



# HORRY COUNTY GOVERNMENT PARKS AND OPEN SPACE BOARD MEETING AGENDA

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Tuesday, September 8th, 2020 12:00 pm  
Queens Cove Park, 150 Frontage Road B-2, Myrtle Beach 29579  
Gravel road just past the Horry County Bike and Run Park

- 1. Call to Order**
  - 2. Pledge of Allegiance**
  - 3. Invocation**
  - 4. Introduction of Board Members**
  - 5. Minutes**
    - Approval of July 14, 2020 Minutes
  - 6. Public Input**
  - 7. Old Business**
    - Open Space Fund - Update
  - 8. New Business**
    - Potential Property Donation - Queens Cove Park – Patty Kennedy, Director of Conservation Management, EcoVest
    - Queens Cove Park – Potential Funding
  - 9. Presentation**
    - Parks and Open Space Plan DRAFT – Ashley Cowen, Planning & Zoning
  - 10. Discussion**
    - Board Member Updates
    - Staff Updates
  - 11. Announcements**
    - Next Keep Horry County Beautiful Meeting: Strategic Planning - September 22, 2020 11:30am in Multipurpose Room B of the Government & Justice Center, Conway
    - Next Parks and Open Space Board Meeting – November 10, 2020 at 12:00pm
  - 12. Adjourn**
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Horry County Parks and Open Space Board  
Briefing Memorandum  
Horry County, South Carolina

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Date: September 8, 2020  
From: Planning  
Division: Infrastructure and Regulation  
Prepared By: Ashley Cowen, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Open Space Fund - Update

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**ISSUE:**

What is the status of the Horry County Open Space Fund?

**CONCLUSION:**

The Horry County Open Space Fund has a \$33,977.00 account balance.

**BACKGROUND:**

The Horry County Parks and Open Space Board is responsible for administering the Horry County Open Space Fund and any open space mitigation banks that are established through the Board. Both of these mechanisms are intended to be used to help implement the Parks and Open Space Plan, which is intended to provide comprehensive guidance for areas of open space, significant environmental and natural resources, and recreational sites to be acquired, leased, preserved, protected, maintained or developed through County funds.

In 2000, the Horry County Open Space Fund was established to provide developers with an option to pay a fee-in-lieu of required open space. The fund can also include appropriations from County Council or donations. ***The Open Space Fund must be spent according to guidelines from the County's Land Development Regulations.*** A developer also has the option to establish an Open Space Mitigation Bank to meet existing and future open space requirements through an offsite location within priority acquisition areas that meet the criteria list for significant properties defined within the Board's establishing (Sec. 15-126).

To date, four projects have paid into the Open Space Fund: Kayak Cove Phase 1 totaling \$19,920; Kayak Cove Phase 2 totaling \$9,920; The Cottages at Carolina Forest totaling \$5,165; and Liberty Oaks totaling \$6,722. The Parks and Open Space Board has voted to utilize the fund on four occasions:

1. \$1,000 towards the Survey of 3.96 acres for the transfer to the Bike & Run Park
2. \$1,750 to the Born Learning Trail Sidewalk at the James R. Frazier Community Center
3. \$2,000 to the Loris Nature Park Amphitheater improvements
4. \$4000 to the South Strand Recreation Center RTP Grant Match for the Paving of the Born Learning Trail

**ANALYSIS:**

Development Name District Open Space Fee	Amount Spent	Project Spent On	District Spent In	Spending Justification
<b>Kayak Cove Ph 1, District 5, Fee : \$19,920 (#1: \$9,960; #2: \$4,980 \$1,230; #3: \$4,980 \$580)</b>				
Kayak Cove Ph 1	\$1,000* Spent from Tree Mitigation Fund Instead	3.96 acre Bike & Run Park Transfer	2	#A
Kayak Cove Ph 1	\$1,750	Born Learning Trail Sidewalk – JR Frazier	7	#B
Kayak Cove Ph 1	\$2,000	Loris Nature Park - Amphitheater	9	#B
Kayak Cove Ph 1	\$4,000	South Strand Rec Center - RTP Grant Match Born Learning Trail	4 & 5	#C
<b>Kayak Cove Ph 2, District 5, Fee: \$9,920 (#1: \$4,960; #2: \$2,480; #3: \$2,480)</b>				
<b>The Cottages at Carolina Forest, District 2, Fee: \$5,165 (#1: \$2,582.50; #2: \$1,291.25; #3: \$1,291.25)</b>				
<b>Liberty Oaks, District 5, Fee: \$6,722 (#1: \$3,361; #2: \$1,680.50; #3: \$1,680.50)</b>				

The Horry County Open Space Fund has a \$33,977.00 account balance. These funds must be spent according to 2008 Horry County Land Development Regulations which states that funds from each fee must be used in the following manner:

	Manner which funds MUST be used	Total	Spent to Date	Remaining Funds
A	Fifty (50) percent will go to purchase open space throughout Horry County.	\$20,863.50	\$0.00	\$20,863.50
B	Twenty-five (25) percent will go to the Horry County Recreation Fund for acquisition, improvement, expansion, implementation and maintenance of parks and recreational facilities	\$10,431.75	\$3,750.00	\$6,681.75
C	Twenty-five (25) percent may go to other uses such as grant matching for natural resources or recreational purchases, purchasing access to beaches, rivers or waterways, or the acquisition of right-of-ways for or installation of the East Coast Greenway.	\$10,431.75	\$4,000	\$6,431.75



Horry County Parks and Open Space Board  
Decision Memorandum  
Horry County, South Carolina

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Date: September 8, 2020  
From: Planning  
Division: Infrastructure and Regulation  
Prepared By: Ashley Cowen, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Potential Property Donation – Queens Cove Park

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**ISSUE:**

A private property owned by Queens Cove, LLC wishes to donate 47.88 acres, known as Queens Cove Park – PIN# 3950-00-00-022 (15.09 acres) and PIN# 3950-00-00-023 (32.79 acres), to Horry County as a park site.

**PROPOSED ACTION:**

Vote on a recommendation to support the donation of this park to Horry County to be maintained and potentially enhanced by the Parks and Recreation Department.

**RECOMMENDATION:**

Staff recommends approval.

**BACKGROUND:**

The 2020 Parks and Open Space Plan DRAFT calls out the need to expand the Carolina Forest Bike & Run Park to diversify recreational activity types, as well as expand parking, provide additional trails, and offer space for larger events. The Plan specifies the need to work with neighboring property owners and acknowledges the previous use of neighboring parcels for large events. IMAGINE 2040, the County’s Comprehensive Plan, states that “the land for future parks should be acquired in the near future, especially in high growth areas.” The need for expansion of Parks and Recreation Facilities in Carolina Forest is specifically called out in “Chapter 6: Community Facilities” of IMAGINE 2040. In addition, IMAGINE 2040’s identifies the following strategies:

- Acquire 100 acres for new parks, park expansions and open space by 2025 through land donations, coordination with developers, and the use of existing County-owned properties.
- Coordinate with federal and state agencies and conservation organizations to identify passive recreation opportunities on existing conservation land.
- Add 10 miles of trails and greenways by 2025 (this would achieve 3 of those 10 miles)
- Consider the development of waterfront parks, walking trails, scenic overlooks, picnic sites, fishing docks, boardwalks, and eco-learning experiences where space allows

The Queens Cove parcels currently have a passive recreational use, including unpaved meandering walking trails, a pond, wildflower gardens and large areas for native grasses. This park is public per the covenants and restrictions of the conservation easement that is on the property. Connections to the Carolina Forest Bike and Run Park are available through a multipurpose path on Frontage Road B-2. On June 20, 2018 the Parks and Open Space Board assisted Queens Cove, LLC, North American Land Trust, and EcoVest, by voting unanimously to recommend Carolina Forest Nature Park as the *future* potential name for this park. The final park name decision will be up to Horry County Council.

**ANALYSIS:**

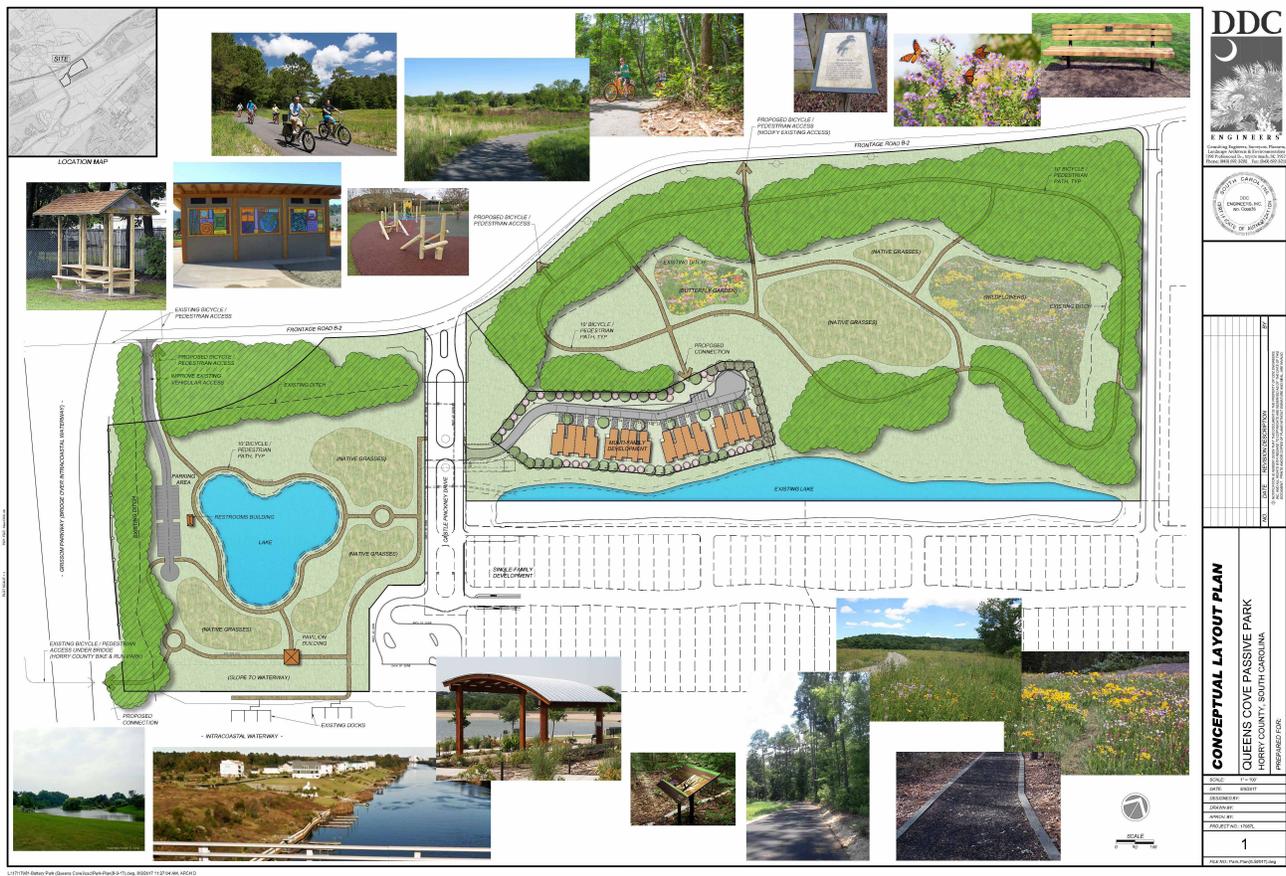
The parcels PIN# 3950-00-00-022 (15.09 acres) and PIN# 3950-00-00-023 (32.79 acres) totaling 47.88 acres are located off Frontage Road B-2 in Carolina Forest and adjacent to The Battery, the Carolina Forest Bike & Run Park (also known as The Hulk), and the Intracoastal Waterway. These parcels are zoned Resort Commercial (RC) and were placed under a conservation easement in 2016. Within parcel PIN# 3950-00-00-023 there are currently 7 parcels with approved plans for a four (4) phase, 16-unit townhome development. These units are accessed via a private road which connects via a 50' private access easement to Castle Pickney Drive (a 110' private right-of-way which runs between the Queens Cove Park parcels). While unpaved now, the remainder of Frontage Road B-2 will be paved as the result of a cooperation between the City of Myrtle Beach, Horry County, and the Golf Village POA.



After recommendation by Horry County Parks and Open Space Board, the potential donation will have to go before Planning Commission for a 544 review. This review will determine the

consistency of the donation with adopted County Plans and long range goals. After recommendation from the Planning Commission, County Council will have to approve the final acceptance of this property as a Horry County Park.

As a Parks and Recreation property, the County would need to maintain ingress and egress to the site (as well as the access easement to the townhomes), maintain the drainage canals and easements, maintain vegetation and trails, maintain parking and site safety. Similar parks include: the Loris Nature Park in Loris, the Waccamaw River Park in Conway, Passive Park in Surfside Beach, and Vereen Memorial Gardens in Little River. Parks in the immediate vicinity include: Carolina Forest Recreation Center and Playground (also known as Palmetto Adventure Land), the Carolina Forest Bike & Run Park (also known as The Hulk), and the International Drive Ballfields).





Woodland Trail



Grassland Trail near Parking



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Regarding: Queens Cove Park – Potential Funding

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**ISSUE:**

Additional funds may be needed to complete the donation of the Queens Cove, LLC parcel to Horry County.

**PROPOSED ACTION:**

Option 1: Allocate a portion of the Open Space Fund.

Option 2: Request funds from Parks and Recreation to complete the project.

Option 3: Allocate a maximum amount from the Open Space Fund and request Parks and Recreation to cover the remaining necessary amount.

Option 4: Take no action.

**RECOMMENDATION:**

Staff recommends Option 3.

**BACKGROUND:**

The Horry County Parks and Open Space Board is responsible for administering the Horry County Open Space Fund and any open space mitigation banks that are established through the Board. Both of these mechanisms are intended to be used to help implement the Parks and Open Space Plan, which is intended to provide comprehensive guidance for areas of open space, significant environmental and natural resources, and recreational sites to be acquired, leased, preserved, protected, maintained or developed through County funds.

**ANALYSIS:**

Additional funds may be needed to complete the donation of the Queens Cove, LLC parcel to Horry County. These funds would potentially be used to perform a Phase 1 or survey of the parcels. The Horry County Open Space Fund has a \$33,977.00 account balance. Article 4- Design

Standards, section 6-3 Options for Providing Open Space Off-Site, states that 25% of fee-in-lieu funds “will go to the Horry County Recreation Fund for acquisition, improvement, expansion, implementation and maintenance of parks and recreational facilities throughout the County. It is within the purview of the Open Space Fund to provide full or partial funding for this project utilizing some or all of the \$6,681.75 remaining.