

Committee Members:

Al Allen, Chairman

Bill Howard

Paul Prince

Danny Hardee



INFRASTRUCTURE & REGULATION COMMITTEE

9:00 A.M., Tuesday, June 23, 2020

I. Invocation

II. Public Input

III. Approval of Agenda

IV. Approval of Minutes – February 25, 2020

V. Discussion Items

- a. Abatement Program Update / *Andy Markunas*
- b. Splinter City Disc Golf Course MOU with City of Myrtle Beach/*Paul McCulloch*
- c. Longs Fire Station Update/*John Barnhill*
- d. Storm Water Update/*Thom Roth*
- e. Old Coquina Pit off Hwy 9/*Randi Haldi*

VI. Resolutions

- a. Resolution to accept the road(s) and drainage in the following subdivisions into the Horry County Maintenance System. / *David Gilreath*
 - 1) Berkshire Village Block 13A (*Village Parkway, Greta Loop, Noah Avenue, and Quillen Avenue*)
 - 2) Berkshire Village Block 13B (*Tweed Court and Greta Loop*)
 - 3) Berkshire Village Block 15A (*Redford Drive and Ellesmere Circle*)
 - 4) Berkshire Village Block 15B (*Ellesmere Circle and Tremayne Trail*)
 - 5) Riverhaven Phases 1 & 2D (*Riverhaven Drive, Perch Place and Thoms Creek Court*)
 - 6) Riverhaven Phase 2B (*Dawes Landing Court and Old Mary Ann Court*)
 - 7) Riverhaven Phase 3A (*Honey Clover Court*)
 - 8) Clear Pond Tract G Phase 2A (*Chadderton Circle and Brogdon Drive*)
 - 9) Bella Vita Phase 2A1 (*Villena Drive, Wilbraham Drive, Hannon Drive, and Welford Court*)
 - 10) Riverhaven Phase 3B (*Emerald Rush Court*)
- b. Resolution Granting Historic Designation to Certain Properties. / *David Schwerd*
- c. Resolution to appropriate up to \$200,000 from Sunday Liquor Sales Funds to fund a Multipurpose Pathway Along Little River Neck Rd. / *David Schwerd*

VII. Ordinances

- a. An Ordinance to amend Appendix B, of the Horry County Code of Ordinances to Establish the Mining (MG) Floating Zone and Standards thereof. / *Arrigo Carotti*

- b. An Ordinance to amend Appendix B, Zoning Ordinance Article VII, Section 703 “Commercial Forest/Agricultural District” of The Horry County Code of Ordinances pertaining to Veterinary Offices, Animal Hospitals, and/or Boarding Facilities. / *David Schwerd*
- c. An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Zoning Amendments. / *David Schwerd*
- d. An Ordinance to establish procedures for the Comprehensive Plan Adoption and Amendment process within Chapter 15 of the Horry County Code of Ordinances. / *David Schwerd*
- e. An Ordinance to Amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to campers and recreation vehicles used as a temporary living accommodations. / *David Schwerd*
- f. An Ordinance to Amend Appendix B, Zoning Ordinance of the Horry County Code of Ordinances pertaining to High Bulk Retail (RE4) and Open Yard Storage. / *David Schwerd*
- g. An Ordinance approving the County Administrator to quit claim the abandoned drainage easement at TMS# 073-00-01-357 now combined with TMS #073-00-01-323 and bearing the same, located on Simpson Creek Drive. / *Thom Roth*

VIII. Council Member Comments

IX. Executive Session

Approved 6/18/2020

David Gilreath, P.E., Asst. County Administrator/I&R Division/Date

Approved 6/18/2020

The Honorable Al Allen, Infrastructure & Regulation Chairman/Date

Approved 6/18/2020

Steven S. Gosnell, P.E., Horry County Administrator/Date

MINUTES
HORRY COUNTY COUNCIL
Infrastructure & Regulation Committee Meeting
Council Conference Room
February 25, 2020
9:00 a.m.

MEMBERS PRESENT: Al Allen Chairman; Bill Howard; Paul Prince; and Danny Hardee

MEMBERS ABSENT:

OTHERS PRESENT: Council Chairman Johnny Gardner; Steve Gosnell; David Gilreath; Barry Spivey; David Schwerd; Randy Webster; Councilman Gary Loftus; David Jordan; Thom Roth; Andy Markunas; John Barnhill; Courtney Frappalo; Tammy Stevens 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: Mr. Al Allen called the meeting to order at approximately 9:00 a.m.

INVOCATION: Mr. Paul Prince gave the invocation.

PUBLIC INPUT:

Cam Crawford: Mr. Crawford stated that he wanted to update everyone regarding the resolution he had put forward concerning the flood bill currently at the State level. He stated that it had passed out of the House Subcommittee and had allocated \$50 million to go towards flood mitigation. The Bill was evolving and encompassed more than just the revolving fund. It would also deal with other aspects like cleaning out the Intracoastal and the Waccamaw. There was discussion that \$50 million was not enough but he thought it was at least a start. He explained that the Legislation came out of the South Carolina Flood Commission and focused on relocation particularly in vulnerable areas. He was in agreement with that solution and it seemed to be where the floodwater commission was heading. He had spoken to several people in the community and they were interested in relocation as a solution. He also noted that other municipalities that included Charleston, Columbia, Aiken and Beaufort had all written letters in support in addition to the South Carolina Association of Counties.

Mr. Howard mentioned how more advanced all the maps of the County were than years before so they could now see where all the flooding was. He asked Mr. Crawford if those were the specific areas being targeted. Mr. Crawford agreed that there were vulnerable areas that had flooded repeatedly and that one of the recommendations they would see from the South Carolina Flood Commission would be relocation. He also noted that when the bill was finalized and was moved forward to the Senate, additional money would more than likely be applied to it. He stated that it would be a useful tool for counties and municipalities when they moved towards a buyout.

APPROVAL OF AGENDA CONTENTS: Mr. Hardee moved to approve the agenda contents.

Mr. Gardner requested that at the appropriate time, he would like to address the committee on an issue that he had. Mr. Allen noted that it could be added at the end under new/old business.(council comments)

Mr. Howard moved to approve the amended agenda and the vote was unanimous.

APPROVAL OF MINUTES: January 28, 2020: Mr. Howard moved to approve the minutes for January 28, 2020 as submitted. The motion was unanimously passed.

DISCUSSION ITEMS:

Did you Know - Beach Wheelchair Program: Mr. Randy Plummer explained the “did you know” segments were a way to highlight a service or component of the I & R Division. He wanted to focus on the beach wheel chairs but he also had a slide he wanted to show that listed some of the many beach services they had. He noted that the beach was a major draw for tourism, which resulted in about 40,000,000 visitors per year and a \$7 million economic impact to the area. About fifteen crewmembers worked year round. During the summer months, they worked night and day seven days a week in order to keep a clean and safe environment for the tourists.

He commented that they also provided free beach wheel chair service for visitors with accessibility issues. They could sign up online or call the office to reserve one. He presented a slide that showed one of the beach wheelchairs and the box where it would be stored. It would be placed at the nearest access point for the visitor and they would be given a code to retrieve the wheelchair. The slide also showed the number of beach wheelchairs available and the number of reservation days. The reservation days were usually from mid-June to mid-August. It was a great service and they had received some great comments from some of the users.

Mr. David Gilreath added that the service was one of the most well received and most appreciated things that the Council did. The people could not believe that it was free and the beach patrol would make sure it was close by where the user would be staying. He referenced the picture on the slide and noted that it was one of the photos sent in by an 80+ year old woman who had never had her feet in the water until she used the beach wheel chair. He also noted that it was a low cost effort that was providing a huge benefit.

Mr. Howard asked if the wheel chairs were being purchased with parking funds. Mr. Gilreath confirmed that they were so the tourists were paying for the service. Mr. Howard thanked them and stated they were doing a great job for a good cause.

Loris and Aynor Recreation Centers – Land Acquisition: Mr. Paul McCullough stated he would be presenting information on the requirements for the Rec Center land acquisition. He also had an update on the building, parking, and stormwater land requirements. A minimum of 15-20 acres would be needed unless they could find land in a current recreational area that would allow them to reduce the need to between 5-7 acres.

Mr. Allen noted that the center for Aynor would be able to benefit from a previous purchase of about ten acres that was attached to the Morris Graham Park. Mr. Prince stated there was land available within about a mile of all the schools in the Loris area and was easily accessible. He stated that both were way overdue and suggested they look at buying the land and getting started on both of them. He recommended using funds from RIDE II that had been sitting unused and was in the range of \$20 million. Mr. Howard noted that the other Rec Centers were funded through tax increases so even after building them, they would need funds to operate. Mr. Prince agreed it could require a small millage increase. Mr.

Allen stated that the rec centers would help in the end by giving the kids somewhere to go and hopefully keep them out of trouble.

Mr. Allen directed Mr. McCullough to proceed with the process of land acquisition for rec centers in Councilman Hardee and Councilman Prince's district. Mr. Gosnell stated they would try to identify some possible locations to present to the Committee.

Mr. Prince asked if the road money could be used and Mr. Allen suggested that they wait to see what land options and cost could be found first. It would then be discussed at the budget meeting.

Longs Fire Station Update: Mr. John Barnhill noted there was an updated schedule included in the packet but commented that it had not changed much since the last update. They were still looking at a summer 2021 opening. The architect was still working on the drawings and they were still working with GSWSA regarding the land swap that needed to take place.

Mr. Prince asked if the clearing of the land would be handled through the Public Works Department. Mr. Barnhill stated that it would be done through the contractor since it was a one-package bid.

Storm Water Update: Mr. Thom Roth presented a slide that showed a map that would change every month and showed the locations of all the (inaudible) that Stormwater did during the month of January. There were corresponding sheets that were in written form for each map. There were individual maps for each district.

Mr. Allen asked if they could provide a similar map that showed the Little Pee Dee, Waccamaw and the ICW and highlight where the County's jurisdiction stopped. It would help people understand what areas the County could do something about and what areas they could not. Mr. Gilreath stated that they could provide a map that could show that as well as the flood zones.

Mr. Roth commented on something else that had been brought up and he pointed to a list of all the active work orders they had through July 1. He explained that in order to be caught up by July 1 with everything they were doing, they would need to complete roughly 347 work orders. That number did not include the 10-15 new orders that were coming in every month.

Mr. Allen asked Mr. Roth if he could possibly bring to the next meeting the approximate number of crews he would need to catch up on the work orders. Mr. Gilreath answered and noted that he thought they had something that would give him what he wanted.

Mr. Roth referred to a report showing a list of all their current larger projects they had previously not been able to do due to funding and were not listed on the Capital Improvement list. He explained they were able to work on them now by grouping all drainage improvement projects together to meet the \$100,000 requirement.

He addressed Mr. Prince about his concerns on the culvert project on Hwy 9 and 57. He stated that it had been engineered and they were currently going through the encroachment permits. They had applied for the DOT permits and once they were received they would put it out to bid for construction. Mr. Prince asked if they had a time frame estimate. Mr. Roth stated that they had an estimate for a start date and an estimated date of completion but he noted they were at the mercy of DOT. It should be about a four month project.

He also mentioned a few other projects they were working on with a brief summary on each as well as an estimated date of completion. He also mentioned a few of the problems they were running into due to the ground being so wet. Mr. Allen also noted how important it was to educate the public on how important it was to sign the easements and to assure them that the County was not taking their land but were only asking for the right of way to be able to clean out some of the flooded areas.

Mr. Roth also referenced a report on additional enhancements listing all that would be needed along with the costs in order to make the County whole and getting done what needed to be done. He presented slides showing each district noting the ditches they were currently either cleaning or trying to clean. Each slide also showed District #, number of miles they had cleaned and number of miles in easements they were still trying to acquire. He noted that he and Mr. Bellamy had a meeting in Bucksport with a couple of gentlemen from the community. They had planned to have a follow up meeting with the entire community with easements to be signed in hand. They would be able to speak with everyone at the same time about what easements were exactly and answer any questions they had. Mr. Allen stated it might be a good idea for every area and was a good start.

Mr. Howard referenced the report for enhancements and noted the amount of \$4,384,000 listed for stormwater issues and asked why they were not talking about how they were going to pay for that. He stated that it had to be addressed because there would be more flooding and that it was their biggest issue. It absolutely had to be addressed. The amount listed was probably just a band-aid for what they really needed to do. He wanted to know if it would be taken up during the budget discussion. He suggested that maybe some money from RIDE II could go towards the problem rather than using it for recreation.

Mr. Allen reminded Mr. Howard that the Council Chairman had made flooding his number one priority and he felt it would certainly come up during budget discussions. He also gave some stats on how high above sea level the area was and reminded them that they were called the "low country" for a reason. He also added that the water was not getting out of the County sufficiently. They would also need to address the County's main drainage areas that included the Little Pee Dee, the Waccamaw, the ICW as well as the surrounding inlets.

Mr. Howard referenced the \$50 million flood mitigation dollars that Mr. Crawford had discussed and hoped some of it would be used to clean some of the rivers.

Mr. Allen stated that they also had to consider the drainage coming from north of Horry County and they needed to work with the counties in North Carolina on the timing of their dam openings.

Mr. Hardee noted cleaning all the ditches on the list would flood everything more so if they didn't get the Waccamaw cleaned out first to handle the drainage.

Mr. Prince added that the County had more rain in the last five years than probably the last twenty-twenty-five years. It wasn't just all of the new developments, it was more rain than before and no matter how many ditches were cleaned out, there would be flooding somewhere.

Planning Department participation in Institute for Principled Development: Mr. David Schwerd noted they had been asked by Coastal Carolina University and the College of Business to participate in the Institute for Principled Development. They were getting ready to hire a person to lead that division. The City of Myrtle Beach and the City of Conway had already agreed to participate on the committee along with the County and to continue assisting them in gaining access to the latest information from the

municipalities and the County. Mr. Allen asked if it was the group developed by CCU. Mr. Schwerd stated it was the Institute that would be housed by the University's College of Business. Mr. Allen requested that Mr. Schwerd keep the committee posted on their progress. Mr. Schwerd agreed to keep the committee informed as the meetings occurred and would also provide an update in his monthly report.

Rezoning signage: Mr. Schwerd noted that some members of Council had previously requested some alternatives to the traditional rezoning notification signage. He presented slides showing their standard signage with dimensions noted as well as an example of a suggested change with dimensions noted. They had researched what other jurisdictions were using including cost, how much information could be put on the signage and visibility to the public driving by. They had done a comparison all across the state and found that the County's current signage was pretty close to standard if not slightly larger than other jurisdictions in the State.

He noted that they had prepared three options for Council to review. He explained each one including the pros and cons and presented a slide to show an example of each. He also presented slides of some signage from other jurisdictions for comparison. He noted that if they were to change the size, they would choose to use the larger version of their existing sign. It was listed as option A on the slide and was 5.3 sq. ft. vs 3 sq. ft. He also noted there would be a small budgetary impact of about \$4,000 on average per year. Mr. Allen suggested the cost be added to the person applying for the sign rather than passing the cost to the taxpayers. Mr. Schwerd explained that they were currently passing the cost of the sign along through the rezoning application fee. Currently the application fee was \$2.50 which barely covered the cost of the existing sign and advertising. If they chose to go to the larger sign they would also have to present the committee with a proposal to amend the rezoning application fee to make up for the difference that would not affect the taxpayers.

Mr. Prince stated that he agreed with their selection but wanted to see if they could make the phone number bigger. Mr. Howard agreed on all points but wanted the "app" to be as visible as possible as well so the applicant would be familiar with the process before calling. Mr. Schwerd noted that the current application did not have the ability to show actual conceptual plans. He wanted it added to their website and linked to their Facebook page as well. Mr. Gosnell commented that he would also like to get them higher off the ground. There were some areas where weeds covered part of the sign. Mr. Schwerd noted that he would include that in their calculations and add to their proposal.

RESOLUTIONS:

Mr. Gilreath stated that the roads listed under the resolution were roads that developers had asked the County to add to the County road maintenance system. They had been designed and constructed to County standards and he recommended they be added.

Resolution to accept the road(s) and drainage in the following subdivisions into the Horry County Maintenance System:

1. Freewoods Park (*Freewoods Park Court*)
2. Cypress Village Phase 2A (*Zostera Drive, Ginger Lily Way, and Pyxie Moss Drive*)
3. Jessica Lakes East Phase 2 (*Palm Terrace Loop and Arecales Drive*)
4. Rowell's Court (*Rowell's Court*)
- 5.

Mr. Prince moved to approve with a second from Mr. Howard. The vote was unanimous.

Mr. Howard noted again for the record that they were accepting more roads into the system and they were piling up. He suggested that changes needed to be made. Mr. Allen stated it would be discussed during the next budget meeting.

Mr. Allen noted that Ms. Frappaolo was going to help them understand the status of Bill 259 that Mr. Crawford had discussed during public input.

Resolution in Support of Senate Bill 259 Establishing a Resilience Revolving Fund to Assist in Future Flood Prevention: Ms. Courtney Frappaolo noted that Mr. Crawford had provided a good update but they had not seen anything in writing that provided for any of the additional elements. She did note that Congress had been looking at developing a Federal revolving loan fund for several years but it had not made it out of Congress. Nationally they were beginning to look at it closer especially around states with river systems and flooding issues. It was a national impediment that it took so long for Federal dollars to reach neighborhoods after a disaster. She noted that there were other states working on plans to establish similar revolving loan funds to help local governments address infrastructure issues. Her understanding was that the local legislation Senate Bill 259 would establish a revolving loan fund that initially was intended to support the acquisition of property and would essentially be the 25% match to the FEMA program. Based on what Councilman Crawford stated earlier, it appears that they are seeking to amend it to extend to infrastructure.

Mr. Howard commented that the resolution was basically supporting the bill and Ms. Frappaolo confirmed it was. He asked about some of the grants that the County would have to match and wanted to know where that money would come from. Ms. Frappaolo stated that FEMA usually looked for a local match and the State had set up a matching program through their HUD programs. Their mitigation funds, as well as Matthew and probably Florence monies would include a small pot that could also be the match. In addition, the HUD Mitigation Program that should be available in the next month would also include a buy-out program component and would not necessarily have a local match component. She also noted that the HUD monies had taken an incredibly long time to come in and they still did not have the Florence allocations. One of the good things about the HUD Program was that the regulatory requirements were less restrictive than some of the FEMA programs.

Mr. Allen asked where the bill was currently. Ms. Frappaolo stated that it had passed through the House and they were taking amendments. Mr. Allen commented that they were probably looking at thirty to ninety days out if it passed and came to fruition. Mr. Allen asked, if they supported the resolution and a section of it required the County to have matching funds, where would the funding come from. He noted Mr. Howard had asked a similar question earlier. He asked Mr. Spivey to explain it for them.

Mr. Spivey explained it as having another arrow in their quiver, but they were going to need a lot of arrows to address the issue. As to where the monies would come from, he explained there were several options of "one time" monies that had been discussed with Council at the budget retreat. A few options were reimbursements from FEMA, RIDE II funding, and potential hospitality funds once that issue was settled. He added that if they wanted to make the program effective, it would need some type of ongoing funding approach. Mr. Allen asked if the program would be a buy-out type program for homeowners located in the flood plains. Mr. Spivey answered that there were elements in the bill that could leverage that opportunity but the bigger part of that funding would be from FEMA and HUD approaches but they were still waiting on that decision to be made. The State was working on their recommendations on how to divide the funds but the Federal Government had not released the funds yet. Mr. Allen commented that they could not be sure of the outcome. Mr. Howard noted that the County was not putting itself at risk

and Mr. Spivey agreed and added that they were just creating an opportunity that they could hopefully take advantage of.

Mr. Gardner asked if they decided to use the opportunity and they decided to do matching funds on a buy-out, who would own the new property. Mr. Spivey stated that the County would take ownership of the property and they had done so on occasion in the past.

Mr. Allen stated that he wanted to bring up another situation for discussion. He asked if for instance, there were severe tornadoes in the western part of Horry County and 500 homes were destroyed, would the County step in and reimburse those homeowners for their losses. He explained that it was not that he or the Council was not compassionate, but the folks that built in the flood plains "chose" to build there and some had chosen to rebuild without constructing better flood prevention standards. He clarified that he was not talking about the ones from the 500 year flood but the ones that built on the water knowing flooding could be an issue. He stated they needed to be cautious on how they approached the situation. There were things that could be done by the County and Stormwater to help improve things but if he chose to buy a lot on the river, he knew that the river was subject to change. He urged the council to be extremely careful on going down this road and attaching themselves to something that in the future, could grow into something that would cost all the taxpayers in the County that had nothing to do with that. They could not help hurricanes, storms, floods and acts of God and everyone was subject to those things.

Mr. Howard stated that the bill was tiered so that if a person was flooded out one time, they would not offer a buy-out for the property. If someone was flooded out several times then they would look at that situation as needing help getting out of that property. The land should never be built on again. If the person continued to stay, rebuilt or reconstructed and continued to get flooded, the program would not assist. They were making the choice to stay.

Mr. Allen again referred to the fact that they needed to exercise caution. It was not fair to the majority, which was probably around 90% of taxpayers to bail out the ones that chose to build and live on the water. Mr. Howard that he thought it was a good step forward to help those is flood prone areas.

Ms. Frappaolo suggested that the next time they discussed the issue, they should talk about the mechanics of a buy-out program and how the process was established. That would answer a lot of questions and help with their decision making process. Mr. Allen stated that he understood that, but he wanted more concrete answers before he would sign on in support. Mr. Hardee suggested she come back to the next meeting and explain the mechanics of the process. Ms. Frappaolo explained that they had a lot of information on the HUD "buy-out" program that would answer many of Mr. Allen's questions. She explained that the intent of the bill was to establish an alternate funding source to help leverage all of the other programs they used and would give local governments a little more flexibility at the onset of a disaster rather than having to wait for Federal money on the back end.

Mr. Howard motioned to move the resolution on to Council and noted he thought it was a good program. He thought it was very important for Horry County to be a part of the program. Mr. Prince asked about the information Ms. Frappaolo was supposed to bring back to them before a decision was made. Mr. Howard noted that the information would not pertain to what they were voting on specifically. Mr. Allen stated that he did want more information that pertained specifically to what they were discussing. He wanted to know the how, where, when and who was going to pay for it. Ms. Frappaolo stated that she could talk to Councilman Crawford of the delegation and maybe they could give them an update as to

whether there was an actual amendment. Mr. Allen also wanted to know if all of the County's delegation had signed on in support and if not, then why not.

Mr. Howard recommended that it be passed on to Council. Mr. Allen stated that his vote was Nay until he had more information. Mr. Hardee also voted Nay. Mr. Prince stated that two Nays would keep it from being forwarded to Council. Mr. Allen directed Ms. Frappaolo to bring back some of the answers he was looking for to the next I & R meeting.

Mr. Prince stated that he had talked to Mr. Spivey and Ms. Frappaolo about getting a grant for PRT and if there were no objections, he would like her to give them an update on the status. Ms. Frappaolo explained that it was the PRT Trails Grant and the application period for it would come up at the end of 2020. They would work with Mr. McCullough and the Recreation Department developing what they would need to apply for the grant. Mr. Prince noted that they had started the project over twelve years ago. They had gotten a PRT grant to do the trails at the Nature Park, but it had never been completed. He added that if matching funds were needed, he could probably use funds from his Community Benefit funds.

Resolution to Support the Construction of Multipurpose Path on Little River Neck Road: Mr. David Schwerd noted there had been several community meetings concerning this issue. They had been working on a multipurpose path for a while and it would be a joint effort between the City of North Myrtle Beach and Horry County. In the past there had been some money set aside but currently had no cost association with the County although there may be a cost in the future if they chose to move forward with it. He explained it would allow the County to move forward with an application if the money became available. There was a pot of money labeled as Transportation Enhancement money and was set aside for Georgetown. They were unable to move forward with their project so the money could possibly become available and was just under \$700,000. It would allow them to join with the City of North Myrtle Beach noting that the jurisdiction was 50% with the County and 50% with the City of North Myrtle Beach. It would be a ten-foot wide path that would go all the way from Hill St. to Harrelson Ave. which was the very end of Little River Neck Road.

The project had already been designed and was ready to be constructed. If the County decided to move forward, they would need to bring back an application to the Committee. **Mr. Howard move to pass on to Council and the vote was unanimous.**

ORDINANCES:

An Ordinance to amend the FY 2020 Budget (Ordinance Number 25-19, Section 1): Mr. Barry Spivey noted that Council had been updated at the Fall Retreat concerning additional revenues needed for the FY2020 budget for the Waste Management Recycling Fund. He explained how many centers were involved and the importance of their continued functions. Costs had been increasing at a rapid pace and sooner than anticipated. The projection was that expenses for this fund would exceed the budget that Council had approved. He was requesting that they amend the budget and pull the additional funds out of fund balance. He presented a slide that showed the breakdown of the cost of the operation of the fund as well as a slide showing the increase in tonnage that caused the shortfall in what had been budgeted for 2020. The request was to amend the budget to add \$766,000.00 for FY20 for additional expenditure based on their projection with monies coming from Fund Balance. Mr. Prince noted that it seemed they were getting behind every year. Mr. Gosnell stated that for FY20 the Fund Balance would cover it but by the next year, it would require more revenue. Mr. Hardee noted they would probably need to look at

increasing the tipping fees as well and this would only be putting a band-aid on the issue. It would need to be addressed during budget discussions.

Mr. Howard asked for clarification on whether the hauling of debris was a bid situation. Mr. Spivey confirmed it was. Mr. Howard noted that was the biggest part of the pie so to speak at 43%. He had some concern about the issue a couple of years ago, and had talked to several people and had mentioned it to Mr. Gosnell. He brought up bringing it in-house and noted that there would be negative comments, but if it was going to get to the point of not being able to afford it without raising taxes, then maybe, they should look at why it was costing so much for hauling when the tonnage was increasing only about 7%.

Mr. Hardee stated that they had looked at that several years ago. They had determined that they could bring it in-house for a little less, but they would not be able to sustain it for the long haul with personnel and equipment costs.

Mr. Gosnell added that he had asked David (Gilreath) to look into it and they found that it would take a little over 100 people and maybe 30-40 trucks. Mr. Gilreath noted that they could save possibly \$500,000 but they would have to take on a lot of responsibility and risks, plus they were under contract at the present time. There was no recommendation of bringing it in-house so their only option would be to increase the millage or continue to risk being underfunded every year.

Mr. Howard asked for clarification that the hauling part was under contract and would not be changing. Mr. Gosnell confirmed and stated it was a five- year contract with annual adjustments. Mr. Howard asked what the request for extra funds was for. Mr. Spivey answered that it was the extra volume of trash being collected, tipping fees and labor. Mr. Howard added that they were going to have to look at alternatives or they were just going to have to raise property taxes and he did not want to do that. **Mr. Howard moved to approve and the vote was unanimous.**

COUNCIL COMMENTS: Council Chairman Gardner stated that he had planned to make flooding his priority for the upcoming year. He reminded them that at the last Council meeting he had stated that all options were on the table. He had received several suggestions and offers of assistance. One suggestion was to form a committee or task force and although he was opposed to additional committees, he thought it would be a good idea. He recommended a sub-committee consisting of the members present as well as bringing in other people and seeing what ideas they could bring to the table. As he stated before, all options were on the table.

The sub-committee would be formed under the I & R Committee. He wanted to also include members of the community, elected officials and experts in the area. The members he wanted to ask were as follows: Al Allen, Harold Worley, William Baily, Kevin Hardee, Alex Hyman, April O'Leary, Nick Godwin, Forrest Beverly, and Steve Gosnell. He added that he would be on the committee as well.

Flooding had been going on for a long time and they were not going to come up with a solution overnight but they needed to work together to find some answers. By having a sub-committee that was focused on nothing but flooding and the specialized people on the committee all with various experience in the area, they should be able to bring something to the main committee. The I & R Committee was a wonderful committee made up of great people and all were doing a great job but they also had to contend with other issues. By forming the sub-committee, he hoped they could focus on the flooding issue specifically and come up with some solutions. Mr. Worley would work with Mr. Gosnell on determining when the first meeting would be.

Mr. Prince asked if the committee would be doing a different study other than what the Stormwater Board was already doing. Mr. Gardner explained that it would be an addition and would be a sub-committee of the I & R Committee. It would focus specifically on Stormwater mitigation and the flooding issue.

Mr. Gosnell added that he would utilize some of the I & R staff to form the committee as well. Mr. Gardner agreed.

Mr. Allen agreed the sub-committee was a good idea as the flooding issue needed to have a lot of specific time dedicated to it.

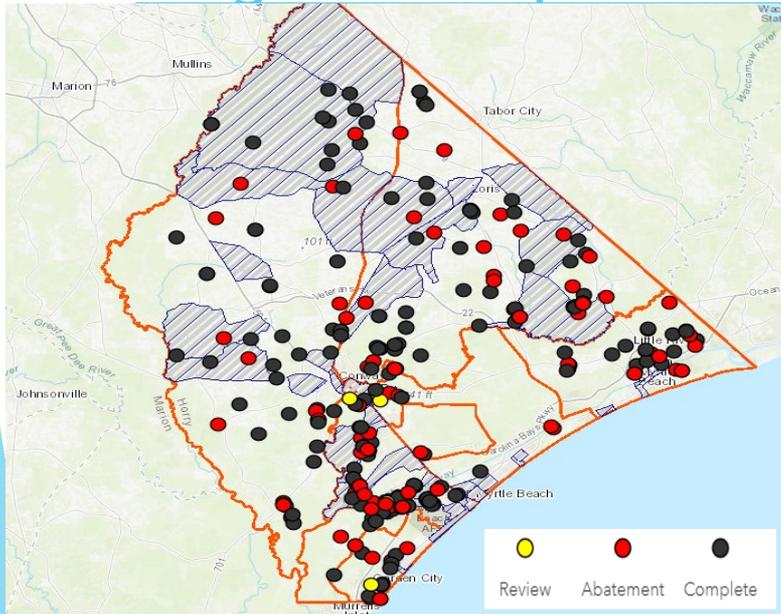
ADJOURNMENT: Mr. Howard moved to adjourn at 10:42 a.m. The vote was unanimous.



HORRY COUNTY ABATEMENTS

June 23, 2020 I&R Committee

Code Enforcement - Abatement Program Complaints and Cases



REVIEW- Indicates active abatement complaints (3 properties)

ABATEMENT- Indicates active abatement cases (87 cases)

COMPLETE- Indicates completed and closed out abatement cases (183 cases total; 13 have been cleared by the county's contractor)

Code Enforcement - Abatement

- ▶ 69 properties (cases) submitted to county council for approval in “groups” (Ord. 48-17)
 - ▶ Approved resolution for each group authorizes staff to begin formal process / issue order to clear abatements
 - ▶ 13 cases cleared by county’s contractors (demolition complete; most recent contract is being closed out)
 - ▶ 38 cases cleared by owner (repair or demolition)
 - ▶ 1 case DNQ (commercial property)
 - ▶ 17 active cases remain (previously approved by council)
 - ▶ 16 approved in Group 5 resolution (R-114-19, Oct. 2019) are in formal process prior to contractor demolition
 - ▶ Title search, hearing, appeal period, demolition order
 - ▶ 1 case deferred (previously approved in Group 3)

Code Enforcement - Abatement

- ▶ 70 active abatement Cases have not been submitted to County Council
 - ▶ 12 active cases with permits or only have debris remaining on site
 - ▶ 14 active cases are currently designated for submittal to County Council as Group 6 (for approval via resolution)
 - ▶ 44 remaining active cases are monitored for potential owner completion / compliance
- ▶ Abatement program funding is solvent
 - ▶ Current available balance = \$758,814.62
 - ▶ Recovery of direct expenses via lien (payments to contractor for demolition)

Horry County Abatement Cases
Submitted to County Council (Groups 1 -5) or Pending Submittal (Group 6)

ID#	Site Address	Group	Status as of 6-18-2020
1	323 Piedmont Ave -Myrtle Beach	1	Removal/ Owner Abatement
2	710 Antler Ridge Cove Rd	1	Removal/ Owner Abatement
3	5570 Daffodil Dr.-Conway	1	completed by county's contractor
4	624 Reef Rd.- Myrtle Beach	1	completed by county's contractor
5	349 Stanley Dr. - Murrells Inlet	2	completed by county's contractor
6	426 Vereen Rd. - Murrells Inlet	2	Removal/ Owner Abatement
7	101 Bridgecreek Rd. Myrtle Beach	2	Removal/ Owner Abatement
8	178 Underwood Rd. Longs	2	completed by county's contractor
9	8864 Hwy. 814 - Myrtle Beach	2	Removal/ Owner Abatement
9a	8864 Hwy. 814 -Myrtle Beach secondary structure	2	Removal/ Owner Abatement
10	1907 North Twisted Oaks Dr. Little River	2	completed by county's contractor
11	1672 Racepath St. - Myrtle Beach	2	completed by county's contractor
12	3585 Gordon Dr. - Myrtle Beach	2	Removal/ Owner Abatement
13	501 Southern Pine Dr. - Myrtle Beach	2	Removal/ Owner Abatement
14	504 Topaz Lane - Little River	2	Removal/ Owner Abatement
15	10990 McDowell Short Cut Rd. Murrells Inlet	2	Removal/ Owner Abatement
15a	10990 McDowell Short Cut Rd. - M.H.	2	Removal/ Owner Abatement
15b	10990 McDowell Short Cut Rd. - M.H. w/addition	2	Removal/ Owner Abatement
16	8150 Hwy. 701 - Conway	3	DNQ: commercial building
17	3546 Reavis	3	Removal/ Owner Abatement
18	771 Fraizer Rd. - Conway	3	Removal/ Owner Abatement
19	2535 Vacation Drive - M.H.	3	Removal/ Owner Abatement
20	2565 Vacation Drive - M.H.	3	Removal/ Owner Abatement
21	2515 Vacation Drive - Myrtle Beach	3	Removal/ Owner Abatement
22	2525 Vacation Drive - Myrtle Beach	3	Removal/ Owner Abatement
23	3239 Shetland Lane - Myrtle Beach	3	Removal/ Owner Abatement
24	82 Plantation Road - Myrtle Beach	3	Removal/ Owner Abatement
25	648 West Oak Circle- Myrtle Beach	3	Removal/ Owner Abatement
26	3604 Hwy. 701 - Conway	3	completed by county's contractor
27	292 Morris Rd.- Conway	3	Removal/ Owner Abatement
28	7166 Dan Rd.-Aynor	3	Removal/ Owner Abatement
29	3510 Lighthouse Way - Myrtle Beach	3	Removal/ Owner Abatement
30	905 Daisy Lane -Conway	3	Removal/ Owner Abatement
31	1706 Wandering Way- Conway	3	deferred - potentially to batch 6
32	2465 Old Chesterfield - Longs	3	completed by county's contractor
33	3220 Old Nelson Rd. - Conway	3	completed by county's contractor - contract in close-out process
34	11145 Hwy. 707 - Murrells Inlet	4-A	Removal/ Owner Abatement
35	6082 Horseshoe Circle - Myrtle beach	5	Moved to group 5 - title work complete - need hearing
36	160 Tyner St. - Myrtle Beach	4-A	Removal/ Owner Abatement
37	244 Bethune Drive - Conway	4-B	completed by county's contractor - contract in close-out process
38	4239 Hwy. 701 - Conway	4-A	Removal/ Owner Abatement
39	709 Libby's Lane - Conway	4-A	completed by county's contractor
40	4097 Lake Way Drive - Conway	4-B	Removal/ Owner Abatement
41	946 Pepperwood Drive - Myrtle Beach	4-A	completed by county's contractor
42	120 Graham Tyler Rd. - Loris	4-A	Removal/ Owner Abatement
43	4110 Pinewood Circle- Little River	4-A	Removal/ Owner Abatement
44	14123 Hwy. 19 - Nichols	4	Removal/ Owner Abatement
45	3591 Hwy. 19 - Conway	4-B	Removal/ Owner Abatement
46	6274 Antioch Road - Aynor	4-B	Removal/ Owner Abatement

Horry County Abatement Cases Submitted to County Council (or pending submittal)

ID#	Site Address	Group	Status as of 6-18-2020
47	Beside 4192 Enoch Rd. - Aynor	4-B	mobilization by county's contractor - contract in close-out process - owner cleared everything - but payment to contractor was required for mobilization (classify as 'contractor' due to lien on property to recover mobilization costs)
48	Jordan Lake Rd. - Conway (Beside Landing)	4-B	Removal/ Owner Abatement
49	757 Hemingway Rd	4	Removal/ Owner Abatement
50	3723 Peace Court Rd. - Conway	4-A	Removal/ Owner Abatement
51	6342 Circle Lane	5	Title work complete - need hearing
52	6955 HWY 707	5	Removal/ Owner Abatement
53	537 WoodlandDr.	5	Need Title Search - potential issue with with title & tax sale - see haldi e-mail 1-8-2020
54	8255 Hwy 814	5	Title work complete - need hearing
55	5142 Peachtree Rd.	5	Removal/ Owner Abatement - per CB e-mail 4-24-2020
56	3750 S. Hwy 701	5	Title work complete - need hearing
57	905 Red Bud Lane	5	Title work complete - need hearing
58	714 Kimberly Drive	5	Title work complete - need hearing
59	5319 Hwy 66	5	Title work complete - need hearing
60	Beside 579 Suggs St	5	Need Title Search
61	2352 Hummingbird Lane	5	Need Title Search
62	5683 Red Bluff Road	5	Need Title Search
63	8675 Hwy 19	5	Need Title Search
64	511 Clio Rd	5	Removal/ Owner Abatement
65	4755 Juniper Bay Rd.	5	Need Title Search
66	7011 Punch Bowl Road	5	Need Title Search
67	3434 Allentown Drive	5	Need Title Search
68	5651 Red Bluff Rd.	5	Removal/ Owner Abatement
69	6025 Juniper Bay Rd	5	Need Title Search
70	621 Chestnut Road	6	Abatement #3599 - per CB e-mail 5-28-2020 - Needs council resolution to start formal process
71	298 Old Todd Ferry Road	6	Needs council resolution to start formal process
72	873 Pint Circle	6	Needs council resolution to start formal process
73	5761 Recreation Road	6	Needs council resolution to start formal process
74	4626 Boxwood Drive	6	Needs council resolution to start formal process
75	3847 Woodridge Circle	6	Needs council resolution to start formal process
76	Beside 279 Freemont Rd - #1	6	Needs council resolution to start formal process
77	Beside 279 Freemont Rd - #2	6	Needs council resolution to start formal process
78	Beside 279 Freemont Rd - #3	6	Needs council resolution to start formal process
79	Beside 279 Freemont Rd - #4	6	Needs council resolution to start formal process
80	Beside 279 Freemont Rd - #5	6	Needs council resolution to start formal process
81	Beside 279 Freemont Rd - #6	6	Needs council resolution to start formal process
82	Beside 279 Freemont Rd - #7	6	Needs council resolution to start formal process
83	Beside 279 Freemont Rd - #8	6	Needs council resolution to start formal process

Horry County Abatement Cases Submitted to County Council (or pending submittal)

County Council Decision Memorandum
Horry County, South Carolina

Date: May 4, 2020
From: Paul McCulloch, Director of Parks and Recreation
Division: Infrastructure and Regulation
Prepared By: Paul McCulloch
Cleared By: David Gilreath, Assistant County Administrator
Committee: I&R
Re: Splinter City Disc Golf Course MOU with City of Myrtle Beach

ISSUE:

Staff seeks approval to enter into an MOU with the City of Myrtle Beach in order to feasibly construct and maintain the Splinter City Disc Golf Course.

PROPOSED ACTION:

Vote to approve

RECOMMENDATION:

Staff recommends approval

BACKGROUND:

Horry County currently has a single 18-hole disc golf course that sees high amounts of use and has a very strong local club presence, hosting multiple events throughout the year. With disc golf rapidly growing in popularity and the all ages/passive nature of the game, the City of Myrtle Beach has expressed interest in developing a course. Because of their lack of suitable, City-owned land, City Recreation staff reached out to HCPR staff to gauge interest in developing a joint-use course. After identifying a suitable parcel, both sides have worked to create a memorandum of understanding regarding financial contributions, construction, maintenance and use of the proposed Splinter City Disc Golf Course.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING [hereinafter "Agreement"] is entered into by and between HORRY COUNTY, a political subdivision organized and existing under the laws of the State of South Carolina [hereinafter "County"], and THE CITY OF MYRTLE BEACH, a political subdivision organized and existing under the laws of the State of South Carolina [hereinafter "City"] and reflects an agreement between the parties concerning the proposed Splinter City Disc Golf Course Project, located within the City of Myrtle Beach in Horry County, South Carolina.

RECITALS

WHEREAS County is a political subdivision of the State of South Carolina and is interested in developing a championship caliber disc golf course within the City of Myrtle Beach known as the Splinter City Disc Golf Course Project; and

WHEREAS City is a political subdivision of the State of South Carolina, and is the municipality within which the Splinter City Disc Golf Course Project will be located; and

WHEREAS the proposed location for the Splinter City Disc Golf Course Project will traverse land owned by the County and lands within the City limits; and

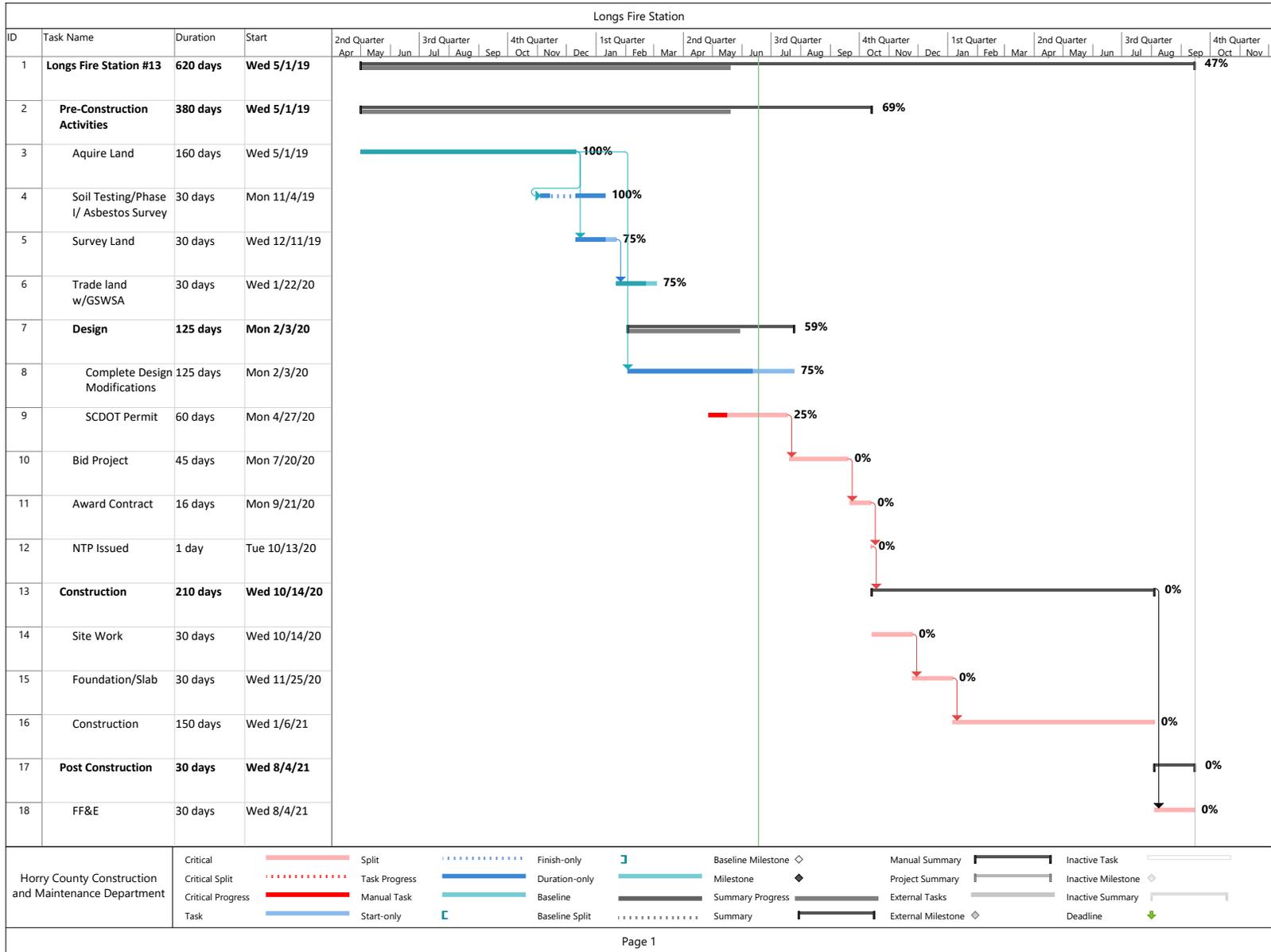
WHEREAS County and City now desire to set forth the terms of an agreement whereby County and City will provide for the development, improvement, and maintenance of the Splinter City Disc Golf Course Project, as more specifically provided herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the receipt and sufficiency of which is acknowledged, County and City agree as follows:

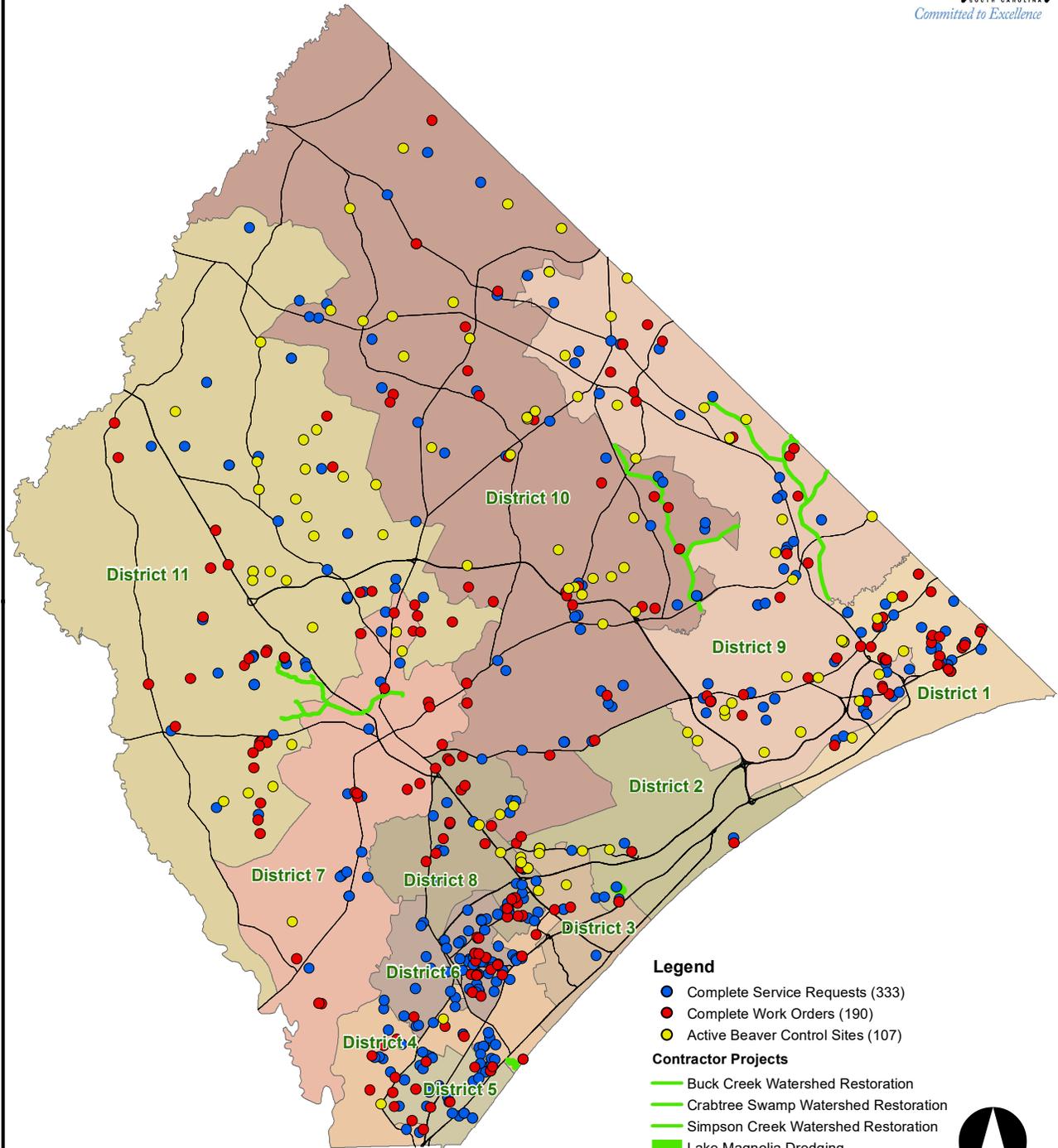
ARTICLE 1

County Obligations

- 1.1 Development of Disc Golf Course.** County agrees to the construction of a disc golf course throughout property owned by County, being within the municipal limits of the City and bearing TMS No. 186-000-1042.
- 1.2 Construction and Maintenance of Disc Golf Course.** County agrees to perform all work reasonably necessary to construct, install and maintain the Splinter City Disc Golf Course, as well as all routine landscape maintenance related thereto, including but not limited to, grass cutting, tree trimming, debris pickup, and any other routine upkeep of the course. County further agrees to maintain and repair any aspects of the course related to construction, including baskets, mounting sleeves, tee pads, benches, and signage.
- 1.3 Right of Entry.** County hereby agrees to grant City, its employees, agents, and contractors a continuous right of entry over and across that portion of the property to be utilized for the disc golf course, including any portion of the property reasonably necessary for the maintenance thereof.



Stormwater Activities February 1 to April 30, 2020

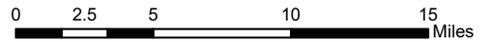


Legend

- Complete Service Requests (333)
- Complete Work Orders (190)
- Active Beaver Control Sites (107)

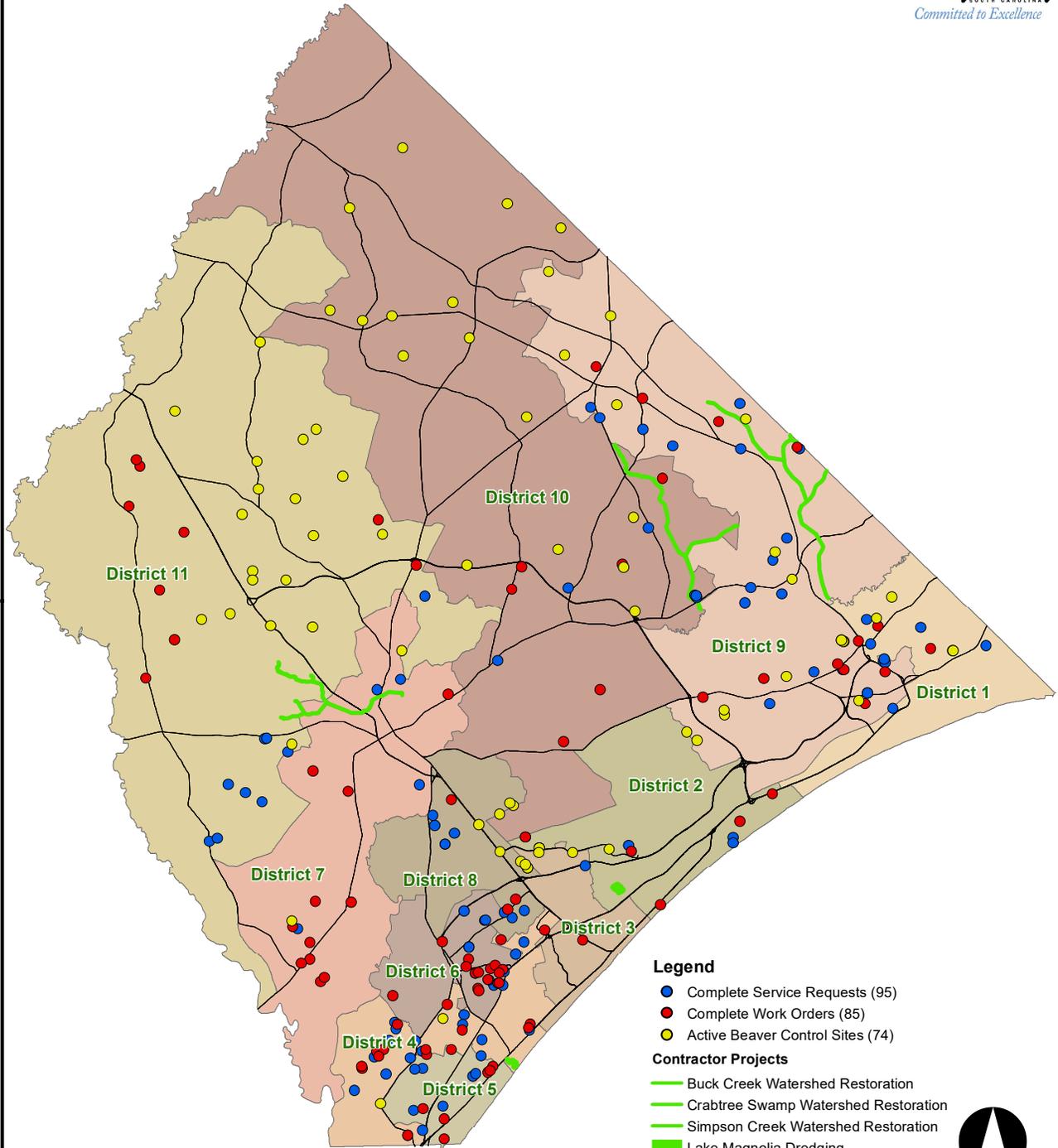
Contractor Projects

- Buck Creek Watershed Restoration
- Crabtree Swamp Watershed Restoration
- Simpson Creek Watershed Restoration
- Lake Magnolia Dredging
- Plantation Point Pipe Repair



Date: May 2020
 Data Source: Horry County, SC
 Projection: NAD 83 HARN SP 3900 Intl. Feet

Stormwater Activities May 1 to May 31, 2020

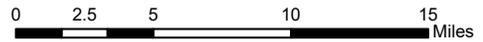


Legend

- Complete Service Requests (95)
- Complete Work Orders (85)
- Active Beaver Control Sites (74)

Contractor Projects

- Buck Creek Watershed Restoration
- Crabtree Swamp Watershed Restoration
- Simpson Creek Watershed Restoration
- Lake Magnolia Dredging
- Plantation Point Pipe Repair

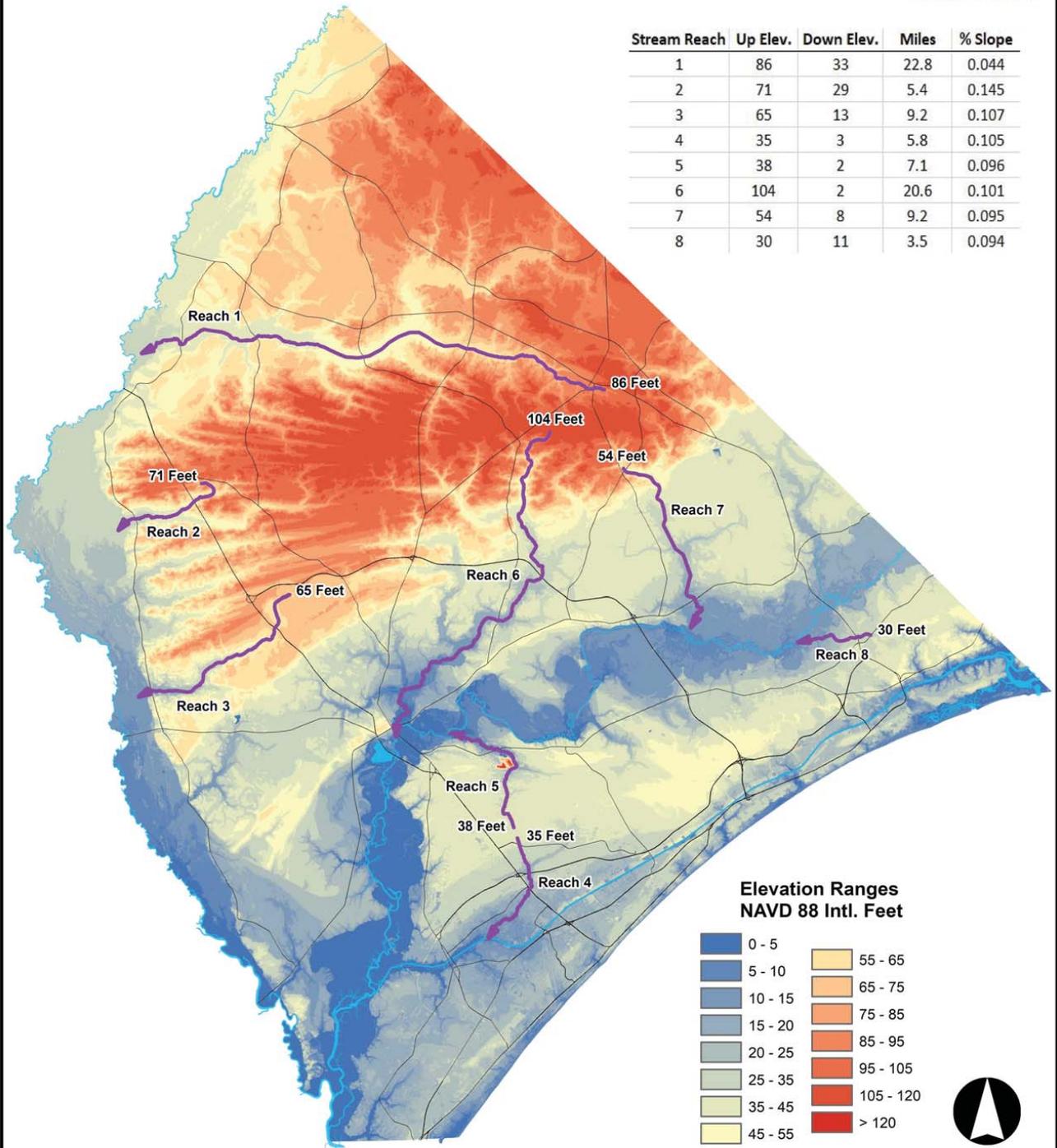


Date: June 2020
 Data Source: Horry County, SC
 Projection: NAD 83 HARN SP 3900 Intl. Feet

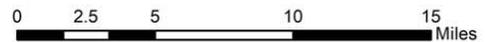
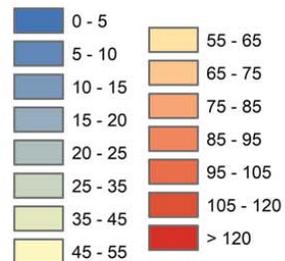
Elevation Map of Horry County, SC



Stream Reach	Up Elev.	Down Elev.	Miles	% Slope
1	86	33	22.8	0.044
2	71	29	5.4	0.145
3	65	13	9.2	0.107
4	35	3	5.8	0.105
5	38	2	7.1	0.096
6	104	2	20.6	0.101
7	54	8	9.2	0.095
8	30	11	3.5	0.094



Elevation Ranges NAVD 88 Intl. Feet



Date: June 2020
 Data Source: Horry County, SC
 Projection: NAD 83 HARN SP 3900 Intl. Feet

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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

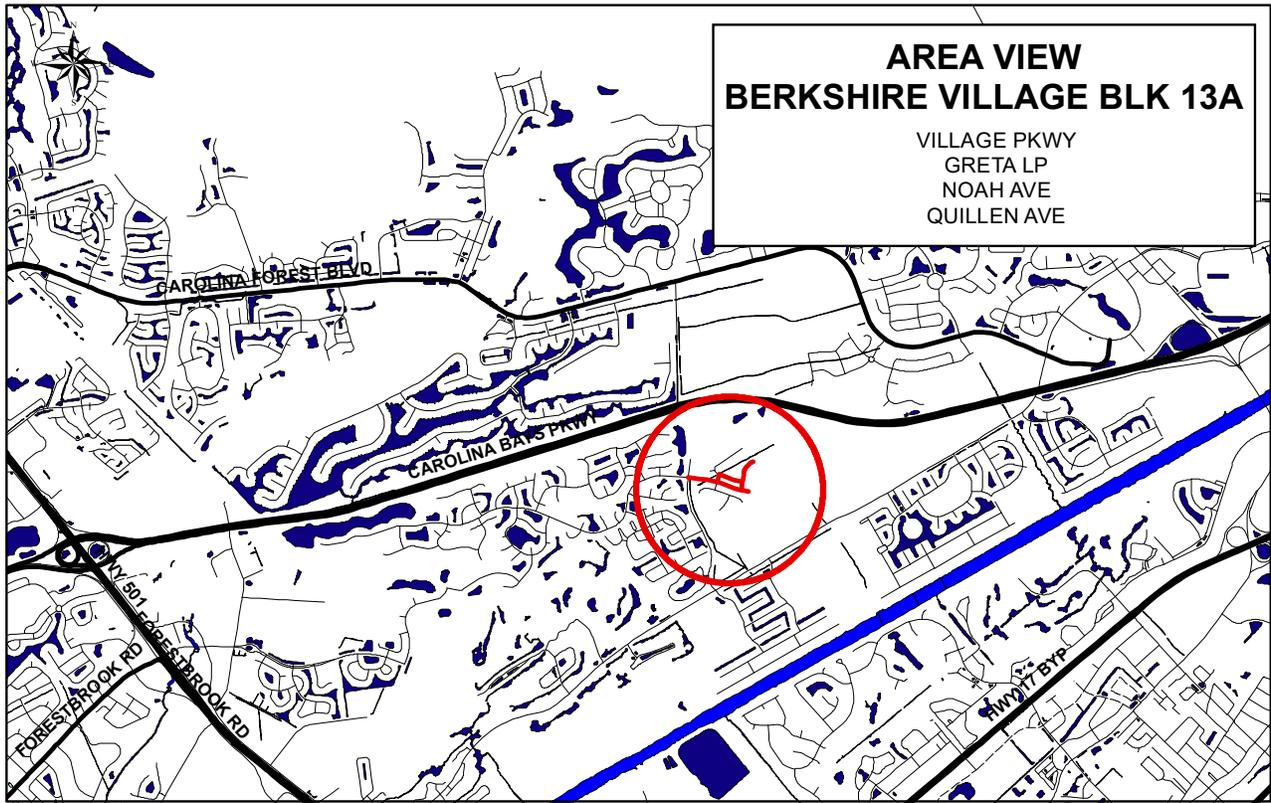
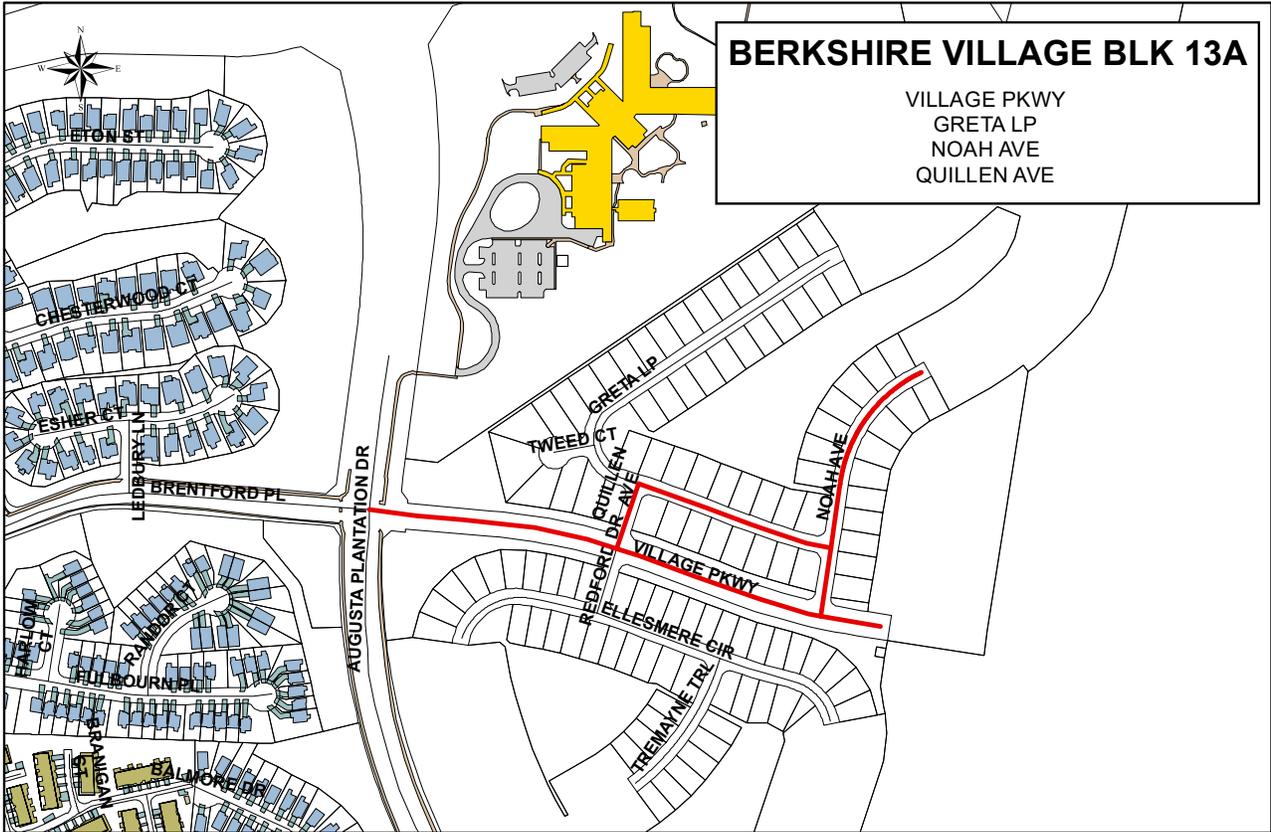
Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

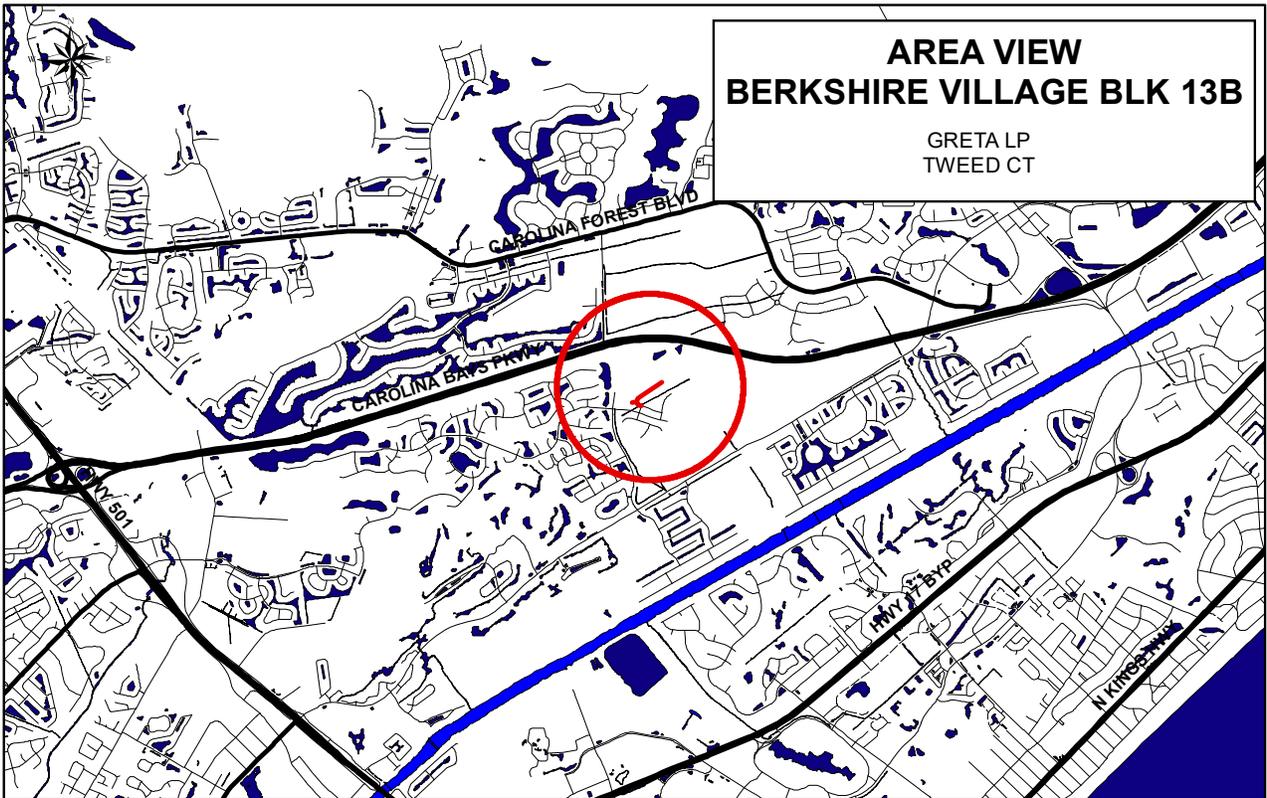
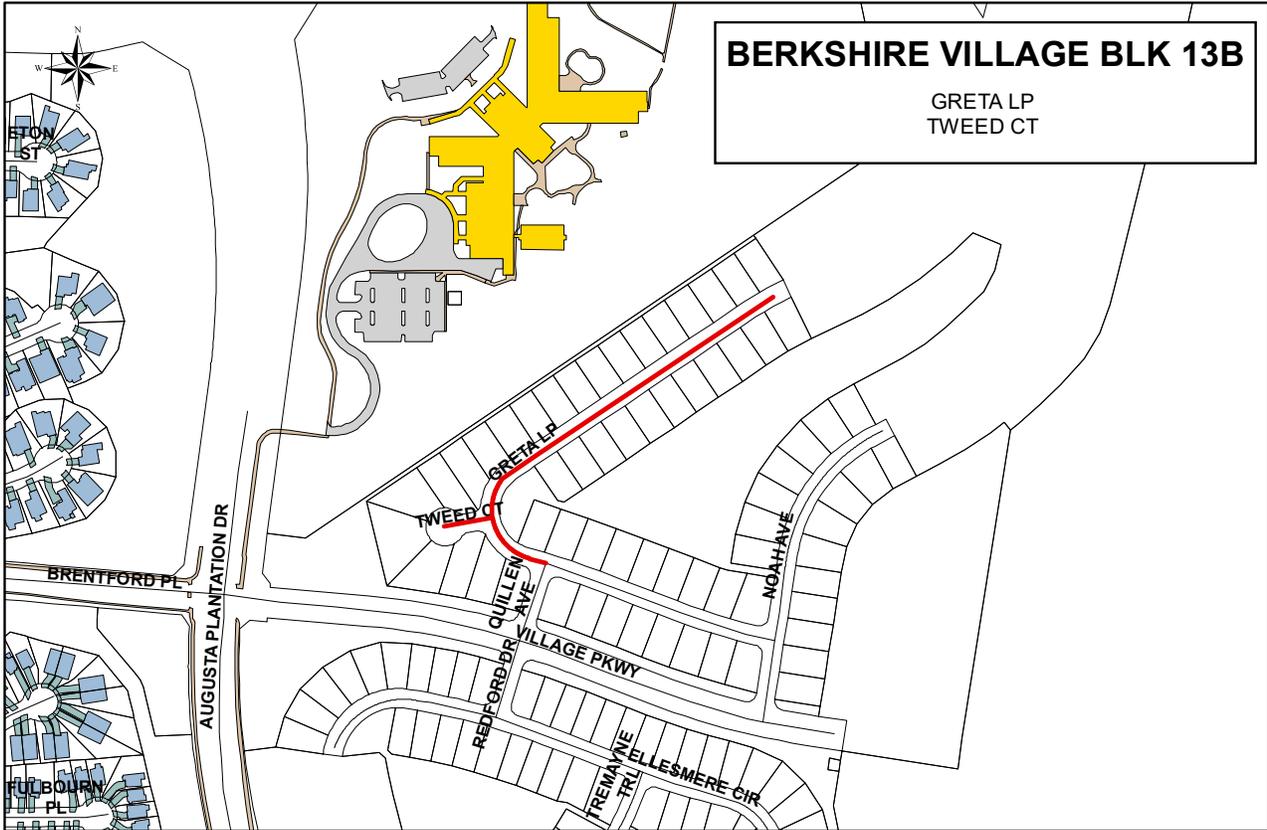
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Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

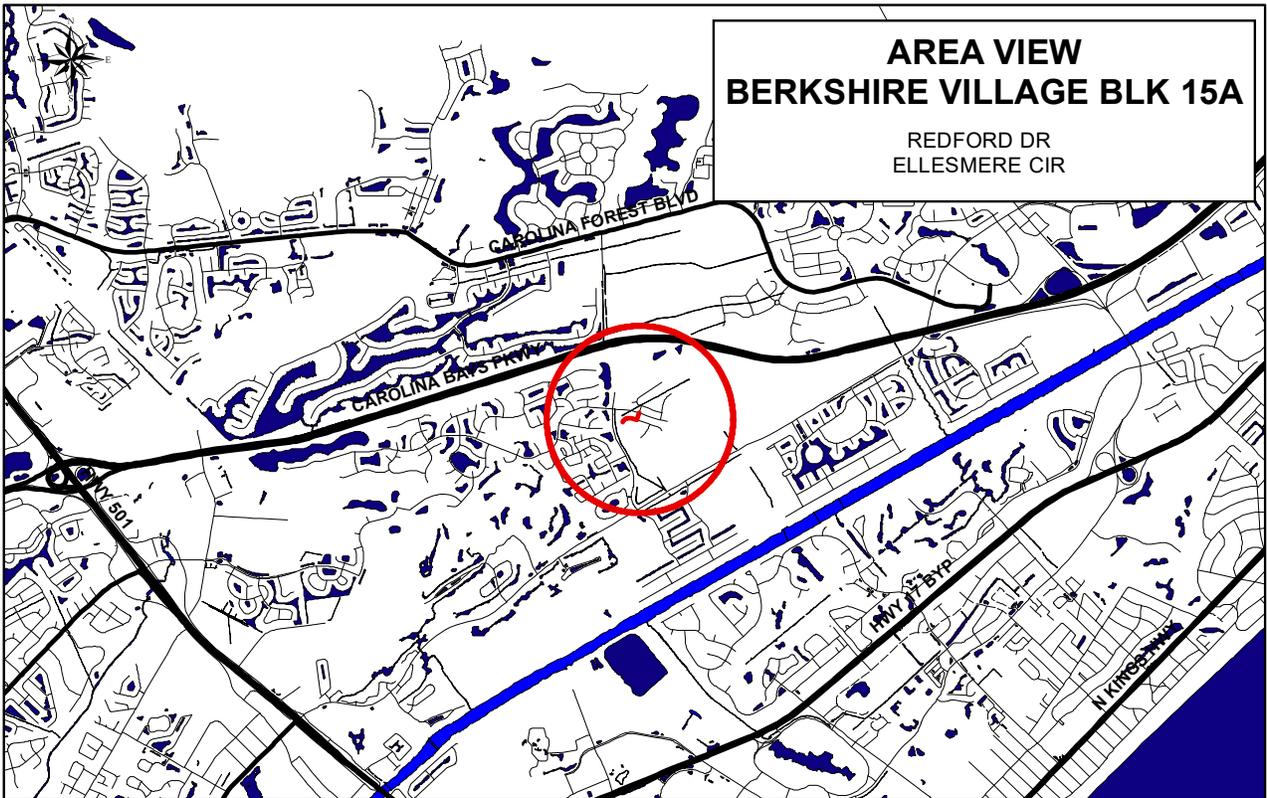
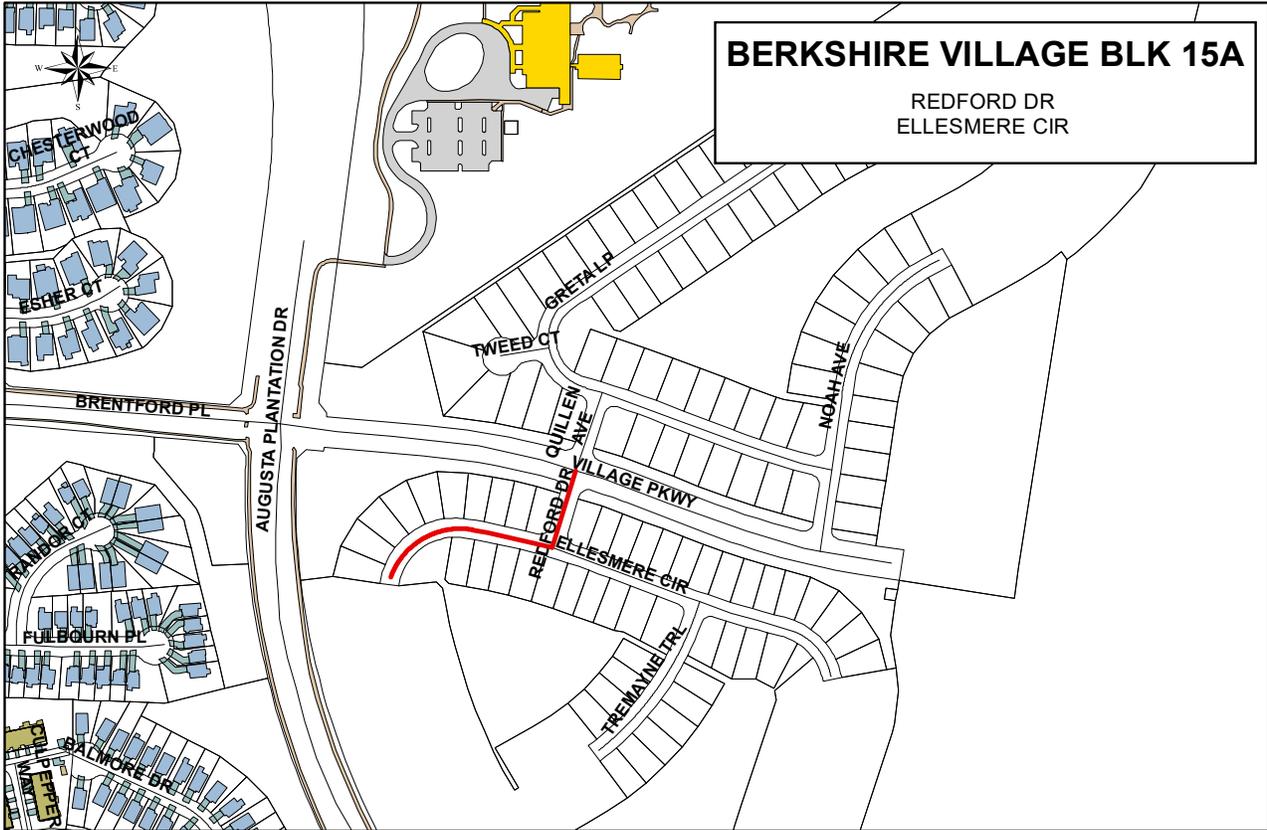
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**County Council Decision Memorandum
Horry County, South Carolina**

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

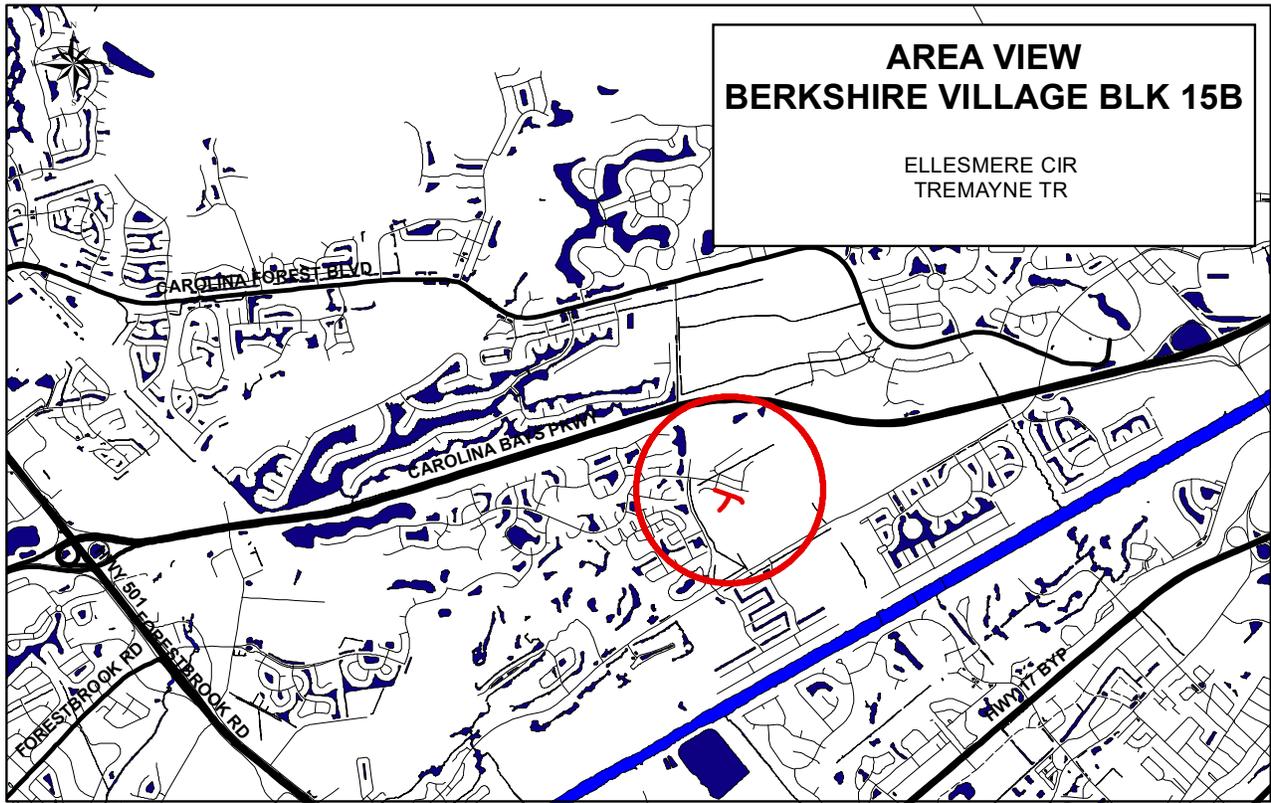
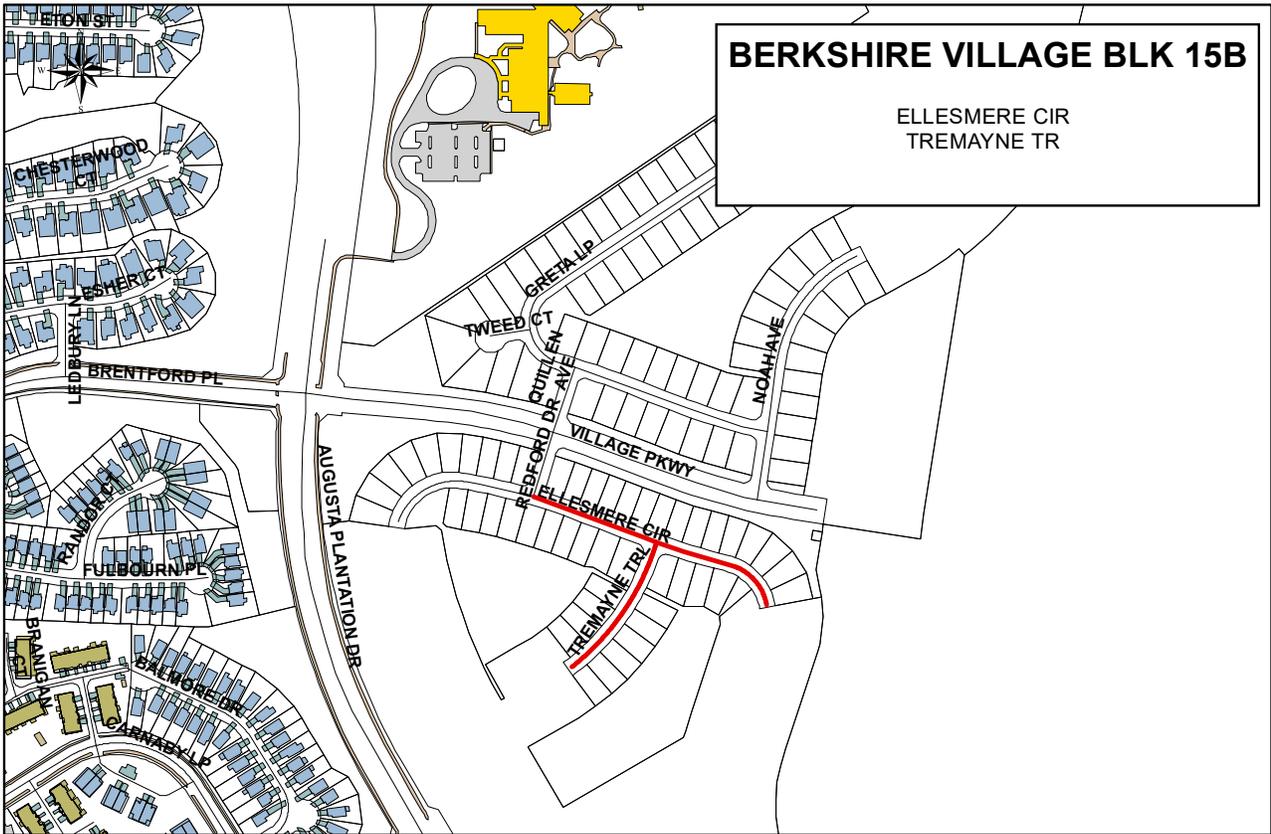
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Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

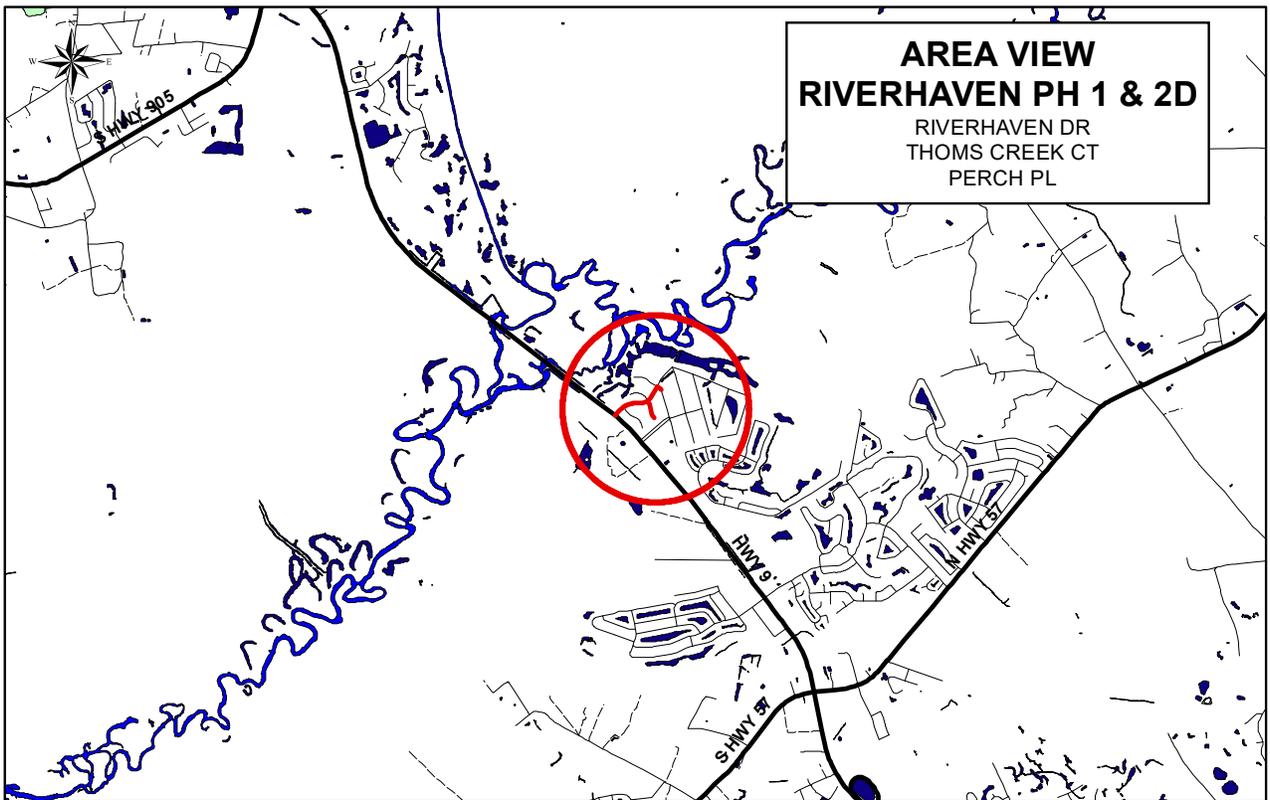
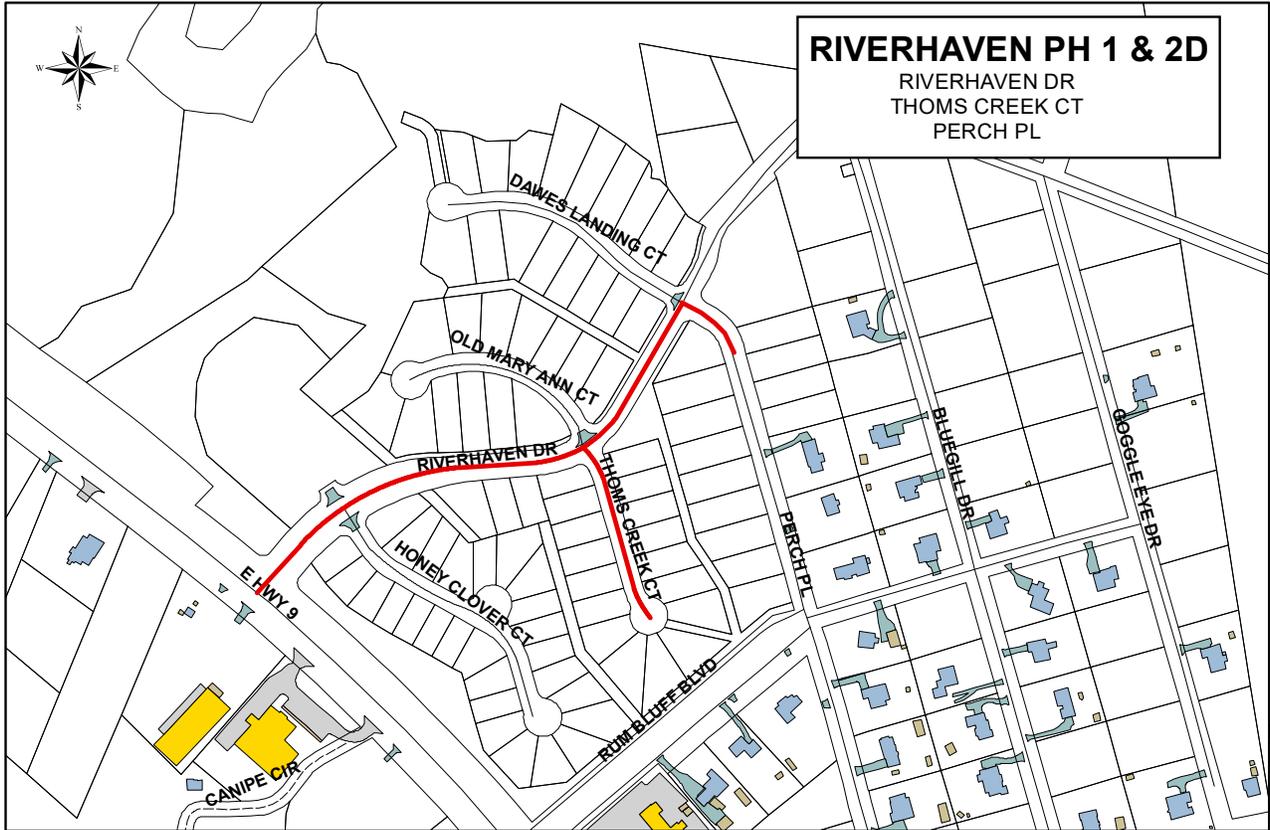
Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

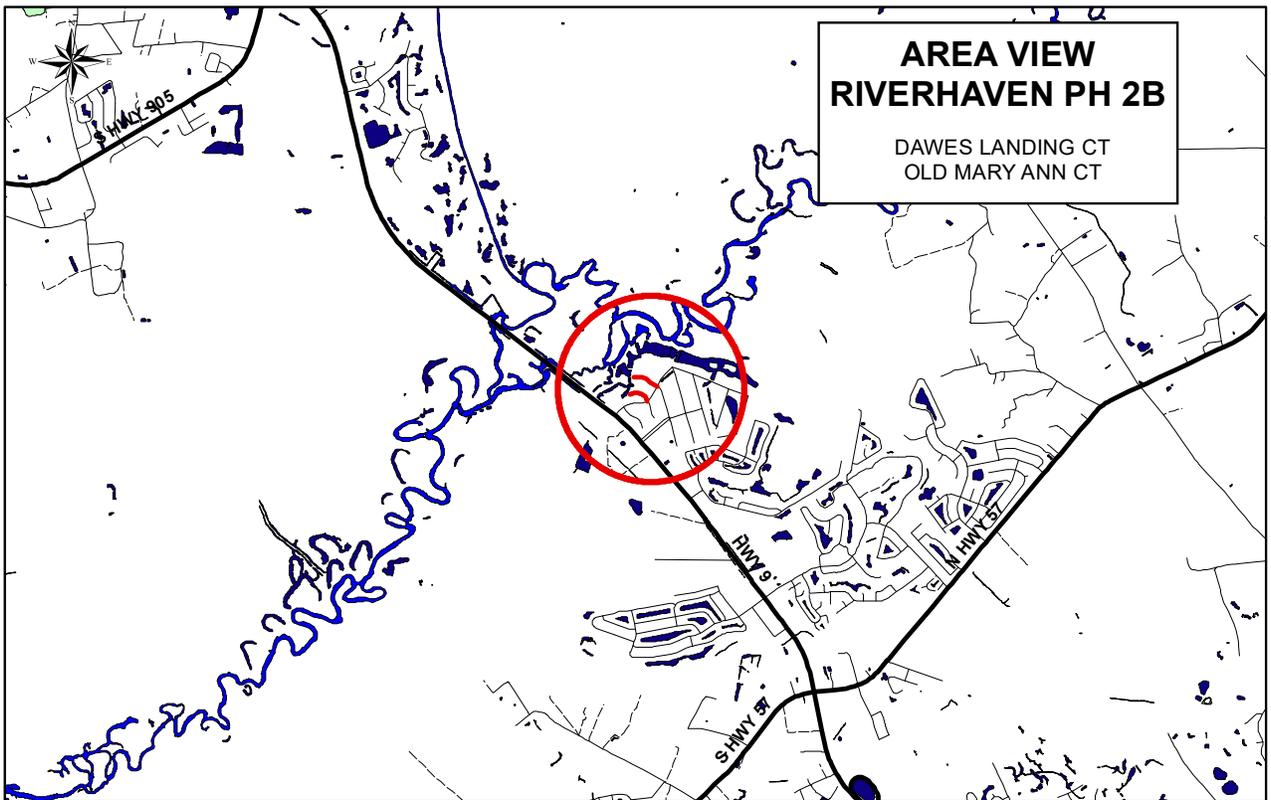
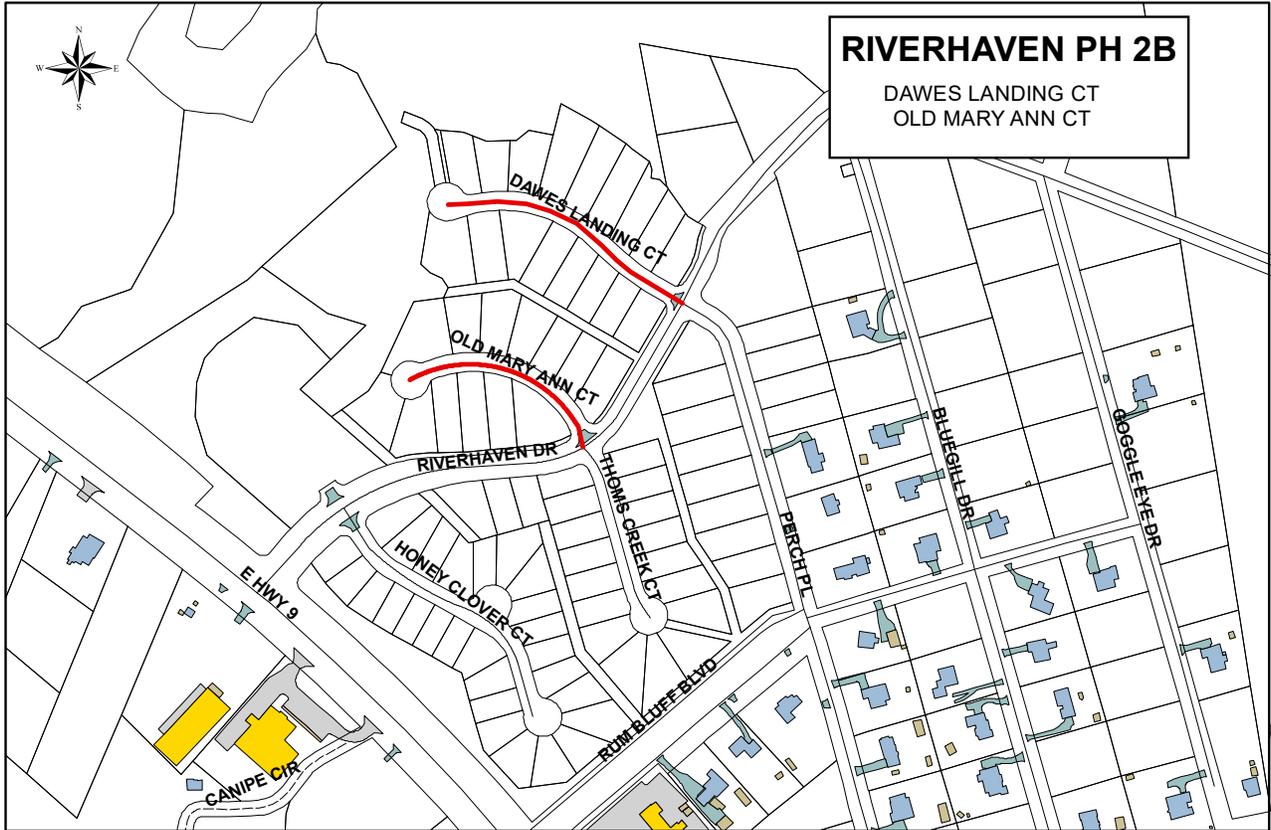
Johnny Gardner, Chairman

Harold G. Worley, District 1
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Al Allen, District 11

Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Riverhaven Phase 3A (Honey Clover Court).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

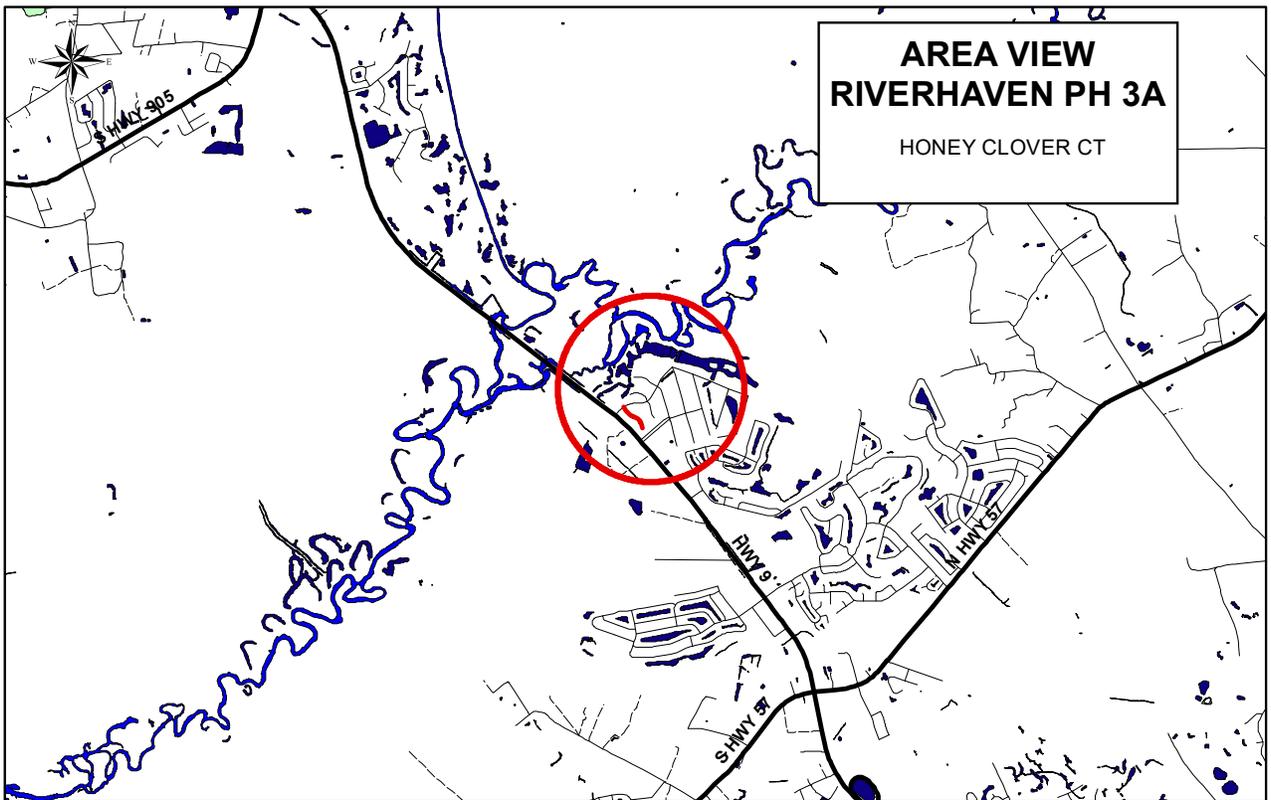
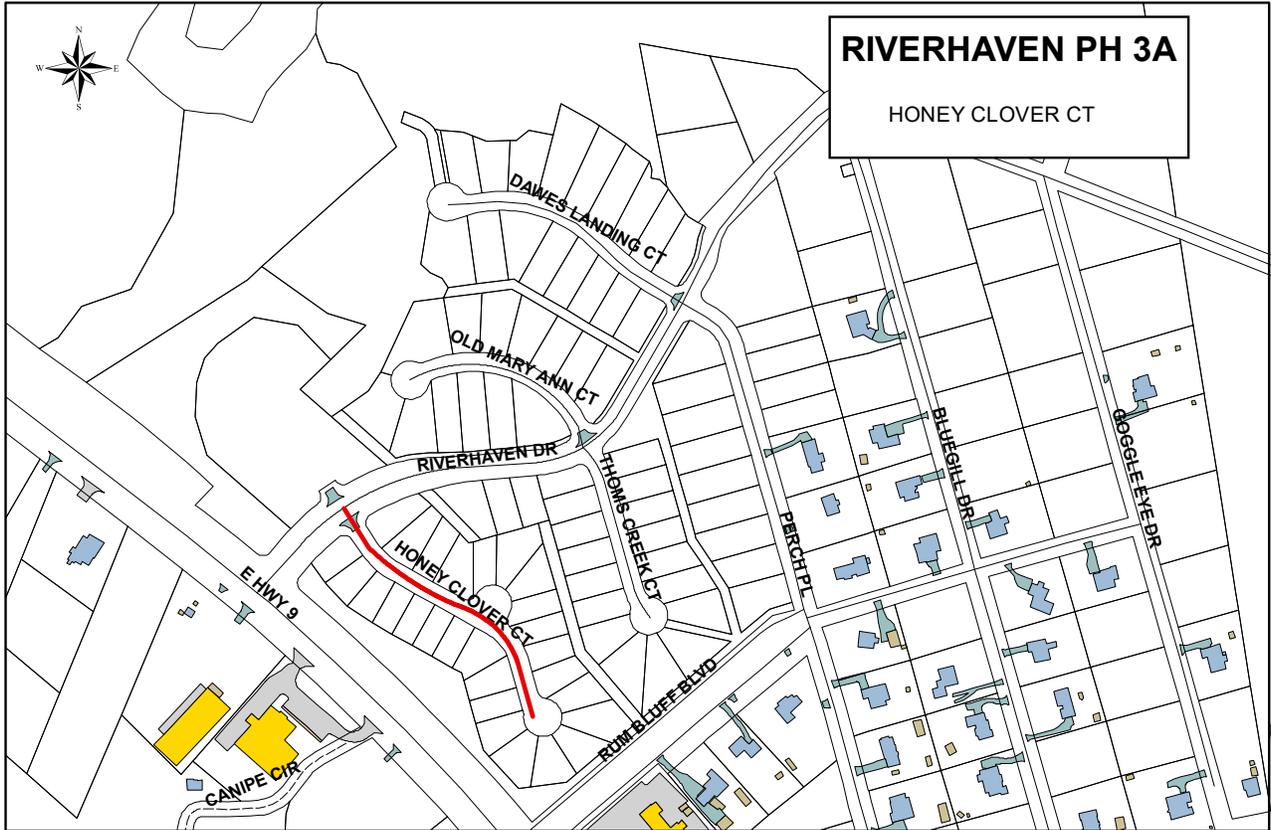
Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

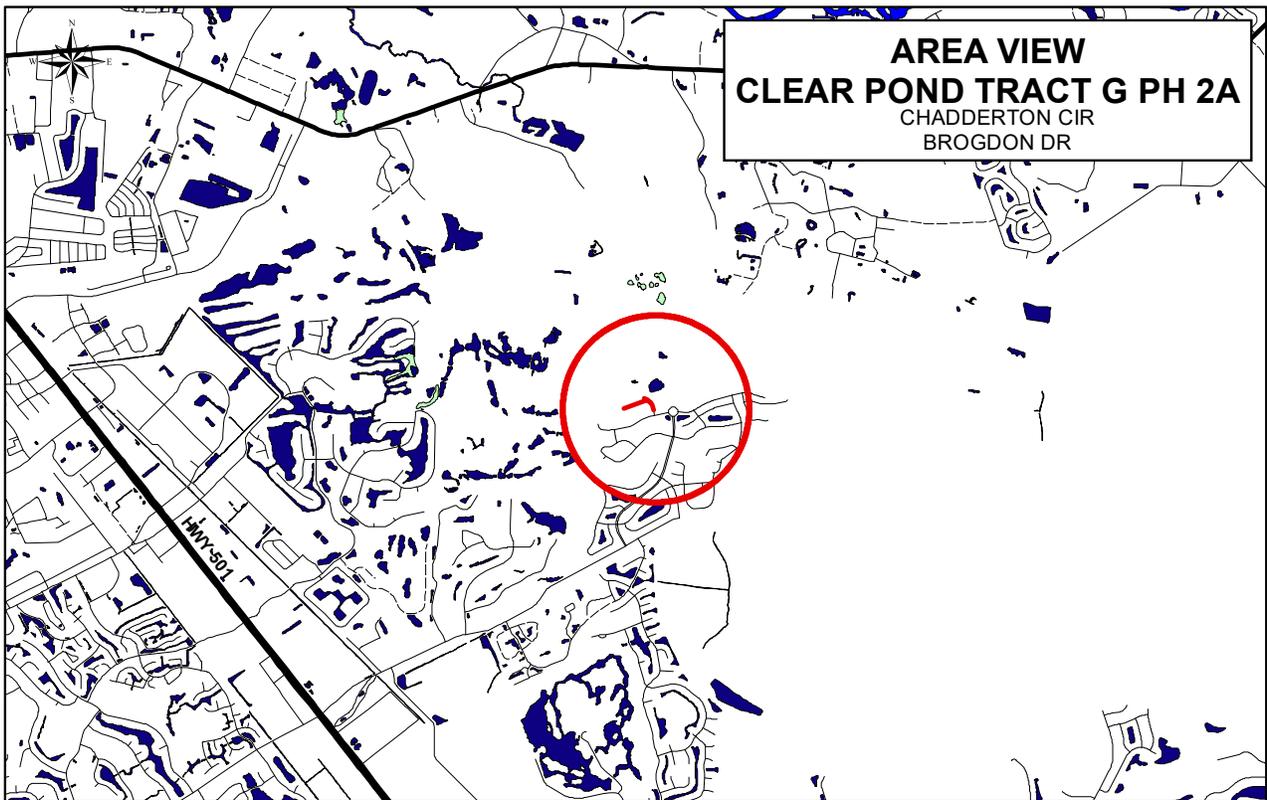
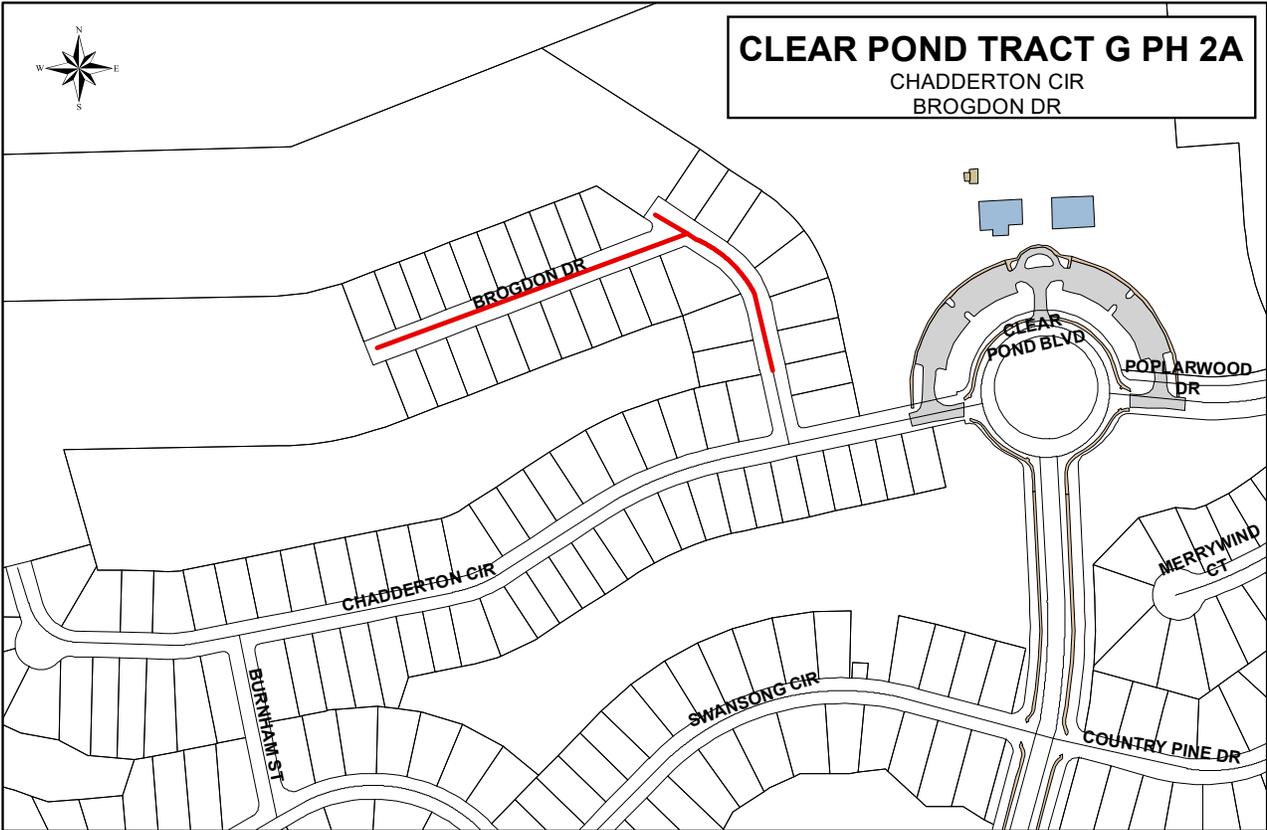
Johnny Gardner, Chairman

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Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

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

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

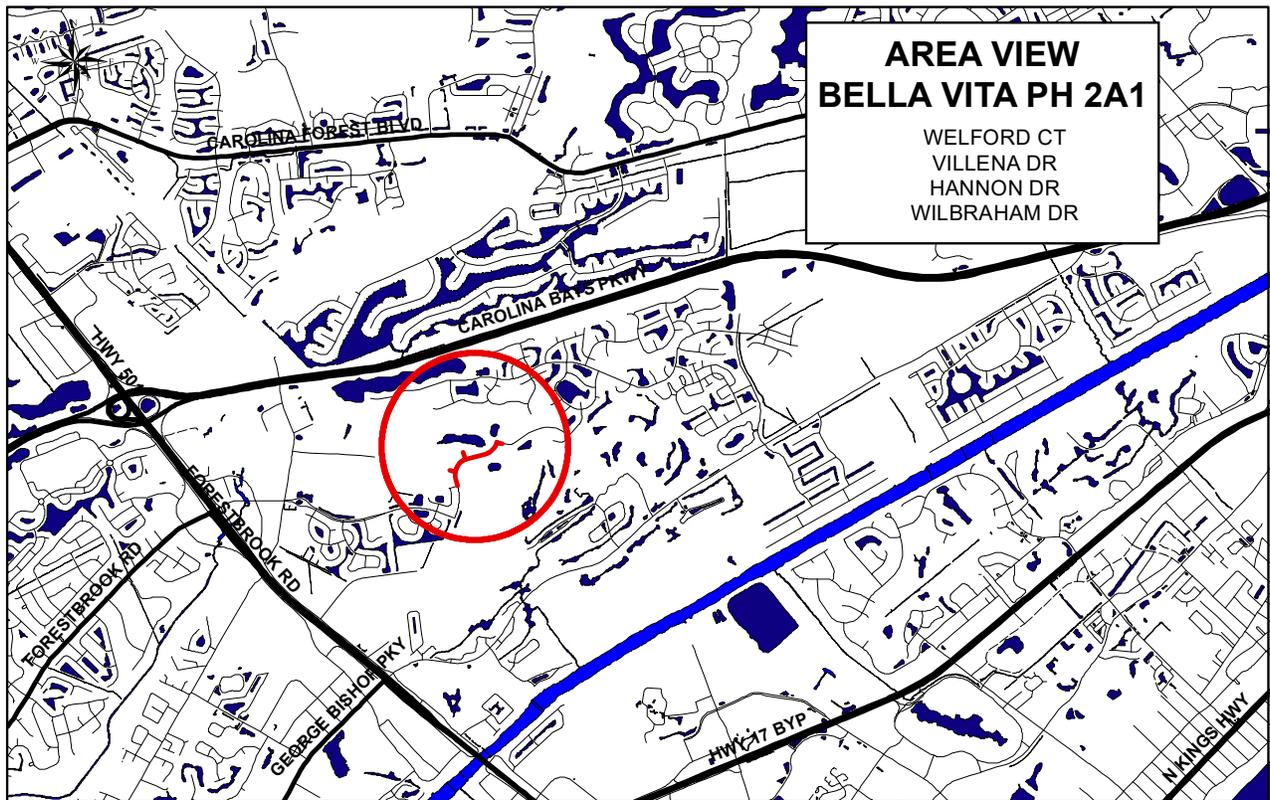
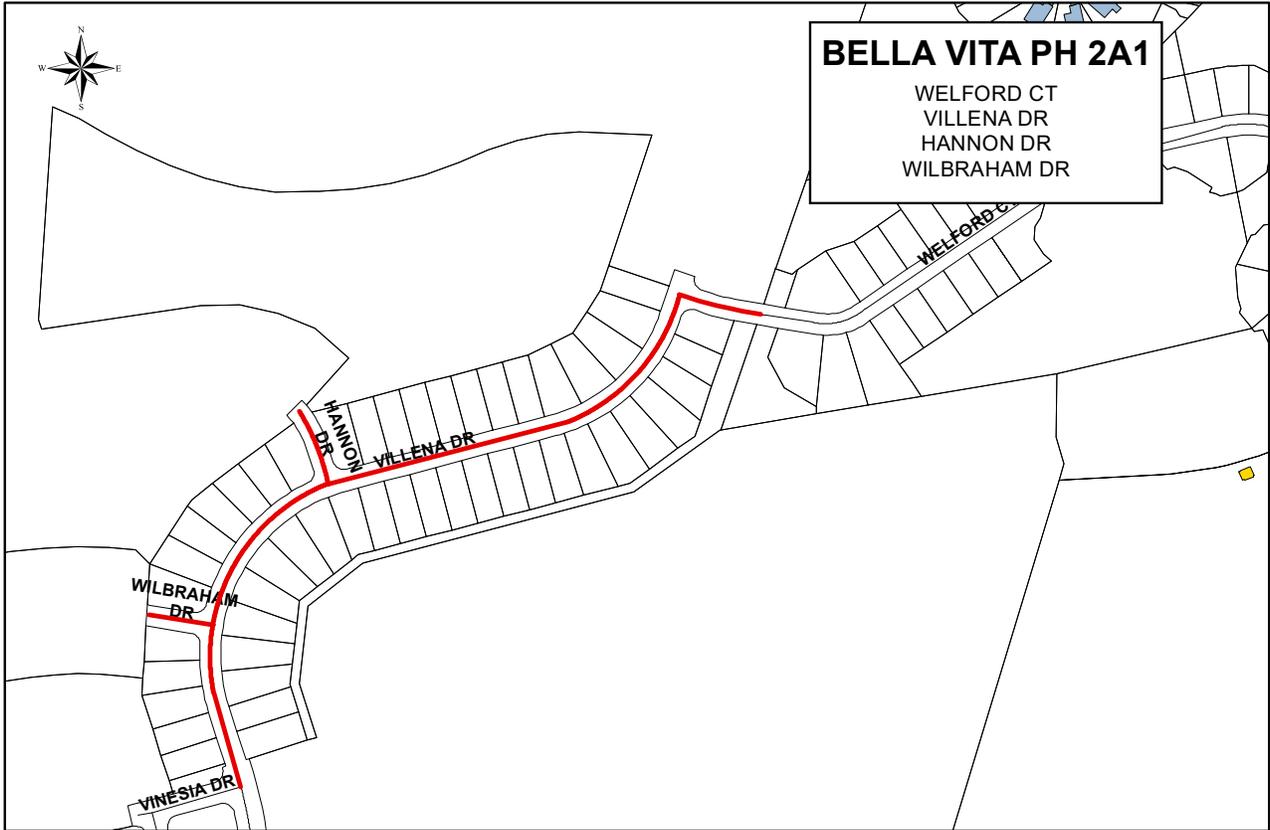
Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council



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

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

ISSUE

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

PROPOSED ACTION

OPTION A: Approve acceptance into the County maintenance system of Riverhaven Phase 3B (Emerald Rush Court).

OPTION B: Do not approve acceptance.

RECOMMENDATION:

Staff recommends **OPTION A**.

BACKGROUND

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

COUNTY OF HORRY
STATE OF SOUTH CAROLINA

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)

RESOLUTION R- -20

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

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

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

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

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

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

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

HORRY COUNTY COUNCIL

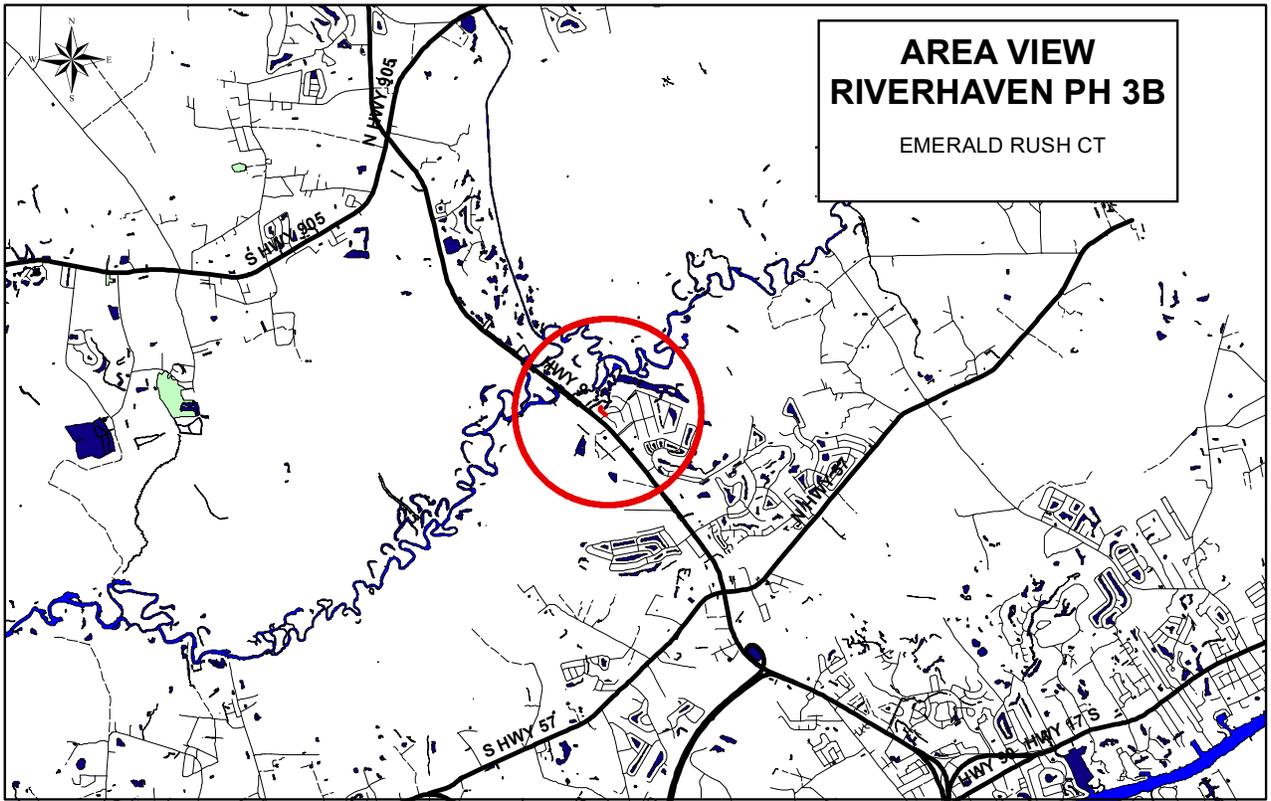
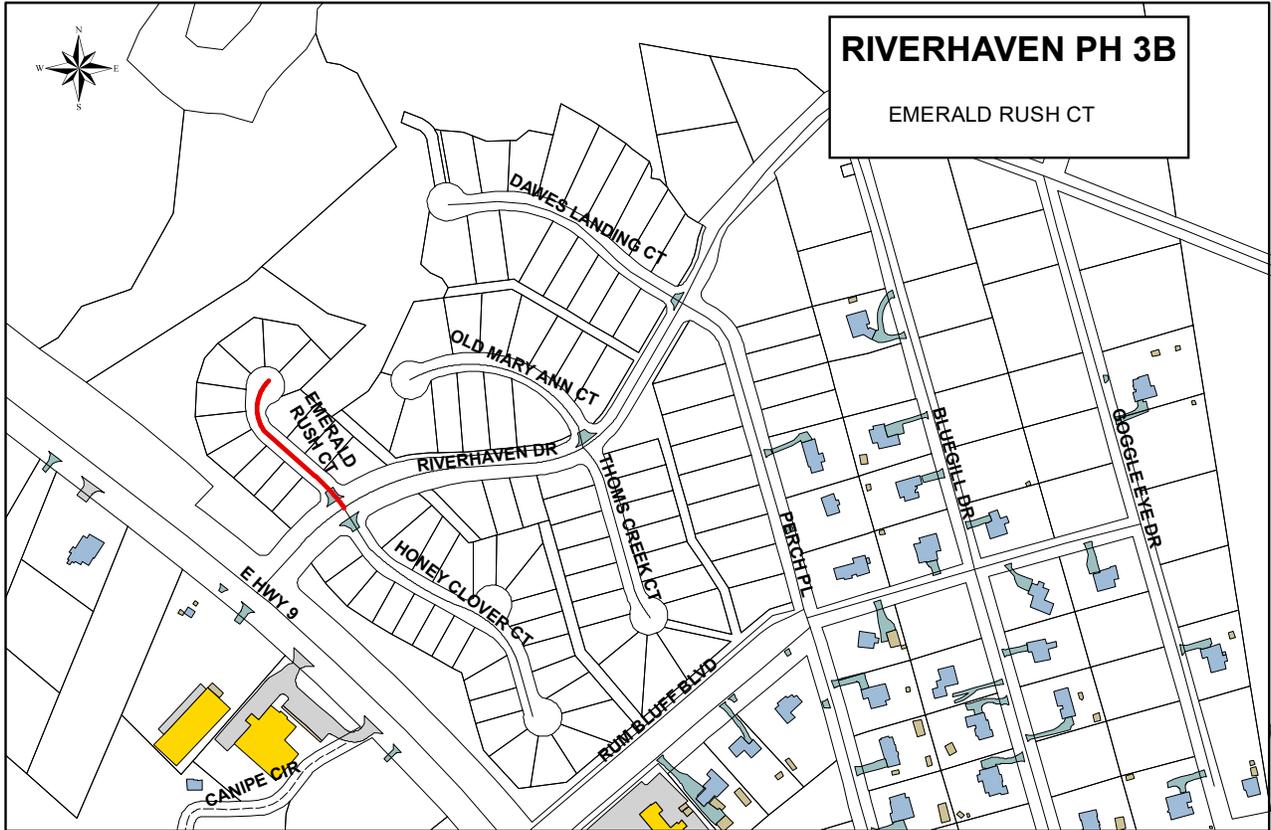
Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council



County Council Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION

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

RECOMMENDATION

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

BACKGROUND:

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

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

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

ANALYSIS:

After conducting a hearing on April 21, 2020, the Board of Architectural Review and Historic Preservation has unanimously determined that the above named structures meet the requirements of Section 1706.1 of the Horry County Zoning Ordinance, *Criteria for Historic Designation*. The buildings are a minimum of fifty (50) years old in addition to meeting other historic standards. The Board of Architectural Review and Historic Preservation provided Preliminary Tax

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

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

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION

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

BACKGROUND:

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

ANALYSIS:

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

A RESOLUTION GRANTING HISTORIC DESIGNATION TO CERTAIN PROPERTIES.

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

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

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

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

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

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

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

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

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

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

AND IT IS SO RESOLVED this _____ day of _____, 2020.

County Council Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION

Approve the attached resolution.

RECOMMENDATION

Staff recommends approval.

ANALYSIS:

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

COUNTY OF Horry)
)
STATE OF SOUTH CAROLINA)

RESOLUTION R____-20

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

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

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

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

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

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

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

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

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

AND IT IS SO RESOLVED.

Dated this _____ day of _____, 2020.

County Council Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

Approve the proposed amendment.

RECOMMENDATION:

County Council approved first reading

Planning Commission recommends Disapproval

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY

)

ORDINANCE NO. 45-2020

STATE OF SOUTH CAROLINA

)

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

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

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

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

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

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

ADDITION OF the following district/s to the table following the entry for Mineral Extraction

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

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

§754. MINING DISTRICT (MG).

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

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

§754.1 Conditional Uses

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

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

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

532. - Mining.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a) In order to establish the right to an exemption for a state project, the property owner and/or site operator must provide the Zoning Administrator with a letter from the SCDOT project engineer identifying the contractor, the SCDOT file#, the start date and end date of the contract, and the cubic yards to be excavated.
- b) A county stormwater permit must be obtained.
- c) The property owner must provide the zoning administrator with a statement acknowledging that:

- (1) Any future use of the property would have to be consistent with the zoning on the property; and
- (2) The exemption is limited to the duration and extent of the SCDOT contract; and
- (3) Any use of the excavated materials for any project outside the scope of the SCDOT contract will result in the loss of the exemption.

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

Dimensional Standards

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

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

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

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

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

Approve the proposed amendment to the Zoning Ordinance.

RECOMMENDATION:

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

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

703.1 Permitted Uses.

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

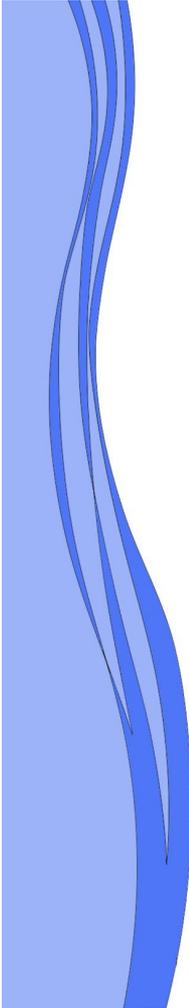
2. Severability: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this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

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

4. **Effective Date:** This Ordinance shall become effective upon third reading.

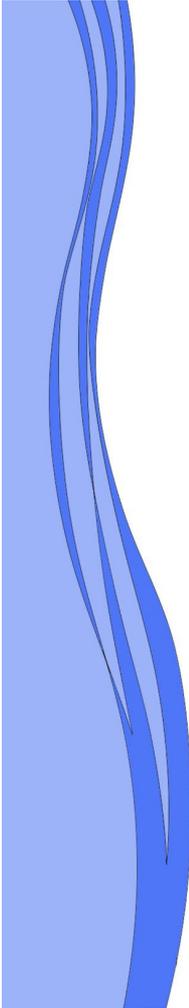
AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2020.



Article XV. Zoning Amendments

- **Declaration of Policy** - zoning amendment consistency with the Consolidated Plan, Capital Improvements Plan, and Official Map;
- **Rezoning Refund Policy** - allows PDDs to be refunded all except the cost of a Standard Rezoning fee (\$250) if a request for withdraw occurs prior to Planning Commission public hearing;
- **Removal of Rezoning Review Criteria** - Planning Commission requested removal from the ordinance with the possibility of incorporating into their Rules of Procedure.
- **Minor and Major Amendments** - Clarification of what constitutes a minor and major amendment within PDD and MRD developments.



Article XV. Zoning Amendments

- 100 and 500-year regulatory floodplain included in all major residential rezoning conceptual plans.
- Geotechnical exploration investigation report or USDA Soils Map with classifications; and
- Map of the watershed and all waterbodies on the property; and
- If over 2.5 acres, minimally provide a preliminary wetlands assessment AND Topographic survey or LiDAR derived contours; or
- If under 2.5 acres, minimally provide a National Wetlands Inventory Map.

County Council Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

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

BACKGROUND:

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

ANALYSIS:

Significant revisions to Article XV include:

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

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

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

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

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

~~Requirements:~~

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

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

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

~~721.5 Changes and Modifications:~~

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

5. ~~Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers.~~
6. ~~Minor changes may include, but are not limited to: minor shifting of the location of buildings, parking, shifting of entrances and internal roadways to resolve regulatory permitting issues, utility easements, parks, or other public open spaces, or other features of the plan.~~
~~All other changes or modifications not enumerated above shall constitute a major change and will require submittal of the PDD for review as outlined in subsection 721.6 of these regulations.~~

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

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

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

~~Table 2.
Conceptual Site Plan Content~~

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

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

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

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

Table 3:-
Illustrative Plan Content

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

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

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

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

General Provisions.

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

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

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

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

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

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

1500. Authority.

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

1501. Requirements for change.

- (A) *Declaration of Policy.* As a matter of policy, a zoning amendment shall only be acted upon favorably:
- 1. Where necessary to implement the Comprehensive Plan,
 - 2. When consistent with the Consolidated Plan, Capital Improvements Plan, and Official Map;
 - 3. To correct an original mistake or manifest error in the zoning ordinance or map;
 - 4. To recognize substantial change or changing conditions or circumstances in a particular locality; or
 - 5. To recognize changes in technology, the style of living, or manner of doing business.

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

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

1502. Procedure for Amendments.

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

(A) *Initiation of Amendments.* Amendments to the zoning ordinance may be initiated by the Planning Commission, County Council, the Board of Zoning Appeals, the Zoning Administrator, the Planning Director, and other County Council appointed boards and commissions. A zoning map amendment may also be proposed by a landowner or agent for a person, business or organization having rights in contract to the land that is subject to the zoning map amendment.

(B) *Application Procedure.* Applications for zoning map amendments must be signed by the applicant(s) and submitted, in proper form, at least thirty (30) days prior to a Planning Commission meeting in order to be heard at that meeting. Completed forms, together with the application fee to cover administrative costs, plus any additional information the applicant feels to be pertinent, will be filed with the Planning Department. A maximum of twenty-five (25)

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

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

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

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

<p>Wetlands Information. The applicant must submit one (1) of the following:</p> <ul style="list-style-type: none">• Preliminary wetlands assessment prepared by a qualified environmental consultant as identified by the Corps of Engineers,• Wetlands verification letter from the Corps of Engineers, or• Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers. <p>Project phasing plan and phase completion schedule; Conceptual Plan shall include, but not limited to:</p> <ul style="list-style-type: none">• Plan sheet size not to exceed 30" x 42";• Drawn to scale not smaller than 1"=200';• Proposed Project Name;• Owner of the property and/or developer;• Adjacent property owners and land uses;• North arrow, written and graphic scales, and a location map drawn to scale and not less than 1" = 2000' to show the relationship between the proposed land development and surrounding area;• Location and types of uses;• Table summarizing project acreage, gross and net density, number of lots, and proposed area, yard, and height requirements;• Number of units by residential dwelling type;• Gross and net densities by phase or residential dwelling type;• Existing road rights-of-way and easements;• Adjacent driveway, roadway, and curb-cut locations;• Proposed rights-of-way and lot layout compliant with the requirements of the Land Development Regulations;• Internal traffic circulation for all residential and non-residential land uses;• Traffic analysis and proposed external improvements;• All planned accessory dwelling units, places of worship, golf courses, public spaces, amenity areas, common areas, ponds, and open space;• All required external buffers.• Location of 100 and 500-year regulatory floodplains per FEMA Flood Insurance Rate (FIRM) Maps;• Existing wetlands, spoilage areas, and any wetlands that will be filled; <p>Pedestrian Flow Plan, when sidewalks and/or paths included.</p> <p>Illustrative Plan is optional, but does not replace the need to submit a conceptual plan.</p> <ul style="list-style-type: none">• North arrow, name of developer, owner, proposed development, and Parcel Identification Number (PIN) and adjacent PINs;• Location and types of uses;• General road layout for all pods and phases;• Amenity areas and/or active and common open space areas; and• Typical lot layouts per product type and phase.
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10. *Additional Submission Criteria for Request within Scenic and Conservation Area.* Any rezoning request made within a Scenic and Conservation Area of the Comprehensive Plan's Future Land Use Map shall also include:
 - a. One of the following wetland analyses for all requests over 2.5 acres:
 - i. Preliminary wetlands assessment prepared by a qualified wetlands consultant as identified by the Corps of Engineers,
 - ii. Wetlands verification letter from the Corps of Engineers, or
 - iii. Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.
 - a. National Wetlands Inventory Map for all requests under 2.5 acres;
 - b. Geotechnical exploration investigation report or USDA Soils Map with classifications;
 - c. Map of the Hydrologic Unit Code (HUC) 8 watershed and identification of existing ditches, ponds/lakes, or other waterbodies on the property; and
 - d. Topographic survey or LiDAR derived contours overlaid on conceptual plan for all requests over 2.5 acres. Provide survey or LiDAR year on conceptual plan.

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

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

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

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

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

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

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

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

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

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

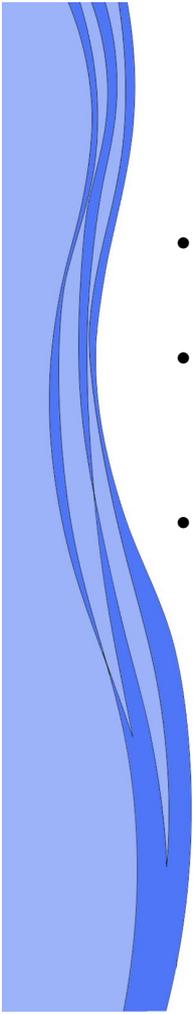
(H) *Deferral and Withdrawal Requests.* An applicant may request their application be deferred or withdrawn by submitting a written request to the Planning Department. If the public cannot be notified of the deferral or withdraw within a reasonable time period prior to the Planning Commission public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

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

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

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

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



Chapter 15, Article 1 – Long-Range Comprehensive Plan

- **Adoption and Amendment Process** – consistent with the South Carolina Planning Enabling Act of 1994.
- **Future Land Use Map Amendments** - Property owners with rights to the land may apply for an amendment to their property.
- **Public Hearing Notice** – Plan adoption and amendment require a 30-day public hearing notice at both Planning Commission and County Council. This exceeds State requirements to have at least one 30- day public hearing notice. *Alternative – 30-day notice at Planning Commission and standard 15-day notice at County Council.*

County Council Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

(All existing text shown shall be-added)

Chapter 15 – PLANNING

ARTICLE I. IN GENERAL

Section 15 -1. Long-Range Comprehensive Plan.

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

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

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

2. Planning Commission shall update the comprehensive plan, including all the elements at least every 10 years.
 3. County Council must adopt a new comprehensive plan as prepared and recommended by Planning Commission every 10 years.
- (B) *Adoption.* When the plan, any element, amendment, extension, or addition is completed, Planning Commission shall make a recommendation to County Council and a public hearing must be held prior to approval for adoption by ordinance.
1. *Planning Commission Review and Recommendation.* The Planning Commission shall review any proposed plan or element of the plan. Prior to recommending the plan or changes to the plan, the Planning Commission shall hold a public hearing. Newspaper notice of a public hearing shall be made at least thirty (30) days in advance of the scheduled public hearing date. By affirmative vote of at least a majority of the entire membership the Planning Commission must adopt a resolution recommending the plan or element to County Council for adoption.
 2. *County Council Hearing and Decision.* Before adopting a plan or element, the County Council shall hold a public hearing. Newspaper notice of a public hearing shall be made at least thirty (30) days in advance of the scheduled public hearing date. County Council shall adopt the Comprehensive Plan or element by ordinance. Approval of the plan on final reading cannot occur until the Planning Commission has recommended the plan.
- (C) *Comprehensive Plan Amendment.* A proposed amendment to the Comprehensive Plan or element may be initiated by the County Council, Planning Commission, the Board of Zoning Appeals, any other Council appointed Board or Commission, the Zoning Administrator, or the Planning Director. Future Land Use Map amendments may also be proposed by a landowner or agent for a person, business or organization having rights in contract to the land that is subject to the map amendment by submitting an amendment application.
1. *Comprehensive Plan Application Process.* An application for a future land use amendment shall be accepted as complete when it includes the required fee and the following information:
 - a. Completed Comprehensive Plan Future Land Use Amendment application signed by the property owner(s) or authorized agent initiating the amendment;
 - b. Documentation of the proposed changes to the Comprehensive Plan based on the current Comprehensive Plan in effect. Proposed changes to any Comprehensive Plan map shall be illustrated in map format similar to the existing Comprehensive Plan maps and shall be labeled as “proposed amendment;” and
 - c. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to the whether the application complies with the standard of this Article.

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

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

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

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

2. **Severability**: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
3. **Conflict with Preceding Ordinances**: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

4. **Effective Date:** This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2020.

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

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

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

1. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 748.

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

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

748.1 Permitted Uses[s]

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

748.2 Conditional Uses.

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

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

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

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

1. The use shall be screened according to section 522.
2. No burning of materials or products is conducted on the premises.
3. A privacy fence or wall of at least six (6) feet in height above finished grade will be required along all property lines.
4. No processing of materials including, but not limited to, car crushing, car shredding, grinding, etc.

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

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

5. Effective Date: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2020.

Infrastructure & Regulation Committee
Decision Memorandum
Horry County, South Carolina

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

ISSUE

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

BACKGROUND

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

PROPOSED ACTION

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

RECOMMENDATION

Staff recommends approval.

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

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

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

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

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

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

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

2. SEVERABILITY. If any Section, Sub-section, or part of this Ordinance shall be deemed or found to be unconstitutional or otherwise invalid, or in conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect and not be effected thereby.

3. CONFLICT WITH PRECEDING ORDINANCES. If a Section, Sub-section, or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section, or part of a preceding Ordinance of Horry County, unless expressly so providing, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

4. EFFECTIVE DATE. This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated, this _____ day of _____, 2020.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

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

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

Attest:

Patricia S. Hartley, Clerk to Council

First Reading:
Second Reading:
Third Reading:

Signed, Sealed and Delivered
in the presence of:

Horry County, a Body Politic

By: _____

Its: _____

1st witness signs

Notary as 2nd witness signs

STATE OF SOUTH CAROLINA)

)

PROBATE

COUNTY OF HORRY)

)

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

(1st witness signs again)

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

Notary Public for South Carolina
My Commission Expires: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF Horry)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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

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

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

Check Yes _____ or No _____

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

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

HORRY COUNTY, A BODY POLITIC

SWORN to before me this

_____ day of _____, 2020.

By: _____

Its: Administrator

Notary Public for South Carolina

My Commission Expires: _____

INFORMATION

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

Exempted from the fee are deeds:

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