



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
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The October 20th 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, October 20, 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 October 20th include:

Ordinance 93-2020 amending Ordinance 93-16 for the express purpose of deleting Sub-section (D)(1) of Section 1, retroactive to January 1, 2017.

Ordinance 94-2020 approving & authorizing the county administrator to undertake such actions as may be necessary to list and sell the Rankin house for the benefit of Conway Memorial Library.

Ordinance 95-2020 to amend the Horry County Code "Chapter 2 Administration; Article V. Finance and Fiscal Procedures" to increase the revenue stabilization reserve to 5% for certain funds and provide reserve requirements for the waste management recycling fund.

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| A. Call to Order | Johnny Gardner, Chairman |
| B. Invocation | Mr. Vaught |
| C. Pledge of Allegiance | Mr. DiSabato |
| D. Public Input (Suspended until further notice) | |
| E. Approval of Agenda Contents | |
| F. Approval of Minutes: Regular Meeting, October 6, 2020 | |
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G. CONSENT AGENDA

1. Third Reading – **Ordinance 86-2020** to add certain properties to the Horry County Historic Property Register as individual historic properties. (Favorable, I&R Comm)
2. Third Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 88-2020** Wil Witt, agent for Grand Strand Christian Church (Mr. Vaught)
 - Ord 89-2020** Jones & Jones Properties LLC (Mr. Crawford)
 - Ord 90-2020** G3 Engineering, agent for DG Golf Limited Partnership (Mr. Vaught)
3. First Reading on the following Ordinances to approve the request to amend the official zoning maps:
 - Ord 76-2020** Kevin Hackett (Mr. Loftus)
 - Ord 97-2020** Venture Engineering, agent for ASETZ (Mr. Worley)
 - Ord 98-2020** DDC Engineers, agent for Rebecca Collins (Mr. Crawford)
 - Ord 99-2020** Blanton Business Park PDD (Mr. Prince)
 - Ord 100-2020** G3 Engineering, agent for Charles Permenter & Drada Hydeck (Mr. Prince)
 - Ord 101-2020** Venture Engineering, agent for Princefield LLC (Mr. Prince)
 - Ord 102-2020** Todd Huffstetler et al (Mr. Hardee)
 - Ord 103-2020** Timothy Davis (Mr. Allen)
4. First Reading - **Ordinance 105-2020** to amend the County Code regarding flood damage prevention and control and stormwater management as it relates to mining.
5. First Reading - **Ordinance 106-2020** to amend the Comprehensive Plan, Imagine 2040, in regards to mining operations.
6. Resolutions declaring a service weapon as surplus property and making it available to a retiring police officer: (Favorable, Public Safety Comm)
 - R-129-2020** Deputy First Class Lonnie Gorenflo
 - R-130-2020** Deputy First Class Wade Perry

H. PRESENTATIONS / RESOLUTIONS:

I. READING OF ORDINANCES

7. Second Reading and Public Hearing – **Ordinance 93-2020** amending Ordinance 93-16 for the express purpose of deleting Sub-section (D)(1) of Section 1, retroactive to January 1, 2017. (Favorable, Administration Comm)
8. Second Reading and Public Hearing – **Ordinance 94-2020** approving & authorizing the county administrator to undertake such actions as may be necessary to list and sell the Rankin house for the benefit of Conway Memorial Library. (Favorable, Administration Comm)
9. Second Reading and Public Hearing – **Ordinance 95-2020** to amend the Horry County Code “Chapter 2 Administration; Article V. Finance and Fiscal Procedures” to increase the revenue stabilization reserve to 5% for certain funds and provide reserve requirements for the waste management recycling fund. (Favorable, Administration Comm)
10. First Reading – **Ordinance 107-2020** prohibiting the discharge of firearms within and in close proximity to the more densely populated and sensitive areas of unincorporated Horry County and otherwise regulating the discharge of firearms and mechanical devices. (Forwarded without recommendation, Public Safety Comm)

11. **Emergency Ordinance 108-2020:** An Emergency Ordinance declaring that a localized State of Emergency continues to exist within Horry County, authorizing the appropriate action to be taken in connection therewith, and continuing the requirement that appropriate face coverings be worn under certain circumstances. (Mr. Carotti)

J. MEMORIAL DEDICATIONS:

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

Council Meetings

Nov 17 & Dec 8, 6pm

I&R Committee

Oct 27, 9am

Public Safety
Committee

Nov 10, 9am

Administration
Committee

Oct 27, 2pm

Transportation/
Econ Dev Committee

Nov 10, 2pm

L. EXECUTIVE SESSION: (if necessary)

ADJOURN

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

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

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. Bellamy gave the invocation.

PLEDGE: Mr. Loftus led in the pledge.

PUBLIC INPUT: None.

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

APPROVAL OF MINUTES: Regular Meeting, September 15, 2020: Mr. Bellamy moved to approve, seconded by Mr. Howard. The motion was unanimously approved.

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

Third Reading – **Ordinance 70-2020** to approve the request of Rowe Professional Services Co., agent for Burroughs Brothers Properties, to amend the official zoning maps.

First Reading – **Ordinance 93-2020** amending Ordinance 93-16 for the express purpose of deleting Sub-section (D)(1) of Section 1, retroactive to January 1, 2017.

First Reading – **Ordinance 94-2020** approving & authorizing the county administrator to undertake such actions as may be necessary to list and sell the Rankin house for the benefit of Conway Memorial Library.

First Reading – **Ordinance 95-2020** to amend the Horry County Code "Chapter 2 Administration; Article V. Finance and Fiscal Procedures" to increase the revenue stabilization reserve to 5% for certain funds and provide reserve requirements for the waste management recycling fund.

Resolution R-125-2020 to adopt the Horry County Home Consortium Consolidated Annual Performance & Evaluation Report for FY 2019-2020.

Resolution R-127-2020 declaring October as Community Planning Month.

Resolutions accepting dedication of the roads and drainage into the county road system at the following locations:

R-111-2020 Birchtree Drive

R-112-2020 Clear Pond Tract G, Ph 2B

R-113-2020 Devonshire at Windsor Plantation Ph 5

R-114-2020 Forestbrook Estates Ph 3A

R-115-2020 Heather Glen Ph 2

R-116-2020 Heron Lake

R-117-2020 Palm Lakes Plantation Ph 7C

R-118-2020 Sunset Landing Ph 1

R-119-2020 Windsor Farms Ph 1A

Resolutions approving the allocation of Community Benefit Funds:

CBF-31-2020 \$5,000 to Loris Volunteer Fire Department for equipment/supplies for new rescue truck.

CBF-32-2020 \$3,200 to Loris Historical Society Archives, Libraries & Museum for funding for variety of educational opportunities, preservation of Loris and community activities.

District Board Appointments: Mary Helen Rebolini to the Stormwater Advisory Committee.

PRESENTATIONS / RESOLUTIONS:

Resolution R-110-2020 approving the naming of the beach parking lot in Garden City at the intersection of Azalea Drive & South Waccamaw Drive as the *Corporal Michael "Mike" Ambrosino Beach Parking Lot*.

Mr. Servant moved to approve, seconded by Mr. Crawford.

Mr. Servant asked Ms. Ambrosino, her family, Chief Hill, Captain Freer, and Lieutenant Wyatt to join him at the podium. He gave Ms. Ambrosino and her family his heartfelt condolences and told her that her husband's service and dedication to Horry County would not be forgotten. He could not think of a more deserving individual than her husband of this honor that they would bestow upon him. He then read the resolution and presented it to Ms. Ambrosino.

Chief Hill thanked Council for approving the resolution. It was important for them to recognize the first responders, public safety, law enforcement, and what they do each and every day. They would continue to support Ms. Ambrosino and her family for as long as they possibly could.

Ms. Ambrosino thanked everyone and said that she appreciated everything that everybody had done for her husband and her family.

Resolution R-121-2020 recognizing a multi-agency floodwater vehicle rescue that occurred on September 17, 2020. Chairman Gardner stated that he would do this resolution plus the following three resolutions with one reading, one motion, and one second. They would then go into the presentation and so forth and have one vote for all.

Resolution R-122-2020 Recognition to District Chief Charlie Brown

Resolution R-123-2020 Recognition to Officer Adam Tack

Resolution R-124-2020 Recognition to Captain Terry Watts

Mr. DiSabato moved to approve, seconded by Mr. Howard.

Mr. Allen stated that he would yield to Mr. Webster on **Resolution R-121-2020** because he had a lot of the happenings of what occurred.

Mr. Webster said it was a pleasure to recognize the first responders, especially those that had gone above and beyond the call of duty in what happened on the night of September 17, 2020. In reading the resolution they would recognize several different agencies that were involved as well as some individuals that were involved in the acts that took place that evening and saved the lives of a family. They really appreciated their service. He then read **Resolution R-121-220** and thanked Council and Mr. Allen for the recognition

of the first responders and partner agencies that responded to this event. He then asked Chiefs Brown, Hendricks, Hill, Tanner, Officer Tack and Ms. Hardwick to join him at the podium. He presented plaques in recognition for the City of Conway Fire Department to Chief Brown, Horry County 911 to Ms. Hardwick, Horry County Police Department to Chief Hill, and Horry County Fire/Rescue to Chief Tanner. Those were the multiple agencies that were involved and then they had individuals who went above and beyond to make entry into the vehicle. Resolution R-122-2020 was then presented to District Chief Charlie Brown and Resolution R-123-2020 was presented to Officer Adam Tack. Captain Terry Watts was unable to be present for presentation of Resolution R-124-2020. He thanked them very much.

Mr. Allen said he had gone by the location the following morning and the vehicle was still there. It was bobbing up and down in the creek like a cork and he presented a photo of it. The men went into that water with nothing except a single rope and pulled two adults and two children out of the car and water. This was the kind of people that we had serving the citizens of Horry County. They took no thought of their own safety. They were there and saw a job that had to be done and they stepped in and did it. He thanked them for that.

District Chief Brown stated that he was the first one on the scene that night and saw the individuals in danger. Officer Tack happened to drive up and with his help, along with Captain Watts, they gained access to the car. There were two children trapped in the backseat of the car and the two adults were on the top of the car. The water was running fast and over their heads but they did what they had to do to save them. He appreciated Officer Tack coming up because if it hadn't been for him he didn't know if he could have saved the people because he didn't have anything with him to break the windows out but luckily he had something. Captain Watts was a big part of the rescue as well. He appreciated receiving the award and thanked them.

Officer Tack said that they all knew the way water worked. It was easy for him to get to the car but needed help getting back out and thanked the others that helped him that night. This was the kind of stuff that the media needed to see and this kind of stuff happened every day. They were quick to pick up the negativity but this stuff happens every day and not just in their case. He then thanked them.

District Chief Charlie Brown said that Captain Jason Freer was actually the one that responded that night. He was listening to the radio and knew that there was not a career station closer than Conway Fire at that point and he took it upon himself to respond. He was on scene in a couple of minutes and was able to make a fast rescue as well. With the relationships that they had built over the years he thought it had paid off and he thought this was a prime example of it. He thanked them.

Ms. Hardwick said they were the heartbeat of public safety in her opinion and the thing that everybody needed to remember about public safety was they were a team. Not one agency or department could have done this without all of them doing their part. They were proud to serve the citizens of the county and very proud to serve the first responders in the field. They always had their back. She thanked Council for recognizing them.

Chief Tanner thanked Council for recognizing what they do every day. He pointed out that Station 16 was an all volunteer station. They were volunteers at that station that responded that night along with the career folks. He thought if they go back to Team Horry, they could see it there. It doesn't matter whether it was the city, the county, or wherever it may be. They all work together for the betterment of the citizens. He thanked them and stated he would make sure the station got the resolution.

Mr. Allen said he was proud to be part of Team Horry and **he so moved. The motion was unanimously passed.**

Presentation and **Resolution R-120-2020** recognizing the 30th anniversary of Horry County 911. **Mr. Vaught moved to approve, seconded by Mr. Prince.**

Mr. Webster stated that it was a great pleasure to recognize the 911 system. The department had been in existence for 30 years. He could remember back that it was not there when he came. They were starting to build it and put it together. They were still responding to calls when people would call the seven digit line. When they broke into the modern era of 911 in 1990, there they were that day 30 years later and what a great asset 911 had proven to be. He had complete admiration for the staff that work at 911. He had been in public safety for a long time and that was one position he didn't think he could do. They did a great job under very stressful conditions. He could remember being in the field and they would help him get where he needed to go with directions or information to keep them safe so they could serve the people needing medical help. He then read the resolution and presented it to Ms. Hardwick. He thanked her for all her hard work.

Ms. Hardwick thanked Council and said she was honored to accept the award but she didn't do it alone. It was about her staff. She could tell them all about the technology changes that they had had in 30 years. It had changed a whole lot. It went from one computer screen in front of an individual taking calls and talking on a radio to six and seven respectively. They were the lifeline to the citizens and first responders and were most important. She then read their mission statement and recognized some of her staff that were there that night including two individuals, the call taker and dispatcher from the resolution prior to this. It was a team effort. She then recognized Ms. Gail Logan who took the first ever 911 call in Horry County 30 years ago. They could not do this without the support of Council, Messrs. Webster and Gosnell along with the finance office. It was a team effort. She knew that Mr. Allen was Team Horry but that was who they were and why they were successful in Horry County. She then thanked Council.

Mr. Hardee said he wanted to thank Ms. Hardwick and her staff also for doing the job they had done with the growth over the last 30 years. Most of the time all of their stuff was somebody not having a good day and they handled it well and did a great job. He wanted to tell them thank you.

Mr. Prince said in 1964 he joined the volunteer firemen first responders and the way that they knew about a call was a siren at the top of a water tower. That was how they knew to get there and get their directions. They had come a long way.

Mr. Allen said he could attest to the fact that they were the heartbeat, the lifeline because he was one that had been out there in the wee hours of the morning struggling with a suspect on the side of the road way out in the middle of nowhere. He would reach up and key that mic, call for help, and they heard him.

The motion was unanimously passed.

Resolution R-128-2020 recognizing David Jacobs on his retirement after 45 years of service to Horry County Government. **Mr. Worley moved to approve, seconded by Mr. Howard.**

Mr. Allen said if they had been on Council for just a little while you knew who Mr. Jacobs was. If you had done any building or construction in this County you know who Mr. David Jacobs was. He then read the resolution. He had never contacted Mr. Jacobs with a situation that he did not work diligently to resolve. He had always followed up and gotten back with him. He was the epitome of what a perfect Horry County employee was.

Mr. Gosnell said he wanted to thank Mr. Jacobs personally for all that he had done personally for him. He had worked with him for 30 years and if you looked up the definition of dedication in the dictionary, it would be a picture of David Jacobs.

Mr. Allen then presented the resolution to Mr. Jacobs.

Mr. Jacobs said he appreciated it and it was not just him. It was his staff that he had. They were tremendous. They had been put at the drive-through next door and they did over 3500 transactions in September. It was up 30%. The staff never missed a beat the previous year. It meant a lot when you had a staff like his. He appreciated his staff and the Council for the award and thanked them.

The motion was unanimously passed.

Update on RIDE II and RIDE III Projects. Mr. Jason Thompson presented a PowerPoint presentation. He presented a slide on one of the first RIDE III projects that they had completed. It was an overhead picture of Palmetto Pointe Boulevard that served as a second ingress / egress point out to Hwy 544. There were a lot of positive comments that they saw on the roadway that was in place thanks to the last penny that the citizens of Horry County voted for. He then presented the RIDE II county one-cent capital sales tax projects. They were mostly complete. Total summation of the balance that was not encumbered as of that day was roughly \$32 million out of the RIDE II funds. He presented a slide on the RIDE III project status and RIDE III revenue. The numbers meant that they were pushing forward on collection. Everyone knew it was an 8 year program and April 30, 2025 was their slated completion date as far as collecting the last RIDE III penny. If they could continue at the current rate they should collect \$592 million by the end of 2024 barring no more incidents slipping in such as Covid-19 or a hurricane where there is nothing that they could do. He presented a slide on what was next which was Postal Way Extension, Middle Ridge Avenue, and Carolina Forest Boulevard Widening: Southside Multi-use path. He thanked Council for their support as they continue to push forward and asked that everyone drive safe through their work zones.

Mr. Prince asked Mr. Thompson if the municipalities were supposed to select the resurfacing and present them to him.

Mr. Thompson said yes. When they first started the program in 2017 each municipality submitted to them a road list that they were intending to work on. Staff reviewed that road list and responded back to them to start.

Mr. Worley wanted to know where they stood on Hwy 31.

Mr. Thompson said currently North Carolina was going through the environmental process. There was a follow-up meeting and a slight delay had been put into that because of comments that were made during the public information meetings. They were held in North and South Carolina and what came out of those meetings was that the people in the area wanted one more additional route looked at so the DOT, North Carolina and South Carolina, were going back and analyzing that one route now. Then they would be pushing forward as far as the selection of the preferred alternative.

Mr. Worley asked what kind of timeframe they were talking about.

Mr. Thompson said they were still looking as far as the selection process at two years.

Mr. DiSabato referred to the Southside Multi-use path on Carolina Forest Boulevard and asked if the construction of that would be completed at the same time that the road construction would be completed.

Mr. Thompson said they intended to construct the Southside path concurrently with the remaining phases of Carolina Forest Boulevard. They would be meeting with POAs and HOAs shortly. They would need easements, some permissions, to place the path slightly outside of the right-of-way so they would need assistance on contacting those agencies.

Update on Stormwater Projects. Mr. Roth said they had done an update at the I&R Committee on the remnants of Hurricane Sally. After every rain event that they have they typically want to know how much rain that they had gotten and how did it effect the county. They did an update on that and how much rain. It was interesting at the end to see how it affected the riverine flooding. He presented a PowerPoint presentation. One thing to note was typically the design was 24 hours and this was not a 24 hour rain event. This was a two hour rain event so the amount of rain that they got, which they would typically get in a full day, they got within two hours. The flooding, especially in the Waccamaw, they could see on the slide where the storm came through. It came right up the Waccamaw River and they started getting calls in Bucksport, then Conway, and then a lot of calls between Hwy 22 and Little River. The reason for that was they were getting anywhere between 5.5 inches of rain in two hours up to seven inches of rain in two hours in the Little River area. Seven inches of rain was what their total design was so the massive amount of rain that they had where the systems are designed over a 24 hour period. They talk about 2020 being unprecedented, this was another thing to look at again. He presented the rainfall amounts. Typically in a hurricane you get the rainfall over a period of time but when you get 5 – 7 inches in 2 hours, the system has no time to recover. Typically, out of the 160 – 170 service requests that they get the typical answer the next day was it was gone within a couple of hours. That tells them that the system actually worked better than it was designed for because it took a while for the water that staged up in the road and then it left. They did have some areas that there were issues with but those were when the next day there was water still in the roads or still in people's yards. That was because there was an issue downstream with something having to be cleaned or maintain some drainage easements. That was one of their issues that they work on. He presented a slide for June 2020 riverine flooding/14 day total rainfall. The other thing was that they had a lot of issues with riverine flooding in June. The slide showed the rainfall that they had gotten and the Pee Dee River Basin which he pointed out that went all the way up to Virginia. That area got the massive amount of rain while Horry County didn't get as much. That was why two weeks later our rivers were going up and we were seeing flooding in Socastee, Bucksport and Conway. He then showed a slide of the September rain event that showed where we were getting from 5 - 7 inches of rain within two hours. If they noticed, in the upper region they didn't get much rain at all. We had some riverine flooding but not even close to what they were seeing from June and by the time he put the report together a week later the rivers were already receding. That tells them that when it comes down to this massive riverine flooding it was not from the rain that we were getting in Horry County. Our water was gone and out in the ocean by the time they start seeing these rivers rise. Mr. Allen and the I&R committee felt it was important to try and educate the public on what was actually going on with the rain and why they were having so many issues.

Mr. Allen said that so many people don't stop and think how flat Horry County was and how far water had to go before it gets to the ocean. Anytime you have an extraordinary amount of rainfall like this you were going to have some flash flooding in this county, but you have to give it time in order for it to exit. Often times we don't have a lot of patience. He understood that, but it was a low area and a long time before water falls out. He was asking people to exercise patience during these events. If they had an issue, stormwater would come out and check it. We live in the low country and it's called the low country for a reason. They always hear fill and build. There may be some out there but most of our flooding occurs because we are a low county and it doesn't matter how wide or deep you dig a ditch our water table was going to stay at a certain level. It was only going to exit out into the ocean south of us through Winyah Bay in time. They had to give it time.

Mr. Servant thanked Mr. Roth for his presentation. He could reflect back to the meeting they had with the engineer from Duke Energy that was talking about the dams and he thought this presentation paints a vivid image of some of the points that members of the Council were making during that meeting. It showed that they needed to make sure that they were having and pressing forward with Mr. Worley's committee on flood and getting the officials from Duke Energy and the operators that operate those dams to hopefully get us some relief because all that water does come down here during these major rainfall events and impacts the citizens adversely. He would also like to make sure they include Tom Mullock and the chairman of the governor's commission on flood as well. He was intimately involved across the state, especially up in the

midlands and upstate, as it relates to these dams as well. He thanked Mr. Roth for bringing it to their attention again. Hopefully they could do something about it.

Mr. Prince said we were a blessed county because just a few thousand years ago this was part of the Atlantic Ocean. We were blessed to even have a county to live in.

Mr. Crawford thanked Mr. Roth for all his hard work and diligence. He did a great job on stormwater. He asked Mr. Roth, given his expertise in this area, what would he say was the most immediate solution in regards to riverine flooding.

Mr. Roth said for us he thought they needed to spend time looking and analyzing the Pee Dee River. He thought they needed to get good models of the Pee Dee and the Waccamaw Rivers before they could really make any decisions on what they could do. He thought if they were to say what their immediate need was, their immediate need was to probably have both those rivers modeled so they know exactly what they were doing and how they react.

READING OF ORDINANCES:

Third Reading – **Ordinance 84-2020** to approve the request of Antioch Farms LLC, agent for McNabb Shortcut LLC, to amend the official zoning maps. **Mr. Hardee moved to approve, seconded by Mr. Allen.**

Mr. Schwerd said this was an amended request because it was previously the MG district and this version was an amendment. The applicant requested the amendment to take it to AG2 instead of the MG district since they were no longer doing pending ordinances. So they would need to vote to amend.

Chairman Gardner said they needed a motion to amend it. **Mr. Hardee moved to amend, seconded by Mr. Servant. The motion as amended was unanimously passed.**

Second Reading and Public Hearing – **Ordinance 86-2020** to add certain properties to the Horry County Historic Property Register as individual historic properties. **Mr. Vaught moved to approve, seconded by Mr. Howard. There was no public input. The motion was unanimously passed.**

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

Ord 88-2020 Wil Witt, agent for Grand Strand Christian Church. **Mr. Vaught moved to approve, seconded by Mr. Prince.**

Mr. Bernard McLeroy thanked Council for hearing his concerns about this zoning. He lived adjacent to the zoning in question. He had been in his custom built home for one month and now this proposal was to change the property in front of his house from a single residence to a multi-dwelling, to a 24 apartment complex or assisted living. As the letter he submitted to Mr. Wright about his concerns stated he relocated to Horry County in 2013 and had been looking for a specific property for his needs. This was the property that he found. It was on a private road. His concern was that once this zoning gets changed they could build anything. He was looking at a long term zoning for this. The only reason he purchased this property was for single family residence. If this was changed it could be an assisted living center. It could be a domestic violence center. It could be all kinds of different things. He spent a lot of time and effort checking the county records to ensure that this wouldn't happen. In the past zoning meeting he presented a covenant letter that stated this was only for single family residences, but at that meeting the attorney at hand did advise him that there had been an amendment to that so that was not his concern now. His real concern was how this was going to affect his property in the long term. He had a mobile home park to his left and for the next half a mile there were all single family residences so he didn't even think this would be a concern. Not saying that there were not multi-dwellings in that area because there were. One of the things

he addressed in his letter to Mr. Vaught since he wasn't available for the first reading was that when they were recommending these hi-density areas what kind of measures are they as the county doing for safety as far as the pedestrians. Sidewalks, bicycle lanes and things of that nature. That was the problem they were having on Burcale and Claypond Road now. He wanted to have his voice heard and asked Council to pay close attention to his concerns and take them into consideration. As far as what the church was proposing as in the assisted living center for some of the older members in that congregation, he did applaud that. He was not trying to stop a great process that the community needed. He was just saying to not put it on that lot. This was not a personal thing. He had asked Pastor Dan to put the proposal on another property and was told it was probably not going to happen as far as funding. He wanted to be heard on changing the single family residence, just this part. He was not talking about everything that they own but just the part that was right in front of his house.

Mr. Will Wick, representing the Grand Strand Christian Church, said the church had been there 39 years. In 1985 they bought this piece of property and at that time the covenant said they could go ahead and build. It was a single family at one point but that had been changed long before Mr. Bernard purchased his property. The church would like to go ahead and build 24 townhouses that would accommodate the elderly people that were at their church looking to downsize and allow them to be closer to the church and have a community of other believers to be able to help them out in their older times. They were trying to make that as a multi-family. He was a licensed contractor in South Carolina for over 21 years. He would be overseeing the project for the church. He had always worked with Horry County and he didn't build anything that was not going to be appropriate and very nice. He had a conversation with Mr. McLeroy after the zoning meeting. His concern was about a fence. He knew that in the county ordinance you had to have a fence, vegetation, privacy, and everything they do was going to be to and over and above the local building codes. With that being said they would like to be able to try to proceed with this and allow their elderly congregation to have a place to live until the Lord calls them home.

Public input was closed.

The motion was unanimously passed.

Ord 89-2020 Jones & Jones Properties LLC. Mr. Crawford moved to approve, seconded by Mr. Allen. There was no public input. The motion was unanimously passed.

Ord 90-2020 G3 Engineering, agent for DG Golf Limited Partnership. Mr. Vaught moved to approve, seconded by Mr. Howard. There was no public input.

Mr. Worley asked Mr. Schwerd if this area flooded.

Mr. Schwerd said the parcel floods. However they worked with the developer before they submitted the plans to make sure that every lot that was being built was actually located outside and above the Florence high water mark. So none of the area that was impacted with Florence was even in the area that they would be developing. It was below and outside of the lot area.

The motion was unanimously passed.

First Reading – **Ordinance 96-2020** to amend the zoning ordinance of Horry County and to remove mining permits and standards thereof. **Mr. Vaught moved to approve, seconded by Mr. Howard.**

Chairman Gardner stated the he was going to have Mr. Schwerd give them a brief presentation on the timing on how this was going to move through second and third reading, planning and zoning, and any other requirements that they have.

Mr. Schwerd said based on the discussion that they had at the mining workshop staff was directed by Council to work with the proposed amendment to the mining district and that had four parts to that. The first part was deleting Chapter 13, Article 6 which was the Council permitting process. The next part was

amending the zoning ordinance dealing with mines. The third part was amending the stormwater requirements that specifically deal with the mining requirements. The fourth part was amending the comprehensive plan that deals with how the county, or discusses how the county regulates mines. To give them that, the first part, they wanted to break it down and give them a timeframe so they could understand how everything was moving forward with Chapter 13 which was in the zoning code text amendment. They had that before them in Ordinance 96-2020. First reading would be that night. If that was approved it would go to planning commission on November 5th and then second reading would be available for November 17th and third reading would be December 8th. With stormwater requirements that first reading would be scheduled for October 20th Council and then November 17th and then December 8th. Then the comprehensive plan amendment would be October 20th for first reading. Second reading would be November 17th. Planning commission would review it on December 3rd. Third reading would be December 8th. They timed the stormwater and the comprehensive plan amendments together since they didn't have first reading that night. The reason it was going to planning commission was the planning commission was required to review and make recommendation on comprehensive plan amendments and that process currently required a 30 day public notice of planning commission. So they had to push that one out. However, Council could review, discuss, and approve the readings as long as planning commission has made recommendation prior to the third reading of County Council.

Chairman Gardner asked if he was done with his presentation.

Mr. Schwerd said he was finished. All he wanted to do was present the timeframe so that everybody was working off the same page.

Chairman Gardner said that was what they wanted because they were concerned about that the last time. Make sure they could get all three of the components together and move forward and be done by December 8th if Council wanted to go in that direction. He wanted to remind everybody that this was first reading. They would have second reading where they would hear from the public and Council.

Mr. Loftus said he would like to ask what happened to Ordinance 45-2020 which got second reading that covered all this. He didn't know how that got side tracked.

Mr. Schwerd said at the Council workshop Council voted, or took a poll to say that they no longer wanted to move forward with that and that they wanted to move forward with the proposed Pierce ordinance at the time. That was what Ordinance 96-2020 was. Ordinance 45-2020 was still sitting out there. It hadn't been killed or denied.

Mr. Loftus said he didn't understand why they wanted to basically wash their hands of this because Williamsburg, Charleston, Beaufort, Berkeley, Colleton, Jasper all in the low country have some type of mining ordinance or they address it, some in different ways. Three of them, Charleston, Beaufort, and Berkeley, use special exemption from the ZBA and Colleton allows it as a conditional use. Jasper was pretty close to what their Ordinance 45-2020 was as a conditional use only in a zone similar to the MG zoning that was presented. He came up with several instances. Granted that you could find an exception to everything, but there were several golf courses, one in Mr. Servant's district and three in his, that were closed that had enough room that they could be mined right next to houses. One being his house. Indian Wells had a section that had four holes parallel to each other about 450 yards by 250 yards and that was somewhere around 22 football fields so there was plenty of room for them to get in there and do what they have to. Being an engineer he understood completely trying to get the mine close to the project because of the transportation costs and things of that nature. He also recognized that after the mine was done there was an amenity in the form of a lake or stormwater retention area so he was not totally against it. It was just that he thought there was somehow, somehow they had to protect the existing housing from being subjected to mines. Was he correct that the hours go from 6:00 a.m. to their proposal of 6:00 – 7:00 p.m.? This one goes 24/7. Was he correct?

Mr. Schwerd said this proposal does not propose to limit the time frame.

Mr. Loftus said it could go 24/7? It could operate 24 hours a day, seven days a week. Correct?

Mr. Schwerd said that was the proposed ordinance, yes.

Mr. Loftus said he thought they might want to take a look at it and perhaps modify it to address some of these concerns.

Chairman Gardner said he thought this ordinance didn't say what the hours would be but DHEC would have to approve it and DHEC would not approve mining at night time or mining with artificial lighting. The hours would be 7:00 a.m. to 6:00 p.m. and it may be even earlier depending on what time the sun sets but they could work all that out. They still had a little bit to go but this was first reading.

Mr. Loftus said he understood it was first reading. He just wanted to present his concerns and that hopefully they could work something out because he couldn't vote for it the way it was.

Chairman Gardner said that was why they had the workshop the week before and that was why they had moved forward with what they were doing currently. If they needed to do something in the future they could but he didn't want to get too bogged down. He wanted everybody to be able to speak. They had second reading coming up soon.

Mr. Worley said he was going to speak for District 1. He would like for staff, based on this ordinance, he would like for staff to show him every parcel in District 1 that can have a mine. He would suggest that the rest of Council do the same. If there was a parcel in their district that can be mined they need to know it based on this ordinance.

Chairman Gardner asked if he wanted them to do that then or next time...

Mr. Worley said no. That was going to take some time to do.

Mr. Gosnell said they would have that to Council either before the next meeting or at the meeting.

Mr. Worley wanted to give them an example. Let's just say Brooksville, Hwy 111 and 57. There was a parcel there in the corner of 25 acres. Could they mine that? If they could based on this ordinance, he had an issue with that.

Mr. Servant said he wanted to make one point and that was a lot of the property that they were using as examples, the value of the property significantly outweighs for it to be developed with residential housing than it does with mining. He would say that you look at some of these parcels and the land values and building on it, not digging holes on it. He would say a good example would be any property on the ocean front or the three acres across from Mr. Worley's hotel. He was not going to dig those up and put mine holes in it. You would develop it and put houses or townhomes.

Mr. Vaught said he wanted to echo what Mr. Servant said. The economics of this deal were if the property and property and developable property now was becoming more and more scarce every day. They had to balance the usage for developable property versus the ability to be able to take dirt off of that property and move it to another piece of property. If they can't do that, then they were cutting off their nose to spite their faces. When they look at the setback rules that DHEC requires for mines he didn't think it was possible for Deerfield Golf Course to be developed as a mine. Other than for maybe some lakes being put there for amenities to build around and so forth. If that was the case and they can't mine it, what are they going to

do with the dirt that comes out of the lakes that they want to dig for stormwater and to build amenities? They had to move that dirt somewhere. If they can't move it somewhere they had to put it somewhere on site which screwed up the value of the land. So he thought they had to be really flexible here and let economics drive this deal because he had talked to people who have talked about having 200 acres that was prime mine land but if they mine it eventually they would get a certain amount of money out of it over 20 years. If they develop it then that property was much more valuable to them as developable property than it would be as a mine. So why would they mine it. He thought they had to look at all of that stuff, but basically he was echoing what Mr. Servant said. If the economics of this deal says that if you had property that was more valuable to develop you were going to develop it. You were not going to use it as a mine.

Chairman Gardner said in following up on that when you hear mining some of the people back home or in the audience, it was not the right connotation that they were talking about. They were primarily talking about borrowing pits and it would go in line with the construction which makes it an economic better decision to do that. So borrowing the dirt from here or there.

Mr. DiSabato said he didn't want them to lose sight of the fact that they were not talking about deregulating mining activity. They were talking about the appropriate state agency to regulate the mining activities was DHEC through the state legislature. What they were talking about doing was just not duplicating efforts and inserting themselves into a process that they didn't need to be inserted into. He didn't want to lose sight of that.

Mr. Crawford echoed what Messrs. DiSabato, Vaught and Servant said. They don't want to duplicate what DHEC was already doing. That can potentially create issues for the county. He thought Messrs. Vaught and Servant were right on the economics. He thought it was important for people to understand when they talk about a mine it may not be what they were actually thinking about. They were talking about a hole in the ground where someone was digging. Primarily in residential they were talking about a retention pond. So for him the question becomes what do they do with the dirt after it's lifted up out of the ground? If there was excess dirt they needed some way to haul that dirt off the property if they needed to use it somewhere else. He didn't want to do anything that would cripple that ability.

The motion passed with Mr. Loftus voting nay.

OLD / NEW BUSINESS:

Chairman Gardner stated that the vote was taken while they were conducting their business and Mr. Kirk Truslow would be the next board member for the Board of Zoning Appeals.

ANNOUNCEMENTS: None.

MEMORIAL DEDICATION: Jacob Hancher; Johnny E. Dunn; Anne Hunter Martin; Sandra Prevatte; Carolyn Baxley; Jeri Richardson Masterson; and J. T. West.

UPCOMING MEETINGS: Regular Council meetings – Oct 20, 6:00 p.m.; I & R Committee – October 27, 9 a.m.; Public Safety Committee – Oct 13, 9:00 a.m.; Transportation/Econ Dev Committee – Oct 13, 2:00 p.m.; and Administration Committee – October 27, 2:00 p.m.

EXECUTIVE SESSION: None.

ADJOURNMENT: With no further business, Mr. Prince moved to adjourn at approximately 7:15 p.m. The motion was unanimously passed. The meeting was adjourned in memoriam of Jacob Hancher, Johnny E. Dunn, Anne Hunter Martin, Sandra Prevatte, Carolyn Baxley, Jeri Richardson Masterson, and J. T. West.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 86-2020

AN ORDINANCE TO ADD CERTAIN PROPERTIES TO THE HORRY COUNTY HISTORIC PROPERTY REGISTER AS INDIVIDUAL HISTORIC PROPERTIES.

WHEREAS Horry County has recognized the need to preserve the County's local heritage as an irreplaceable asset thru the creation of a list of designated individual properties, sites and landmarks; and,

WHEREAS The Mt. Pisgah Church Cemetery contains at least 80 gravesites, dating to at least 1964, and contains veterans from World War II, the Korean War, and the Vietnam War; and,

WHEREAS The Pine Island Community Cemetery contains at least 731 gravesites, dating to at least 1936, and contains veterans from World War I, World War II, the Korean War, the Vietnam War, and the Persian Gulf War; and,

WHEREAS The Averett & Harriet Floyd Strickland Burial Site contains at least 6 gravesites, dating to at least 1896, and contains a veteran from the Civil War; and,

WHEREAS The Calvary Freewill Baptist Church was founded in in 1937 with eight members and Brother Benton as the pastor. The existing church structure dates to 1938; and

WHEREAS The Cane Branch AME Church was founded in 1838 with a deed for one acre of property with the building and "the privilege of timber adjoining the land that may be necessary in order to keep the building erected." The recorded price for the parcel was twenty five cents; 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;

Mt. Pisgah Church Cemetery, Pine Island Community Cemetery, Averett & Harriet Floyd Strickland Burial Site, Calvary Freewill Baptist Church and the Cane Branch AME Church be added to the Horry County Historic Property Register.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 20th day of October, 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: September 15, 2020
Second Reading: October 6, 2020
Third Reading: October 20, 2020

County Council Decision Memorandum
Horry County, South Carolina

Date: July 21, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: David Schwerd, Planning Director
Committee: Infrastructure & Regulation
Regarding: Horry County Historic Property Register

ISSUE:

Should Horry County Council add the following properties be added to the Horry County Historic Property Register?

1. Mt. Pisgah Baptist Church Cemetery
2. Pine Island Community Cemetery
3. Averett & Harriet Floyd Strickland Burial Site
4. Calvary Freewill Baptist Church
5. Cane Branch AME Church

PROPOSED ACTION:

Add the referenced historic properties to the Historic Property Register.

RECOMMENDATION:

The Board of Architectural Review and Historic Preservation recommended approval at their June 16, 2020 meeting.

BACKGROUND:

Horry County has recognized the need to preserve the County's local heritage as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks, known as the Horry County Historic Property Register.

Horry County has established the prerequisites for a property to be added to the Register, those being, the Property:

- a. Has significant inherent character, interest, history, or value as part of the community or heritage of the community, state or nation; or
- b. Is the site of an event significant in history; or
- c. Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
- d. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or
- e. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or

- f. Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
- g. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- h. Is part of or related to a square or other distinctive element of community planning; or
- i. Represents an established and familiar visual feature of the neighborhood or community; or
- j. Has yielded, or may be likely to yield, information important in pre-history or history.

The Horry County Board of Architectural Review and Historic Preservation (BAR) has been charged with the responsibility of identifying and recommending to County Council the addition of properties meeting the above standards to the Horry County Historic Property Register.

ANALYSIS:

After conducting a public hearing, the Board of Architectural Review has unanimously determined that each of the historic sites numbered 1 through 5 above, meets the requirements of Section 1706.1 of the Horry County Zoning Ordinance, *Criteria for Historic Designation*. Each of the proposed sites is a minimum of fifty (50) years old in addition to meeting other standards. The Board of Architectural Review recommends adding the referenced properties to the Horry County Historic Property Register.

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 88-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 42705030029 FROM RESIDENTIAL (SF10) TO MULTI-RESIDENTIAL THREE (MRD3)

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

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

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

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

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 42705030029 and currently zoned Residential (SF10) is herewith rezoned to Multi-Residential Three (MRD3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 20th day of October, 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: September 15, 2020
Second Reading: October 6, 2020
Third Reading: October 20, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Wil Witt (Energov # 049521)	Rezoning Request #	2020-07-001
PIN #	42705030029	County Council District #	8 - Vaught
Site Location	Burcale Rd in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Grand Strand Christian Church (Daniel Banks)	PC Recommendation	Approval 8:1
		Size (in acres) of Request	2.5

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10	Flood and Wetland Information (proposed FEMA maps)	X (0.2% Annual Chance Flood Hazard)	SF10	SF10	SF10
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	3.6	SF10	Subject Property	GR
Proposed Use	Residential	Utilities	Public	SF10	NC	NC
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban/ Scenic & Conservation	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone from Residential (SF10) to Multi-Residential (MRD3) for the placement of 24 townhome units. As proposed, the project is not incorporating sustainable development criteria and would have a gross density of 10 units/acre. The parcel is owned by a church in the near vicinity and is located in a predominately residential area. A portion of the property is within the 500 year (0.2%) flood zone on the preliminary flood maps.
The intent of MRD is to provide opportunities for mixed use developments that apply imaginative approaches to community design involving pedestrian-oriented development, interconnectivity, and sensitivity to the needs of the public, economy, and natural environment.

Public Comment: 9/3/2020 Bernard Mcleroy spoke in opposition of the request. His concerns were property value, traffic, safety and density.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 80	Existing Road Conditions	State , Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	150 / 150	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (163) 60,400 AADT 75-80%
Proposed Improvements			

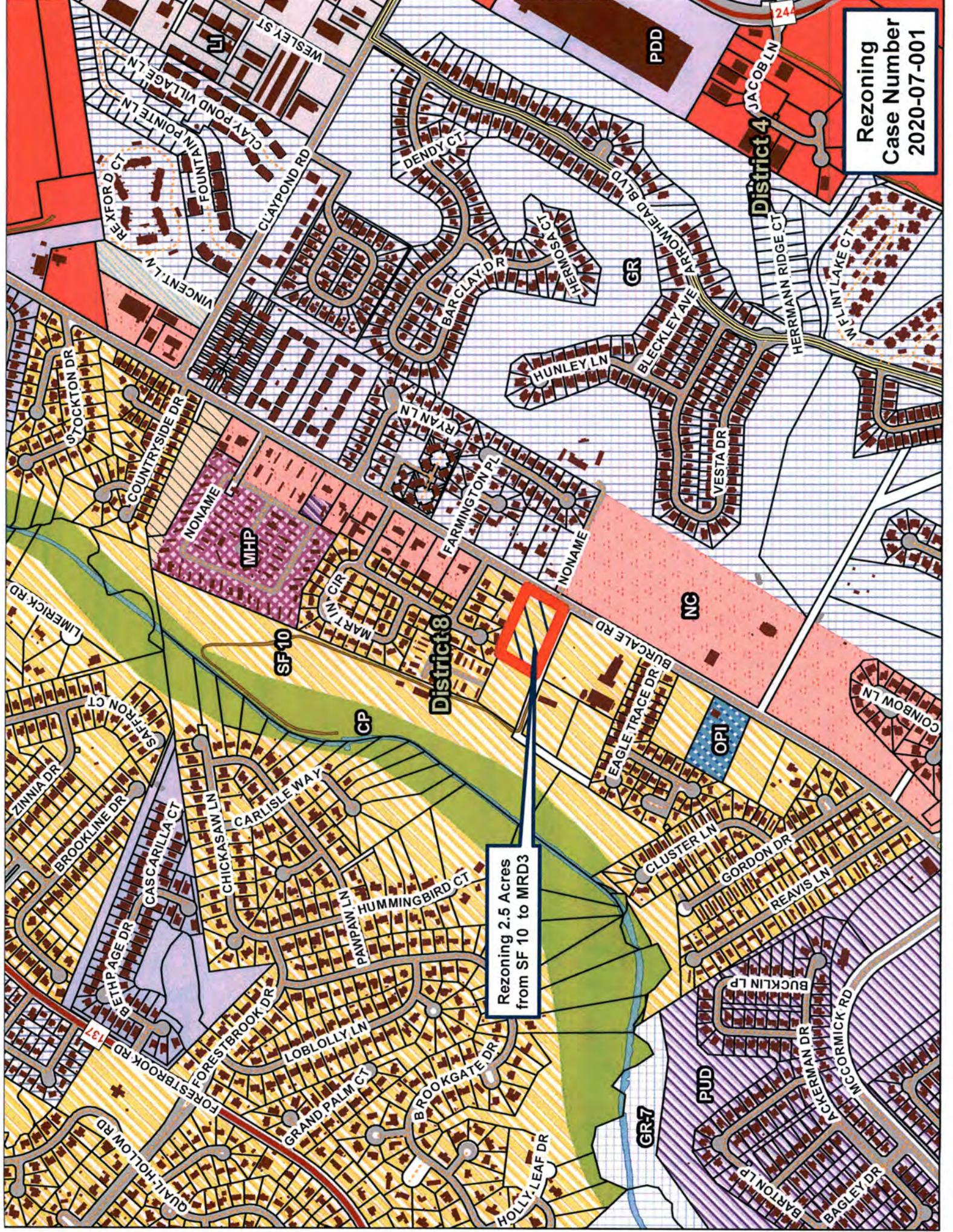
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	SF10	SF10	GR	NC	
Min. Lot Size (in square feet)	.75 ac	10,000	10,000	6,000	10,000	
Front Setback (in feet)	25	25	25	20	25	
Side Setback (in feet)	10	10	10	10	10	
Corner Side Setback (in feet)	25	15	15	15	15	
Rear Setback (in feet)	15	15	15	15	15	
Bldg. Height (in feet)	40	35	35	35	35	

Setback Comments:

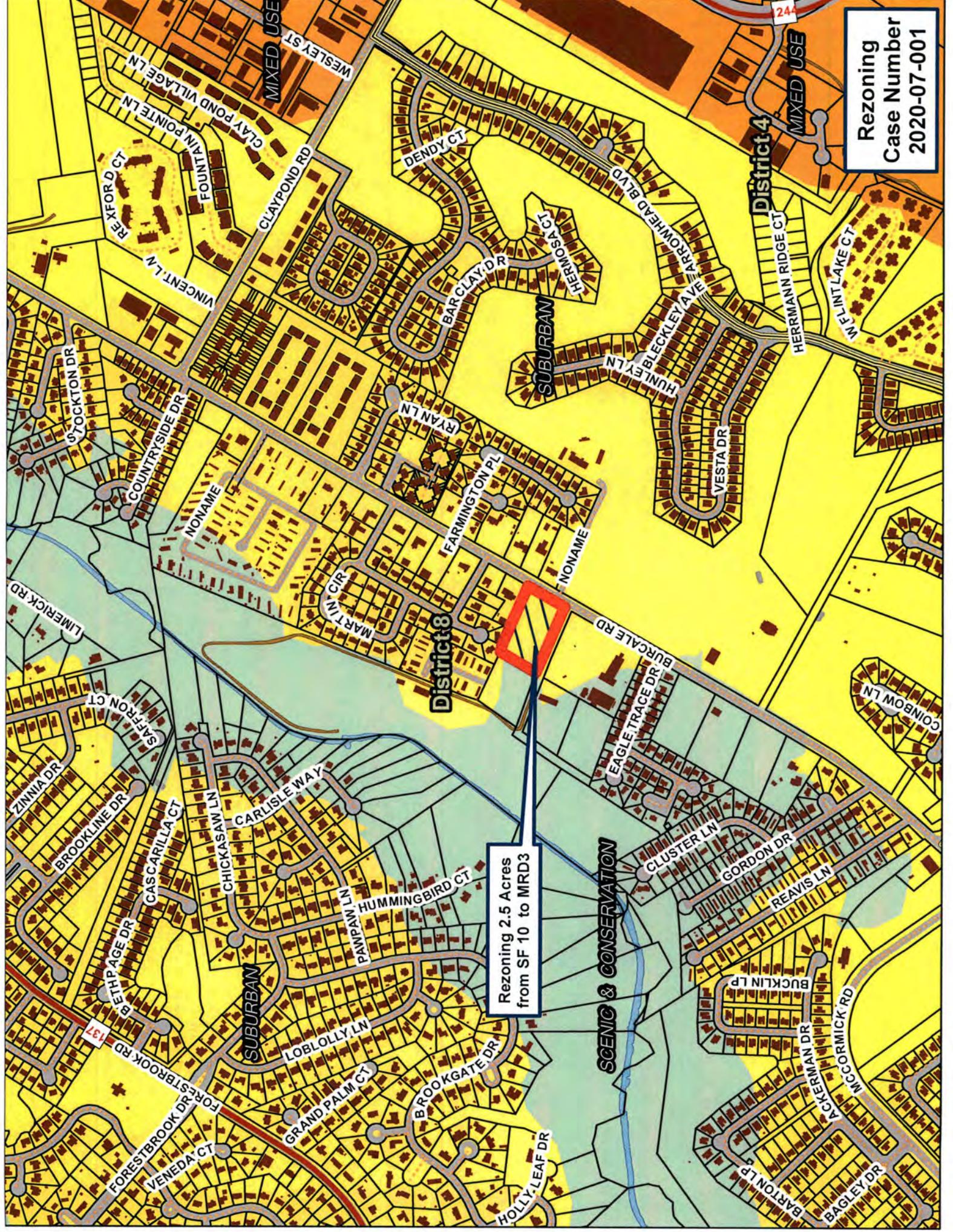
Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 34 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-001



Rezoning 2.5 Acres
from SF 10 to MRD3

Rezoning
Case Number
2020-07-001



Rezoning 2.5 Acres
from SF 10 to MRD3

District 8

District 4

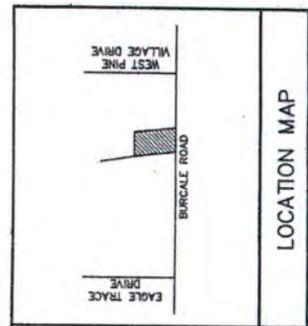
SUBURBAN

SUBURBAN

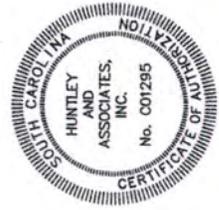
SCENIC & CONSERVATION

MIXED USE

MIXED USE



NOTE: SETBACKS ARE DEPENDANT ON SPECIFIC USE. CONTACT Horry COUNTY FOR SETBACKS.



FIRM MAP # 450104-0679-H
DATED: 08-23-99 ZONE: "X"

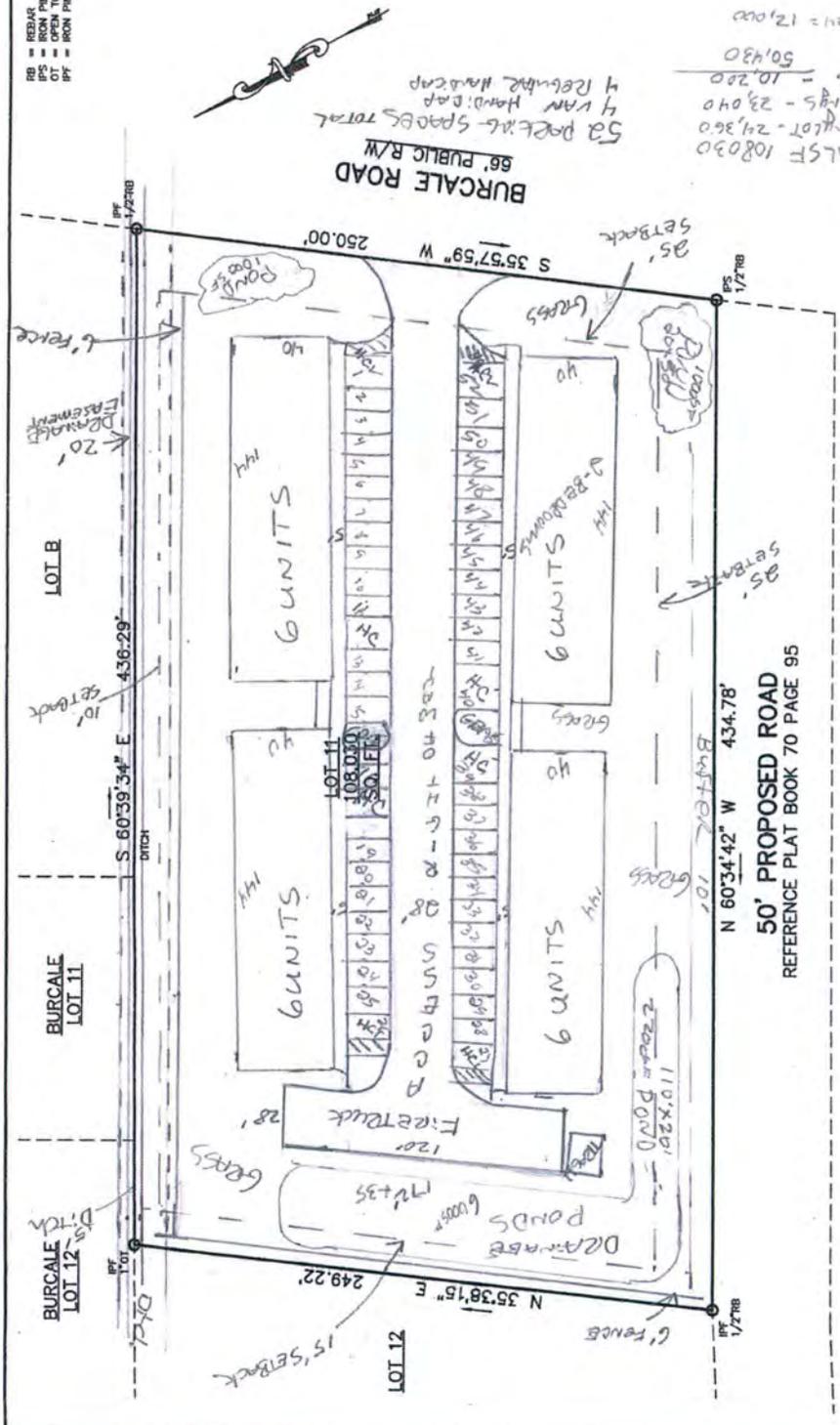
HUNTLEY AND ASSOCIATES, INC.	LAND SURVEYING
7780 FALLEN TIMBER DRIVE	MYRTLE BEACH, S.C. 29588
(843) 238-8745	huntleyassoc.com
REF. PLAT BOOK 66-81	
REF. DEED BOOK 3961-3966	
TAX MAP 172-00-06-033	
PARTY CHIEF J.B.H.	
DRAWN W.B.H.	
DATE 05-07-2020	
DWG. NO. 24309	

STATE OF SOUTH CAROLINA
HORRY COUNTY
CAROLINA PINES
LOT 11
SURVEY FOR
GRAND STRAND CHRISTIAN CHURCH



R/S: W.B. HUNTLEY # 8869
NC

- RB = REBAR
- OT = OPEN TOP PIPE
- PF = IRON PIN FOUND



TOTAL SF 108030
PARKING LOT - 24360
BUILDINGS - 23040
Ponds = 10280
Open Space = 50430
(500x20) = 12000

50' PROPOSED ROAD
REFERENCE PLAT BOOK 70 PAGE 95

LOTS 9 & 10



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF WETLANDS. THIS IS A RESURVEY OF A PIECE, PARCEL OR LOT OF LAND PREVIOUSLY RECORDED IN BOOK 66 PAGE 81. ALL DIMENSIONS RELATING TO STRUCTURES ARE TO OUTSIDE WALLS. THIS PLAT IS THE PROPERTY OF HUNTLEY AND ASSOCIATES, INC., IS CERTIFIED ONLY TO THE PERSONS OR ENTITY NAMED HEREIN, AND MUST HAVE AN ORIGINAL SIGNATURE AND RAISED SEAL TO BE VALID.

COUNTY OF HORRY)

STATE OF SOUTH CAROLINA)

Ordinance 89-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 44001040047 FROM RETAIL CONSUMER SERVICES (RCS) TO HIGH BULK RETAIL (RE4)

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

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

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

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

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 44001040047 and currently zoned Retail Consumer Services (RCS) is herewith rezoned to High Bulk Retail (RE4).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 20th day of October, 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,

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: September 15, 2020
Second Reading: October 6, 2020
Third Reading: October 20, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Jones & Jones Properties LLC (Energov # 050023)	Rezoning Request #	2020-08-005
PIN #	44001040047	County Council District #	6 – Crawford
Site Location	Leisure Ln in Myrtle Beach	Staff Recommendation	Approval
Property Owner Contact	Jones & Jones Properties LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.76

ZONING DISTRICTS

Current Zoning	RCS
Proposed Zoning	RE4
Proposed Use	Outdoor Storage

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.06
Utilities	None
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF40	CFA	CFA
SF40	Subject Property	SF40
HC	HC	HC

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
<p>Discussion: The applicant has requested to rezone to the High Bulk Retail (RE4) zoning district to allow outdoor storage. Graves Pool & Spa is located on an adjacent parcel, this parcel would be utilized for outdoor storage of equipment and vehicles for Graves. In addition to the pool company other uses in the near vicinity include a church adjacent to this parcel, a near by auto repair business, and residences.</p> <p>Aerials indicate that the parcel is already being used for unpermitted outdoor storage. The parcel is located just outside of the Highway 544 overlay.</p>	
<p>Public Comment: 9/3/2020 There was no public input. Shannon Jones was present to address questions and concerns.</p>	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 200	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (239) 34,700 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

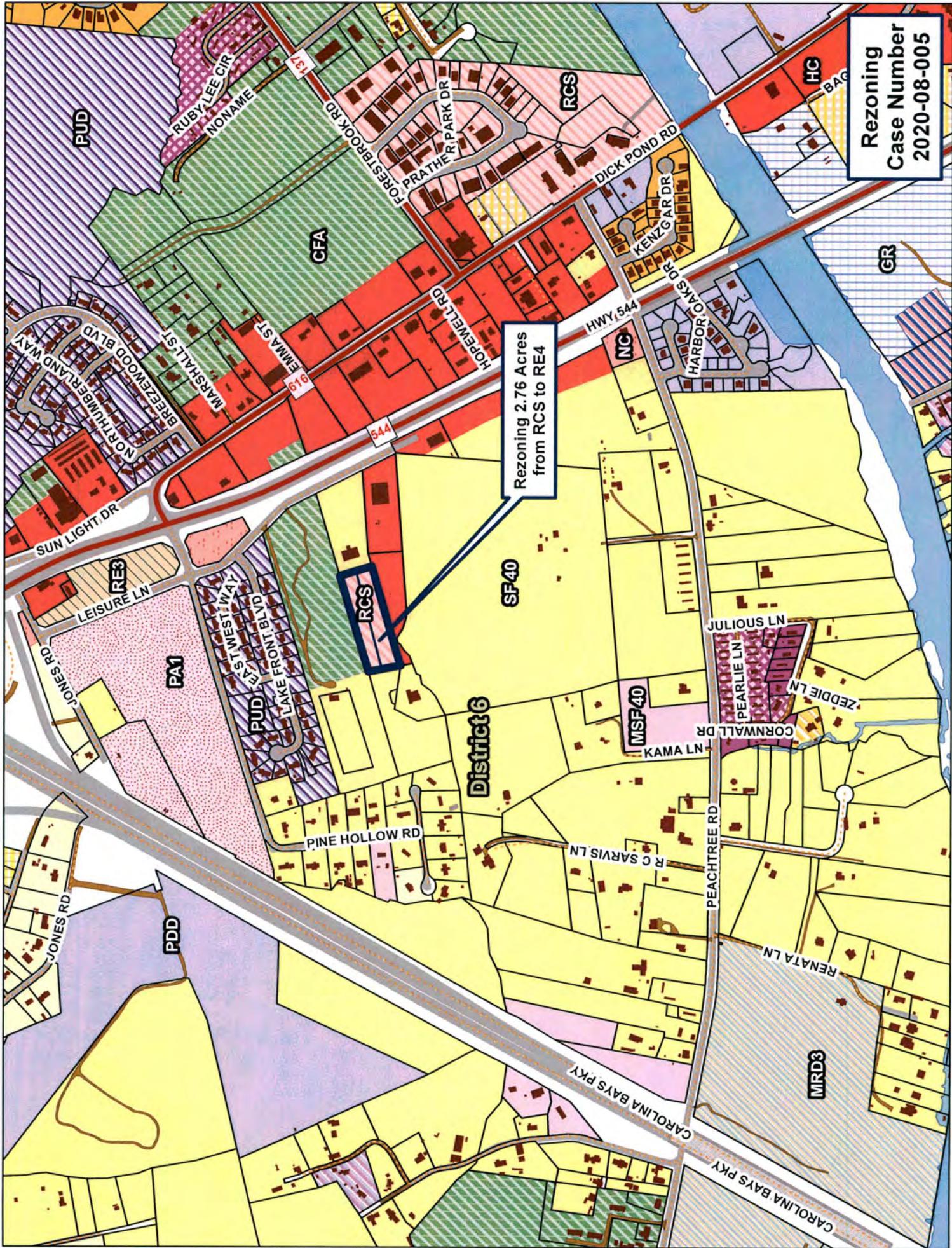
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS	CFA Res / Comm	HC	SF40	
Min. Lot Size (in square feet)	21,780	10,000	21,780 / 43,560	10,000	40,000	
Front Setback (in feet)	60	60	25 / 60	50	50	
Side Setback (in feet)	10	10	10 / 25	10	20	
Corner Side Setback (in feet)	50	50	25 / 60	15	30	
Rear Setback (in feet)	50	15	25 / 60	15	30	
Bldg. Height (in feet)	36 per 1/2 ac not to exceed 120	65	35	120	35	

Setback Comments:

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 19 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY:DJ

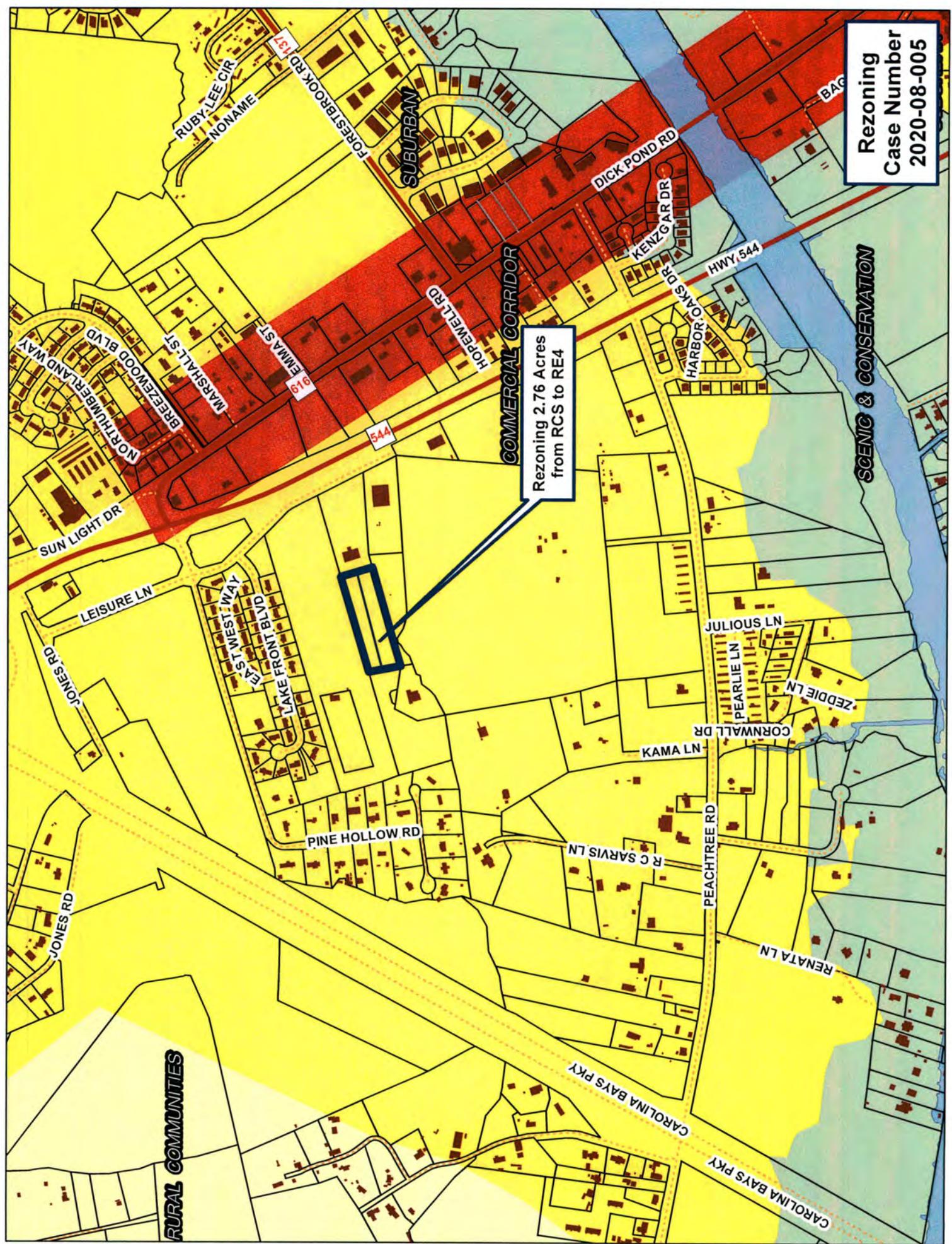
Rezoning
Case Number
2020-08-005

Rezoning 2.76 Acres
from RCS to RE4



Rezoning
Case Number
2020-08-005

Rezoning 2.76 Acres
from RCS to RE4



Rezoning
Case Number
2020-08-005

Rezoning 2.76 Acres
from RCS to RE4



COUNTY OF HORRY)

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Ordinance 90-2020

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 40100000005 & 40100000006 FROM RESIDENTIAL (SF10) & HIGHWAY COMMERCIAL (HC) TO HIGH BULK RETAIL (RE4) & MULTI RESIDENTIAL THREE (MRD3)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & 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 40100000005 & 40100000006 and currently zoned Residential (SF10) & Highway Commercial (HC) is herewith rezoned to High Bulk Retail (RE4) & 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 20th day of October, 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: September 15, 2020
Second Reading: October 6, 2020
Third Reading: October 20, 2020

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering & Surveying (Energov # 050010)	Rezoning Request #	2020-08-004
PIN #	40100000005 & 40100000006	County Council District #	8 - Vaught
Site Location	Hwy 544 across from Myrtle Ridge Dr in Conway	Staff Recommendation	Approval
Property Owner Contact	DG Golf Limited Partnership	PC Recommendation	Approval 8:1
		Size (in acres) of Request	119.59

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10 & HC	Flood and Wetland Information (proposed FEMA maps)	AE Flood Zone & 500 year (0.2%) Annual Chance Flood Hazard	CFA	SF20	HC
Proposed Zoning	MRD3 & RE4	Public Health & Safety (EMS/fire) in miles	0.68	CFA	Subject Property	RCS
Proposed Use	Commercial and Residential Development	Utilities	Public	SF20	SF10	RE3
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Scenic & Conservation and Suburban	Overlay/Area Plan: Hwy 544 Overlay
--	---

Discussion: The applicant has requested to rezone the property to MRD3 (113.4 ac) and RE4 (6.2 ac) to allow for commercial and residential development. The residential development will consist of 115 townhomes and 211 single family homes for a density of 2.9 du/ac. The property is an existing golf course which could already be developed with single family homes, the MRD zoning district will allow for a reduction in lot size and townhomes. No lots or units are proposed within floodplain. The applicant has proposed to incorporate three sustainable development criteria: (1) All residential lots shall have active or passive recreational open space, (2) a community garden and (3) 100% increase in open space. The property has approximately 38 acres of wetlands present. The project is requesting a design modification to allow the use of a 50' private access easement within a major subdivision. The Design Modification was approved on 9/3/2020. The surrounding area is a mixture of residential and commercial development. The property is located within the Hwy 544 Overlay and is subject to the requirements therein.

Public Comment: 9/3/2020 Eric Seiling, Michele Parker, Richard Johnson, Billie Jo Reidell, Richard Wojeck, Joseph Marchi, & Stasha Baker spoke in opposition of the request. Their concerns were traffic, crime, property value, stormwater, drainage, flooding, wetlands, wildlife, density, and schools. Felix Pitts was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	500 / 4,000	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	4,400 / 4,400	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544, Station (241) 35,000 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3 RE4	SF10 HC	CFA Res / Comm	SF20	RCS	RE3
Min. Lot Size (in square feet)	5,000 21,780	10,000	21,780 / 43,560	20,000	10,000	10,000
Front Setback (in feet)	15 60	25 50	25 / 60	40	60	60
Side Setback (in feet)	5 10	10 10	10 / 25	15	10	10
Corner Side Setback (in feet)	15 50	15 15	15 / 37.5	22.5	50	50
Rear Setback (in feet)	10 15	15 15	15 / 40	25	15	15
Bldg. Height (in feet)	40 36 per 1/2 not to exceed 120	35 120	35	35	65	48

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 111 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

NO.	REVISIONS	DATE



GB ENGINEERING
 1701 BOKUMBERG DRIVE
 FLEMING ISLAND, SC 29556
 PHONE: 843.237.1001
 WWW.GBENGINEERING.COM

THE WITCH
 PREPARED FOR
R.S. PARKER
 Horry County, South Carolina

SCALE: 1" = 100'
 DATE: 4-2-09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

C-1
 SHEET



SITE DATA	
MUNICIPALITY	HORRY COUNTY
TMS #	161-00-02-199, 161-00-02-063
TOTAL AC	119.89
PROPERTY OWNER	D G GOLF LIMITED PARTNERSHIP
EXISTING ZONING	SF10, HC
PROPOSED ZONING	MRD-3, RE-4
PROPOSED SETBACKS	F-15', S-5', R-10'
TOTAL # OF TOWNHOMES	115
TOTAL # OF SF UNITS	211
REQUIRED O.S.	625 SF/UNIT = 203,750 SF OR 4.68 AC. (102,813 SF OF WETLAND) + 350,482 SF
PROVIDED O.S.	= 453,295 SF OR 10.40 AC.
REQUIRED COMM. GARDEN	40 SF/UNIT = 13,160 SF
PROPOSED COMM. GARDEN	13,435 SF

- NOTE:**
- 3 SUSTAINABLE DESIGN CRITERIA PROVIDED: SIDEWALKS/COMMUNITY GARDEN/INCREASED OPEN SPACE
 - THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER & SEWER
 - ALL REQUIRED STRIPING IMPROVEMENTS WILL BE PROVIDED WITH CIVIL CONSTRUCTION PLANS

LEGEND

 Subject Property: 120 Acres+/-

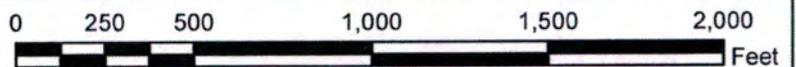
 Wetland Areas Observed on March 26, 2020: 38-Acres+/-



The wetland areas, non-wetland areas, RPW and NRPW depicted on this sketch have not been verified by the United States Army Corps of Engineers (USACE) and are subject to change. Our findings have been developed in accordance with generally accepted standards of practice of the USACE. No other warranty is expressed or implied. The client recognizes that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and that future changes in their regulations/guidelines may affect the findings represented in this sketch. The wetlands depicted on this sketch have NOT been delineated in the field or surveyed by a P.L.S. Please note that a final Jurisdictional Determination (JD) Letter should be obtained from the USACE prior to any land disturbing activities taking place on the property.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT DISCLAIMER: PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. THERE ARE NO GUARANTEES REGARDING ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



Project No:	4263-20-045
Source:	ESRI
Source Date:	2018
Date:	March 2020

Wetland Approximation Exhibit The Witch Golf Links Tract Conway, Horry County, SC



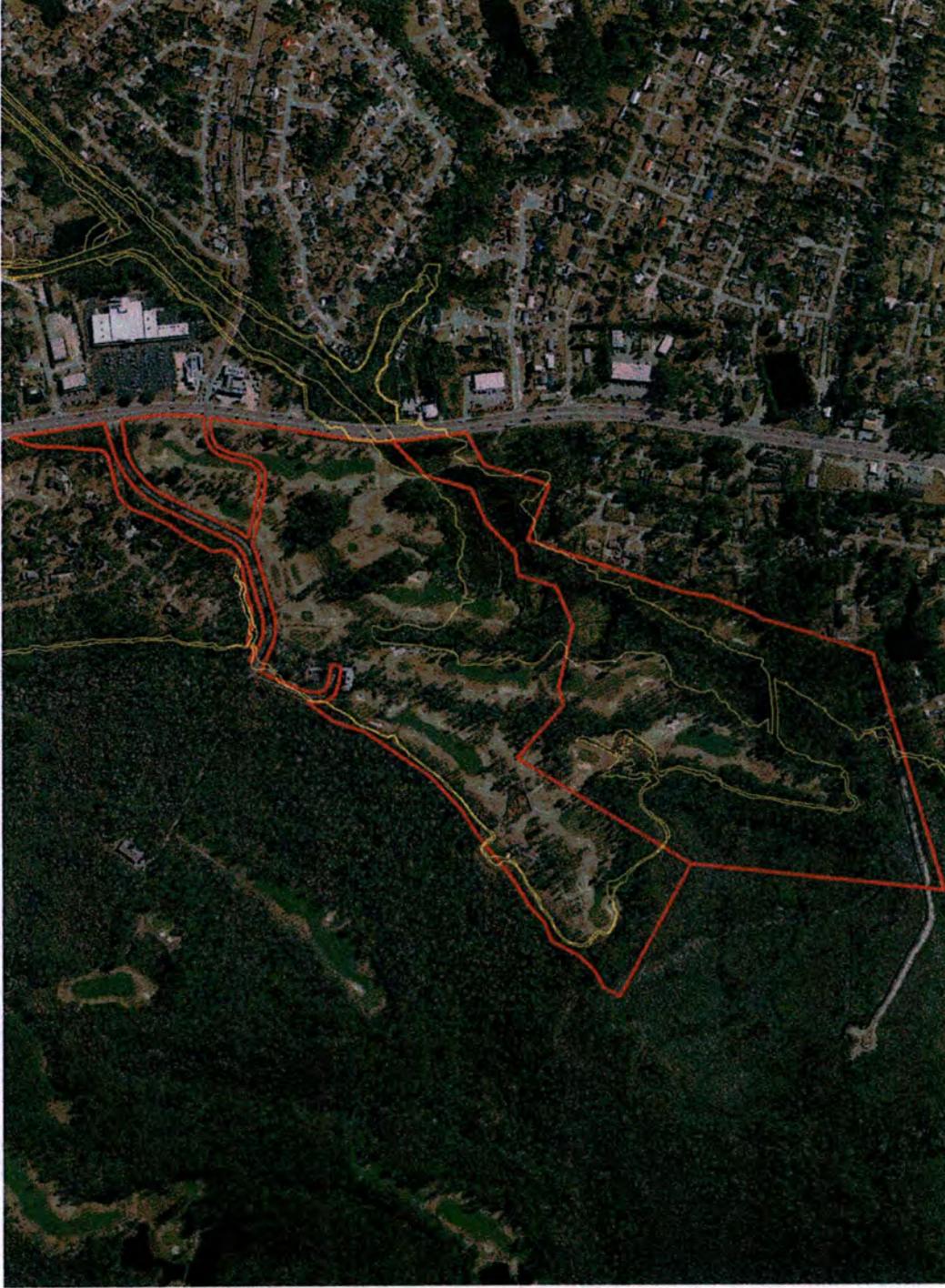
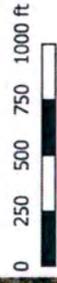
Exhibit No.
3



Preliminary Flood
Zone Map for TMS
161-00-02-199,
-063
119.59 AC.

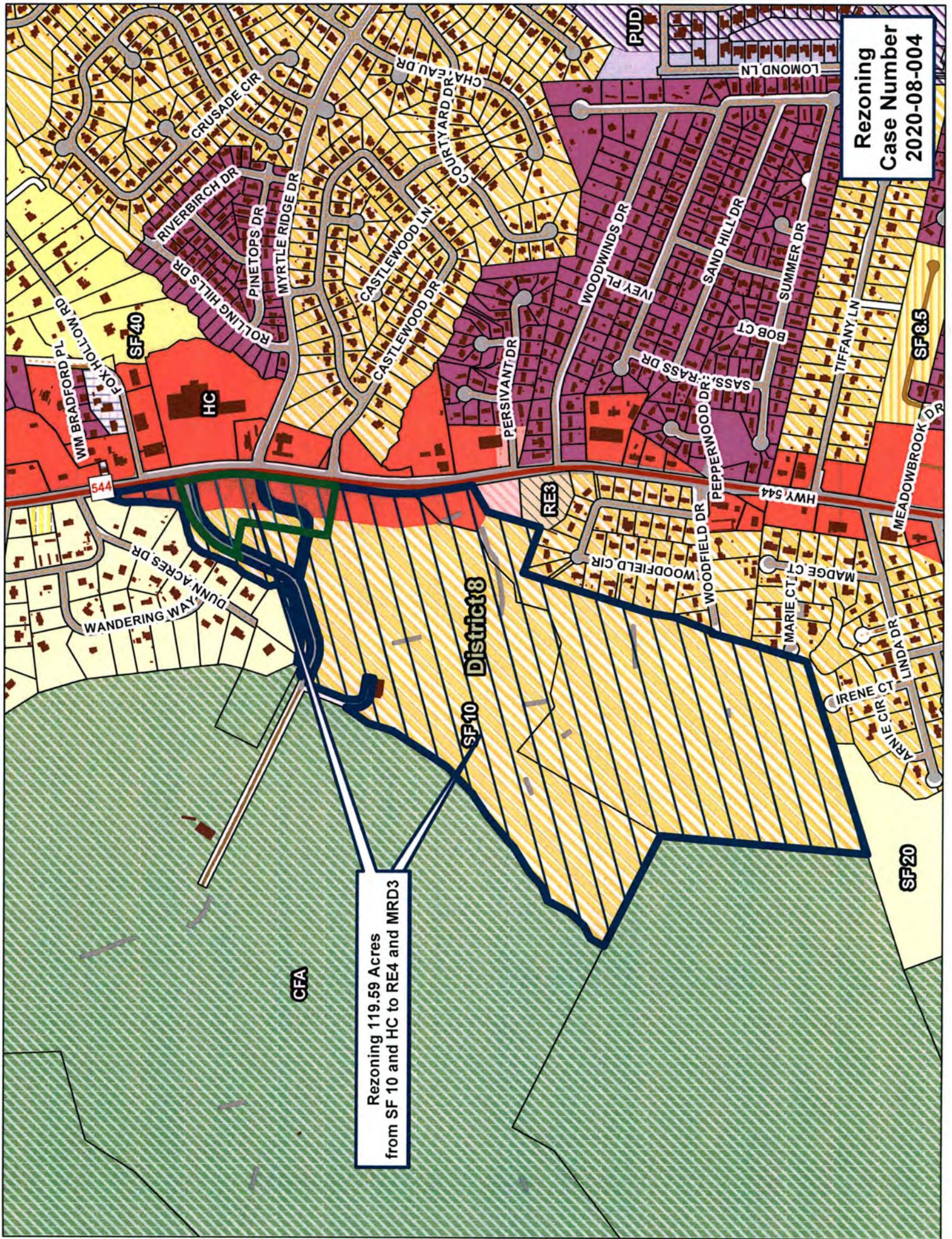
The Witch

Conway, Horry County,
SC



Rezoning
Case Number
2020-08-004

Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3



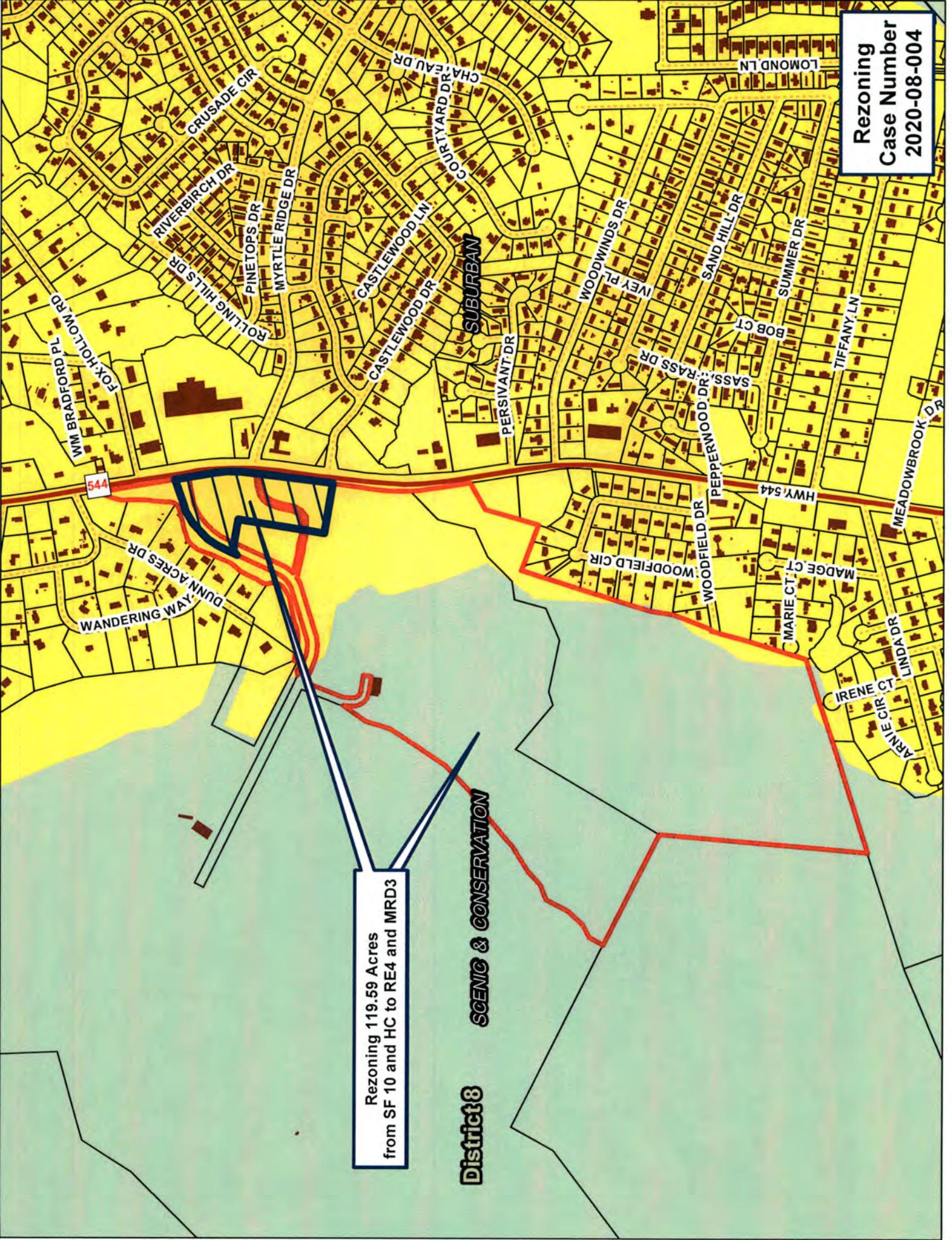
Rezoning
Case Number
2020-08-004

District 8

SCENIC & CONSERVATION

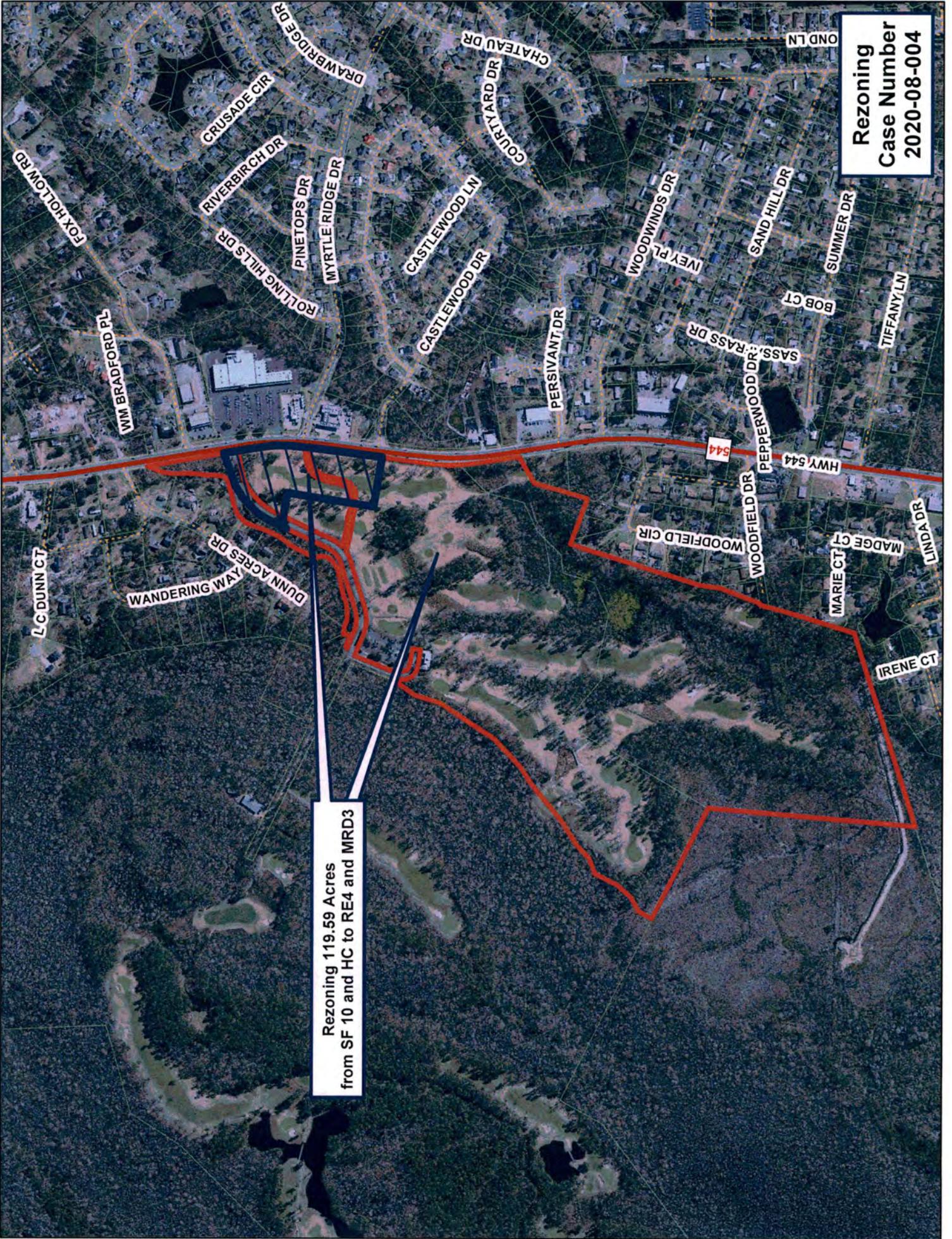
Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

SUBURBAN

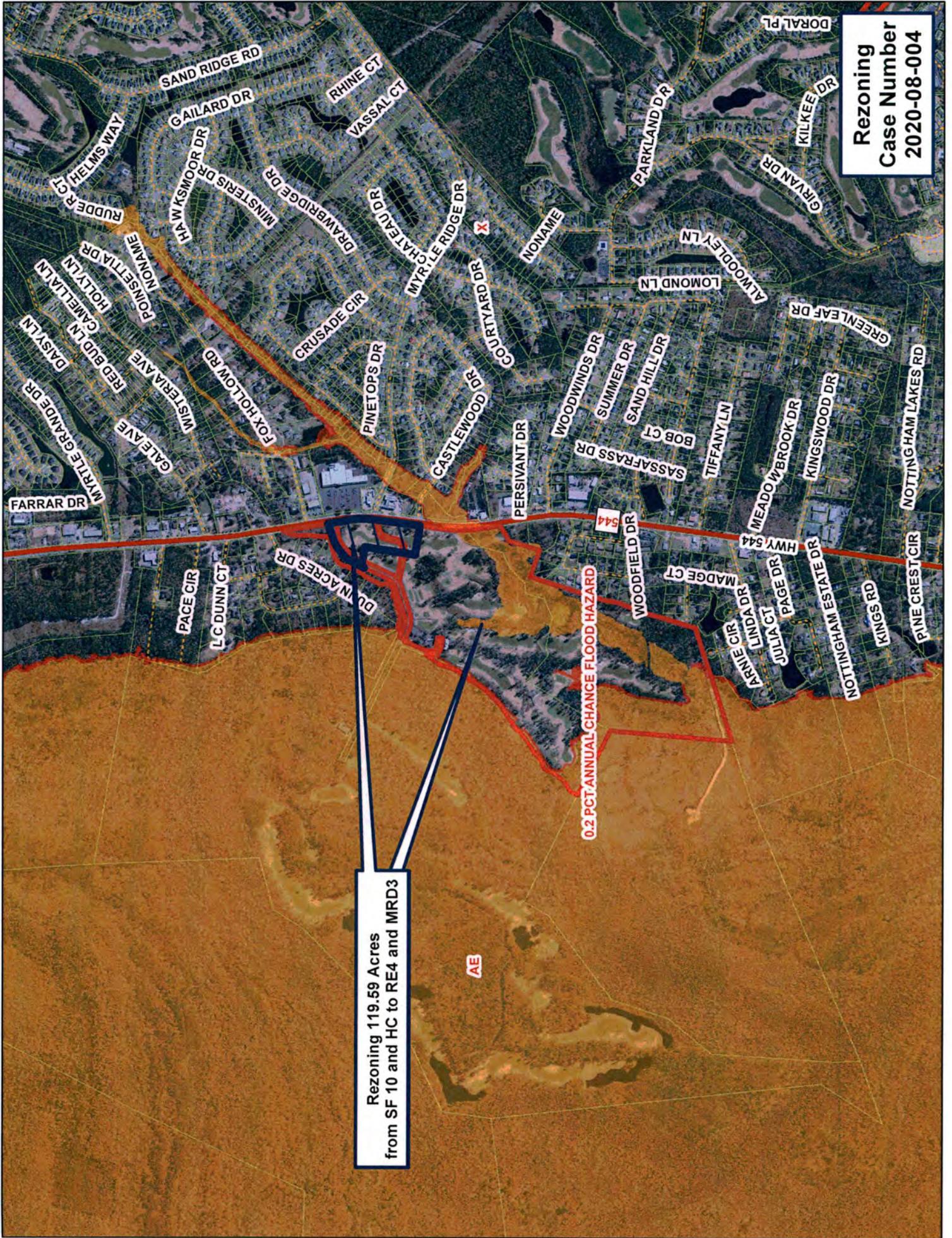


Rezoning
Case Number
2020-08-004

Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3



Rezoning
Case Number
2020-08-004



Rezoning 119.59 Acres
from SF 10 and HC to RE4 and MRD3

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

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COUNTY OF HORRY

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Ordinance 76-2020

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 45703030020 FROM RESIDENTIAL (MSF10) TO MANUFACTURED AGRICULTURAL RANCHETTES (AG7)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) 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 45703030020 and currently zoned Residential (MSF10) is herewith rezoned to Manufactured Agricultural Ranchettes (AG7).
- 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: October 20, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Kevin L Hackett (Energov # 049734)	Rezoning Request #	ORD 76-2020 2020-07-010
PIN #	45703030020	County Council District #	4 - Loftus
Site Location	Circle Ln in Myrtle Beach	Staff Recommendation	Disapproval
Property Owner Contact	Kevin L Hackett	PC Recommendation	Approval 7:2
		Size (in acres) of Request	3

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	AG7
Proposed Use	Allow for horse with existing residence

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	2.5
Utilities	Septic
Character of the Area	Residential

ADJACENT PROPERTIES

MSF10	MSF10	CFA
MSF10	Subject Property	CFA
MSF10	MSF10	MSF10

COMMENTS

Comprehensive Plan District: Suburban/Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan
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Discussion: The applicant is requesting to rezone an existing residential property to allow for a horse. Currently the 3 acre parcel is zoned for 10,000 square foot lots and the long narrow shape of the lot will likely limit further development. Access to Hwy 707 from the subject parcel is along Circle Lane which is an unpaved local road. A majority of the parcel remains as forested wetland with a home and associated structures already built upon the upland portion of the property. The Manufactured Agricultural Ranchettes District (AG7) allows for personal farming and the care for animals like horses. Several conditions will apply if a horse is kept on the property including a minimum lot size of 1.5 acres and setbacks for animal related facilities to minimize impacts on surrounding parcels. The subject parcel is located within the radius of an identified Neighborhood Activity Center and the property is designated for future land use as partially suburban and Scenic & Conservation.
8/18/2020 County Council remanded to Planning Commission for reconsideration. 8/6/2020 Staff & Planning Commission (8:1) recommended disapproval.

Public Comment: 8/6/2020 Bob Ziegler, Kevin Knox, Darlene Dukes, & Cephus Deas spoke in opposition to the request. Their concerns were land value, odor, disruption to area, ability to sell their property, and safety. Kevin Hackett was present to address questions and concerns
10/1/2020 Bob Ziegler (Greater Burgess Community Assoc.) spoke in opposition. They were concerned with horses, horse security/safety, and spot zoning. Mike Krokowski, Kent Piplinski, and Patricia ___ spoke in support of the Request.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 96	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

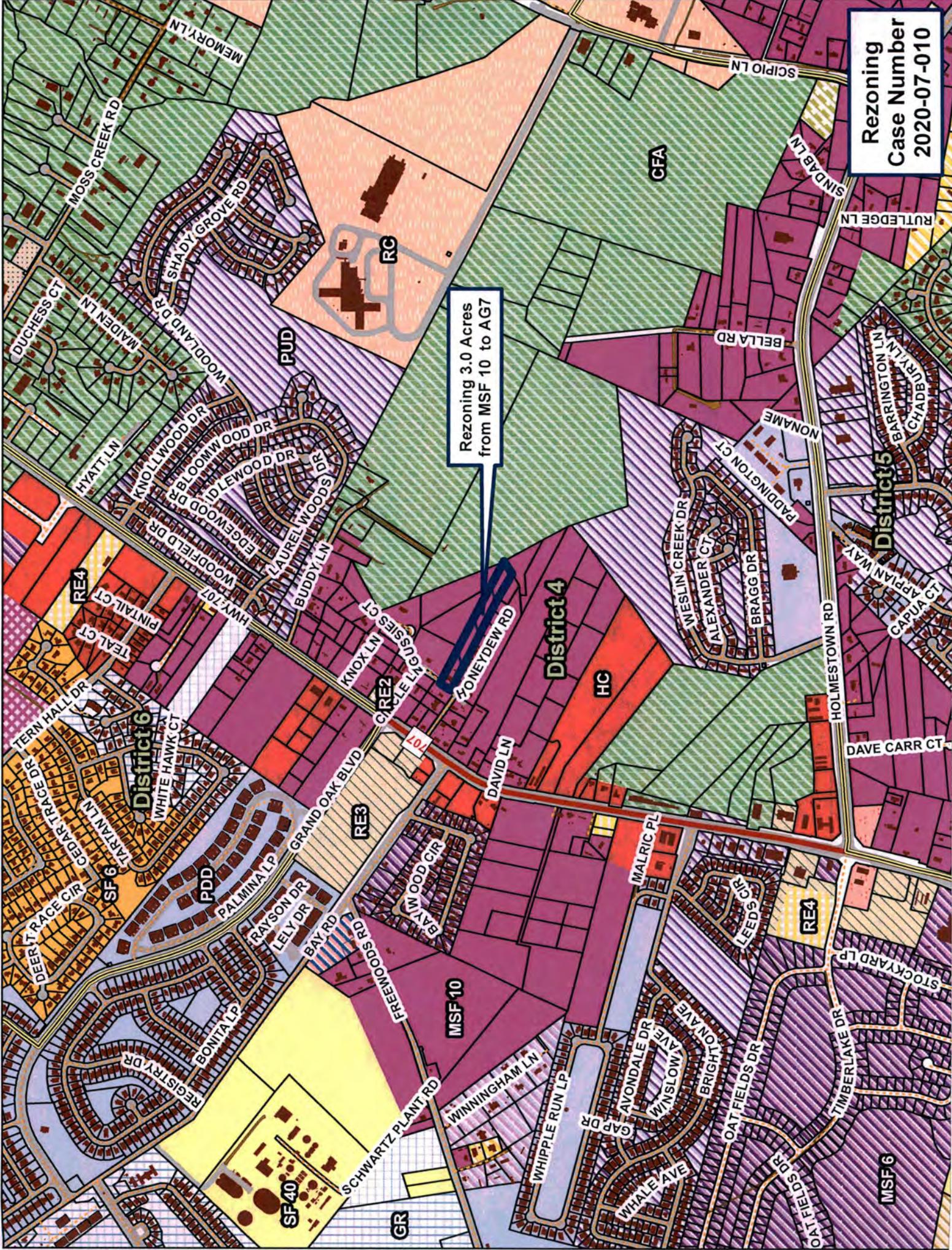
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7 Res / Stables, shelters, manure piles, pits or bins	MSF10	MSF10	CFA res/comm		
Min. Lot Size (in square feet)	1.5 ac	10,000	10,000	21,780 / 43,560		
Front Setback (in feet)	25 / 60	25	25	25 / 60		
Side Setback (in feet)	10 / 25	10	10	10 / 25		
Corner Side Setback (in feet)	15 / 37.5	15	15	15 / 37.5		
Rear Setback (in feet)	15 / 40	15	15	15 / 40		

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 35 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Bldg. Height (in feet)	35	35	35	35		
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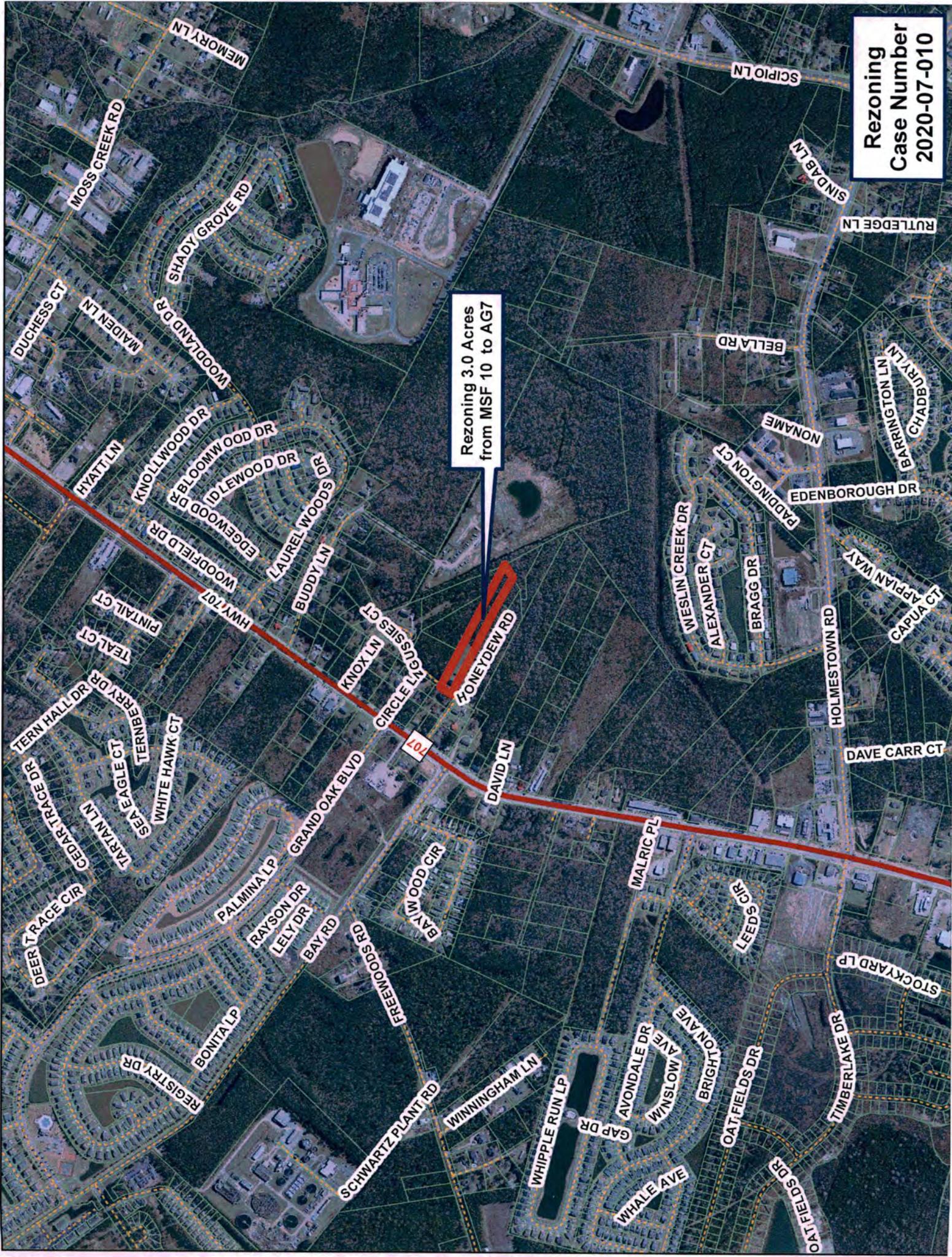
Setback Comments:

Rezoning 3.0 Acres
from MSF 10 to AG7



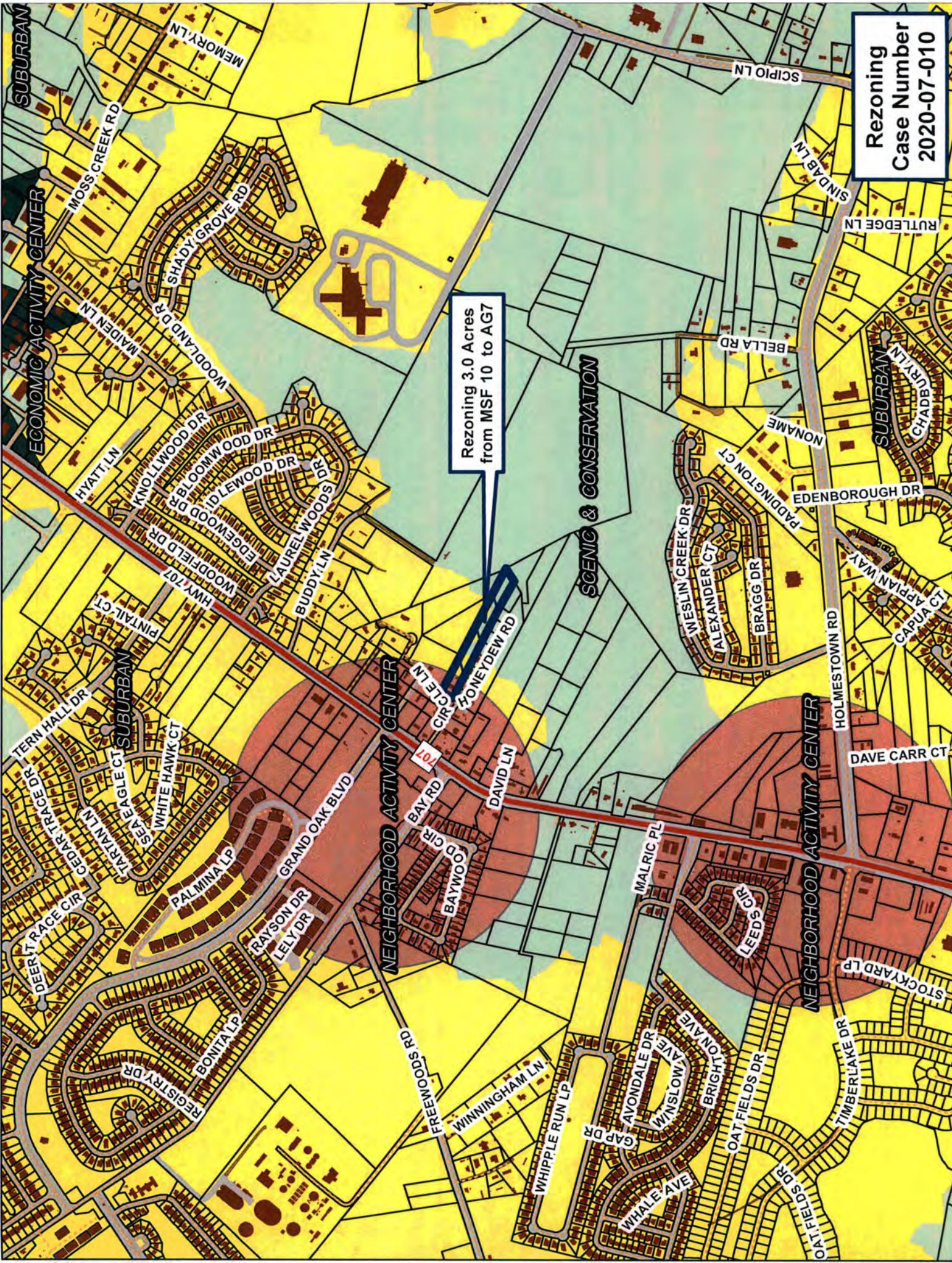
Rezoning
Case Number
2020-07-010

Rezoning 3.0 Acres
from MSF 10 to AG7



Rezoning
Case Number
2020-07-010

Rezoning 3.0 Acres
from MSF 10 to AG7



COUNTY OF HORRY)

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Ordinance 97-2020

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 30510040003 FROM PLANNED DEVELOPMENT DISTRICT (PDD) 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 Planned Development District (PDD) 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 30510040003 and currently zoned Planned Development District (PDD) is herewith rezoned to Multi-Residential Three (MRD3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: October 20, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering Inc (Energov # 050331)	Rezoning Request #	2020-09-007
PIN #	30510040003	County Council District #	1 - Worley
Site Location	Hwy 57 near Stone Edge Blvd in Little River	Staff Recommendation	Approval
Property Owner Contact	ASETZ	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	9.41

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	MRD3
Proposed Use	Townhomes

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	Zone X	MSF 6	MSF 6	CFA
Public Health & Safety (EMS/fire) in miles	1	MSF 6	Subject Property	CFA
Utilities	Public	MSF 6	MSF 6/CFA	CFA
Character of the Area	Mobile residential, transitional area			

ADJACENT PROPERTIES

COMMENTS

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

Discussion: The applicant is requesting to rezone from PDD to MRD3 to develop 90 townhome units on 9.55 acres for a gross density of 9.42 units/acre. The property was zoned PDD in 2008 (Ord. 133-08) for the development of 58 condominium units and 43,350 sf of commercial mixed use. The PDD had specific language and the conceptual plan clearly labeled connectivity to the adjacent neighborhood (Stones Edge), a single family detached community via Bittar Spar Road and Stones Edge Boulevard. A perpetual, non-exclusive easement to these roads was also granted upon conveyance of the property by deed 2843/1462.

There is no programmed open space shown in the conceptual plan although it will need to be provided. The very minimum setbacks, building separation, fire access, drive aisles, and parking requirements of the ordinance are being met illustratively to achieve 90 units on this tract. SC 57 is a 66' SCDOT R/W.

The development will need to provide 62.5' from centerline and very likely turn lanes will be required to accommodate the additional traffic. These improvements are not shown on the conceptual plan. The intent of MRD is to encourage "the design of a more complete and sustainable environment...through the application of imaginative approaches to community design".

Public Comment: 10/1/2020 Norma Scardina, Susan Morrow, Judy Wydycke, and Rich Baruch spoke in opposition to this request. They were concerned with access, buffer, flooding, traffic, and density. Steve Powell addressed questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/224	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	540/540	Rd, Station, Traffic AADT (2019) % Road Capacity	5-57, Station (449) 14,900 AADT 90-95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	PDD	MSF 6 (sf / dup)	CFA (res / com)		
Min. Lot Size (in square feet)	0.75 ac	NA	6,000 / 8,000	21,780 / 43,560		
Front Setback (in feet)	25	60	20	25 / 60		
Side Setback (in feet)	10	25	10	10 / 25		
Corner Side Setback (in feet)	15	25	10	15/37.5		
Rear Setback (in feet)	15	25	15	15 / 40		
Bldg. Height (in feet)	40	35	35	35		

Date Advertised: 9/10/2020

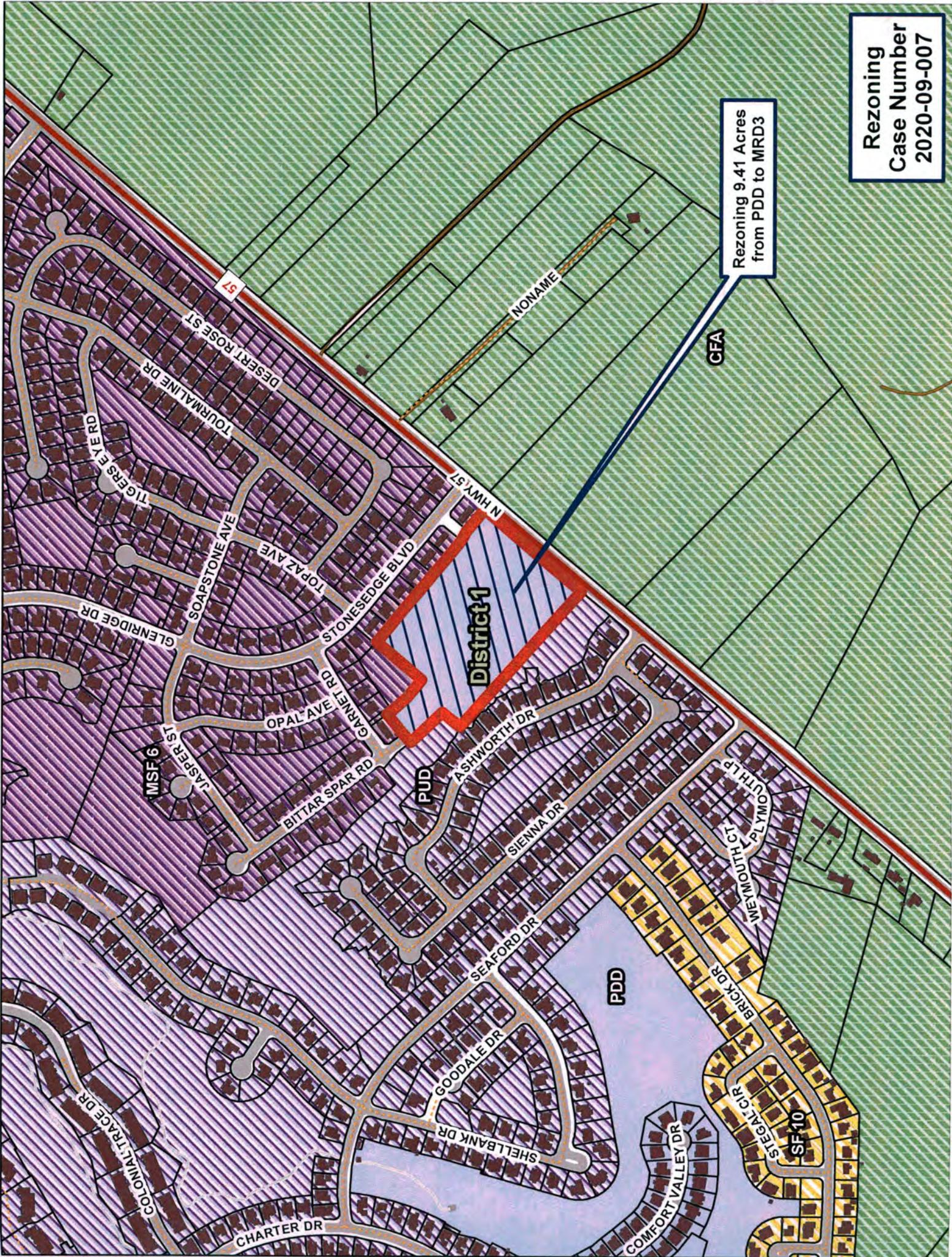
Date Posted: 9/10/2020

Property Owners Notified: 118

Date Notification Mailed: 9/10/2020

Report Date: 9/10/2020

BY: JPD



Rezoning 9.41 Acres
from PDD to MRD3

CFA

District 1

PDD

SF-10

PUD

57

MSF 6

MSF 10

COUNTY OF HORRY)

Ordinance 98-2020

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 42800000004 & 42800000022 FROM PLANNED UNIT DEVELOPMENT (PUD) & MULTI-RESIDENTIAL THREE (MRD3) TO PLANNED UNIT DEVELOPMENT (PUD) & 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 Planned Unit Development (PUD) & Multi-Residential Three (MRD3) to Planned Unit Development (PUD) & 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 42800000004 & 42800000022 and currently zoned Planned Unit Development (PUD) & Multi-Residential Three (MRD3) is herewith rezoned to Planned Unit Development (PUD) & 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: October 20, 2020
Second Reading:
Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	DDC Engineers (Energov # 050312)	Rezoning Request #	2020-09-003
PIN #	42800000004, 42800000022	County Council District #	6 - Crawford
Site Location	SC HWY 31 & SC HWY 544	Staff Recommendation	Approval
Property Owner Contact	Rebecca Collins	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	397.73

ZONING DISTRICTS

Current Zoning	PUD & MRD3
Proposed Zoning	PUD & MRD3
Proposed Use	Boundary adjustment

LOCATION INFORMATION

Flood and Wetland Information (proposed FEMA maps)	X
Public Health & Safety (EMS/fire) in miles	3.25 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

CFA	SF10	PUD
PUD	Subject Property	SF7
HC	CFA	SF6

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to amend the existing boundary to resolve setback issues between the existing MRD3 and PUD. The project was previously rezoned (2019-09-006) for a residential development adjacent to existing residential subdivision communities and several PUD zoned properties. The MRD project allows for mixed residential development consisting of 654 single-family lots and 204 multi-family units for a total of 858 units, at a gross density of 3.21 units/acre. Three sustainable development standards were included in the design; site design of active open space (sidewalks), increased recreation space, and community gardens. There are 732 units left to be developed within the existing Weatherly PUD. Two points of access were proposed, one direct access to Sun Light Drive and one connection through an adjacent PUD (Weatherly) to Forestbrook Road.</p> <p>RIDE 3 Project ;The widening of Forestbrook Road, between U.S. Hwy 501 and Dick Pond Road will feature 5-lanes including a center turn-lane and the installation of bike/pedestrian facilities such as sidewalks and wider travel lanes.</p> <p>Public Comment: 10/1/2020 Amber McCann stated she was told she would not have any neighbors behind her. Sean Hoelscher addressed questions and concerns.</p>	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	6900 / 6900	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	6900 / 6900	Rd, Station, Traffic AADT (2019) % Road Capacity	S-137, Station 489 10,400 AADT 70-75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MRD3	CFA (Com/Res)	PUD	SF10	SF6 & SF7
Min. Lot Size (in square feet)	5000	5000	43560/21780	5000	10000	6000/7000
Front Setback (in feet)	15	15	60/25	10	25	20/25
Side Setback (in feet)	5	5	25/10	3 & 7	10	10/10
Corner Side Setback (in feet)	15	15	25/15	3 & 7	15	15/15
Rear Setback (in feet)	10	10	40/15	15	15	15
Bldg. Height (in feet)	40	40	35	35	35	120

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 389 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: SM



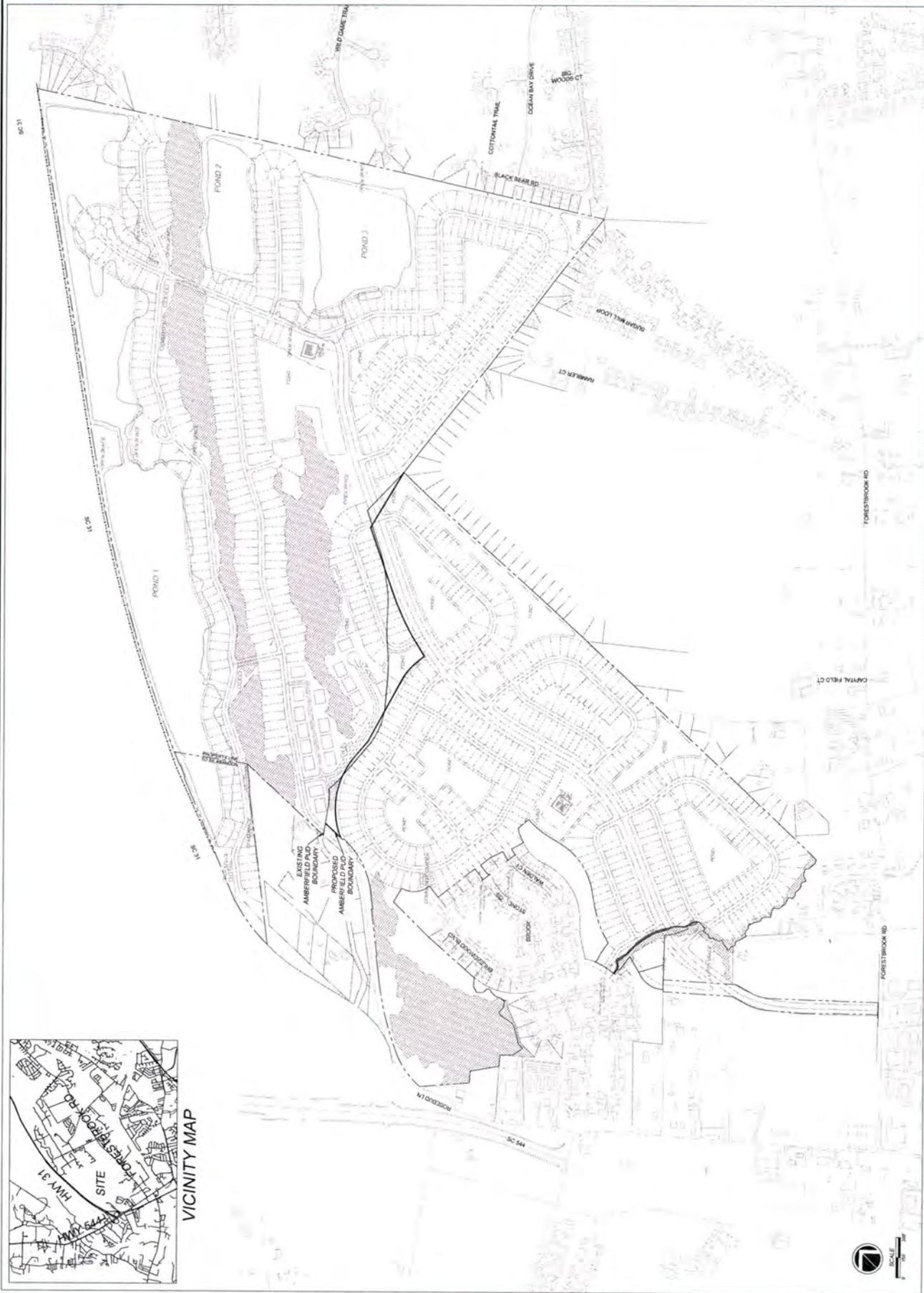
LANDART COMPANY
 1200 W. 10th Street, Suite 100
 Columbia, South Carolina 29201
 Phone: 803.733.1111
 Fax: 803.733.1112



NO.	DATE	REVISION DESCRIPTION
1		ISSUED FOR CLIENT REVIEW
2		REVISED PER CLIENT REQUEST
3		
4		
5		
6		
7		
8		
9		
10		

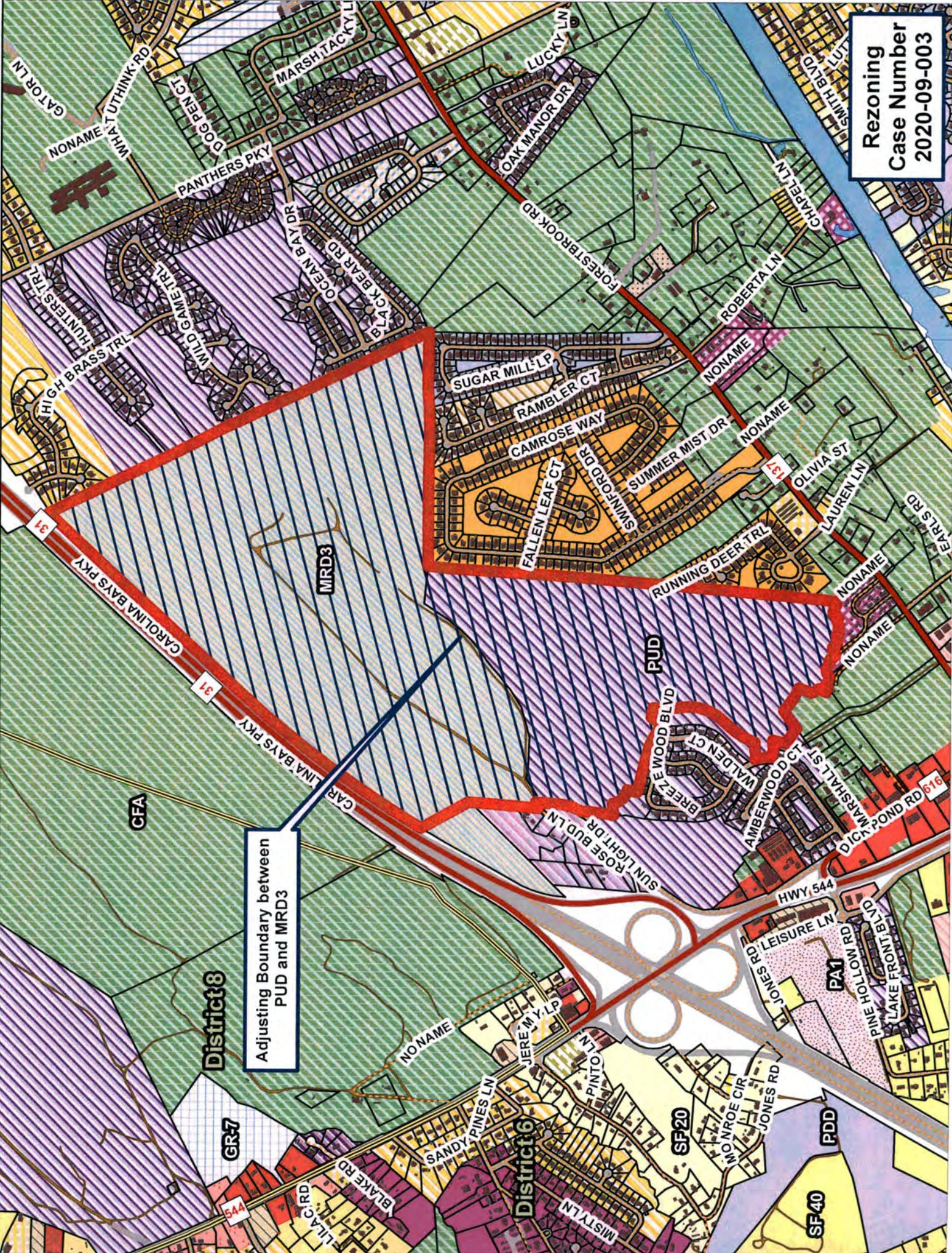
PREPARED FOR: R. COLLINS
 AMBERFIELD PUD
 HORRY COUNTY, SOUTH CAROLINA

SCALE	1" = 50'
DATE	08/20/2014
DESIGNED BY	R. COLLINS
DRAWN BY	R. COLLINS
CHECKED BY	R. COLLINS
PROJECT NO.	14-001
SHEET NO.	1



VICINITY MAP





Rezoning
Case Number
2020-09-003

Adjusting Boundary between
PUD and MRD3



Rezoning
Case Number
2020-09-003

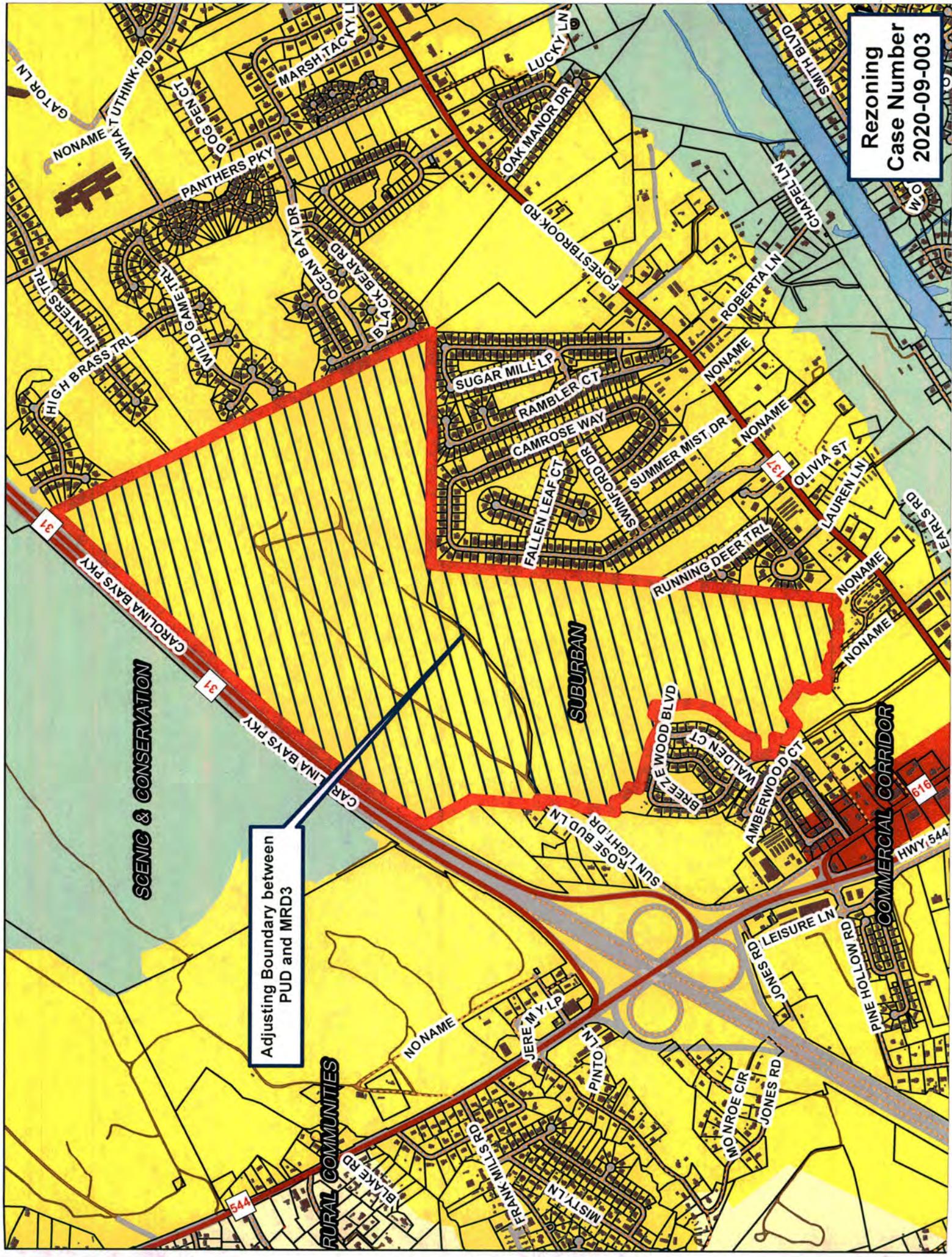
Adjusting Boundary between
PUD and MRD3

SCENIC & CONSERVATION

SUBURBAN

COMMERCIAL CORRIDOR

RURAL COMMUNITIES



COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

ORDINANCE 99-2020

AN ORDINANCE TO AMEND ORDINANCE 192-02, PERTAINING BLANTON BUSINESS PARK PLANNED DEVELOPMENT DISTRICT (PIN 31404040014 & 31400000016) CONSTITUTING A TOTAL OF 16.73 +/- ACRES.

WHEREAS, on August 20, 2002, Horry County Council enacted Ordinance 139-02 rezoning PINS 31404040014& 31400000016 adopting the Blanton Business Park Planned Development District; and

WHEREAS, a request has been filed to amend the Planned Development District (PDD) to include additional commercial uses; and

WHEREAS, County Council finds that the request to include additional commercial uses within the Planned Development Districts (PDD) is in compliance with the original intent of the district; and

WHEREAS, County Council finds that the request to include to include additional commercial uses within the Planned Development Districts (PDD) is in compliance with the original intent of the Ordinance 139-02, the Comprehensive Plan and the good of the public welfare and is a reasonable request; and

WHEREAS, no provision of this ordinance shall supercede the requirements of the Horry County Land Development Regulations; and

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

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

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

Section 721.8 – Approved PDDs and Summary of Uses

Addition of Attachment A titled "Summary of the Blanton Business Park Planned Development District (PDD) Amendment, Ordinance # _____," and Exhibit 1 entitled "Conceptual Plan."

Amendment of Official Zoning Maps of Horry County:

Parcels of land identified by PIN# PIN 31404040014 & 31400000016 constituting 16.73 +/- acres currently Planned Development District (PDD) is herewith amended to Planned Development District (PDD) and is restricted to the uses and development plan found within Blanton Business Park Planned Development District (PDD) Ordinance # _____," attached to this ordinance and incorporated herein by reference.

- 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 Ordinance:** 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.

ADOPTED AND APPROVED by the governing body 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: October 20, 2020
Second Reading:
Third Reading:

ATTACHMENT A

Summary of Blanton Business Park Planned Development District (PDD) ORDINANCE # HCPD Case # 2020-09-012 PINS 31404040014 & 31400000016

The Planned Development District (PDD) for the Blanton 's (AB Consulting Engineers, Inc., agent), includes the development of 16.73+/- acres located off SC Hwy. 57 near Stevens Crossroads in Horry County, South Carolina.

GENERAL PROVISIONS

1A. Permitted land uses for area C1 (See Concept Plan):

- (a) Retail business involving the sale of merchandise on the premises in permanent buildings specifically including:
 - 1. Antique stores, gift or curio stores;
 - 2. Appliance, household furnishings, radio, television stores;
 - 3. Art supply, book, magazine, newspaper, photographic and camera supply and service, office supply and equipment, hobby and toy stores;
 - 4. Clothing, millinery or hat and shoe stores;
 - 5. Hardware, paint, sporting goods stores;
 - 6. Five- and ten-cent, general, or variety stores, music, and/or record stores;
 - 7. Florist shops and package liquor stores.
 - 8. Businesses involving rendering of personal or professional services or the repair and servicing of small equipment specifically including:
 - 9. Appliance, radio, television repair shops;
 - 10. Barber shops and beauty shops;
 - 11. Dressmakers, seamstresses and tailors;
 - 12. Dry cleaning self-service and/or laundry self-service facilities;
 - 13. Insurance and/or real estate agencies;
 - 14. Locksmith or gunsmith shops
 - 15. Medical or dental offices, clinics and/or laboratories
 - 16. Hospitals, group care facilities
 - 17. Offices for governmental, business, professional or general purposes
 - 18. Photographic studios
 - 19. Schools offering instruction in art, music, dancing, drama, or similar cultural activities
 - 20. Secretarial and/or telephone answering services
 - 21. Shoe repair shops
 - 22. Theatres, taverns, billiard halls, bowling alleys and skating rinks
 - 23. (cell towers are not permitted)
 - 24. Restaurants, including drive-ins
 - 25. Private or semi-private clubs, lodges, union halls or social centers
 - 26. Mini-warehouses
 - 27. Grocery Stores
 - 28. Shopping Centers
 - 29. Banks

1B. Permitted conditional land uses for area CI (See Concept Plan):

1. (cell towers are not permitted);
2. Garages for the major repair of motor vehicles provided all operations are conducted within a fully enclosed building. Servicing shall be conducted in a proper manner so that the area can be cleaned, etc.; and provided that any open storage of vehicles, dismantled parts, scrap parts, or other salvage other than disabled vehicles is properly screened from adjoining residential properties by a suitable planting screen, fence or wall at least six (6) feet in height above finished grade;
3. Car washes provided that off-street paved parking areas capable of adequate storage for waiting vehicles is suitably located and maintained on the premises; and provided no safety hazard or impediment to traffic movement is created by the operation of such an establishment;
4. Animal hospitals and/or boarding facilities provided all boarding arrangements are maintained within a building and no noises connected with the operation of the facility is perceptible beyond the premises;
5. Auto sales, mobile home sales, boat sales, and open junk yard uses for the sale, rental and/or storage of materials or equipment including junk and other salvage provided that such uses are separated from adjoining residential properties by a suitable planting screen, fence or wall at least six (6) feet in height above finished grade;
6. Manufacture of precision instruments, articles and equipment provided: such uses shall not create a public or private nuisance and all other applicable laws are met. All uses and work shall be conducted entirely within a fully enclosed structure;
7. Stands or shelters for the selling and/or display of seasonal agricultural produce, provided that:
 - a. Stands or shelters may be located within the minimum front yard area, not closer than twenty (20) feet to the nearest street right-of-way.
 - b. At least four (4) off-street parking spaces are provided and suitably maintained; and,
 - c. Ingress and egress of vehicle traffic shall not create a hazard for traffic on an adjacent street; and,
 - d. The stand shall be completely removed from the property when the produce season is over;
8. Motor vehicle service station or convenience store, provided all fuel pumps are setback at least 25' from the right of way/easement line. Where wrecker service is provided, wrecked or disabled vehicles with current license plates may be stored on premises provided that the maximum number of vehicles shall not exceed ten (10) provided that such uses are separated from adjoining residential properties by a suitable planting screen, fence or wall at least six (6) feet in height above finished grade;
9. Farming and farm buildings excluding confined areas for animals/livestock for commercial uses, hog houses, feed lots, slaughter areas/pens/houses and poultry houses;
10. Trade shops of all kinds, including but not limited to: cabinet, carpentry, electrical, plumbing, heating and air conditioning, welding, sheet metal and machine shops, trophy and extermination shops; provided that such uses shall not create a public or private nuisance and other applicable laws are met;
11. Accessory uses and buildings provided all requirements for accessory structures as contained herein are satisfied;

12. Amusement and/or entertainment commercial uses provided the following performance standards are met:
 - a. Such uses shall be completely contained inside a fully enclosed building/structure
 - b. Such uses shall not produce noise, vibration, smoke, gas fumes, odor, dust fire hazards, dangerous radiation or any other condition that creates a public or private nuisance beyond the premises.

1C. Permitted land uses for area C2 (See Concept Plan):

1. One (1) batch plant involved in the manufacture and distribution of concrete or asphalt, but not both;
2. Scientific laboratories;
3. Public utility installations;
4. Horticultural farms and nurseries;
5. Office buildings and/or offices for government, business, professional or general purposes;
6. Commercial trade or vocational schools;
7. **(cell towers are not permitted) ;**
8. Heavy equipment sales and rentals;
9. Trade shops of all kinds, including cabinet, carpentry, electrical, plumbing, heating and air conditioning, welding, sheet metal and machine shops, and extermination shops;
10. Manufacture of precision instruments and equipment;
11. Wholesale business outlets, warehouses and mini-warehouses;

1D. Permitted conditional land uses for area C2 (See Concept Plan):

1. Truck terminals provided that paved acceleration/deceleration lanes ten (10) feet wide and two hundred (200) feet in length are constructed at the entrance points to major highways; that no safety hazard or impediment to regular traffic movement produced; and no open storage of any type is conducted in connection with the operation;
2. **(cell towers are not permitted);**
3. Animal hospitals and/or boarding facilities provided all animals are housed within a building at night;
4. Garages or shops for the repair and servicing of motor vehicles, provided that any open yard storage is screened from adjacent property by a suitable planting hedge, fence or wall at least six (6) feet in height.
5. Retail commercial and service uses and service stations appropriate to and necessary to serve the Commercial C2 District. Service stations shall have all gas pumps set back at least twenty-five (25) feet from the right-of-way line of any street;
6. Any other light manufacturing or assembly use which is of similar and Compatible nature to the above uses. Such use shall not produce noise, vibration, smoke, gas, fumes, odor, dust, fire hazards, dangerous radiation or any other conditions which constitute a nuisance beyond the premises. DHEC, EPA, or other accepted national standards shall be used to determine nuisance thresholds;
7. Accessory structures provided all requirements for accessory structures as contained herein are satisfied.

2. Dimensional Standards

Commercial C1 (See Concept Plan):

(a) SETBACKS*

Minimum Separation	20 FT
Front	50 FT
Side	10 FT
Rear	15 FT

*PDD exterior lot lines require a 25FT building setback

Minimum Lot area	10,000 SF
Maximum building height	120 FT
Min. lot width @ bldg. line	60 FT
Corner Front	15 FT

Notes: Footnotes per Article VID of the Horry County Zoning Ordinance for Highway Commercial (HC) zoning apply.

The minimum building setback along the outer perimeter of the extents of this PDD shall be 25 feet. No structures shall be allowed within this perimeter setback. However, parking, roads, utilities and detention ponds, as well as other authorized uses (except aboveground buildings other than sewer lift station structures) are permitted within the perimeter setback.

Commercial /Industrial C2 (See Concept Plan):

(b) SETBACKS*

Minimum Separation	20 FT
Front	50 FT
Side	20 FT
Rear	25 FT

*PDD exterior lot lines require a 25FT building setback

Minimum Lot area (batch plant)	4 ACRES
Minimum Lot area (other C2 uses)	10,000 SF
Maximum building height	60 FT
Min. lot width @ bldg. line	80 FT

Notes:

1. Footnotes per Article VIII of the Horry County Zoning Ordinance for Highway Commercial (HC) zoning apply.

2. The minimum building setback along the outer perimeter of the extents of this PDD shall be 25 feet. No structures shall be allowed within this perimeter setback. However, parking, roads, utilities and detention ponds, as well as other authorized uses (except aboveground buildings other than sewer lift station structures) are permitted within the PDD perimeter setback.

Accessory structures:

(c) SETBACKS*

Minimum separation	10 FT
Front	20 FT
Side	5 FT
Corner side	7.5 FT
Rear	5 FT
Maximum building height	15 FT
Maximum square feet	1500 SF

*PDD exterior lot lines require a 25 FT building setback

Notes:

1. Footnotes per Article VIII of the Horry County Zoning Ordinance for Highway Commercial (HC) zoning apply.

Accessory uses shall include: covered or uncovered, enclosed or open accessory structures (i.e. garages, gazebos, elevated porches or decks, and shall be allowed in front, side and rear yards. Accessory structures do not have to be connected to the principal structure by means of a breezeway or load bearing wall. Spas, pools, and storage buildings are permitted in side and rear yards only, but shall not be forward of the principal structure.

3. Project compliance with local, state, and federal regulations.

- (a) This land development project shall adhere to the current Horry County Landscape, Buffer, Tree Preservation, Parking, and Storm water ordinances in effect at the time applicable permits are issued, except where such provision may be modified herein.
- (b) An approved amendment to this PDD ordinance is required should the conversion of areas identified in Exhibit A - Concept Plan as jurisdictional wetlands result in an increase in overall buildable area above that approved herein.

SPECIAL PROVISIONS

1. Buffers between internal parcels and adjacent tracts

- (a) Buffers between parcels internal to and abutting this PDD shall be determined utilizing the widths typically instituted by the Horry County Zoning Administrator in accordance with the Buffer Width Requirement Table as found in section 527 of the Horry County Zoning Ordinance except where the following provisions apply:
 1. Any concrete or asphalt batch plant shall be buffered from the adjacent C I zones (See Concept Plan), and other adjacent properties not included as a portion of this PDD by the following:
 - a. A berm at least four (4) feet in height along the perimeter of the batch plant site planted in double the plant quantities normally required in a buffer strip by the Horry County Zoning Administrator.

Note: Verify buffer requirements with the Horry County Zoning Administrator prior to detailed site planning and lot subdivision.

2. Exemption from Section 527.2(E) - Surface Parking and Interior Lot Landscaping

(a) The batch plant site is not required to provide for surface parking and interior lot landscaping.

3. Lot Dimensional Standards for the existing stick-built single family residence constructed prior to 2002.

(a) Dimensional standards per Article VIII of the Horry County Zoning Ordinance shall be utilized should the parcel containing the subject residence be incorporated as a portion of a subdivision or platting action.

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Neal Bowers (Energov # 050298)	Rezoning Request #	2020-09-012
PIN #	31400000016	County Council District #	9 - Prince
Site Location	Intersection of Hwy 9 & Hwy 57 in Little River	Staff Recommendation	Approval
Property Owner Contact	BCWW Partnership	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	10.57

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PDD	Flood and Wetland Information (proposed FEMA maps)	X	MA2	HC	RE4
Proposed Zoning	PDD	Public Health & Safety (EMS/fire) in miles	.35	MA2	Subject Property	HC
Proposed Use	Additional Commercial Uses	Utilities	Public	CFA	HC	HC
		Character of the Area	Commercial			

COMMENTS

Comprehensive Plan District: Neighborhood Activity Center/ Suburban	Overlay/Area Plan:
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Discussion: The applicant has requested to amend the existing PDD. The Blanton Business Park / Industrial Park PDD was established via Ord. 139-02 on October 15, 2002. The PDD allowed a variety of retail and industrial uses. The applicant is seeking to allow 3 additional retail uses: grocery stores, shopping centers and banks. In addition to adding these retail uses, the applicant is seeking to change a portion of the PDD previously slated for industrial use to allow it to be developed under the approved Retail Uses within the PDD. The final requested change is an establishment of a Front Corner Setback of 15'.

In addition to being located in a Neighborhood Activity Center the property is in close proximity to a Commercial Corridor. This area supports a wide variety of commercial uses. Nearby commercial uses include: a gas station, mini-warehouses, tradeshops, a bank and a car sales lot.

Public Comment: 10/1/2020 There was no public input. Neil Bowers was present to address questions and concerns.

TRANSPORTATION INFORMATION

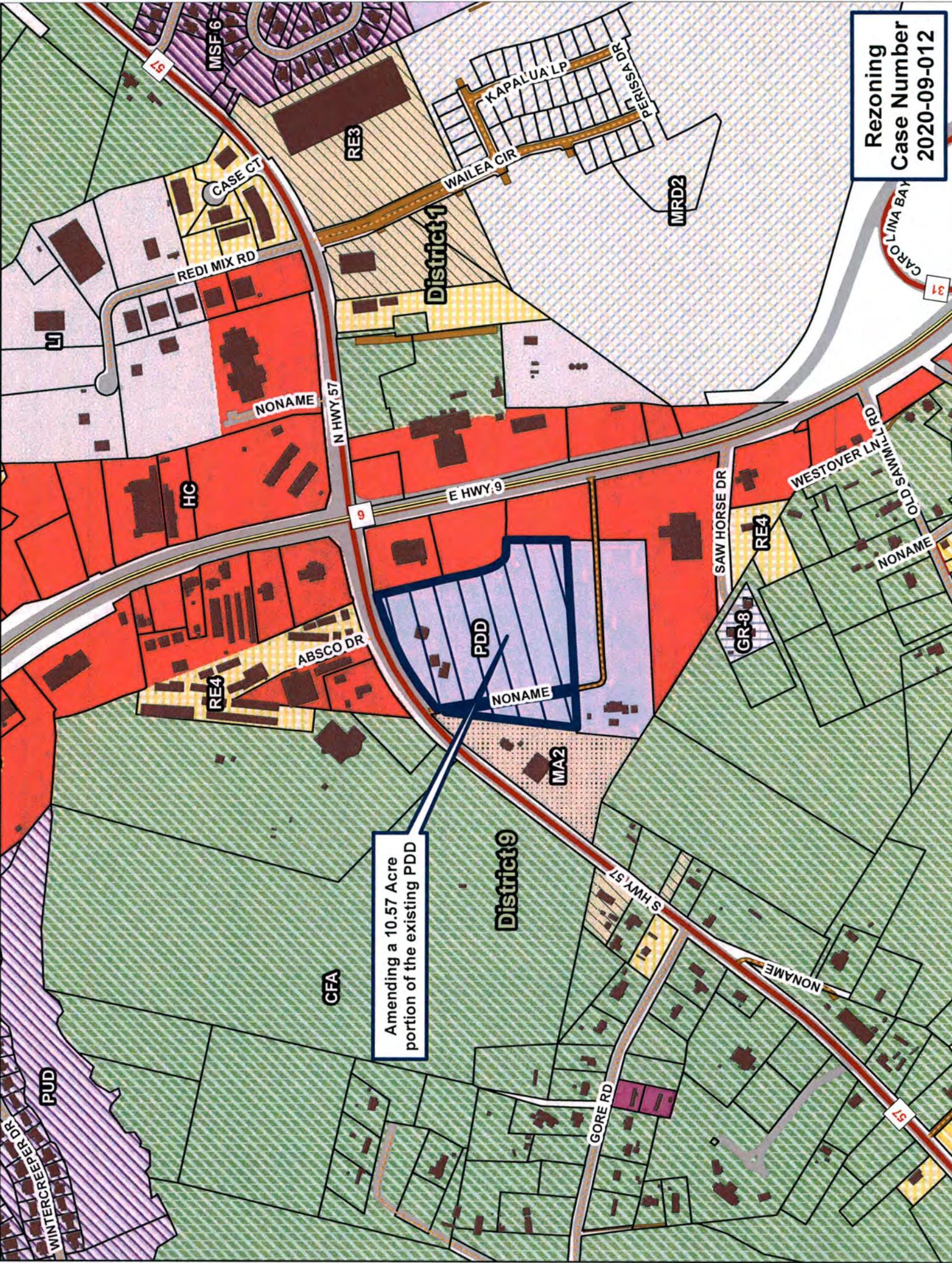
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/2,000	Existing Road Conditions	
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,000/2,000	Rd, Station, Traffic AADT (2019) % Road Capacity	S-57, Station (447) 6,500 AADT 40-45%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	HC	RE4	MA2	CFA
Min. Lot Size (in square feet)	See Narrative	See Narrative	10,000	21,780	21,780	21,780 / 43,560 Res / Comm
Front Setback (in feet)	See Narrative	See Narrative	50	60	50	25 / 60
Side Setback (in feet)	See Narrative	See Narrative	10	10	25	10 / 25
Corner Side Setback (in feet)	See Narrative	See Narrative	50	50	50	15 / 37.5
Rear Setback (in feet)	See Narrative	See Narrative	25	15	25	15 / 40
Bldg. Height (in feet)	See Narrative	See Narrative	120	36' per 1/2 acre; not to exceed 120'	75	35

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JCS

Rezoning
Case Number
2020-09-012



Amending a 10.57 Acre
portion of the existing PDD

CAROLINA BAY
31

WESTOVER LN
NONAME
OLD SAM'L RD

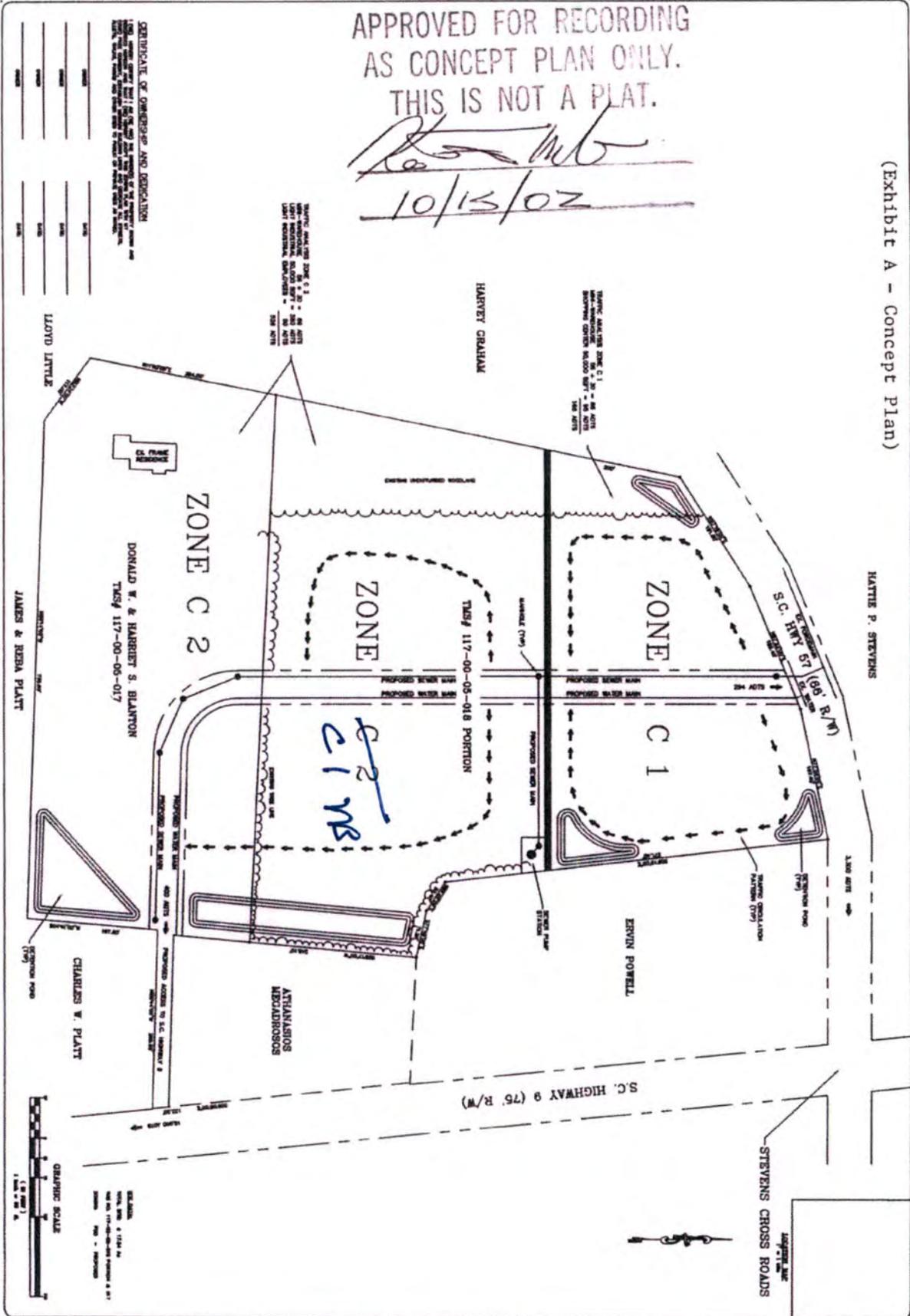
NONAME
57

PUD
WINTERKEEPER DR

APPROVED FOR RECORDING
AS CONCEPT PLAN ONLY.
THIS IS NOT A PLAT.

[Signature]
10/13/02

(Exhibit A - Concept Plan)



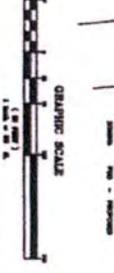
CENTRAL OF CONGRESS AND DEPARTMENT

NO.	DATE	REVISION

LLOYD LITTLE

DONALD W. & HARRIET S. BLANTON
TMS# 117-00-05-017

JAMES & BEBA PLATT



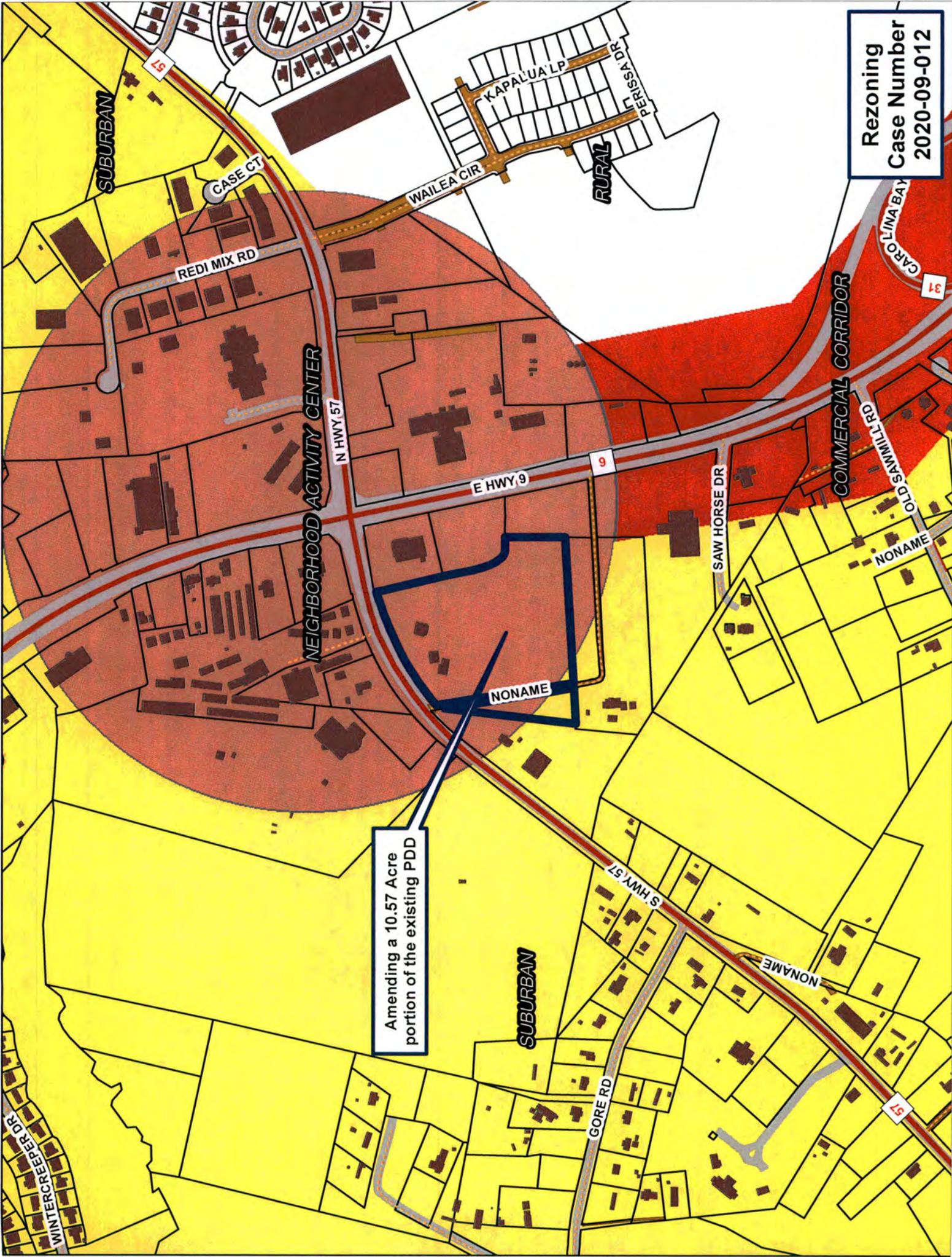
<p>PRELIMINARY</p> <p>CP</p>	<p>PDD CONCEPT PLAN</p> <p>TMS# 117-00-05-017 & 018 PORTION</p> <p>PREPARED FOR BLANTON</p> <p>2002 ROBERT & SAMP, LITTLE RIVER, S.C. 29568</p>	<p>ENGINEERING - PLANNING</p> <p>Consulting Engineers, Inc.</p> <p>201-G S.C. HIGHWAY 90 EAST P.O. BOX 238 NORTH WITTE BEACH, S.C. 29567-0038</p> <p>Telephone 843-232-0870 Fax 843-232-0870</p>
	<p>DATE: 10/13/02</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO.: 117-00-05-017 & 018</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>	

Rezoning
Case Number
2020-09-012

Amending a 10.57 Acre
portion of the existing PDD



Rezoning
Case Number
2020-09-012



Amending a 10.57 Acre
portion of the existing PDD

SUBURBAN

CASE CT

REDI MIX RD

NEIGHBORHOOD ACTIVITY CENTER

N HWY 57

WAILEA CIR

E HWY 9

NONAME

SUBURBAN

GORE RD

S HWY 57

NONAME

57

RURAL

KAPALUA LP

PERISSA DR

COMMERCIAL CORRIDOR

OLD S MILL RD

NONAME

CAROLINA BAY

31

WINTERCREEPER DR

SAW HORSE DR

COUNTY OF HORRY)

)

Ordinance 100-2020

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 31400000036 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO MULTI RESIDENTIAL THREE (MRD3)

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

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

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

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

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 31400000036 and currently zoned Commercial Forest Agriculture (CFA) is herewith rezoned to Multi Residential Three (MRD3).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Harold G. Worley, District 1
 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: October 20, 2020
 Second Reading:
 Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering (Energov # 050310)	Rezoning Request #	2020-09-010
PIN #	31400000036	County Council District #	9 - Prince
Site Location	Hwy 90 in Little River	Staff Recommendation	Approval
Property Owner Contact	Charles L Permenter & Drayda Hydeck	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	23.5

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD3
Proposed Use	Residential

LOCATION INFORMATION

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

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
LI	CFA	CFA

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone from CFA to MRD3 in order to develop 240 apartment units in 5 buildings. The parcel is approximately 23.5 acres for a gross density of 10.2 units/acre however the back 11 acres is wetland with an additional .90 acres shown as pond. The result is a conceptual plan wherein the density is shifted towards the front half of the parcel along the SC 90 corridor where it is appropriate as the Future Land Use Map supports the urban density in a Mixed Use area just outside of a Community Activity Center.

A large centralized open space is surrounded by 4-story buildings ringed by parking. Adjacent land uses are open fields and a single family residence which will require an opaque landscape buffer equal to the setback and privacy fence.

Improvements to SC 90 will need to be made including additional R/W, sidewalks and turn lanes. Landscaping will need to be located outside of the limits of future roadway expansion.

A Design Modification is required for one point of external access and accompanies this request.

Public Comment: 10/1/2020 Fred Earnhardt, Will White, and William E. Gordon, III spoke in opposition to this request. They were concerned with traffic safety, access, and stormwater.

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	1,440/1,440	Rd, Station, Traffic AADT (2019) % Road Capacity	SC - 90, Station 226 10500 AADT 60-65%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (com/res)	CFA (com/res)	LI		
Min. Lot Size (in square feet)	0.5 acre	43560/2180	43560/21780	21780		
Front Setback (in feet)	20	60/25	60/25	50		
Side Setback (in feet)	15	25/10	25/10	20		
Corner Side Setback (in feet)	30	60/25	60/25	50		
Rear Setback (in feet)	20	40/15	40/15	25		
Bldg. Height (in feet)	120	35	35	60		

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 8 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JPD

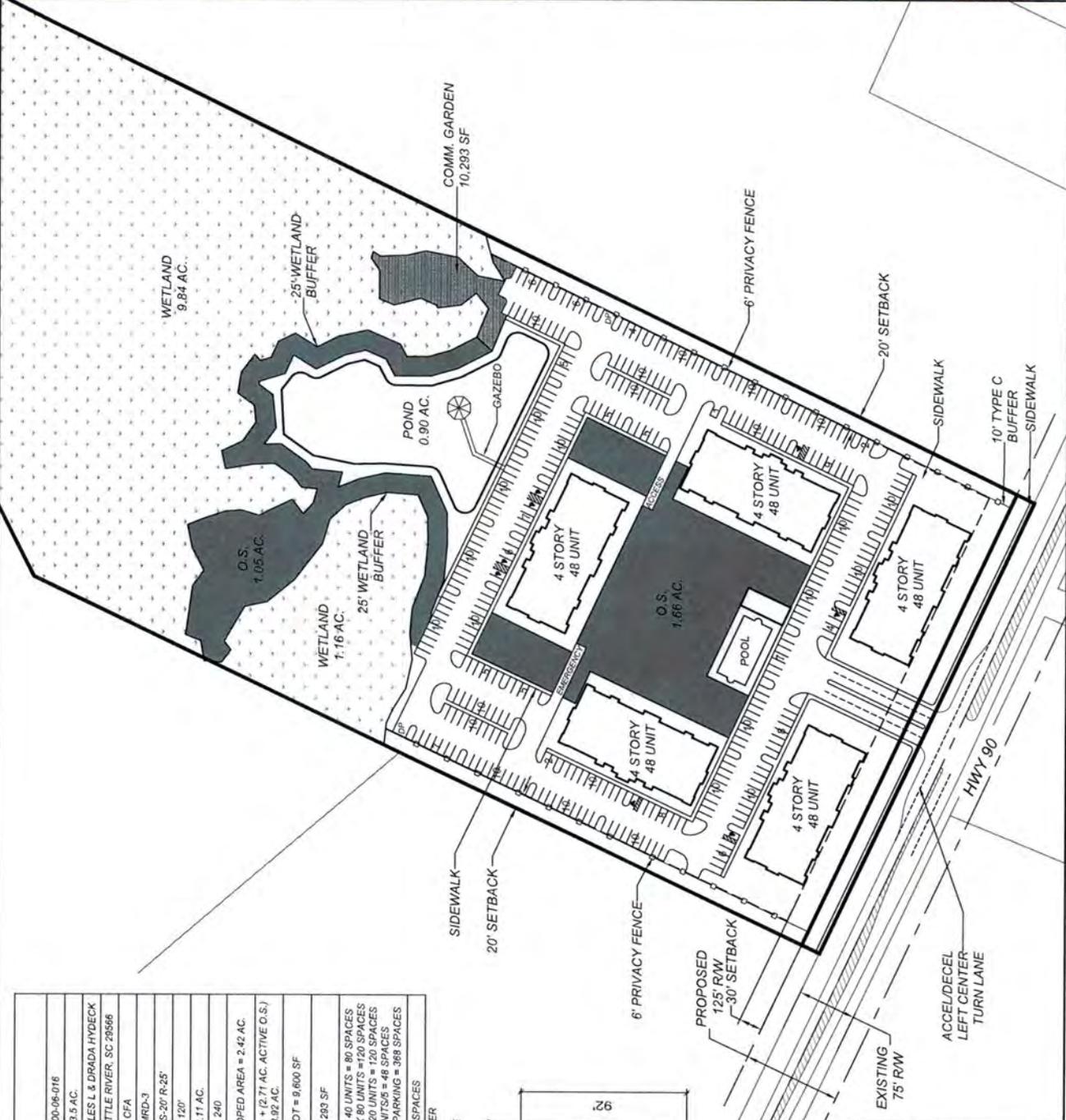
NO.	DATE	REVISIONS



G&B
 ENGINEERING & SURVEYING
 17 BOX 508
 PAWLEY'S ISLAND, SC 29565
 PHONE: 843.237.1001
 www.gandbengr.com

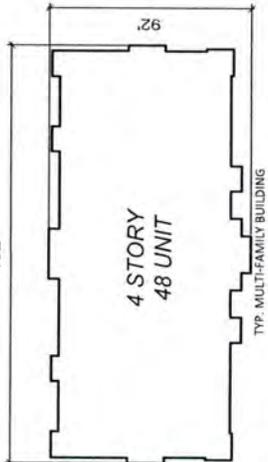
PERMETER M.F.
 HONORARY COUNTY, LITTLE RIVER, SOUTH CAROLINA
 PREPARED FOR
 PERMENTER CHARLES L & DRADA HYDECK
 CONCEPTUAL SITE PLAN

SCALE: 1"=40'
 DATE: 08-20-2020
 SHEET: C-1



SITE DATA	
TMS	129-00-06-016
TOTAL AC	23.5 AC.
PROPERTY OWNER	PERMENTER CHARLES L & DRADA HYDECK
OWNER ADDRESS	1390 HWY 57 S LITTLE RIVER, SC 29566
EXISTING ZONING	CFA
PROPOSED ZONING	MRD-3
PROPOSED SETBACKS	F-30' S-20' R-25'
MAX BUILDING HEIGHT	120'
DISTURBED AREA	12.11 AC.
TOTAL # OF UNITS	240
REQUIRED O.S.	20% OF DEVELOPED AREA = 2.42 AC.
PROPOSED O.S.	(1.21 AC. WETLAND) + (2.71 AC. ACTIVE O.S.) = 3.92 AC.
REQUIRED COMM. GARDEN	40 SF / LOT = 9,600 SF
PROPOSED COMM. GARDEN	10,293 SF
REQUIRED PARKING	(3 BR) 2 SPACES X 40 UNITS = 80 SPACES (2 BR) 1.5 SPACES X 80 UNITS = 120 SPACES (1 BR) 1 SPACE X 120 UNITS = 120 SPACES (GUEST) 240 UNITS/58 = 48 SPACES TOTAL REQUIRED PARKING = 368 SPACES
PROPOSED PARKING	388 SPACES

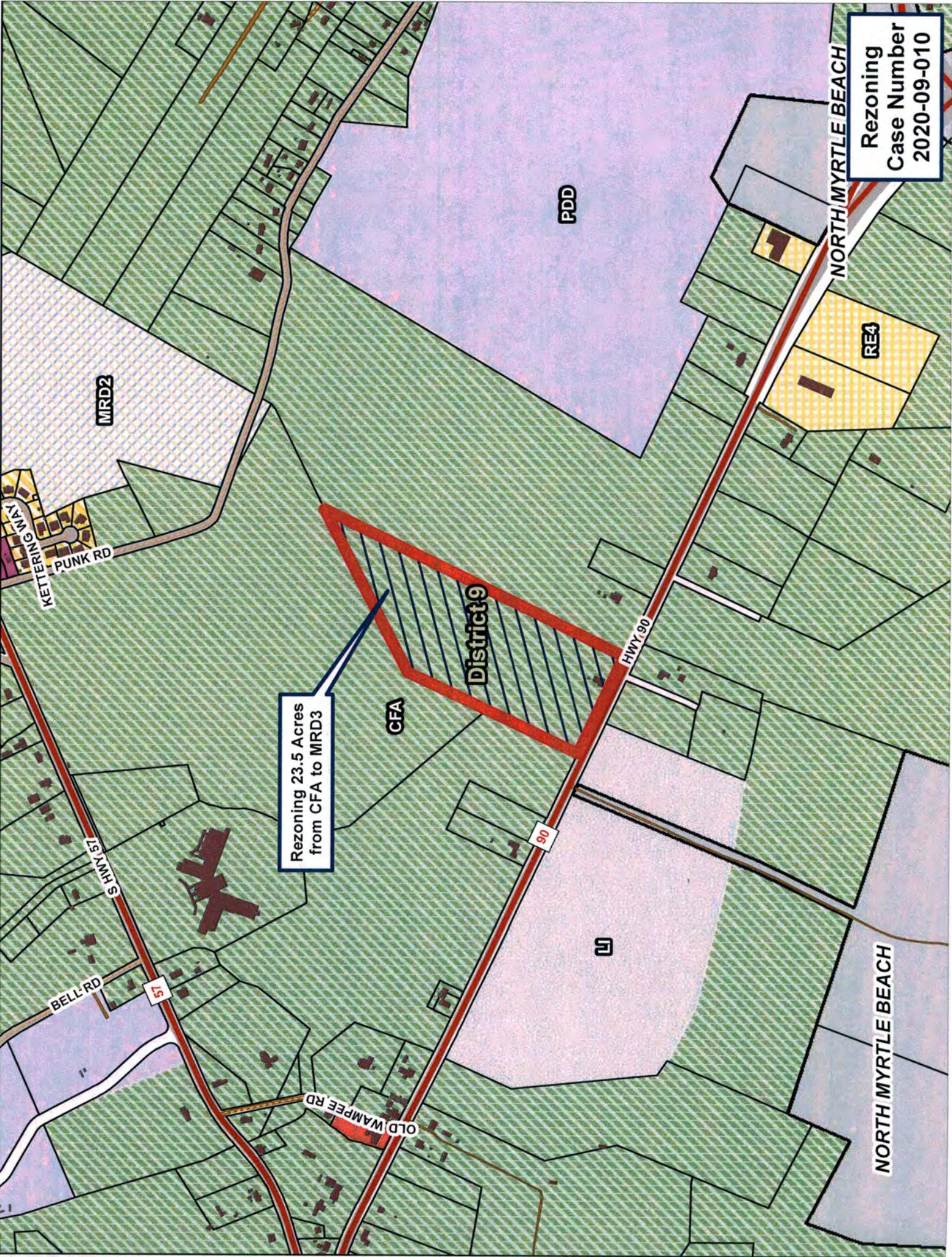
- THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER/SEWER
- 3 SUSTAINABLE DESIGN CRITERIA WILL BE PROVIDED: SIDEWALKS / COMMUNITY GARDEN / INCREASED OPEN SPACE



TYPICAL 48 UNIT BUILDING BR MIX
(8) 3 BR
(16) 2 BR
(24) 1 BR



Rezoning
Case Number
2020-09-010



Rezoning 23.5 Acres
from CFA to MRD3

District 9

CFA

PDD

RE4

MRD2

NORTH MYRTLE BEACH

HWY 90

NORTH MYRTLE BEACH

90

51

OLD WAMPEE RD

BELL RD

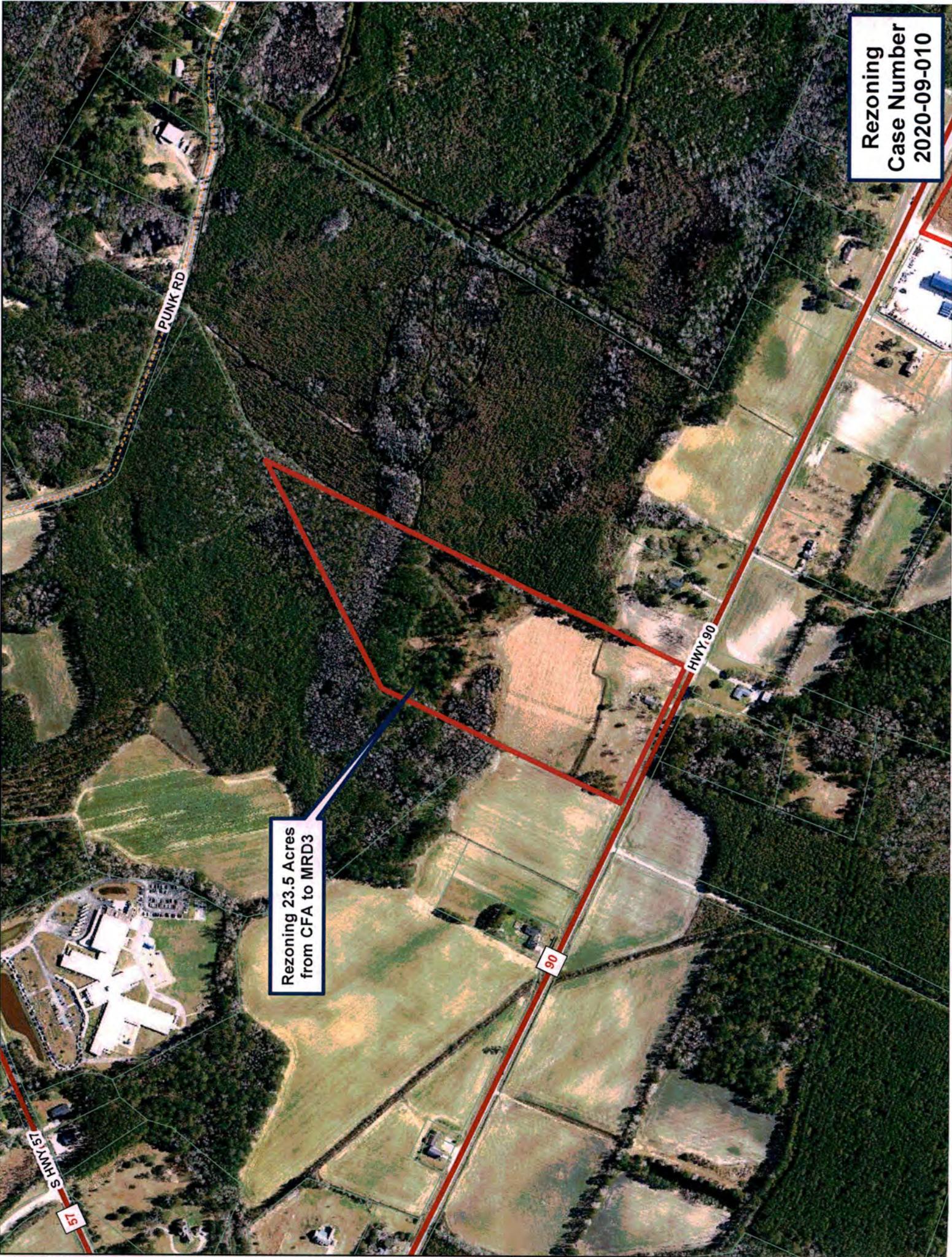
S HWY 37

PUNK RD

KETTERING WAY

Rezoning
Case Number
2020-09-010

Rezoning 23.5 Acres
from CFA to MRD3



MT ZION RD

WYMAN

SUBURBAN

PUNK RD

MIXED USE

Rezoning 23.5 Acres
from CFA to MRD3

57

S HWY 57
BELL RD

RURAL COMMUNITIES

JONES RD

NEIGHBORHOOD ACTIVITY CENTER

ECONOMIC ACTIVITY CENTER

90

HWY 90

COMMUNITY ACTIVITY CENTER - CORE

06

NORTH MYRTLE BEACH

COMMUNITY ACTIVITY CENTER

NORTH MYRTLE BEACH

COATES RD

Rezoning
Case Number
2020-09-010

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance 101-2020

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 17700000011 FROM RESIDENTIAL (SF10) TO RESIDENTIAL (MSF10)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF10) to Residential (MSF10) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 17700000011 and currently zoned Residential (SF10) is herewith rezoned to Residential (MSF10).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this _____ 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: October 20, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Venture Engineering Inc (Energov # 050333)	Rezoning Request #	2020-09-009
PIN #	17700000011	County Council District #	9 - Prince
Site Location	Hwy 66 near Hwy 747 in Loris	Staff Recommendation	Approval
Property Owner Contact	Princefield LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	31.69

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF10	Flood and Wetland Information (proposed FEMA maps)	X	FA	FA	FA
Proposed Zoning	MSF10	Public Health & Safety (EMS/fire) in miles	3.6 Fire	FA	Subject Property	FA
Proposed Use	Residential	Utilities	Public	FA	FA	SF10
		Character of the Area	Residential and Agricultural			

COMMENTS	
Comprehensive Plan District: Rural / Scenic & Conservation	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone from SF10 to MSF10 to allow for manufactured homes on 10,000 sf lots. The tract was originally rezoned to R4 (10,000 sf lots) in 2006 (Ord. 239-06). A portion of the original development (Phase 1) was granted construction plan approval in 2012 although site improvements did not move forward at the time.</p> <p>The current iteration of the plan has 57 lots, the majority of which are larger than 14,000 sf. The conceptual plan does not include any stormwater pond and there appears to be changes to the wetland boundary since a recorded wetland boundary in 2011 per Plat Book 251/294. The applicant states the boundary is an approximation at this time as it has been ditched and drained for agricultural purposes and will be updated prior to development. The applicant will need to create a landscape easement along the lots fronting SC 66 to accommodate the required perimeter landscaping along the roadway required by Section 527 of the Zoning Ordinance. SCDOT will require shared driveways for lots fronting SC 66 & 747.</p>	
<p>Public Comment: 10/1/2020 There was no public input. Steve Powell was present to address questions and concerns.</p>	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/456	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	285/456	Rd, Station, Traffic AADT (2019) % Road Capacity	S- 66, Station 455 1100 AADT 10-15%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF10	SF10	SF10	FA (com/res)		
Min. Lot Size (in square feet)	10000	10000	10000	43560/21780		
Front Setback (in feet)	25	25	25	60/25		
Side Setback (in feet)	10	10	10	25/10		
Corner Side Setback (in feet)	15	15	15	15		
Rear Setback (in feet)	15	15	15	40/15		
Bldg. Height (in feet)	35	35	35	35		

Date Advertised: 9/10/2020

Date Posted: 9/10/2020

Property Owners Notified:

Date Notification Mailed: 9/10/2020

Report Date: 9/10/2020

BY: sm



DATE: 08/21/2008
 DRAWN BY: J.L.C.
 CHECKED BY: S.E.P.
 SHEET # 1
 OF 2 SHEETS
 PROJECT: 2008 HORRYWAY 68
 COUNTY: SOUTH CAROLINA
 TOWN: HORRY COUNTY SOUTH CAROLINA
 PREPARED FOR: PRINCEFIELD, LLC

NO.	DATE	DESCRIPTION	BY
1	08/21/08	PRELIMINARY	J.L.C.
2	08/21/08	REVISED	J.L.C.
3	08/21/08	REVISED	J.L.C.
4	08/21/08	REVISED	J.L.C.
5	08/21/08	REVISED	J.L.C.
6	08/21/08	REVISED	J.L.C.
7	08/21/08	REVISED	J.L.C.
8	08/21/08	REVISED	J.L.C.
9	08/21/08	REVISED	J.L.C.
10	08/21/08	REVISED	J.L.C.
11	08/21/08	REVISED	J.L.C.
12	08/21/08	REVISED	J.L.C.
13	08/21/08	REVISED	J.L.C.
14	08/21/08	REVISED	J.L.C.
15	08/21/08	REVISED	J.L.C.
16	08/21/08	REVISED	J.L.C.
17	08/21/08	REVISED	J.L.C.
18	08/21/08	REVISED	J.L.C.
19	08/21/08	REVISED	J.L.C.
20	08/21/08	REVISED	J.L.C.

PRINCEFIELD SUBDIVISION
 HORRY COUNTY, SOUTH CAROLINA
 OWNER OF RECORD AND DEVELOPER
 PRINCEFIELD, LLC

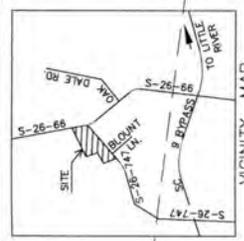
CONCEPTUAL MASTERPLAN
 OF
 PRINCEFIELD SUBDIVISION
 HORRY COUNTY, SOUTH CAROLINA
 OWNER OF RECORD AND DEVELOPER
 PRINCEFIELD, LLC



- NOTES:
- All lot lines are shown as dashed lines.
 - All lot areas are shown in square feet.
 - The lot areas are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.
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 - The lot lines are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.
 - The lot lines are based on the lot lines shown on this plan.

PROJECT INFORMATION

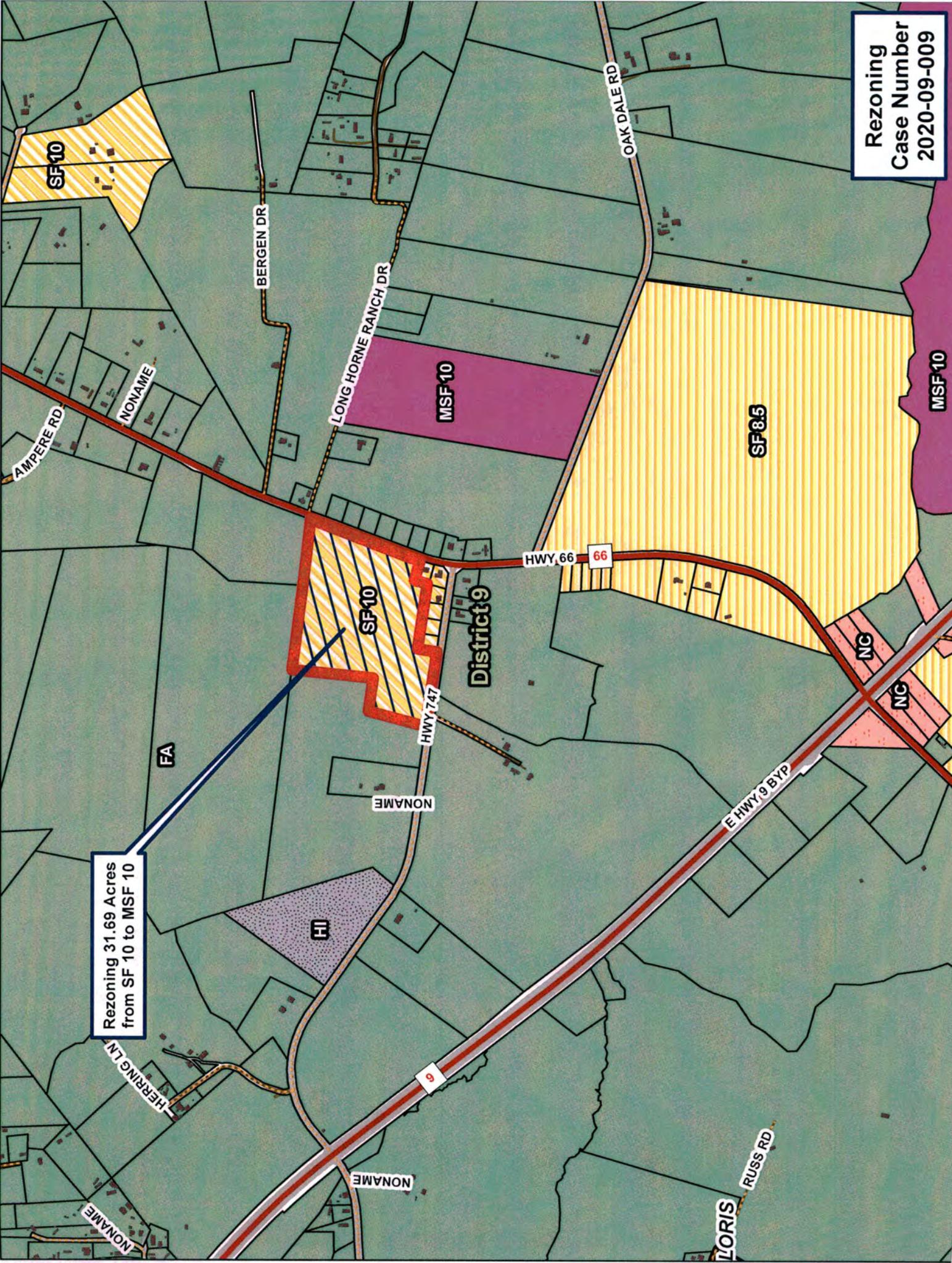
NO.	DATE	DESCRIPTION	BY
1	08/21/08	PRELIMINARY	J.L.C.
2	08/21/08	REVISED	J.L.C.
3	08/21/08	REVISED	J.L.C.
4	08/21/08	REVISED	J.L.C.
5	08/21/08	REVISED	J.L.C.
6	08/21/08	REVISED	J.L.C.
7	08/21/08	REVISED	J.L.C.
8	08/21/08	REVISED	J.L.C.
9	08/21/08	REVISED	J.L.C.
10	08/21/08	REVISED	J.L.C.
11	08/21/08	REVISED	J.L.C.
12	08/21/08	REVISED	J.L.C.
13	08/21/08	REVISED	J.L.C.
14	08/21/08	REVISED	J.L.C.
15	08/21/08	REVISED	J.L.C.
16	08/21/08	REVISED	J.L.C.
17	08/21/08	REVISED	J.L.C.
18	08/21/08	REVISED	J.L.C.
19	08/21/08	REVISED	J.L.C.
20	08/21/08	REVISED	J.L.C.



VICINITY MAP



Rezoning
Case Number
2020-09-009



Rezoning 31.69 Acres
from SF 10 to MSF 10

Rezoning
Case Number
2020-09-009



Rezoning 31.69 Acres
from SF 10 to MSF 10

LONG HORNE RANCH DR

BERGEN DR

OAK DALE RD

66

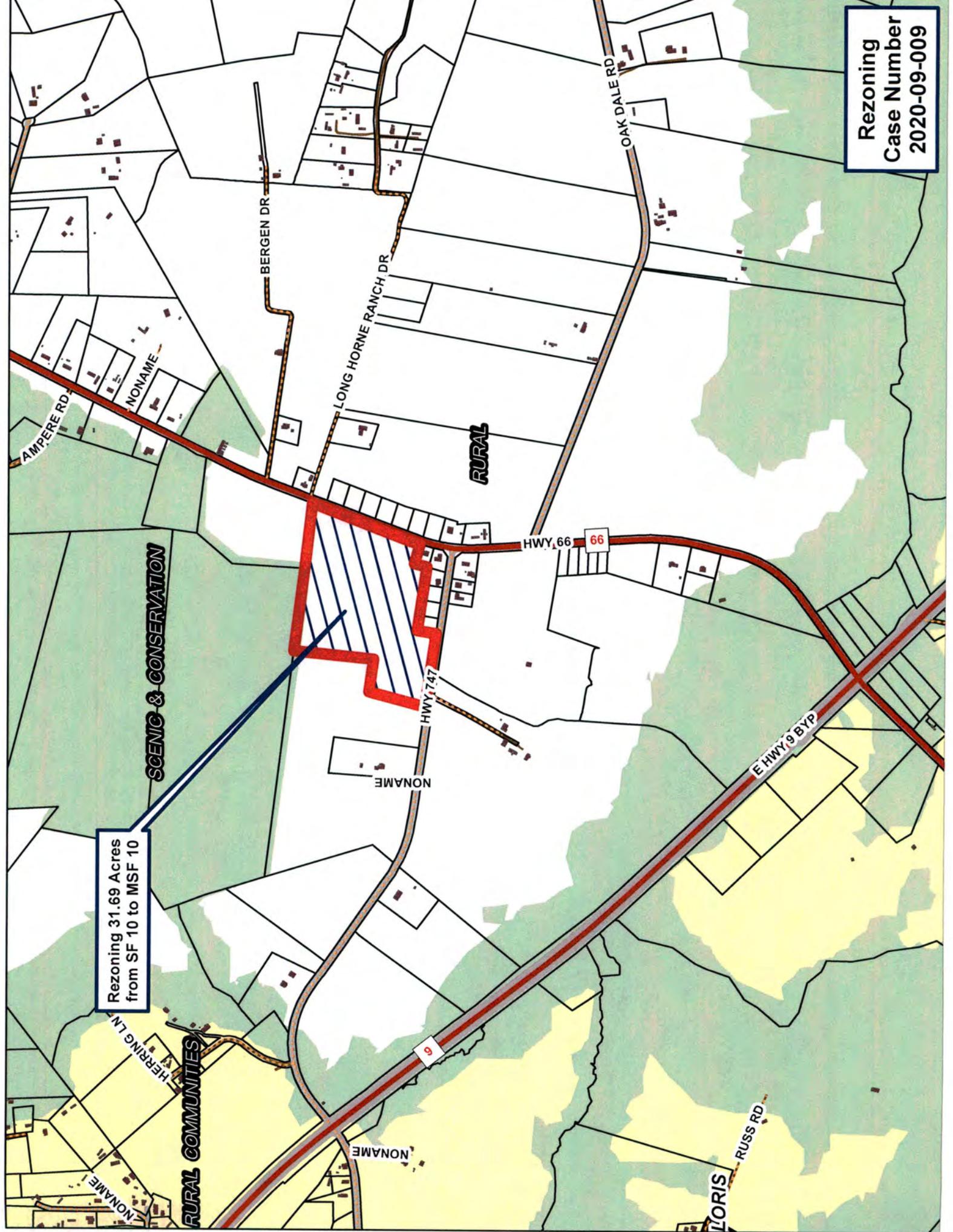
HWY 66

HWY 747

BLOUNT LN

NONAME

Rezoning
Case Number
2020-09-009



Rezoning 31.69 Acres
from SF 10 to MSF 10

SCENIC & CONSERVATION

RURAL

RURAL COMMUNITIES

BERGEN DR

LONG HORNE RANCH DR

OAK DALE RD

HWY 66

HWY 747

E HWY 9 BYP

RUSS RD

AMPERE RD

NONAME

NONAME

NONAME

HERRING LN

LORIS

COUNTY OF HORRY

)
)
)

Ordinance 102-2020

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 29905040002 FROM LIMITED FOREST AGRICULTURE (LFA) TO RESIDENTIAL (SF14.5)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Limited Forest Agriculture (LFA) to Residential (SF14.5) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request:

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 29905040002 and currently zoned Limited Forest Agriculture (LFA) is herewith rezoned to Residential (SF14.5).
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: October 20, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Todd Huffstetler (Energov # 050294)	Rezoning Request #	2020-09-006
PIN #	29905040002	County Council District #	10 - Hardee
Site Location	Off Hwy 905 near Hwy 22 in Conway	Staff Recommendation	Approval
Property Owner Contact	Todd A Huffstetler ETAL	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1

ZONING DISTRICTS

Current Zoning	LFA
Proposed Zoning	SF14.5
Proposed Use	Residential

LOCATION INFORMATION

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

ADJACENT PROPERTIES

NC	LFA	LFA
NC	Subject Property	LFA
NC	LFA	LFA

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: Veterans Hwy Overlay
<p>Discussion: The applicant is requesting to rezone from Limited Forest Agriculture (LFA) to Residential (SF14.5) in order to subdivide the property for family. SF14.5 allows for 14,500 sf lots for single-family detached stick built homes. The property is located on SC 905 directly across from Pleasant Hill Missionary Baptist Church. Adjacent land uses are forest and agriculture, and the SC 905 and SC 22 intersection is approximately 1/2 mile to the west.</p> <p>Depending on how the applicant subdivides the property, SCDOT could require the use of a shared driveway to access multiple lots instead of allowing multiple encroachment permits.</p> <p>The property is located in close proximity to an Economic Activity Center on the Future Land Use Map which supports the rezoning. Also it abuts existing Neighborhood Commercial (NC) zoning which allows 10,000 sf residential lots as a permitted use.</p> <p>Public Comment: 10/1/2020 There was no public input. Todd Huffstetler explained his request.</p>	

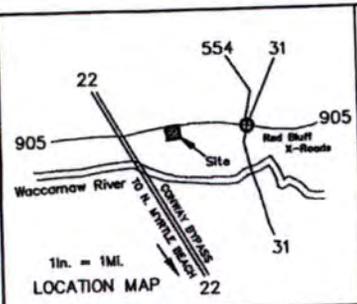
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8/200	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	24/24	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 905, Station 252 4800 AADT 25-30%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	LFA	LFA	NC		
Min. Lot Size (in square feet)	14500	43560	43560	10000		
Front Setback (in feet)	25	60	60	25		
Side Setback (in feet)	10	25	25	10		
Corner Side Setback (in feet)	25	60	60	25		
Rear Setback (in feet)	15	40	40	15		
Bldg. Height (in feet)	35	35	35	35		

Date Advertised: 9/10/2020 Date Posted: /10/2020 # Property Owners Notified: 7 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JPD

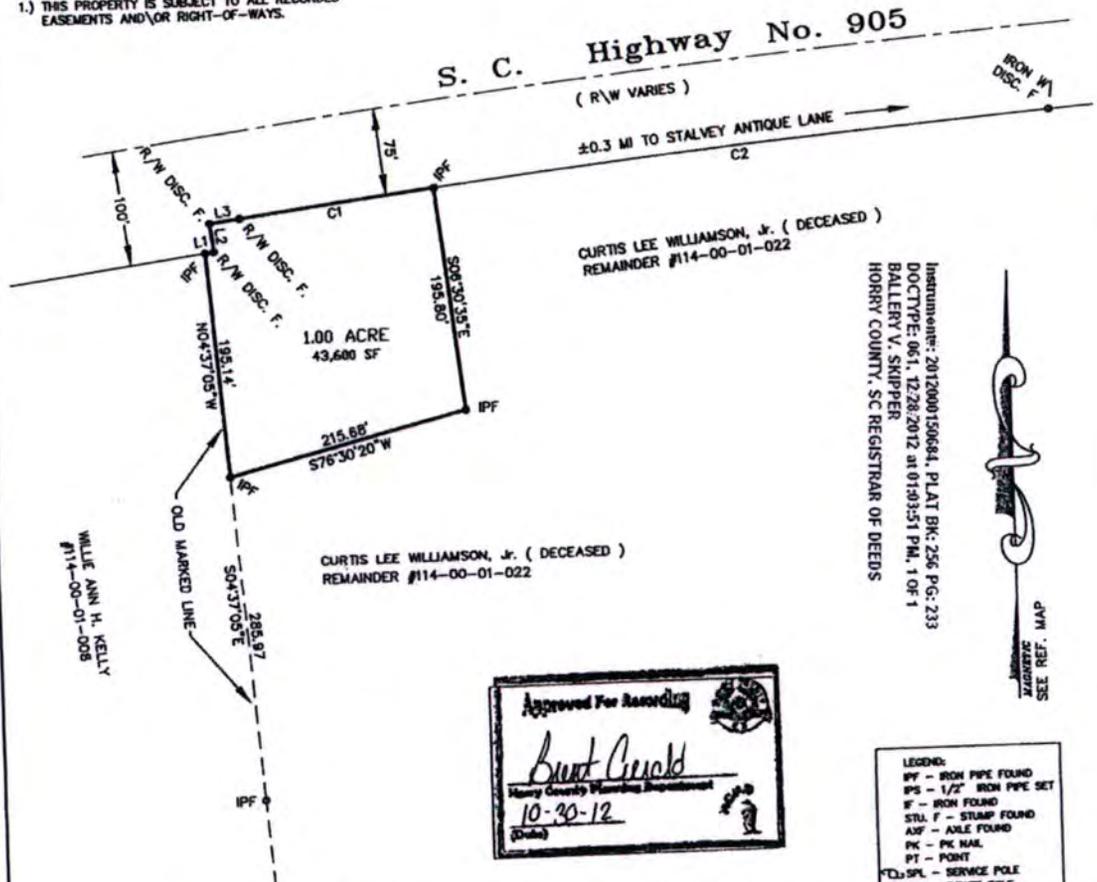


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH. BEARING
C1	173.50	11384.16	173.50	N83°03'21"E
C2	543.99	11384.16	543.94	N84°51'41"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.60	N82°34'56"E
L2	25.15	N06°19'55"W
L3	26.47	N82°37'09"E

Instrument#: 2012000150684, PLAT BK:
256 PG: 233 DOCTYPE: 061 12/28/2012 at
01:03:51 PM, 1 OF 1
BALLERY V. SKIPPER, HORRY COUNTY,
SC REGISTRAR OF DEEDS

NOTE:
1.) THIS PROPERTY IS SUBJECT TO ALL RECORDED
EASEMENTS AND/OR RIGHT-OF-WAYS.



CURTIS LEE WILLIAMSON, Jr. (DECEASED)
REMAINDER #114-00-01-022

CURTIS LEE WILLIAMSON, Jr. (DECEASED)
REMAINDER #114-00-01-022

Instrument#: 2012000150684, PLAT BK: 256 PG: 233
DOCTYPE: 061, 12/28/2012 at 01:03:51 PM, 1 OF 1
BALLERY V. SKIPPER
HORRY COUNTY, SC REGISTRAR OF DEEDS



- LEGEND:
- IPF - IRON PIPE FOUND
 - PS - 1/2" IRON PIPE SET
 - F - IRON FOUND
 - STU. F - STUMP FOUND
 - AWF - AWF FOUND
 - PK - PK NAIL
 - PT - POINT
 - SP - SERVICE POLE
 - PP - POWER POLE
 - TP - TELEPHONE PEDESTAL

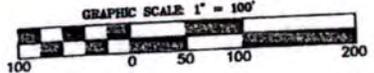
MAP OF
1.00 ACRE OF LAND IN SIMPSON CREEK TOWNSHIP, HORRY COUNTY, S. C.
SURVEYED FOR:
PATRICIA WILLIAMSON FREYBURGER
REF. MAP FOR CURTIS LEE WILLIAMSON, JR. BY WILLIAM R. LEWIS DATED 7-19-2005, SEE PB 208, PG 1 H.CO.REC.

CERTIFICATE OF ACCURACY
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE
WITH THE REQUIREMENTS OF THE "SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", AND MEETS OR
EXCEEDS THE REQUIREMENTS FOR A CLASS (A, B OR C) SURVEY AS SPECIFIED HEREIN.
RATIO OF PRECISION IS: 7,500+ CLASS "B" SURVEY. AREA DETERMINED BY THE COORDINATE CROSS MULTIPLICATION METHOD OF CALCULATION.

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS
OR PROJECTIONS OTHER THAN SHOWN
CERTIFIED TO BE A RESURVEY OF A LOT OR TRACT OF LAND PREVIOUSLY RECORDED AND DESCRIBED IN
OB. , PG. , PL. 208, PG. 1, HORRY COUNTY RECORDS.

TMS# 114-00-01-122
OWNER OF RECORD:
CURTIS LEE WILLIAMSON, Jr. (DECEASED)

THIS PROPERTY IS IN FLOOD ZONE "X"
AS PER F.I.R.M. # 45051C3 300 H, DATED 8-23-1999.



SURVEY DATE: OCTOBER 12, 2012

Coastal Land Surveyors, Inc.
223 Main St., Conway, S.C. 29526
PH: (843) 248-5419 \ (FAX) 248-6585

J.T. Barfield
REG. LAND SURV. S.C. 04788
J.T. BARFIELD, JR.

☐
N.B. #516

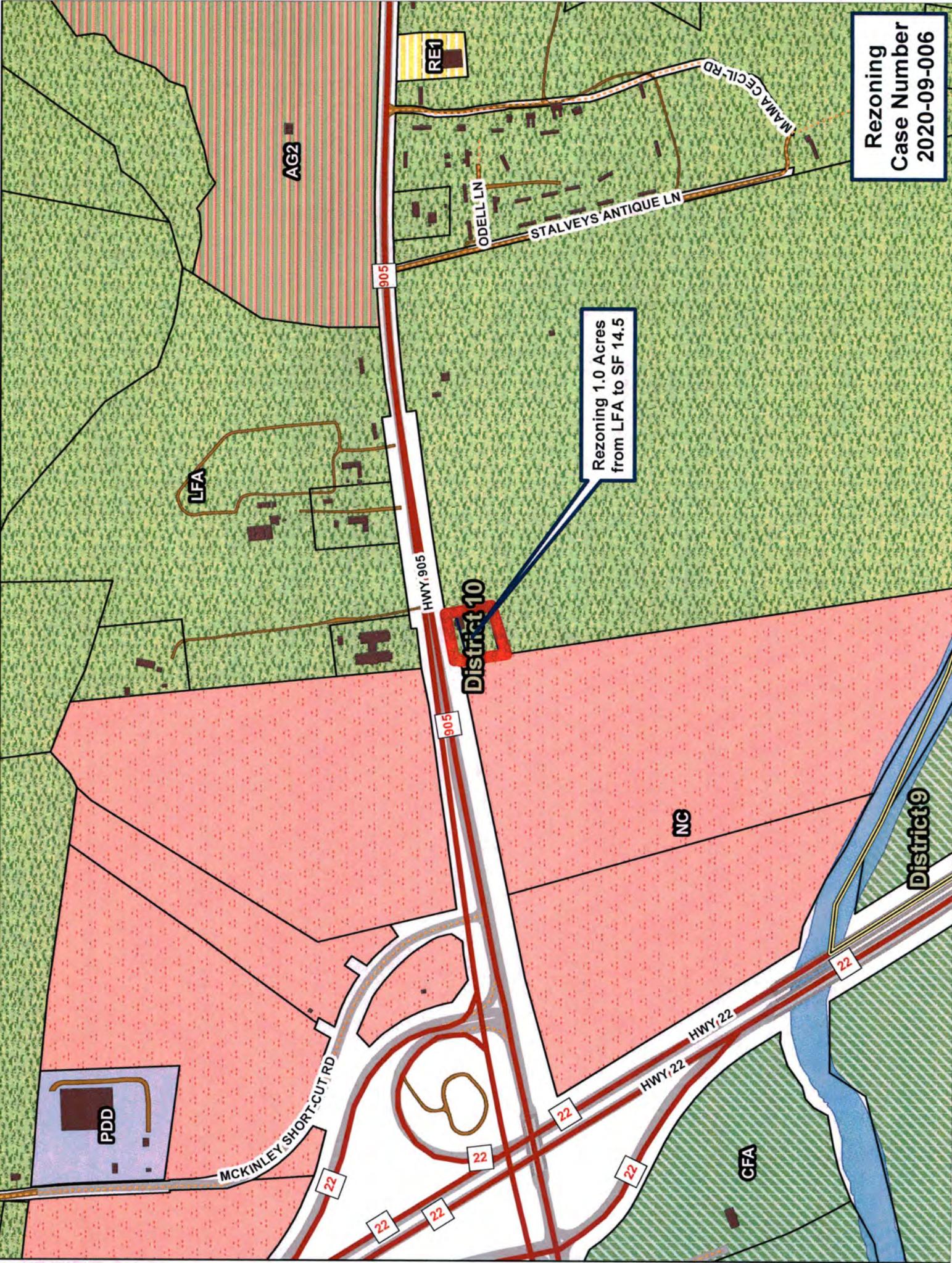
TMS# 114

Rezoning
Case Number
2020-09-006

Rezoning 1.0 Acres
from LFA to SF 14.5

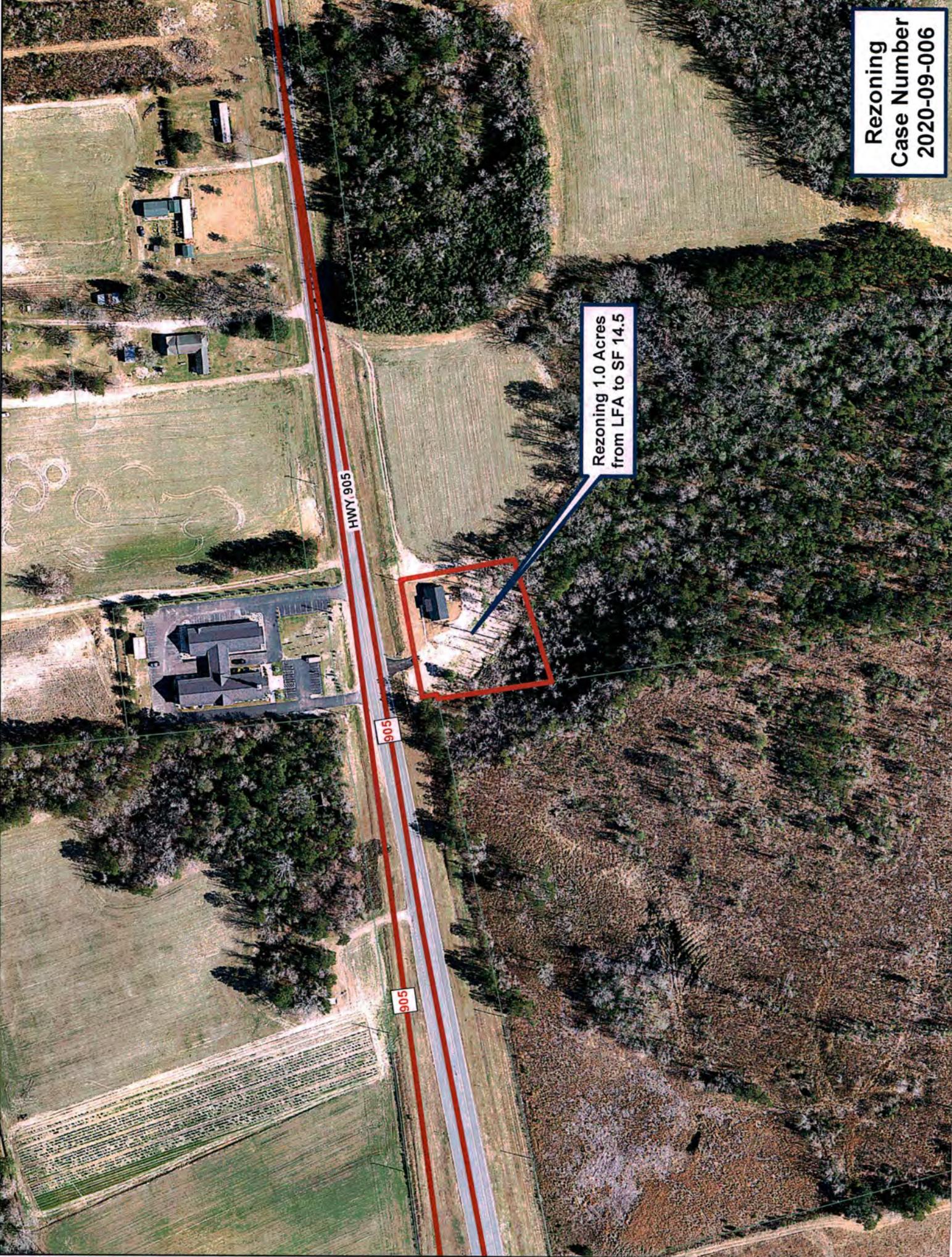
District 10

District 9



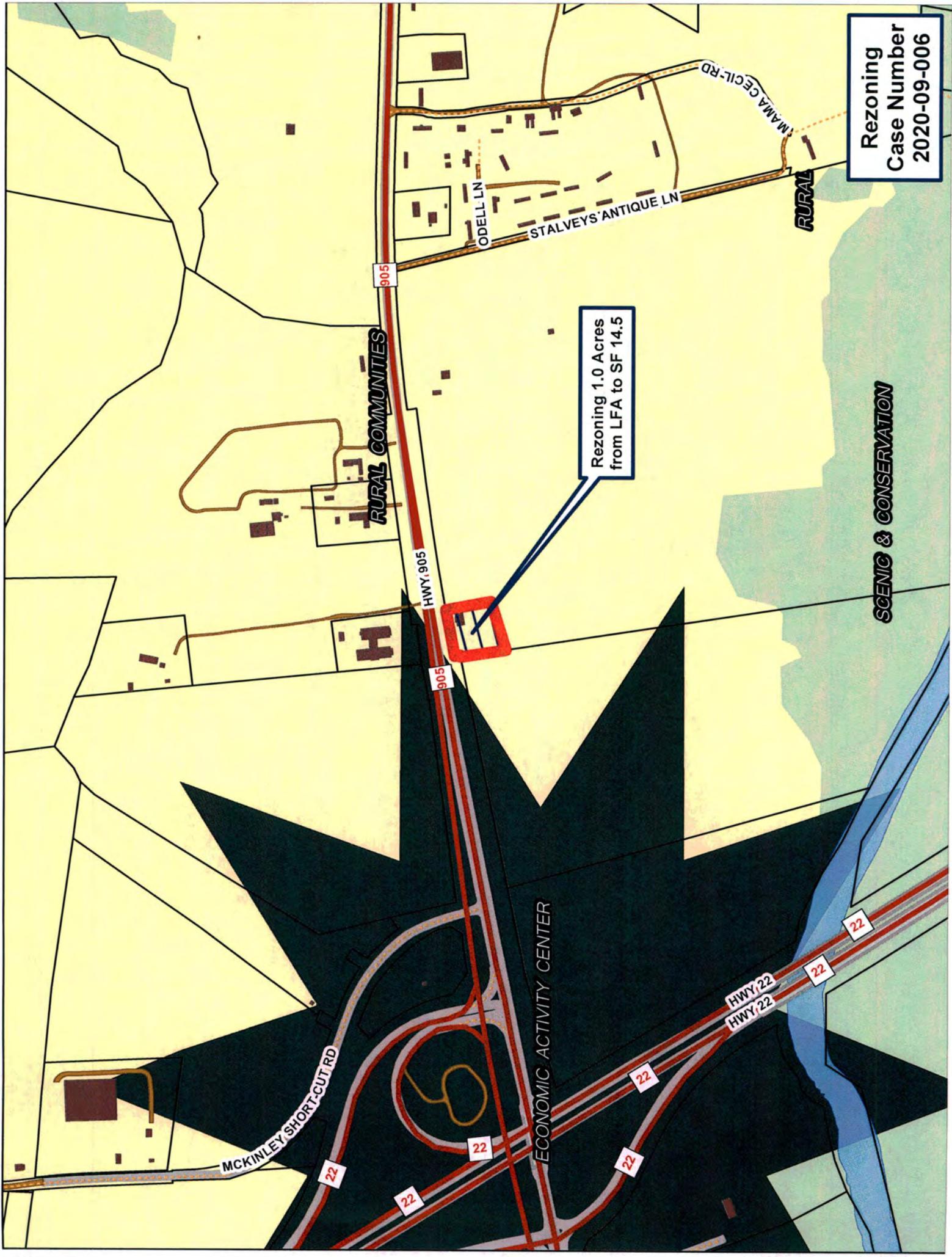
Rezoning
Case Number
2020-09-006

Rezoning 1.0 Acres
from LFA to SF 14.5



Rezoning
Case Number
2020-09-006

Rezoning 1.0 Acres
from LFA to SF 14.5



COUNTY OF HORRY

)
)
)

Ordinance 103-2020

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 A 16.15 ACRE PORTION OF PIN 29200000030 FROM AGRICULTURAL MANUFACTURED ESTATE (AG5) 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 Agricultural Manufactured Estate (AG5) 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 29200000030 and currently zoned Agricultural Manufactured Estate (AG5) and a 16.15 acre portion 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: October 20, 2020

Second Reading:

Third Reading:

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Timothy D. Davis (Energov # 049604)	Rezoning Request #	2020-07-003
PIN #	29200000030 (portion)	County Council District #	11- Allen
Site Location	Willard Rd in Conway	Staff Recommendation	Approval
Property Owner Contact	Timothy D. Davis	PC Recommendation	Approval 8:1
		Size (in acres) of Request	16.15(portion)

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	AG5	Flood and Wetland Information (proposed FEMA maps)	X	AG5	FA	AG5
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	4.18	AG5	Subject Property	AG5
Proposed Use	Residential – Subdivide property into .5 acre lots	Utilities	Septic	AC	AG5	AG5
		Character of the Area	Residential and Agricultural			

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
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Discussion: Applicant is requesting to rezone a 16.15 acre of the property. The property is currently zoned Agricultural Manufactured Estates (AG5) which requires a minimum lot size of 5 acres. Rezoning the property to Commercial Agriculture (AG2) allow a minimum lot size of 0.5 acres while retaining the ability to develop agricultural uses. Much of the surrounding parcels are zoned AG5 and FA. There is a large area of Amusement Commercial (AC) zoning near the site; a portion of which is adjacent to the subject parcel.

This property was previously rezoned from AC to AG5 (Case 2012-03-006) to allow agricultural and forestry activities, as well as low density residential uses. The previous AC zoning was at the request of the owner, during the original rezoning of the western portion of the county, to develop a raceway.

Public Comment: 10/1/2020: John Mark Bessant and another neighbor spoke in opposition. They were concerned with a potential mobile home park, number of lots allowed in AG2, and wanted it to stay as is. Reggie Davis, Jason Hucks, and Cory Virgil spoke in favor of Mr. Davis and his request to rezone.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 100	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	640 / 1,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (150) 20,000 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res/Comm	AG5	AG5	FA Res/Comm	AC	
Min. Lot Size (in square feet)	21,780	5 Acres	5 Acres	21,780 / 43,560	15,000	
Front Setback (in feet)	25 / 50	60	60	25 / 60	50	
Side Setback (in feet)	10 / 10	25	25	10 / 25	10	
Corner Side Setback (in feet)	15 / 15	37.5	37.5	15 / 37.5	15	
Rear Setback (in feet)	15 / 15	25	25	15 / 40	15	
Bldg. Height (in feet)	35 / 65	35	35	35	120	

Setback Comments:

Date Advertised: 7/16/2020 Date Posted: 7/16/2020 # Property Owners Notified: 17 Date Notification Mailed: 7/16/2020 Report Date: 7/16/2020 BY: DJ

Rezoning
Case Number
2020-07-003

Rezoning 16.15 Acres
from AG5 to AG2

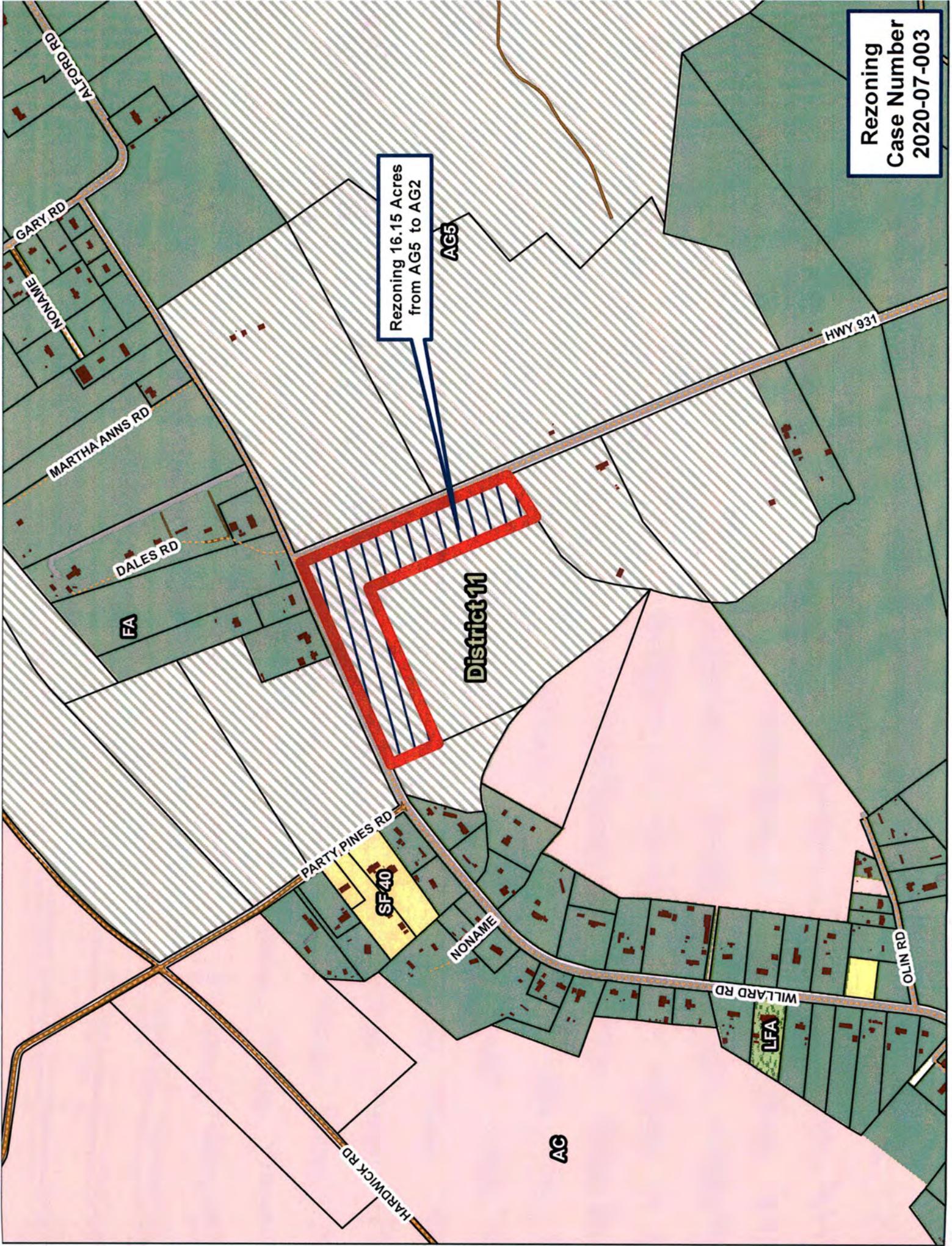
AG5

District 11

SF40

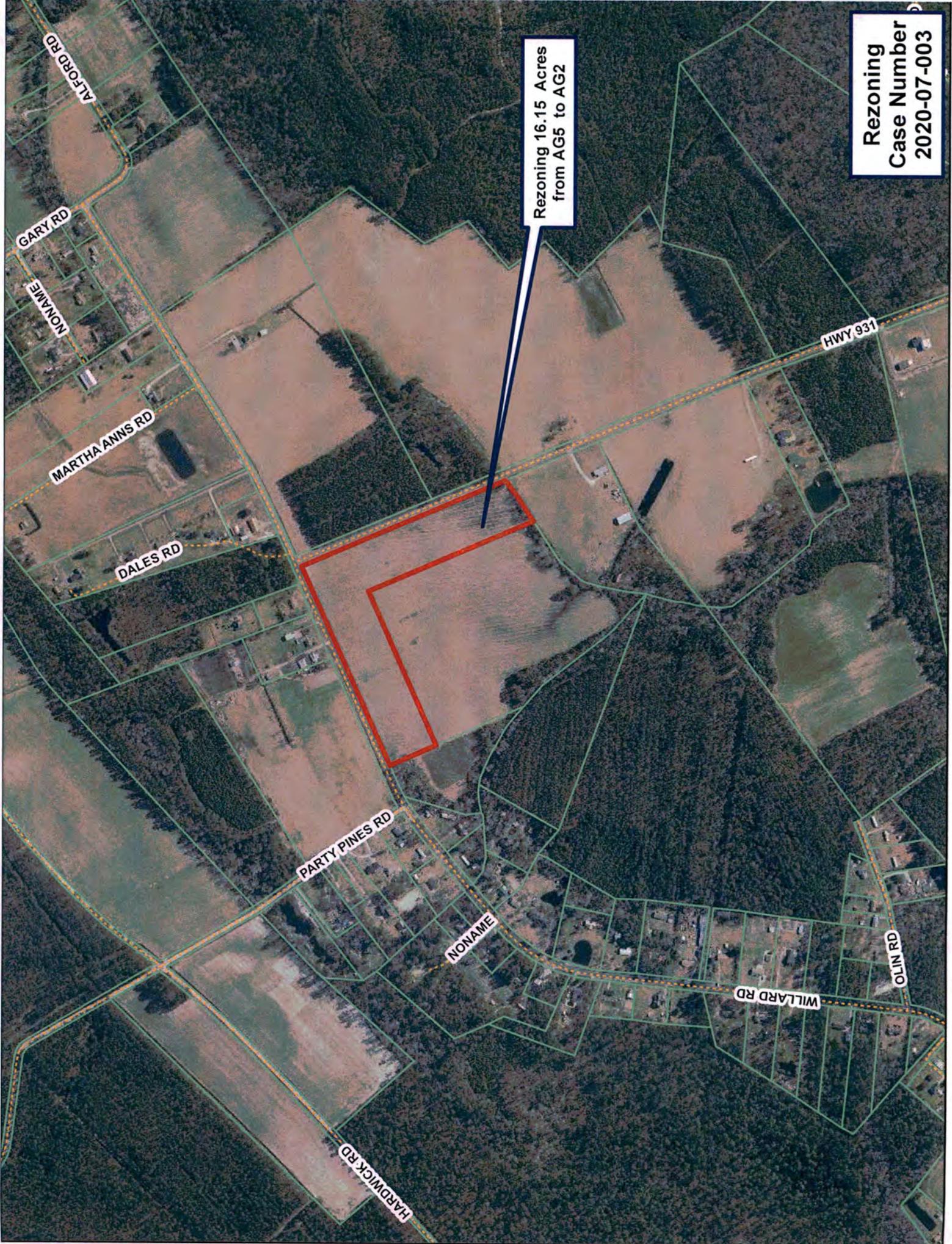
AG

LFA



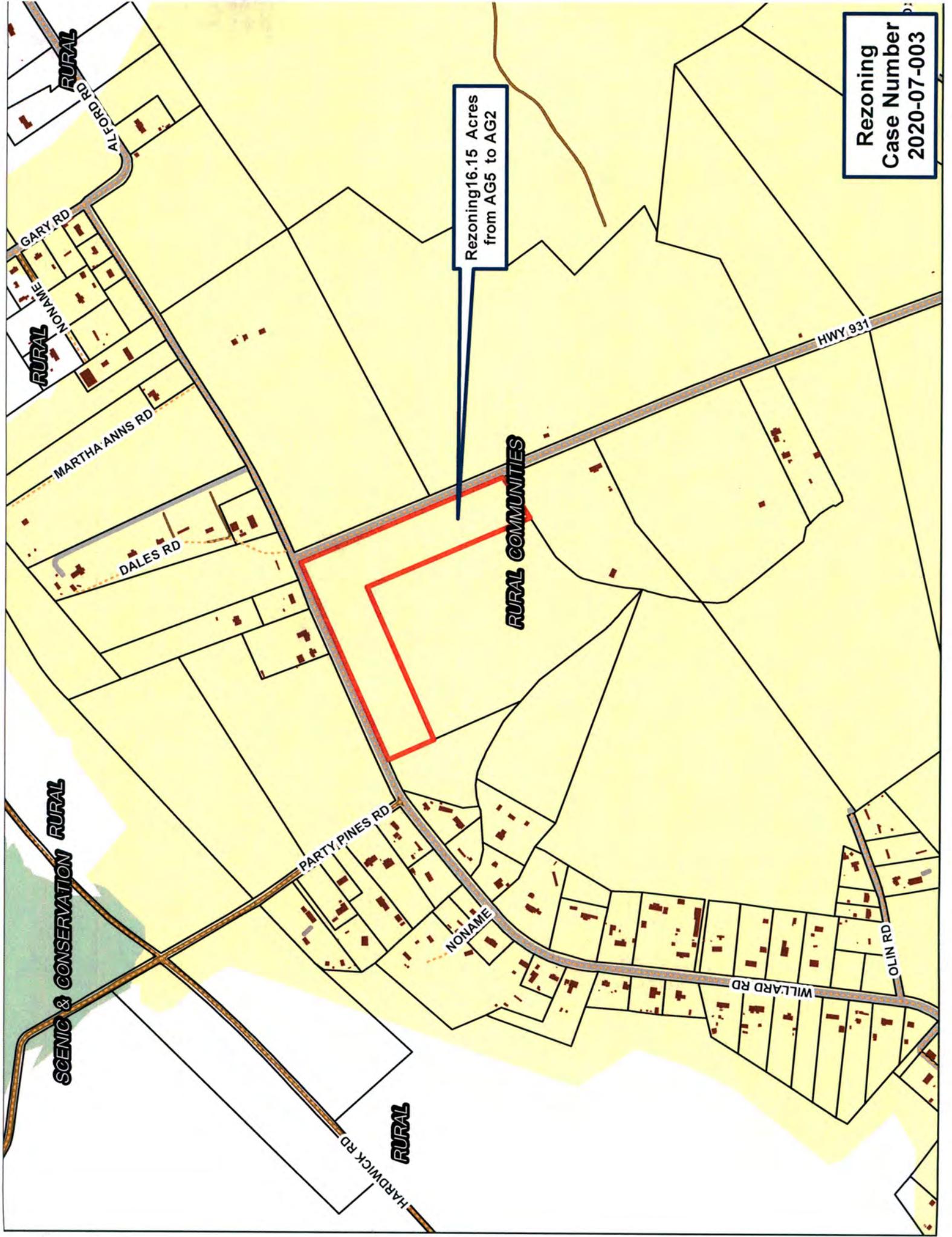
Rezoning
Case Number
2020-07-003

Rezoning 16.15 Acres
from AG5 to AG2



Rezoning
Case Number
2020-07-003

Rezoning 16.15 Acres
from AG5 to AG2



SCENIC & CONSERVATION RURAL

RURAL COMMUNITIES

RURAL

RURAL

RURAL

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 105-2020

AN ORDINANCE TO AMEND CHAPTER 9, SECTIONS 9-2, 9-5 AND 9-10 AND CHAPTER 17.7, ARTICLES 1 AND 2, OF THE HORRY COUNTY CODE OF ORDINANCES IN REGARDS TO FLOOD DAMAGE PREVENTION AND CONTROL AND STORMWATER MANAGEMENT AS IT RELATES TO MINING.

WHEREAS, the South Carolina Mining Act and Mining Compact, along with Federal laws, provide comprehensive regulation and permitting requirements for the operation of mines, which preempt County ordinances and regulation, with the exception of zoning laws that do not otherwise conflict with the State and Federal laws; and

WHEREAS, Horry County Council deems it appropriate to remove from County regulation and ordinance mining requirements that are already subject to regulation and permitting by, *inter alia*, the Clean Water Act, National Pollutant Discharge Elimination System (“NPDES”) program, South Carolina Pollution Control Act, South Carolina Mining Act, South Carolina Mining Compact Act, and similar programs and regulations which are appropriately and adequately administered by the South Carolina Department of Health and Environmental Control (“SCDHEC”); and

WHEREAS, Horry County Council sees a need to amend the Horry County Code of Ordinances to remove the regulation of mining activities by Horry County through its Flood Damage Prevention and Control and Stormwater Management Ordinances.

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 9 of the Horry County Code of Ordinances:

Article I, Section 9-2, new subsection (c) is added:

(c) Mining activities are regulated by federal and state regulatory schemes that sufficiently control any risks of flooding or erosion from mining activities in Horry County such that it is not necessary and constitutes expensive and duplicative regulation for the County to continue to require compliance with this Chapter by mining activities.

Article I, Section 9-5, definition of Development shall be amended and replaced as below:

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, dredging (except dredging associated with mining activities), filling, grading, paving, excavating (except excavating

associate with mining activities), drilling operations, or permanent storage or materials or equipment.

Article I, Section 9-10, new section (4) is added:

(4) No activity associated with mining activities as defined by the S.C. Mining Act, S.C. Code Sec. 48-20-40(1) shall be subject to the requirements of this Chapter.

2) Amendment of Chapter 17.7 of the Horry County Code of Ordinances:

Article I, Section 17.7-1, new subsections (8) and (9) are added:

(8) Purpose. The purpose and intent of this section is to promote mining as a source of essential materials required to facilitate the construction in Horry County in a manner that promotes economic development and ensures the protection of health, safety, and welfare of the citizens of Horry County. This section is not intended to supersede regulations from state or federal agencies or to supersede state or federal law. This section specifically recognizes that mining operation and activities are controlled by: (i) South Carolina Mining Act, S.C. Code Ann. §§ 48-20-10 *et seq.*; (ii) regulations promulgated pursuant to the South Carolina Mining Act, S.C. Code Ann. Regs. 89-10 – 89-350, (iii) South Carolina Mining Compact, S.C. Code Ann. §§ 48-21-10 *et seq.*; (iv) Stormwater Management and Sediment Reduction Act §48-14-10, *et al.*, (v) regulations promulgated pursuant to the Stormwater Management and Sediment Reduction Act, S.C. Code Ann. Regulations 72-300 through 72-316; and (vi) the Clean Water Act, 33 U.S.C. §§1251, *et seq.* and regulations promulgated thereto. The South Carolina Department of Health and Environmental is the agency responsible for administering the South Carolina Mining Act and Stormwater Management and Sediment Reduction Act and regulations promulgated pursuant to both acts. The listing of these specific statutes is not intended to be exhaustive, but is intended to be illustrative of the scheme governing mining activities in Horry County and these statutes, *inter alia*, are the controlling authority for mining in Horry County. No act shall be taken that conflicts with these authorities.

(9) Horry County has been issued an MS4 permit by SCDHEC as approved by the USEPA authorizing discharge of storm water from its municipal separate storm sewer system and this Chapter of the County Ordinances was, in part, adopted to implement the required elements of County review of discharges of storm water into its MS4 system, but with respect to mining activities, the NDPES regulations at 40 C.F.R. Part 122.26(a)(2)(i) only require discharges from mining operations to be regulated when they are “composed entirely of flows, which are from conveyances or systems of conveyances (including but not limited to pipes, conduits, ditches, and channels) used for collecting and conveying precipitation

runoff and which are not contaminated by contact with or that have not come into contact with, any overburden, raw material, intermediate products, finished product, byproduct, or waster products located on the site of such operations except in accordance with paragraph (c)(1)(iv) of this section.”

Article I, Section 17.7-33, subsection (6) is added:

(6) Discharges from mining activities which are not composed entirely of flows, which are from conveyances or systems of conveyances (including but not limited to pipes, conduits, ditches, and channels) used for collecting and conveying precipitation runoff and which are not contaminated by contact with or that have not come into contact with, any overburden, raw material, intermediate products, finished product, byproduct, or waster products located on the site of such operations.

- 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 on third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: October 20, 2020
Second Reading:
Third Reading:

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 106-2020

AN ORDINANCE TO AMEND THE COMPREHENSIVE PLAN, IMAGINE 2040, OF HORRY COUNTY IN REGARDS TO MINING OPERATIONS.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, Horry County Council deems it appropriate to remove from County regulation and ordinance mining requirements that are already subject to regulation and permitting by, *inter alia*, the Clean Water Act, National Pollutant Discharge Elimination System (“NPDES”) program, South Carolina Pollution Control Act, South Carolina Mining Act, South Carolina Mining Compact Act, and similar programs and regulations which are appropriately and adequately administered by the South Carolina Department of Health and Environmental Control (“SCDHEC”); and

WHEREAS, Horry County Council sees a need to amend the Horry County Comprehensive Plan to clarify the intent and policy of Horry County as to its role in the regulation of mining and otherwise update the Comprehensive Plan in accordance with shifts in County policy regarding future land use; and

WHEREAS, Horry County Planning Commission has publically advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

WHEREAS, Horry County Planning Commission deems that the proposed changes are necessary to ensure that the Comprehensive Plan is consist with current County policies; 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 Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 4 to permit mining as explained above.** Pages 4.15-4.16 of the Comprehensive Plan shall be amended as follows. (All text in ~~strikethrough~~ shall be deleted and all text **underlined and bolded** shall be added.)

MINING

There are several types of surface mining done in South Carolina, including open pit, strip mines, and sand dredging from river bottoms. The SC Mining Act of 1974 defines mining as the removal of ores from the ground for sale or for use in a business. The Act and regulations outline the application process, how to conduct mine operations, and

minimum reclamation standards. Mine permits and certificates are issued through DHEC's Division of Mining and Solid Waste Management.

There are 45 SCDHEC permitted mines in the County (SCDHEC, 2018). The material coming out of these mines is primarily used for road construction and development projects. Borrow pits operated by or for the SC Department of Transportation (SCDOT) are exempt from mining permits if the material is used solely for the building or repair of South Carolina public roads. Practices such as farming and on-site construction are also exempt from mining permits from SCDHEC.

~~In 2006, Horry County Council began permitting new mining operations as conditional uses in Forest Agriculture or Commercial Forest Agricultural zoning classifications. Recently, zones AG1 & AG2 also began allowing new mining operations. Ponds less than two acres in size, farm ponds less than five acres, and all stormwater ponds associated with an approved development, do not require mining permits from SCDHEC or Horry County Council.~~

- 2) **Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 11 to remove references to mining from the Scenic & Conservation Future Land Use definition.** Page 11.19 of the Comprehensive Plan shall be amended as follows. (All text in ~~strikethrough~~ shall be deleted and all text **underlined and bolded** shall be added.)

RECOMMENDED LAND USES

Primary Land Uses: Open space, nature-based recreation, timberland, agriculture and agricultural/forestry support uses.

Secondary Land Uses: Permanent and temporary educational and research facilities, eco-tourism and agritourism operations.

Conditional Uses: ~~Mining, o~~**Outdoor shooting ranges, campgrounds.**

POLICY GUIDANCE

1. If Scenic & Conservation Areas make up a portion of a property, it should not prohibit the remaining portion of the property from being developed.
2. These areas should be considered to meet or mitigate open space criteria within major residential subdivisions, as defined within the Land Development Regulations.
3. If the County pursues the development of a Density Bonus Program, Scenic & Conservation Areas should be identified as "sending" areas for transferring out development rights to higher density "receiving" areas.
4. If ~~mining operations~~ or outdoor shooting ranges are pursued, an evaluation of the surrounding natural resources and communities should strongly be taken into consideration.

- 3) **Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 11 to remove references to mining from the Rural Future Land Use definition.** Page 11.20 of the Comprehensive Plan shall be amended as follows. (All text in ~~strikethrough~~ shall be deleted.)

RECOMMENDED LAND USES

Primary Land Uses: Agriculture, timberland, and their support uses and services, including, but not limited to crop and livestock processing facilities, stables, veterinary services and farm equipment sales. Single-family detached houses, including mobile homes, on individual large lots.

Secondary Land Uses: Agritourism and eco-tourism uses.

Conditional Land Uses: Rural amusement, outdoor shooting ranges, campgrounds, ~~and mining operations.~~

TRANSPORTATION

These areas have limited opportunities for alternative transportation, unless an identified project within a transportation plan.

POLICY GUIDANCE

1. Protect active agricultural and forestry operations, prime farmland, and erodible soils, in addition to other important natural features.
2. Major residential subdivisions are discouraged to minimize the impact on public services and infrastructure.
3. If rural amusement, outdoor shooting ranges, **or** campgrounds, ~~or mining operations~~ are pursued, an evaluation of the surrounding natural resources and communities should strongly be taken into consideration.
4. If the County pursues the development of a Density Bonus Program, Rural Areas should be identified as "sending" areas for transferring out development rights to higher density "receiving" areas.

- 4) **Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 11 to remove references to mining from Community Engagement.** Page 11.29 of the Comprehensive Plan shall be amended as follows. (All text in ~~striketrough~~ shall be deleted.)

Keeping the public informed about County initiatives is a necessity in order to keep people engaged in the public process and to determine the needs of the community. Long-range planning is one facet of County engagement. In addition, communication with the public regarding rezoning, variance, ~~mining~~, telecommunications, and other such requests is imperative.

- 5) **Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 12 to remove references to mining from Goals and Strategies.** Page 12.13 of the Comprehensive Plan shall be amended as follows. (All text in ~~striketrough~~ shall be deleted.)

Objective: Make information readily available to the public in regards to future development and development proposals.

- Create an online map showing all active rezoning, variance, ~~mining~~, and telecommunications proposals. [short- term]

- Develop and track all major subdivisions and remaining units to be constructed in tabular and GIS format and make publically available. [short-term]
- Upgrade Municode Contract by FY20 to allow for immediate upload of regulatory changes to minimize the lag time between Council approval and reflection in online code. [mid-term]
- Revise the public noticing mailing process to include noticing of all addresses, in addition to the current process of noticing property owners within a specified distance of rezonings, variances, ~~mining~~, telecommunications, and agritourism applications. [mid-term]

6) **Severability:** If a Section, Sub-section or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

7) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.

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

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: October 20, 2020

Second Reading:

Third Reading:

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

RESOLUTION R-129-2020

A RESOLUTION DECLARING A SERVICE WEAPON AS SURPLUS PROPERTY AND MAKING IT AVAILABLE TO A RETIRING POLICE OFFICER.

WHEREAS, the Horry County Council has previously recognized the appropriateness of allowing a retiring police officer to retain possession of his service weapon. Retiring officers who have provided at least 20 years of service to Horry County should be given their service weapon as a token of appreciation for their service to Horry County; and

WHEREAS, Deputy First Class Lonnie Gorenflo retired from the Horry County Sheriff's Office after 27 years and 5 months of service; and

WHEREAS, Horry County Council now desires to declare this weapon (Glock Model 45, serial number BLVD705) surplus so that it can be made available to the retiring police officer.

NOW, THEREFORE, BE IT RESOLVED, by Horry County Council that the service weapon of retired Deputy First Class Lonnie Gorenflo be declared surplus and that it be made available to him for his critical service to Horry County.

AND IT IS SO RESOLVED this 20th day of October, 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

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

RESOLUTION R-130-2020

A RESOLUTION DECLARING A SERVICE WEAPON AS SURPLUS PROPERTY AND MAKING IT AVAILABLE TO A RETIRING POLICE OFFICER.

WHEREAS, the Horry County Council has previously recognized the appropriateness of allowing a retiring police officer to retain possession of his service weapon. Retiring officers who have provided at least 20 years of service to Horry County should be given their service weapon as a token of appreciation for their service to Horry County; and

WHEREAS, Deputy First Class Wade H. Petty retired from the Horry County Sheriff's Office after 28 years and 5 months of service; and

WHEREAS, Horry County Council now desires to declare this weapon (Glock Model 45, serial number BLDV 714) surplus so that it can be made available to the retiring police officer.

NOW, THEREFORE, BE IT RESOLVED, by Horry County Council that the service weapon of retired Deputy First Class Wade H. Petty be declared surplus and that it be made available to him for his critical service to Horry County.

AND IT IS SO RESOLVED this 20th day of October, 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)

ORDINANCE 93-2020

AN ORDINANCE AMENDING ORDINANCE 93-16 FOR THE EXPRESS PURPOSE OF DELETING SUB-SECTION (D)(1) OF SECTION I, RETROACTIVE TO JANUARY 1, 2017.

WHEREAS, on December 6, 2016, Horry County Council enacted Ordinance 93-16 entitled "AMENDING AND RESTATING ORDINANCE NO. 105-96, AS AMENDED, AND ORDINANCE 111-01, AS AMENDED; AND OTHER MATTERS RELATING THERETO, THIS AMENDED AND RESTATED ORDINANCE TO BE KNOWN AS THE HOSPITALITY FEE AND LOCAL ACCOMMODATIONS FEE ORDINANCE"; and

WHEREAS, although Section I, Sub-Section F of Ordinance 93-16 restricts the use of the Hospitality Fee component of the Ordinance (i.e. 1.5% imposed county-wide and 1% imposed within unincorporated Horry County) to uses identical to those set forth in Section 6-1-730 of the South Carolina Code of Laws, Sub-Section (D)(1) of Section 1 further restricts the use of those funds to "...implement a comprehensive road plan adopted by the County in concert with the municipalities of the County."

WHEREAS, Horry County and the Municipalities within whose jurisdictions the Hospitality Fee has and will be collected entered into a Settlement Agreement in Principal on September 4, 2020 in the case of City of Myrtle Beach vs. Horry County, Civil Action Number 2019-CP-26-01732; and

WHEREAS, the terms of the Agreement include the stipulation that the County amend Ordinance 93-16 to delete Sub-Section (D)(1) of Section I, retroactive to January 1, 2017, removing such additional restriction on the use of the Hospitality Fee.

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 is hereby ordained and enacted:

1. **Ordinance Amendment.** Sub-Section (D)(1) of Section I of Ordinance 93-16 is hereby deleted, retroactive to January 1, 2017, removing such further restriction on the allowable uses of Hospitality Fee monies from that date forward.
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 preemptive legal principle, then that section, subsection, or part of the Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

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: October 6, 2020
Second Reading: October 20, 2020
Third Reading:

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

ORDINANCE 94-2020

AN ORDINANCE APPROVING AND AUTHORIZING THE COUNTY ADMINISTRATOR TO UNDERTAKE SUCH ACTIONS AS MAY BE NECESSARY TO LIST AND SELL THE RANKIN HOUSE FOR THE BENEFIT OF CONWAY MEMORIAL LIBRARY (TMS #123-14-45-001).

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, by virtue of a deed dated August 3, 2020, and recorded August 4, 2020 in Deed Book 4331 at Page 2846 in the Office of the Horry County Register of Deeds, the Estate of Dorothy Sadler Rankin conveyed the Rankin House to Horry County for the benefit of the Conway Memorial Library [the "Property"]; and

WHEREAS, use of this residential property as an administrative or public building is not feasible due to its location, parking, design standards, and other logistical considerations; and

WHEREAS, Horry County Council is informed and believes that sale of the residence for private use would maximize the value of the donated property for use by the Conway Memorial Library and for the benefit of the citizens and taxpayers of Horry County.

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. AUTHORIZATION. The Horry County Administrator, for and on behalf of Horry County, is hereby authorized to sell and undertake all actions related thereto, including engaging a real estate agent and paying standard commissions consistent therewith, the Property known as the Rankin House (TMS No. 123-14-45-001), subject to all existing covenants, restrictions, and easements of record, for a price in excess or appraised value, or as may be approved by future Resolution of this Council. Any such sale shall be on terms and conditions substantially similar to those contained in the sample contract attached hereto, and all proceeds shall be for the exclusive benefit of the Conway Memorial Library.

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 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: October 6, 2020
Second Reading: October 20, 2020
Third Reading:

Decision Memorandum

Date: September 16, 2020
On behalf of: Horry County Libraries
Re: Sale of Rankin House to Benefit Conway Memorial Library

ISSUE:

As a specific bequest to the Conway Memorial Library, Mrs. Dorothy S. Rankin devised her personal residence for the benefit of the library. While recognizing the exceeding generosity of this gift, Horry County Libraries has determined that sale of the property with the proceeds going to the Conway Memorial Library represents the best practical utilization by the library.

DISCUSSION:

The Rankin home is located in a residential section within the municipal limits of the City of Conway. While the home is in generally good repair, it lacks sufficient parking, design standards, and other logistical factors that would render it feasible for use as an administrative or public building within the library system. As a result, the Horry County Library Board of Trustees voted to pursue a sale of the property, with the proceeds to specifically benefit the Conway Memorial Library.

In order to pursue a sale of the property, staff requests authority from County Council to engage a qualified real estate agent to list and market the property. Such agents work on commissions based on the sale price of the real estate, and are standard industry practice. These commissions are generally governed by contracts entered into between a purchaser or a seller and the agent that is engaged as their representative. Typically, a seller agrees to pay a commission to its agent (the Listing Agent), and the Listing Agent in turn agrees to split the commission with an agent who represents a buyer (Buyer's Agent).

Horry County generally does not utilize real estate agents as Listing Agents for property the County intends to sell, and thus does not contractually agree to pay commissions. However, the County does not generally engage in the sale of residential real property, and the retention of a qualified real estate agent would benefit the ability of the County to maximize sales price.

RECOMMENDATION:

To maximize the value of the sale of the Rankin house for benefit of the Conway Memorial Library, staff recommends that the Administrator or his or her designee be granted the authority to engage a qualified real estate agent and to pay a realty commission to agents of buyers of the real property, but only to the extent that such commission represents a fair and standard commission typically paid in the ordinary course of business.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

ORDINANCE 95-2020

AN ORDINANCE TO AMEND THE HORRY COUNTY CODE "CHAPTER 2 ADMINISTRATION; ARTICLE V. FINANCE AND FISCAL PROCEDURES" TO INCREASE THE REVENUE STABILIZATION RESERVE TO FIVE (5) PERCENT FOR CERTAIN FUNDS AND PROVIDE RESERVE REQUIREMENTS FOR THE WASTE MANAGEMENT RECYCLING FUND.

WHEREAS, Horry County Council enacted Ordinance 46-00 entitled "An Ordinance to establish financial policies for Horry County, South Carolina", subsequently amended by Ordinance 120-00, 184-02, 168-07, 69-10, 58-13, 23-16, 126-17; and

WHEREAS, the financial policies were incorporated into the Horry County Code as CHAPTER 2 ADMINISTRATION; ARTICLE V. FINANCE AND FISCAL PROCEDURES; and

WHEREAS, County Council now desires to amend said ordinance once more to increase the revenue stabilization reserve to five (5) percent for the general fund, fire fund, recreation fund, and waste management recycling fund and provide reserve requirements for the waste management recycling fund.

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

1. **Code Amendment.** Section 2-70.6. – Cash Management. (a) Fund balance and net position management is amended as follows:

- (1) A cash management reserve is to be maintained in the general fund, the fire fund, the recreation fund, ~~and~~ the stormwater fund, and the waste management recycling fund. Since this policy is approved by county council ordinance, the council authorizes the cash management reserve which is not categorized as restricted to be classified as "committed" fund balance. The cash management reserve shall be sufficient to allow the county to avoid short-term borrowing at all times in the fiscal year. Use of the cash management reserve shall require approval by a super-majority of seventy-five (75) percent of county council through ordinance.

The cash management reserve should be maintained at eighteen (18) percent of the fund's next year budgeted expenditures and transfers out, excluding those amounts that are funded by one-time funding sources.

In the event that the cash management reserve is spent, the reserve shall be reestablished within three (3) fiscal years.

- (2) A revenue stabilization fund is to be maintained in the general fund, the fire fund, recreation fund, ~~and~~ the stormwater fund, and the waste management recycling fund. Since this policy is approved by county council ordinance, the council authorizes the revenue stabilization reserve which is not categorized as restricted to be classified as "committed" fund balance. The revenue stabilization reserve can be spent in the event that actual revenues collected have a negative variance greater than two (2) percent of the budget revenue estimate. Use of the revenue stabilization reserve requires approval by council resolution, but may not be used to balance a subsequent year's budget.

In the event that the fiscal stabilization reserve is spent, the following must be followed to replenish the reserve balance:

- a. Withdrawals up to twenty-five (25) percent of the reserve shall be restored within one (1) fiscal year;

- b. Withdrawals of twenty-five (25) percent of the reserve up to fifty (50) percent of the reserve shall be restored within two (2) fiscal years;
- c. Withdrawals of fifty (50) percent of the reserve up to seventy-five (75) percent of the reserve shall be restored within three (3) fiscal years;
- d. Withdrawals of seventy-five (75) percent of the reserve up to one hundred (100) percent of the reserve shall be restored within four (4) fiscal years.

Upon establishment of the cash management reserve, the county shall work to establish a revenue stabilization reserve of five (5) percent in the general fund, fire fund, recreation fund, and waste management recycling fund and two (2) percent in the stormwater fund of the fund's next year budgeted expenditures and transfers out, excluding those amounts that are funded by one-time funding sources.

- (3) A disaster reserve is to be maintained in the general fund, the fire fund, the recreation fund, ~~and the stormwater fund,~~ and the waste management recycling fund. Since this policy is approved by county council ordinance, the council authorizes the revenue stabilization reserve which is not categorized as restricted to be classified as "committed" fund balance. The disaster reserve can be spent under extreme exigent circumstances when unexpected expenditures are required in excess of the budgeted expenditures in order to provide for the health, safety and/or welfare of the county. Use of the disaster reserve is most likely to occur in the event of a natural disaster such as a hurricane, earthquake, terrorism, or other extraordinary event. Use of the disaster reserve requires approval by council resolution.

In the event that the disaster reserve is spent, the following must be followed to replenish the reserve balance:

- a. Withdrawals up to twenty-five (25) percent of the reserve shall be restored within two (2) fiscal years;
- b. Withdrawals of twenty-five (25) percent of the reserve up to fifty (50) percent of the reserve shall be restored within four (4) fiscal years;
- c. Withdrawals of fifty (50) percent of the reserve up to seventy-five (75) percent of the reserve shall be restored within six (6) fiscal years;
- d. Withdrawals of seventy-five (75) percent of the reserve up to one hundred (100) percent of the reserve shall be restored within eight (8) fiscal years.

Upon establishment of the cash management reserve and the revenue stabilization reserve, the county shall work to establish a disaster reserve of five (5) percent of the fund's next year budgeted expenditures and transfers out, excluding those amounts that are funded by one-time funding sources.

- 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 preemptive legal principle, then that section, subsection, or part of the 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, subsection, or part of the Ordinance shall conflict with the provisions of a section, subsection or part of a preceding Ordinance of Horry County, then the preceding section, subsection, or part shall be deemed repealed and no longer in effect.
- 4. **Effective date.** This Ordinance shall become effective July 1, 2020.

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

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading: October 6, 2020
Second Reading: October 20, 2020
Third Reading:



County Council Memorandum

Horry County, South Carolina

Date: September 15, 2020
From: Barry R. Spivey, Assistant County Administrator
Division: Administration Committee
Cleared By: Steve Gosnell, County Administrator
Re: Annual Review of Financial Policy

ISSUE

The County is governed by Financial Policies found in Chapter 2, Article V of the Horry County Code of Ordinances. Best practices recommend a periodic review of the financial policies and to recommend revisions to improve the financial governance of the County.

BACKGROUND

The approved policies provide the framework for staff to administer the County's finances and provide guidance on cash management, investments, budgeting, accounting, risk management, and fixed assets debt issuance. The policies were initially adopted in 2000 and last amended in January 2018 by Ordinance 126-17.

Staff is recommending two substantial changes in the Financial Policies for this year:

1. Waste management recycling fund – This fund was not previously included in Section 2-70.6 Cash Management. In prior years, this fund enjoyed a large fund balance sufficient for cash management and future capital, which also served as a debris reserve. As collection, hauling, and disposal costs increased, natural revenue growth was not sufficient to cover recurring expenditures, which in turn used any excess fund balance. In FY2020, County Council supplemented property tax revenues with a portion of the unincorporated business license revenues. At this time, it would be appropriate include the Waste Management Recycling Fund in the Cash Management requires contained in the Financial Policies for cash flow, revenue stabilization, and disaster reserves.
2. Revenue stabilization reserve – Calendar year 2020 has brought our community, nation, and world unprecedented challenges with the COVID-19 pandemic. We have never before endured a shutdown of our schools, professional offices, restaurants, amusements, hospitality, etc. nor experienced the severe impact on multiple revenue sources. The County had the previous vision to include a revenue stabilization component in Cash Management Policy. This has played a key stabilizing factor in these uncertain times. We would however suggest the current two (2) percent amount is not a sufficient reserve amount given the level of impacts current observed with this crisis. Any operating (general fund or special revenue fund) fund relying on variable revenue components (i.e. hospitality fees, accommodations fees, business license fees, user fees, etc) would be recommended to increase its revenue stabilization reserve from two (2) percent to five (5) percent. This recommended increase would include the general fund, fire fund, recreation fund, and waste management recycling fund. Accumulating this level of reserve may take more than one year as it is still uncertain if a portion of the revenue stabilization reserve will be needed during the FY2021 fiscal year. However, making the change currently and working to achieve this level of protection would be the recommended prudent strategy to protect the County's ability to continue service levels in possible future uncertain times.

RECOMMENDATION

Staff recommends adoption of the attached Ordinance to include reserve requirements for the waste management recycling fund and increase the revenue stabilization reserve to five (5) percent for the general fund, fire fund, recreation fund, and waste management recycling fund.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 107-2020

AN ORDINANCE PROHIBITING THE DISCHARGE OF FIREARMS WITHIN AND IN CLOSE PROXIMITY TO THE MORE DENSELY POPULATED AND SENSITIVE AREAS OF UNINCORPORATED HORRY COUNTY AND OTHERWISE REGULATING THE DISCHARGE OF FIREARMS AND MECHANICAL DEVICES.

WHEREAS, in recognition of the increased density of population in certain areas of the County, the dangers inherent in the use of firearms and certain mechanical devices, the noise levels associated with the discharge of firearms, and having received ongoing complaints concerning the discharge of firearms, County Council believes that an ordinance regulating the discharge of firearms within and in close proximity to the more densely populated areas and particularly sensitive areas of unincorporated Horry County, and regulating the careless discharge of firearms and certain mechanical devices, is in the interest of the health, welfare, and safety of the citizens, residents, and visitors of Horry County, domesticated animals, and the peaceable enjoyment of property; and

WHEREAS, although Council does not intend to encroach upon or limit in any way a citizen's Second Amendment rights, the South Carolina Legislature has provided the County the authority to regulate the discharge of firearms within the County's jurisdiction, and to enforce such regulation by way of criminal prosecution, so that citizens may exercise their Constitutional rights, but in a lawful and safe manner.

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. Section 13-11 (Reckless discharge of a firearm or other mechanical device) of ARTICLE I (IN GENERAL) of Chapter 13 (OFFENSES AND MISCELLANEOUS PROVISIONS), Horry County Code of Ordinances, is hereby repealed, and is rewritten and replaced in its entirety. Section 13-11 shall hereafter read as follows:

Sec. 13-11. Discharging firearms and mechanical devices.

(a) *Definitions.* "Firearm" shall mean rifle, shotgun, handgun, pistol, machine gun, cannon, or similar instrument from or by means of which any bullet, shot, or other missile of any kind may be projected. "Mechanical device" shall mean potato gun, air gun, air nail gun or other device that will launch a projectile by any means of explosive substance to include flammable fluids, compressed air, gasses or powders manufactured or custom made.

(b) *Prohibited zones.* It shall be unlawful for any person to discharge any firearm within a discharge prohibited zone. Discharge prohibited zones will be determined by Resolution of County Council upon submission to the Council of a petition signed by 50.1% or more of the registered voters residing within a defined area of the County or by request of the County Councilmember in whose district the defined area is located. To be designated a discharge prohibited zone, the defined area must fall completely within an urban area as defined by the most current U.S. Census report, and/or meets the definition of major residential development within the County's Land Development Regulations and property three hundred (300) feet from the boundaries of such major residential development.

(1) These prohibitions shall not apply to:

(A) conduct specifically provided for under Section 23-31-510 of the Code of Laws of South Carolina (1976, as amended),

(B) a law enforcement officer or member of the armed forces of the United States in the performance of his or her lawful duty,

(C) an existing gun club or shooting range (as defined in the S.C. Shooting Range Protection Act of 2000), in operation on a regular basis since at least five (5) years prior to the establishment of a discharge prohibited zone, operating in full compliance with all applicable laws and regulations governing such activity, and operating according to the following:

(i) shooting must be undertaken and the range must be oriented so that downrange is no less than 135 degrees away from the direction of a discharge prohibited zone,

(ii) no firearm of a .50 caliber or greater may be used, and no tracer, incendiary, explosive, armor piercing, or penetrator ammunition may be used,

(iii) the range must be constructed and operated in substantial harmony with practices established by the National Rifle Association and/or the National Shooting Sports Foundation.

(D) in the lawful defense of persons or property,

(E) as part of a sporting event or theatrical, ceremonial, or military or similar event using blank ammunition and duly permitted by the County as a special event,

(F) a County sponsored or permitted special event, or

(G) upon a privately owned track of land or publicly owned wildlife management area, no less than five (5) acres in size, a legally licensed hunter acting lawfully under current State and federal law, and SC Department of Natural Resources or US Fish and Wildlife Service regulations, as applicable, while engaged in actual hunting, provided that care is taken that the trajectory of any rounds fired is not in the direction of any person, dwelling unit, or commercial establishment.

(d) *County owned property.* It shall be unlawful for any person to discharge any firearm upon any County owned property or right-of-way.

(e) In addition, it shall be unlawful for any person in the unincorporated area of the county to intentionally, negligently, or carelessly discharge any firearm or mechanical device in a manner as to be likely to cause bodily injury or death to persons or domestic animals or damage to or destruction of property other than their own.

(f) In addition, it shall be unlawful for any person to discharge any firearm between the hours of 10 p.m. and 6 a.m., with the exception of conduct specifically provided for under Section 23-31-510 of the South Carolina Code, a law enforcement officer or member of the armed forces of the United States in the performance of his or her lawful duty, an indoor shooting range operating in full compliance with all applicable laws and regulations, or in the lawful defense of persons or property.

(g) Any person convicted who shall discharge a firearm or other mechanical device in violation of this Section, after properly investigated and determined by County Law Enforcement by way of eyewitness, photographic, video, or other relevant evidence, will upon conviction be guilty of a misdemeanor, and for a first conviction, or second conviction occurring within one year of the first, shall be subject to a fine of up to \$500.00 and/or imprisonment of up to 30 days. Upon a

third or subsequent conviction occurring within 1 year of the first, such person shall be subject to a mandatory fine of \$500.00 and imprisonment of 30 days.

(h) In addition, a property or business owner, or other person or legal entity in possession of or having control over real property, who permits, enables, promotes, contributes to, stages, conducts, organizes, sponsors, or allows conduct prohibited under this Section at such business or property will be guilty of a misdemeanor, and shall be subject to the same penalties set forth in sub-section (g), above.

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

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading:
Second Reading:
Third Reading:

COUNTY OF Horry)
STATE OF SOUTH CAROLINA)

ORDINANCE 108 -2020

AN EMERGENCY ORDINANCE DECLARING THAT A LOCALIZED STATE OF EMERGENCY CONTINUES TO EXIST WITHIN Horry COUNTY, AUTHORIZING THE APPROPRIATE ACTION TO BE TAKEN IN CONNECTION THEREWITH, AND CONTINUING THE REQUIREMENT THAT APPROPRIATE FACE COVERINGS BE WORN UNDER CERTAIN CIRCUMSTANCES.

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

WHEREAS, recognizing that COVID-19 posed a significant public health threat of infectious disease spread to our residents and visitors, Council enacted emergency Ordinance 20-2020 on March 14, 2020, declaring a localized State of Emergency; and, recognizing that additional steps were called upon to promote the public health and welfare of our residents and visitors, Council enacted Ordinance 68-2020 on July 3, 2020, declaring a localized State of Emergency, and requiring the wearing of appropriate face coverings by the public under certain circumstances; and, recognizing that continued steps were called upon to promote the public health and welfare of our residents and visitors, Council enacted Ordinance 85-2020 on September 1, 2020, declaring a localized State of Emergency, and requiring the wearing of appropriate face coverings by the public under certain circumstances; and

WHEREAS, on March 14, 2020 there were 6 confirmed cases and 6 presumptive positive cases in the State of South Carolina, none of which were located in Horry County or surrounding counties; at present that number has increased to in excess of 155,000 confirmed cases Statewide, to include approximately 11,000 confirmed cases in Horry County; and recently there has been an increase in the rate of confirmed cases in Horry County; and

WHEREAS, the CDC has issued guidance in order to slow the spread of COVID-19 to include avoiding mass gatherings, hand hygiene, respiratory etiquette, social distancing, and the wearing of face coverings when physical distancing is difficult; and

WHEREAS, DHEC and the Governor have urged South Carolinians to follow those CDC recommendations; in his August 2, 2020 Executive Order No. 2020-50, and again on October 2, 2020 in his Executive Order No. 2020-63, in addition to imposing several COVID-19 related emergency measures, requirements and restrictions, the Governor specifically urged counties and municipalities to enact or implement ordinances, orders or other measures requiring individuals to wear face coverings in public settings where they could be located in close proximity to others and where it is not feasible to maintain recommended social distancing; and

WHEREAS, that since March 13, 2020, the Governor has continuously declared the entire State to be under a state of emergency due to the COVID-19 pandemic; and, that since August 2, 2020, the Governor has ordered that face coverings be worn in State government offices, buildings, and facilities, and in restaurants offering on-premises consumption of food or beverages; and, that since July 30, 2020, the Chief Justice of the Supreme Court of South Carolina has mandated the wearing of protective masks or other facial coverings while inside county and municipal courthouses.

WHEREAS, County Council finds it necessary to enact this emergency ordinance as a result of its determination that a localized emergency continues to exist within Horry County, consistent with the Governor’s continuing declarations of statewide states of emergency, directing that certain measures are to be taken to address that emergency, and requiring the wearing of appropriate face coverings by the public under certain circumstances.

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. DECLARATION OF STATE OF EMERGENCY: In accordance with Section 4-9-130 of the Code of Laws of South Carolina and Section 2-26 of the Horry County Code, Horry County Council hereby declares that a localized emergency exists throughout Horry County, and hereby directs that appropriate action be taken in accordance with the Horry County Comprehensive Emergency Management Plan. Council authorizes the County Administrator to take the measures necessary for the preservation of health and life safety, and the continuation, restoration and recovery of essential public services to include providing for isolation and quarantine, limited travel, modifying personnel requirements and practices, providing for remote access to the workplace by employees, cancelling or postponing events or activities involving group gatherings, suspending the requirement of payment of transactional fees, transferring budgeted federal or state grant monies pursuant to federal/state guidelines, and temporarily restricting or conditioning access by the public to County facilities. Council further authorizes the Administrator to allocate funds to emergency expenditure needs in an amount not to exceed available fund balance, within the general, fire, recreation, storm water, and waste management recycling funds, without the need for a supplemental budget ordinance or budget ordinance amendment.

2. FACE COVERINGS.

All persons entering any retail establishment, including without limitation grocery stores and pharmacies, and any business providing personal services including without limitation restaurants, bars, hair and/or nail salons, barber shops and tattoo parlors must wear a face covering (as described by the CDC) while inside the establishment. The business shall not have responsibility for enforcing this requirement, but shall post conspicuous signage at all entrances informing its patrons of the requirements of this Section 2.

In addition, all retail establishments must require their employees to wear a face covering at all times while working in areas open to the general public or in areas in which interaction with other staff is likely.

Exemptions: Any person who is unable to safely wear a face covering due to age or underlying health condition, or who is unable to remove the face covering without the assistance of others, or whose religious beliefs prevent him/her from wearing a face covering, or when needed to communicate to the hearing impaired, or who is actively engaged in eating or drinking or obtaining a service that requires access to or visibility of the face (e.g., haircut), or whose wearing of a face covering would violate occupational regulation or guideline, or while engaged in strenuous exercise or physical activity, or at the direction of law enforcement or first responder.

A person who fails to comply with this Section 2 shall be guilty of a civil infraction, punishable by a fee of \$25.00 for a first offence, \$50.00 for a second offense, and \$100.00 for a third and subsequent offense. Each day of a continuing violation shall be considered a separate and distinct offense.

All restaurants and accommodations are urged to follow the recommendations of the Governor, CDC, DHEC, and the South Carolina Restaurant and Lodging Association. And all residents and visitors are likewise urged to follow the recommendations of the Governor, CDC, and the DHEC.

3. TERMINATION/EXPIRATION. This Ordinance will remain in effect for sixty (60) days unless sooner terminated by Resolution of County Council.

4. 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, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

5. 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.

6. EFFECTIVE DATE. This Ordinance shall become effective immediately, pursuant to Section 4-9-130 of the Code of Laws of South Carolina, and Section 2-26 of the Horry County Code of Ordinances.

AND IT IS SO ORDAINED, ENACTED AND ORDERED this 20th day of October, 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