2-73, Article VI, Division I, Boards, Commissions, Committees and Agencies.

1703.3. Terms of Office. The terms of office for each ~~Board~~ **Commission** member shall be in accordance to Article VI, Division I of the Horry County Code of Ordinances.

1704. - Powers and duties.

The responsibility of the ~~BAR~~ **HPC** shall be the following:

- (1) To promote the purposes and objectives of this Article.
- (2) To review and recommend to the Horry County Council the designation of individual historic properties, buildings, resources, sites, landmarks and historic districts.
- (3) To review plans and applications for construction, rehabilitation and restoration on historic properties, resources or sites, to historic landmarks or buildings, or within historic areas or districts, and any demolition pertaining to or affecting duly designated historic properties, resources, sites, buildings or districts.
- (4) To coordinate with the comprehensive land use area plans.
- (5) To approve, deny or approve with conditions the demolition or alteration of building exteriors, or interiors, if designated as historic. The ~~BAR~~ **HPC** also shall review proposed new construction in a historic district.
- (6) To maintain an inventory of local historic properties, promote education about historic preservation and procedures.
- (7) To review and comment on National Register of Historic Places nomination and exercise other duties specifically needed by a community.

(8) To review and approve or disapprove special tax assessments for rehabilitation of historic properties per Horry Code of Ordinances § Chapter 9, Article I, 19-7.

(9) Other duties as assigned by this ordinance.

1705. - Historic property inventory.

The ~~BAR~~ **HPC** shall maintain a local inventory of historic properties more than fifty (50) years old. **These records shall be held in the Horry County Planning Department and made available to the public.** Based on the local inventory and criteria, individual properties **may be** proposed for the Horry County Historic Property Register **and** shall be reviewed by the ~~BAR~~ **HPC** and a recommendation forwarded to the Horry County Council. ~~These records shall be held in the Horry County Planning Department and made available to the public. The process of review shall include property owner notification and a public hearing.~~

1706. - Designation of historic properties.

1706.1. Criteria for Historic Designation. The ~~Board~~ **HPC** shall review the local inventory and make recommendations for historic properties for local historic designation to the Horry County Council or the Horry County Planning Commission (for district designations) based on the following criteria:

A property may be designated historic if it:

- (1) Has significant inherent character, interest, history, or value as part of the community or heritage of the community, state or nation; or
- (2) Is the site of an event significant in history; or
- (3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
- (4) Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or
- (5) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or
- (6) Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
- (7) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- (8) Is part of or related to a square or other distinctive element of community planning; or
- (9) Represents an established and familiar visual feature of the neighborhood or community; or

(10) Has yielded, or may be likely to yield, information important in pre-history or history; or

(11) As allowed by the National Park Service standards for culturally significant properties.

1706.2. *Owner Notification.* Property owners of whose property is proposed for historic properties **designation** shall be notified in writing ~~twenty-one (21)~~ **thirty (30)** days prior to the date of the **HPC** public hearing. **(Public hearings must be advertised at least once in a newspaper of general circulation in Horry County fifteen (15) days prior to the date scheduled for the public hearing in addition to normal meeting notices.)** Owners may appear before the ~~Board~~ **Commission** and Horry County Council to voice approval or opposition to such designation.

1706.3. *Designation as a Historic Property.* The Horry County Council shall approve proposed historic properties or district designations with three (3) readings. Once approval has been given, the property shall be added to the Horry County Historic Property Register as an individual historic property or to the Official Zoning Maps as a historic district.

1706.4 *Designation as a Historic Cemetery.* When considering and upon the designation of a historic cemetery to the Horry County Historic Property Register, the following standards shall apply:

- (1) The addition of a cemetery to the Historic Property Register shall in no way modify state law concerning cemeteries.
- (2) For all cemeteries that have no defining border, such as a fence or naturally defined boundary the following shall apply:
 - a. Taking into account the nature, character and the typical arrangement of cemeteries in Horry County along a generally east/west line, a boundary shall be drawn encompassing all gravesites, including depressions or other indicators of probable gravesites, in such a way so as to adequately protect and preserve the gravesites therein without unnecessarily encumbering any more property than necessary.
 - b. If the property owner chooses to contest the boundary, or to propose an alternative boundary, the owner may do so at the public hearings held pursuant to Section 1706.2.
 - c. A map of the property depicting the proposed boundary shall be attached to the written notification sent to the property owner pursuant to Section 1706.2.
 - d. The proposed boundary shall be determined at the time the cemetery is added to the Historic Property Register.

1706.5

Designation as a Historic District. A minimum of one (1) designated historic property must exist in the area to be considered for a historic district before a committee to investigate the merits of a historic district is formed.

Before establishing a historic district, the HPC shall appoint a committee. The committee will include a minimum of one member of the public who lives in the proposed district if at all possible. The rest of the committee shall consist of at least two HPC members. A member of the HPC shall serve as chairman of the committee. The committee shall prepare a preliminary report to be presented to the HPC, which shall include the following:

- (1) Determine the boundaries for the proposed historic district in writing and on a map.
- (2) Create a photographic inventory of resources within the proposed historic district.
- (3) Conduct research on the proposed historic district and the historic resources located within the boundaries and give an analysis of the historic significance and architectural merit of the buildings or places and the significance of the district as a whole. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation shown in 1706.1.
- (4) Determine the number of historic and non-historic resources within the boundary of the proposed district.
- (5) Create a map indicating the contributing designated historic properties.
- (6) Make recommendations for the zoning ordinance to regulate the historic district.

The committee may choose to call upon outside agencies for assistance in developing the report and may pay outside agencies if funding is available.

A public hearing will be held at which time the ordinance will be presented to the HPC. Property owners of both contributing designated historic and non-designated properties within the proposed historic district shall be mailed notification thirty (30) days prior to the public hearing. The preliminary report and ordinance shall be made available to the public and a comment period shall be open for sixty (60) days following the public hearing. At the next regularly scheduled meeting, but not within two weeks to the close of the comment period, the HPC will vote to recommend the proposed historic district to Planning Commission. Owners may appear before the HPC, the Planning Commission and Horry County Council to voice approval or opposition to such designation.

The Commission shall give notice of the time and place of the public hearing which shall be published in a newspaper of general circulation in the County at least fifteen (15) days in advance of the scheduled hearing date. Conspicuous notice shall be posted on or adjacent to the properties affected, with at least one (1) notice being visible from each public thoroughfare that abuts the proposed historic district. At the hearing any party may appear in person or by agent or by attorney.

1707. - Nominations to the National Register of Historic Places.

Nominations to the National Register of Historic Places shall be reviewed and evaluated by the

BAR HPC. A recommendation from the **BAR HPC** shall then be forwarded to South Carolina State Board of Review. The **BAR HPC** shall not nominate properties directly to the National Register.

1708. - Process for granting a Certificate of aAppropriateness (COA).

1708.1. General. A Certificate of Appropriateness (COA) is required before a zoning compliance form or building permit can be issued. A COA is required for the demolition of, or any alteration, modification or addition to, as well as, any new construction to **an individually designated** historic property or **to** a contributing **designated historic or non-designated** property ~~contributing property~~ located in a **County** historic ~~preservation~~ district, or to **any property with a special tax assessment**. ~~an individually designated historic property~~. Any zoning compliance form or building permit not issued in conformity with this Article shall be considered null and void. Any project **in the County** underway that does not have a Certificate of Appropriateness or a Certificate of No Effect (see Section 1709) shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1708.2. Procedures.

- (A) Application submission. Applications for a Certificate of Appropriateness (COA) shall be submitted to the Planning Department thirty (30) days prior to the regularly scheduled meeting of the **BAR HPC** in order to be considered. Only complete applications will be accepted and submitted to the **BAR HPC** for review. The owner of record must sign the application form. In the event the property owner designates an agent to appear before the **Board Commission**, a letter of agency must be supplied with the application.
- (B) **Board Commission** action and time limits. The **Board Commission** shall review the application, using the design guidelines appearing in Section 1710 to decide whether or not the applicant's plans are appropriate. Upon review of the application, the **Board Commission** shall have forty-five (45) days in which to state its decision - approval, denial, or approval with conditions - and the reasons for the decision. Written notification of the **Board's Commission's** decision and the reason for the decision shall be provided to the property owner or applicant. Individuals aggrieved by the decision of the **Board Commission** may appeal to the Courts of South Carolina.

1708.3. Contents of Application. The **Board Commission** shall, ~~in its By-laws~~, require data as is reasonable and necessary to determine the nature of the application. An application shall not be considered complete until all the required data has been submitted.

1708.4. Notification of Affected Property Owners. Prior to the issuance of an approval or denial of a Certificate of Appropriateness, the Horry County Planning Department shall send out notification to the affected property owners who are **adjacent to and within a historic district** ~~within five hundred (500) feet~~ of the applicant's property.

1708.5. Submission of a New Application. If the **Board Commission** determines that a Certificate of Appropriateness should be denied, a new application affecting the same property may be submitted only if substantial change is made in the plans for the proposed work.

1708.6. Fines and Penalties for Violations. The system of fines applied by Horry County Code

Enforcement Department for violation of the building codes will apply to violations of this Article.

1708.7. Substantial Hardship. In the event a Certificate of Appropriateness is denied, the property owner may apply for an exemption based on the substantial hardship of maintaining the property according to the design guidelines for historic properties. Substantial hardship is to be considered by the ~~Board of Architectural Review~~ **Historic Preservation Commission** only if the applicant can meet one (1) or more of the criteria as defined in Section 1702.

The owner may be required to submit documents to show that he cannot comply with the design guidelines. Information required may include, **but not limited to, one or more of the following:**

- (1) Costs of the proposed development with and without modification needed to comply with the design guidelines as determined by the ~~Board~~ **Commission**,
- (2) Structural report and/or a feasibility report,
- (3) Market value of the property in its present condition and after completion of the proposed project,
- (4) Cost of the property, date purchased, relationship, if any between seller and buyer, terms of financing.
- (5) For the past two (2) years, annual gross income from the property with operating and maintenance expenses, depreciation, and annual cash flow before and after debt service during that time, **and or**
- (6) Other information considered necessary by the ~~Board~~ **Commission** to determine whether or not to grant the exemption.

1708.8. Demolition. It is the intent of this Section to establish minimum maintenance standards and criteria for the demolition of historic properties in Horry County.

- (1) Property Owner Maintenance Responsibilities. The property owner shall make every effort to preserve from deliberate or inadvertent neglect the exterior features of buildings or structures designated as contributing or significant (and the interior portions if designated). Routine maintenance is necessary to prevent the deterioration and decay of the exterior. Buildings or structures shall be preserved against such decline and deterioration and kept free from structural defects through prompt corrections of the following:
 - (a) Facades which may fall and injure persons or property;
 - (b) Deteriorated or inadequate foundation, defective or deteriorated flooring or flooring supports, deteriorated walls or other vertical structural supports;
 - (c) Members of ceilings, roofs, ceiling and roof supports, deteriorated walls or other vertical structural supports;
 - (d) Deteriorated or ineffective waterproofing or exterior walls, roofs, foundations, or floors, including broken windows or doors;
 - (e) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective

cover; or

- (f) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.

The owner will have to comply with all applicable building codes, laws and regulations governing any work on the property. Any owner who fails to maintain their building or structure in compliance with this Section will be subject to enforcement penalties.

- (2) ~~Board~~ **Commission** Authorized Demolition. The ~~Board~~ **Commission** is authorized to approve the removal of dangerous or unsafe buildings and parts thereof if the building or structure is ~~an~~ historic landmark or is located in ~~an~~ historic district as defined in Section 1702 of this Article. The ~~Board~~ **Commission** shall not order or cause the building or structure or portion thereof to be removed or taken down, unless the ~~Board~~ **Commission** determines in consultation with the South Carolina Department of Archives and History and the Horry County Code Enforcement Department that:

- (a) There is an extreme and immediate threat to public safety and welfare of the general public resulting from unsafe structural conditions; and,
- (b) The building or structure cannot be made safe by the stabilizing, shoring or securing of the unit.

In instances where unsafe structural conditions have been identified in these buildings, the owner shall immediately make the building safe and secure.

1709. - Process for granting a certificate of no effect (COE).

1709.1. General. A Certificate of No Effect is required before any minor work to a designated historic property or to a contributing property located in a historic ~~preservation~~ district, **or to any property with a special tax assessment, can occur. Minor work to a non-designated property in a historic district, including interior, mechanical, repair, and ordinary maintenance, regardless of whether or not a Zoning Compliance or Building Permit is required, is considered exempt and does not need a Certificate of No Effect.** Minor work consists of any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a property that does not materially change the historic characteristics of the property or district. Minor work also incorporates landscaping, open spaces and the maintenance of a historic property or contributing properties located within a historic district. Any zoning compliance form or building permit not issued in conformity with this Section shall be considered null and void. Any project underway **in the County** that does not have a Certificate of Appropriateness (**see section 1708**) or a Certificate of No Effect shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1709.2. Required Procedure. An application form must be submitted to the Planning Department in order to obtain a Certificate of No Effect (COE) whenever a property owner performs any minor work or repair to a historic property or **to a contributing property in a**

historic district. The owner of record must sign the application form. In the event the property owner designates an agent to apply for the form **certificate**, a letter of agency must be supplied with the application.

The Planning Department staff shall have fifteen (15) days to review the request. Upon review, a Certificate of No Effect shall be prepared or referred to the **BAR HPC**. The COE must state the decision of the Planning Department: approval, denial, approval with conditions, or referral to the **Board Commission** - and the reasons for the decision. Decisions of the Planning Department are appealed to the **BAR HPC**.

1709.3. Action on Applications. The Planning Department staff shall review the application, using the definition of "Minor Work" in Section 1702 to determine whether or not the application may be reviewed by staff or requires review by the **BAR HPC**. Any application that requires Planning Department review shall be reviewed according to the design guidelines appearing in Section 1710. Once approved, a Certificate of No Effect (COE) shall then be issued. A copy of the application, the COE and other pertinent data shall be kept on record in the files of the Planning Department. Applications requiring **Board Commission** review shall be added to the next deadline for submittals to the **BAR HPC**.

1709.5. Contents of Application. The Planning Department staff shall require data as is reasonable and necessary to determine the nature of the application. Such data can include, but may not necessarily be restricted to, site or architectural plans, landscaping plans, materials lists, etc. Historical and documental information may also be requested. An application shall not be considered complete until all the required data has been submitted.

1710. - Design guidelines.

1710.1. Intent. It is the intent of this Section to ensure that properties designated as historic or located within a Historic ~~Preservation~~ District shall remain in harmony with the architectural and historical character of Horry County, South Carolina. In granting a Certificate of Appropriateness or a Certificate of No Effect, the **Board Commission** or Planning Department shall take into account the following:

- (1) The architectural and historical significance of the structure,
- (2) The exterior form and appearance of any proposed additions or modifications, and
- (3) The effect of such change or additions upon other structures in the vicinity.

1710.2. General Design Review Guidelines. When considering an application for a Certificate, the Secretary of the Interior's Standards for Rehabilitation shall be used as guidelines in making decisions. In addition, the **Board Commission** may recommend to Horry County Council the adoption of more specific guidelines for specific historic properties and districts. These guidelines shall serve as the minimum basis for determining the approval, approval with conditions, or denial of an application for all historic properties as well as all ~~historic and~~ contributing properties located within a Historic ~~Preservation~~ District.

The Secretary's Standards for Rehabilitation are:

- (1) A historic property will be used as it was historically used or be given a new use that requires minimal change to its distinctive materials, features, spaces, and

spatial relationships.

- (2) The historic character of a designated property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relations that characterize a property will be avoided.
- (3) Each historic property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.
- (4) Changes to a designated property that have acquired historic significance in their own right will be retained and preserved.
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the designated property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the historic property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1710.3. Maintenance, Repair, and Interior Projects. Nothing in this document shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when that repair does not involve a change in design, material, color or outer appearance of the structure. Interior arrangements or alterations shall not be considered unless the interior is specifically described and designated as historic.

1711. - Challenge of a staff or ~~Board~~ **Commission** decision.

Any applicant may challenge a decision of the Planning Department staff to the ~~BAR~~ **HPC**. Decisions of the ~~Board~~ **Commission** must be appealed to the Courts of South Carolina pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur.

1712. - Conditional use permitting for weddings/periodic events.

1. Said facilities shall be exempt from the parking requirements of Section 1100 of the Zoning Ordinance.
2. **Said facilities shall be exempt from the landscaping requirements of Section 527 of the Zoning Ordinance.**
2. ~~3.~~ The requirements of Chapter 13, Article 3 (Noise Control) of the County Code shall be met;.
3. ~~4.~~ Any new structures erected for this purpose:
 - a. Must be approved by the ~~Horry County Board of Architectural Review~~ **Historic Preservation Commission** under the Secretary of the Interior Standards of Historic Preservation;
 - b. ~~Must substantially reflect the character and harmony of the surrounding area and the historic parcel;~~
 - e. ~~b.~~ Meet all requirements of the underlying zoning including any applicable Overlays;
 - d. ~~c.~~ May not exceed four thousand five hundred (4,500) square feet in size;
 - e. ~~d.~~ Shall meet applicable building code and be legally permitted.
4. ~~5.~~ Ingress, egress, and/or parking of vehicle traffic shall not create a hazard for traffic on an adjacent street;.
5. ~~6.~~ Where the historic integrity of a designated structure will be potentially affected by the installation of commercial restroom facilities, ADA compliant, handicapped accessible portable restroom facilities may be substituted during all scheduled events.
6. ~~7.~~ All signage for the facility must be approved by the ~~Board of Architectural Review~~ **Historic Preservation Commission** and no off-site signage shall be permitted for such activities.
7. ~~8.~~ The ~~Board of Architectural Review~~ **Historic Preservation Commission** shall review the facility for appropriateness to host said events and may include or limit what events shall be allowed to be held, including, but not limited to:
 - a. Weddings, receptions, bridal showers, baby showers;
 - b. Reunions;
 - c. Reenactments;
 - d. House museums;
 - e. Holiday/seasonal events;
 - f. Similar social events that meet the requirements of this ordinance.
8. ~~9.~~ A conditional use permit shall be obtained prior to the commencement of the use. ~~The fee for such permit shall be two hundred fifty dollars (\$250.00) annually from the date of issuance. The conditional use permit for the event/wedding facility shall be renewed every~~

year to ensure that the facility is being used in compliance with these regulations.

1712. - Conditional use permitting for weddings/periodic events.

1. Said facilities shall be exempt from the parking requirements of Section 1100 of the Zoning Ordinance.
2. **Said facilities shall be exempt from the landscaping requirements of Section 527 of the Zoning Ordinance.**
- 2-3. The requirements of Chapter 13, Article 3 (Noise Control) of the County Code shall be met;.
- 3-4. Any new structures erected for this purpose:
 - a. Must be approved by the Horry County ~~Board of Architectural Review~~ **Historic Preservation Commission** under the Secretary of the Interior Standards of Historic Preservation;
 - b. ~~Must substantially reflect the character and harmony of the surrounding area and the historic parcel;~~
 - e. **b.** Meet all requirements of the underlying zoning including any applicable Overlays;
 - e. **c.** May not exceed four thousand five hundred (4,500) square feet in size;
 - e. **d.** Shall meet applicable building code and be legally permitted.
- 4-5. Ingress, egress, and/or parking of vehicle traffic shall not create a hazard for traffic on an adjacent street;.
- 5-6. Where the historic integrity of a designated structure will be potentially affected by the installation of commercial restroom facilities, ADA compliant, handicapped accessible portable restroom facilities may be substituted during all scheduled events.
- 6-7. All signage for the facility must be approved by the ~~Board of Architectural Review~~ **Historic Preservation Commission** and no off-site signage shall be permitted for such activities.
- 7-8. The ~~Board of Architectural Review~~ **Historic Preservation Commission** shall review the facility for appropriateness to host said events and may include or limit what events shall be allowed to be held, including, but not limited to:
 - a. Weddings, receptions, bridal showers, baby showers;
 - b. Reunions;
 - c. Reenactments;
 - d. House museums;
 - e. Holiday/seasonal events;
 - f. Similar social events that meet the requirements of this ordinance.
- 8-9. A conditional use permit shall be obtained prior to the commencement of the use. ~~The fee for such permit shall be two hundred fifty dollars (\$250.00) annually from the date of issuance. The conditional use permit for the event/wedding facility shall be renewed every year to ensure that the facility is being used in compliance with these regulations.~~

Effective Date: This Ordinance shall become effective upon Third Reading.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: July 14, 2020

Second Reading:

Third Reading:

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 23, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Board of Architectural Review and Historic Preservation

ISSUE:

Should Horry County change the name of the Board of Architectural Review and Historic Preservation and adopt procedures for establishing historic districts?

PROPOSED ACTION:

Amend Chapter 2, Article VI, Division 1, Section 2-73, b, 1 of the General Code and Article V, Section 536, Article VII, Section 750, and Article XVII of the Horry County Zoning Ordinance.

RECOMMENDATION

Planning Commission, the Board of Architectural Review and Historic Preservation, and Staff recommend approval.

BACKGROUND:

The original name for this Board was the Horry County Preservation Board. Later, the name was changed to the Board of Architectural Review and Historic Preservation, often referred to as the BAR. The Board of Architectural Review and Historic Preservation has conveyed that its name does not accurately reflect their purpose, which is primarily historic preservation with architectural review serving as a component of the preservation process. In addition, Article XVII provides the Board with the authority to create Historic Districts but does not provide guidelines on how to establish them. In addition, Article VI in the general code and Articles V and VII in the zoning code have references to the Board that need to reflect the name change.

ANALYSIS:

The Planning Commission and the Board of Architectural Review and Historic Preservation have voted to change the name of the Board to the Historic Preservation Commission, as reflected in the proposed ordinances. In addition to the name change, Article XVII has been updated to clarify how to establish historic districts and public hearing advertising requirements for properties being considered for the local historic property register.

COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

ORDINANCE 67-2020

AN ORDINANCE APPROVING THE ABANDONMENT, CONVEYANCE, AND REMOVAL FROM THE COUNTY'S DRAINAGE SYSTEM OF A PORTION OF A DITCH LOCATED ADJACENT TO SIMPSON CREEK DRIVE, AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A QUIT-CLAIM DEED ON BEHALF OF HORRY COUNTY.

WHEREAS, Horry County Council is empowered by Section 4-9-30(2) of the South Carolina Code of Laws "to lease, sell or otherwise dispose of real...property", and by Section 4-9-30(14) to enact ordinances for the implementation and exercise of that power; and

WHEREAS, Patricia Coderre-Guyette and Brett D Bernardo are the sole owners of real property burdened by a drainage easement; and

WHEREAS, Patricia Coderre-Guyette and Brett D Bernardo have relocated the ditch and have conveyed a drainage easement to the County containing the relocated ditch; and

WHEREAS, the existing easement, as recoded in the Horry County Register of Deeds in Book 3246 at Page 1753, does not provide a material benefit to the public and removing it from the County's drainage system will not impair or in any way adversely impact the drainage adjacent to Simpson Creek Drive.

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. APPROVAL AND AUTHORIZATION. Horry County Council hereby approves the abandonment and conveyance of that unused drainage easement adjacent to Simpson Creek Drive and that runs through the parcel identified by current Horry County TMS Nos. 073-00-01-023, authorizes the County Administrator to execute a quit-claim deed to the property owner(s) on behalf of the County.

2. SEVERABILITY. If any Section, Sub-section, or part of this Ordinance shall be deemed or found to be unconstitutional or otherwise invalid, or in 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 and not be effected thereby.

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 on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated, 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: July 14, 2020
Second Reading:
Third Reading:

Infrastructure & Regulation Committee
Decision Memorandum
Horry County, South Carolina

Date: June 18, 2020
From: Thomas Roth
Division: Infrastructure & Regulation
Prepared By: Thomas Roth
Cleared By: David Gilreath, P.E., Assistant County Administrator

ISSUE

Issuance of a Quit-Claim Deed for a drainage easement on Tax Map Parcel# 073-00-01-357 located on Simpson Creek Dr.

BACKGROUND

In an effort to improve the drainage on Simpson Creek Drive an easement was obtained from the original property owner. The property was sold and the adjacent lot was combined creating an easement in the middle of the newly formed lot. The current property owners have moved the outfall ditch to the new property line to ensure there is an outfall for the road and are giving the County an easement on this ditch.

PROPOSED ACTION

Horry County Council adopt the attached proposed Ordinance allowing the abandonment and conveyance of the unused drainage easement and authorize the County Administrator to execute a quit claim deed on behalf of Horry County.

RECOMMENDATION

Staff recommends approval.

Signed, Sealed and Delivered
in the presence of:

Horry County, a Body Politic

By: _____

Its: _____

1st witness signs

Notary as 2nd witness signs

STATE OF SOUTH CAROLINA)

)

PROBATE

COUNTY OF HORRY)

PERSONALLY appeared before me the undersigned witness who, on oath, says that (s)he saw the within-named **Grantor** by _____, **its** _____ sign the within Quit-Claim Deed and as Grantor's act and deed, deliver the same, and that (s)he with the other witness witnessed the execution thereof.

(1st witness signs again)

Sworn to before me this
___ day of _____, 20__.

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF Horry)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Hickory Hill Circle, Conway Township, and was transferred by Horry County, A Body Politic to Emma Lou Johnson on _____, 2016.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money=s worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) X exempt from the deed recording fee because (See Information section of affidavit: Exemption #1. (If exempt, please skip items 4 - 7 and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money=s worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ____ or No ____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If AYes,@ the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here:
 - (b) Place the amount listed in item 5 above here:
(If no amount is listed, place zero here.)
 - (c) Subtract Line 6(b) from Line 6(a) and place result here:
7. The deed recording fee due is based on the amount listed on Line 6 (c) above and the deed recording fee due is:

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **Grantor**.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

HORRY COUNTY, A BODY POLITIC

SWORN to before me this
 _____ day of _____, 2020.

By: _____

 Notary Public for South Carolina
 My Commission Expires: _____

Its: Administrator

INFORMATION

Except as provided in this paragraph, the term *value* means the consideration paid or to be paid in money or money's worth for the realty. Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, *value* means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A family partnership is a partnership whose partners are all members of the same family. A family trust is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. A family means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A charitable entity means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 69-2020

AN ORDINANCE APPROVING AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE MODIFICATION NUMBER ONE TO THE LEASE AGREEMENT WITH ALLEN AVIATION, INC. FOR USE OF AN AVIATION FUEL STORAGE TANK AT CONWAY-HORRY COUNTY AIRPORT.

WHEREAS, Horry County Council is empowered by section 4-9-30(2) of the South Carolina Code of Laws "to lease, sell, or otherwise dispose of real and personal property", and by Section 4-9-30(14) to enact ordinances for the implementation and exercise of that power; and

WHEREAS, Allen Aviation, Inc. has requested that the County lease to it an aviation fuel storage tank, located at the Conway-Horry County Airport; and

WHEREAS, County Council is of the opinion that such an arrangement is consistent with the value and use of the property, and will benefit the County by providing a beneficial use of the subject property.

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. AUTHORIZATION. The Horry County Administrator, for and on behalf of Horry County and its Department of Airports, is hereby authorized and directed to engage in negotiations with Allen Aviation, Inc. in the best interest of the County, and execute Modification Number One to the existing Lease Agreement, substantially similar to the attached hereto and incorporated herein by reference.

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 on Third Reading.

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

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
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: July 14, 2020
Second Reading:
Third Reading:

MEMO

FROM: DEPARTMENT OF AIRPORTS
TO: TRANSPORTATION/ECONOMIC DEVELOPMENT COMMITTEE
DATE: June 30, 2020
SUBJECT: MODIFICATION TO EXISTING LEASE AGREEMENT – ALLEN AVIATION, INC.

ISSUE

Consideration of the proposed modification to the Lease Agreement (“Agreement”) between Horry County and Allen Aviation, Inc. (“Allen Aviation”) for the right to incorporate an existing above ground aviation fuel storage tank (“fuel tank”) at Conway-Horry County Airport (“HYW”).

DISCUSSION

The subject fuel tank was previously leased by Air Methods Corporation, but returned to the County in January 2020. The fuel tank has a capacity of 10,000 gallons and is over 20 years old.

Allen Aviation is requesting a modification to their existing Agreement to include the fuel storage tank for the storage and dispensing of Jet-A aviation fuel, solely in connection with their business operations. Allen Aviation will pay the County an annual rent in the amount of \$2,700.00 and will be solely responsible for all non-structural maintenance and repairs of the fuel \ tank.

Horry County Department of Airports (“HCDA”) has prepared the proposed modification to the Agreement and feels that the terms proffered are consistent with the value and use of airport property, will not conflict with other operations at HYW, and will benefit the County by providing a beneficial use of the subject premises and revenue therefrom.

RECOMMENDATION

HCDA staff recommends that the Transportation/Economic Development Committee approve the modification of the existing Agreement with Allen Aviation, Inc., substantially similar to the one attached.

###

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 70-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 45700000019 FROM RESIDENTIAL (SF40) 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 (SF40) 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 45700000019 and currently zoned Residential (SF40) is herewith rezoned to Residential (SF6).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: July 14, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	ROWE Professional Services Company (Energov # 049403)	Rezoning Request #	2020-06-004
PIN #	45700000019	County Council District #	4 - Loftus
Site Location	Southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Burroughs Brothers Properties Inc	PC Recommendation	Approval 6:2
		Size (in acres) of Request	72.57

ZONING DISTRICTS

Current Zoning	SF40
Proposed Zoning	SF6
Proposed Use	Residential Subdivision

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.43
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

PDD	PDD	PUD
SF40	Subject Property	MSF6
SF40	SF40	MSF6

COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation **Overlay/Area Plan:** Burgess Community Area Plan & Hwy 707 Overlay

Discussion: The applicant has requested to rezone to Residential (SF6) to allow for Phase 3 of the Farm at Timberlake. The proposed sketch plan shows an addition of 141 lots in phase 3 with a density of 2.43 du/ac. The plan proposes three points of access, one onto Timberlake Drive one into Brighton Woods and another from Freewoods Road. The project is located in the Burgess Community Area Plan and the Hwy 707 Overlay district. The parcel does have 14.10 acres of wetlands on the southern portion, however, the current conceptual plan from the applicant shows no development in the wetlands. This project is adjacent to several major residential subdivisions. The adjacent Freewoods Farm PDD allows a variety of commercial uses in a main street style atmosphere as well as farm uses, however, it is currently undeveloped. The developer is proposing an additional amenity area.

Public Comment: 7/2/2020 Brett Branham, Taylor Peugh, Tara Blanton, John Heter and Melissa Broussard spoke in opposition to the request. Their concerns were property value and traffic. O'Neal Smalls, owner of the adjacent farm, requested a barrier between properties to minimize adverse effects. Ryan Harvey was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/320	Existing Road Conditions	County, Paved, two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1,128/1,300	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707 Main Line, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	SF40	PDD	MSF6	SF40	PUD
Min. Lot Size (in square feet)	6,000	40,000	-	6,000	40,000	5,000
Front Setback (in feet)	20	50	50	20	50	20
Side Setback (in feet)	10	20	25	10	20	7.5/0
Corner Side Setback (in feet)	15	30	n/a	15	30	15
Rear Setback (in feet)	15	30	25	15	30	15/25
Bldg. Height (in feet)	35	35	40	35	35	35

Setback Comments:

Date Advertised: 6/11/2020

Date Posted: 6/11/2020

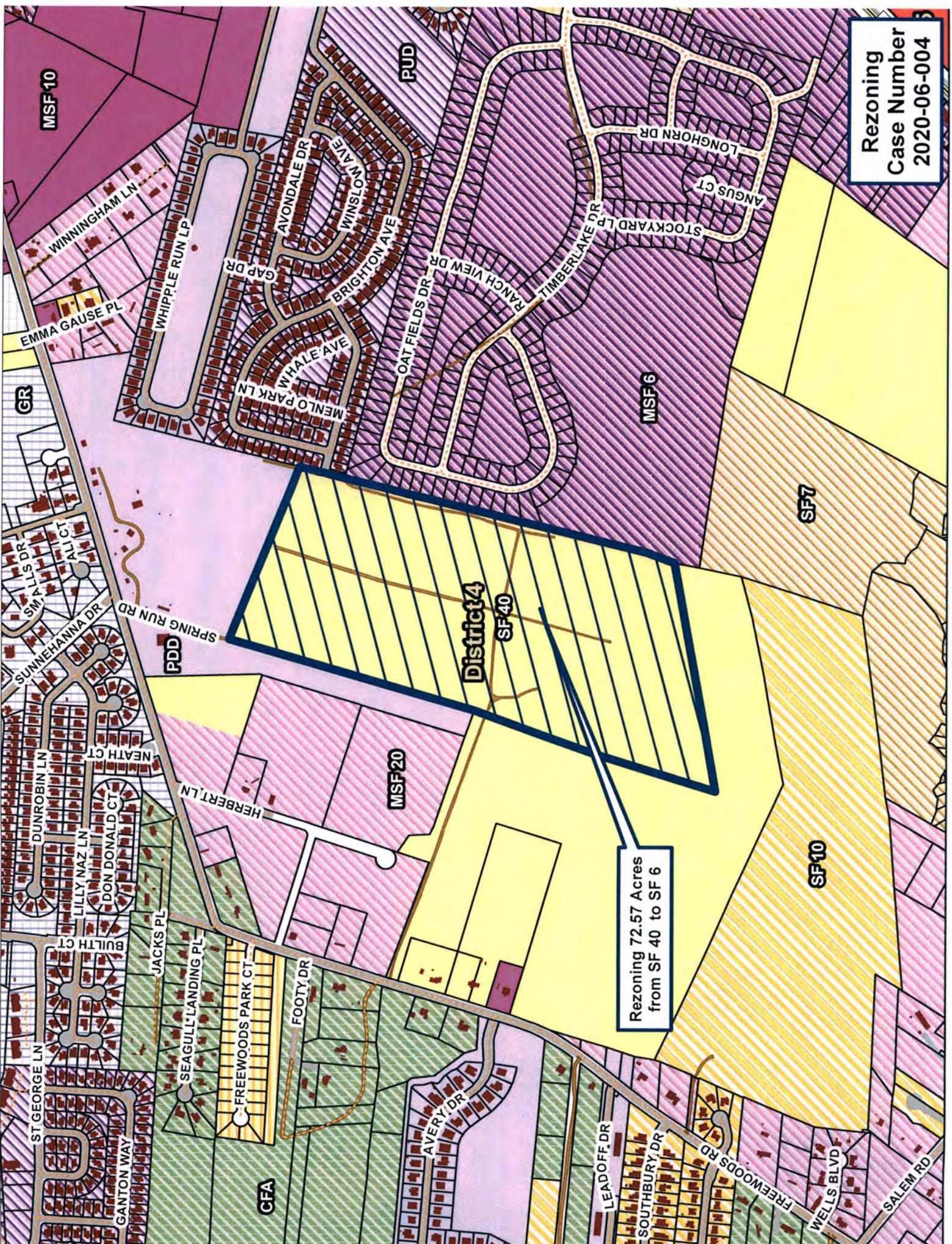
Property Owners Notified: 72

Date Notification Mailed: 6/11/2020

Report Date: 6/11/2020

BY: dj

Rezoning
Case Number
2020-06-004



District 4
SF40

Rezoning 72.57 Acres
from SF 40 to SF 6

MSF10

PUD

MSF6

SF7

SF10

MSF20

CFA

PDD

GR

WINNINGHAM LN

EMMA GAUSE PL

WHIPPLE RUN LP

AVONDALE DR

WINSLOW AVE

BRIGHTON AVE

OAT FIELDS DR

RANCH VIEW DR

TIMBERLAKE DR

STOCKYARD LP

LONGHORN DR

ANGUS CT

WHALE AVE

MENLO PARK LN

SPRING RUN RD

SUNNEHANNA DR

NEATH CT

DUNROBIN LN

LILLY NAZ LN

DON DONALD CT

JACKS PL

SEAGULL LANDING PL

FREEWOODS PARK CT

FOOTY DR

EVERY DR

LEADOFF DR

SOUTHBURY DR

FREEWOODS RD

WELLS BLVD

SALEM RD

ST GEORGE LN

GANTON WAY

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 71-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 41700000013 FROM HIGHWAY COMMERCIAL (HC) TO CONVENIENCE & AUTO-RELATED SERVICES

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 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 41700000013 and currently zoned Highway Commercial (HC) 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: July 14, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Keane McLaughlin (Energov # 049300)	Rezoning Request #	2020-06-001
PIN #	41700000013	County Council District #	8 – Vaught
Site Location	Near the intersection of Waccamaw Pines & Hospitality Ln in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Shark Investments LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	45.5

ZONING DISTRICTS

Current Zoning	HC
Proposed Zoning	RE3
Proposed Use	Mixed use of hotel, retail/flex office, townhouses, senior living, medical offices & warehouse storage.

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	3.09
Utilities	Public
Character of the Area	Commercial & Residential

ADJACENT PROPERTIES

HC	HC	GR
HC	Subject Property	GR
HC	CFA	GR

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: Hwy 501 Overlay
--	---

Discussion: The applicant has requested to rezone to Convenience and Auto-Related services district to allow for mixed use development. Currently the property is the home of the Myrtle Beach Speedway. The property is directly adjacent to a major residential development. There are several commercial uses in close proximity including: an outlet mall, shopping centers and automobile sales. The property is not located in any current or proposed flood zones, however, it is adjacent to a 500 year (0.2%) Annual Chance Flood Hazard and AE flood zone on the proposed FEMA maps. The access for the property is from Hospitality Lane which has a single connection to Waccamaw Pines Drive. This portion of Waccamaw Pines Dr is planned to become a part of the postal way extension. When this site is redeveloped a traffic study should be completed to decide on if any intersection improvements will be necessary.

Public Comment: 7/3/2020 There was no public input. Keane McLaughlin was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	2,000/5,000	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	5,500/5,500	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501 Main Line, Station (161) 53,100 AADT 105-110%
Proposed Improvements	Postal Way Extension		

DIMENSIONAL STANDARDS

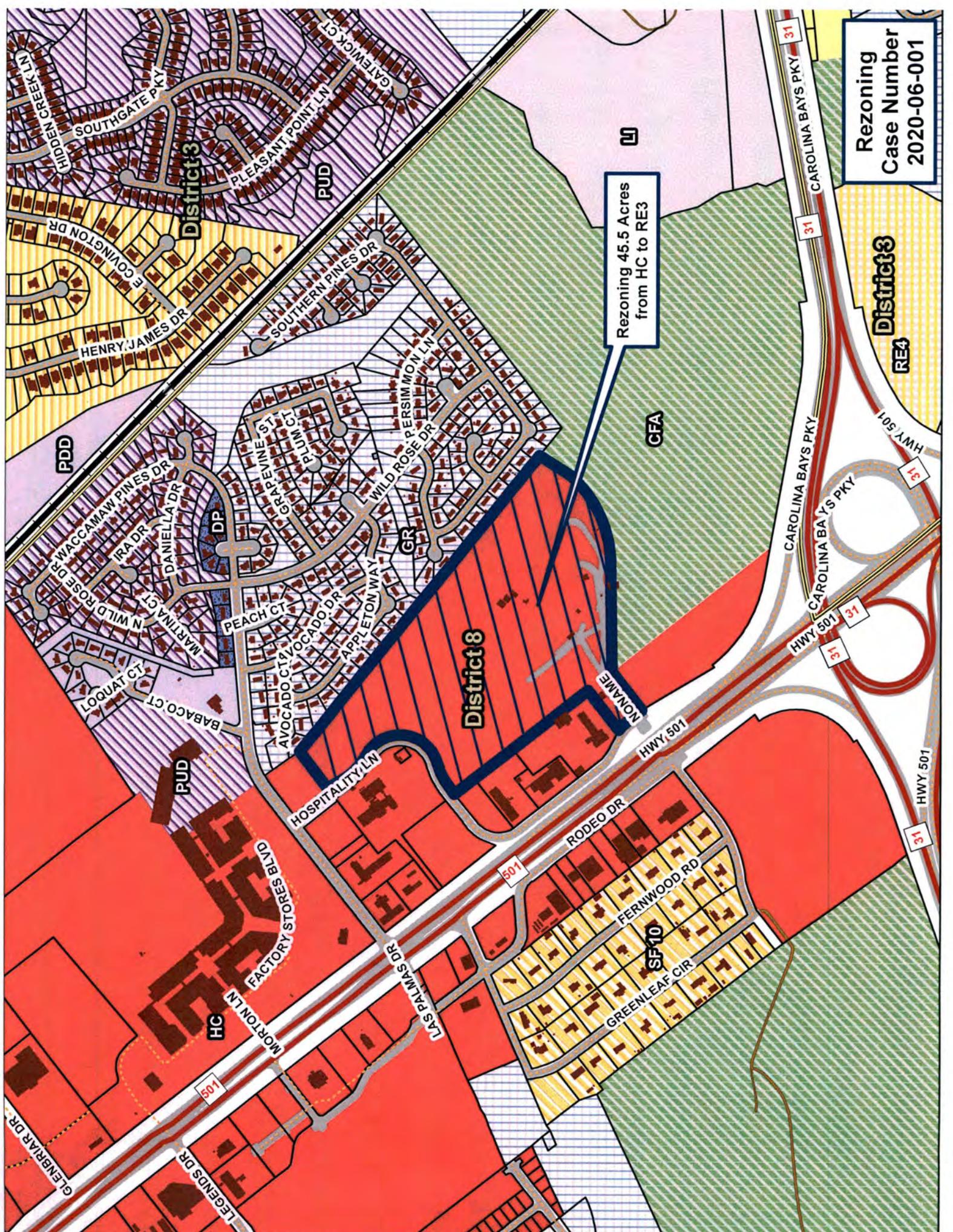
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	HC	HC	GR	CFA Res / Com	
Min. Lot Size (in square feet)	10,000	10,000	10,000	6,000	21,780 / 43,560	
Front Setback (in feet)	50	50	50	20	25 / 60	
Side Setback (in feet)	10	10	10	10	10 / 25	
Corner Side Setback (in feet)	15	15	15	15	n/a	
Rear Setback (in feet)	15	15	15	15	15 / 40	
Bldg. Height (in feet)	48	35	35	35	35	

Setback Comments:

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 32 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj

Rezoning
Case Number
2020-06-001

Rezoning 45.5 Acres
from HC to RE3



COUNTY OF HORRY

)
)
)

Ordinance 72-2020

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 21500000036, 2150000028, AND 21600000049 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MINING (MG)

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 Mining (MG) 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 21500000036, 2150000028, and 21600000049 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Mining (MG).
- 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: July 14, 2020
 Second Reading:
 Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	DDC Engineers Inc (Energov # 049398)	Rezoning Request #	2020-06-002
PIN #	21500000036, 21500000028, 21600000049	County Council District #	9 - Prince
Site Location	Hwy 9 Bypass and Cedar Branch Rd in Loris	Staff Recommendation	Approval
Property Owner Contact	Wake Stone Corporation	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1553.61

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MG
Proposed Use	Commercial Mining

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	A (AE)
Public Health & Safety (EMS/fire) in miles	3.57
Utilities	Public
Character of the Area	Mining, Agricultural & Residential

ADJACENT PROPERTIES

PUD	CFA	FA
AG2	Subject Property	FA
AG2	AG2	FA

COMMENTS

Comprehensive Plan District: Rural and Scenic & Conservation	Overlay/Area Plan:
---	---------------------------

Discussion:
The applicant has requested to rezone to the Mineral Extraction district which allows commercial mining as a conditional use. This location is the site of an existing DHEC approved mine, permit # I-001289. This mine has existed prior to zoning, however, PIN 216-00-00-0049 did receive a Special Exception to mine back in 2002. The site is currently used to mine limestone. There are other mining sites in close proximity, including the Goretown Mine located on the opposite side of Old Loris Long Rd.

Mining operations are allowed in the Rural and Scenic and Conservation FLU areas provided that an evaluation of the surrounding natural resources and communities is strongly taken into consideration.

The property is currently in an A flood zone, but is indicated in the AE flood zone on the proposed FEMA maps.

Public Comment: 7/2/2020 There was no public input. Brent Schulz was present to address questions and concerns.

TRANSPORTATION INFORMATION

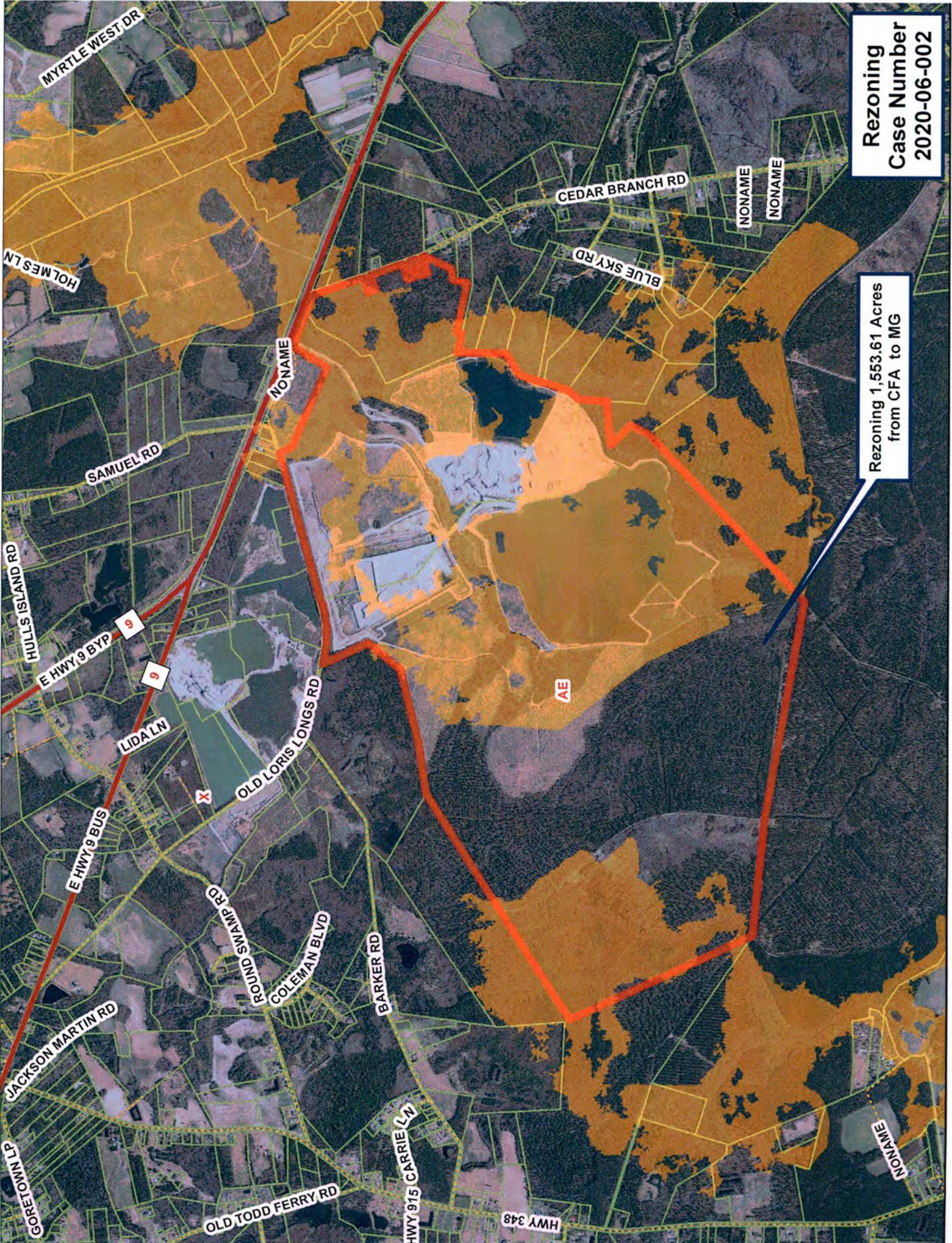
Daily Trips based on existing use / Max Daily Trips based on current zoning	250/600	Existing Road Conditions	County, Unpaved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	300/600	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9 Main Line, Station (200) 10,000 AADT 25-30%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MG	CFA Res / Comm	CFA Res / Comm	AG2 Res / Comm	FA Res / Comm	(HI/FA) PUD
Min. Lot Size (in square feet)	10 acres	21,780 / 43,560	21,780 / 43,560	21,780	21,780 / 43,560	10 acres
Front Setback (in feet)	50	25 / 60	25 / 60	25 / 50	25 / 60	200
Side Setback (in feet)	50	10 / 25	10 / 25	10 / 10	10 / 25	50
Corner Side Setback (in feet)	n/a	n/a	n/a	n/a	n/a	75
Rear Setback (in feet)	50	15 / 40	15 / 40	15 / 15	15 / 40	50
Bldg. Height (in feet)	35	35	35	35	35	60

Setback Comments: 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

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 33 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj



Rezoning
Case Number
2020-06-002

Rezoning 1,553.61 Acres
from CFA to MG

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance 73-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 18400000038 FROM FOREST AGRICULTURE (FA) TO MINING (MG)

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 Mining (MG) 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 18400000038 and currently zoned Forest Agriculture (FA) is herewith rezoned to Mining (MG).
- 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: July 14, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Robert E. Turner, IV, PE (Energov # 049400)	Rezoning Request #	2020-06-003
PIN #	18400000038	County Council District #	9 - Prince
Site Location	Hewitt Rd off Hwy 66 in Loris	Staff Recommendation	Approval
Property Owner Contact	Hawksbill Lake LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	100.04

ZONING DISTRICTS

Current Zoning	FA
Proposed Zoning	MG
Proposed Use	Commercial Mining

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	3.29
Utilities	Public
Character of the Area	Residential & Mining

ADJACENT PROPERTIES

FA	FA	FA
FA	Subject Property	MSF20
FA	FA	HI

COMMENTS

Comprehensive Plan District: Rural, Rural Communities and Scenic & Conservation	Overlay/Area Plan:
--	---------------------------

Discussion: The applicant has requested to rezone to the Mineral Extraction district which allows commercial mining as a conditional use. This location is the site of an existing DHEC approved mine, permit # GP1-002009. The site is currently used to mine sand. This location has received a mining permit from Horry County for a 2 acre or less pond. There is an existing single family home on the property. Adjacent development includes a residential subdivision and an active sand mine site, Hewitt Road Mine. Additionally, two previous sand mine sites are located across Hewitt road.

Mining operations are allowed in the Rural and Scenic and Conservation FLU areas provided that an evaluation of the surrounding natural resources and communities is strongly taken into consideration. The presence of wetlands on this property provides a natural vegetative buffer between the proposed mine site and the adjacent residential community.

This portion of Hewitt Rd was recently paved as part of the RIDE 3 project.

Public Comment: 7/2/2020 David & Cynthia Kramer spoke in opposition to the request. Their concerns were traffic, property value and do not want mining near by. Robert Turner was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	16/100	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200/600	Rd, Station, Traffic AADT (2019) % Road Capacity	S-66 Main Line, Station (453) 2,000 AADT 10-15%
Proposed Improvements			

DIMENSIONAL STANDARDS

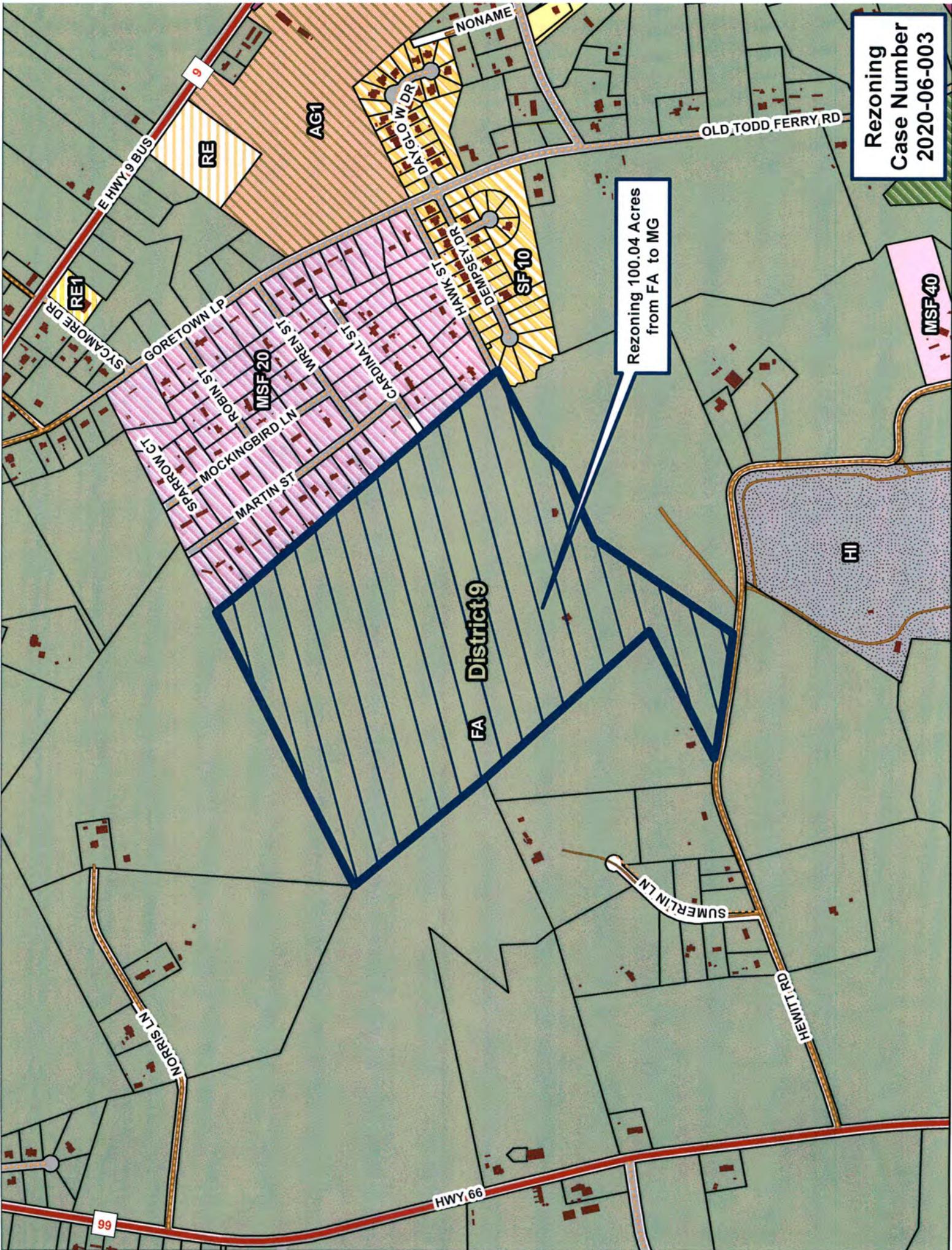
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MG	FA Res / Comm	FA Res / Comm	MSF20	SF10	HI
Min. Lot Size (in square feet)	10 acres	21,780 / 43,560	21,780 / 43,560	20,000	10,000	10 acres
Front Setback (in feet)	50	25 / 60	25 / 60	25	25	200
Side Setback (in feet)	50	10 / 25	10 / 25	10	10	50
Corner Side Setback (in feet)	n/a	n/a	n/a	n/a	n/a	75
Rear Setback (in feet)	50	15 / 40	15 / 40	15	15	50
Bldg. Height (in feet)	35	35	35	35	35	60

Setback Comments: 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

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 52 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj

Rezoning
Case Number
2020-06-003

Rezoning 100.04 Acres
from FA to MG



AN ORDINANCE AMENDING SEC. 5-22 OF CHAPTER 5 (BEACHES), HORRY COUNTY CODE OF ORDINANCES, SO AS TO PROVIDE FOR STANDARDS FOR THE INFANT CABANA EXCEPTION TO THE PROHIBITION OF TENTS ALONG THE BEACHES IN UNINCORPORATED HORRY COUNTY

WHEREAS, on May 17, 2011, County Council enacted Ordinance 27-11 providing for the regulation of activities on the beaches located within the unincorporated area of Horry County; and

WHEREAS, Ordinance 27-11 has been codified and appears as Chapter 5 of the Horry County Code of Ordinances; and

WHEREAS, Section 5-22(c) of Chapter 5 addresses the use and location of shading devices such as umbrellas and tents; and

WHEREAS, on April 15, 2014, Council enacted Ordinance 19-14, providing specifically for regulation of tents along the beaches in the unincorporated area of the County; and

WHEREAS, on March 17, 2015, Council enacted Ordinance 10-15, providing, among other things, for an exception to the prohibition of tents and similar devices along the beach: "small pop up or blow up cabanas for infants and very small children"; and

WHEREAS, Council believes that it has become necessary to further define "small pop up or blow up cabanas" so that such regulation is clear and is applied uniformly.

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. CODE AMENDMENT. Subsection (c) of Section 5-22 of Chapter 5, Horry County Code of Ordinances, is hereby modified as follows (words crossed through indicate deletions, words underlined indicate additions):

(c) *Shading devices.* Shading devices, other than circular umbrellas with a circular shade no greater than seven feet six inches (7'6") in diameter, shall not be allowed on the beach. This includes, but is not limited to, tents, tarps, cabanas, pavilions, sports-brellas, or similar devices, or any material mounted on supports, but does not include small pop up or blow up cabanas for infants and very small children. Small pop up or blow up cabanas may not be larger than four feet (4') wide, three feet (3') deep, and three feet (3') high. An umbrella is defined as a collapsible circular shade consisting of a natural or synthetic fabric shade stretched over hinged ribs radiating from a central pole without grounding lines or ropes. All shading devices are prohibited from being tied, bound, joined, or connected in any manner, but otherwise shall be secured in such fashion to restrict uncontrolled movement of the device.

Tents or tent like structures may be permitted on the beach as part of weddings or other organized events; provided, however, that such activities are subject to the special event permitting provisions of section 13-34, article III, chapter 13 of the Horry County Code of Ordinances. Consideration of fee waiver or reduction may be given for wedding events, under section 13-34(l).

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 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: July 14, 2020
Second Reading:
Third Reading:

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

RESOLUTION R-60-2020

A RESOLUTION TO APPROPRIATE UP TO \$200,000 FROM THE SUNDAY LIQUOR SALES FUNDS WHICH ARE TO BE EXPENDED ON TOURISM RELATED RECREATION PROJECTS TO FUND A MULTIPURPOSE PATHWAY ALONG LITTLE RIVER NECK RD.

WHEREAS, Horry County Council approved Resolution R-20-2020 to approve the submittal to GSATS for consideration of transportation enhancement project for a multipurpose part along Little River Neck Road; and

WHEREAS, said over 2 mile long path is called out in the Northeast Area Transportation Plan; and

WHEREAS, the current cost estimate for this project is \$993,500; and

WHEREAS, the multipurpose pathway will be mostly funded thru GSATS as a Transportation Alternative project with approximately \$627,900; and

WHEREAS, Horry County will partner with the City of North Myrtle Beach who will contribute and manage the project as the pathway travels thru both jurisdictions; and

WHEREAS, County Council now desires to assign the capital dollars; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Council approves the following:

- 1) **Appropriation.** County Council authorizes the appropriation of up to \$200,000 from the Sunday Liquor Sales funds for the purpose of construction of the multipurpose path along Little River Neck Road.

AND IT IS SO RESOLVED this 14th day of July, 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

County Council Decision Memorandum
Horry County, South Carolina

Date: June 18, 2020
From: Planning
Division: Infrastructure and Regulation
Prepared By: David Schwerd, Director
Cleared By: David Gilreath, ACA I&R
Committee: Infrastructure & Regulation
Regarding: Little River Neck Multipurpose Path

ISSUE:

Should Horry County fund a portion of the Little River Neck Pathway?

PROPOSED ACTION

Approve the attached resolution.

RECOMMENDATION

Staff recommends approval.

ANALYSIS:

The Little River Neck multipurpose pathway has been identified as a high priority for all of the residents in Little River Neck. This pathway was included in the North East Area Transportation plan that was a joint planning effort between the City of NMB and Horry County in 2008. The area of Little River Neck is split half is in the City of NMB and approximately half is located within the unincorporated Horry County. This pathway is currently planned to be a little over two miles in length and will be located within the existing right of way. The City of NMB will be managing the project construction and will assume maintenance of the improvements along Little River Neck Rd. The majority of the funding for the project will come from GSATS Transportation Alternative program. The SCDOT monies need to be obligated by the end of September in order to continue to be used within the GSATS district. The City of NMB will be funding their half of the matching funds in order to construct the path. The Horry County portion will come from the Sunday Liquor Sales capital recreation monies.

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

RESOLUTION R-61-2020

A RESOLUTION GRANTING HISTORIC DESIGNATION TO CERTAIN PROPERTIES.

WHEREAS, Horry County Code, Section 19-7, provides for a special tax assessment for eligible rehabilitated historic properties; and

WHEREAS, this special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years; and

WHEREAS, this special assessment prevents a property owner from being penalized for improving the value of a historic property; and

WHEREAS, in order to be eligible for the special tax assessment, historic properties must receive Preliminary and Final Certification from the Horry County Board of Architectural Review; and

WHEREAS, to receive Preliminary Certification, the property must be granted Historic Designation by Horry County Council; and

WHEREAS, the Darden Jewelers building located at 807 N. Kings Hwy., Myrtle Beach, SC was built ca. 1950 and is a one-story commercial brick and stucco building. The building is a contributing property on the National Register to the Myrtle Beach Downtown Historic District; and

WHEREAS, the Edward's 5¢- 10¢ - \$1 building located at 819 N. Kings Hwy., Myrtle Beach, SC was built ca. 1952 and is a two-story commercial brick building. The building is a contributing property on the National Register to the Myrtle Beach Downtown Historic District; and

WHEREAS, the Holiday Shores (Tawana) Motel buildings located at 7501 N. Ocean Blvd., Myrtle Beach, SC was built ca. 1965 and is comprised of two, two-story commercial brick buildings and the Graham house. The buildings are on the National Register; and

WHEREAS, each of the properties listed above have significant inherent character, interest, history, and value as part of the community and heritage of Horry County.

NOW, THEREFORE, Horry County Council grants Historic Designation to the following properties: The Darden Jewelers, the Edward's 5¢- 10¢ - \$1, and the Holiday Shores (Tawana) Motel.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

County Council Decision Memorandum
Horry County, South Carolina

Date: June 23, 2020
From: Planning & Zoning
Division: Administration Committee
Prepared By: Lou Conklin, Senior Planner
Cleared By: David Schwerd, Director
Regarding: Historic Designation of Property for Special Property Assessments

ISSUE:

Should Horry County Council designate Darden Jewelers - PIN# 444-01-01-0043, Edward's 5¢-10¢ - \$1 - PIN# 444-01-01-0041, and the Holiday Shores (Tawana) Motel - PIN# 422-01-04-0162 buildings as historic?

PROPOSED ACTION

Recommend the designation of the Darden Jewelers, Edward's 5¢- 10¢ - \$1, and the Holiday Shores (Tawana) Motel buildings as historic.

RECOMMENDATION

Designate the Darden Jewelers, Edward's 5¢- 10¢ - \$1, and the Holiday Shores (Tawana) Motel buildings as historic.

BACKGROUND:

Horry County Code, Section 19-7, provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property. In order to receive preliminary certification a property must meet the following conditions:

1. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
2. The proposed rehabilitation receives approval of rehabilitation work from the Horry County Board of Architectural Review.

Because the property is located in the City of Myrtle Beach, they are not eligible to be added to the County's Historic Register; however, they are eligible to be designated as historic through a resolution of County Council.

ANALYSIS:

After conducting a hearing on April 21, 2020, the Board of Architectural Review and Historic Preservation has unanimously determined that the above named structures meet the requirements of Section 1706.1 of the Horry County Zoning Ordinance, *Criteria for Historic Designation*. The buildings are a minimum of fifty (50) years old in addition to meeting other historic standards. The Board of Architectural Review and Historic Preservation provided Preliminary Tax Assessment on the Darden Jewelers, Edward's 5¢- 10¢ - \$1, and the Holiday Shores (Tawana) Motel buildings.

COUNTY OF Horry)
)
 STATE OF SOUTH CAROLINA)

RESOLUTION R-72-2020

A RESOLUTION AUTHORIZING AND APPROVING STATE ACCOMMODATIONS TAX 30% ADVERTISING AND PROMOTION FUND BUDGET.

WHEREAS, Horry County Council appointed the Myrtle Beach Area Chamber of Commerce as the designated organization with an existing, ongoing promotion program to manage and direct the expenditure of the 30% Advertising and Promotion Fund for expenditure of revenue generated from state accommodations tax (ATAX); and

WHEREAS, the revenue generated from the state accommodations tax shall be used for the purposes outlined in Section 6-4-10 of the South Carolina Code of Laws; and

WHEREAS, the Myrtle Beach Area Chamber of Commerce is required to submit a budget of planned expenditures to the Horry County Council for approval; and

WHEREAS, on June 23, 2020 the Horry County Council Administration Committee considered the recommendations from the Myrtle Beach Area Chamber of Commerce; and

NOW, THEREFORE, BE IT RESOLVED, that the Horry County Council approves the budget for the Fiscal Year ending June 30, 2021 as specified below. In the event of a declared natural disaster or similar event having a significant negative impact on tourism in the County, any unspent or uncommitted funding can be redirected to a specific short-term promotional campaign to assist with business continuity and recovery. Said modification in the budget shall be reported to the County Council Administration Committee at the next scheduled meeting.

Marketing Component	Project	Purpose	Description	Amount
Print Media	Newspaper/ Direct Mail/ Inserts	Print Advertisements to help influence travel to the area, targeting prospective leisure and group travelers.	Targeted messaging and placement to augment online and broadcast components.	\$37,450.68
Online Media	Internet / Web TV	Display ads and videos to inspire multiple audience segments to visit the destination.	Online ads complementing more than 80 TV markets and all non-stop air service markets. Remarketing ads tied to visitmyrtlebeach.com	\$524,309.58
Broadcast Media	Television	Inspire prospective guests to choose the area as their vacation selection.	Targeting consumers in more than 80 key markets through inspirational travel experiences afforded along our 60 miles of beaches.	\$374,506.85
Local Community Promotion	Various	Awareness of the individual communities that make up Horry County, their attributes and offerings including events, attractions and individual offerings to draw visitors to all areas of the county. Including Horry County Museum.	Develop and create specific community content to distribute across multiple media platforms. Content can include: videos, display, public relations, social media, direct mail as well as on VisitMyrtleBeach.com	\$150,000.00
Campground Promotion	Various	Camping/RV advertising to drive business year-round, but especially during shoulder season.	Various means of distribution will be utilized including video, internet advertising, public relations, social media, direct mail as well as content deployment on VisitMyrtleBeach.com	\$125,000.00

County Directed Expenditure	TBD	Advertising and Promotion to develop and increase overnight tourist attendance	Tourism advertising and promotion TBD	\$63,750.90
Total of Planned Expenditure				\$1,275,018.01

AND IT IS SO RESOLVED this 14th day of July 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant., District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council



County Council Decision Memorandum

Horry County, South Carolina

Date: June 23, 2020
From: Barry Spivey, Assistant County Administrator
Division: Administration
Cleared By: Steve Gosnell, County Administrator
Re: Budget for the 30% Accommodations Tax Advertising and Promotional funds distributed by the Myrtle Beach Area Chamber of Commerce

ISSUE

Approval of the FY2021 budget for the thirty percent (30%) accommodations tax advertising and promotional funds to be disbursed by the Myrtle Beach Area Chamber of Commerce (Chamber).

RECOMMENDATION

Staff requests the Administration Committee review and recommend approval to County Council of the FY 2021 30% Advertising and Promotion Budget of \$1,275,018.01 as provided by the Chamber (see attached). Please note that total 30% State ATAX Budget is reduced by \$83,360.36 for the May Policing Proviso.

BACKGROUND

The Chamber was designated as the organization to manage and direct the expenditures of the thirty percent (30%) tourism promotion funds for the three-year period beginning July 1, 2018 with two options to extend for one year. That contract required the Chamber to restrict five percent (5%) of the funds received (5% of the 30%) as County-directed promotional funds to be spent in accordance with S. C. Code of Laws, Section 6-4-10 and shall require the approval of County Council prior to expenditure for a designated purpose. The estimate for County Council directed funds for FY2021 is \$63,750.90. However, Council has directed \$40,000 of those monies to the Myrtle Beach Bowl.

The Accommodation Tax Guidelines published by the Tourism Expenditure Review Committee provides the following guidance:

ORGANIZATION(S) DESIGNATED TO SPEND ADVERTISING AND PROMOTION FUND:

*Designate one or more qualified organizations with an existing, ongoing tourist promotion program to manage and direct the expenditure of the 30% Advertising and Promotion Fund. However, keep in mind that this is an advertising and promotion fund, and must be used for advertising and promotion of tourism to develop and increase tourist attendance through the generation of publicity. SC Code of Laws Section 6-4-10(3). The South Carolina Budget Proviso 1B Section 106.12 allows up to one third of the total allocation to be set aside and used for public safety during events held in May within Horry County.

*Receive from the organization(s) a budget of planned expenditures for advertising and promotion and take action to approve or disapprove such budget. Section 6-4-10(3).

The Myrtle Beach Area Chamber of Commerce has provided the attached budget for their spending plan for Fiscal Year 2021. Planned spending is adjusted to actual Revenues received. Additional Revenue will result in increased spending and conversely, lower Revenue will limit spending.

Staff is also recommending the addition of the following provision in the budget Resolution:

In the event of a declared natural disaster or similar event having a significant negative impact on tourism in the County, any unspent or uncommitted funding can be redirected to a specific short-term promotional campaign to assist with business continuity and recovery. Said modification in the budget shall be reported to the County Council Administration Committee at the next scheduled meeting.

FY 2020 - 2021 Planned Marketing Investments

July 1 2020 - June 30 2021

Horry County 30% Accommodations Tax

Agency: Myrtle Beach Chamber of Commerce

Marketing Component	Project	Purpose	Description	Amount
Print Media	Newspaper/Direct Mail/ Inserts	Print Advertisements to help influence travel to the area, targeting prospective leisure and group travelers.	Targeted messaging and placement to augment online and broadcast components.	\$37,450.68
Online Media	Internet/ Web TV	Display ads and videos to inspire multiple audience segments to visit the destination.	Online ads complementing more than 80 TV markets and all non-stop air service markets. Remarketing ads tied to visitmyrtlebeach.com	\$524,309.58
Broadcast Media	Television	Inspire prospective guests to choose the area as their vacation selection.	Targeting consumers in more than 80 key markets through inspirational travel experiences afforded along our 60 miles of beaches.	\$374,506.85
Local Community Promotion	Various	Awareness of the individual communities that make up Horry County, their attributes and offerings including events, attractions and individual offerings to draw visitors to all areas of the county. Including Horry County Museum.	Develop and create specific community content to distribute across multiple media platforms. Content can include: videos, display, public relations, social media, direct mail as well as on VisitMyrtleBeach.com	\$150,000.00
Campground Promotion	Various	Camping/RV advertising to drive business year-round, but especially during shoulder season.	Various means of distribution will be utilized including video, internet advertising, public relations, social media, direct mail as well as content deployment on VisitMyrtleBeach.com	\$125,000.00
County Directed Expenditure	TBD	Advertisements to develop and increase overnight tourist attendance	Tourism advertising and promotion TBD	\$63,750.90
Total Planned Expenditure				\$1,275,018.01

Note: Planned expenditures within each category will be adjusted accordingly, based upon actual receipts, market conditions, and available advertising. Expenditures will be disclosed as part of the overall destination marketing campaign and will be accounted for and audited within the MBACC fiscal year.

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

RESOLUTION R-73-2020

A RESOLUTION AUTHORIZING THE CONSUMPTION OF ALOCHOL IN THE COMMON AREAS OF THE MYRTLE BEACH INTERNATIONAL AIRPORT, TERMINAL BUILDING, STERILE AREA.

WHEREAS, Horry County Department of Airports (Airport) has identified a need to reduce congestion of the customer seating areas of the food service concessions due to social distancing and health concerns, and provide additional seating in the sterile areas of the Terminal Building; and

WHEREAS, the Airport seeks to maximize revenue potential for Airport concessionaires and the Airport; and

WHEREAS, the Airport wishes to provide improved service and convenience for the traveling public at the Airport; and

WHEREAS, the Airport will comply with all applicable state and federal laws.

NOW, THEREFORE, BE IT RESOLVED, that Horry County Council approves this activity, subject to all State and Federal Laws and Regulations having original jurisdiction over the subject matter herein.

AND IT IS SO RESOLVED.

Dated this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council



County Council Decision Memorandum

Horry County, South Carolina

Date: June 8, 2020
From: Scott Van Moppes, A.A.E., Director of Airports
Cleared By: Steve Gosnell, County Administrator

Re: Airport Alcohol Consumption in Sterile Area

ISSUE

Consumption of alcohol in the Sterile Area of the Myrtle Beach International Airport, Terminal Building

BACKGROUND

Upon request by contracted concessionaires, The Horry County Department of Airports (Airport) wishes to allow any person who lawfully purchases beer or wine from a duly licensed and authorized Airport food service concessionaire operator (Operator) to openly carry and consume such beer or wine within the public areas of the sterile areas of the Terminal. No other areas are contemplated or authorized.

- Only beer and wine duly sold and dispensed by the Operator is authorized for consumption in the sterile area. Liquor or distilled spirits are expressly excluded.
- The Operator shall not be permitted to dispense beer and wine from the locations outside of their licensed premises, which activity is expressly prohibited.
- Bottles or glass containers shall not be permitted in the sterile area. Operator shall dispense beer and wine into a container of standard type and appearance approved by the Director of Airports that readily identifies the container's contents.
- In no event will service of alcoholic beverages be permitted to persons under 21 years of age.
- The Operator shall otherwise comply with all applicable laws and regulations of the State of South Carolina or its authorized agencies as it pertains to consumption of beer and wine on the licensed premises.
- This resolution shall not operate to transfer, assign or assume to/by the Airport any alcohol/liquor license of the South Carolina Department of Revenue (SCDOR), or any part thereof, held by Operator. Such license(s), privileges and obligations associated therewith shall remain fully vested with the Operator. This resolution shall automatically invalidate in case of suspension or revocation of the Operator's license with the SCDOR.
- The contractual obligations of the Operator under its separate Concession Agreement shall extend to the privileges extended to it by this Resolution. Accordingly, the Operator shall have an affirmative duty to properly administer and oversee the activities contemplated herein.
- The operational provisions of this Resolution shall be enforced by the Horry County Airport Police Department.
- This Resolution is subject and subordinate to all State and Federal Laws and Regulations having original jurisdiction over the subject matter herein.
- This Resolution may be suspended or rescinded by the Director of Airports at any time for any reason at his/her sole discretion.

RECOMMENDATION

Staff recommends approval of the attached resolution which authorizes the consumption of alcohol in the Sterile Area of the Myrtle Beach International Airport, Terminal Building.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

RESOLUTION R-74-2020

A RESOLUTION AUTHORIZING AND DIRECTING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT FOR SALE BETWEEN HORRY COUNTY AND ASCENT AVIATION GROUP, INC. FOR GENERAL AVIATION FUEL SUPPLIER SERVICES.

WHEREAS, the County's existing general aviation fuel supplier contract is set to expire October 5, 2020 and applies to Myrtle Beach International Airport, Grand Strand Airport and Conway-Horry County Airport; and

WHEREAS, the County initiated a competitive procurement by way of a Request for Proposals; and

WHEREAS, the solicitation resulted in the determination of the successful proposer and a Notice of Intent to Award was issued in favor of Ascent Aviation Group, Inc.

NOW, THEREFORE, BE IT RESOLVED, that Horry County Council approves staff engaging in negotiations with Ascent Aviation Group, Inc. in the best interest of the County, and approves the Horry County Administrator to execute a Contract, substantially similar to the attached hereto and incorporated herein by reference with respect to the successful proposer awarded the contract pursuant to the recent solicitation.

AND IT IS SO RESOLVED this 14th day of July, 2020.

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
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

MEMO

FROM: DEPARTMENT OF AIRPORTS
TO: COUNTY COUNCIL
DATE: JULY 14, 2020
SUBJECT: GENERAL AVIATION FUEL SUPPLIER

ISSUE

Consideration of the proposed contract for sale ("Contract") between Horry County ("County") and Ascent Aviation Group, Inc. ("Ascent Aviation") for the right to provide general aviation fuel supplier services to the County airports.

DISCUSSION

A general aviation fuel supplier is a vendor contracted with the County to provide aviation fuel, Jet-A and AvGas, to the County's fixed-base operator locations at Myrtle Beach International Airport, Grand Strand Airport and Conway-Horry County Airport. In addition, the general aviation fuel supplier leases refueler trucks to the County for both general aviation operations and commercial airline operations.

A request for proposals was issued by Horry County Department of Airports ("HCDA"), in conjunction with Horry County Procurement, in March 2020 to potential proposers interested in providing general aviation fuel supplier services, for which four (4) proposal submissions were received. The solicitation resulted in the determination of the successful proposer and a Notice of Intent to Award was issued in favor of Ascent Aviation. The proposed Contract will commence on October 6, 2020, continue for a term of five (5) years and includes a single renewal option for an additional five (5) years.

HCDA has prepared the proposed Contract and feels that the terms proffered are consistent with the value, will not conflict with other operations at the County's airports, and will benefit the County by providing beneficial services.

RECOMMENDATION

The general aviation fuel supplier was presented as a discussion item to the Transportation/Economic Development Committee during the June 30, 2020 meeting. HCDA staff recommends that County Council approve the Contract with Ascent Aviation Group, Inc., substantially similar to the one attached.

###

COUNTY OF HORRY

)

RESOLUTION R-75-2020

STATE OF SOUTH
CAROLINA

)

)

A RESOLUTION AUTHORIZING THE FIFTEENTH CIRCUIT SOLICITOR'S TO ACCEPT, IF AWARDED, THE SOUTH CAROLINA DEPARTMENT OF PUBLIC SAFETY CORONAVIRUS EMERGENCY FUNDING NOT TO EXCEED \$91,325.00.

WHEREAS, Horry County understands the unique responsibilities and challenges associated with the added costs of the Coronavirus; and

WHEREAS, the South Carolina Department of Public Safety has solicited applications for the Coronavirus Emergency Supplemental Funding (CESF) to help with added costs of the Coronavirus within local jurisdictions; and

WHEREAS, in response to the solicitation, the Fifteenth Judicial Circuit Solicitor's Office seeks to buy computer equipment and software to assist with virtual meetings and Court and to purchase PPE supplies, not to exceed \$91,325.00 with no "local cash match.

NOW, THEREFORE, BE IT RESOLVED, that the Horry County Council hereby authorizes the Administrator to submit and accept, if awarded, the Coronavirus Emergency Supplement Funding (CESF) grant.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant., District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

COUNTY OF HORRY
STATE OF SOUTH CAROLINA

) COMMUNITY BENEFIT RESOLUTION R-23-2020
)

A RESOLUTION APPROVING AN ALLOCATION OF COUNCIL COMMUNITY BENEFIT FUNDS.

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

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

WHEREAS, the following allocations have been requested:

<u>Council District</u>	<u>Amount</u>	<u>Organization & Purpose</u>
4	\$2,000	<u>Freewoods Foundation/Freewoods Farms</u> – establishment of a Living Farm Museum that shows life on a family farm operated by African Americans after the Civil War.

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

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-62-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE BELLA VITA PHASE 2A1 (VILLENA DRIVE, WILBRAHAM DRIVE, HANNON DRIVE, & WELFORD COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: May 22, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court) = 0.45 miles in length (2,376') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

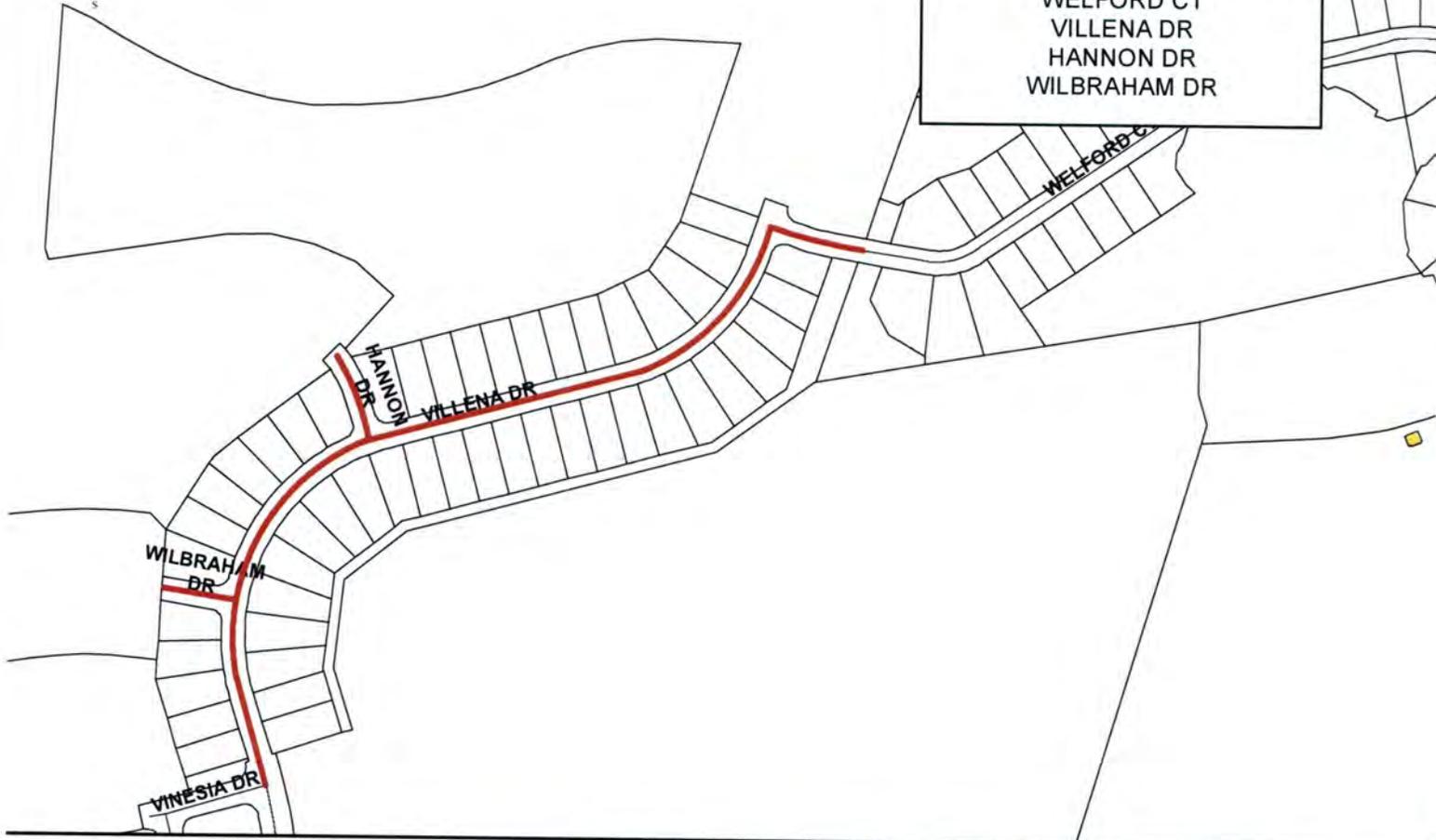
BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Bella Vita Phase 2A1 (Villena Drive, Wilbraham Drive, Hannon Drive, & Welford Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



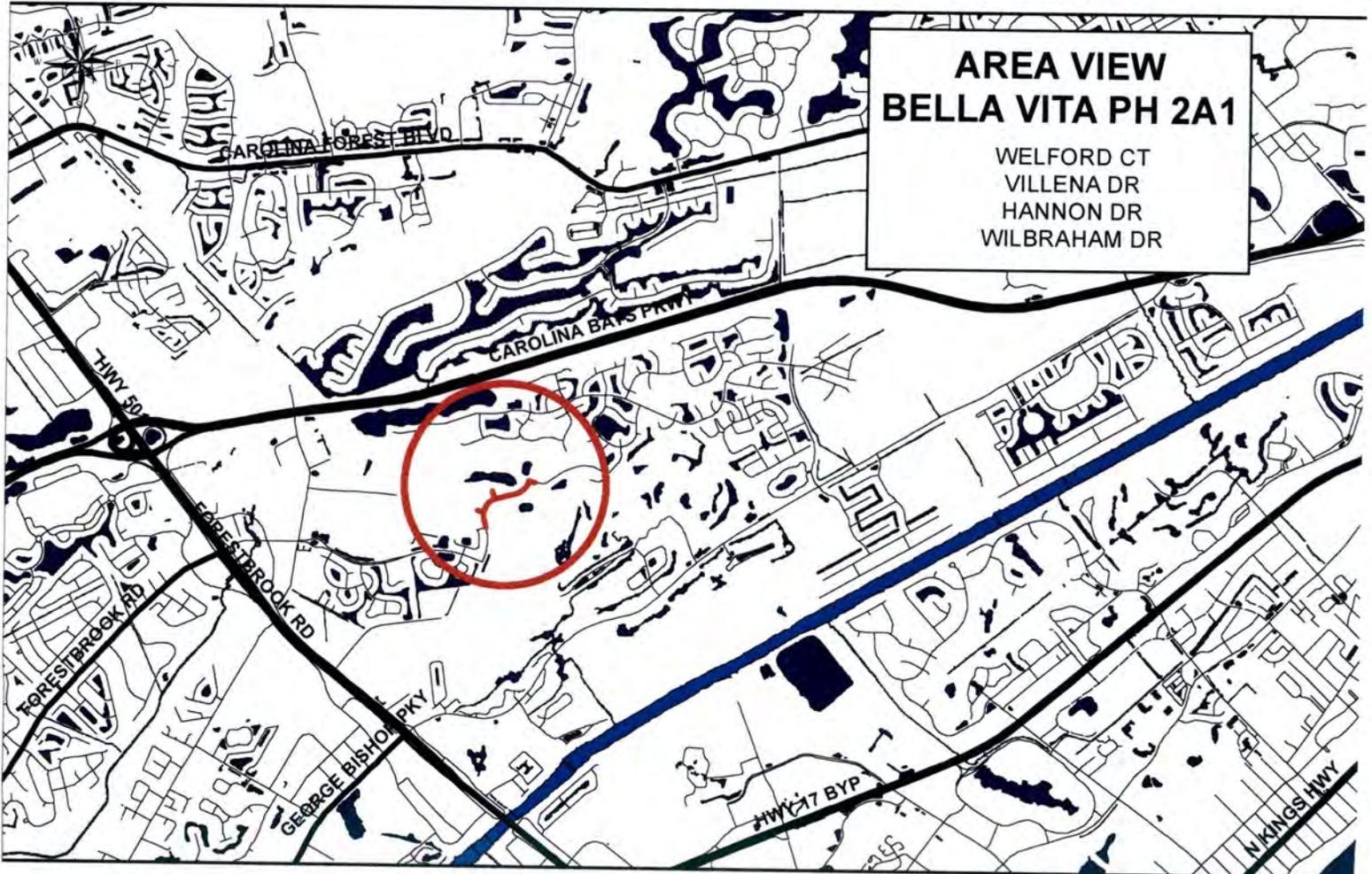
BELLA VITA PH 2A1

WELFORD CT
VILLENA DR
HANNON DR
WILBRAHAM DR



AREA VIEW BELLA VITA PH 2A1

WELFORD CT
VILLENA DR
HANNON DR
WILBRAHAM DR



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-63-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF CLEAR POND TRACT G PHASE 2A (CHADDERTON CIRCLE & BROGDON DRIVE) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers of Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: May 22, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers of Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive) = 0.20 miles in length (1,056') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

- OPTION A:** Approve acceptance into the County maintenance system of Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive).
OPTION B: Do not approve acceptance.

RECOMMENDATION:

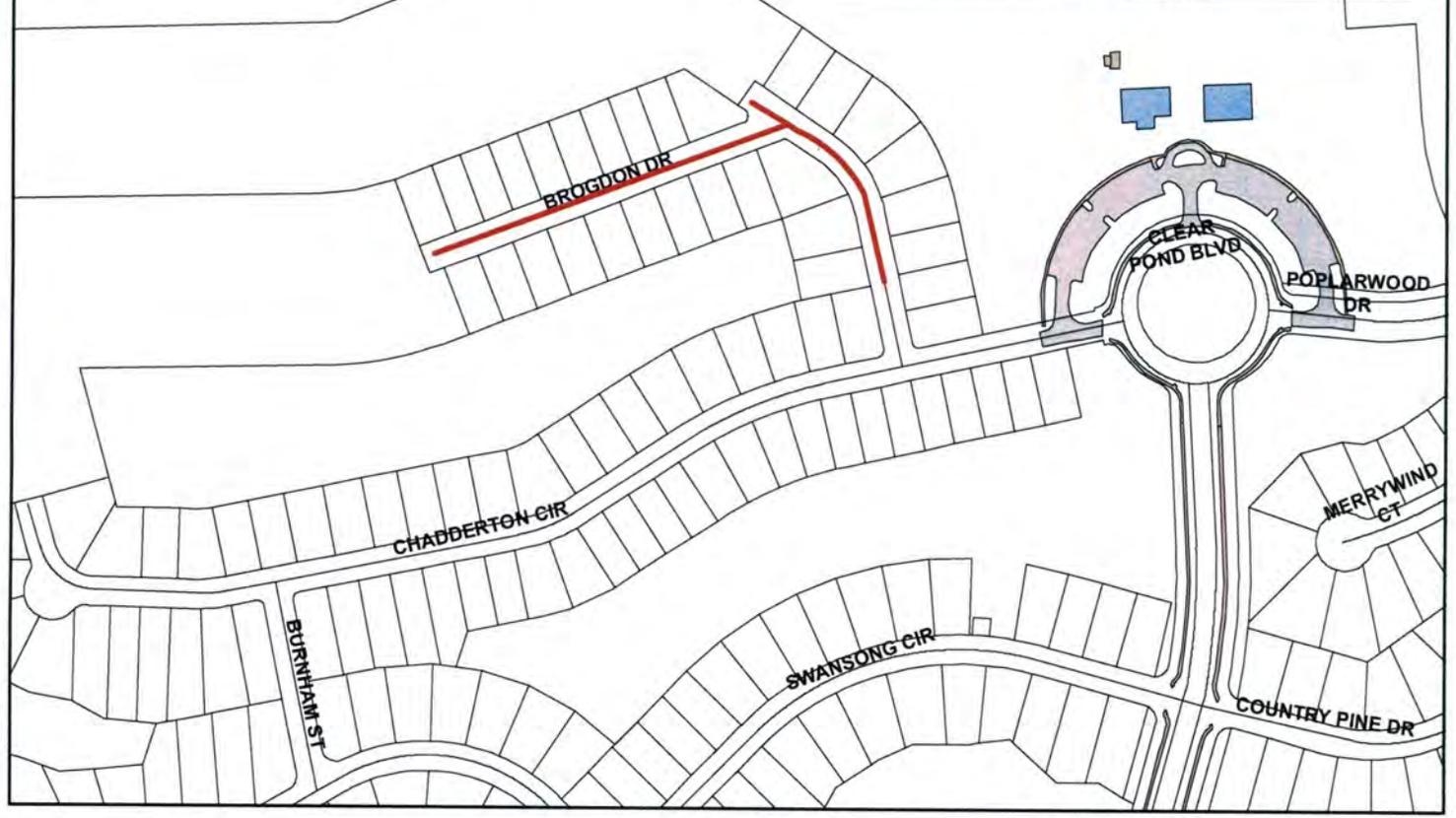
Staff recommends **OPTION A**.

BACKGROUND

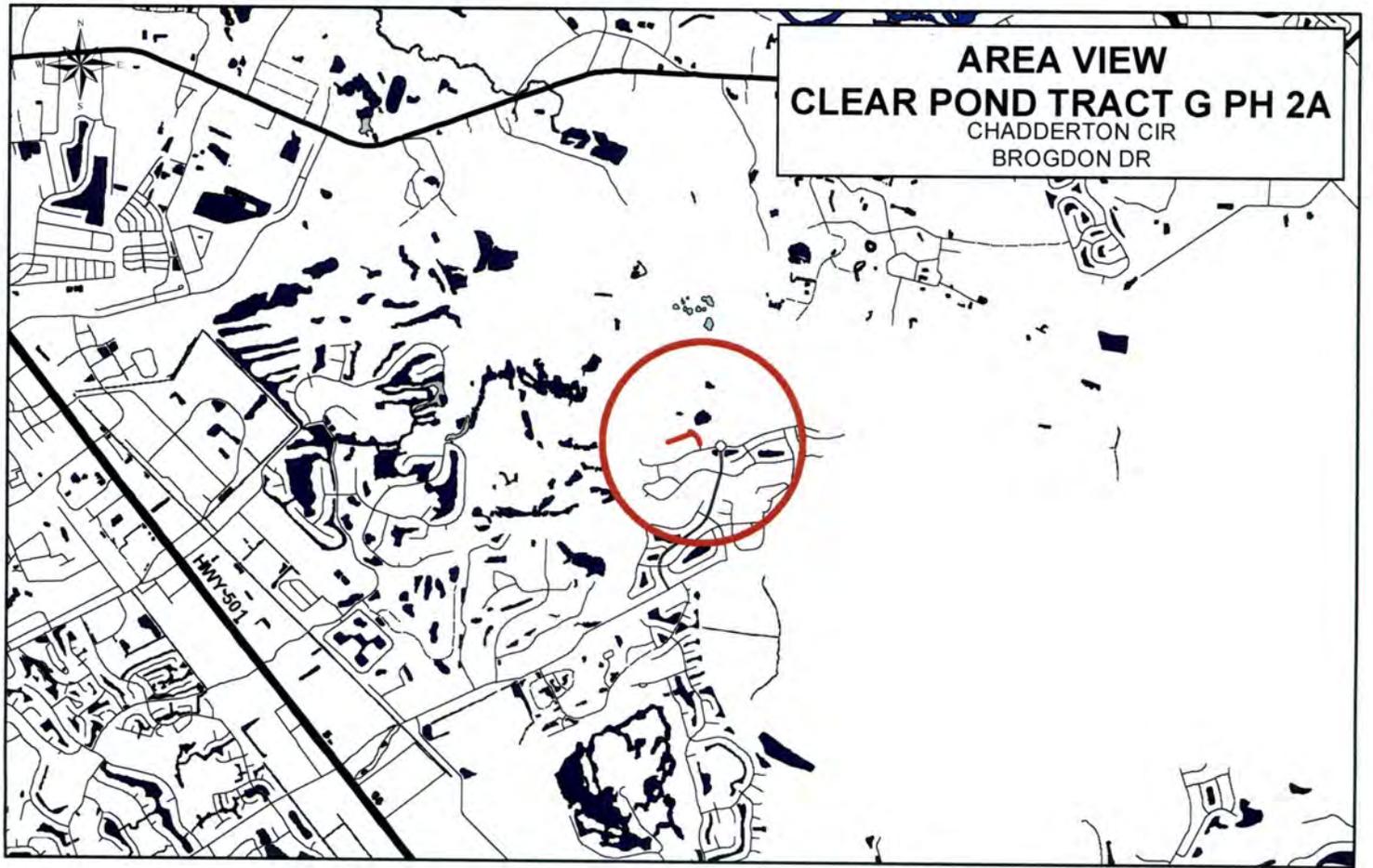
The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Clear Pond Tract G Phase 2A (Chadderton Circle & Brogdon Drive). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



CLEAR POND TRACT G PH 2A
CHADDERTON CIR
BROGDON DR



AREA VIEW
CLEAR POND TRACT G PH 2A
CHADDERTON CIR
BROGDON DR



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-64-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF RIVERHAVEN PHASES 1 & 2D (RIVERHAVEN DRIVE, PERCH PLACE, AND THOMS CREEK COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court) = 0.39 miles in length (2,059.20') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court).

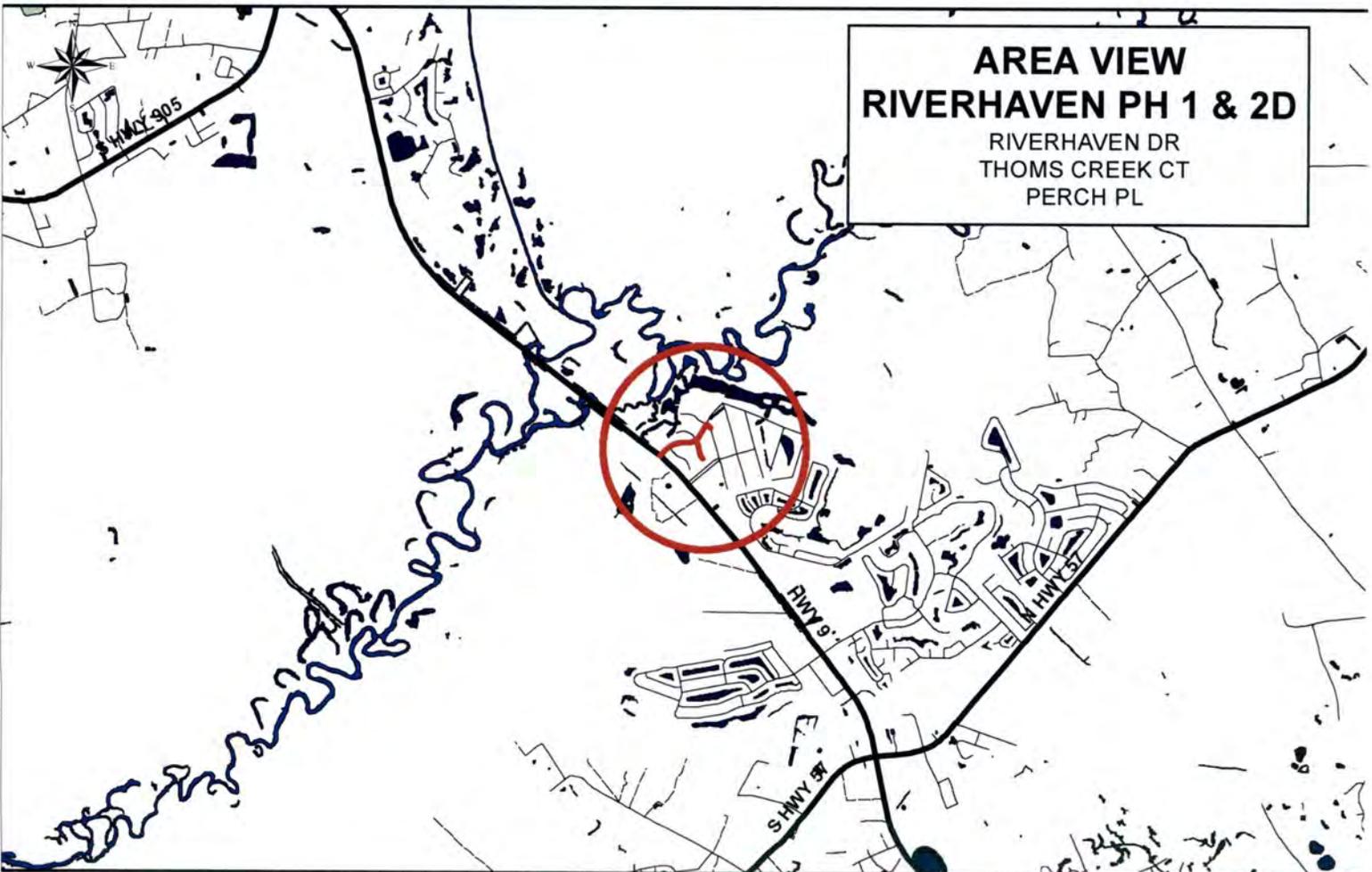
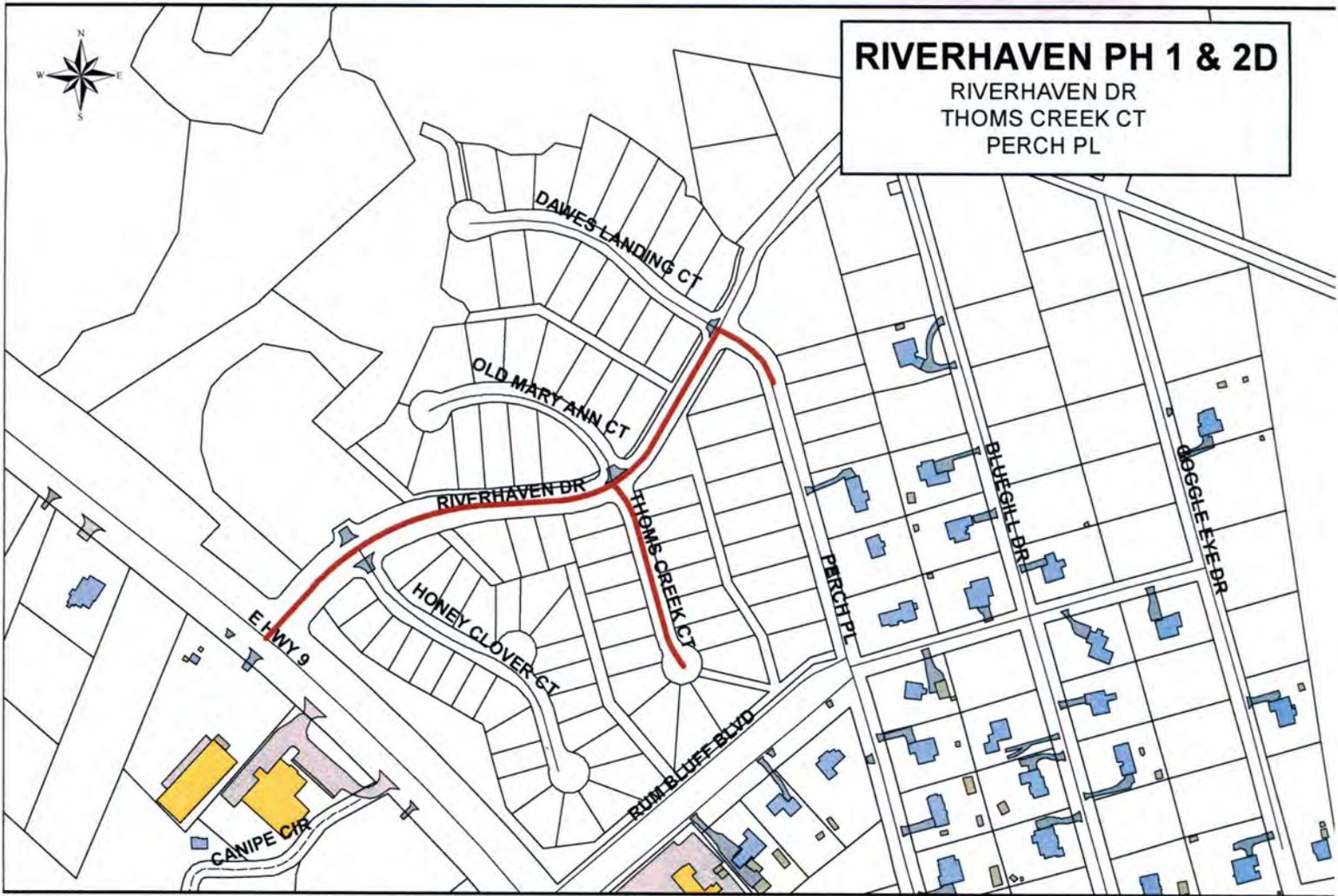
OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Riverhaven Phases 1 & 2D (Riverhaven Drive, Perch Place, and Thoms Creek Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-65-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF RIVERHAVEN PHASE 2B (DAWES LANDING COURT, AND OLD MARY ANN COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court) = 0.24 miles in length (1,267.20') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court).

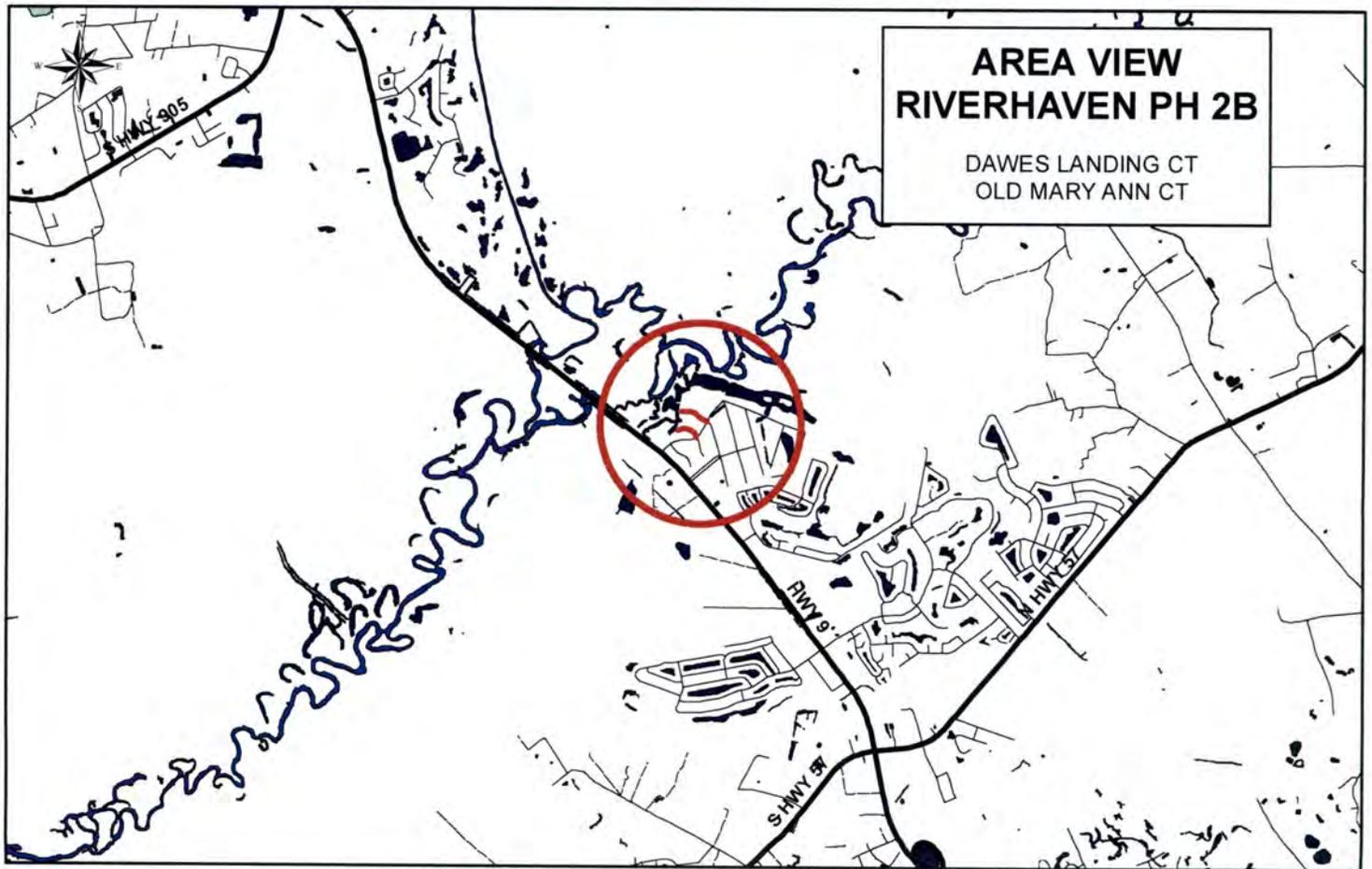
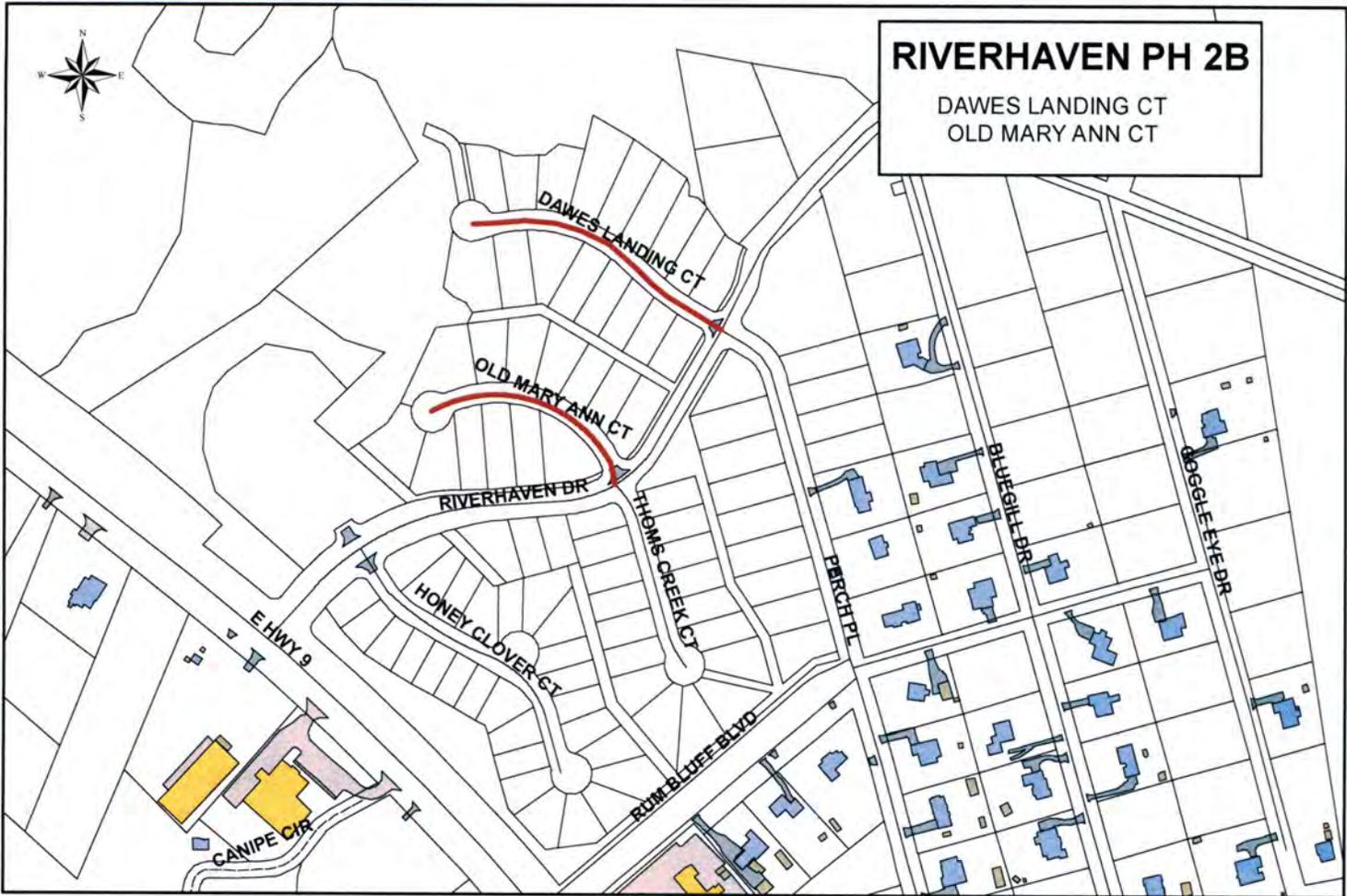
OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Riverhaven Phase 2B (Dawes Landing Court, and Old Mary Ann Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-66-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF RIVERHAVEN PHASE 3A (HONEY CLOVER COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Riverhaven Phase 3A (Honey Clover Court) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Riverhaven Phase 3A (Honey Clover Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Riverhaven Phase 3A (Honey Clover Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Riverhaven Phase 3A (Honey Clover Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Riverhaven Phase 3A (Honey Clover Court) = 0.13 miles in length (686.40') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

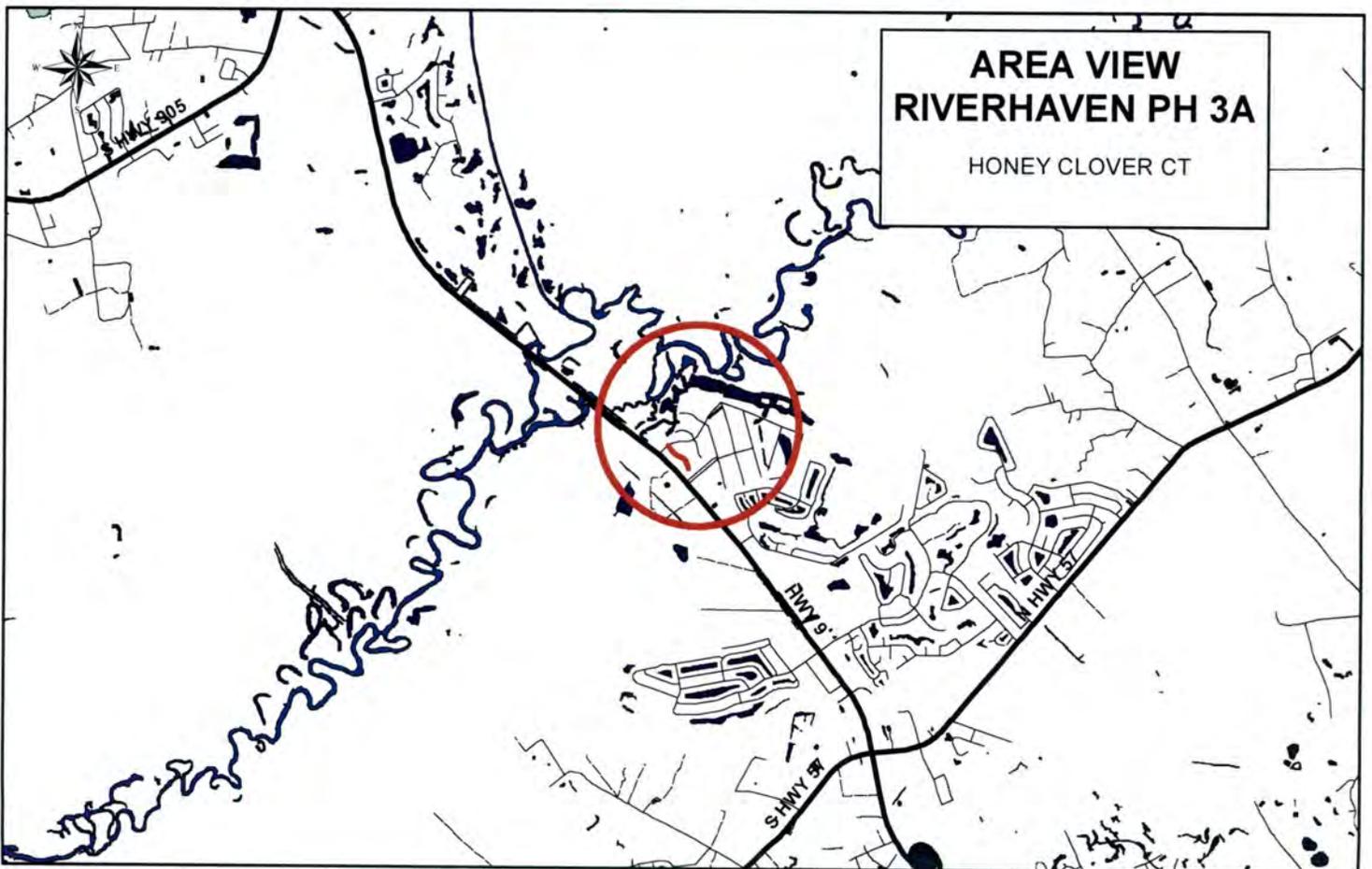
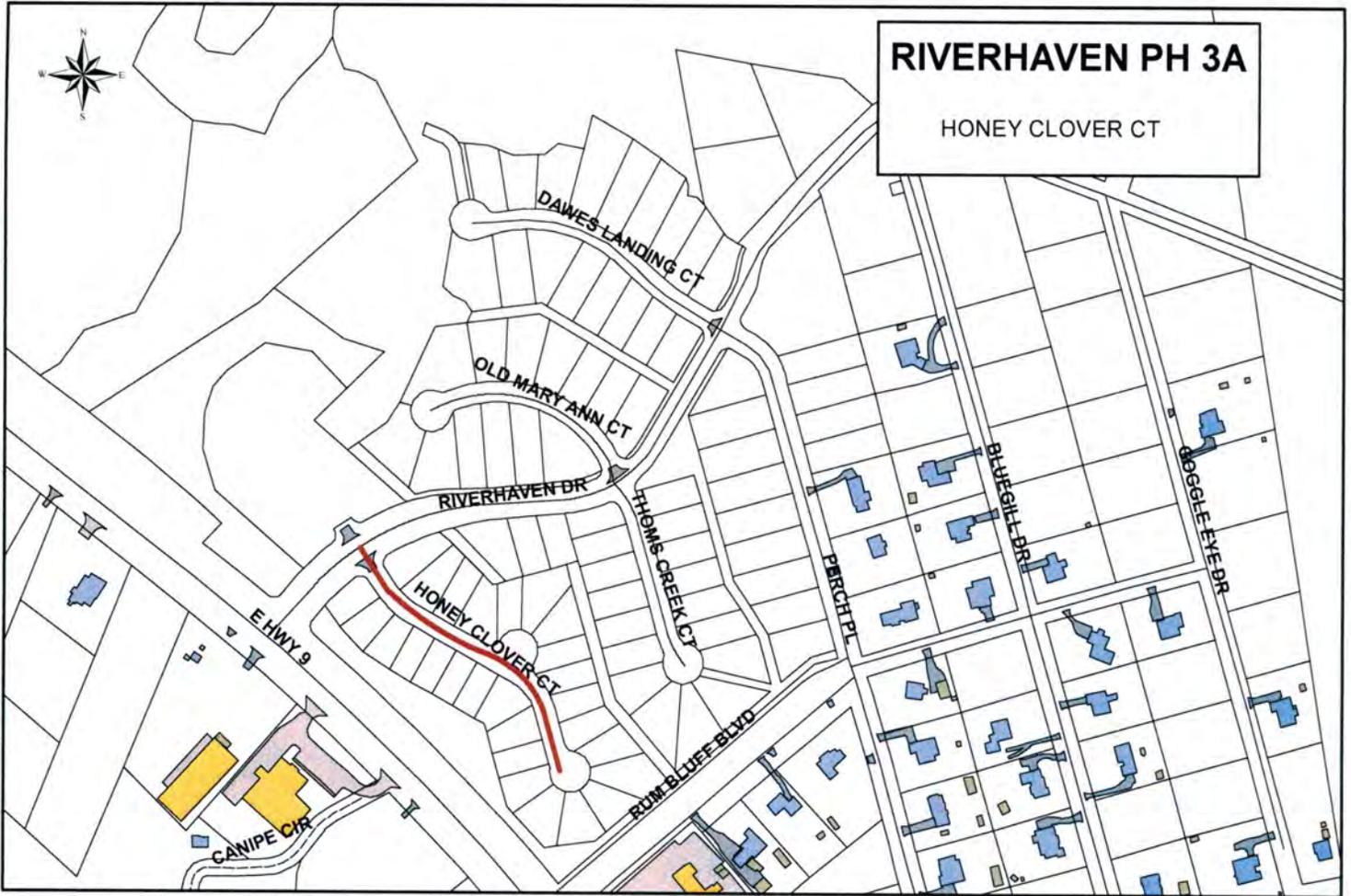
- OPTION A:** Approve acceptance into the County maintenance system of Riverhaven Phase 3A (Honey Clover Court).
- OPTION B:** Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Riverhaven Phase 3A (Honey Clover Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-67-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF RIVERHAVEN PHASE 3B (EMERALD RUSH COURT) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Riverhaven Phase 3B (Emerald Rush Court) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Riverhaven Phase 3B (Emerald Rush Court) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage Riverhaven Phase 3B (Emerald Rush Court) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Riverhaven Phase 3B (Emerald Rush Court) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 18, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Riverhaven Phase 3B (Emerald Rush Court) = 0.08 miles in length (422.40') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

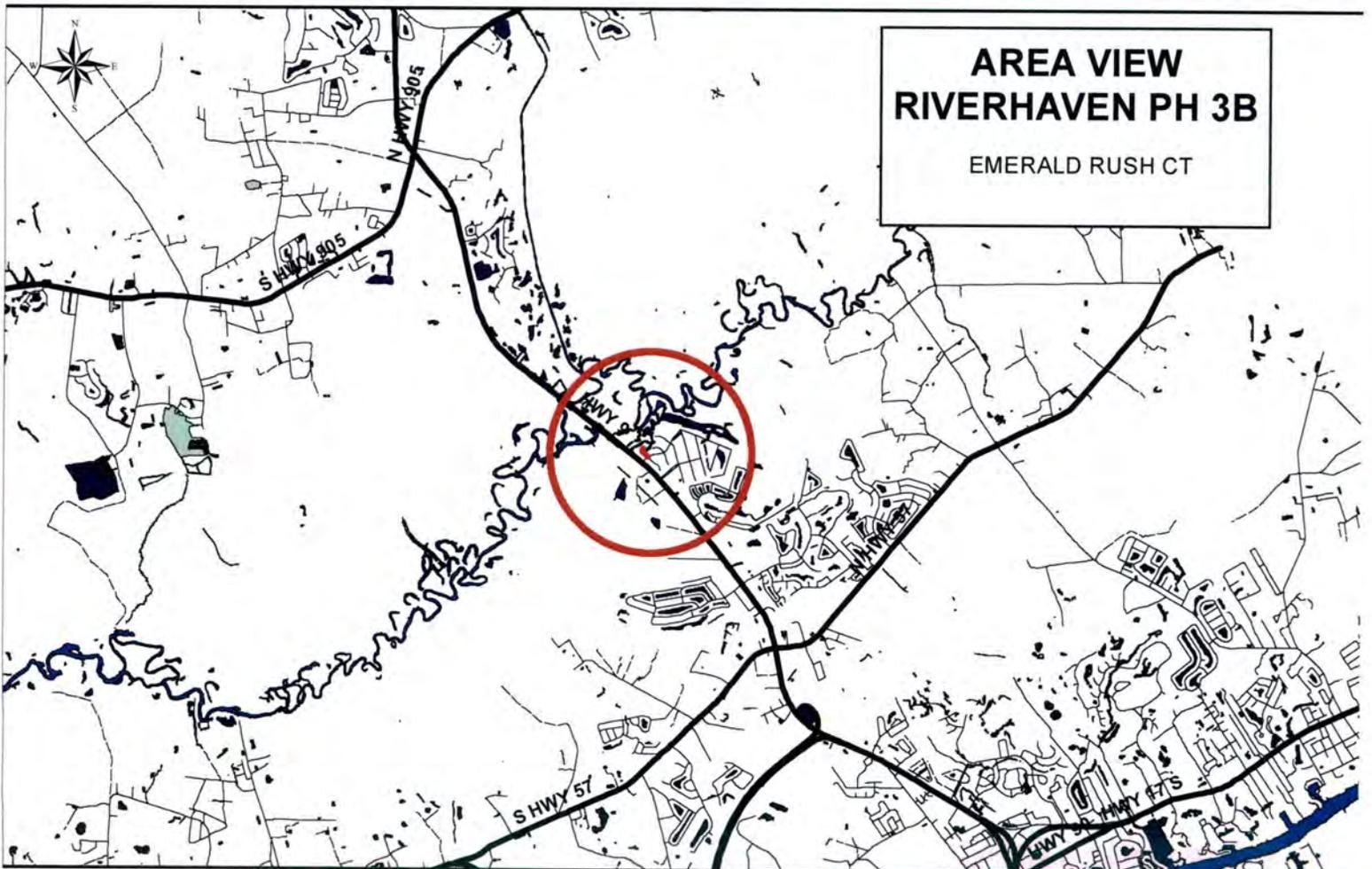
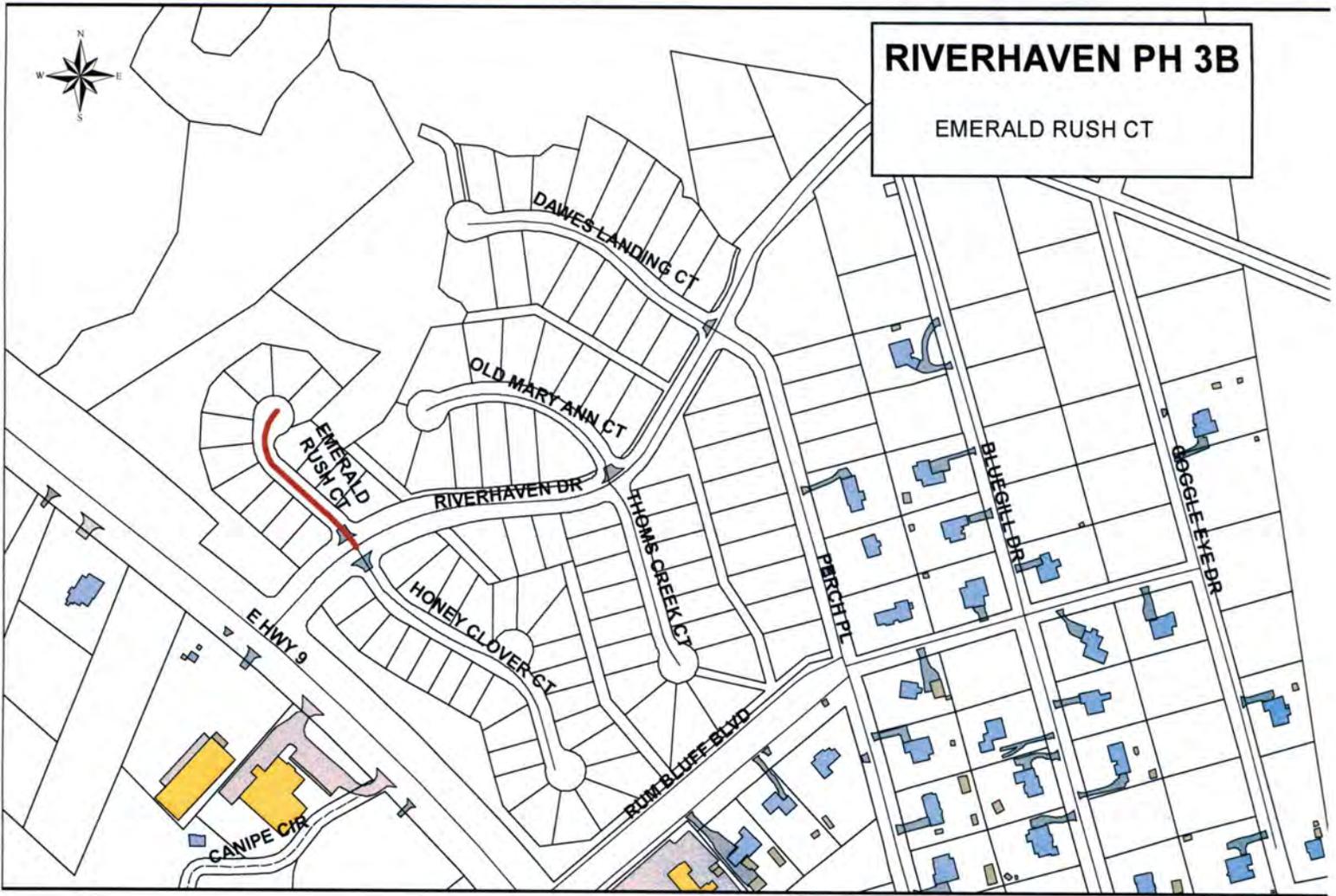
- OPTION A:** Approve acceptance into the County maintenance system of Riverhaven Phase 3B (Emerald Rush Court).
- OPTION B:** Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a letter of credit for Riverhaven Phase 3B (Emerald Rush Court). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-68-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BERKSHIRE VILLAGE BLOCK 13A (VILLAGE PARKWAY, GRETA LOOP, NOAH AVENUE, & QUILLEN AVENUE) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: May 22, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue) = 0.63 miles in length (3,326.40') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

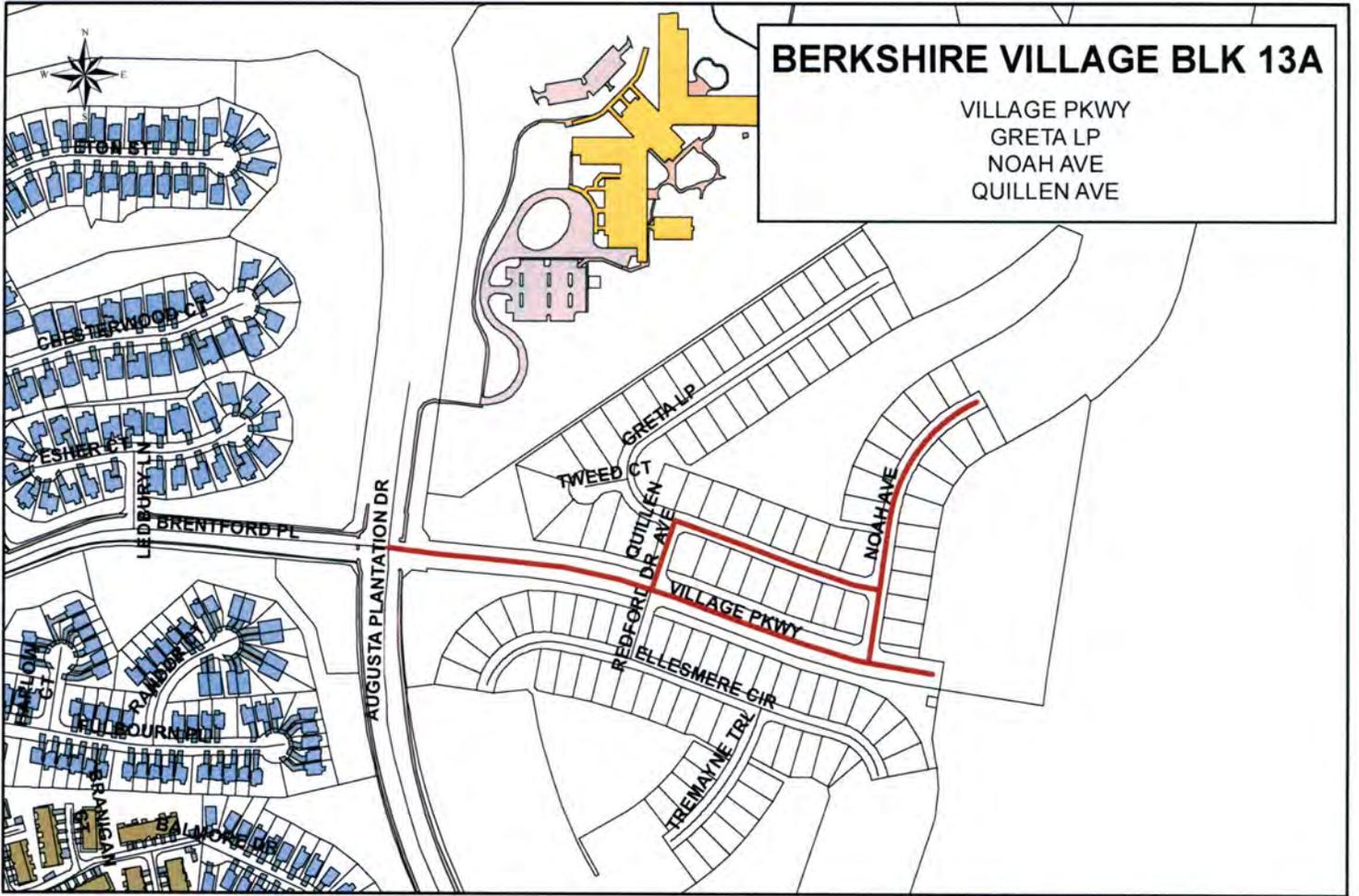
Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Berkshire Village Block 13A (Village Parkway, Greta Loop, Noah Avenue & Quillen Avenue). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.

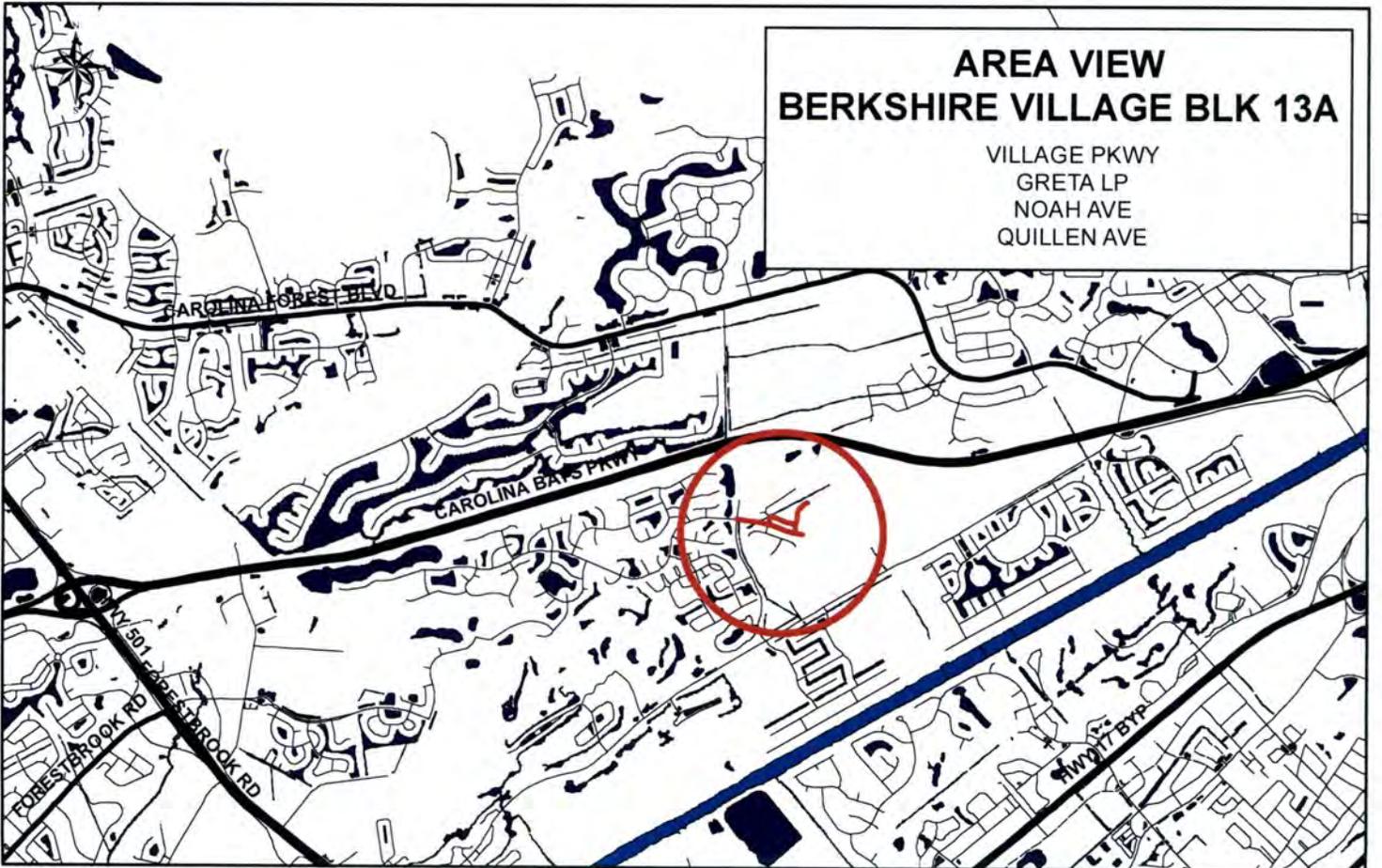
BERKSHIRE VILLAGE BLK 13A

VILLAGE PKWY
GRETA LP
NOAH AVE
QUILLEN AVE



AREA VIEW BERKSHIRE VILLAGE BLK 13A

VILLAGE PKWY
GRETA LP
NOAH AVE
QUILLEN AVE



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-69-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BERKSHIRE VILLAGE BLOCK 13B (TWEED COURT, AND GRETA LOOP) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Berkshire Village Block 13B (Tweed Court, and Greta Loop) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Berkshire Village Block 13B (Tweed Court, and Greta Loop) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Berkshire Village Block 13B (Tweed Court, and Greta Loop) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Berkshire Village Block 13B (Tweed Court, and Greta Loop) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Berkshire Village Block 13B (Tweed Court, and Greta Loop) = 0.24 miles in length (1,267.20') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Berkshire Village Block 13B (Tweed Court, and Greta Loop).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

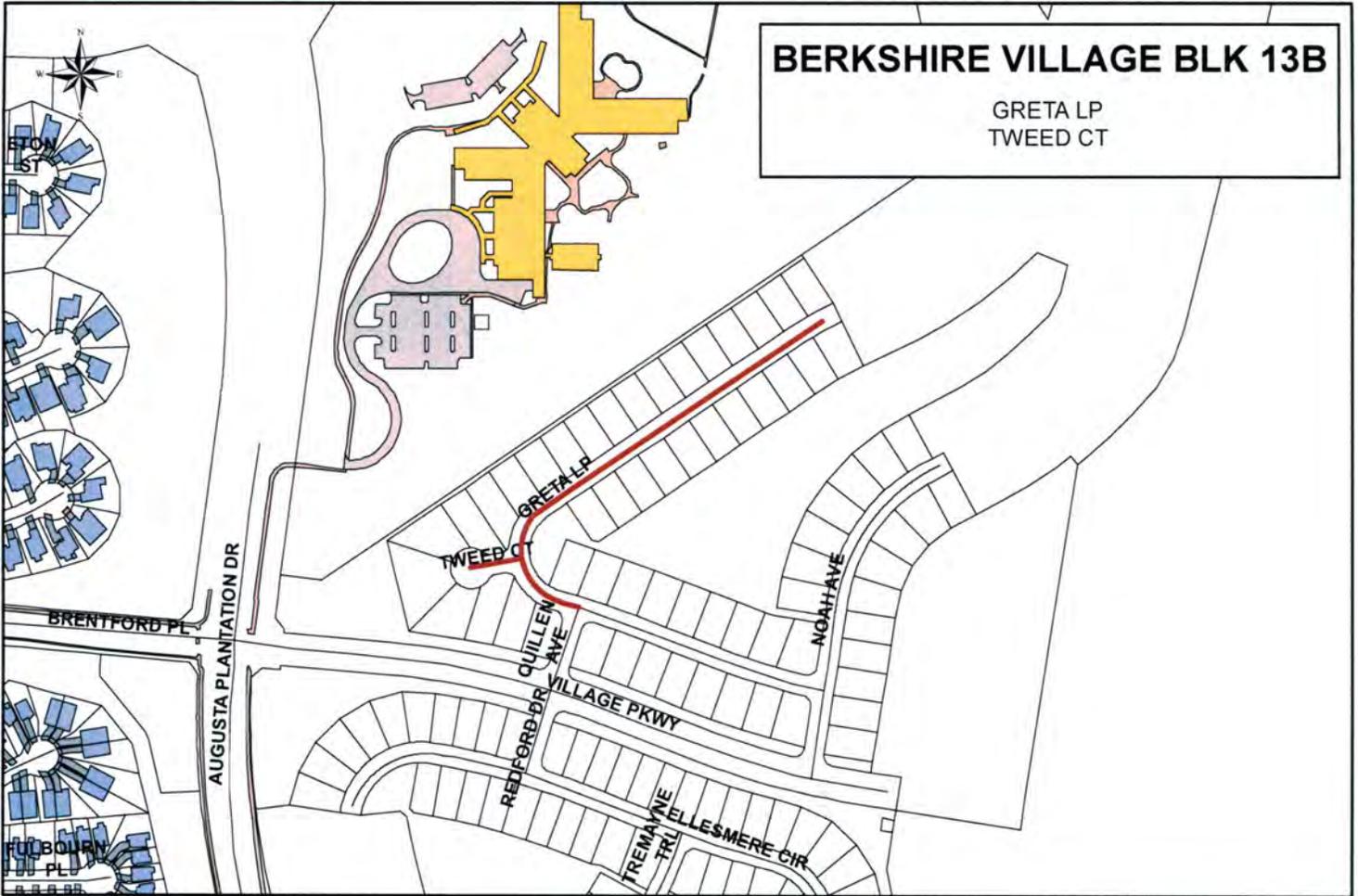
Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Berkshire Village Block 13B (Tweed Court, and Greta Loop). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.

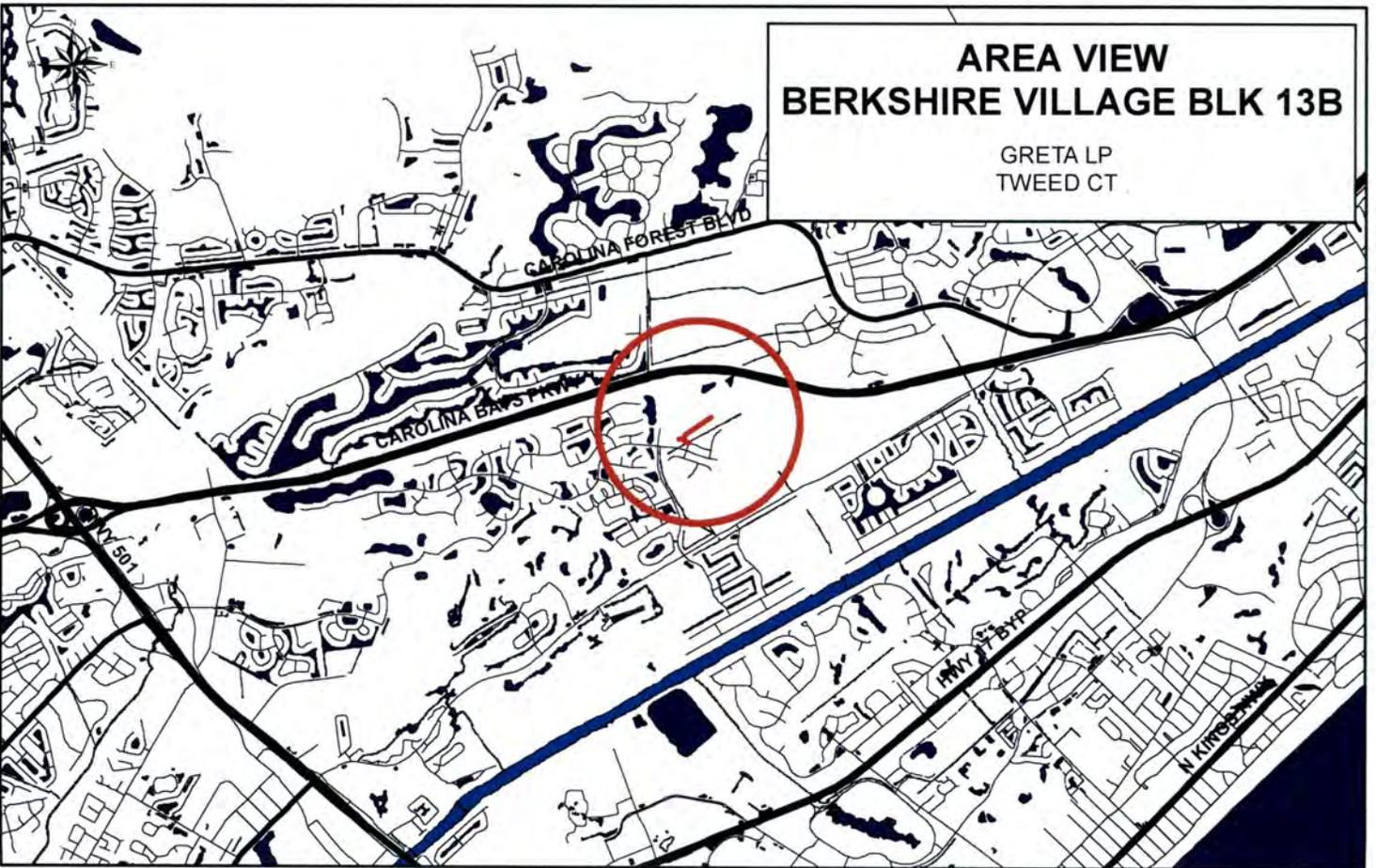
BERKSHIRE VILLAGE BLK 13B

GRETA LP
TWEED CT



**AREA VIEW
BERKSHIRE VILLAGE BLK 13B**

GRETA LP
TWEED CT



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-70-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BERKSHIRE VILLAGE BLOCK 15A (REDFORD DRIVE, AND ELLESMERE CIRCLE) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle) = 0.13 miles in length (686.40') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle).

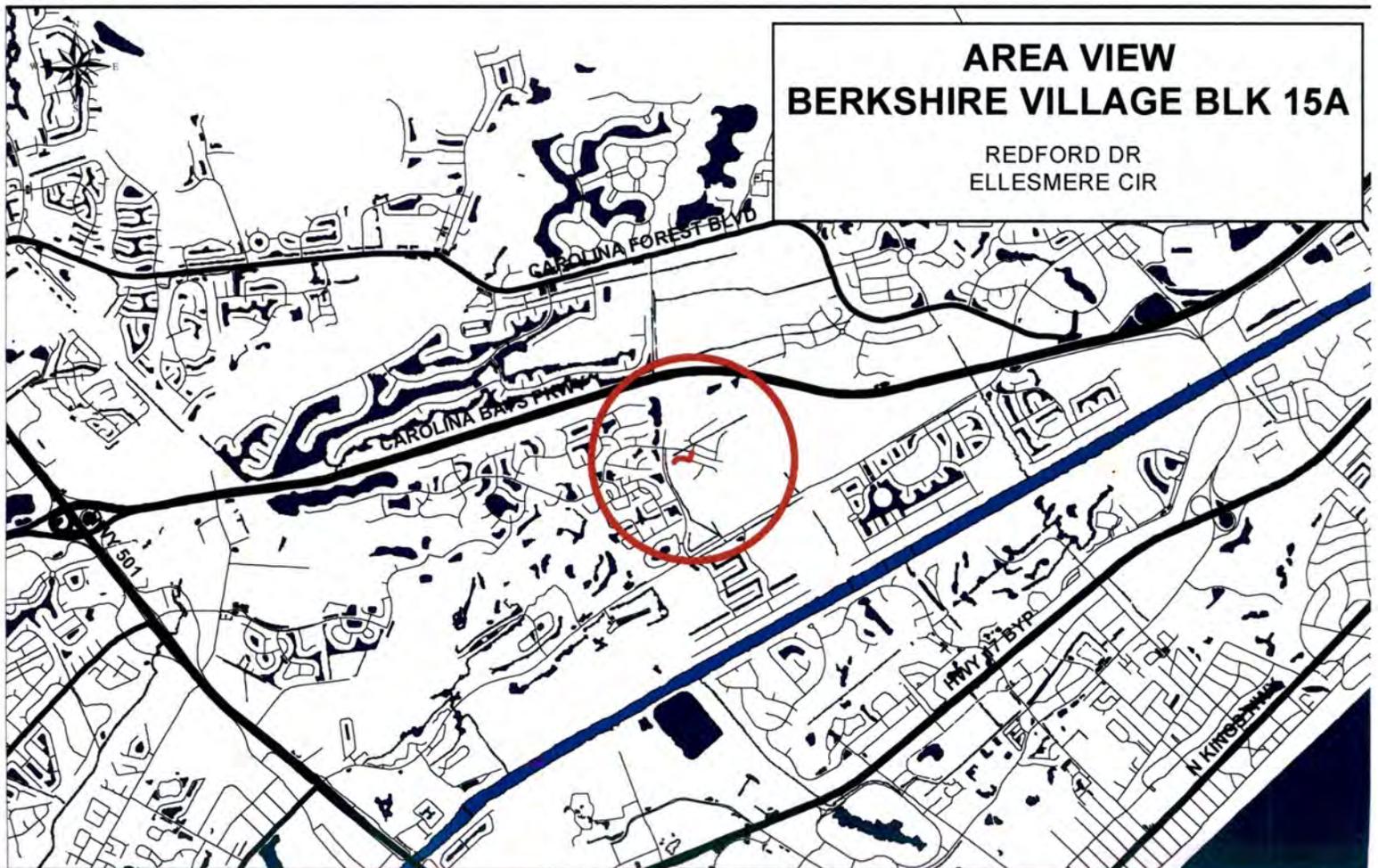
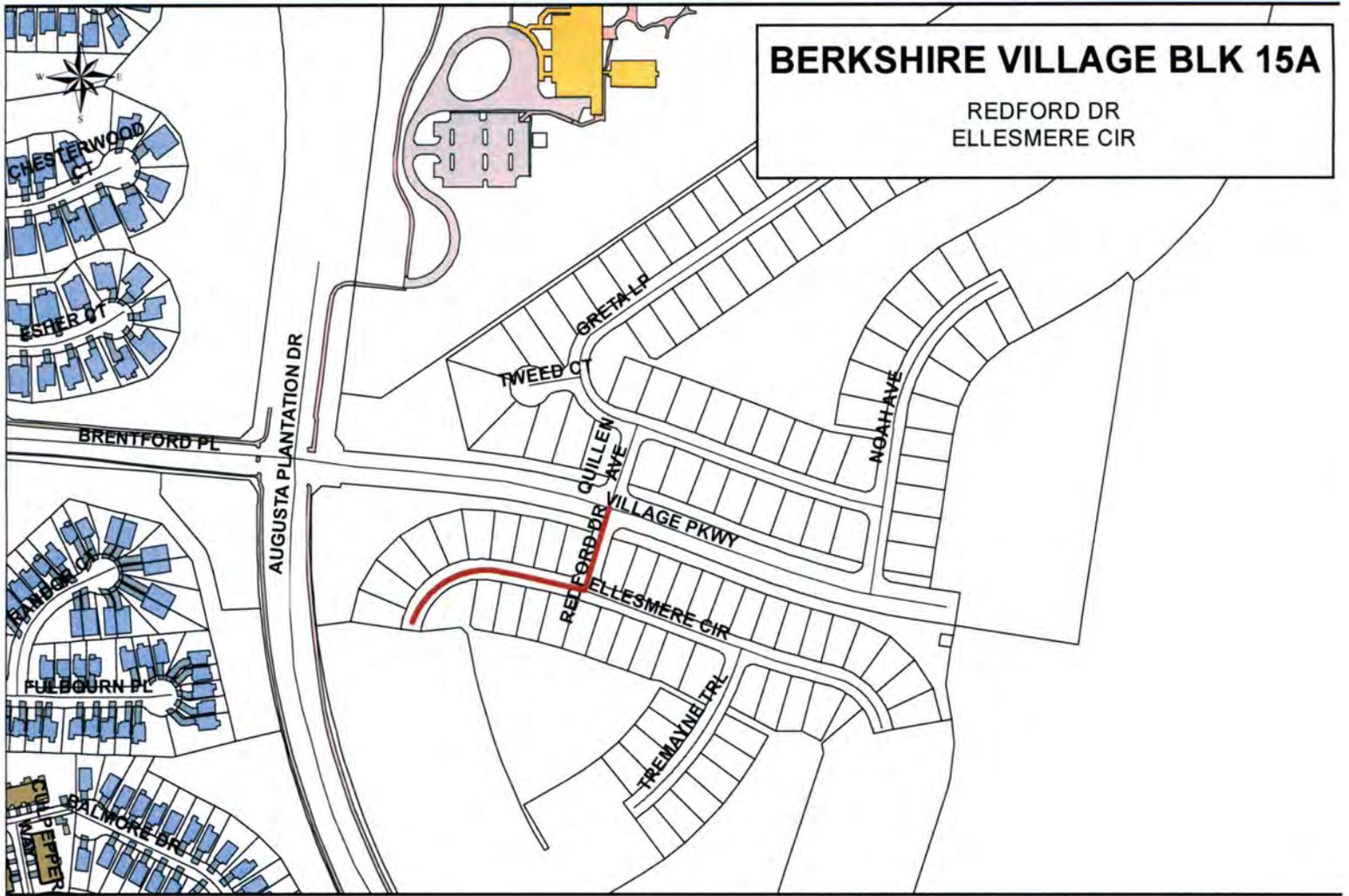
OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Berkshire Village Block 15A (Redford Drive, and Ellesmere Circle). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.



COUNTY OF HORRY
STATE OF SOUTH CAROLINA

)
)

RESOLUTION R-71-2020

A RESOLUTION TO ACCEPT DEDICATION OF THE ROADS AND DRAINAGE OF BERKSHIRE VILLAGE BLOCK 15B (ELLESMERE CIRCLE, AND TREMAYNE TRAIL) INTO THE COUNTY ROAD SYSTEM:

WHEREAS, the developers Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail) request the roads and drainage be dedicated to Horry County; and

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

WHEREAS, the roads and drainage of Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail) have been constructed to Horry County standards and inspected by the Engineering Department; and

WHEREAS, it is the intent of Horry County Council to accept the roads and drainage of Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail) in the County system.

NOW, THEREFORE, Horry County Council resolves to accept the roads and drainage Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail) and begin their three-year warranty period on the date of said acceptance.

AND IT IS SO RESOLVED this 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Orton Bellamy, District 7
Johnny Vaught, District 8
W. Paul Prince, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council

**County Council Decision Memorandum
Horry County, South Carolina**

Date: June 11, 2020
From: David Gilreath, P.E.
Division: Infrastructure & Regulation
Prepared By: Alisha Johnson, Plan Expediter
Cleared By: David Gilreath, P.E.
Committee: Infrastructure & Regulation
Issue: Acceptance into the Horry County Maintenance System

ISSUE

The developers Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail) = 0.25 miles in length (1,320') request the road and drainage be dedicated to Horry County.

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

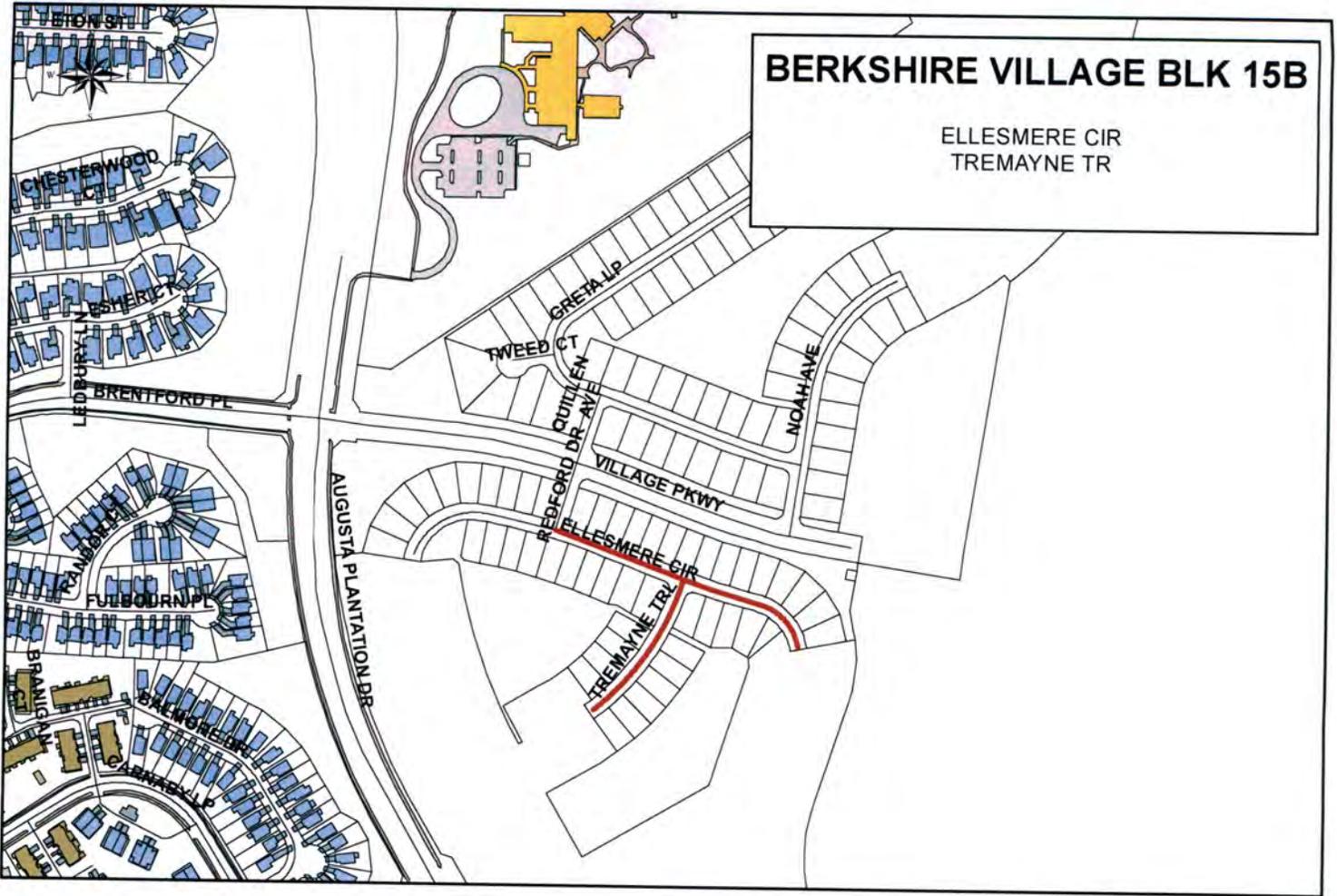
Staff recommends **OPTION A**.

BACKGROUND

The developers have provided the Engineering Department with fully executed dedication documents and a cash bond for Berkshire Village Block 15B (Ellesmere Circle, and Tremayne Trail). The roads and drainage have been constructed to Horry County standards and inspected and approved by the Engineering Department.

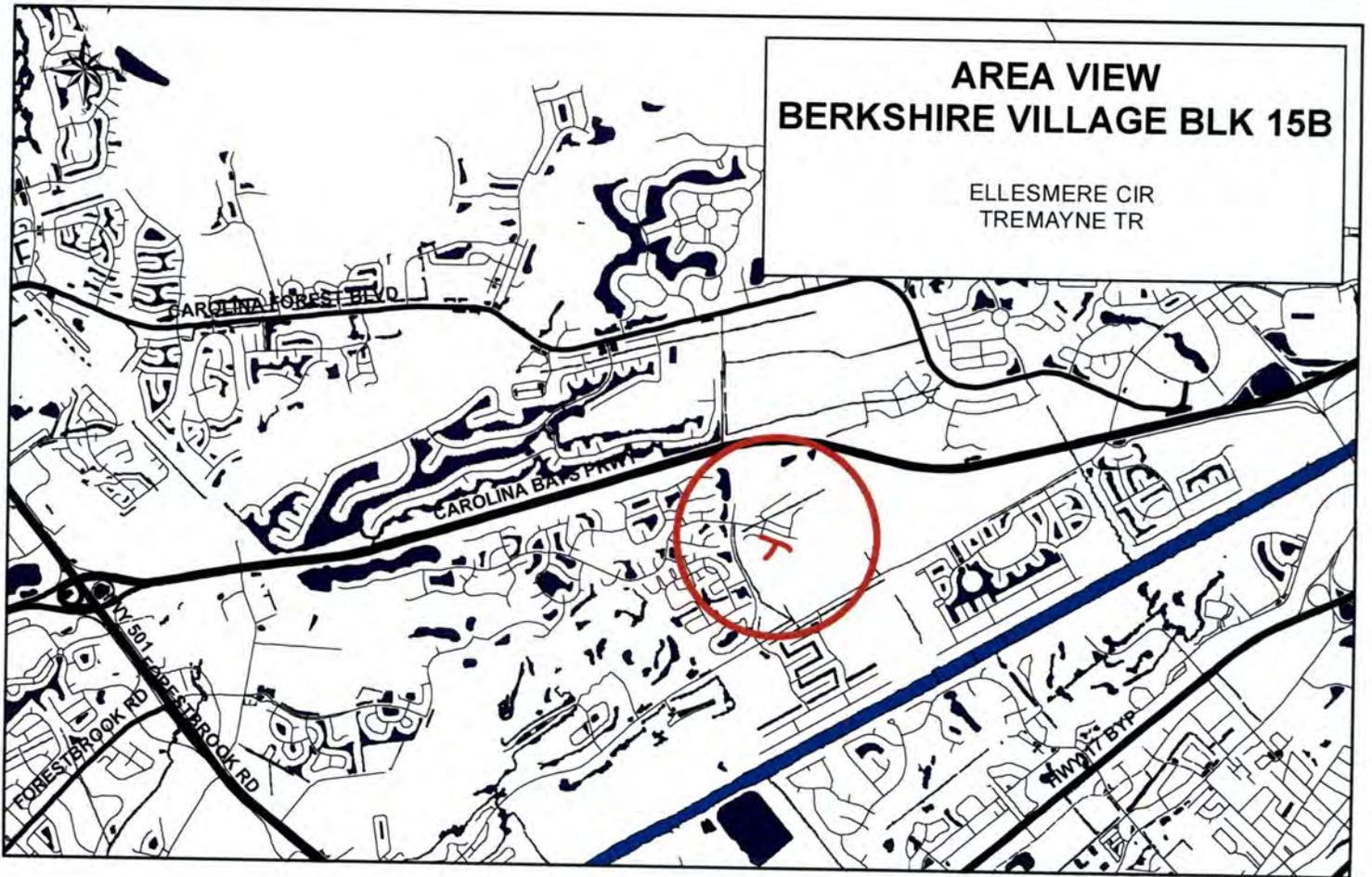
BERKSHIRE VILLAGE BLK 15B

ELLESMERE CIR
TREMAYNE TR



**AREA VIEW
BERKSHIRE VILLAGE BLK 15B**

ELLESMERE CIR
TREMAYNE TR



APPLICATION FOR COUNTY APPOINTMENTS

NAME: RONALD HEIDBRINK DATE 6-10-20

ADDRESS: 211 MOONEY CT
LORIS SC 29569

TELEPHONE NUMBER: 843 756 8220 (home) 843 602 8220 (work)

DATE OF BIRTH 06/06/1941

YOUR COUNCIL MEMBER / DISTRICT: DANNY HARDEE 10

HAVE YOU EVER BEEN CONVICTED OF A FELONY? (yes) X (no)

HAVE YOU BEEN ARRESTED OTHER THAN A MINOR TRAFFIC ACCIDENT
WITHIN THE PAST TEN (10) YEARS? (yes) X (no)

BACKGROUND INFORMATION: (Please provide in detail or attach a resume).

EDUCATION: BELVIEW HIGH SCHOOL GRADUATE

ENGINEERING @ UNIVERSITY OF CINCINNATI

COMPLETION OF COMMUNICATIONS, FIBRE OPTICS, HIGH SPEED DATA

WORK:

28 YEARS TELEPHONE COMMUNICATIONS, INSTALL + REPAIR

EARLY RETIRED SUPERVISOR OF RESIDENCE + BUSINESS QUALITY CONTROL

OWNER OF EDWARDS MONITORING IN CINCINNATI WITH 475 CUSTOMERS

LICENSED FIRE ALARM INSPECTOR IN OHIO, KY, IND.

DEVELOPER OF MYRTLE BEACH HARDEE AIRPARK -

AIRPLANES AND RESIDENTIAL HOUSING. PILOT AND

OWNER OF 3 PATENTS ON ALTERNATORS. AIRCRAFT OWNER, AIRCRAFT MECHANIC LICENSE.

CIVIC ACTIVITIES: BUILD MY OWN HOUSE AND HANGARS.

V.P. OF GAA CHAPTER 1167 IN CONWAY

MEMBER D.D. SHAG CLUB

V.P. M.B. HARDEE AIRPARK, MEMBER A.O.P.A

LIST PREVIOUS SERVICE ON Horry COUNTY BOARDS OR COMMISSIONS
(indicate dates of terms):

NONE

DUAL OFFICE HOLDING: Do you presently serve on any County or State Board or Commission?

No

If appointed to an Horry County Board or Commission, I understand that I will be expected to attend all meetings of that Board or Commission. The only reason I would not attend would be because of illness or pressing personal commitments. I also understand that if I am absent from three (3) consecutive meetings without a valid reason, the Council will consider this as a voluntary resignation. I am willing to abide by these attendance regulations. By acceptance of the appointment, I pledge my time and abilities to serve on any board or commission to which I am appointed.

Donald Heidrick

Signature

6-10-20

Date

COUNTY OF HORRY)

)

Ordinance 28-2020

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 4580000275 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 4580000275 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 14th day of July, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: April 21, 2020
Second Reading: June 16, 2020
Third Reading: July 14, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

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

ZONING DISTRICTS

Current Zoning	HC & GR7
Proposed Zoning	RE3
Proposed Use	Commercial

LOCATION INFORMATION

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

ADJACENT PROPERTIES

COMMENTS

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

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' RW 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

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

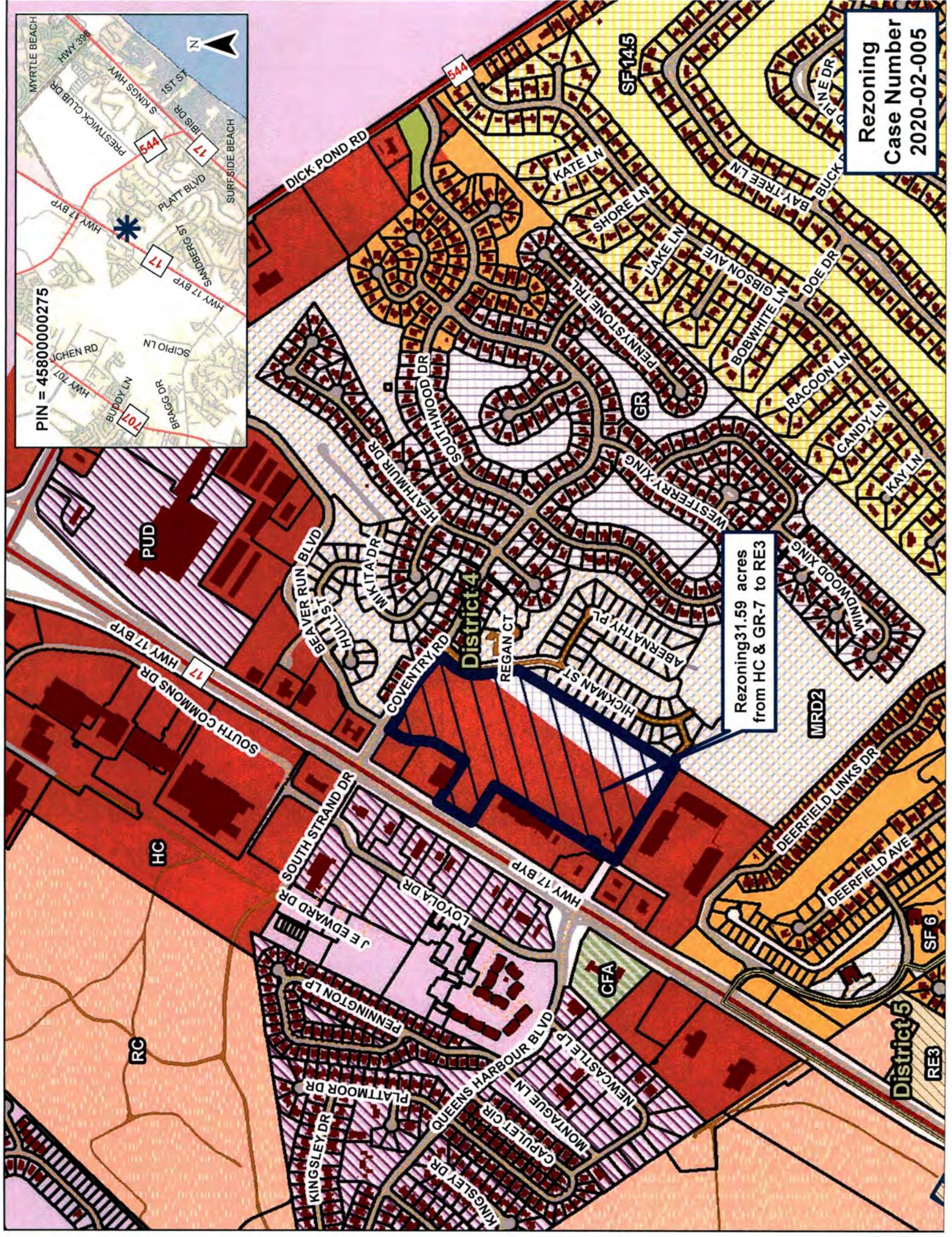
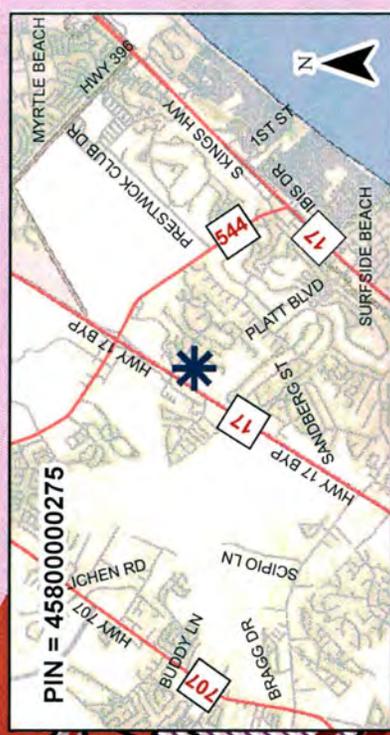
DIMENSIONAL STANDARDS

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

Rezoning
Case Number
2020-02-005

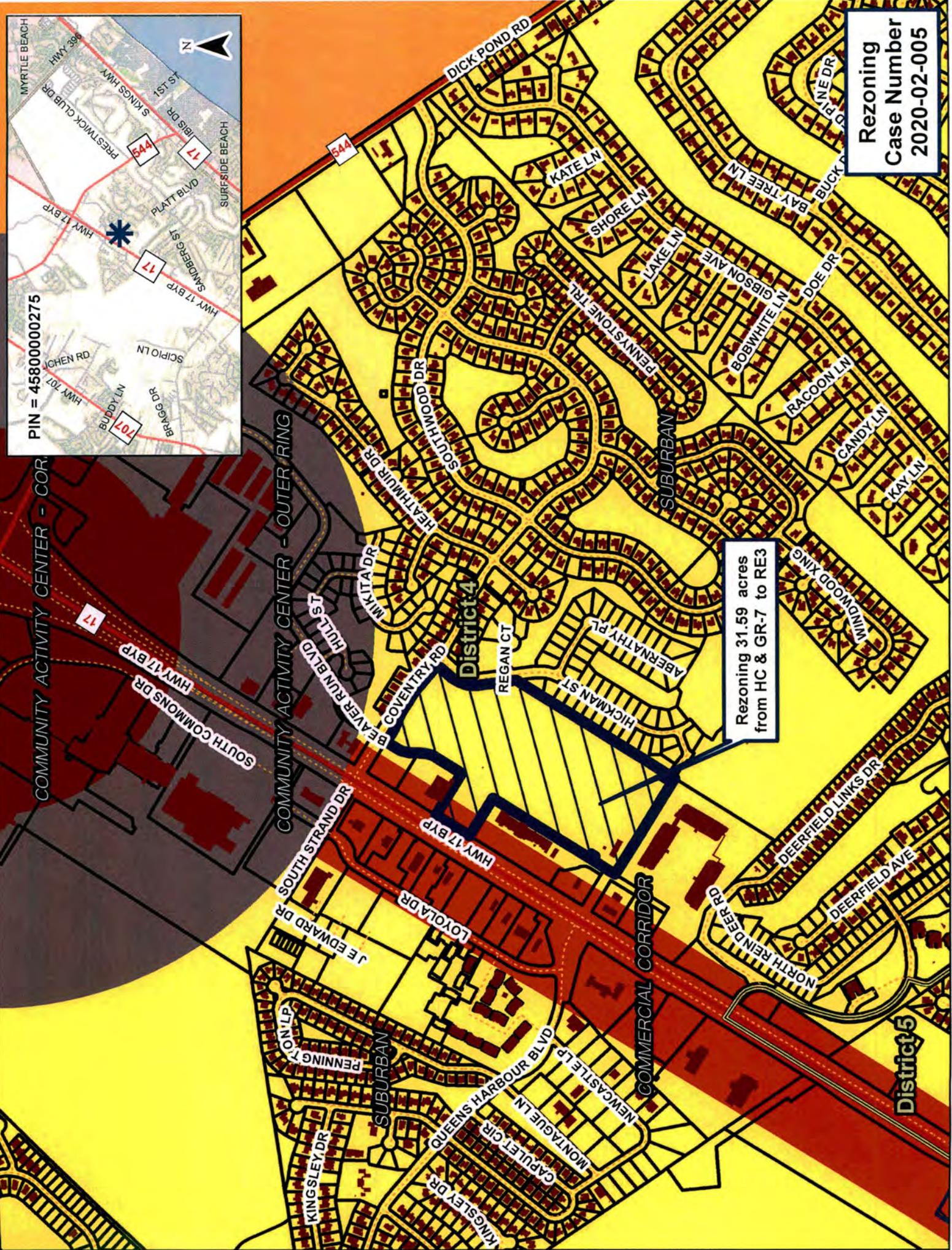
Rezoning 31.59 acres
from HC & GR-7 to RE3





PIN = 45800000275

Rezoning
Case Number
2020-02-005



Rezoning 31.59 acres
from HC & GR-7 to RE3

District 4

District 5

COMMUNITY ACTIVITY CENTER - COR

COMMUNITY ACTIVITY CENTER - OUTER RING

COMMERCIAL CORRIDOR

PROPOSED AMENDED SECOND READING VERSION

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA) **ORDINANCE NO. 45-2020**

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, Horry County Council believes that certain amendments are warranted for smaller mines less than 5 acres; and

WHEREAS, Horry County Council believes that it would also be appropriate to allow mines providing material specifically for Horry County projects should have the same exemptions as mines that operate for the benefit of SCDOT; 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 to the table following the entry for Mineral Extraction Zone

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. **This doesn't apply where the structures are resident property owners.**

§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 p~~**P**onds 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.
- ~~e) 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 ~~79:00~~ 7:00 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 **or Horry County**.

a) In order to establish the right to an exemption for a state **or county** project, the property owner and/or site operator must provide the Zoning Administrator with a letter from the SCDOT **or Horry County** project engineer identifying the contractor, the SCDOT file# **or Horry County project name**, 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 **or Horry County** contract; and

(3) Any use of the excavated materials for any project outside the scope of the SCDOT **or Horry County** 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.

Dimensional Standards

District	Lot Area	Setbacks (in feet)				Height
		Front	Side	Rear	Corner	
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
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 5, 2020
Second Reading:
Third Reading:

County Council Decision Memorandum
Horry County, South Carolina

Date: June 23, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: David Schwerd, Director
Regarding: Mining

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

I&R Committee recommended ordinance with amendments

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.

I&R proposed amendment would replace the "farm pond" mine type and would allow ponds between 2 acres and 5 acres in AG1, AG2, LFA, FA, CFA, SF40, SF20 and RE zoning districts as a conditional use and would remove the restrictions specifically referencing the conditions related to the agricultural use.

The second I&R amendment would exempt Horry County project as is currently the case with mines which solely benefit SCDOT projects.

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 change is this ordinance will require a 3 reading rezoning to the property in order to allow Commercial Mining activity.

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 56-2020

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	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 16, 2020
Second Reading: July 14, 2020
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

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

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

COMMENTS

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

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

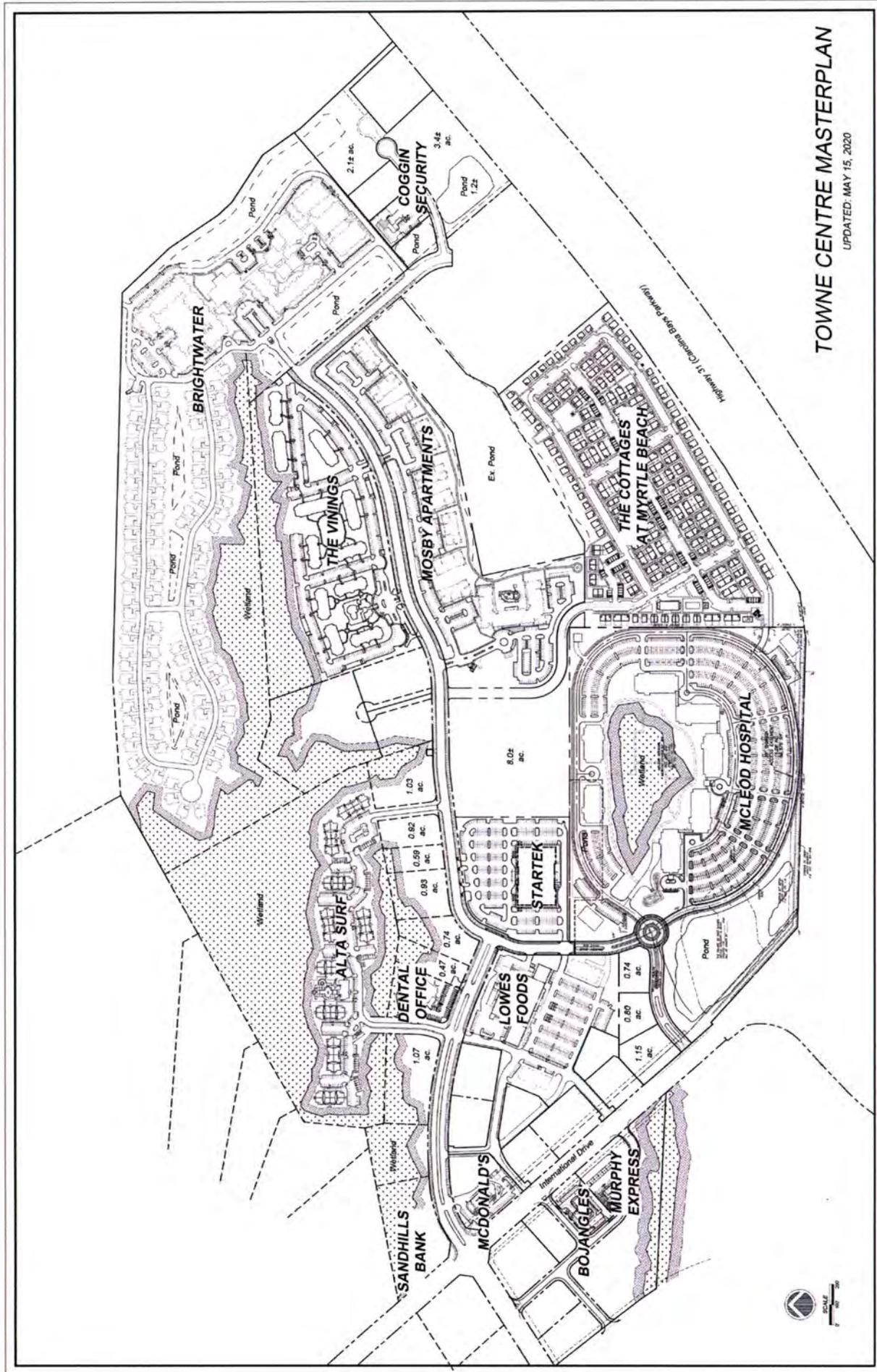
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/3,500	Existing Road Conditions	Private, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1,900/1,900	Rd, Station, Traffic AADT (2019) % Road Capacity	S-1315 Main Line, Station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

DIMENSIONAL STANDARDS

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

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



TOWNE CENTRE MASTERPLAN

UPDATED: MAY 15, 2020



© 2020 The Towne Centre Group. All rights reserved. This plan is a conceptual site plan and does not constitute an offer of any securities or other financial products. For more information, please contact The Towne Centre Group.



SITE SUMMARY

TOTAL PARCEL: A PORTION OF PIN 395-00-00-0003 & 395-09-03-0001
 TOTAL ACREAGE: 4.30-36 ACRES
 CURRENT ZONING: HC & RC
 PROPOSED ZONING: MUD-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

MUD-3 SETBACKS*

PERMETER SETBACK: 25'
 BUILDING SEPARATION: 20' (MIN)
 BUILDING HEIGHT: 40' (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
 048 SINGLE-FAMILY DETACHED
 238 DUPLEXES
 037 SINGLE-FAMILY ABOVE GARAGE
 DENSITY: 9.55 UNITS / ACRE
 PARKING REQUIRED: 590 SPACES
 290 SINGLE-FAMILY UNITS & 2 SPACES / UNIT
 PARKING PROVIDED: 597 SPACES
 030 STANDING SPACES
 010 DRIVEWAYS
 074 SINGLE GARAGES

OPEN SPACE REQUIRED: 3.33 ACRES TOTAL (600 SF / UNIT)
 ACTIVE (25%): 0.83 ACRES
 OPEN SPACE PROVIDED: 4.04 ACRES TOTAL
 ACTIVE: 1.05 ACRES

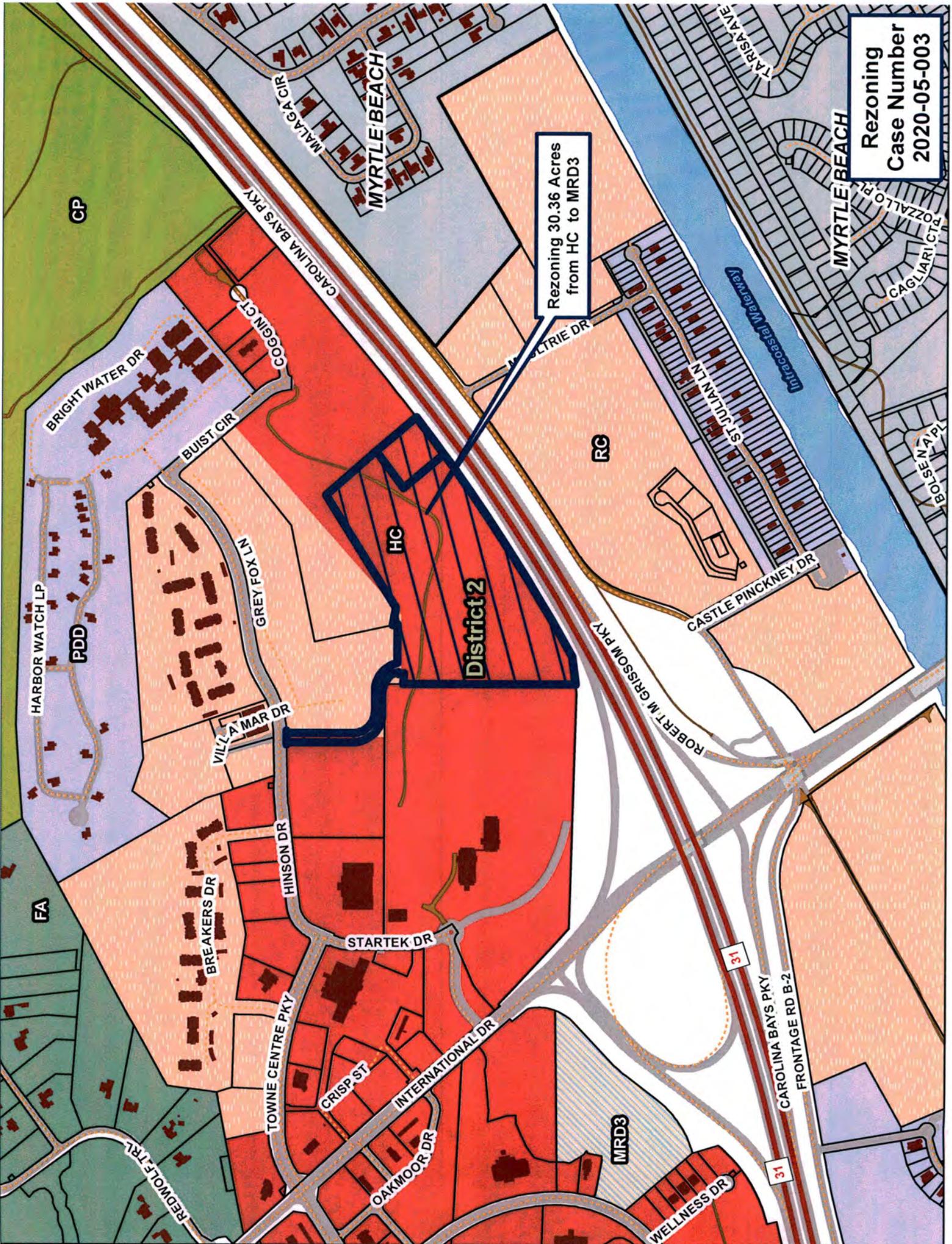
**THE COTTAGES AT MYRTLE BEACH
 PRELIMINARY SITE PLAN**

DDC PIN 20009
 APRIL 24, 2020
 REVISED: JUNE 3, 2020

NOTE: THIS PLAN IS PRELIMINARY. ALL DIMENSIONS, LOCATIONS, AND SPACING ARE SUBJECT TO CHANGE. ALL DIMENSIONS, LOCATIONS, AND SPACING ARE SUBJECT TO CHANGE. ALL DIMENSIONS, LOCATIONS, AND SPACING ARE SUBJECT TO CHANGE. ALL DIMENSIONS, LOCATIONS, AND SPACING ARE SUBJECT TO CHANGE.

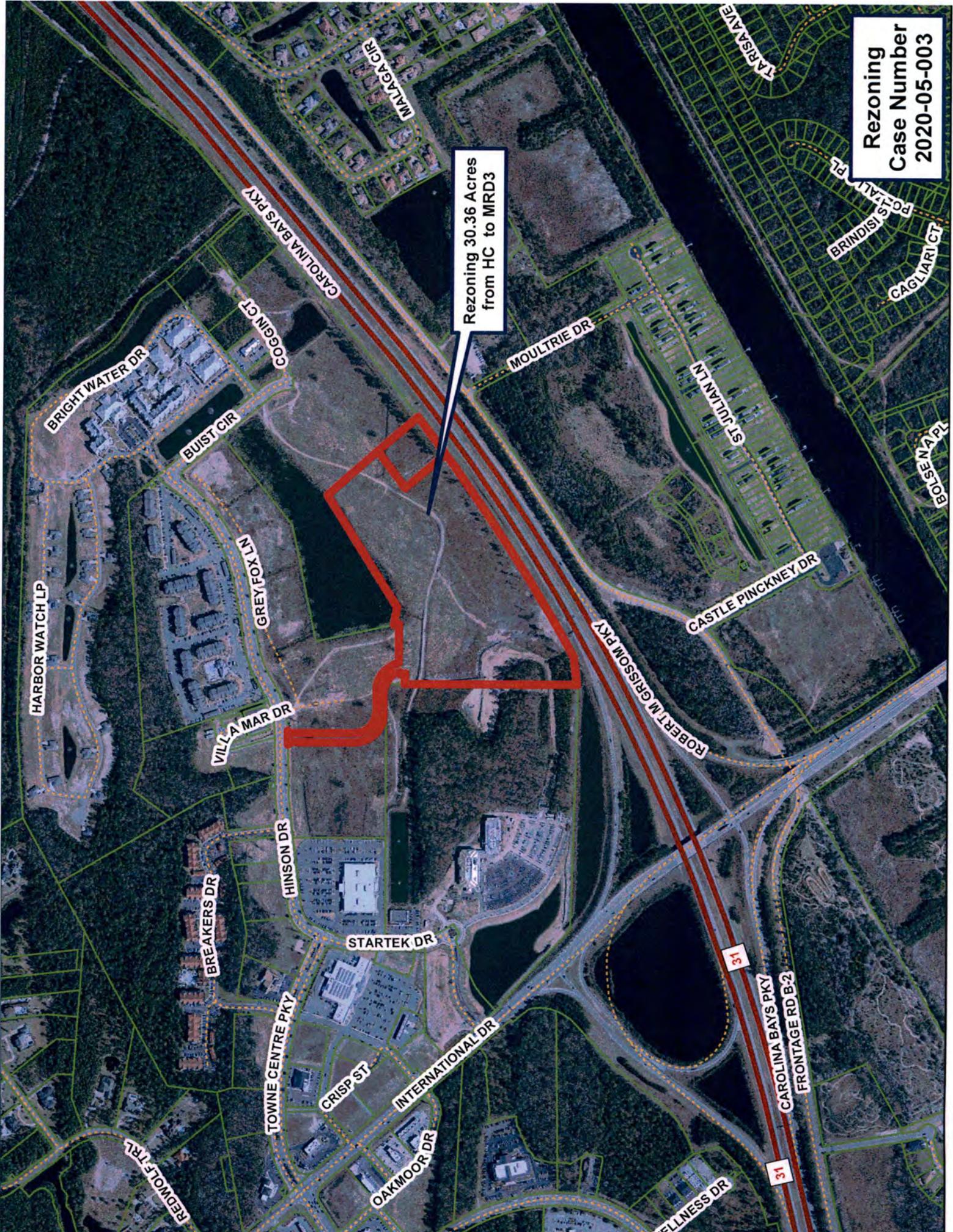
Rezoning
Case Number
2020-05-003

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

VILLA MAR DR

BREAKERS DR

TOWNE CENTRE PKY

CRISP ST

OAKMOOR DR

STARTEK DR

INTERNATIONAL DR

HINSON DR

GREY FOX LN

GOGGIN CT

CAROLINA BAYS PKY

MALAGA CIR

MOULTRIE DR

ROBERT M. GRISSOM PKY

CASTLE PINCKNEY DR

CAROLINA BAYS PKY

FRONTAGE RD B-2

WELLNESS DR

LARISA AVE

ST JULIAN LN

BRINDISI PL

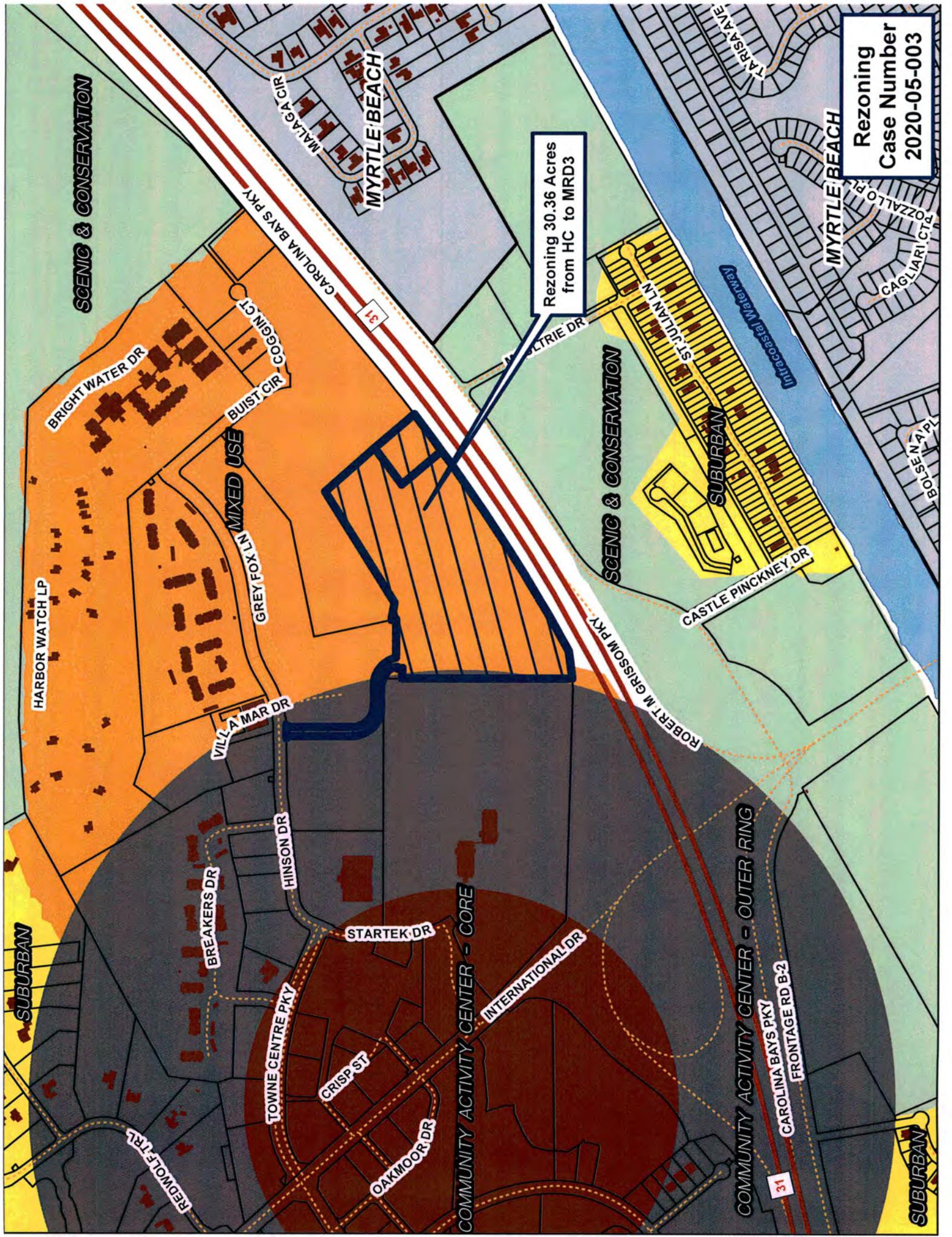
CAGLIARI CT

BOISENA PL

REDWOLF TRL

Rezoning
Case Number
2020-05-003

Rezoning 30.36 Acres
from HC to MRD3



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: July 14, 2020
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

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

Current Zoning	CFA
Proposed Zoning	SF6
Proposed Use	Single Family Development

LOCATION INFORMATION

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

ADJACENT PROPERTIES

MHP	MHP	MSF6
CFA	Subject Property	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

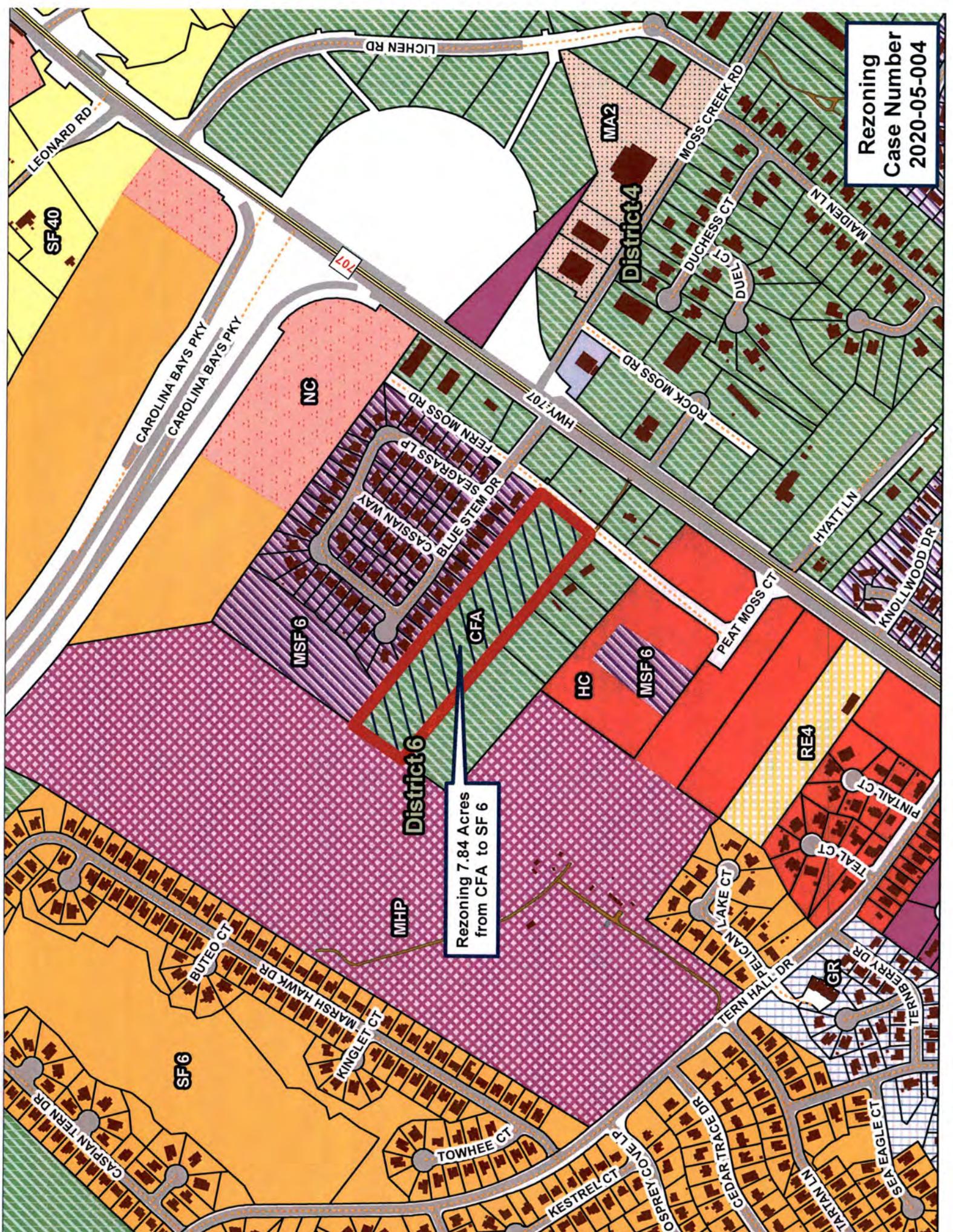
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/200	Existing Road Conditions	Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	416/416	Rd, Station, Traffic AADT (2019) % Road Capacity	SC-707 Main Line, Station (247) 23,800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

DIMENSIONAL STANDARDS

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

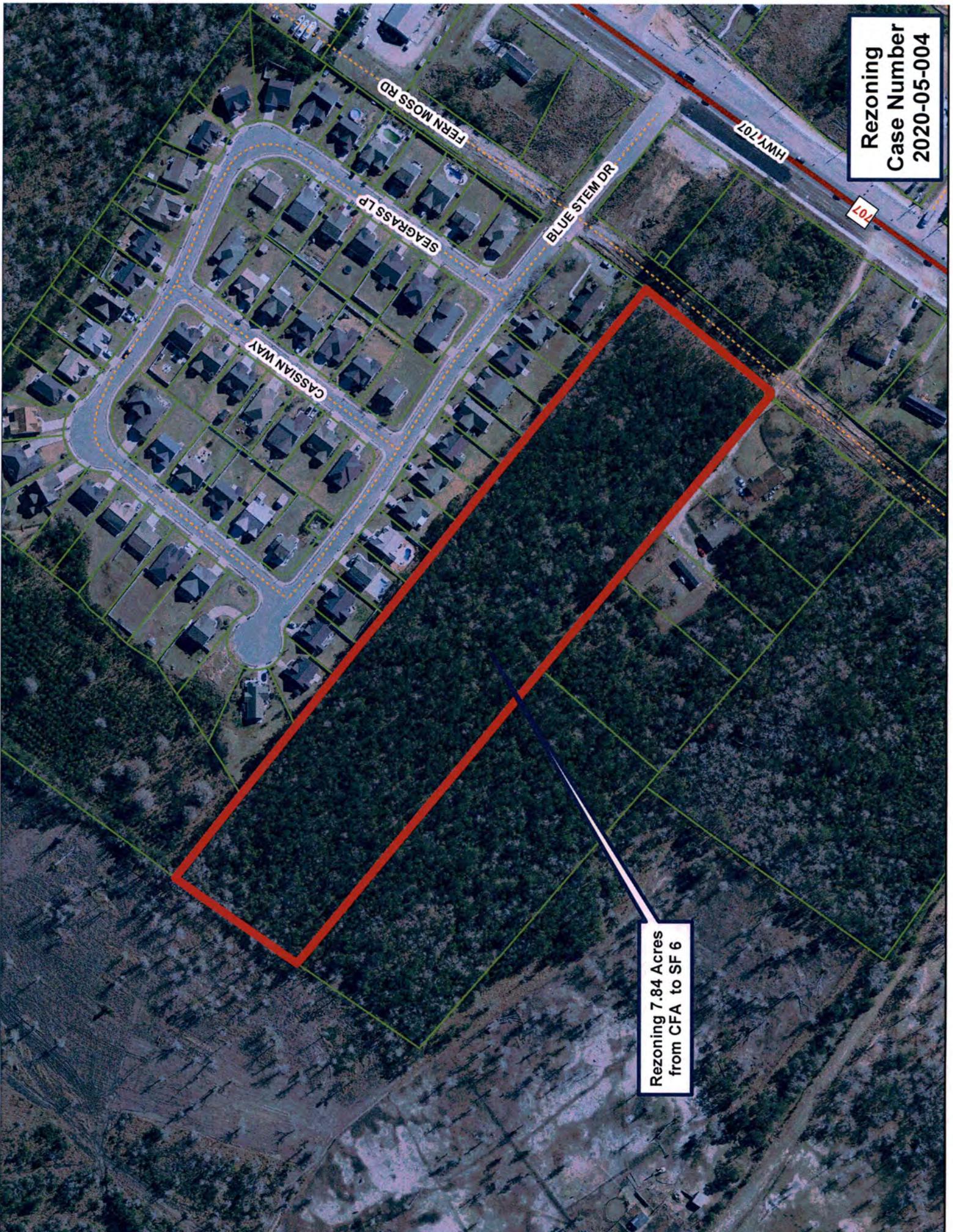
Setback Comments: * MHP Setbacks – External Park Setbacks - Front setback is 35' from any public roadway and 25' from any external park boundary. Internal Park Setbacks – All units must be separated at least 20' from any other unit or roadway within the MHP.

Rezoning
Case Number
2020-05-004



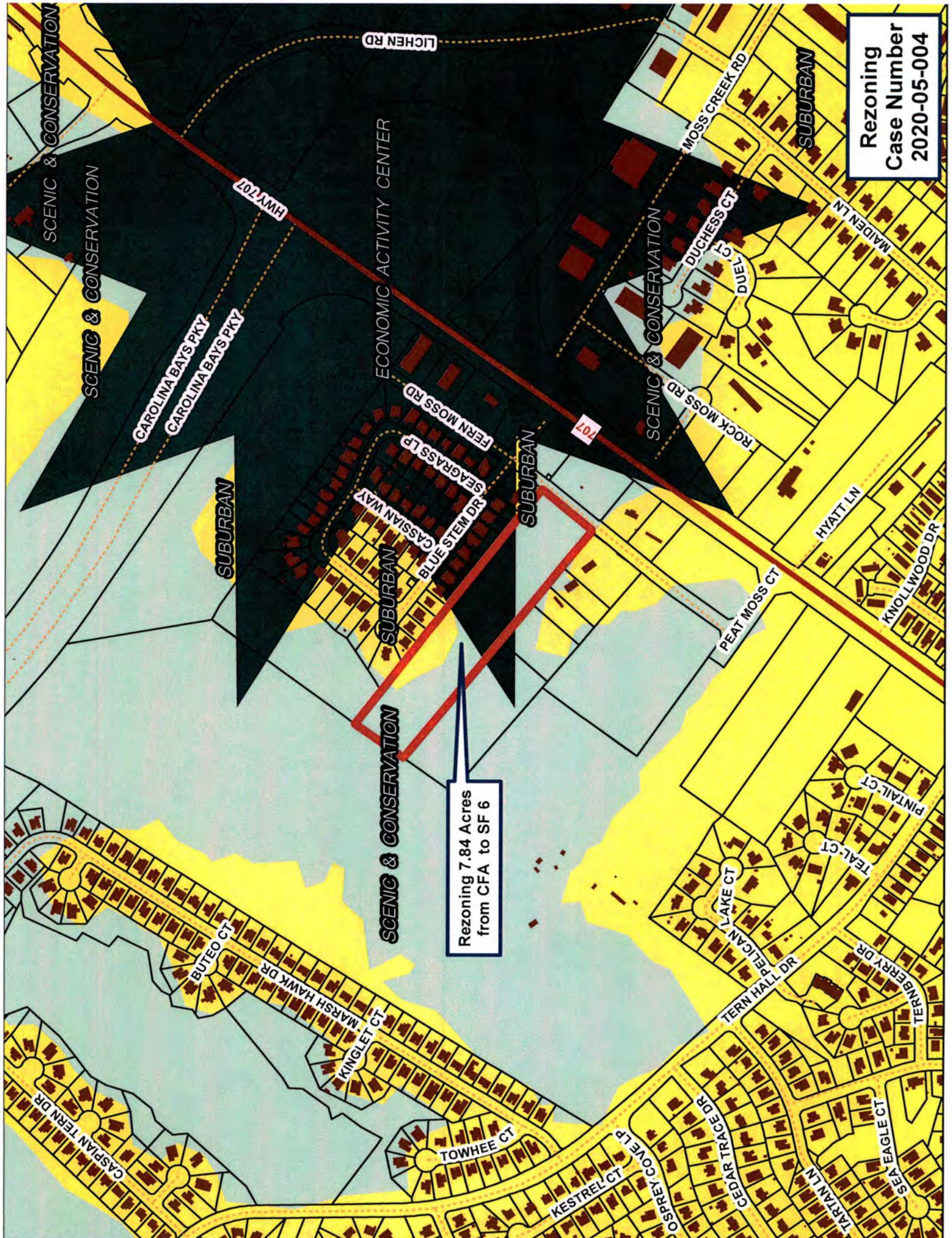
Rezoning 7.84 Acres
from CFA to SF 6

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

SCENIC & CONSERVATION

SUBURBAN

SUBURBAN

SUBURBAN

SCENIC & CONSERVATION

SCENIC & CONSERVATION

SCENIC & CONSERVATION

ECONOMIC ACTIVITY CENTER

CAROLINA BAYS PKY
CAROLINA BAYS PKY

SEAGRASS LN
BLUE STEM DR
CASSIAN WAY
FERN MOSS RD

MOSS CREEK RD

DUCHESS CT
DUET CT

MAIDEN LN

ROCK MOSS RD

HYATT LN

KNOLLWOOD DR

PEAT MOSS CT

PINTAIL CT

TEAL CT

LAKE CT

DR PELICAN

TERNERY DR

TERN HALL DR

SE EAGLE CT

CEAR TRACE DR

TARTAN LN

CASPIAN TERN DR

BUTEO CT

MARSH HAWK DR

KINGLET CT

TOWHEE CT

KESTREL CT

OSPREY COVE LP

CEAR TRACE DR

SE EAGLE CT

TARTAN LN

SE EAGLE CT

LICHEN RD

HWY 707

707

BUTEO CT

MARSH HAWK DR

KINGLET CT

TOWHEE CT

KESTREL CT

OSPREY COVE LP

CEAR TRACE DR

SE EAGLE CT

TARTAN LN

SE EAGLE CT

LICHEN RD

HWY 707

707

BUTEO CT

MARSH HAWK DR

KINGLET CT

TOWHEE CT

KESTREL CT

OSPREY COVE LP

CEAR TRACE DR

SE EAGLE CT

TARTAN LN

SE EAGLE CT

COUNTY OF HORRY)

STATE OF SOUTH CAROLINA)

Ordinance 58-2020

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: July 14, 2020

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

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF20	Flood and Wetland Information (proposed FEMA maps)	X (0.2 pct Annual Chance Flood Hazard)	SF20	SF20	SF20
Proposed Zoning	MSF20	Public Health & Safety (EMS/fire) in miles	0.60 Miles Fire/EMS	FA	Subject Property	SF20
Proposed Use	Manufactured Home	Utilities	Public	FA	SF20	SF20
		Character of the Area	Residential			

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			

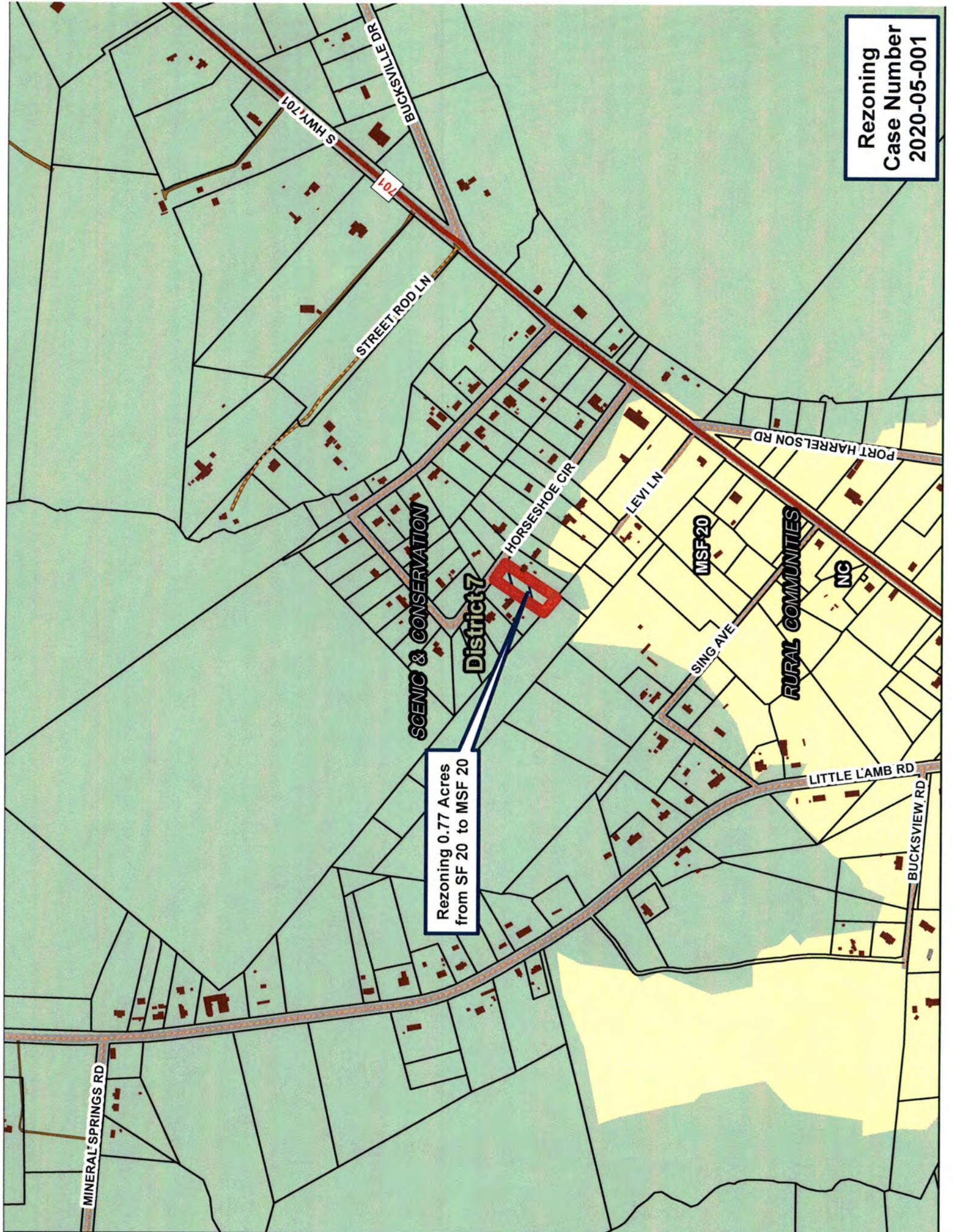
DIMENSIONAL STANDARDS

	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:

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

Rezoning
Case Number
2020-05-001



Rezoning 0.77 Acres
from SF 20 to MSF 20

District 7

SCENIC & CONSERVATION

RURAL COMMUNITIES

MSF-20

NG

MINERAL SPRINGS RD

STREET ROD LN

HORSESHOE CIR

LEVI LN

SING AVE

PORT HARRELSON RD

LITTLE LAMB RD

BUCKSVIEW RD

BUCKVILLE DR

SHMY 701

701

Rezoning
Case Number
2020-05-001

HORSESHOE CIR

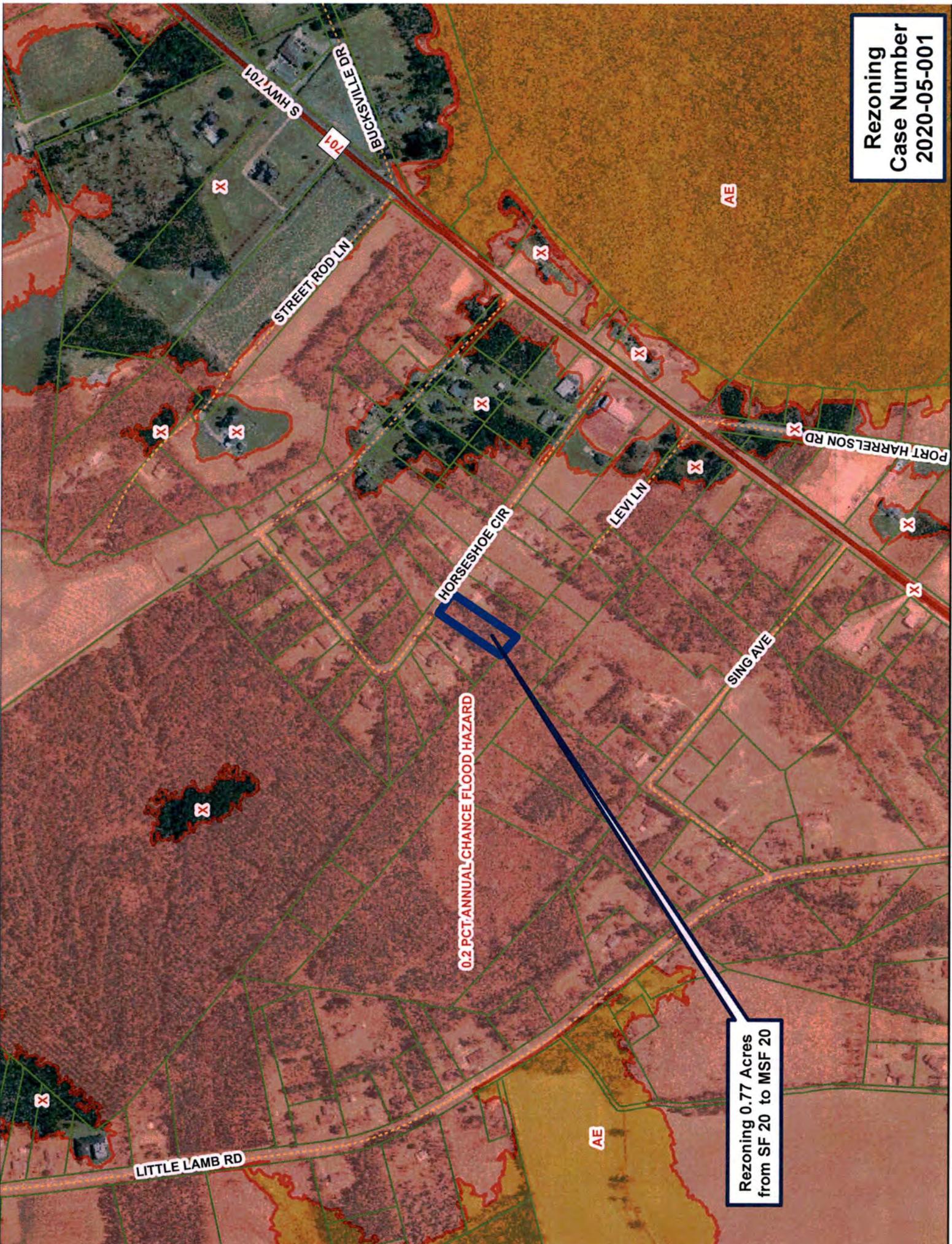
MSF 20

NC

Rezoning 0.77 Acres
from SF 20 to MSF 20



Rezoning
Case Number
2020-05-001



HORSESHOE CIR

0.2 PCT. ANNUAL CHANCE FLOOD HAZARD

Rezoning 0.77 Acres
from SF 20 to MSF 20

S HWY 701

BUCKSVILLE DR

STREET ROD LN

LEVI LN

SING AVE

PORT HARRELSON RD

LITTLE LAMB RD

AE

AE

X

X

X

X

X

X

X

X

X

X

X

X

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: July 14, 2020
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:
---	---------------------------

Discussion: The applicant is requesting the Multi-Residential (MRD1) zoning district for a single family development. The proposed MRD1 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.

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).

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.

Public Comment: There was no public input. Mike Wooten explained the request. Andy Markunas addressed traffic concerns, and Thom Roth addressed stormwater concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/500	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	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: 34466302008
 TOTAL ACRES: 251.1 ACRES
 CURRENT ZONING: C2A
 PROPOSED ZONING: MND-1

PROPOSED MIN. LOT SIZE: (10,000 SF MIN)
 WITH 30% INCREASE IN OPEN SPACE
 PROPOSED MIN. LOT WIDTH: 42'

1. 100% INCREASE IN OPEN SPACE
 2. COMMUNITY GARDENS (6,640 SQ FT)
 MIN. LOT WIDTH: 42'

TOTAL LOTS: 91

OPEN SPACE REQUIRED: 1.04 AC
 OPEN SPACE PROVIDED: 5.94 AC (1.89 AC ACTIVE)
 POND: 3.9 AC

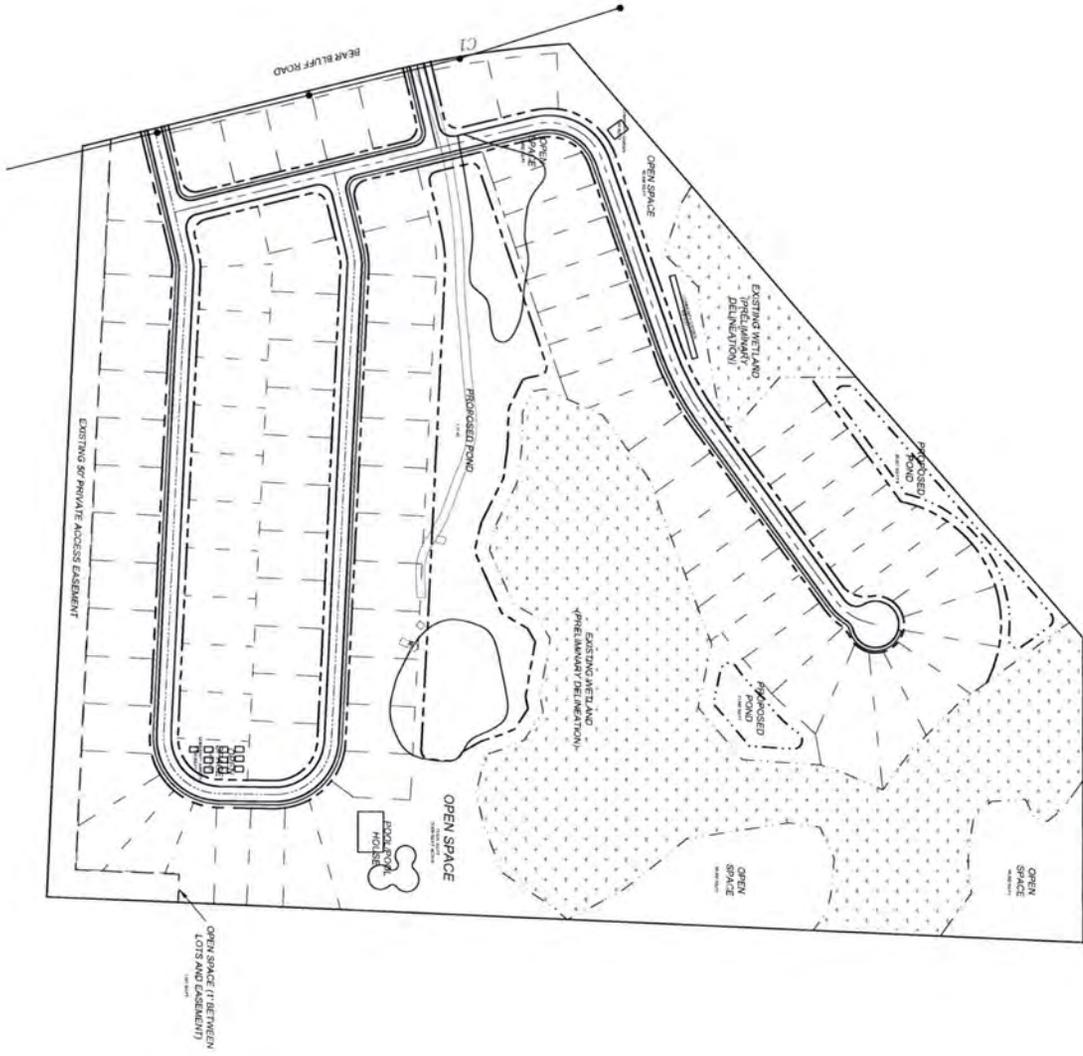
SETBACKS:
 FRONT: 15'
 REAR: 10'
 CORNER: 15'

NOTES

1. BASE INFORMATION IS BASED ON SURVEY PERFORMED BY ERICA FERRY, R.L.S. AND DATED 2/10/2019

2. WETLAND INFORMATION IS BASED ON PALMETTO ENVIRONMENTAL WETLANDS ASSESSMENT PRODUCED BY SOUTHERN PALMETTO AND SUBJECT TO CHANGE

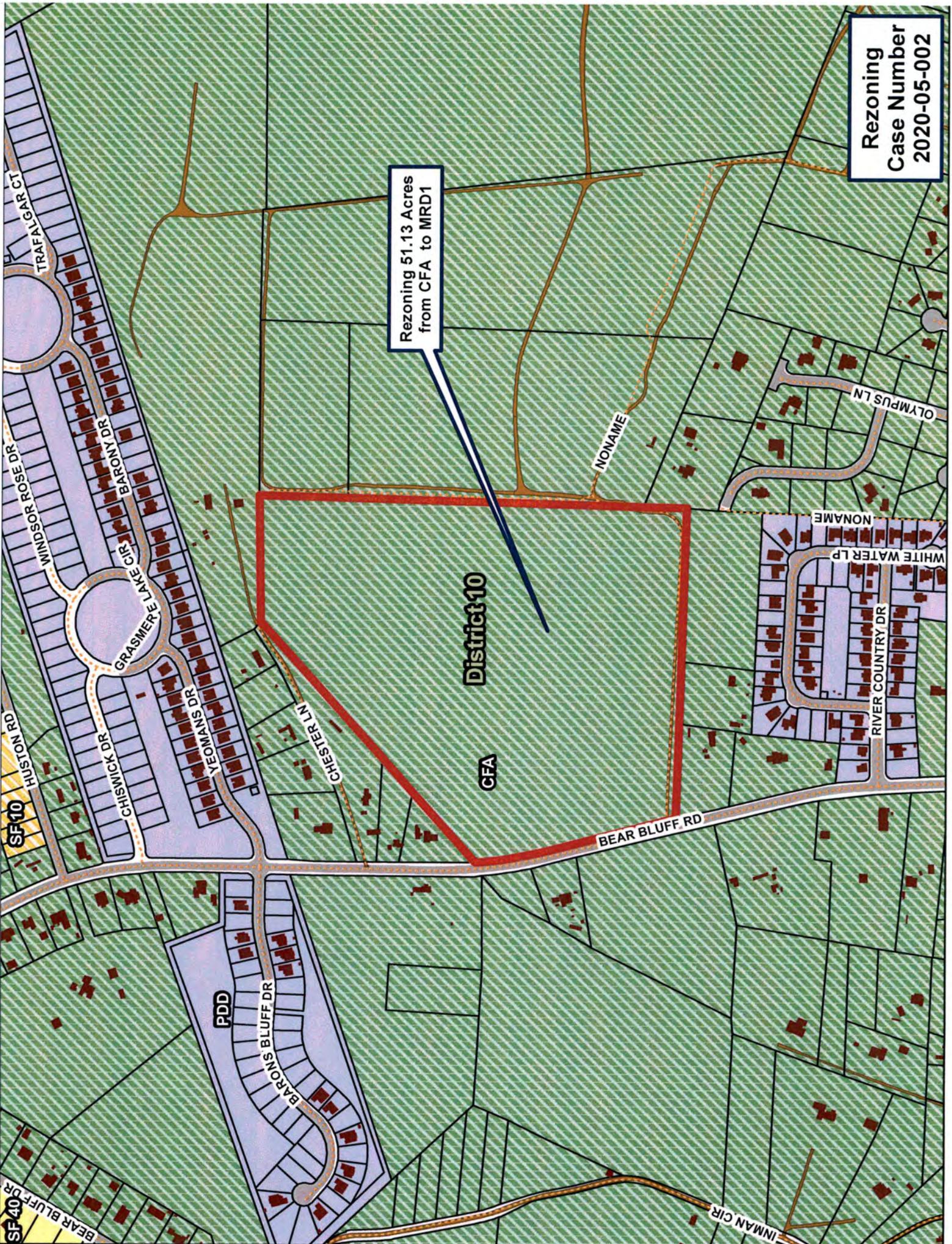
3. PLAN IS CONCEPTUAL IN NATURE AND NOT FOR CONSTRUCTION. ALL DIMENSIONS AND SPACES SHOULD NOT BE USED AS A CONSTRUCTION DRAWING OF ANY KIND



<p>PRELIMINARY SITE LAYOUT</p> <p>BEAR BLUFF ROAD TRACT HORRY COUNTY, SOUTH CAROLINA</p> <p>PREPARED FOR: DJ CARAVAN</p>			
DATE:	1/23/2020	BY:	DL
SCALE:	AS SHOWN	DATE:	1/23/2020
DESIGNED BY:	DL	REVISION:	DESCRIPTION
DRAWN BY:	DL	NO.	
CHECKED BY:	DL		
PROJECT NO.:	20001		
<p>1</p>			

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

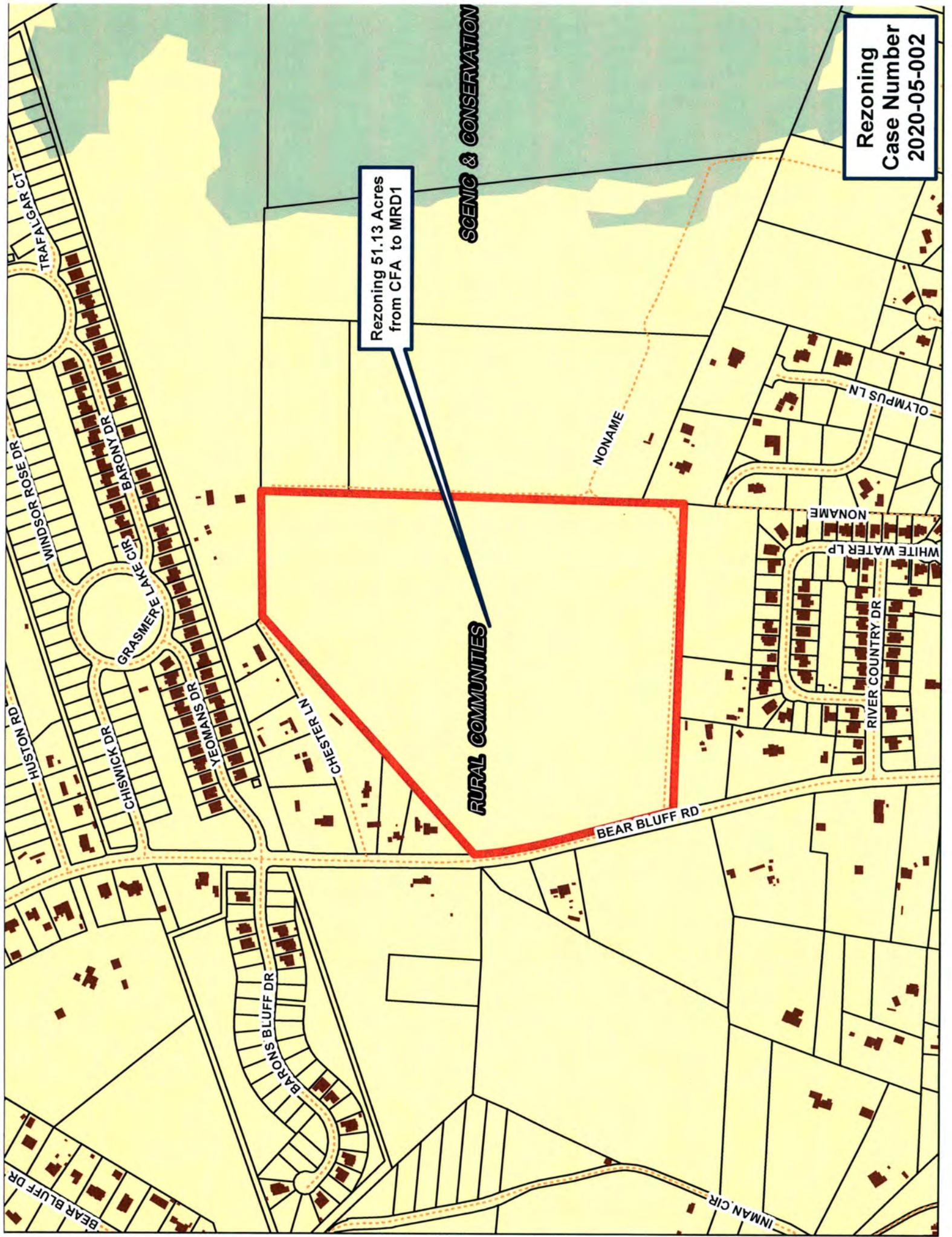


Rezoning
Case Number
2020-05-002

Rezoning 51.13 Acres
from CFA to MRD1

RURAL COMMUNITIES

SCENIC & CONSERVATION



TRAFALGAR CT

WINDSOR ROSE DR

HUSTON RD

BEAR BLUFF DR

GRASMER
E LAKE CIR

BARONY DR

CHICKY RD

BARONS BLUFF DR

GEORGEANAS DR

BARONS BLUFF DR

CHESTER LN

Rezoning 51.13 Acres
from CFA to MRD1

RURAL COMMUNITIES

SCENIC & CONSERVATION

NONAME

BEAR BLUFF RD

INMAN CIR

NONAME

WHITE WATER LP

RIVER COUNTRY DR

OLYMPUS LN

Rezoning
Case Number
2020-05-002

COUNTY OF HORRY)

STATE OF SOUTH CAROLINA)

Ordinance 60-2020

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: July 14, 2020
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:
------------------------------------	--------------------

Discussion: 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.

The current use will be required to complete a commercial review to ensure code compliance should the property be rezoned.

Public Comment: There was no public input. Colby Jenerette was available to address questions and concerns.

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:

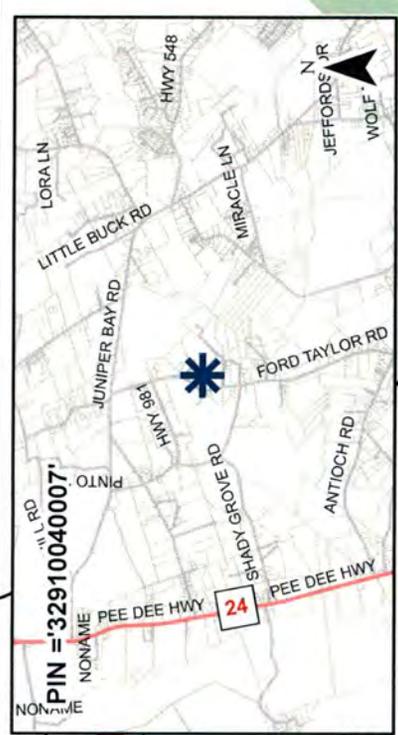
Date Advertised: 5/14/2020

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



SCENIC & CONSERVATION

SCENIC & CONSERVATION

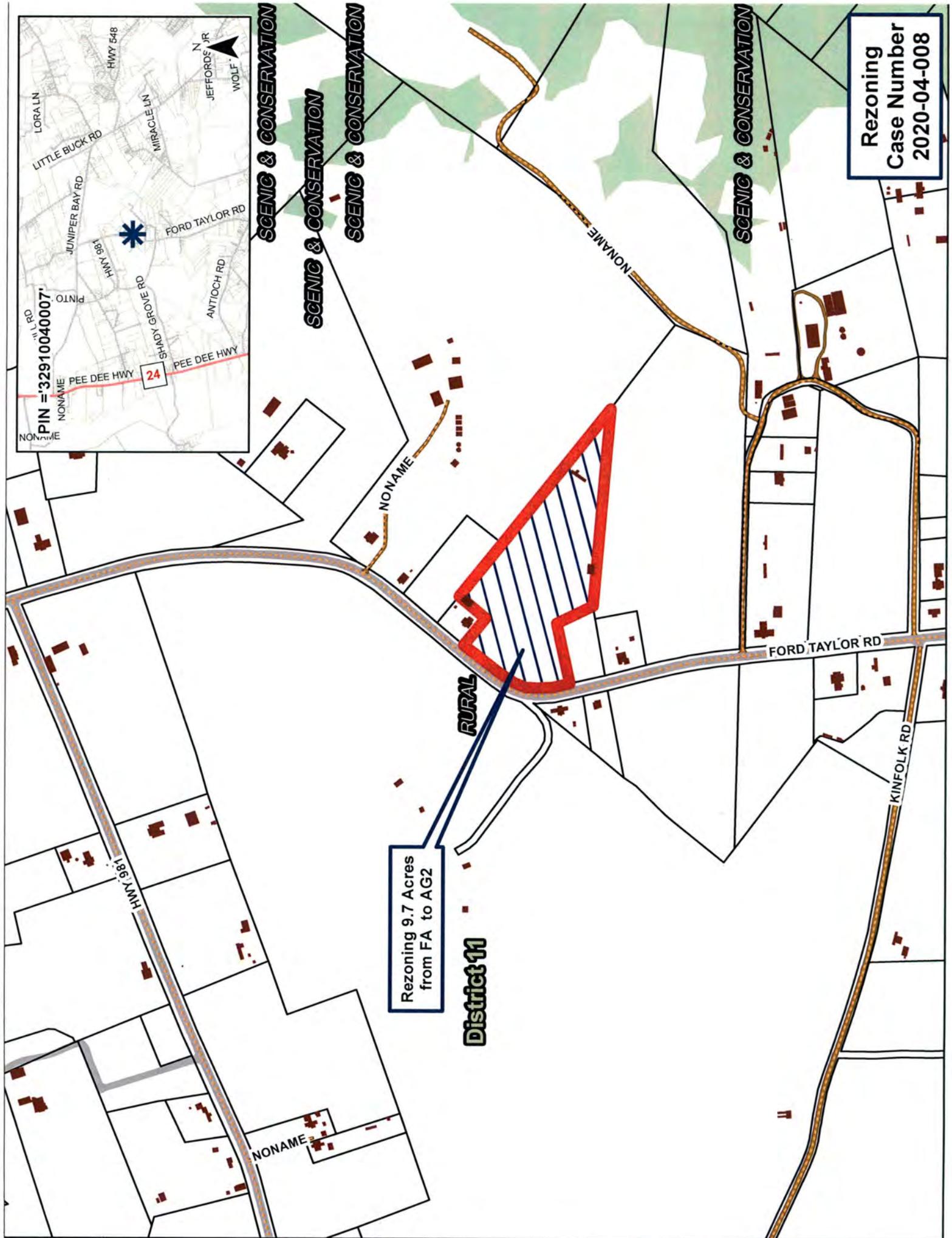
SCENIC & CONSERVATION

SCENIC & CONSERVATION

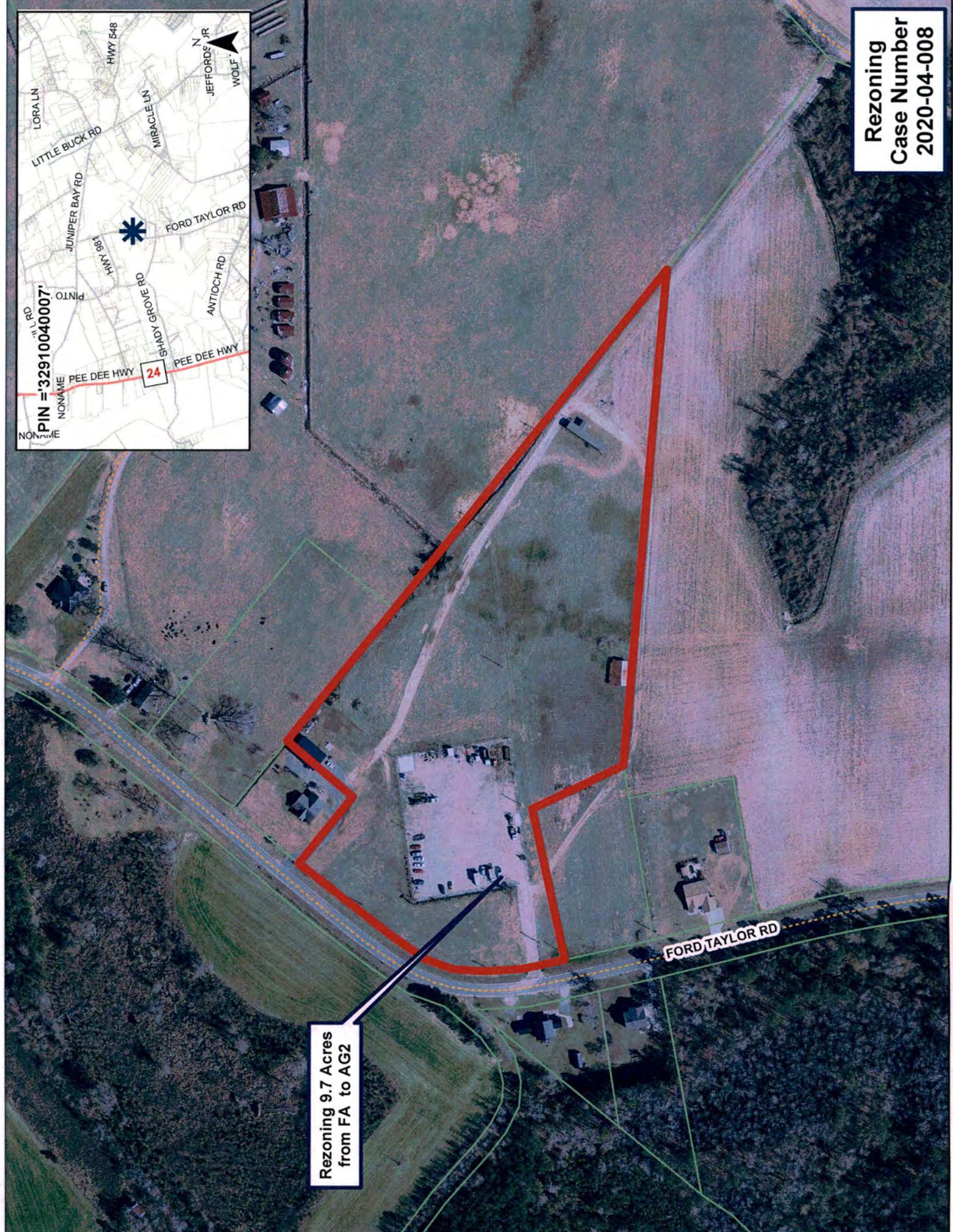
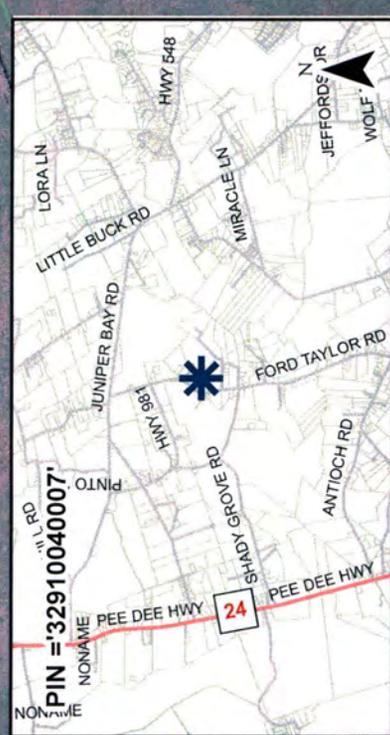
RURAL

Rezoning 9.7 Acres
from FA to AG2

District 11



Rezoning
Case Number
2020-04-008



Rezoning 9.7 Acres
from FA to AG2

FORD TAYLOR RD