

# **HORRY COUNTY PLANNING COMMISSION**



**October 1, 2020**

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS

PLANNING & ZONING DEPT  
1301 2<sup>nd</sup> Avenue Room 1D09  
Conway, SC 29526

Phone: (843) 915-5340  
Fax: (843) 915-6341



## Memorandum

**To:** Planning Commission Members  
**From:** Susi Miller, Planning & Zoning Tech  
**Date:** September 24, 2020  
**Re:** Upcoming Meeting Dates and Times

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**September 24, 2020**  
3:00 p.m.

**Planning Commission Workshop**  
Virtual Meeting

**September 15, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**October 1, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

**October 6, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**October 20, 2020**  
6:00 p.m.

**County Council Meeting**  
Council Chambers, 1301 Second Ave, Conway

**October 29, 2020**  
3:00 p.m.

**Planning Commission Workshop**  
Virtual Meeting

**November 5, 2020**  
5:30 p.m.

**Planning Commission Meeting**  
Multi-purpose Room B, 1301 Second Ave, Conway

## REZONING REVIEW CRITERIA

Every zoning amendment should be analyzed with regard to the following:

A.

*Comprehensiveness:*

1. Is the change contrary to the established land-use pattern?
2. Would change create an isolated district unrelated to surrounding districts; i.e., Is this "spot zoning"?
3. Would change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?
4. Are present district boundaries illogically drawn in relation to existing conditions?
5. Would the proposed change be contrary to the Future Land Use Plan?

B.

*Changed Conditions:*

1. Have the basic land use conditions been changed?
2. Has development of the area been contrary to existing regulations?

C.

*Public Welfare:*

1. Will change adversely influence living conditions in the neighborhood?
2. Will change create or excessively increase traffic congestion?
3. Will change seriously reduce the light and air to adjacent areas?
4. Will change adversely affect property values in adjacent areas?
5. Will change be a deterrent to the improvement of development of adjacent property in accord with existing regulations?
6. Will change constitute a grant of a special privilege to an individual as contrasted to the general welfare?

D.

*Reasonableness:*

1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?

## Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>urban</i> areas of the county as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	High Bulk Retail	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

## Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, October 1, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held virtually on Thursday, September 24, 2020 at 3:00 p.m. All interested persons are urged to attend.

**2020-08-002** – Christopher W Holmes – Request to rezone 1.3 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince)

**2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing Multi Residential Three (MRD3) zoning of 18.62 acres located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus)

**2020-09-002** – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC – Request to rezone 7.18 acres from Residential (SF20) & Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway (Council Member – Bellamy)

**2020-09-003** - DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the exiting Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – Crawford)

**2020-09-004** – Venture Engineering Inc, agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus)

**2020-09-005** – Venture Engineering Inc, agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway (Council Member – Hardee)

**2020-09-006** – Todd Huffstetler – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway (Council Member – Hardee)

**2020-09-007** – Venture Engineering Inc, agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River (Council Member – Worley)

**2020-09-009** – Venture Engineering Inc, agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris (Council Member – Prince)

**2020-09-010** – G3 Engineering, agent for Charles L Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – Prince)

**2020-09-011** – G3 Engineering, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway (Council Member – Allen)

**2020-09-012** – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located at the intersection of Hwy 9 & Hwy 57 in Little River (Council Member – Prince)

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE VII, SECTION 752 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT

Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raa, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



**HORRY COUNTY PLANNING COMMISSION MEETING**  
**AGENDA**  
**October 1, 2020 – 5:30 p.m.**

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- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. Public Input-** You must register in the Planning Department one hour prior to the meeting.
- IV. New Business**
- V. Approval of Minutes**
  - 1. Planning Commission Workshop – August 27, 2020 .....**11-12**
  - 2. Planning Commission Meeting – September 3, 2020 .....**13-15**
- VI. Street Names - NO PUBLIC HEARING REQUIRED .....16**
- VII. Design Modifications**
  - 1. **PIN 15815010002** – To allow a subdivision on a substandard road without road upgrade easement.....**17-20**
- VIII. Public Hearings**
  - A. Rezoning Requests**
    - 1. **PREVIOUSLY DEFERRED TWICE 2020-07-003** – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway (Council Member – Allen) .....**22-26**
    - 2. **ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010** – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus) .....**28-33**
    - 3. **DEFERRED TO 11/5/2020 - 2020-08-002** – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince) ...**34-40**
    - 4. **PREVIOUSLY DEFERRED 2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing Multi Residential Three (MRD3) zoning of 18.62 acres located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus) .....**42-54**
  - DESIGN MODIFICATION**
    - 5. **2020-09-002** – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC – Request to rezone 6.48 acres from Residential (SF20) & Commercial Forest



**HORRY COUNTY PLANNING COMMISSION MEETING**

- Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway  
(Council Member – Bellamy) .....**56-60**
- 6. 2020-09-003** - DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the exiting Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – Crawford) .....**62-67**
- 7. 2020-09-004** – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus) .....**68-73**
- 8. DEFERRED TO 11/5/2020 - 2020-09-005** – Venture Engineering Inc., agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway (Council Member – Hardee) .....**74-84**
- 9. 2020-09-006** – Todd Huffstetler – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway  
(Council Member – Hardee) .....**86-91**
- 10. 2020-09-007** – Venture Engineering Inc., agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River (Council Member – Worley) .....**92-97**
- 11. 2020-09-009** – Venture Engineering Inc., agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris (Council Member – Prince) .....**98-102**
- 12. 2020-09-010** – G3 Engineering, agent for Charles L Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – Prince) .....**104-111**

**Design Modification**

- 13. 2020-09-011** – G3 Engineering, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway (Council Member – Allen) .....**112-118**
- 14. 2020-09-012** – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located at the intersection of Hwy 9 & Hwy 57 in Little River (Council Member – Prince) .....**120-133**

**B. Text Amendments**

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE VII, SECTION 752 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT .....**134-144**

**IX. Adjourn**



**HORRY COUNTY PLANNING COMMISSION WORKSHOP**

**AGENDA**

**September 24, 2020 – 3:00 p.m.**

- I. Call to Order – 3:00 p.m.**
  - II. New Business**
  - III. Developments - Street Names - No Public Hearing Required.....16**
  - IV. Street Name – Public Hearing Required**
  - V. Discussion - ADOPTION OF THE HORRY COUNTY PRESERVATION PLAN AS AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN, IMAGINE 2040 .....146-192**
  - VI. Design Modification**
    - 1. PIN 15815010002 – To allow a subdivision on a substandard road without road upgrade easement.....17-20**
  - VII. Rezoning Requests**
    - 1. PREVIOUSLY DEFERRED 2020-07-003 – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway (Council Member – Allen).....22-26**
    - 2. ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010 – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach (Council Member – Loftus) .....28-33**
    - 3. DEFERRED TO 11/5/2020 - 2020-08-002 – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince) ...34-40**
    - 4. PREVIOUSLY DEFERRED 2020-08-003 – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 18.62 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach (Council Member – Loftus) .....42-54**
- DESIGN MODIFICATION**
- 5. 2020-09-002 – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC – Request to rezone 6.48 acres from Residential (SF20) & Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway (Council Member – Bellamy) .....56-60**
  - 6. 2020-09-003 - DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the exiting Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – Crawford) .....62-67**



**HORRY COUNTY PLANNING COMMISSION WORKSHOP**

- 7. **2020-09-004** – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus) .....**68-73**
- 8. **DEFERRED TO 11/5/2020 - 2020-09-005** – Venture Engineering Inc., agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway (Council Member – Hardee) .....**74-84**
- 9. **2020-09-006** – Todd Huffstetler – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway (Council Member – Hardee)..... **86-91**
- 10. **2020-09-007** – Venture Engineering Inc., agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River (Council Member – Worley) .....**92-97**
- 11. **2020-09-009** – Venture Engineering Inc., agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris (Council Member – Prince) .....**98-102**
- 12. **2020-09-010** – G3 Engineering, agent for Charles L Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River (Council Member – Prince) .....**104-111**

**DESIGN MODIFICATION**

- 13. **2020-09-011** – G3 Engineering, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway (Council Member – Allen) .....**112-118**
- 14. **2020-09-012** – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located at the intersection of Hwy 9 & Hwy 57 in Little River (Council Member – Prince) .....**120-133**

**VIII. Text Amendments**

- 1. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE VII, SECTION 752 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT .....**134-144**

**IX. Adjourn**



**DEFERRED 2020-08-002** – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris. This request was deferred.

**DEFERRED 2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach. This request was deferred.

**2020-08-004** – G3 Engineering & Surveying, agent for DG Golf Limited Partnership – Request to rezone 119.59 acres from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) located on Hwy 544 across from Myrtle Ridge Dr. in Conway. David Schwerd gave an overview. Felix Pitts was present to address questions and concerns and stated that this is not student housing and it will also not be three story manufactured housing.

### **Design Modification**

**2020-08-005** – Jones & Jones Properties LLC – Request to rezone 2.76 acres from Retail Consumer Services (RCS) to High Bulk Retail (RE4) located on Leisure Ln in Myrtle Beach. David Schwerd gave an overview and stated that this request will have to meet the Hwy 544 overlay requirements. Shannon Jones was present to address questions and concerns.

With no further business, Charlie Brown made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 3:45 p.m.



**Olivewood Drive** – A public right of way off Pecan Street in the Hidden Brooke Development and currently named Flowering Branch Avenue.

David Schwerd gave an overview. Chris Hennigan made a motion to approve as presented and Pam Cecala seconded. The motion to approve carried unanimously.

**DESIGN MODIFICATION** - PIN 346-02-01-0001 – To allow 3 additional lots in a Major residential subdivision on a single point of access. John Danford gave an overview. Pam Dawson made a motion to approve and Joey Ray seconded. The motion carried unanimously.

### **REZONING REQUESTS**

**PREVIOUSLY DEFERRED TWICE 2020-05-005** - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr. in Myrtle Beach. David Schwerd gave an overview and stated that until a solution to the road is found, staff recommends disapproval. The applicant was not present. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion failed unanimously.

**PREVIOUSLY DEFERRED 2020-07-001** – Wil Witt, agent for Grand Strand Christian Church - Request to rezone 2.48 acres from Residential (SF10) to Multi-Residential Three (MRD3) located on Burcale Rd in Myrtle Beach. Pam Cecala recused herself. David Schwerd gave an overview. Bernard McIeroy spoke in opposition of the request. His concerns were property value, traffic, safety and density. Wil Witt was present to address questions and concerns. Staff recommended approval. Marty Dawsey made a motion to approve and Hunter Platt seconded. The motion carried 8:1.

**PREVIOUSLY DEFERRED 2020-07-003** – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway. The applicant requested deferral.

**ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010** – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach. The applicant requested deferral.

**2020-08-001** – Dennis M & Mary Ann Leach – Request to rezone 10.69 acres from Residential (MSF20) to Commercial Agriculture (AG2) located on Herbert Lane in Myrtle Beach. David Schwerd gave an overview. Viola Smalls & Elizabeth Bowens spoke in opposition of the request. Their concerns were flies and disease and keeping the area residential. Dennis and Michael Leach were present to address questions and concerns. Pam Dawson made a motion to approve and Marty Dawsey seconded. The motion failed unanimously. After some discussion regarding horse boarding requirements, the board members agreed that there should be commercial and residential zoning districts that allow horse boarding. To this agreement, Steven Neeves made a motion to create such zoning districts and Pam Dawson seconded. The motion carried unanimously.

**DEFERRED 2020-08-002** – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris. This request was deferred at the Planning Commission Workshop on August 27, 2020.

**DEFERRED 2020-08-003** – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy

17, south of Pompano Ct in Myrtle Beach. This request was deferred at the Planning Commission Workshop on August 27, 2020.

**2020-08-004** – G3 Engineering & Surveying, agent for DG Golf Limited Partnership – Request to rezone 119.59 acres from Residential (SF10) & Highway Commercial (HC) to High Bulk Retail (RE4) & Multi-Residential Three (MRD3) located on Hwy 544 across from Myrtle Ridge Dr. in Conway. Hunter Platt recused himself. David Schwerd gave an overview. Eric Seiling, Michele Parker, Richard Johnson, Billie Jo Reidell, Richard Wojeck, Joseph Marchi, & Stasha Baker spoke in opposition of the request. Their concerns were traffic, crime, property value, stormwater, drainage, flooding, wetlands, wildlife, density, and schools. Felix Pitts was present to address questions and concerns. Staff recommended approval with the condition of approval of the Design Modification. Pam Dawson made a motion to approve and Joey Ray seconded. The motion carried 8:1.

**Design Modification** – Approve a 50' R/W with enhanced 66' entrance to serve as sole access for 78 lots. Approve a 50' R/W with enhanced 66' entrance to serve as sole access for 60 lots. David Schwerd gave an overview and stated that there are special conditions and topographical constraints to justify a Design Modification for the project. Extensive wetlands and floodplain are found on the property. This request does not compromise the intent of the Land Development Regulations. Staff recommended approval. Pam Dawson made a motion to approve and Joey Ray seconded. The motion carried 8:1.

**2020-08-005** – Jones & Jones Properties LLC – Request to rezone 2.76 acres from Retail Consumer Services (RCS) to High Bulk Retail (RE4) located on Leisure Ln in Myrtle Beach. David Schwerd gave an overview. There was no public input. Shannon Jones was present to address questions and concerns. Staff recommended approval. Chuck Rhome made a motion to approve and Hunter Platt seconded. The motion carried unanimously.

With no further business, a motion was made to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at 7:22 p.m.

**STREET NAMES FOR PC MEETING  
October 1, 2020**

**New Development Street Names – No  
Public Hearing Required**

**Myrtle Beach Postal District (29588)**

**Brittmore Park**

Brittmore Park Place

**Murrells Inlet Postal District (29576)**

**Swells Cottages**

Allure Court

Big Pine Place

Elwick Place

Flatwood Street

Groewood Way

Julianne Court

Landale Street

Mangrove Drive

Manville Place

Peak Place

Pennecamp Drive

Pub Drive

Sandy Point Court

Shelburne Court

Southern Oaks Drive

Tilloo Court

**Conway Postal District (29527)**

**Bucksport Marine Park**

Cruiser Street

**Phoebe Norris Minor**

Addie Grace Court

9/15/2020

Planning Commission Decision Memorandum  
Horry County, South Carolina

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Date: 9/11/20  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Brent Gerald, Chief Plan Reviewer & Thomas Dobrydney, Principal Planner  
Cleared By: John Danford, Deputy Director  
Regarding: Design Modification for PIN# 158-15-01-0002

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**ISSUE:**

Should the Planning Commission waive the road upgrade easement access management standards of Article 4 Section 2-3?

**PROPOSED ACTION:**

The applicant proposes to subdivide a 6.4-acre parcel (Pin No: 158-15-01-0002) into a total ten (10) lots and continue to utilize Galaxy Drive (a County-maintained gravel road) without providing the full upgraded easement (measured 25' from centerline).

**RECOMMENDATION:**

Disapproval, based on the following points:

1. The proposed subdivision will result in greater demand for the County to pave Galaxy Drive, and most of the r/w needed to pave this road (in the vicinity of Lot 1) would need to be acquired from the adjacent landowner because of the location of the existing house.
2. The property "gap" shown on this plat creates potential difficulties for R/W acquisition.

**BACKGROUND:**

During 1927 (or before), a residential structure was constructed in the north-west corner of the property. This structure is now positioned 17.7' from the side property line (measured from the corner of the attached carport), based on the property line shown on PB 223 pg. 25). The attached carport is approximately 14.4' from the existing centerline of Galaxy Drive, which is maintained at 20' in width.

Neither Plat Book 223 pg. 25 nor Plat Book 260 pg. 346 reference an easement or right-of-way associated with Galaxy Drive.

**ANALYSIS:**

Typically, the County would acquire 25' of R/W from the centerline of an existing unpaved road to obtain the minimum 50' R/W needed for paving. Due to the obstructions that are next to the edge of the existing unpaved road, this plat would only allow for as little as 6' to 10' of R/W to be provided from the parent tract (in proposed lot 1); the additional 40' to 44' of r/w needed to pave Galaxy Drive would need to be acquired from adjacent property that is not involved with this proposed subdivision.

While the surveyor is taking the conservative approach by not claiming any land within the "gap" for his client (Mr. Martin), this area within the "gap" would need to be used for a future 50' R/W when the road is paved. It would be best if Mr. Martin and the adjacent owner (Ms. Strickland) worked through the details to resolve this gap by defining a single common property line so as to provide clarity for when the R/W needs to be acquired in the future for the paving of this road (as the result of this subdivision).

If this is not resolved and the “gap” remains as shown on this plat, r/w acquisition and condemnation (if necessary) for the paving of the road would be much more difficult, expensive, and time consuming for the County (without clean title / ownership).

Planning & Zoning  
Department

1301 2nd Ave. Ste. 1D-09  
Conway, SC 29526



Phone: 843-915-5340  
Fax: 843-915-6341

www.horrycounty.org

### DESIGN MODIFICATION APPLICATION

Complete the application in its entirety (incomplete applications will not be processed)

APPLICANT:(May be Property Owner or Designated Agent) HARRY MARTIN

PROPERTY ADDRESS: \_\_\_\_\_

Tax Map No.: 158 - 15 - 01 - 0002 Subdivision: \_\_\_\_\_

Zoning District: FA Acreage: 6.4

DESCRIPTION OF REQUEST: BECAUSE OF AN EXISTING HOME LOCATED ON "LOT 1", THAT IS TOO CLOSE TO THE COUNTY MAINTAINED ROAD, WE ARE SEEKING A DESIGN MODIFICATION FOR THE UPGRADED BASEMENT REQUIRED IN THE LAND DEVELOPMENT REGULATIONS

Give the section(s) of the Horry County Land Development Regulations that apply to your application: \_\_\_\_\_

ART. 4 SEC. 2-3

Are There Restrictive Covenants on This Property That Prohibit or Conflict With This Request? Y

Property Owner(s) Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_

e-mail: \_\_\_\_\_

Plats (plans) provided with application are for Planning Commission benefit and will not be reviewed by staff for additional regulatory infractions. Applicants are advised but not required to submit their plats (plans) for review prior to application, as additional issues may be detected in the course of a formal review.

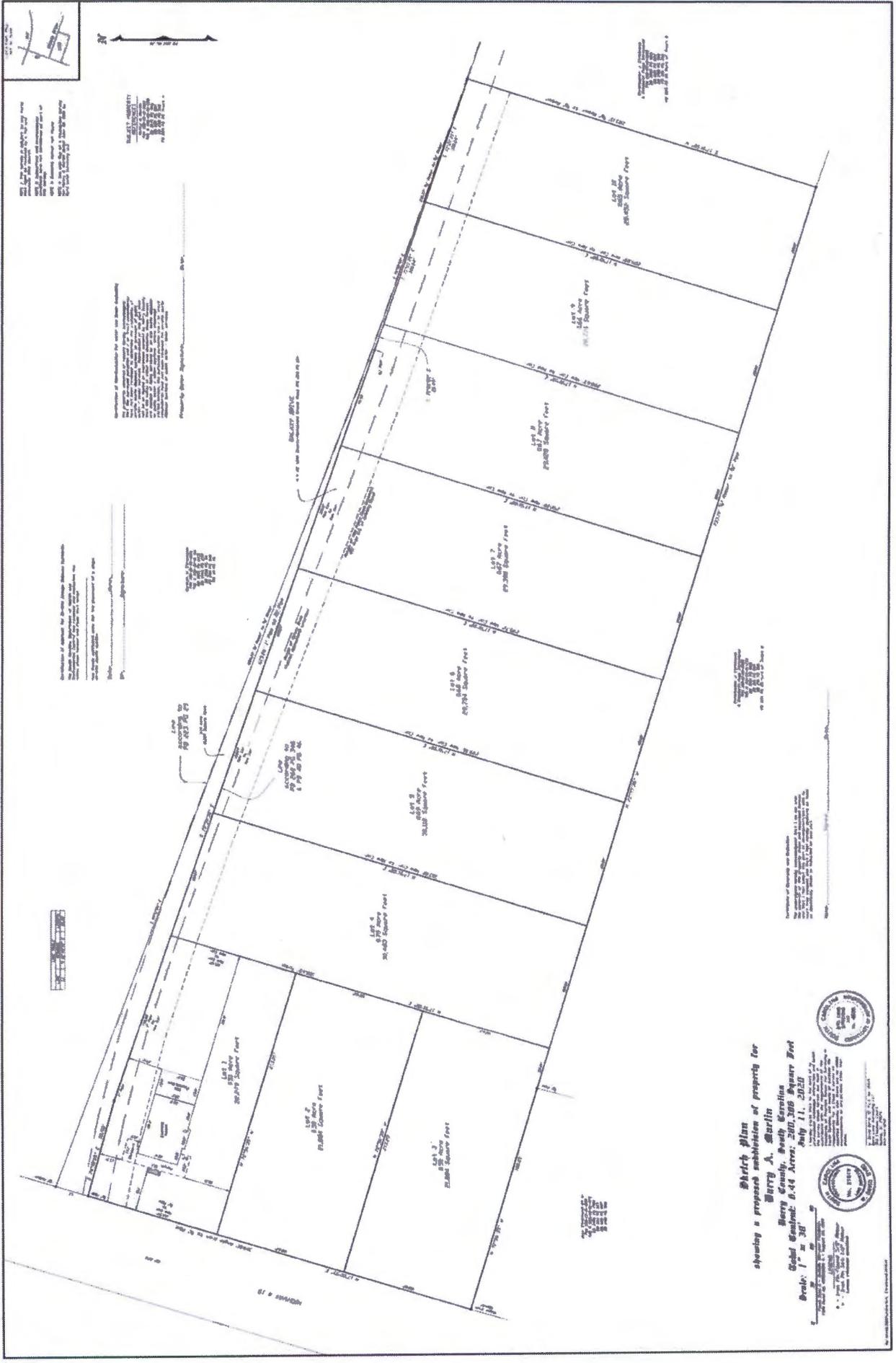
Harry Martin  
PROPERTY OWNER(S) SIGNATURE

DATE \_\_\_\_\_

#### PLANNING AND ZONING DEPARTMENT USE ONLY

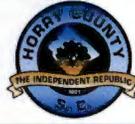
Have Survey:	Y	N	Property Owner (s) Have Signed:	Y	N
Have HOA Approval (If Applicable)	Y	N	Application Fee has been paid:	Y	N
Energov Case Number if applicable	_____		Date Filed	_____	

Staff Signature: \_\_\_\_\_



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Rezoning Review Sheet



**PROPERTY INFORMATION**

Applicant	Timothy D. Davis (Energov # 049604)	Rezoning Request #	2020-07-003
PIN #	29200000030	County Council District #	11- Allen
Site Location	Willard Rd in Conway	Staff Recommendation	
Property Owner Contact	Timothy D. Davis	PC Recommendation	
		Size (in acres) of Request	42.61

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

**ZONING DISTRICTS      LOCATION INFORMATION      ADJACENT PROPERTIES**

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

**COMMENTS**

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

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

**Public Comment:**

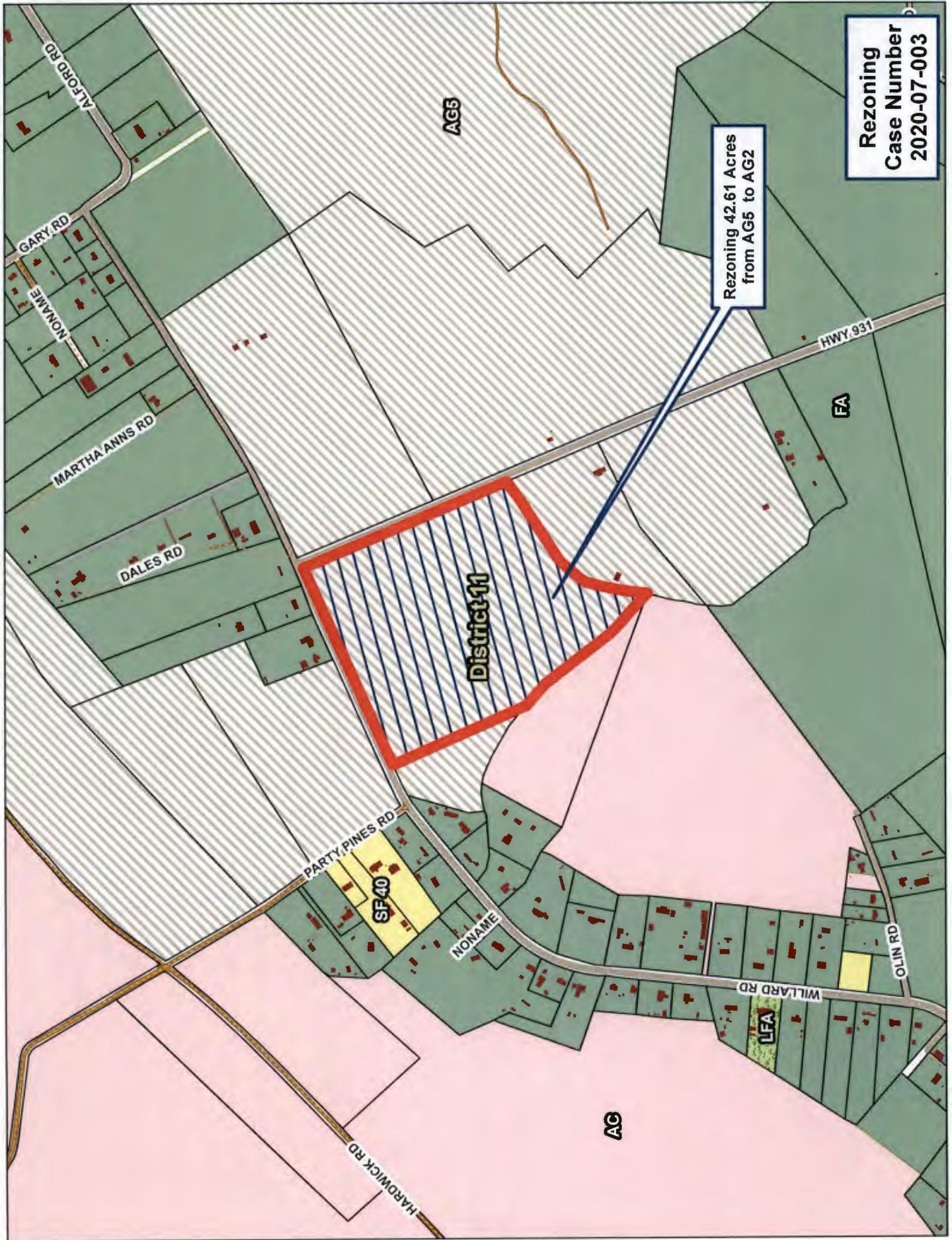
**TRANSPORTATION INFORMATION**

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

**DIMENSIONAL STANDARDS**

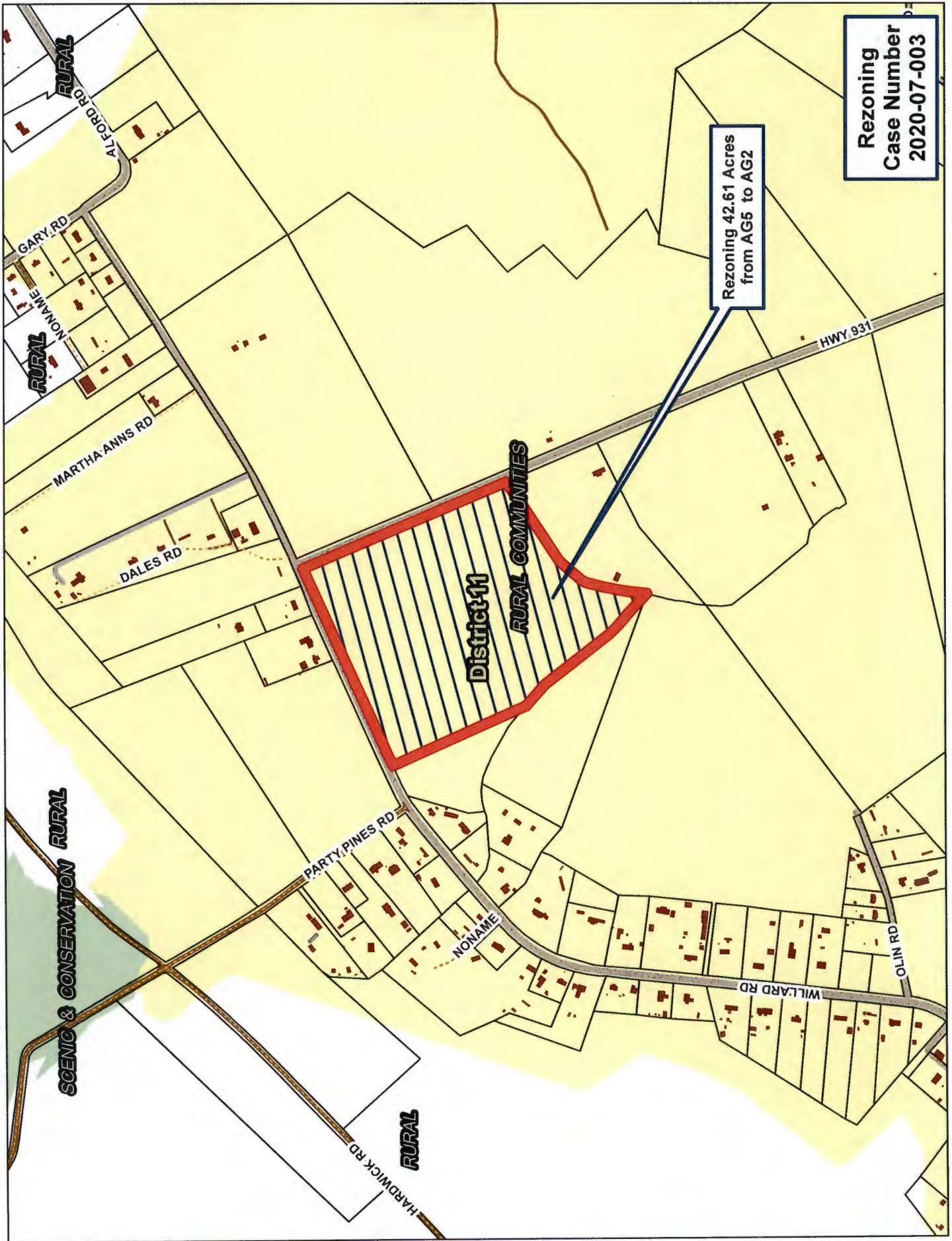
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 Res/Comm	AG5	AG5	FA Res/Comm	AC	
Min. Lot Size (in square feet)	21,780	5 Acres	5 Acres	21,780 / 43,560	15,000	
Front Setback (in feet)	25 / 50	60	60	25 / 60	50	
Side Setback (in feet)	10 / 10	25	25	10 / 25	10	
Corner Side Setback (in feet)	15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

**Setback Comments:**









Rezoning  
Case Number  
2020-07-003

Rezoning 42.61 Acres  
from AG5 to AG2

District 11

RURAL COMMUNITIES

SCENIC & CONSERVATION RURAL

RURAL

GARY RD

MARTHA ANNS RD

DALES RD

PARTY PINES RD

NONAME

WILLARD RD

OLIN RD

HWY 931

HARDWICK RD

RURAL

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Rezoning Review Sheet



**PROPERTY INFORMATION**

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

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
<b>Current Zoning</b>	MSF10	<b>Flood and Wetland Information (proposed FEMA maps)</b>	X	MSF10	MSF10	CFA
<b>Proposed Zoning</b>	AG7	<b>Public Health &amp; Safety (EMS/fire) in miles</b>	2.5	MSF10	Subject Property	CFA
<b>Proposed Use</b>	Allow for horse with existing residence	<b>Utilities</b>	Septic	MSF10	MSF10	MSF10
		<b>Character of the Area</b>	Residential			

**COMMENTS**

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

**Public Comment:** 8/6/2020 Bob Zigler, Kevin Knox, Darlene Dukes, & Cephus Deas spoke in opposition to the request. Their concerns were land value, odor, disruption to area, ability to sell their property, and safety. Kevin Hackett was present to address questions and concerns

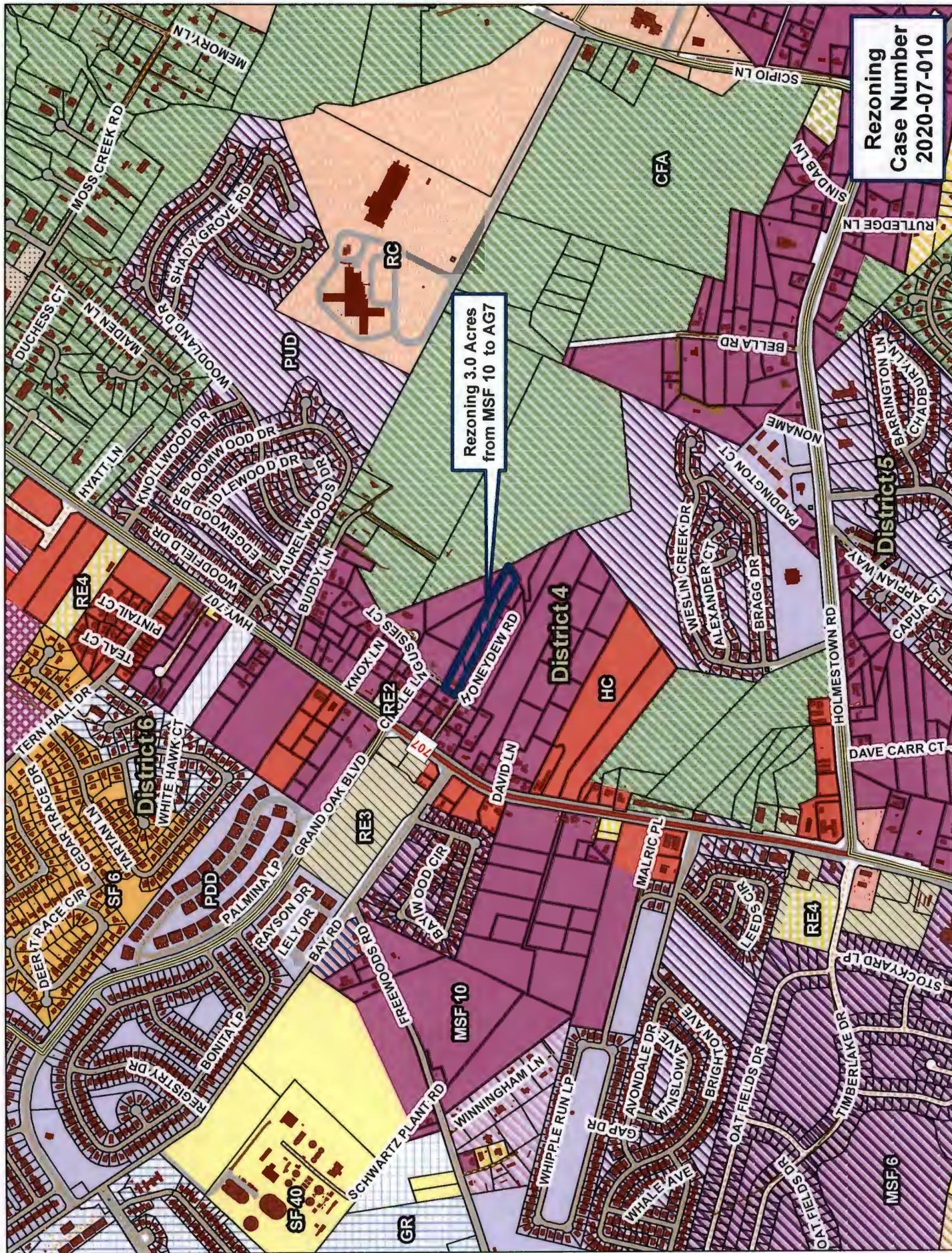
**TRANSPORTATION INFORMATION**

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

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7 Res / Stables, shelters, manure piles, pits or bins	MSF10	MSF10	CFA res/comm		
<b>Min. Lot Size (in square feet)</b>	1.5 ac	10,000	10,000	21,780 / 43,560		
<b>Front Setback (in feet)</b>	25 / 60	25	25	25 / 60		
<b>Side Setback (in feet)</b>	10 / 25	10	10	10 / 25		
<b>Corner Side Setback (in feet)</b>	15 / 37.5	15	15	15 / 37.5		
<b>Rear Setback (in feet)</b>	15 / 40	15	15	15 / 40		
<b>Bldg. Height (in feet)</b>	35	35	35	35		

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



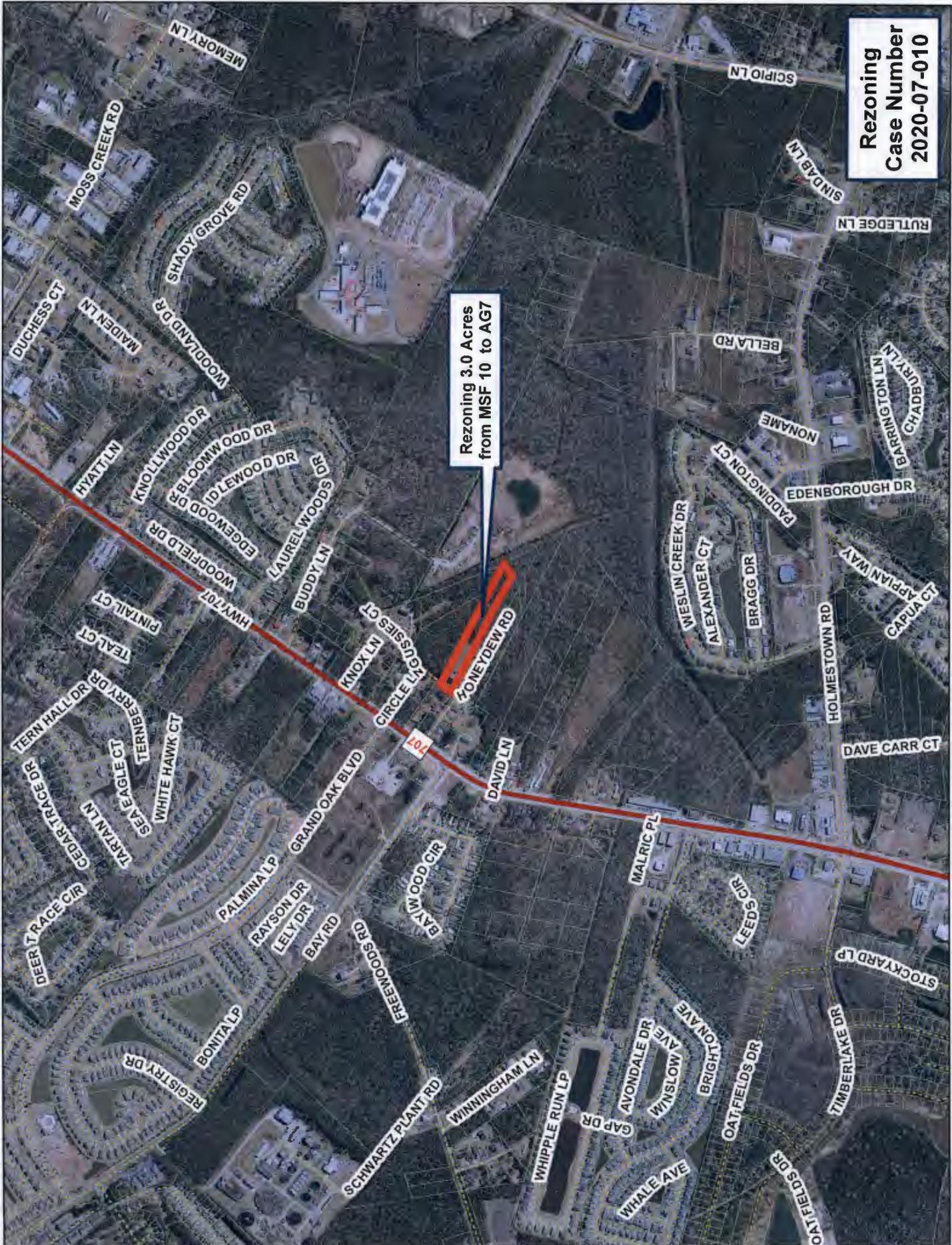
Rezoning  
Case Number  
2020-07-010

Rezoning 3.0 Acres  
from MSF 10 to AG7

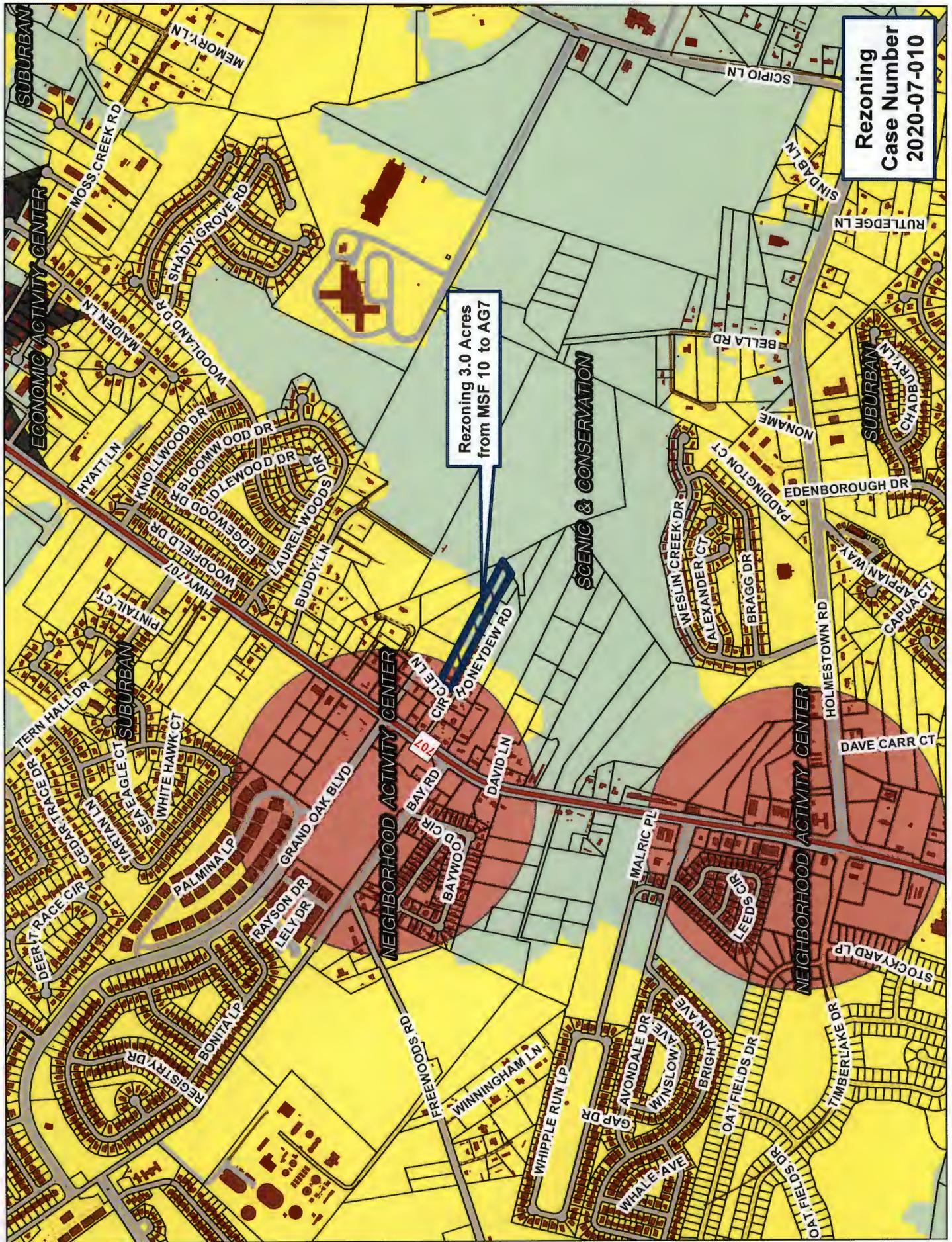




Rezoning  
Case Number  
2020-07-010



Rezoning 3.0 Acres  
from MSF 10 to AG7



Rezoning  
Case Number  
2020-07-010

Rezoning 3.0 Acres  
from MSF 10 to AG7

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Christopher W Holmes (Energov # 049936)	Rezoning Request #	2020-08-002
PIN #	21505040005	County Council District #	9 - Prince
Site Location	Corner of Hwy 9 E. & Old Loris Longs Rd in Loris	Staff Recommendation	
Property Owner Contact	Christopher W Holmes	PC Recommendation	
		Size (in acres) of Request	.6

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	HC/CFA	Flood and Wetland Information (proposed FEMA maps)	AE	CFA	CFA	HC
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	2.78	CFA	Subject Property	HC
Proposed Use	Outdoor Storage	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Mining, Agricultural & Residential			

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan:
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**Discussion:** The applicant has requested to rezone to the High Bulk Retail (RE4) zoning district to allow outdoor storage. The property is currently zoned Highway Commercial (HC) & Commercial Forest Agricultural (CFA). HC allows stand alone outdoor storage areas, however, CFA only allows outdoor storage as an accessory use. Rezoning the property to RE4 would allow outdoor storage on the entirety of the property without a primary use. The property has been recently cleared and some vehicles are currently being stored on this property.

There are two (2) mining sites in close proximity to this request. One of these existing mines is currently awaiting a rezoning to the new Mineral Extraction (MG) zoning district, request 2020-06-002.

Public Comment:

TRANSPORTATION INFORMATION

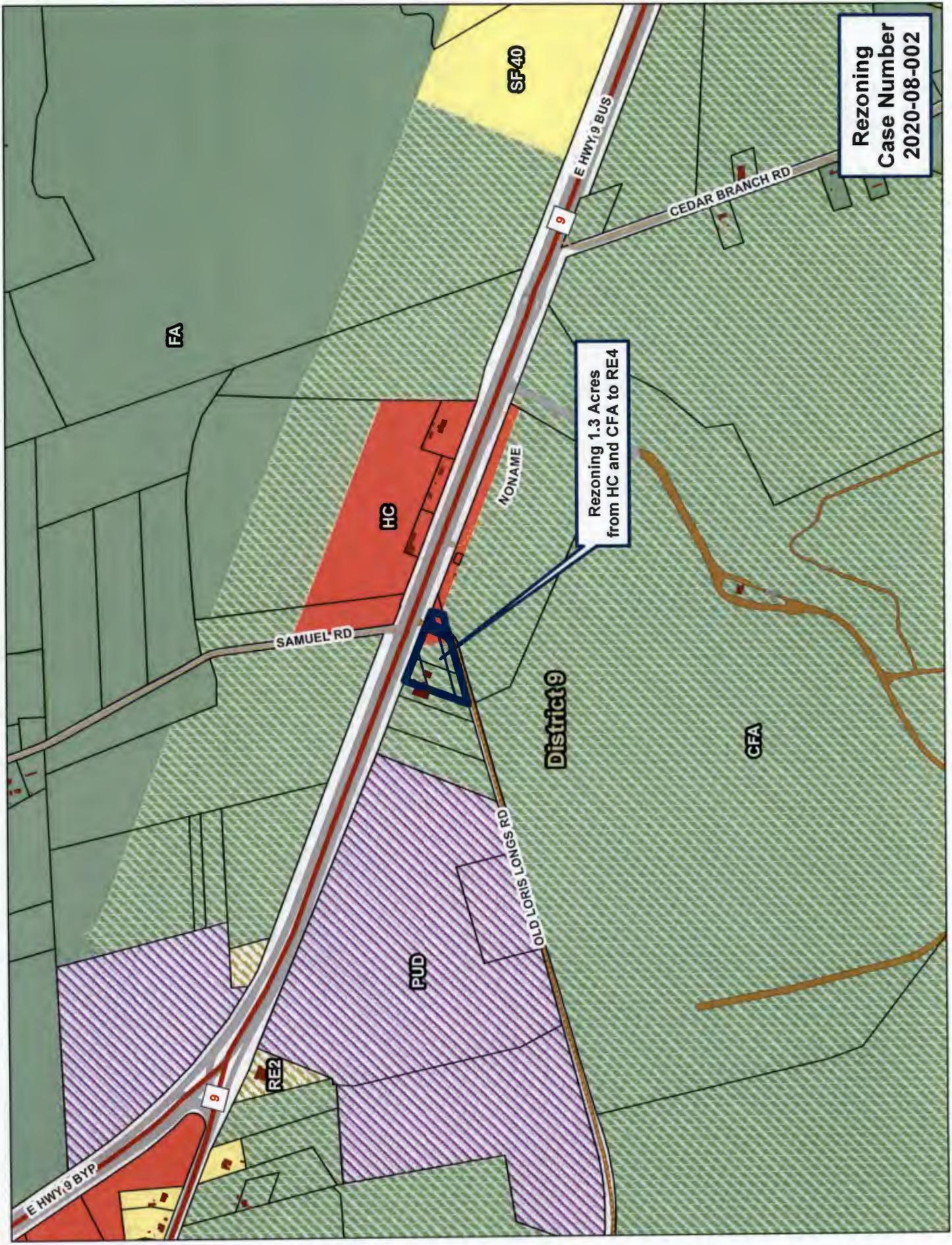
Daily Trips based on existing use / Max Daily Trips based on current zoning	30/500	Existing Road Conditions	County, Unpaved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50/500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9 Main Line, Station (200) 10,000 AADT 25-30%
Proposed Improvements			

DIMENSIONAL STANDARDS

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

**Setback Comments:** The property is situated on a collector/arterial status road which requires the corner side setback to increase, and the property has double frontage. The setbacks on this property are substantial.

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 11 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ



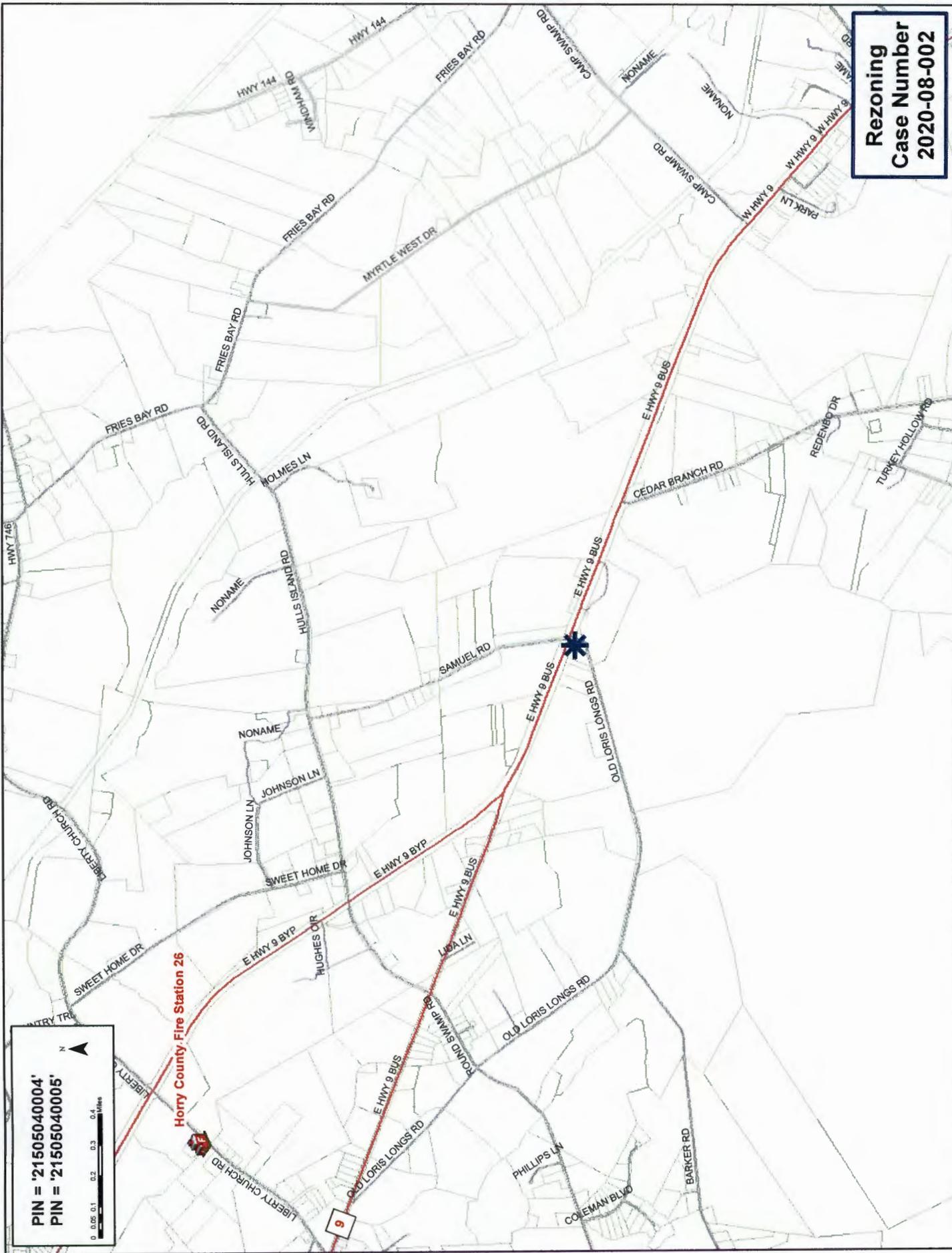


Rezoning  
Case Number  
2020-08-002

Rezoning 1.3 Acres  
from HC and CFA to RE4



**Rezoning  
Case Number  
2020-08-002**



PIN = '21505040004'  
PIN = '21505040005'

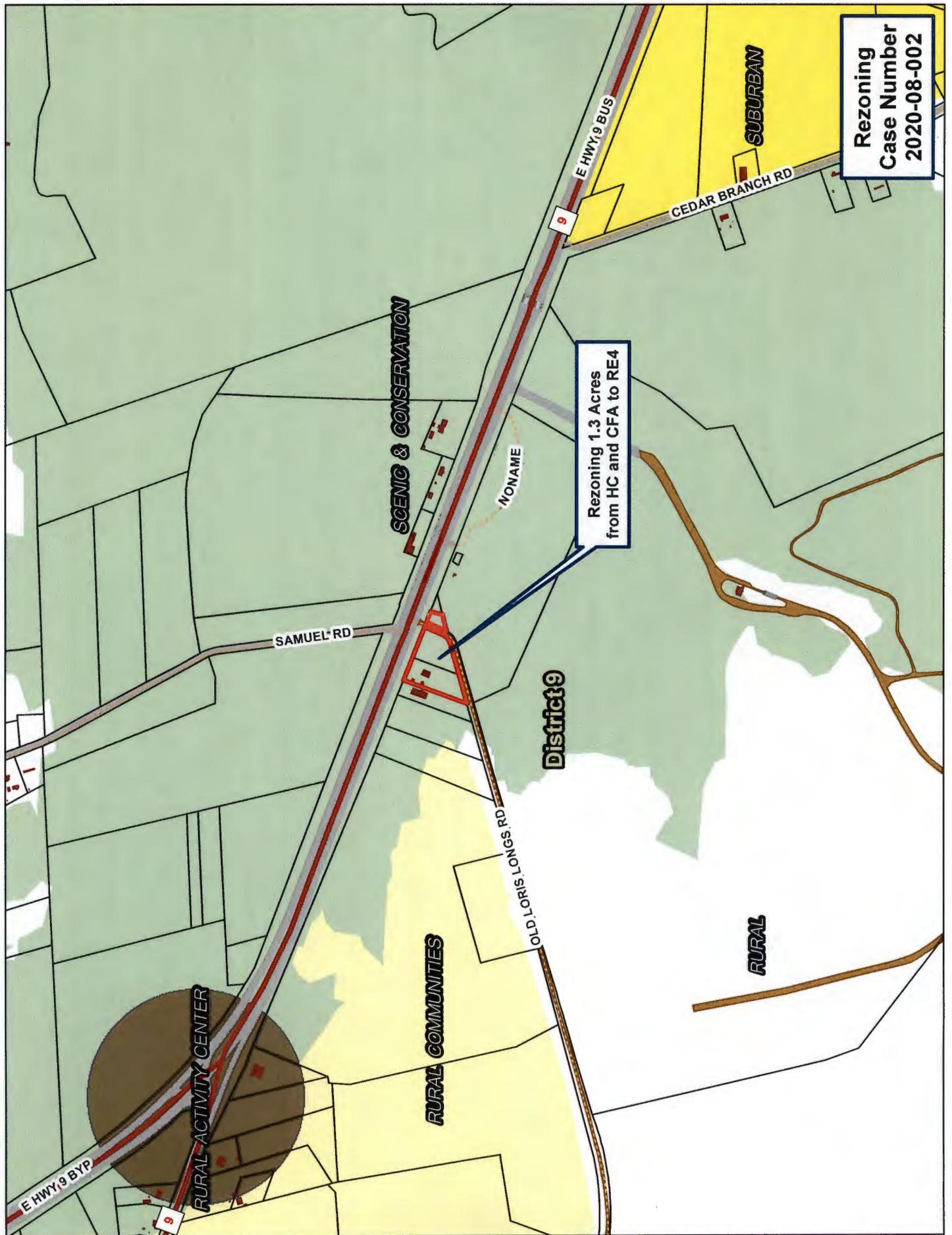
0 0.05 0.1 0.2 0.3 0.4 Miles

N



Rezoning  
Case Number  
2020-08-002

Rezoning 1.3 Acres  
from HC and CFA to RE4



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Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Earthworks Group / Steven Strickland (Energov # 049994)	<b>Rezoning Request #</b>	2020-08-003
<b>PIN #</b>	44200000001 & 44104030061	<b>County Council District #</b>	4 - Loftus
<b>Site Location</b>	Hwy 17, south of Pompano Ct in Myrtle Beach	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	Lauderdale Bay Estates Development	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	18.62

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
<b>Current Zoning</b>	MRD3	<b>Flood and Wetland Information</b> (proposed FEMA maps)	AE Flood Zone & 500 Year (0.2%) Annual Chance Flood Hazard	MRD3	MRD3	MRD3
<b>Proposed Zoning</b>	MRD3	<b>Public Health &amp; Safety</b> (EMS/fire) in miles	3.53	SF10	<b>Subject Property</b>	City of MB
<b>Proposed Use</b>	Amend existing MRD3 to allow an additional 57 SF lots.	<b>Utilities</b>	Public	HC	City of MB	City of MB
		<b>Character of the Area</b>	Residential			

**COMMENTS**

<b>Comprehensive Plan District:</b> Suburban	<b>Overlay/Area Plan:</b>
--	---------------------------

**Discussion:** The applicant is amending an existing MRD3 to allow for the development of Lauderdale Bay Phase 2. This rezoning will add 57 single family lots for a total of 129 single family lots. The previous rezoning, Ord. 07-16, rezoned the property from RC to MRD3 for the development of 72 single family homes. The rezoning will incorporate two sustainable development criteria: (1) All residential lots shall have active or passive recreational open space (sidewalks), and (2) a community garden.

A design modification regarding access management will be required.

**Public Comment:**

**TRANSPORTATION INFORMATION**

<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	250 / 576	<b>Existing Road Conditions</b>	County, Paved, Two-lane
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)</b>	1,032 / 1,032	<b>Rd, Station, Traffic AADT (2019) % Road Capacity</b>	US 17, Station (103) 46,800 AADT 70-75%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MRD3	SF10	HC		
<b>Min. Lot Size (in square feet)</b>	6,000	6,000	10,000	10,000		
<b>Front Setback (in feet)</b>	20	20	25	50		
<b>Side Setback (in feet)</b>	5	5	10	10		
<b>Corner Side Setback (in feet)</b>	15	15	15	15		
<b>Rear Setback (in feet)</b>	10	10	15	15		
<b>Bldg. Height (in feet)</b>	40	40	35	120		

**Setback Comments:**

Date Advertised: 8/13/2020 Date Posted: 8/13/2020 # Property Owners Notified: 88 Date Notification Mailed: 8/13/2020 Report Date: 8/13/2020 BY: DJ

Planning & Zoning  
Department

1301 2nd Ave. Ste. 1D-09  
Conway, SC 29526



Phone: 843-915-5340  
Fax: 843-915-6341

www.horrycounty.org

**DESIGN MODIFICATION APPLICATION**

Complete the application in its entirety (incomplete applications will not be processed)

APPLICANT: (May be Property Owner or Designated Agent) The EARTHWORKS Group/Steven G. Strickland

PROPERTY ADDRESS: Located on Highway 17 just south of Pompano Court

Tax Map No.: PIN # 44200000001 & 44104030061 Subdivision: ---

Zoning District: MRD3 Acreage: 16.76 & 1.86 totally 18.62

DESCRIPTION OF REQUEST: Allow the use of an existing 66 ft wide single entrance at Lauderdale Bay Estates (Los Olas Drive) to serve the buildout of the remaining property (129 lots total) and allow the use of a 50 ft ROW to serve 55 lots as an extension of an existing cu-de-sac into a loop road (Pompano Court) with the provision of an emergency access easement through the multi-family driveway to allow emergency vehicles and residents an alternate route if necessary due to an accident. The previously approved plans allowed 180 multi-family units plus 29.28 acres of future development on Lauderdale Boulevard (75' ROW), the current plan will allow 189 units of MF and SF. Topographical restraints of the SCDOT ditch to the south, the AIWW to the west and US Highway 17 to the east limit where this project has access to the road connection.

Give the section(s) of the Horry County Land Development Regulations that apply to your application: ---

Article 4, Section 2-1.B.3 - Developments containing more than 100 lots

Article 4, Section 2-1.B.2.b - Roadways serving more than 50 lots

Are There Restrictive Covenants on This Property That Prohibit or Conflict With This Request? Y  N

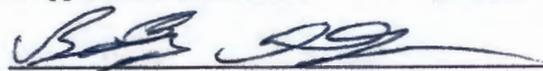
Property Owner(s) Name(s): Lauderdale Bay Estates Development

Address: 3306 Gaither Court, Myrtle Beach, SC 29588

Telephone: (Work) \_\_\_\_\_ (Home) \_\_\_\_\_ (Cell) 843-458-9083

e-mail: bent727@aol.com

Plats (plans) provided with application are for Planning Commission benefit and will not be reviewed by staff for additional regulatory infractions. Applicants are advised but not required to submit their plats (plans) for review prior to application, as additional issues may be detected in the course of a formal review.

  
PROPERTY OWNER(S) SIGNATURE  
Bentley Thompson

8/24/20  
DATE

**PLANNING AND ZONING DEPARTMENT USE ONLY**

Have Survey: Y N Property Owner (s) Have Signed: Y N  
Have HOA Approval (If Applicable) Y N Application Fee has been paid: Y N  
Energov Case Number if applicable \_\_\_\_\_ Date Filed \_\_\_\_\_

Meeting Date \_\_\_\_\_ Staff Signature: \_\_\_\_\_

Planning Commission Decision Memorandum  
Horry County, South Carolina

---

Date: September 17, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Charles Suggs, Principal Planner  
Cleared By: John Danford, Deputy Director  
Regarding: 442-00-00-0001 & 44104030061 (Lauderdale Bay Estates)

---

**ISSUE:**

Should the Planning Commission authorize the use of a 66' R/W to serve as the only access for 129 lots? Should the Planning Commission authorize the use of a 50' R/W to serve 55 lots?

**PROPOSED ACTION:**

Approve a single 66' R/W to provide access to 129 lots.  
Approve a single 50' R/W to provide access to 55 lots.

**RECOMMENDATION:**

**BACKGROUND:**

The applicant is requesting to allow the use of an existing 66 ft. single entrance at Lauderdale Bay Estates (Los Olas Drive) to serve the buildout of the remaining property (129 lots total). The applicant is also requesting to allow the use of a 50 ft. R/W to serve 55 lots as an extension of an existing cul-de-sac into a loop road (Pompano Court) with the provision of an emergency access easement through the multi-family driveway to allow emergency vehicles and residents an alternate route if necessary. The original approved plans allowed 180 multi-family units plus 29.28 acres of future development on Lauderdale Boulevard (75' R/W). The current plan will allow 189 units of single family and multifamily development at buildout.

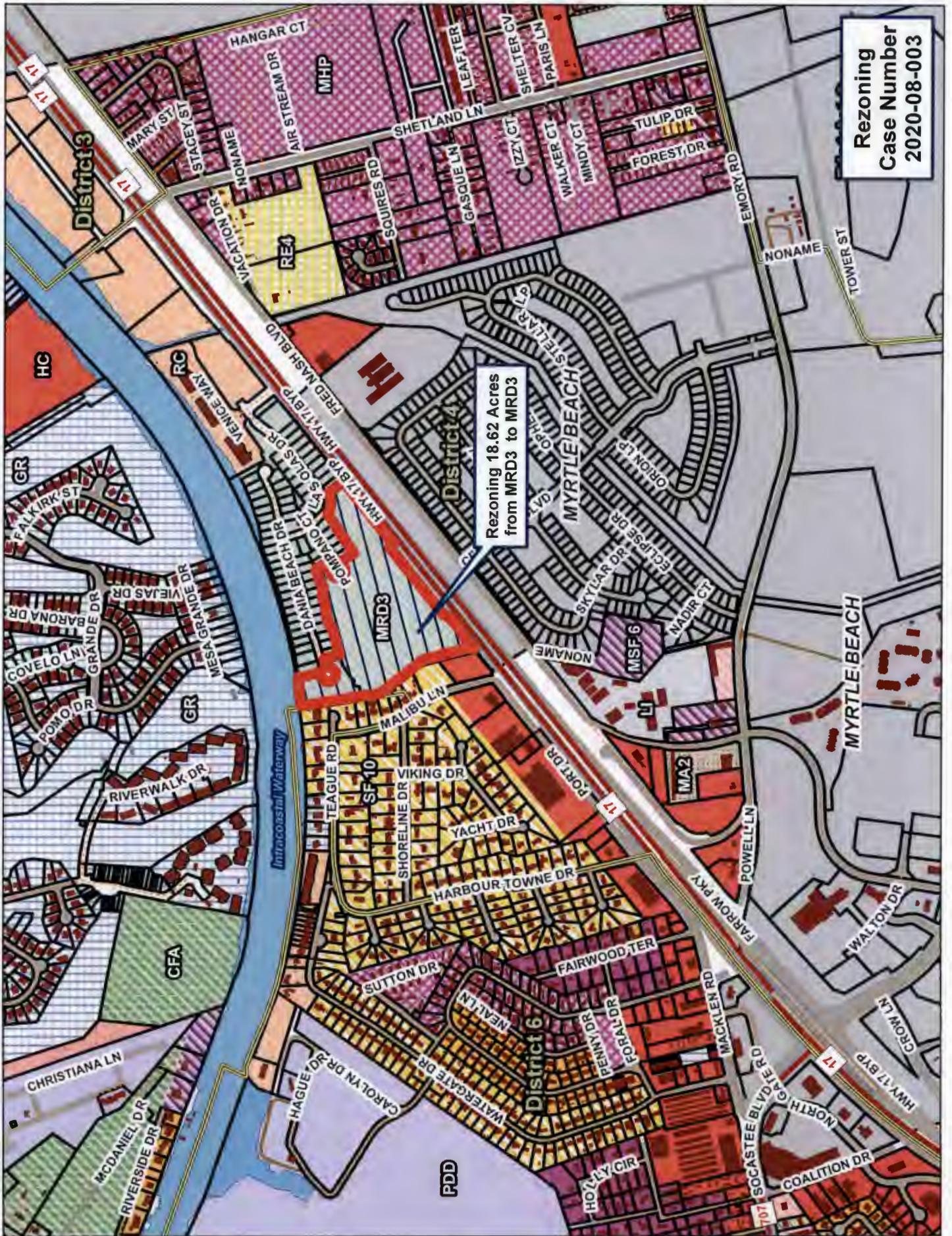
Article 4 Section 2-1.1.B (3) states major development containing more than 100 lots shall provide a minimum of 2 internal points of paved access to every lot within the development. Table 4-D limits dead-end roads to a length no greater than 1,800 lf.

Article 4 Section 2-1.1.B.2.b states major developments containing 51 to 100 lots/units shall provide a minimum of one (1) paved point of access to each lot/unit within the development. Such access shall be from a public/private roadway or common driveway system subject to the following:

- a. No more than 50 lots/units shall be located on a single dead-end roadway.
- b. Roadways (dead end or otherwise) upon which more than 50 lots/units are proposed shall be designed as follows:
  1. The roadway shall be no less than 66 feet in width.
  2. The enlarged roadway shall be extended into the proposed development area no less than 125 feet or to the first intersection within the development area. Measurement of the 125 feet shall be from the centerline of the intersecting roadway and the roadway providing access to the proposed development area.
  3. Within the enlarged right-of-way, no fewer than three traffic lanes shall be constructed.

**ANALYSIS:**

There are special conditions and topographical constraints that justify a Design Modification. These topographical constraints consist of the SCDOT ditch to the south, the AIWW to the west and US Highway 17 to the east. US Highway 17 is a major arterial with controlled/limited access. The request for Design Modification does not compromise the intent of the Land Development Regulations.



Rezoning  
Case Number  
2020-08-003

Rezoning 18.62 Acres  
from MRD3 to MRD3

Rezoning  
Case Number  
2020-08-003



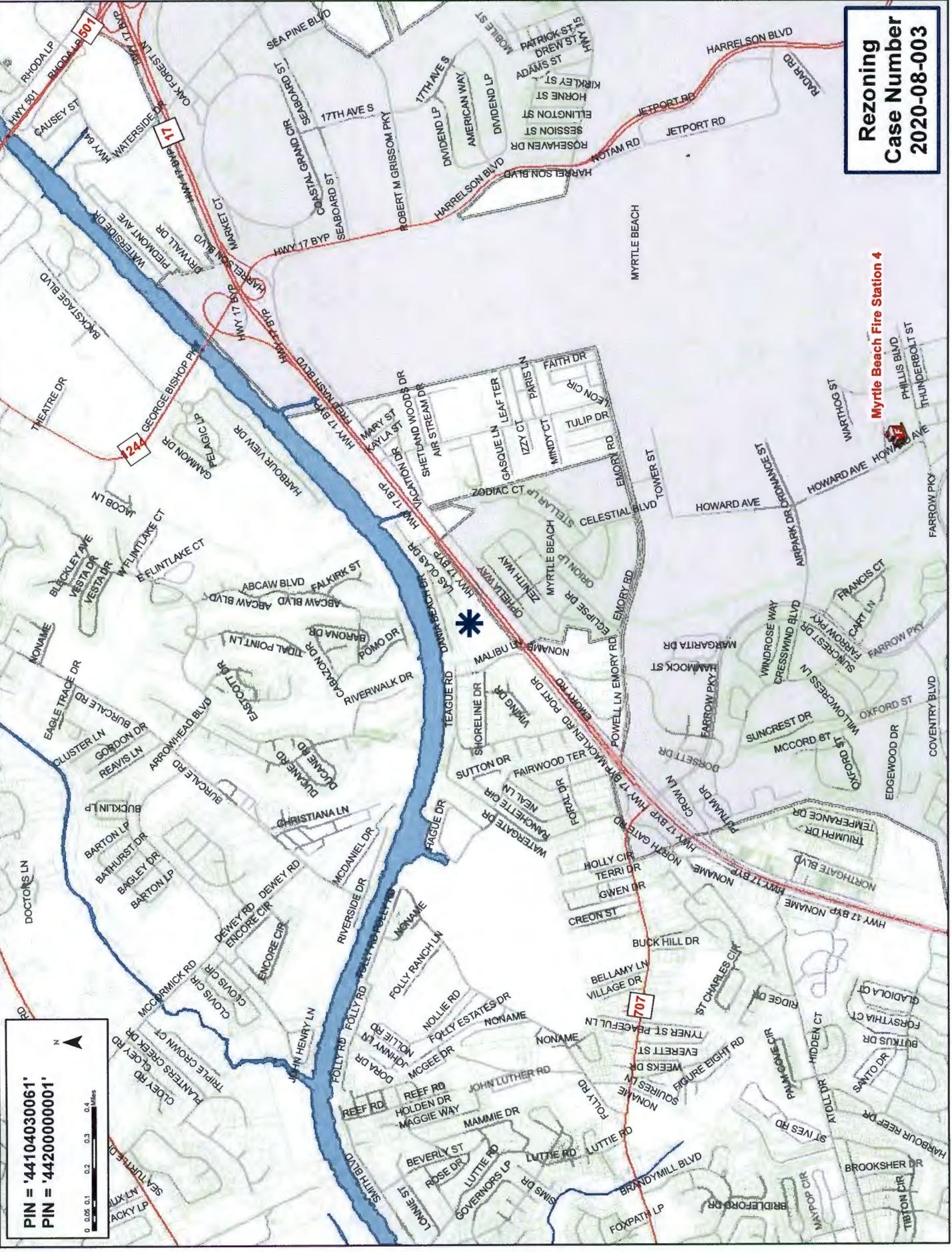


Rezoning  
Case Number  
2020-08-003

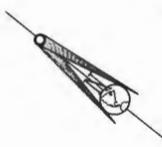
Rezoning 18.62 Acres  
from MRD3 to MRD3

**Rezoning  
Case Number  
2020-08-003**

**Myrtle Beach Fire Station 4**



PIN = '44104030061'  
PIN = '44200000001'  
0 0.05 0.1 0.2 0.3 0.4 Miles



**GENERAL NOTES:**

1. THIS CONCEPTUAL LAND PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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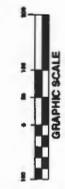
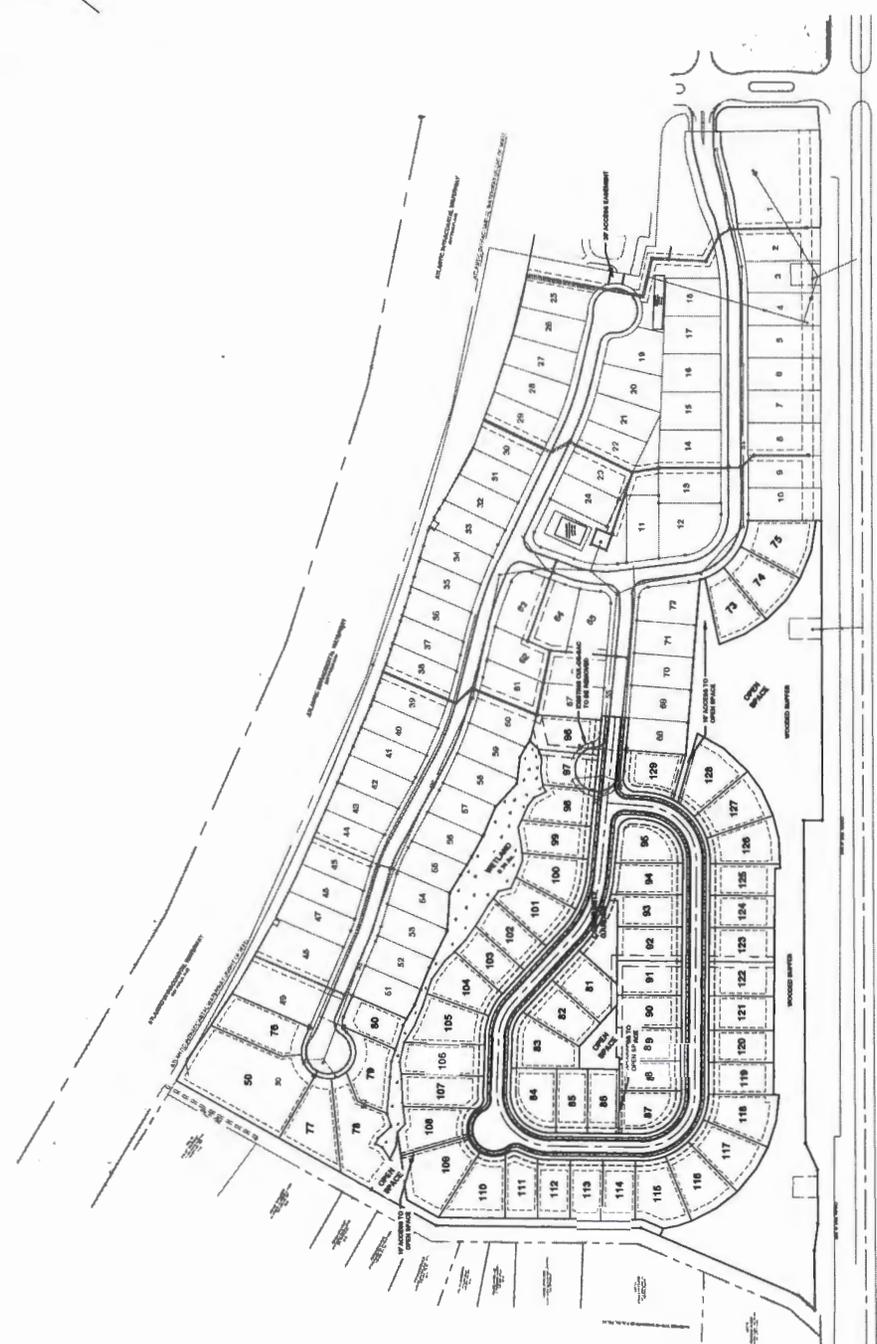
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CONCEPTUAL LAND PLAN  
LAUDERDALE BAY  
PHASE 2  
MYRTLE BEACH, SOUTH CAROLINA  
PREPARED FOR:  
NATIVE HOMES  
PREPARED BY:  
**EARTHWORKS**  
PLANNING AND ENGINEERING  
11111 W. UNIVERSITY BLVD.  
SUITE 100  
FORT WORTH, TEXAS 76132  
TEL: 817.339.1111  
WWW.EARTHWORKSINC.COM



Rezoning  
Case Number  
2020-08-003





**DEPARTMENT OF THE ARMY**  
CHARLESTON DISTRICT, CORPS OF ENGINEERS  
1949 INDUSTRIAL PARK ROAD, ROOM 140  
CONWAY, SOUTH CAROLINA 29526

October 29, 2019

Regulatory Division

Mr. Joe Floyd  
The Brigman Company  
P.O. Box 1532  
Conway, South Carolina 29528  
jffloyd@thebrigmancompany.com

Dear Mr. Floyd:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2019-01242) received in our office on July 30, 2019, for a 16.78-acre site located north of and adjacent to U.S. Highway 17 Bypass, located near Myrtle Beach International Airport, in Myrtle Beach, Horry County, South Carolina (Latitude: 33.6927303646484°, Longitude: -78.9500109391551°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached map entitled "Wetland Delineation/Determination / **Lauderdale Bay Estates** / Socastee Township, / Horry County, South Carolina / Tax Map Number 180-00-02-002" and dated April 17, 2019, prepared by your office. Based on an on-site inspection, a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, and Wetland Determination Data Form(s), we conclude the referenced map accurately reflects the location and boundaries of aquatic resources within the site. The site contains 0.67 acre of jurisdictional wetlands that are subject to Corps' jurisdiction under Section 404 of the CWA.

The site also contains aquatic resources that are not subject to Corps' jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Be aware that a Department of the Army (DA) permit may be required for certain activities in the areas subject to Corps' regulatory jurisdiction, and these areas may be subject to restrictions or requirements of other state or local government agencies.

If you submit a permit application as a result of this AJD, include a copy of this letter and the map as part of the application. Not submitting the letter and depiction will cause a delay while we confirm an AJD was performed for the proposed permit project area. Note that some or all of these areas may be regulated by other state or local government entities, and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2019-01242. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact me at (843) 365-4239, or by email at [Robert.C.Huff@usace.army.mil](mailto:Robert.C.Huff@usace.army.mil).

FOR THE DISTRICT ENGINEER

Respectfully,



Digitally signed by  
HUFF, ROBERT.CHURCHFUL.HI.10  
53912733  
DN: c=US, o=U.S. Government,  
ou=DoD, ou=PKI, ou=USA,  
cn=HUFF,ROBERT.CHURCHFUL.HI  
.1053912733  
Date: 2019.10.29 10:02:23 -0400'

Rob Huff  
Watershed Manager

Attachments:

Approved Jurisdictional Determination Form

Notification of Appeal Options

Map entitled "Wetland Delineation/Determination / **Lauderdale Bay Estates** / Socastee Township, / Horry County, South Carolina / Tax Map Number 180-00-02-002".

Copies Furnished:

Mr. Bentley Thompson  
3306 Gather Court  
Myrtle Beach, South Carolina 29588  
[bent727@aol.com](mailto:bent727@aol.com)

SCDHEC - OCRM  
1362 McMillan Avenue, Suite 400  
North Charleston, South Carolina 29405  
[OCRMPermitting@dhec.sc.gov](mailto:OCRMPermitting@dhec.sc.gov)

**Wetland Delineation/Determination**

**Lauderdale Bay Estates**

Socastee Township,  
 Horry County, South Carolina  
 Tax Map Number 180-00-02-002

<b>Acrea Summary</b>	
Potential Wetlands	0.67
Non-Jurisdictional Wetlands	0.80
Critical Area Wetlands/Section 10	0.00
<b>Total</b>	<b>1.47</b>

**Notes**  
 1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.

2. Boundary information taken from a survey conducted by The Earthworks Group.  
 3. Onsite inspection was conducted on 4-17-19.

**Legend**

- Boundary
  - Adjacent Boundary
  - Right of Way
  - Jurisdictional Ditch
  - Non-Jurisdictional Ditch
  - Dir Road
  - Bulkhead
- 
- Wetland Legend**
  - Jurisdictional Wetland
  - Non-Jurisdictional Wetland
  - Critical Area/Section 10
- 
- Symbol Legend**
  - Data Point
  - Photo Point
  - Property Corner

Prepared For: Bentley Thompson  
 Job #: 01846-19055  
 Date: 4-17-19

Graphic Scale  
 200'      SCALE IN FEET      200'

**the BRIGMAN COMPANY**  
 wetland consulting - forest management  
 P.O. Box 1532 - Conway, SC 29528 - tel:803 248-3388 fax:803 248-9596



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Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	G3 Engineering & Surveying (Energov # 050242)	Rezoning Request #	2020-09-002
PIN #	36914040012, 36914040017, 36914040019, 36914040020, 36914040021, 36914040022, 36914040023	County Council District #	7 - Bellamy
Site Location	Carollina Wren Road in Conway	Staff Recommendation	
Property Owner Contact	Charles Everette Brown / Richardson Custom Builders LLC	PC Recommendation	
		Size (In acres) of Request	6.48

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF20 & CFA	Flood and Wetland Information (proposed FEMA maps)	X	SF20	SF20	SF20
Proposed Zoning	MRD1	Public Health & Safety (EMS/fire) in miles	2.66 (Fire)	SF20	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	SF20	SF20	SF20
		Character of the Area	Residential			

COMMENTS	
Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone from SF20 and CFA to MRD1 to subdivide 8 lots into 13 lots with a minimum lot size of approximately 14,500 sf. Cherry Knoll is a rural subdivision first platted in 1967 but subsequently adjusted over the years most recently in 2006.

The applicant is seeking the MRD district to achieve a higher density through decreased street frontage requirements (40') over a straight zoned district (minimum 50') however there isn't any innovative design in the conceptual land plan to warrant an MRD designation.

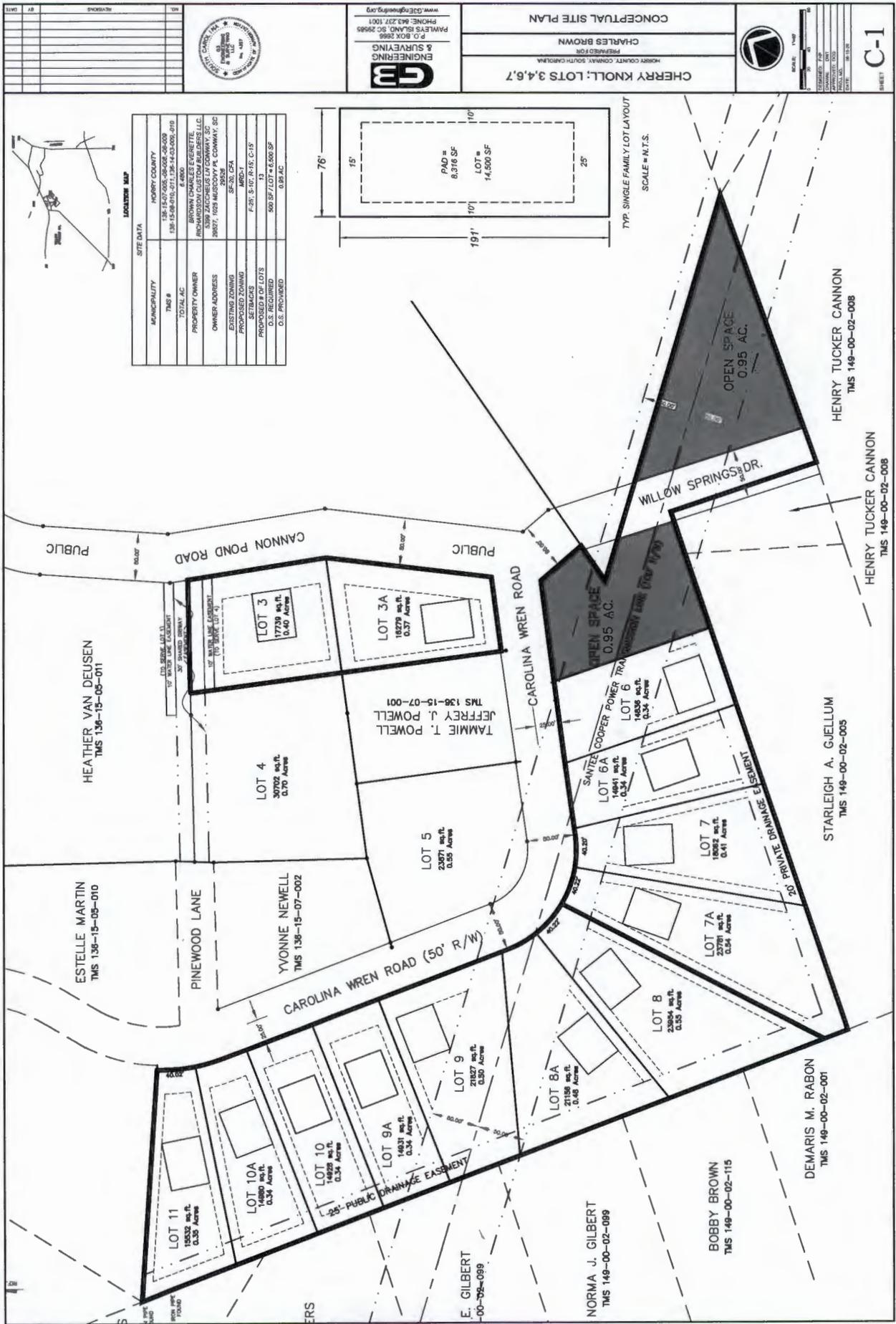
Multiple platting actions over the years have widened parts of the internal roadways in Cherry Knoll to 50' however there are choke points within the system where the R/W drops below the required 50'. This rezoning will be unable to bring these roadways into compliance with the Land Development Regulations as the applicant does not have ownership of the adjacent parcels where the right-of-way needs to be widened.

Public Comment:

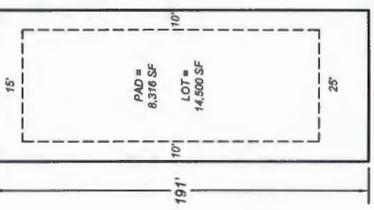
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/64	Existing Road Conditions	County, Paved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	120/120	Rd, Station, Traffic AADT (2019) % Road Capacity	S 343 Rd, Station 361 4400 AADT 40-45%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	SF20/CFA	SF20	CFA		
Min. Lot Size (in square feet)	14,500	20000/21780	20000	21780		
Front Setback (in feet)	25	40/25	40	25		
Side Setback (in feet)	10	15/10	15	10		
Corner Side Setback (in feet)	15	15	15	15		
Rear Setback (in feet)	15	25/15	25	15		
Bldg. Height (in feet)	40	35	35	35		

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 35 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: sm



SITE DATA	
MUNICIPALITY	HORRY COUNTY
TMS #	136-147-002-06-002-06-009
TOTAL AC.	136-15-01-011-01-002-14-000-010
PROPERTY OWNER	BROWN CHARLES EVERETTE
OWNER ADDRESS	RICHARDSON CUSTOM BUILDERS LLC 28027 1028 MUSCOVY AC COMWAY, SC 29505
EXISTING ZONING	SF-20, CPA
PROPOSED ZONING	RES-DT
PROPOSED # OF LOTS	11
O.S. REQUIRED	500 SF / LOT + 5,000 SF
O.S. PROVIDED	0.95 AC



CHERRY KNOLL: LOTS 3,4,6,7  
 HORRY COUNTY, SOUTH CAROLINA  
 PREPARED FOR  
 CHARLES BROWN  
 CONCEPTUAL SITE PLAN

ENGINEERING & SURVEYING  
 P.O. BOX 2888  
 PAVENERS BLVD, SC 29585  
 www.c2eengineering.com

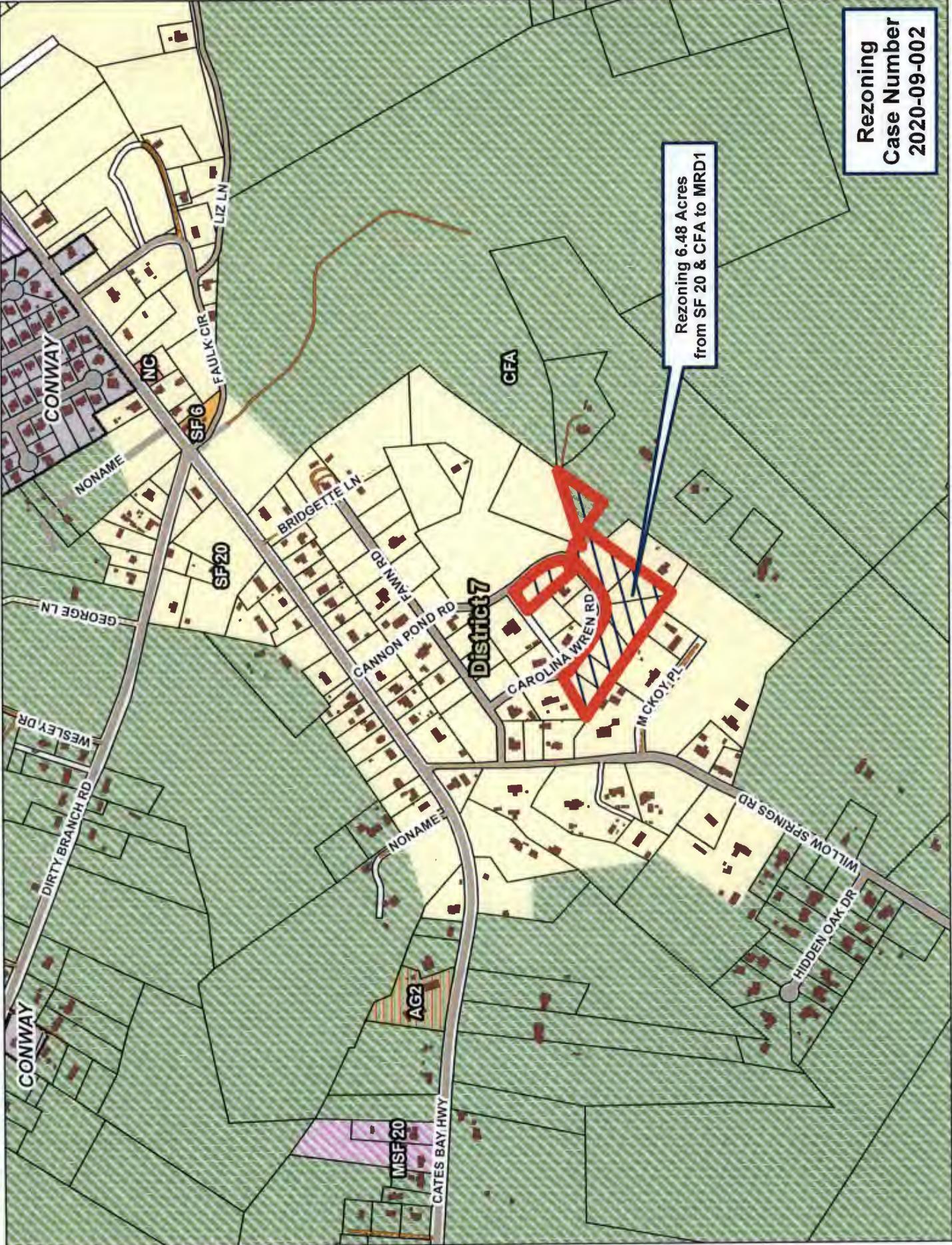
SCALE: 1"=50'

DATE: 08-13-20

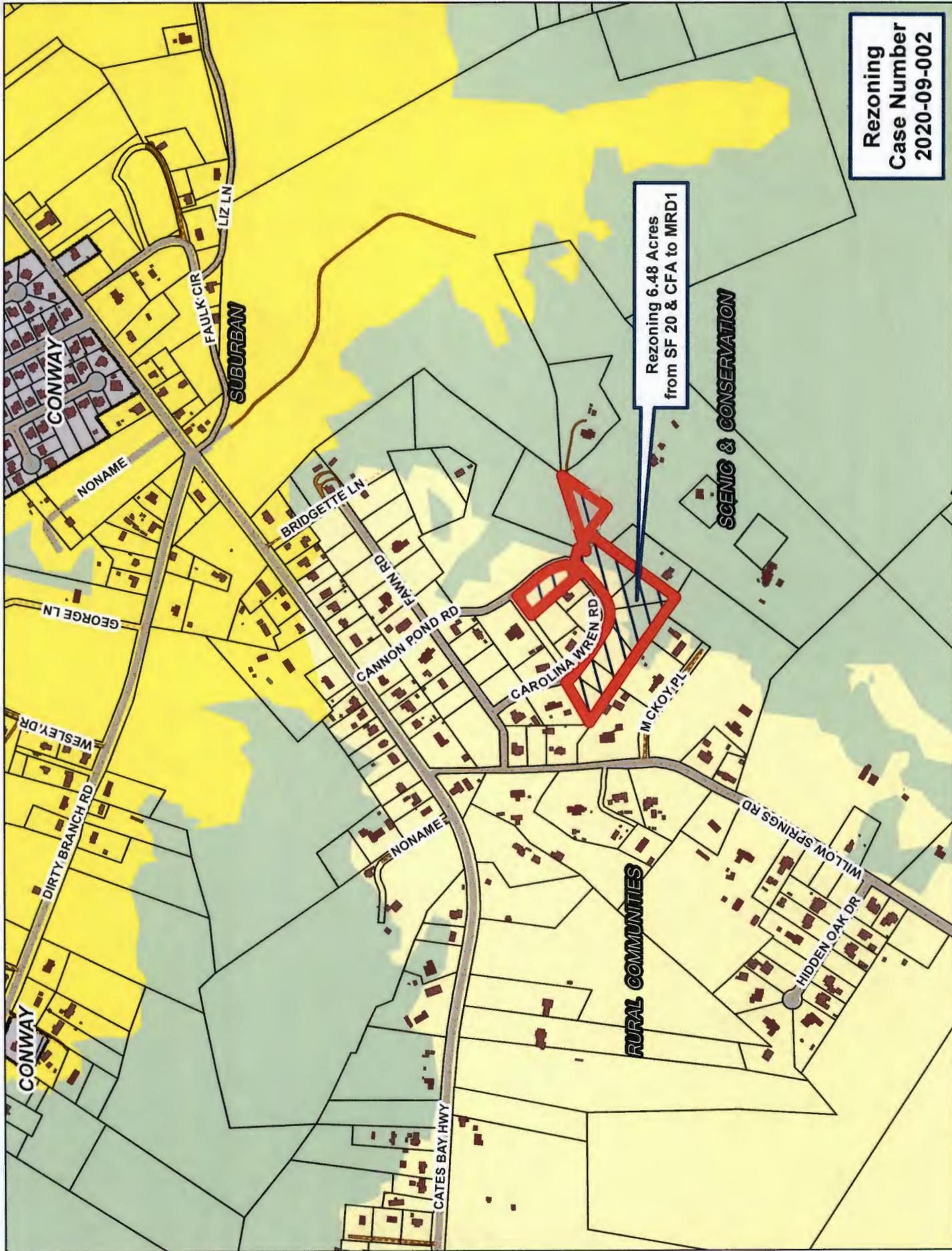
SHEET C-1

Rezoning  
Case Number  
2020-09-002

Rezoning 6.48 Acres  
from SF 20 & CFA to MRD1



Rezoning  
Case Number  
2020-09-002



Rezoning 6.48 Acres  
from SF 20 & CFA to MRD1



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Rezoning Review Sheet



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

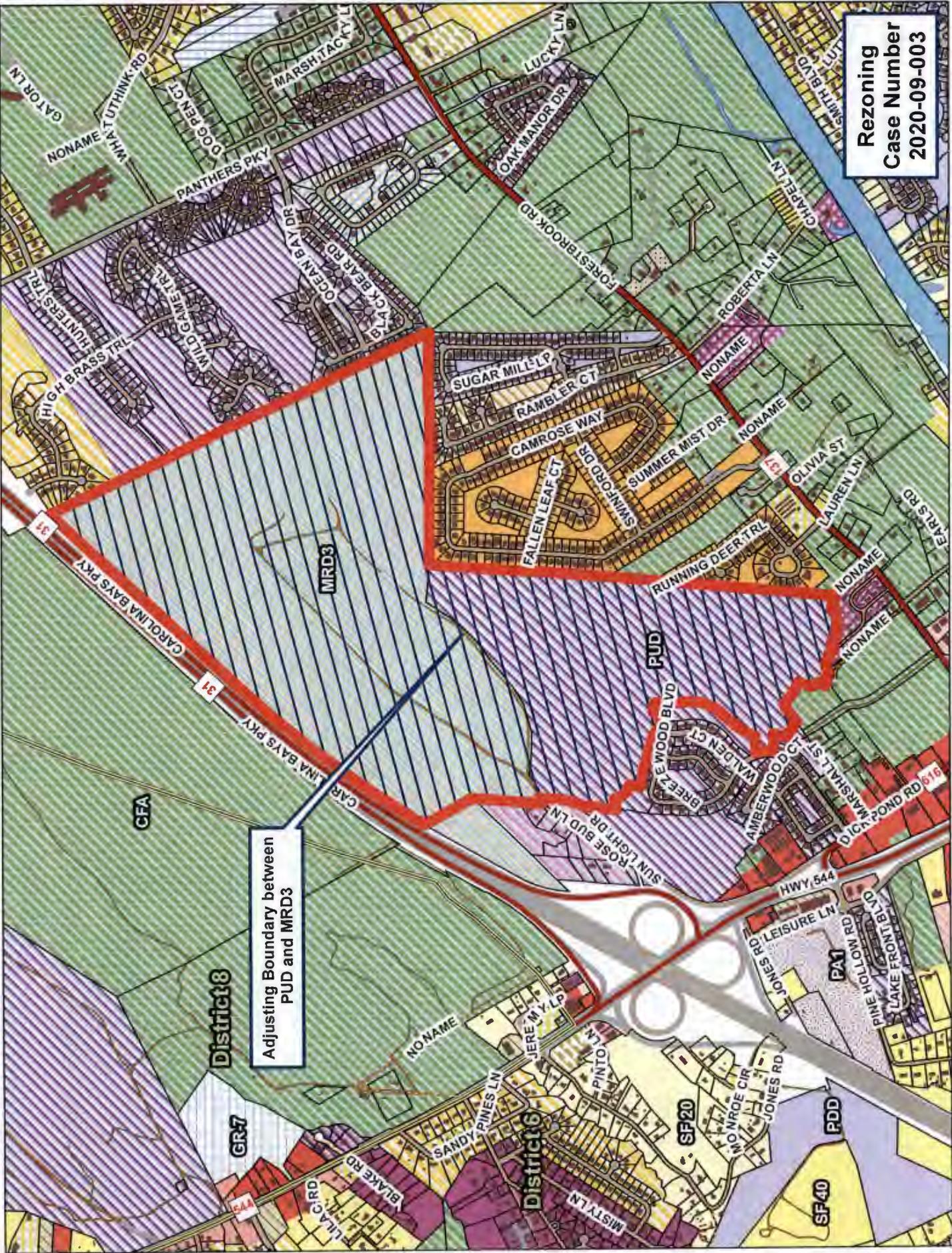
ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PUD & MRD3	Flood and Wetland Information (proposed FEMA maps)	X	CFA	SF10	PUD
Proposed Zoning	PUD & MRD3	Public Health & Safety (EMS/fire) in miles	3.25 (Fire/Medic)	PUD	Subject Property	SF7
Proposed Use	Boundary adjustment	Utilities	Public	HC	CFA	SF6
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Suburban	Overlay/Area Plan:
<p><b>Discussion:</b> The applicant is requesting to amend the existing boundary to resolve setback issues between the existing MRD3 and PUD. The project was previously rezoned (2019-09-006) for a residential development adjacent to existing residential subdivision communities and several PUD zoned properties. The MRD project allows for mixed residential development consisting of 654 single-family lots and 204 multi-family units for a total of 858 units, at a gross density of 3.21 units/acre. Three sustainable development standards were included in the design; site design of active open space (sidewalks), increased recreation space, and community gardens. There are 732 units left to be developed within the existing Weatherly PUD. Two points of access were proposed, one direct access to Sun Light Drive and one connection through an adjacent PUD (Weatherly) to Forestbrook Road.</p> <p>RIDE 3 Project ;The widening of Forestbrook Road, between U.S. Hwy 501 and Dick Pond Road will feature 5-lanes including a center turn-lane and the installation of bike/pedestrian facilities such as sidewalks and wider travel lanes.</p>	
Public Comment:	

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

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

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



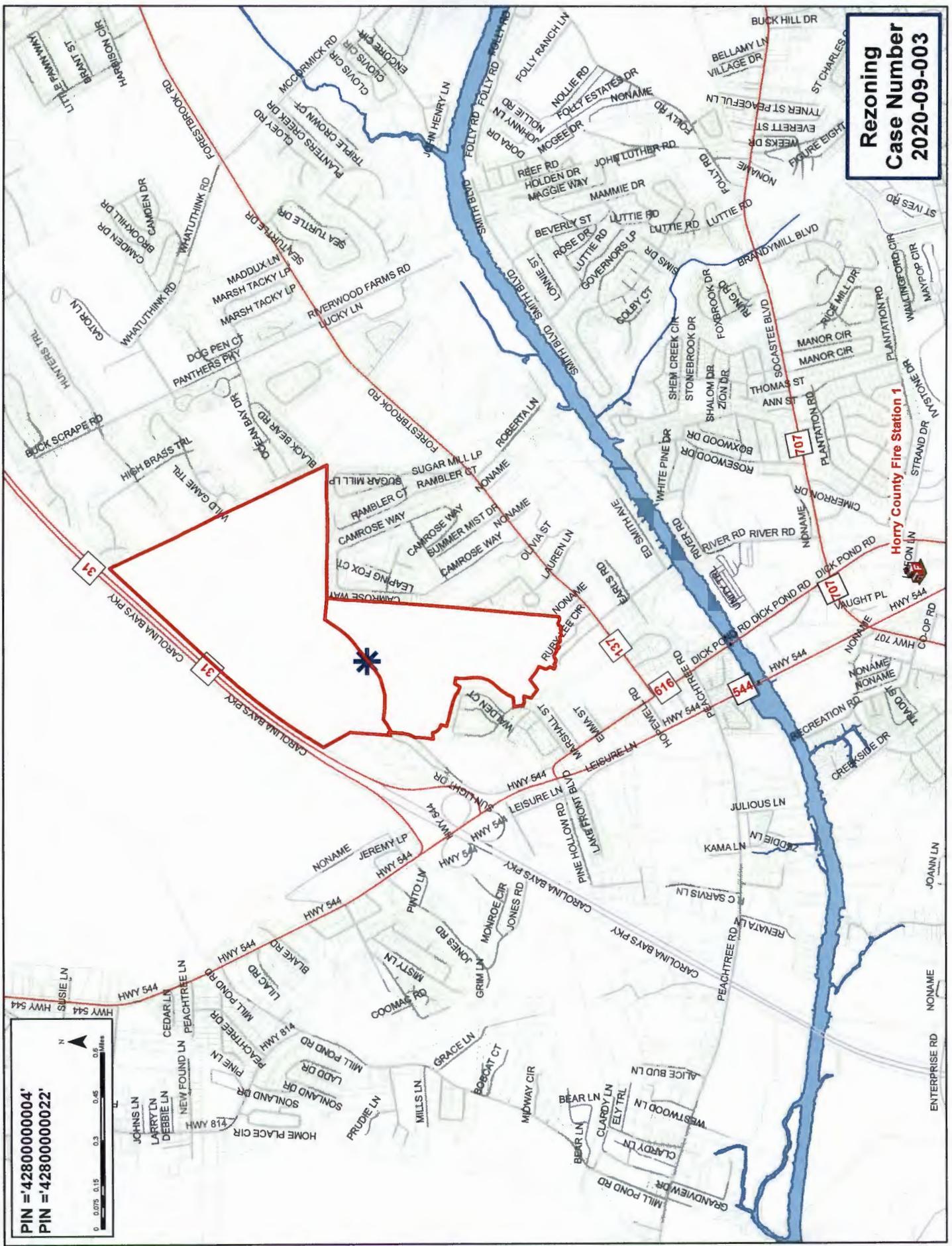
Adjusting Boundary between  
PUD and MRD3

Rezoning  
Case Number  
2020-09-003



Adjusting Boundary between  
PUD and MRD3

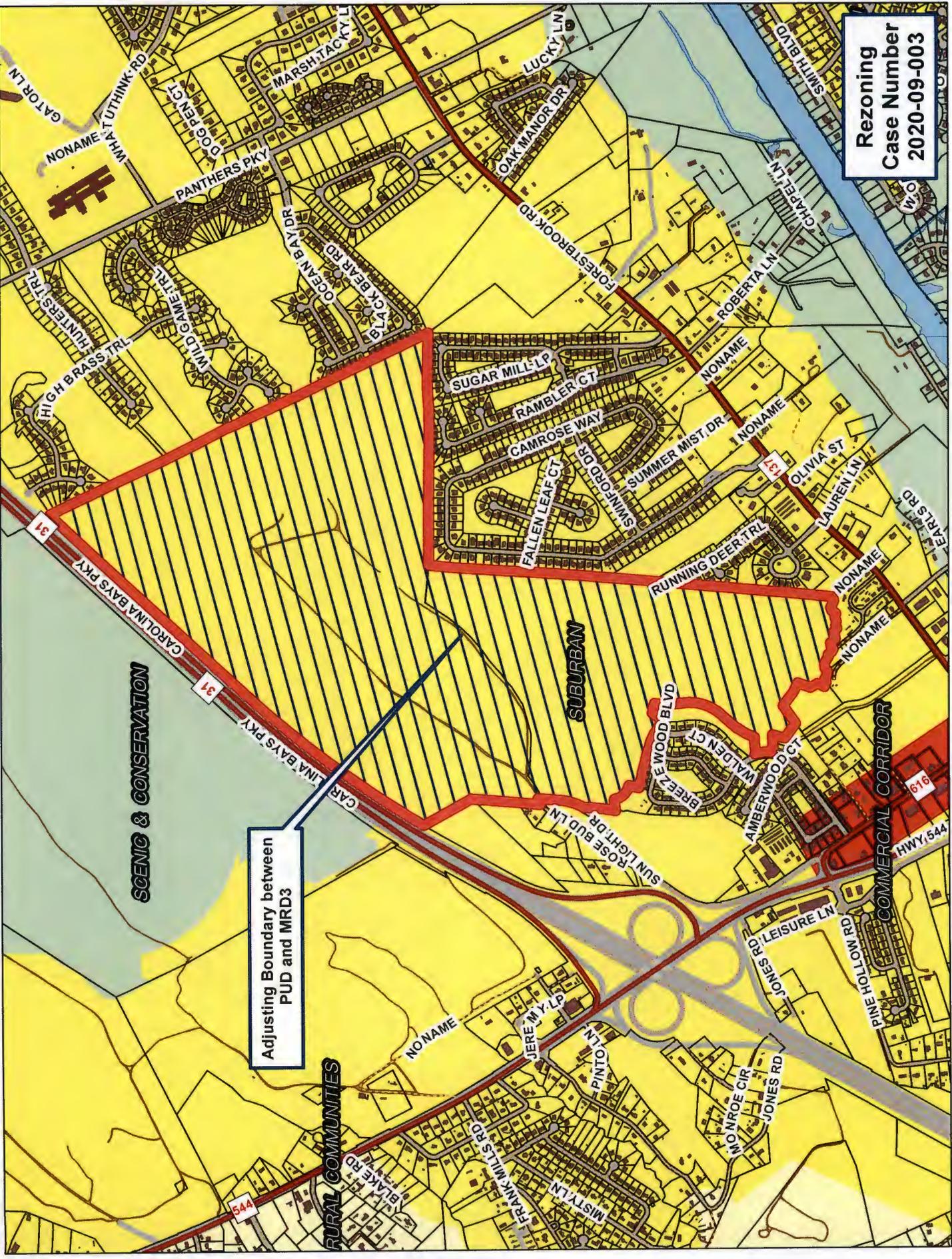
**Rezoning  
Case Number  
2020-09-003**



Horry County Fire Station 1

PIN = '4280000004'  
PIN = '42800000022'

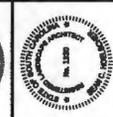
Rezoning  
Case Number  
2020-09-003



Adjusting Boundary between  
PUD and MRD3

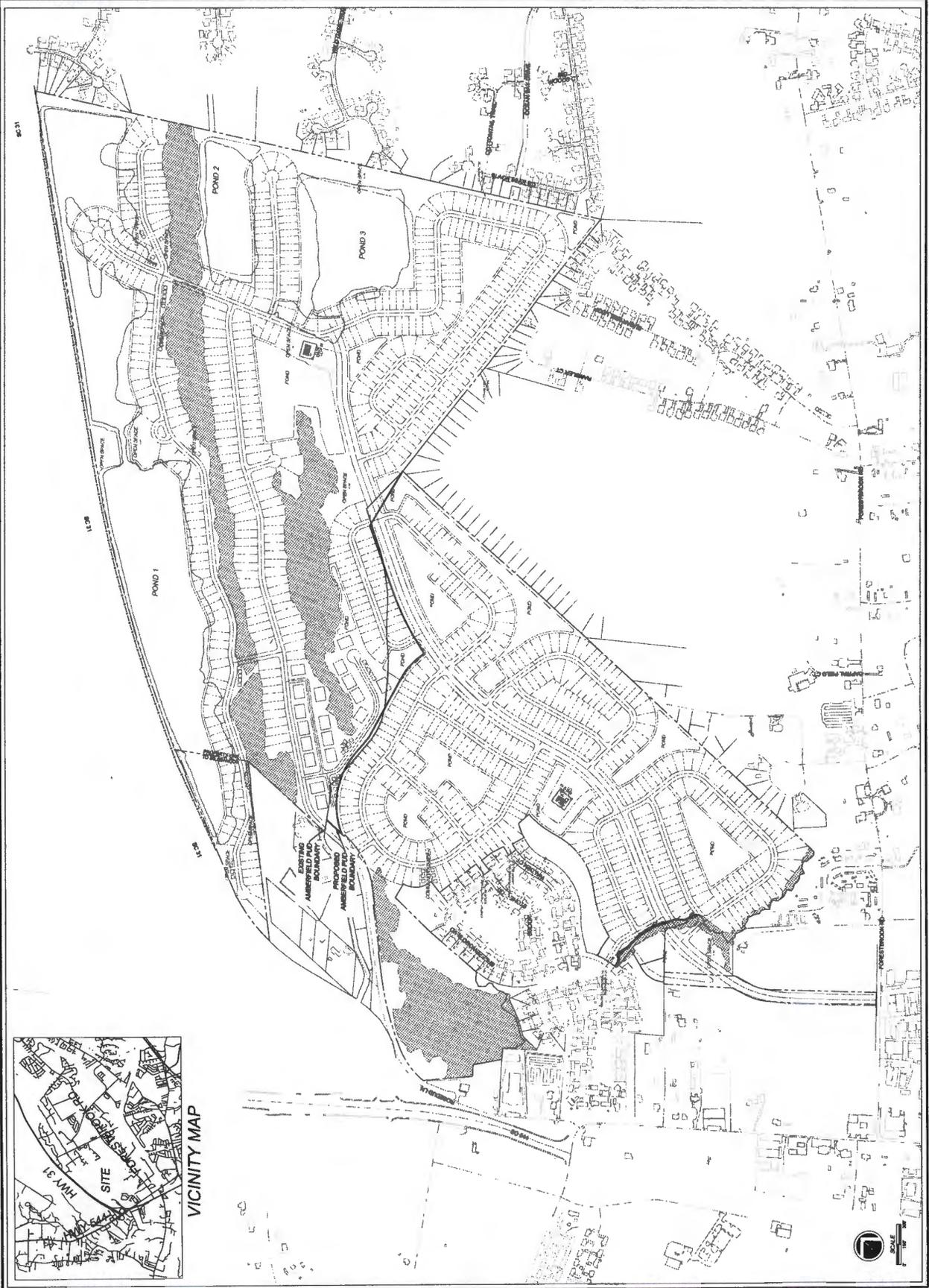


Carolina Professional Services, Inc.  
 10000 University Blvd., Suite 100  
 Raleigh, NC 27617  
 Phone: 919.488.0200 Fax: 919.488.0201



NO.	DATE	REVISION DESCRIPTION
2	9/20/08	REVISED PER CLIENT REQUEST
1		

PREPARED FOR: R. COLLINS  
 AMBERFIELD PUD  
 Horry County, South Carolina  
 SCALE: 1" = 100'  
 DRAWN BY: SCA  
 CHECKED BY: JAM  
 PROJECT NO: 08011  
 SHEET NO: 1  
 OF 1



Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Venture Engineering Inc (Energov # 050308)	Rezoning Request #	2020-09-004
PIN #	45710040010	County Council District #	4 - Loftus
Site Location	Hwy 707 near Hackamore Dr in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Nestor Jacome ETAL	PC Recommendation	
		Size (in acres) of Request	1.85

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF6	Flood and Wetland Information (proposed FEMA maps)	X	MSF6	MSF6	MSF6
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	2.13 Fire	MSF6	Subject Property	HC
Proposed Use	Commercial	Utilities	Public	MSF6	RE4	HC
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan

**Discussion:** The applicant is requesting to rezone from Residential (MSF6) to Commercial Agriculture (AG2) for a commercial landscaping business and accessory outdoor storage. The parcel is approximately 1.85 acres located along SC 707 in the Burgess community. The Highway 707 Overlay and Burgess Community Area Plan are applicable to this rezoning request. Resolution R-51-18 was unanimously adopted by County Council on May 15, 2018 denying the request to rezone this parcel from MSF6 to RE4 for a Nursery and Outdoor Storage.

Zoning staff received a complaint regarding an illegal landscape business operating on the parcel in March 2020. Upon inspection it was determined that the site had been cleared and was being used for a landscape business and outdoor storage. A follow-up inspection was conducted in July 2020. Following the inspection staff was contacted by the agent to begin discussions regarding a rezoning to bring the site into compliance. The result is the rezoning request to AG2.

Staff has not received a site plan to accompany this rezoning request. Over the years there has been a progressive clearing and potential filling of wetlands on the property. There is no Stormwater permit or Zoning Compliance at this time.

**Public Comment:**

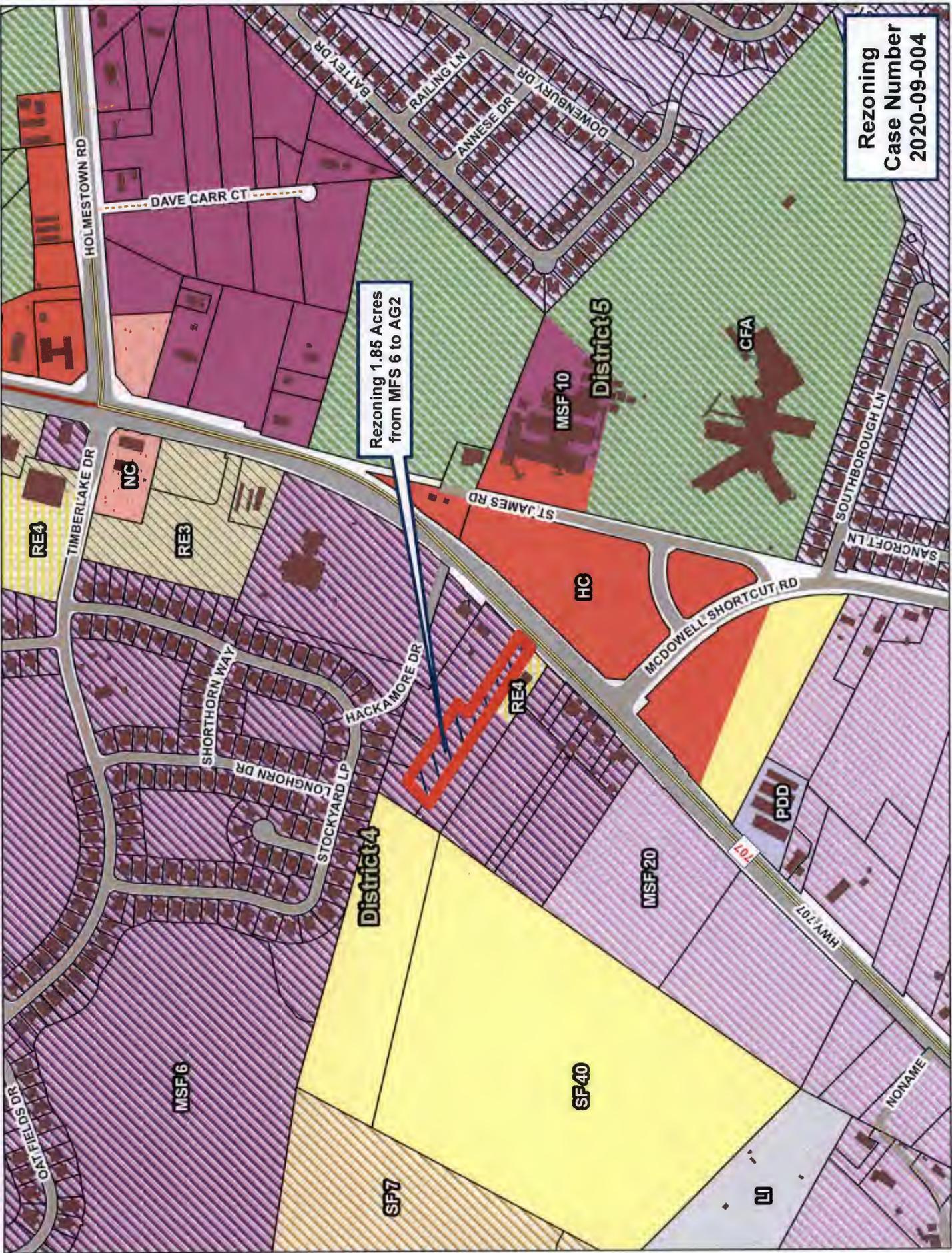
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	20/104	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	30/500	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707, Station 247 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2	MSF6	MSF6	HC	RE4	
Min. Lot Size (in square feet)	21,780	6000	6000	10000	21780	
Front Setback (in feet)	60	20	20	50	10	
Side Setback (in feet)	100	10	10	10	15	
Corner Side Setback (in feet)	100	NA	NA	NA	NA	
Rear Setback (in feet)	100	15	15	15	15	
Bldg. Height (in feet)	65	35	35	120	36 per 1/2 acre	

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 46 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: sm

**Setback Comments:** Side and rear setbacks increased to 100' for outdoor storage when adjacent to residential use or residentially zoned property. Greatest width of parcel is approximately 131'.

Rezoning  
Case Number  
2020-09-004



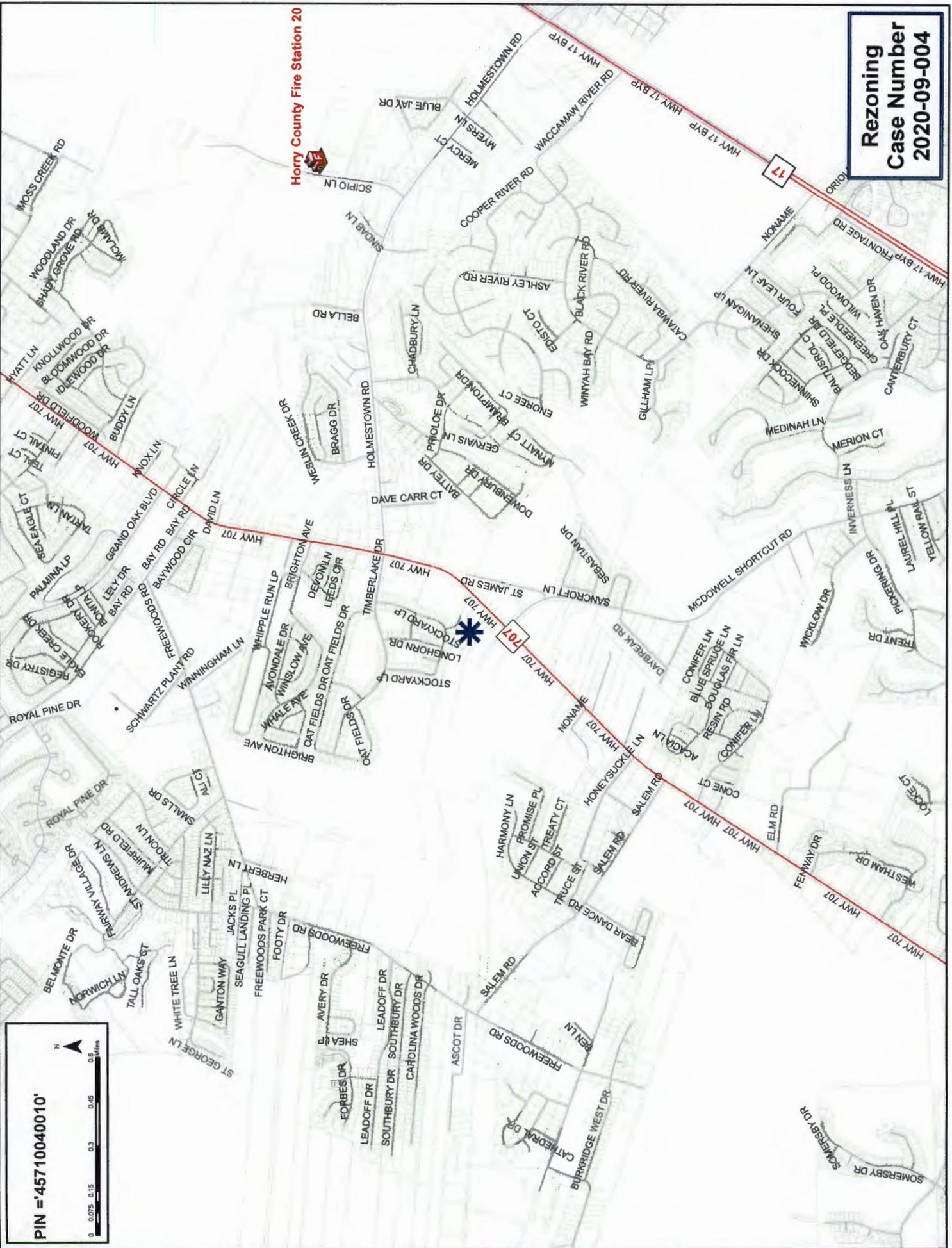
Rezoning  
Case Number  
2020-09-004

Rezoning 1.85 Acres  
from MFS 6 to AG2



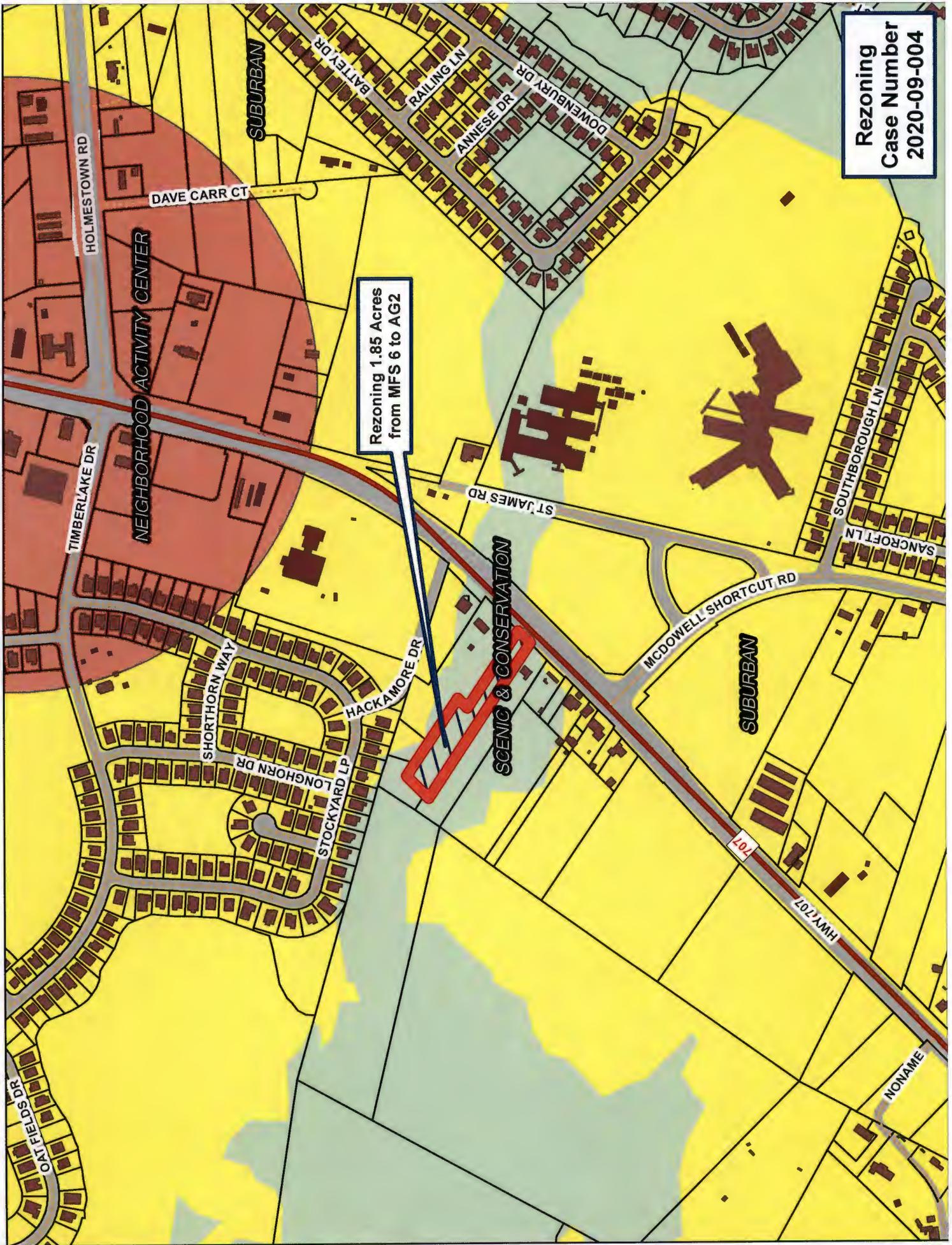
Rezoning  
Case Number  
2020-09-004

Horry County Fire Station 20



PIN = 45710040010'





Rezoning Review Sheet



**PROPERTY INFORMATION**

<b>Applicant</b>	Venture Engineering Inc (Energov # 050308)	<b>Rezoning Request #</b>	2020-09-005
<b>PIN #</b>	2980000019	<b>County Council District #</b>	10 - Hardee
<b>Site Location</b>	Shaftesbury Glen Golf and Fish Club along Caines Landing Rd in Conway	<b>Staff Recommendation</b>	
<b>Property Owner Contact</b>	Shaftesbury Glen Golf & Fish Club LLC	<b>PC Recommendation</b>	
		<b>Size (in acres) of Request</b>	194.88

**ZONING DISTRICTS**

<b>Current Zoning</b>	PDD
<b>Proposed Zoning</b>	PDD
<b>Proposed Use</b>	Residential

**LOCATION INFORMATION**

<b>Flood and Wetland Information</b> (proposed FEMA maps)	Zone X	LFA	LFA	PDD
<b>Public Health &amp; Safety</b> (EMS/fire) in miles	4.6	LFA	Subject Property	PDD/LFA
<b>Utilities</b>	Public	LFA	LFA	PDD
<b>Character of the Area</b>	Rural Residential & Agricultural			

**ADJACENT PROPERTIES**

**COMMENTS**

<b>Comprehensive Plan District:</b>	<b>Overlay/Area Plan:</b>
-------------------------------------	---------------------------

**Discussion:** The applicant is requesting to amend the existing PDD for the final buildout of the project. The original Shaftesbury Glen PDD (Ord. #10-01) allowed 470 single family residential lots as small as 6,000 sq. ft, 304 multi-family units, and commercial uses. The PDD also requires a 25 ft exterior buffer. The proposed sketch plan for this request shows 38 in-common units (Phase 12) and 85 single family detached units (Phase 9). With the approval of this request, the remaining undeveloped units, other than 38 SF8 units associated with PIN 29816030001 will be removed from the PDD. If approved, the buildout of Shaftesbury will consist of 593 single family detached units, 24 multi-family units, 38 in-common units, 51.1 acres of open space, and 207.81 acres of golf course.

The project will need a design modification for the # of units accessed via a single paved access. Staff is awaiting a revised conceptual.

**Public Comment:**

**TRANSPORTATION INFORMATION**

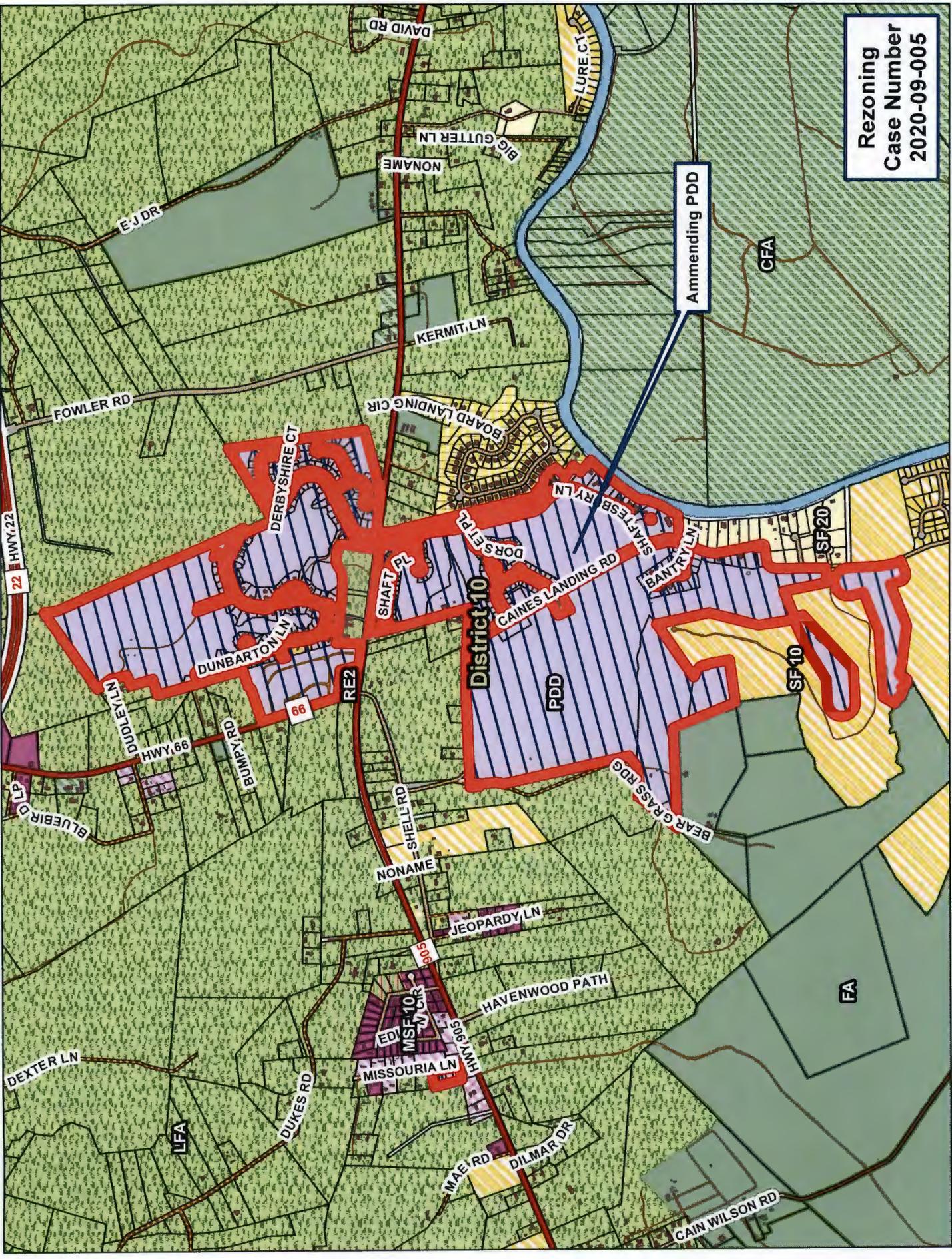
<b>Daily Trips based on existing use / Max Daily Trips based on current zoning</b>	2,280/4,964	<b>Existing Road Conditions</b>	US Hwy 905, 2 lanes, paved, undivided.
<b>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</b>	5,000/5,000	<b>Rd, Station, Traffic AADT (2019) % Road Capacity</b>	S-105, Station (253) 6,500 AADT 35-40%
<b>Proposed Improvements</b>			

**DIMENSIONAL STANDARDS**

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD (IN-Common)	PDD	LFA	PDD (Shaftesbury Green)	PDD (Cottages @ Shaftesbury)	RE2
<b>Min. Lot Size (in square feet)</b>	25' Exterior	See Narrative	43,560	6,000	6,267	10,000
<b>Front Setback (in feet)</b>	25' Exterior	See Narrative	60'	20'	20'	50'/60'
<b>Side Setback (in feet)</b>	25' Exterior	See Narrative	25'	10'	10'	10'/60'
<b>Corner Side Setback (in feet)</b>	25' Exterior	See Narrative	NA	See Narrative	See Narrative	50'
<b>Rear Setback (in feet)</b>	25' Exterior	See Narrative	40'	15'	15'	15'
<b>Bldg. Height (in feet)</b>	35'	See Narrative	35'	35'	35'	36'

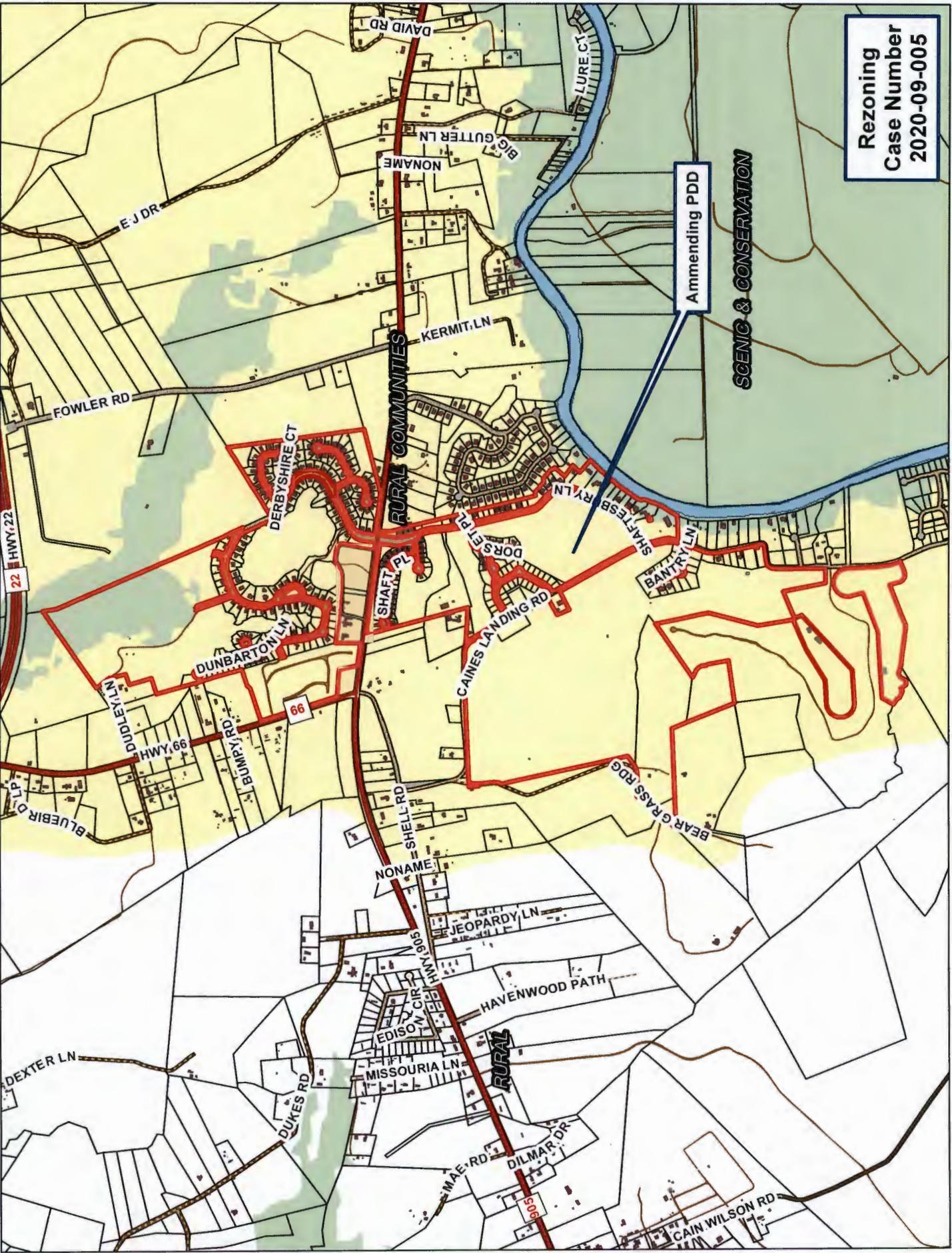
Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JCS

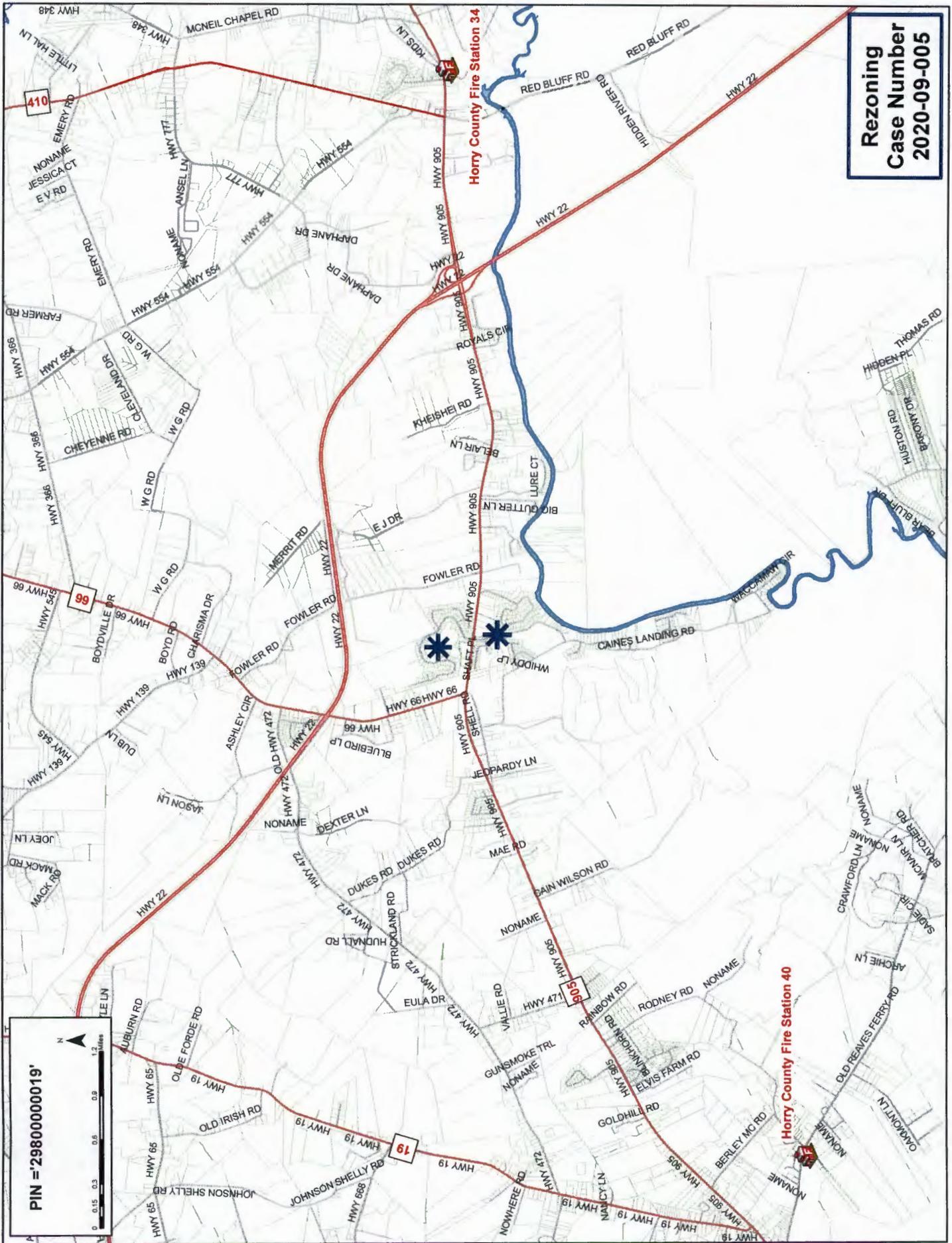
Rezoning  
Case Number  
2020-09-005





Rezoning  
Case Number  
2020-09-005





**Rezoning  
Case Number  
2020-09-005**

**PIN = 2980000019'**

0 0.15 0.3 0.6 0.9 1.2 Miles

N

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA ) ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO AMEND ORDINANCE 10-01, PERTAINING TO THE SHAFTESBURY GLEN PLANNED DEVELOPMENT DISTRICT (PIN 298-00-00-0019) CONSTITUTING A TOTAL OF 194.88 +/- ACRES.**

**WHEREAS**, on March 26, 2002, Horry County Council enacted Ordinance 36-02 rezoning TMS #113-00-01-005 to Shaftesbury Glen Planned Development District (PDD) (Expansion A); and

**WHEREAS**, on September 20, 2005, Horry County Council enacted Ordinance 136-05 rezoning TMS #113-17-01-025 to Shaftesbury Glen Planned Development District (PDD) (Expansion B); and

**WHEREAS**, on December 11, 2007, Horry County Council enacted Ordinance 196-07 rezoning TMS #113-00-02-009 to Shaftesbury Glen Planned Development District (PDD) (Expansion C); and

**WHEREAS**, on October 7, 2014, Horry County Council enacted Ordinance 84-14 rezoning PINS 298-10-04-0020 & 298-09-03-0001 to Shaftesbury Glen Planned Development District (PDD) (Expansion D); and

**WHEREAS**, on August 14, 2018, Horry County Council enacted Ordinance 61-18-14 rezoning a portion of PIN # 298-00-00-0005 to Shaftesbury Glen Planned Development District (PDD) (Expansion E); and

**WHEREAS**, a request has been filed to amend the Planned Development District (PDD) to include in-common development standards.

**WHEREAS**, County Council finds that the request to include in-common development standards within the Planned Development Districts (PDD) is in compliance with the original intent of the district; and

**WHEREAS**, County Council finds that the request to include to include in-common development standards within the Planned Development Districts (PDD) is in compliance with the original intent of the Ordinance 10-01, the Comprehensive Plan and the good of the public welfare and is a reasonable request; and

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

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

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

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

**Section 721.8 – Approved PDDs and Summary of Uses**

Addition of Attachment A titled “Summary of the Shaftesbury Glen Planned Development District (PDD) Amendment, Ordinance # \_\_\_\_\_,” and Exhibit 1 entitled “Conceptual Plan.”

**Amendment of Official Zoning Maps of Horry County:**  
Parcels of land identified by PIN# 298-00-00-0019 constituting 194.88 +/- acres currently Planned Development District (PDD) is herewith amended to Planned Development District (PDD) and is restricted to the uses and development plan found within Shaftesbury Glen Planned Development District (PDD) Ordinance # \_\_\_\_\_,” attached to this ordinance and incorporated herein by reference.

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

**ADOPTED AND APPROVED** by the governing body

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**ATTACHMENT A**

**Summary of the Shaftsbury Glen Planned Development District (PDD) Amendment  
ORDINANCE # \_\_\_\_\_**

**HCPD Case # 2020-09-005**

PIN # 298-00-00-0019

The Planned Development District (PDD) for "Shaftsbury Glen" is amended to include the development of an additional 38 in-common units and is within the existing Shaftsbury Glen PDD at the intersection of Hwy 905 and Hwy 66.

**GENERAL PROVISIONS**

**1. Permitted Uses (In Accordance With Attachment A)**

- i) Single-Family
  - a) Detached
  - b) Duplex (SF6)
- ii) Multi-Family
  - a) Townhouse
  - b) Apartment
  - c) Condo
- iii) Commercial
- iv) Golf Course

Proposed Use District	# of units	Acreage	Gross Density	Percentage of Project
Single-Family (10)	188	117.59	3.78	24.69
Single Family (8)	94	36.10	2.19	7.58
Single Family (6)	311	57.28	5.99	12.03
Multi-Family	24	1.60	15	0.33
In-Common (Ph. 12)	38	4.72	8.05	1.01
Golf Course	0	207.81	0	43.94
Open Space	0	51.10	0	10.74
<b>Total</b>	<b>655 du</b>	<b>476.2 ac</b>	<b>1.38 DU/AC</b>	<b>100 %</b>

**2. Dimensional Standards**

Proposed Use	Lot Area	Min Lot Width	Max. Lot Coverage	Min. Bldg. Separation	Setbacks				Height**
					Front	Side	Rear	Corner Side	
Single-Family 10	10,000 sq. ft.	70'	35%	20'	20'	10'	15'	15'	35'
Single Family 8	8,000 sq. ft.	70'	35%	20'	20'	10'	20'	10'	35'
Single-Family 6***	6,000 sq. ft.	60'	35%	20'	20'	15**	15'	15'	35'
In-common	NA	10'	NA	NA	20'	10'	20'	10'	35'
Multi-Family									
Townhouse	1 ac			20'	30'	20'	20'	25'	35'
Apartment/Condo	1 ac			20'	30'	20'	20'	25'	120'
Commercial (Golf-Course)	10,000 sq. ft.	NA	NA	20'	50'	10'	15'	15'	120'

\* Two story structures require a 15ft side setback

\*\* PDD exterior height is limited to 25ft

\*\*\* Duplex units require a minimum lot area of 8,000 sf.

**Residential Accessory Structures\*\***

Minimum Separation	Setbacks				Height
	Front	Side	Rear	Corner Side	
6'	20'	5'	5'	7.5'	15'

\* Single-Family (8) section allows a 3' side setback for accessory garages.

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

**SPECIAL PROVISIONS**

**1. Open Space Requirements**

Open Space Description	Type of Open Space			Acreage Required	Acreage Provided	Public	Private
	Common	Active	Passive				
Golf Course	X	X		22.09	51.10	X	
<b>Total</b>				22.09	51.10		

\*[a] Minimum required upland Open Space required for the project is as follows:  
 $631 \text{ SF dwelling units} * 2.3 \text{ persons per unit} * 0.01 \text{ acres} = 14.51 \text{ acres}$

\*[b] Minimum required common open space for the project is as follows:  
 $929 \text{ SF dwelling units} * 2.3 \text{ persons per unit} * 0.01 \text{ acres}/2 = 7.26 \text{ acres}$

\*[c] Multi-family Open Space required for the project is as follows:  
 $1.60 \text{ acres} * 20\% \text{ gross acreage} = 0.32 \text{ acres}$

**Total open space required for the project is 14.51 acres + 7.26 acres + 0.32 acres = 22.09 acres.**

**2. Parking**

Shall comply with Horry County Land Development Regulations

**3. Access**

An emergency access may be permitted at the connection with Bear Grass Ridge Road, not to be used for regular ingress/egress. If easements/improvements to Bear grass Rd are not obtainable, Phase 12 shall be accessed via Caines Landing Rd.

**4. Buffering**

The existing Shaftesbury Glen PDD buffer may be shifted to surround PIN 298-00-00-0005. The required twenty-five foot (25') natural buffer shall then be located around the entire PDD perimeter, including the proposed PDD. The buffer shall remain undisturbed and at a minimum it shall meet the standards for landscaping in Section 527 of the zoning ordinance.

**5. Sidewalks**

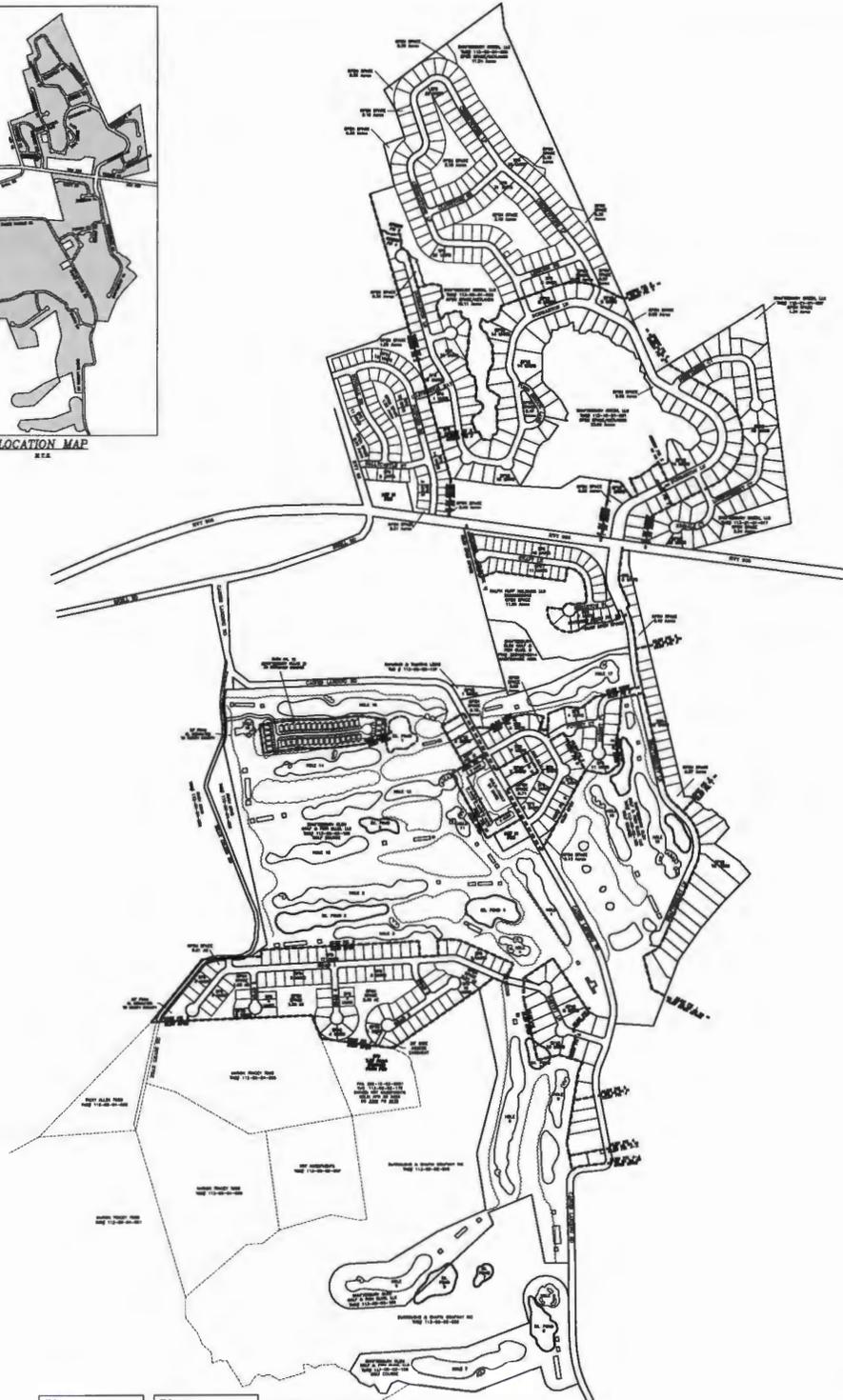
Sidewalks/paths shall be provided throughout the development to promote walking/biking as an alternative to automobiles. There shall be sidewalks located on at least one side of the street. The developer may determine to have sidewalks on both sides of the street.

**6. Reversion Clause**

The developer reserves the right to sell or otherwise dedicate portions of PIN 298-00-00-0005 prior to development, which will then revert to the original SF10 zoning. However, the requirements of the PDD (buffers, etc) must still be met with any remainder from any parcel splits.



LOCATION MAP  
K12



NO.	DESCRIPTION	BY	DATE

<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																	<table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>BY</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	BY	DATE																
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REVISIONS

1. 20' DISTANCE OF THE PDD FROM THE BOUNDARY SHALL BE MAINTAINED.

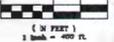
2. 5' DISTANCE TO BOUNDARY.

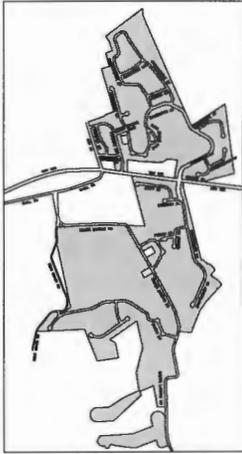
3. 5' DISTANCE TO BOUNDARY.

SHAFTESBURY GLEN/GREEN PDD  
 HORRY COUNTY, SOUTH CAROLINA  
 PREPARED FOR  
 SHAFTESBURY GLEN GOLF & FISH CLUB, LLC

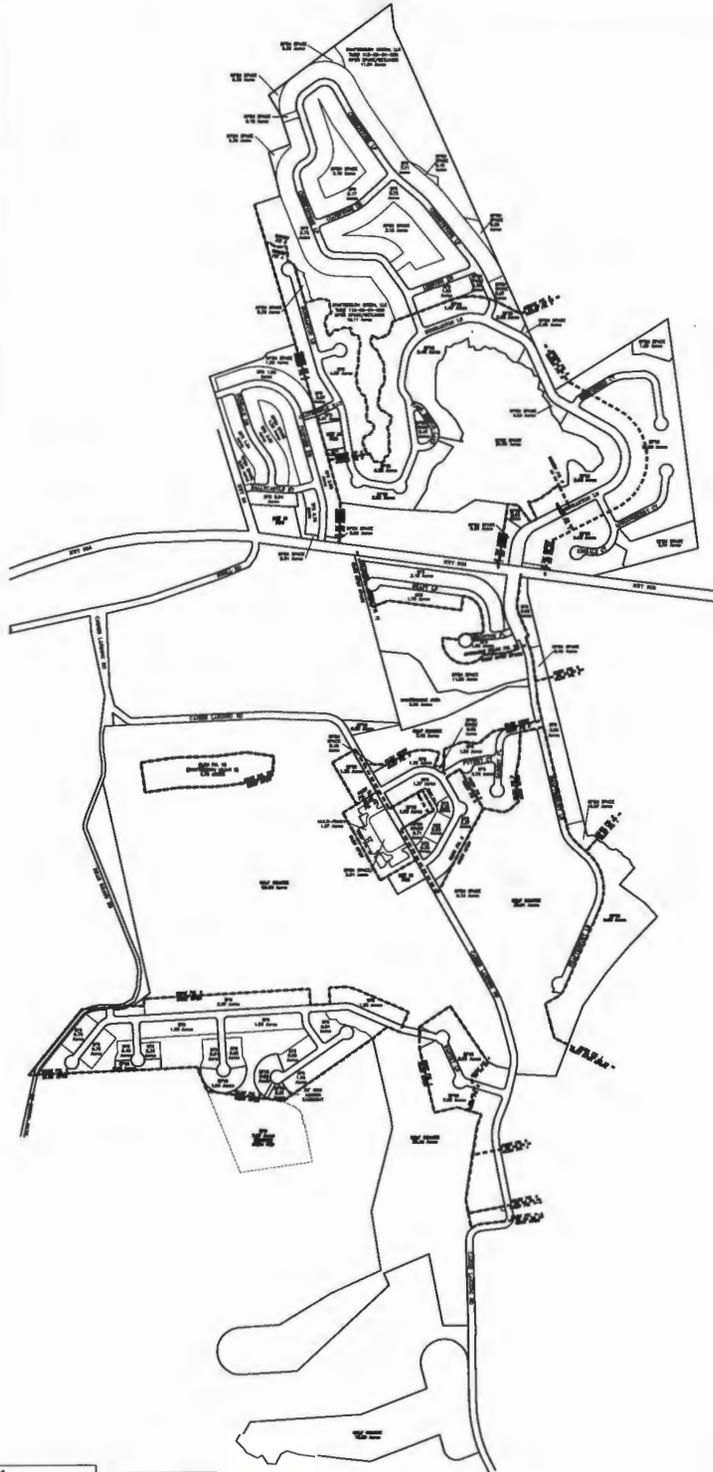
SHEET TITLE: PDD	VENTURE ENGINEERING INC.
SHEET # 1	209 HIGHWAY 544
DATE: 8-10-20	CONWAY, SC 29525
DRAWN BY: J.Y.S.	643-347-5851
CHECKED BY: S.S.P.	
TMS # 113-00-03-108	

PDD MASTER PLAN  
 GRAPHIC SCALE





LOCATION MAP



Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
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Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

Area	10.00	10.00
Perimeter	100.00	100.00
Volume	1000.00	1000.00

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

1" = 400'

GRAPHIC SCALE

( IN FEET )

1 inch = 400 ft.

SHAFTESBURY GLEN/GREEN PDD  
HORRY COUNTY, SOUTH CAROLINA  
PREPARED FOR  
SHAFTESBURY GLEN GOLF & FISH CLUB, LLC

NO.	DATE	DESCRIPTION	BY

SHEET TITLE:	PDD	VENTURE ENGINEERS, INC.
SHEET #:	3	206 HIGHWAY 544
DATE:	8-10-20	CONWAY, SC 29528
DRAWN BY:	J.T.S.	843-547-2881
CHECKED BY:	S.E.P.	
TNS #:	113-00-00-00	



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Rezoning Review Sheet



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

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	LFA	Flood and Wetland Information (proposed FEMA maps)	X	NC	LFA	LFA
Proposed Zoning	SF14.5	Public Health & Safety (EMS/fire) in miles	1 (Fire)	NC	Subject Property	LFA
Proposed Use	Residential	Utilities	Public	NC	LFA	LFA
		Character of the Area	Residential & Commercial			

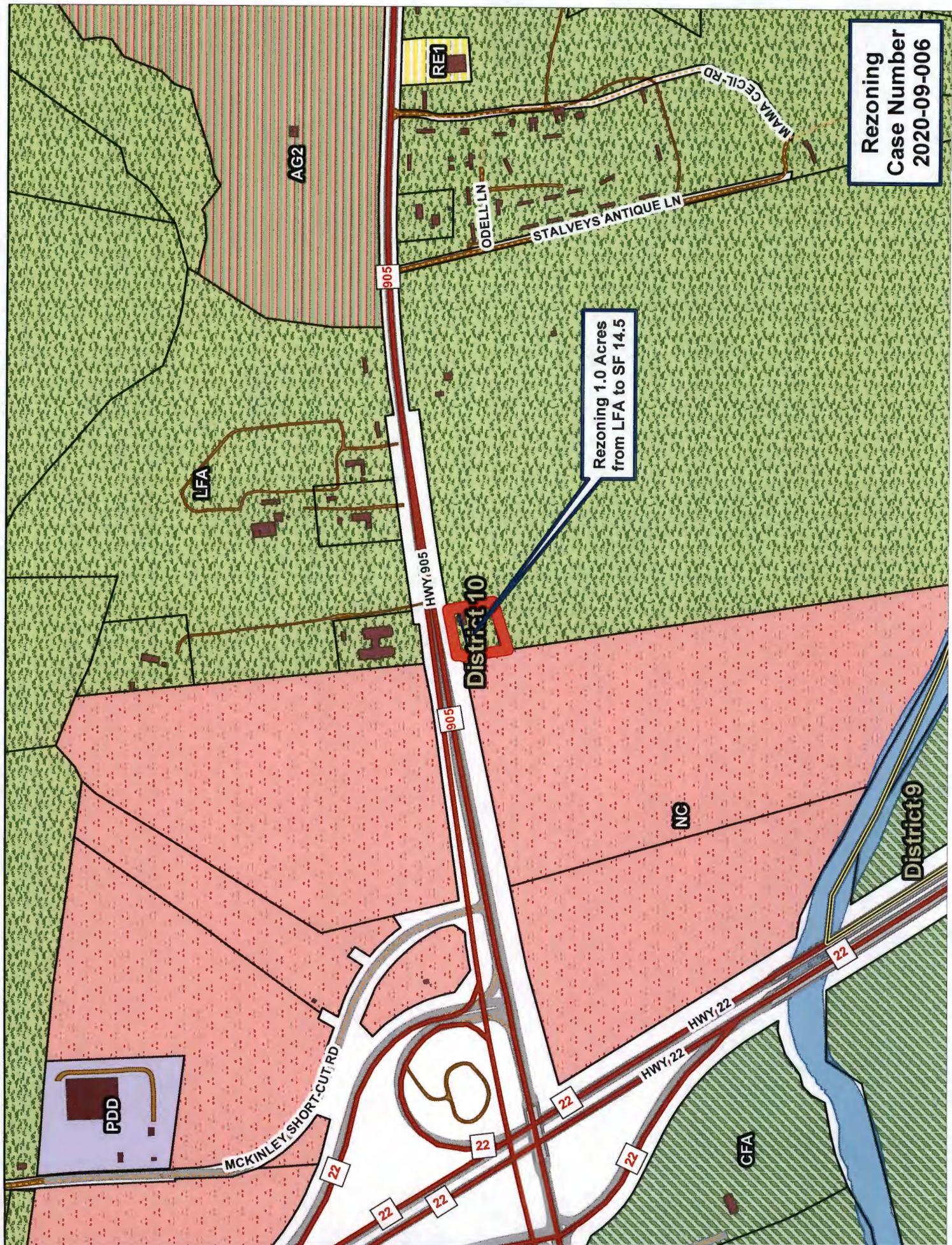
COMMENTS	
Comprehensive Plan District: Rural Communities	Overlay/Area Plan: Veterans Hwy Overlay
<p><b>Discussion:</b> The applicant is requesting to rezone from Limited Forest Agriculture (LFA) to Residential (SF14.5) in order to subdivide the property for family. SF14.5 allows for 14,500 sf lots for single-family detached stick built homes. The property is located on SC 905 directly across from Pleasant Hill Missionary Baptist Church. Adjacent land uses are forest and agriculture, and the SC 905 and SC 22 intersection is approximately 1/2 mile to the west.</p> <p>Depending on how the applicant subdivides the property, SCDOT could require the use of a shared driveway to access multiple lots instead of allowing multiple encroachment permits.</p> <p>The property is located in close proximity to an Economic Activity Center on the Future Land Use Map which supports the rezoning. Also it abuts existing Neighborhood Commercial (NC) zoning which allows 10,000 sf residential lots as a permitted use.</p>	
Public Comment	

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

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

Date Advertised: 9/10/2020 Date Posted: 1/10/2020 # Property Owners Notified: 7 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JPD

Rezoning  
Case Number  
2020-09-006

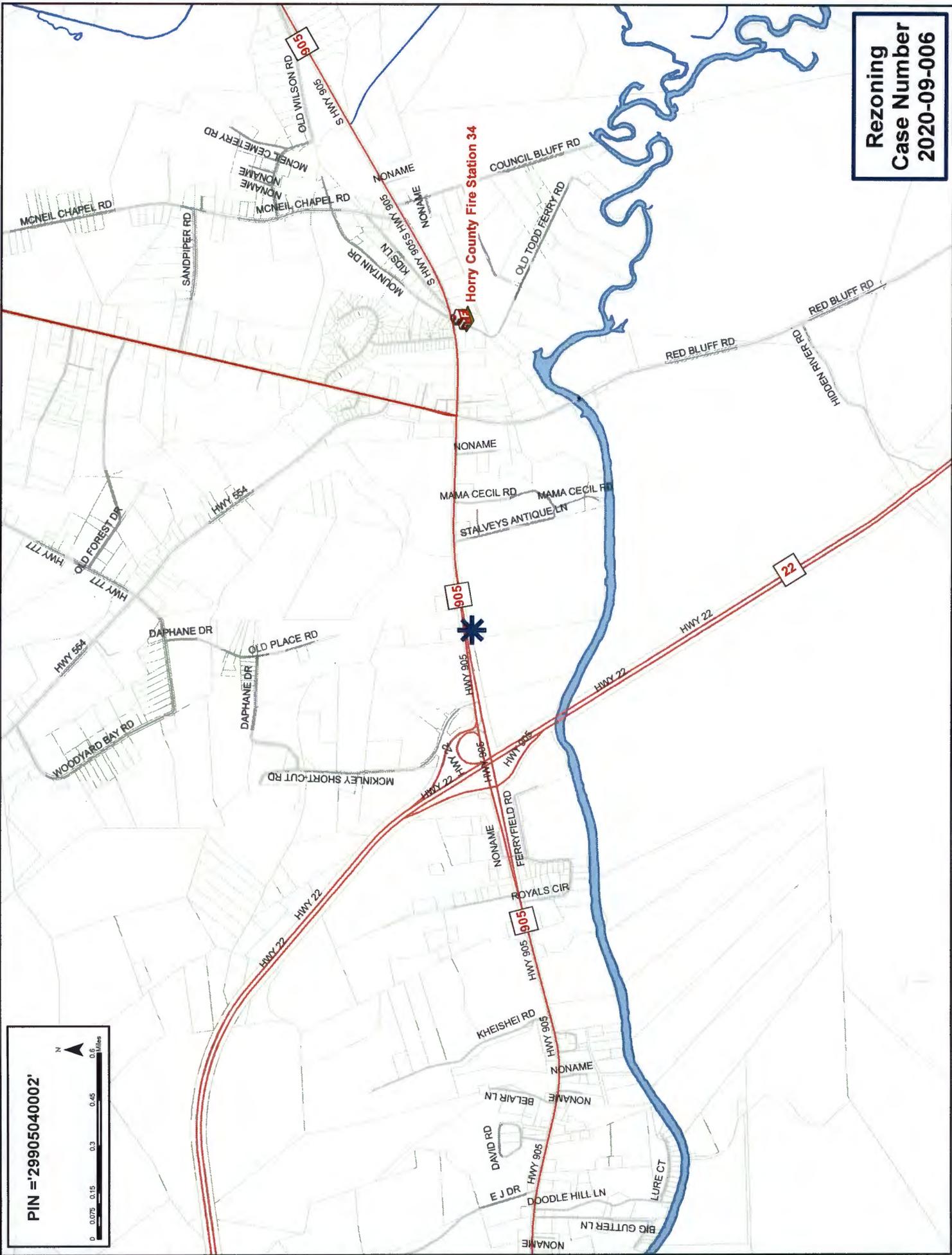


Rezoning  
Case Number  
2020-09-006



Rezoning 1.0 Acres  
from LFA to SF 14.5

Rezoning  
Case Number  
2020-09-006



TMS# 114

N.B. 0516

Coastal Land Surveyors, Inc.  
 223 Main St., Conway, S.C. 29526  
 P.O. Box 248-019 (Fax) 252-888-  
 REG. LAND SURV. S.C. 0478  
 J.T. BARTELO, JR.

SURVEY DATE: OCTOBER 12, 2012



THIS PROPERTY IS IN BLOCK 2002 "C" AS PER PLAT # 489800 AND H. DATED 8-23-1998.

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

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCUMBRANCES OR PROVISIONS OTHER THAN SHOWN.

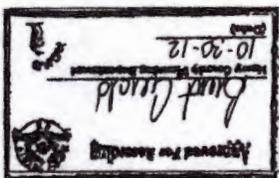
PART OF SECTION 7, T8N, R10E, S12E, BEING A PART OF THE COGNATE CROSS METEPLICATION METHOD OF CALCULATION CLASS "B" SURVEY, AREA DETERMINED BY THE COGNATE CROSS METEPLICATION METHOD OF CALCULATION.

REF. MAP FOR CURTIS LEE WILLIAMSON, JR. BY WILLIAM R. LEWIS DATED 7-19-2004, SEE PG 208, PG 1 H.CORREC.

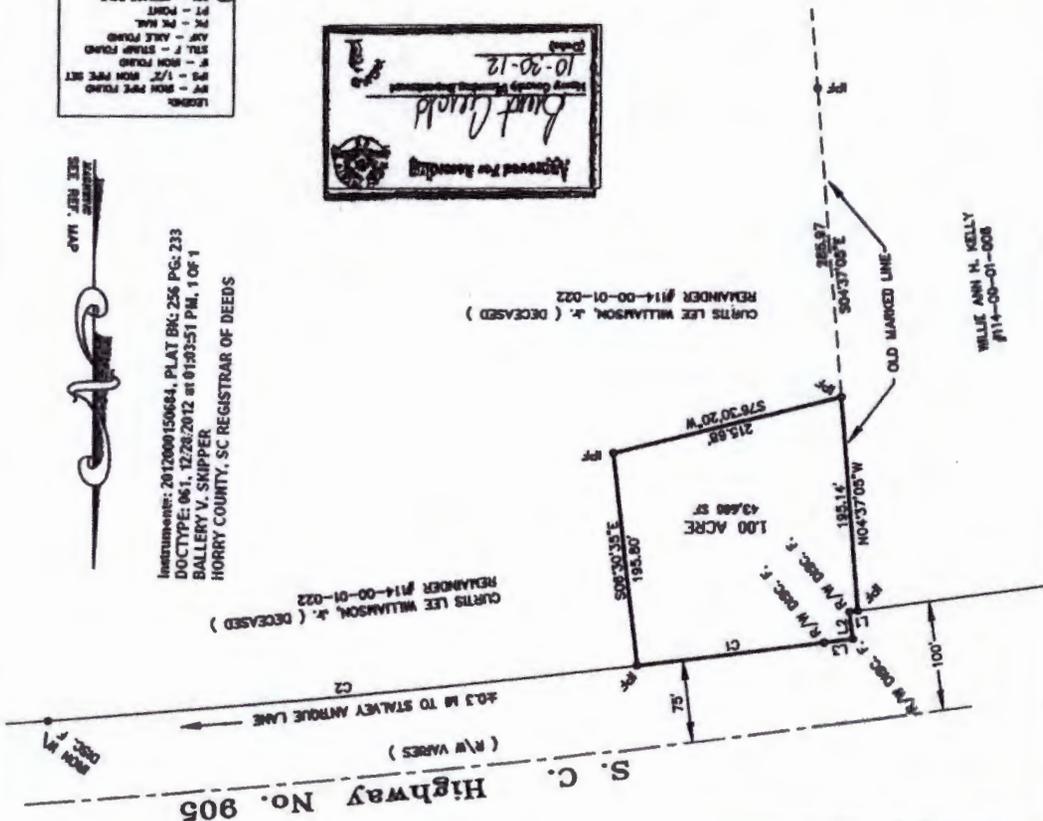
### PATRICIA WILLIAMSON FREYBURGER

SURVEYED FOR:  
 1.00 ACRE OF LAND IN SIMPSON CREEK TOWNSHIP, HORRY COUNTY, S. C.  
 MAP OF

- LEADER
- RF - NON PVE FOUND
- RS - NON PVE FOUND
- R - NON FOUND
- STL - STAKE FOUND
- AL - ALIVE FOUND
- PC - PE MARK
- P1 - POINT
- SP - SERVICE POLE
- CP - POWER POLE
- W - WILSONS PERMIT



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



008-10-00-00-4-114 WALLE ANN H. KELLY

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

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

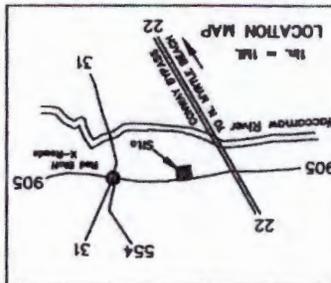
40.3 M TO STALEY ANTIQUE LANE  
 (R/W VARIES)  
 S. C. Highway No. 905

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

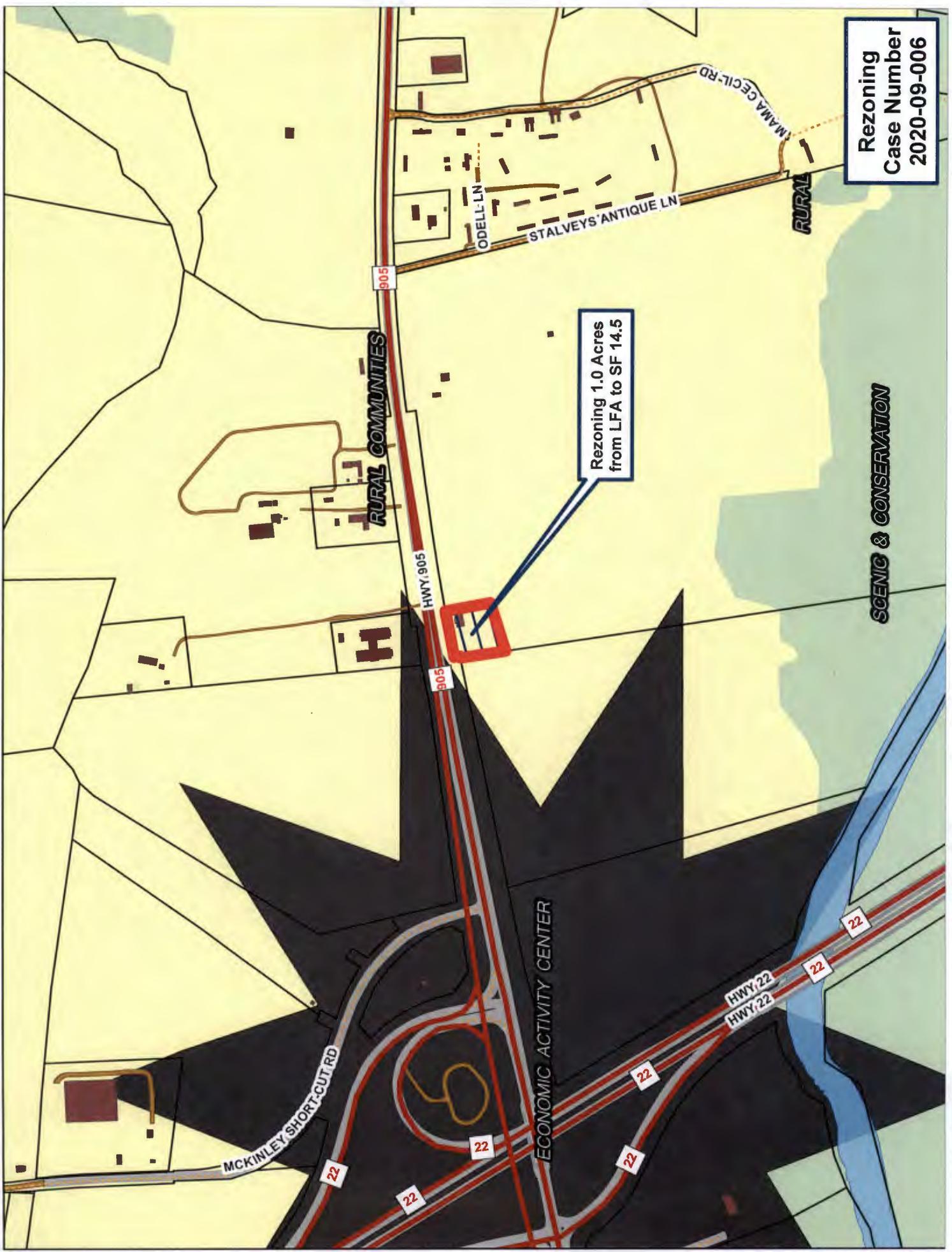
LINE LENGTH	BEARING
L1	N62°34'56"E
L2	N06°19'35"W
L3	S8°47'

CURVE LENGTH	RADIUS	CHORD	CH. BEARING
C1	173.50	11304.16	N87°07'21"E
C2	543.99	11304.16	N87°51'41"E

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



Rezoning  
Case Number  
2020-09-006



Rezoning Review Sheet



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

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PDD	Flood and Wetland Information (proposed FEMA maps)	Zone X	MSF 6	MSF 6	CFA
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	1	MSF 6	Subject Property	CFA
Proposed Use	Townhomes	Utilities	Public	MSF 6	MSF 6/CFA	CFA
		Character of the Area	Mobile residential, transitional area			

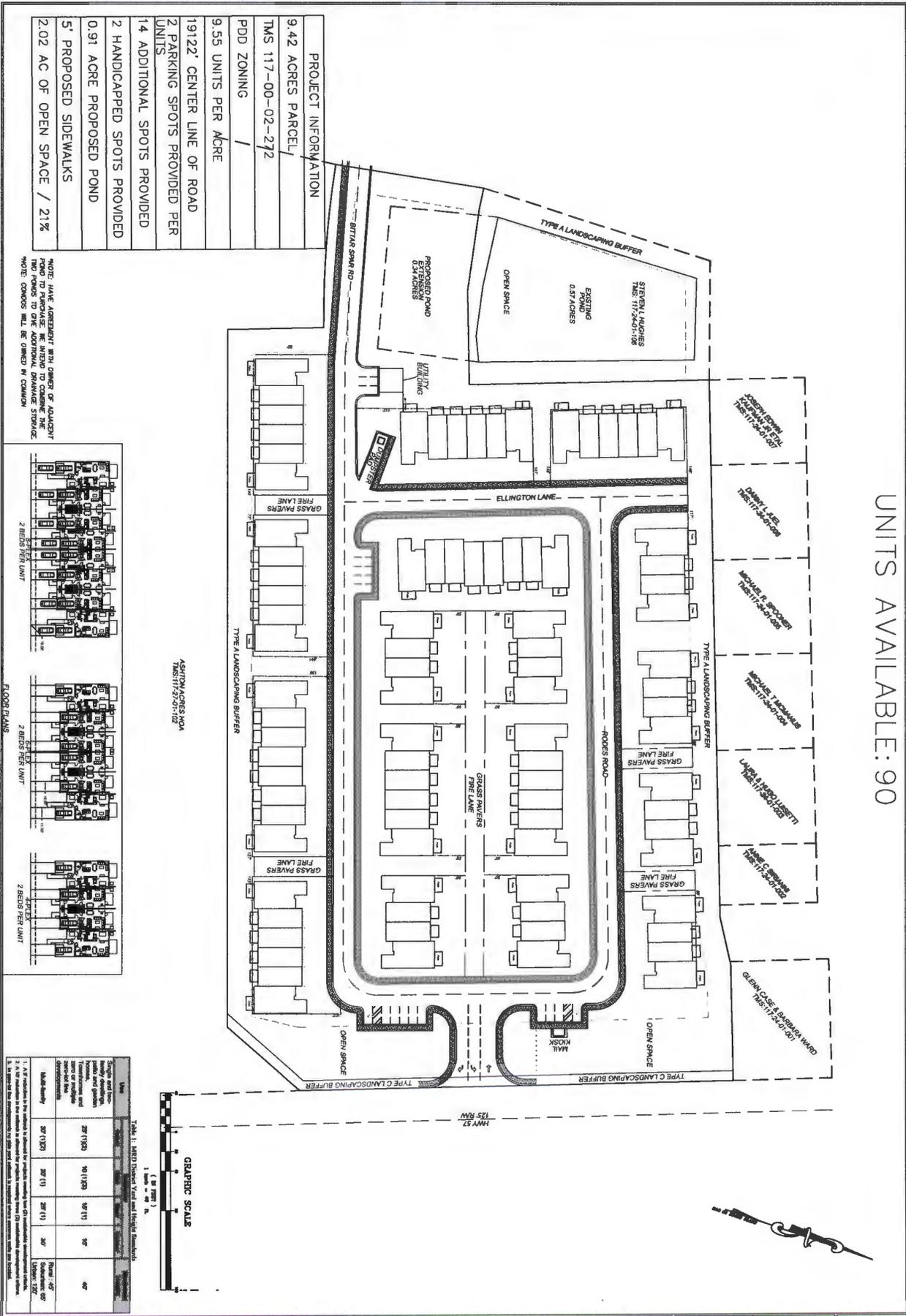
COMMENTS	
Comprehensive Plan District: Suburban	Overlay/Area Plan:
<p><b>Discussion:</b> The applicant is requesting to rezone from PDD to MRD3 to develop 90 townhome units on 9.55 acres for a gross density of 9.42 units/acre. The property was zoned PDD in 2008 (Ord. 133-08) for the development of 58 condominium units and 43,350 sf of commercial mixed use. The PDD had specific language and the conceptual plan clearly labeled connectivity to the adjacent neighborhood (Stones Edge), a single family detached community via Bittar Spar Road and Stones Edge Boulevard. A perpetual, non-exclusive easement to these roads was also granted upon conveyance of the property by deed 2843/1462.</p> <p>There is no programmed open space shown in the conceptual plan although it will need to be provided. The very minimum setbacks, building separation, fire access, drive aisles, and parking requirements of the ordinance are being met illustratively to achieve 90 units on this tract. SC 57 is a 66' SCDOT R/W.</p> <p>The development will need to provide 62.5' from centerline and very likely turn lanes will be required to accommodate the additional traffic. These improvements are not shown on the conceptual plan.</p> <p>The intent of MRD is to encourage "the design of a more complete and sustainable environment...through the application of imaginative approaches to community design".</p>	
Public Comment:	

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

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

Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 118 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JPD

# UNITS AVAILABLE: 90



PROJECT INFORMATION	
9.42 ACRES PARCEL	
TMS 117-00-02-272	
PDD ZONING	/
9.55 UNITS PER ACRE	
19122' CENTER LINE OF ROAD	
2 PARKING SPOTS PROVIDED PER UNITS	
14 ADDITIONAL SPOTS PROVIDED	
2 HANDICAPPED SPOTS PROVIDED	
0.91 ACRE PROPOSED POND	
5' PROPOSED SIDEWALKS	
2.02 AC OF OPEN SPACE / 21%	

NOTE: HAVE AGREEMENT WITH OWNER OF ADJACENT POND TO PURCHASE THE RIGHT TO CONVEY THE POND TO THE ADJACENT PROPERTY. THE ADJACENT POND WILL BE OWNED IN COMMON.

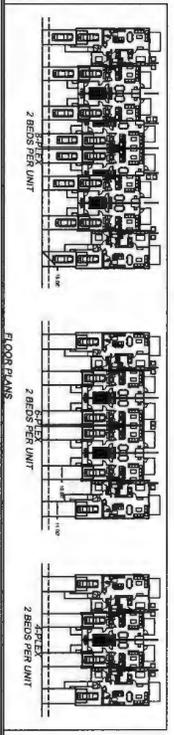


Table 1: MINIMUM Required Yard and Building Setbacks

Yard	Front	Side	Rear	Height
Single and Two-Family Residential	20'	5'	5'	35'
Multi-Family	20'	5'	5'	35'

1. A 5' minimum is required for setbacks to adjacent lots, including front, side, and rear setbacks.  
 2. A 5' minimum is required for setbacks to adjacent streets, including front, side, and rear setbacks.



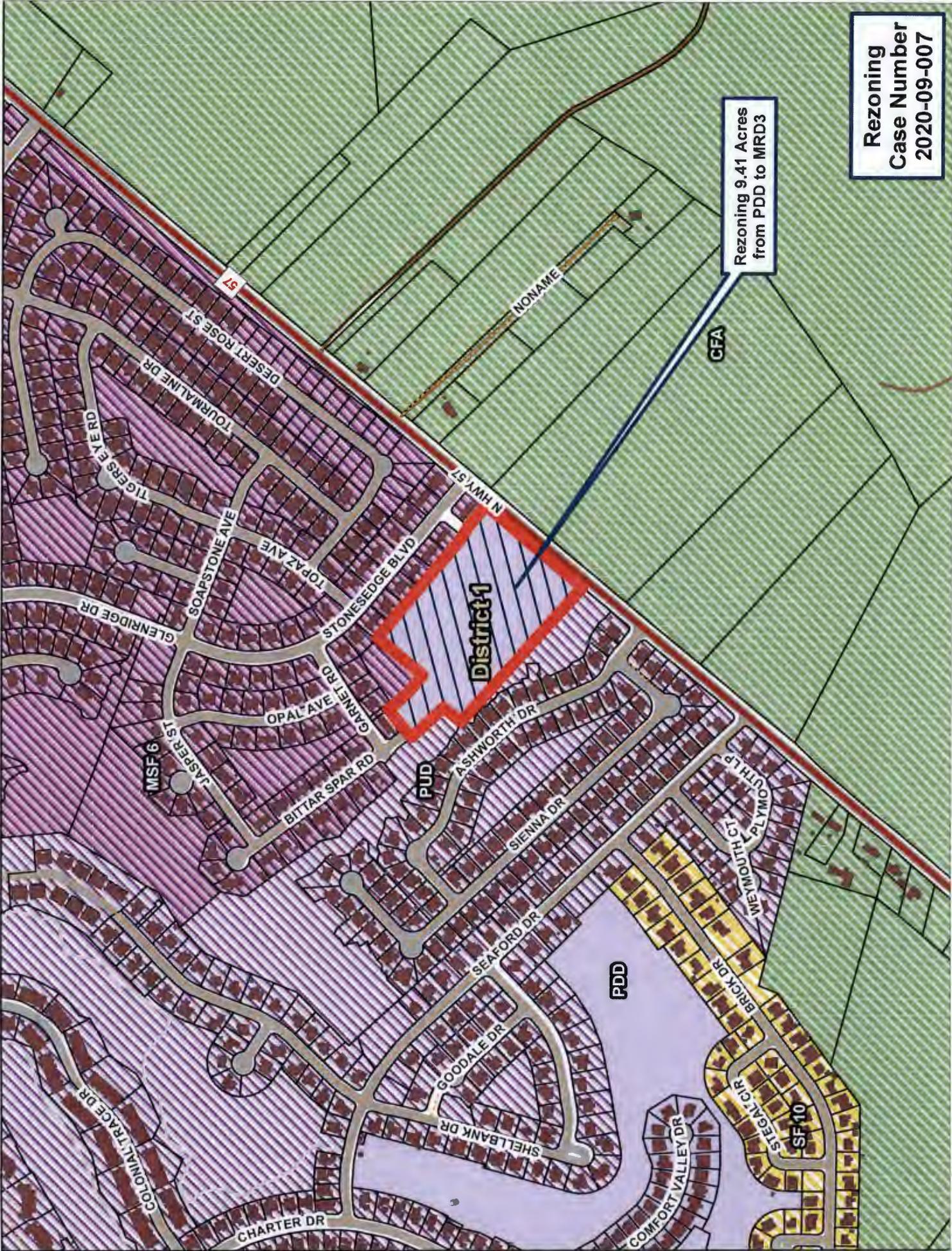
**PRIDE ONE TOWNHOMES**  
 HWY 57, LITTLE RIVER, SC  
 PREPARED FOR  
 ASETZ

REVISIONS		SUBMITTALS	
NO.	DATE	DESCRIPTION	BY
1	5/16/20	REVISIONS BASED ON COUNTY COMMENTS	J.E.A.

SHEET TITLE: SKETCH PLAN	
SHEET # 1	
DRAWN BY: J.E.A.	
CHECKED BY: S.S.P.	
DATE: JUNE 23, 2020	
PIN # 305-10-04-0003	



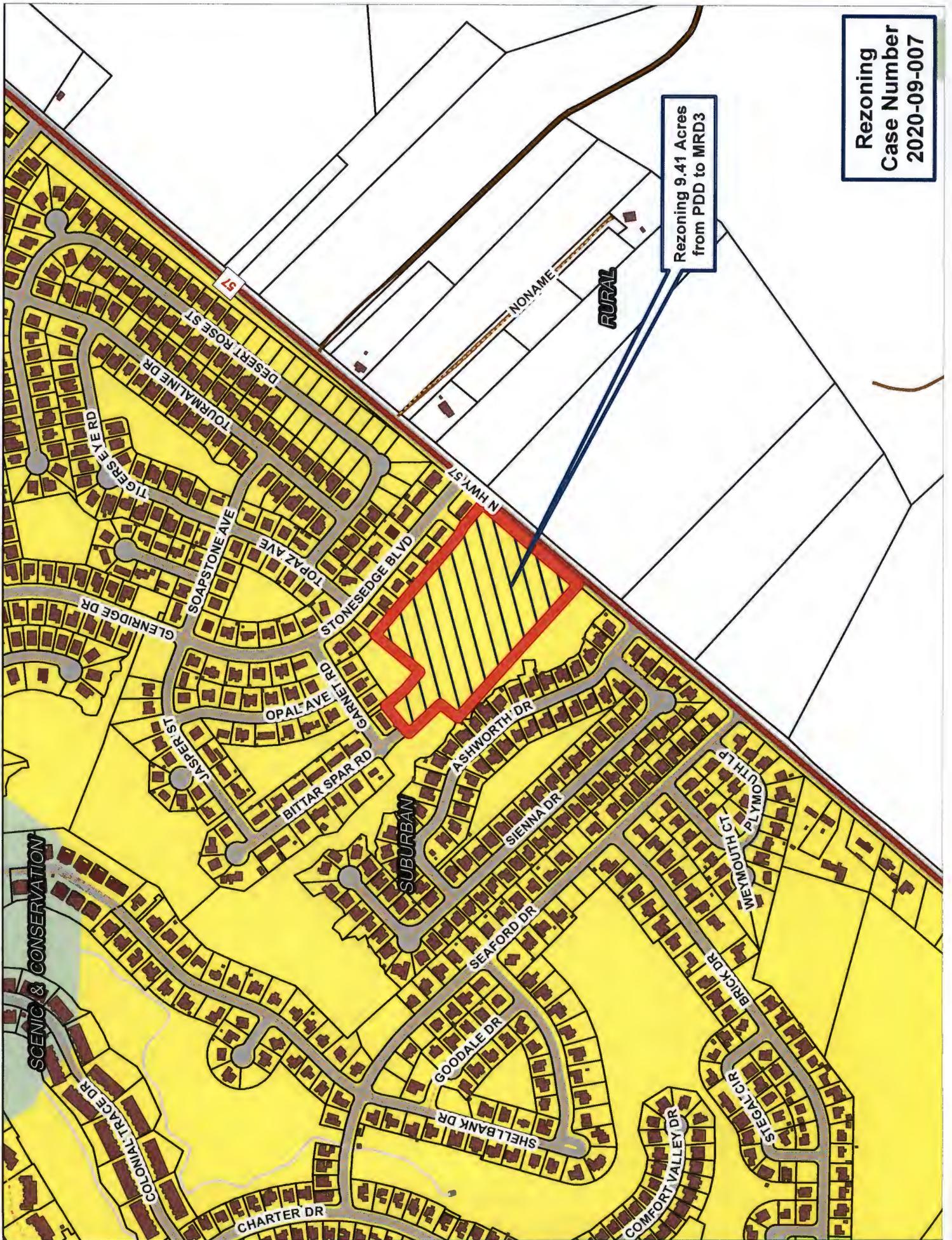
Rezoning  
Case Number  
2020-09-007





Rezoning 9.41 Acres  
from PDD to MRD3





Rezoning Review Sheet



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

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

**COMMENTS**

Comprehensive Plan District: Rural / Scenic & Conservation	Overlay/Area Plan: None
--	-------------------------

**Discussion:** The applicant is requesting to rezone from SF10 to MSF10 to allow for manufactured homes on 10,000 sf lots. The tract was originally rezoned to R4 (10,000 sf lots) in 2006 (Ord. 239-06). A portion of the original development (Phase 1) was granted construction plan approval in 2012 although site improvements did not move forward at the time.

The current iteration of the plan has 57 lots, the majority of which are larger than 14,000 sf. The conceptual plan does not include any stormwater pond and there appears to be changes to the wetland boundary since a recorded wetland boundary in 2011 per Plat Book 251/294. The applicant states the boundary is an approximation at this time as it has been ditched and drained for agricultural purposes and will be updated prior to development. The applicant will need to create a landscape easement along the lots fronting SC 66 to accommodate the required perimeter landscaping along the roadway required by Section 527 of the Zoning Ordinance. SCDOT will require shared driveways for lots fronting SC 66 & 747.

**Public Comment:**

**TRANSPORTATION INFORMATION**

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

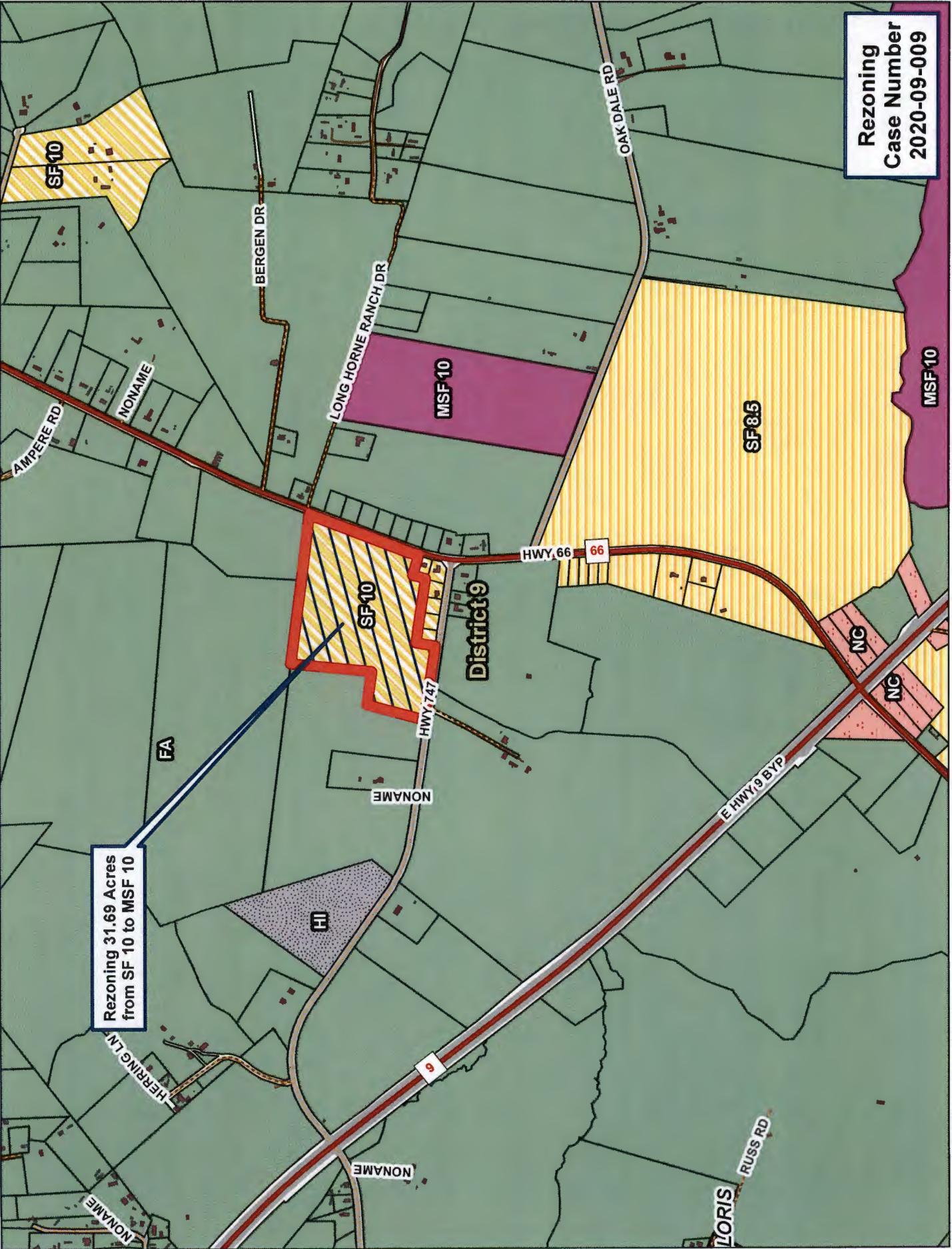
**DIMENSIONAL STANDARDS**

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

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



Rezoning  
Case Number  
2020-09-009



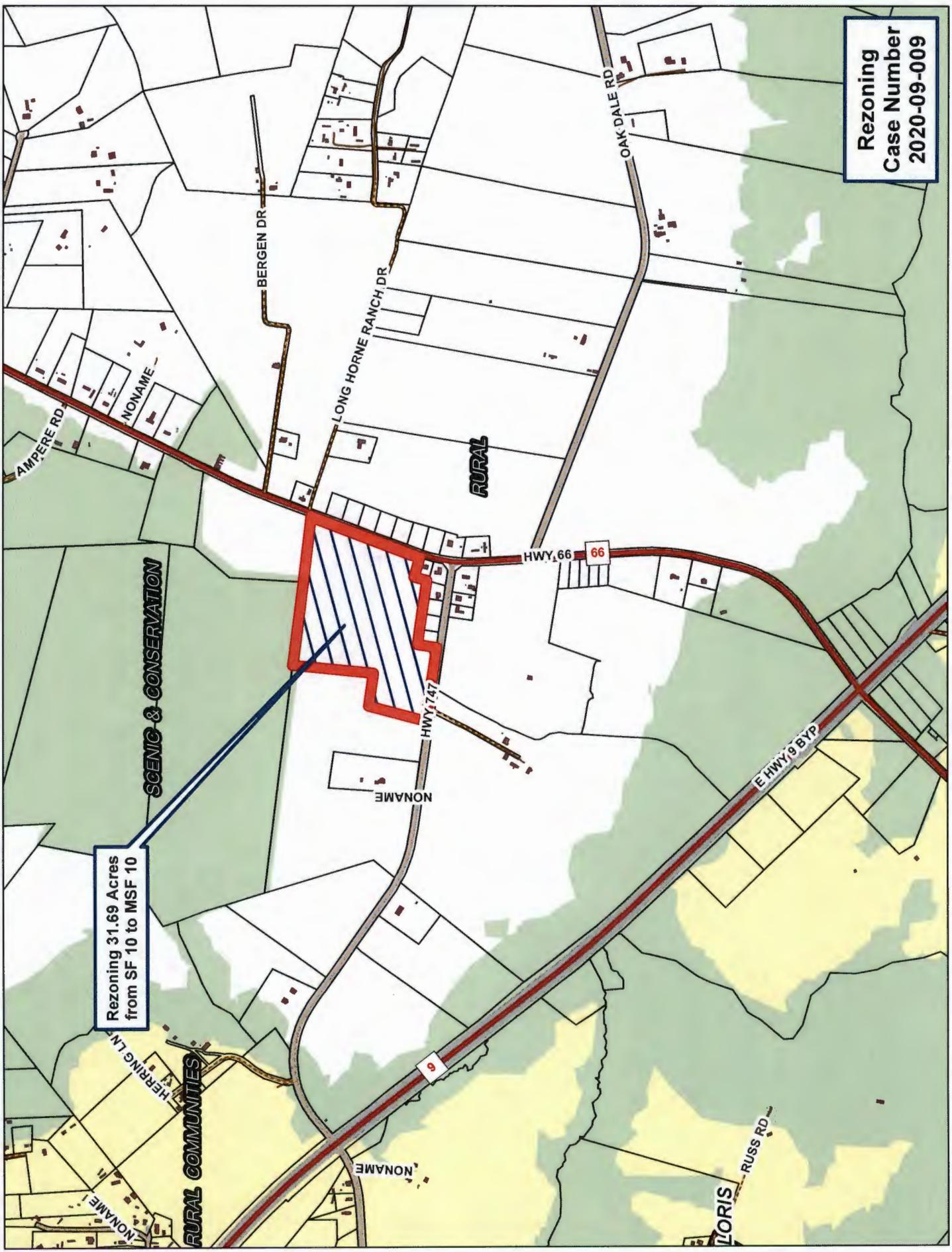
Rezoning 31.69 Acres  
from SF 10 to MSF 10

Rezoning  
Case Number  
2020-09-009



Rezoning 31.69 Acres  
from SF 10 to MSF 10

Rezoning  
Case Number  
2020-09-009



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Rezoning Review Sheet



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

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	X	CFA	CFA	CFA
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	1 (Fire)	CFA	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	LI	CFA	CFA
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Mixed Use	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone from CFA to MRD3 in order to develop 240 apartment units in 5 buildings. The parcel is approximately 23.5 acres for a gross density of 10.2 units/acre however the back 11 acres is wetland with an additional .90 acres shown as pond. The result is a conceptual plan wherein the density is shifted towards the front half of the parcel along the SC 90 corridor where it is appropriate as the Future Land Use Map supports the urban density in a Mixed Use area just outside of a Community Activity Center.</p> <p>A large centralized open space is surrounded by 4-story buildings ringed by parking. Adjacent land uses are open fields and a single family residence which will require an opaque landscape buffer equal to the setback and privacy fence.</p> <p>Improvements to SC 90 will need to be made including additional R/W, sidewalks and turn lanes. Landscaping will need to be located outside of the limits of future roadway expansion.</p> <p>A Design Modification is required for one point of external access and accompanies this request.</p>	
Public Comment:	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/500	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,440/1,440	Rd, Station, Traffic AADT (2019) % Road Capacity	SC - 90, Station 226 10500 AADT 60-65%
Proposed Improvements			

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

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

Planning Commission Decision Memorandum  
Horry County, South Carolina

---

Date: 9/17/20  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Caroline Dyson, Plans Reviewer  
Cleared By: John Danford, Deputy Director  
Regarding: Design Modification for PIN# 314-00-00-0036

---

**ISSUE:**

Should the Planning Commission waive the ingress and egress requirements of Article 4 Section 2-1.1?

**PROPOSED ACTION:**

The applicant is proposing a 240 unit multifamily project on PIN 314-00-00-0036 that will provide a left-turn lane and right-turn lane on SC 90 for a single point of access.

**RECOMMENDATION:**

Approval with conditions

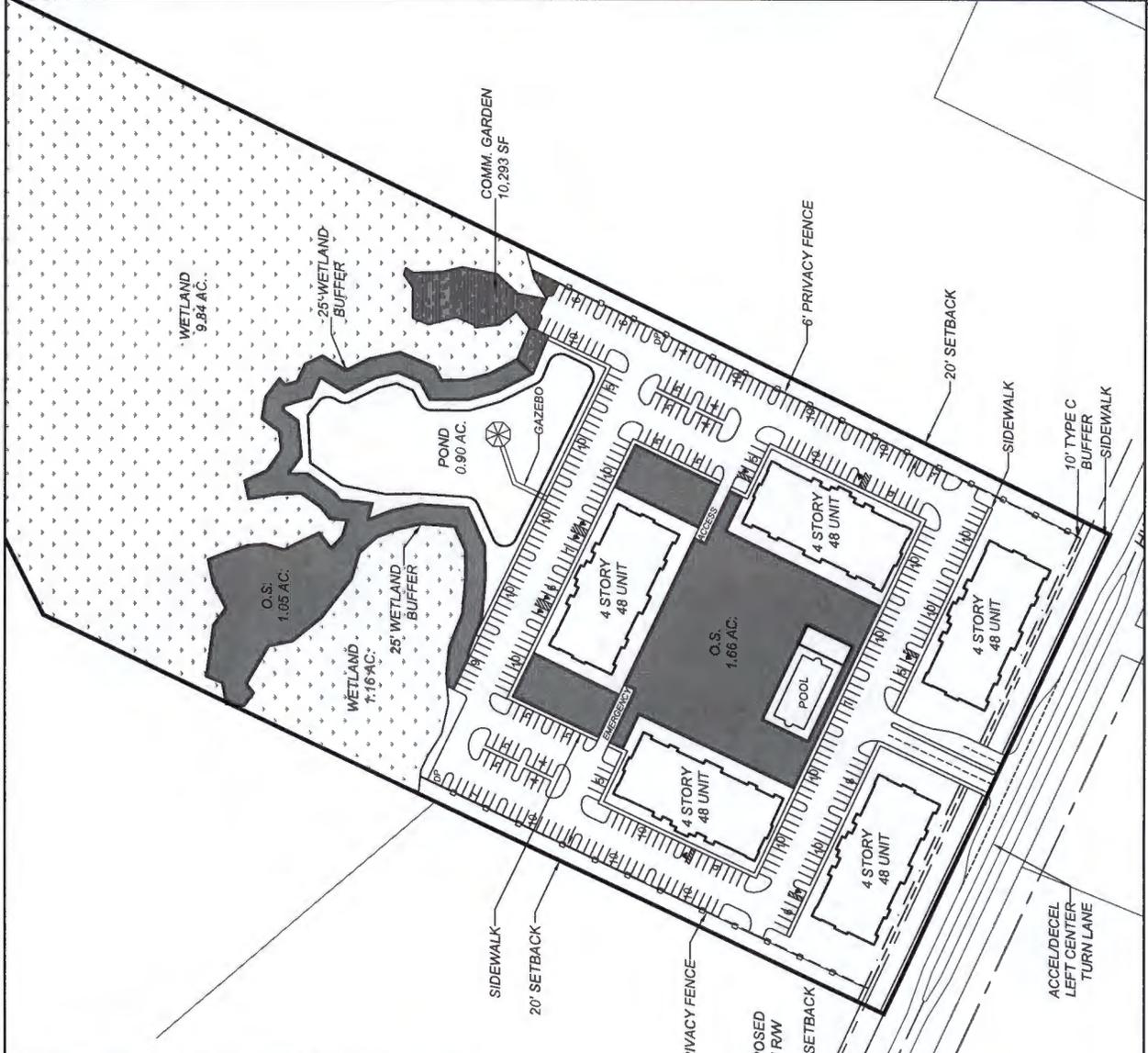
Staff is recommending that the applicant extend the 2<sup>nd</sup> inbound lane to the parking lot drive aisle. The applicant would also need to include paved driveway stubouts up to the property lines on both sides and record a cross-access easement that would allow both adjacent parcels to use their drive aisles in the future when they are developed. The stubouts would allow for RI/RO access on adjacent tracts on SC 90, which would be in line with safe access management standards.

**BACKGROUND:**

This parcel is owned by Charles L. Permenter & Drada Hydeck and G3 Engineering has applied for a rezoning of this property from CFA to MRD3. The initial site plan was submitted August 31<sup>st</sup> with comments sent back to the engineer firm on September 11<sup>th</sup>. A second submittal was provided on September 17<sup>th</sup> with a request for a Design Modification for a single point of external access to SC 90.

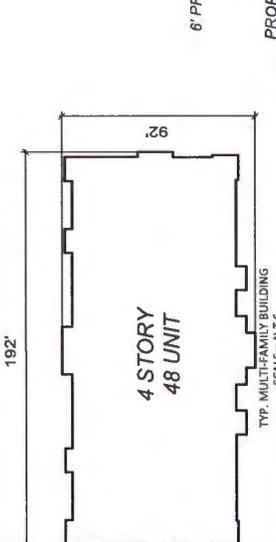
**ANALYSIS:**

The LDR states “*developments containing more than 100 lots/units shall be accessed by no fewer than two paved points of ingress and egress*” (Article 4, Section 2-1.1). Typically, safe access management principles require fewer closely-spaced driveways and access points in order to control the number and frequency of conflicting movements on heavily traveled arterial roads like SC 90 (SCDOT ADT count in 2019 was 10,500). In this case, the parcel has very little frontage (appx 645’) and would not be able to safely accommodate two access points on SC 90 without the points of access being too closely spaced, creating turning conflicts on the heavily travelled corridor. Having one point of widened access wherein 4 lanes of travel are provided will control turning movements and allow for continued ingress/egress in the event one side of the medianized access is closed for emergency use.



SITE DATA	
TMS	12b-00-06-016
TOTAL AC	23.5 AC.
PROPERTY OWNER	PERMETER CHARLES L & DRADA HYDECK
OWNER ADDRESS	1390 HWY 87 S LITTLE RIVER, SC 29566
EXISTING ZONING	CFA
PROPOSED ZONING	MRD-3
PROPOSED SETBACKS	F-30' S-20' R-25'
MAX BUILDING HEIGHT	120'
DISTURBED AREA	12.11 AC.
TOTAL # OF UNITS	240
REQUIRED O.S.	20% OF DEVELOPED AREA = 2.42 AC.
PROPOSED O.S.	(1.21 AC. WETLAND) + (2.71 AC. ACTIVE O.S.) = 3.92 AC.
REQUIRED COMM. GARDEN	40 SF / LOT = 9,600 SF
PROPOSED COMM. GARDEN	10,293 SF
REQUIRED PARKING	(3 BR) 2 SPACES X 40 UNITS = 80 SPACES (2 BR) 1 SPACE X 60 UNITS = 120 SPACES (1 BR) 1 SPACE X 130 UNITS = 130 SPACES (GUEST) 240 UNITS @ 8 SPACES = 48 SPACES TOTAL REQUIRED PARKING = 366 SPACES
PROPOSED PARKING	373 SPACES

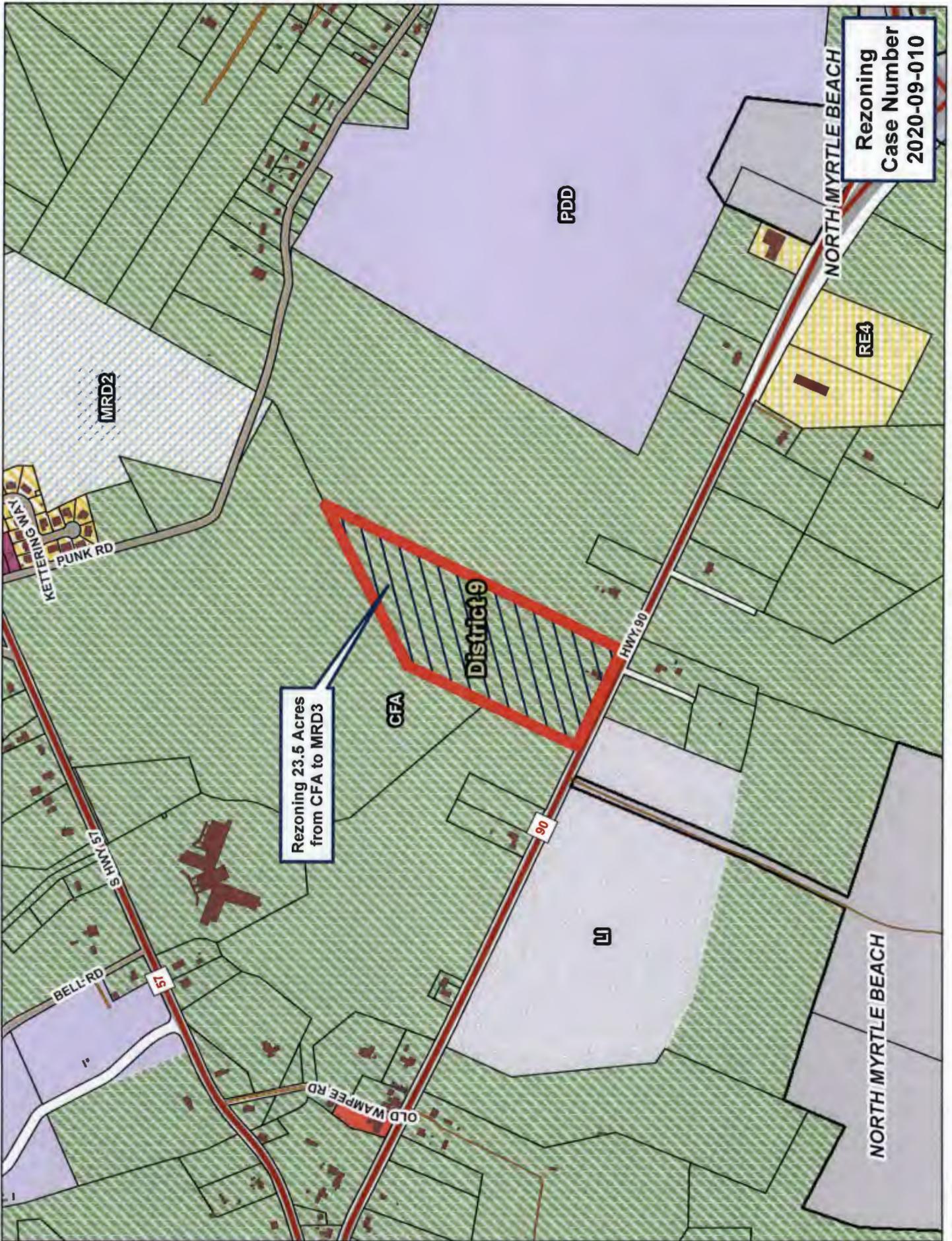
THIS DEVELOPMENT WILL BE SERVED BY PUBLIC WATER/SEWER  
 3 SUSTAINABLE DESIGN CRITERIA WILL BE PROVIDED:  
 SIDEWALKS / COMMUNITY GARDEN / INCREASED OPEN SPACE



TYP. MULTI-FAMILY BUILDING  
 SCALE = N.T.S.

TYPICAL 48 UNIT BUILDING BR MIX	
(8) 3 BR	
(10) 2 BR	
(29) 1 BR	





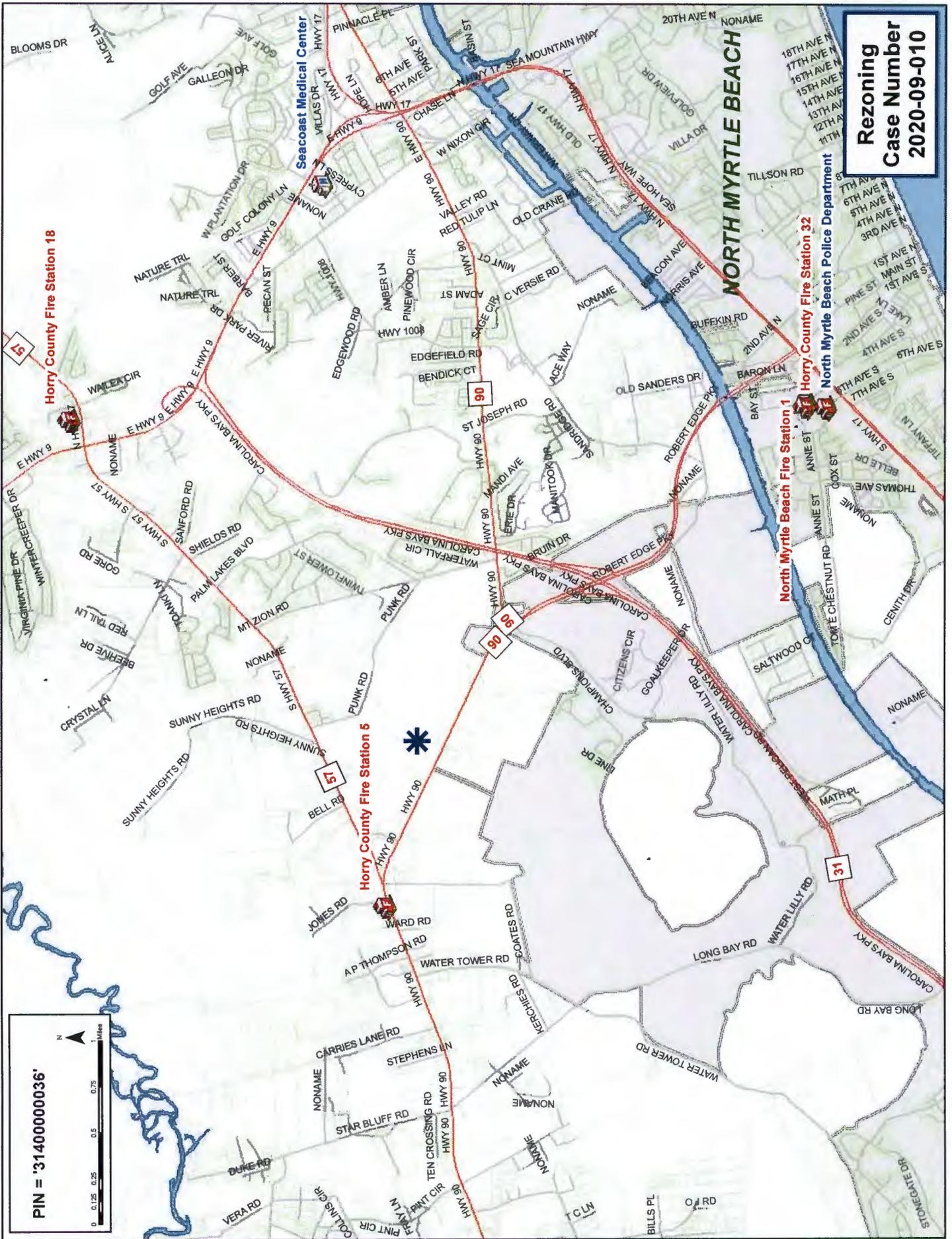
Rezoning  
Case Number  
2020-09-010

Rezoning 23.5 Acres  
from CFA to MRD3



Rezoning 23.5 Acres  
from CFA to MRD3

Rezoning  
Case Number  
2020-09-010



**Rezoning  
Case Number  
2020-09-010**

PIN = '31400000036'

0 0.125 0.25 0.5 0.75 1 Miles

Wetland Delineation/Determination

**Charles L. Permenter Parcel**

Little River Township,  
Horry County, South Carolina  
Tax Map Number 129-00-06-016

Area Summary:	
Excluded Waters (b)(1)	11.64
Jurisdictional Wetlands	0.00
Excluded Waters (b)(5)	0.00
<b>Totals:</b>	<b>11.64</b>
<b>Total</b>	<b>23.50</b>

**Notes**

1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.
2. Boundary information taken from Horry County GIS/7ar Parcel information.
3. On-site inspection was conducted on 7/29/20.

**Legend**

- Line Legend**
- Boundary
  - Adjacent Boundary
  - Right of Way
  - Jurisdictional Tributary
  - Excluded Waters (b)(5)
  - Dir/ Road
  - Bulkhead
- Hatch Legend**
- Excluded Waters (b)(1)
  - Jurisdictional Wetland
  - Critical Area/Section 10
- Symbol Legend**
- Data Point
  - Photo Point
  - Property Corner



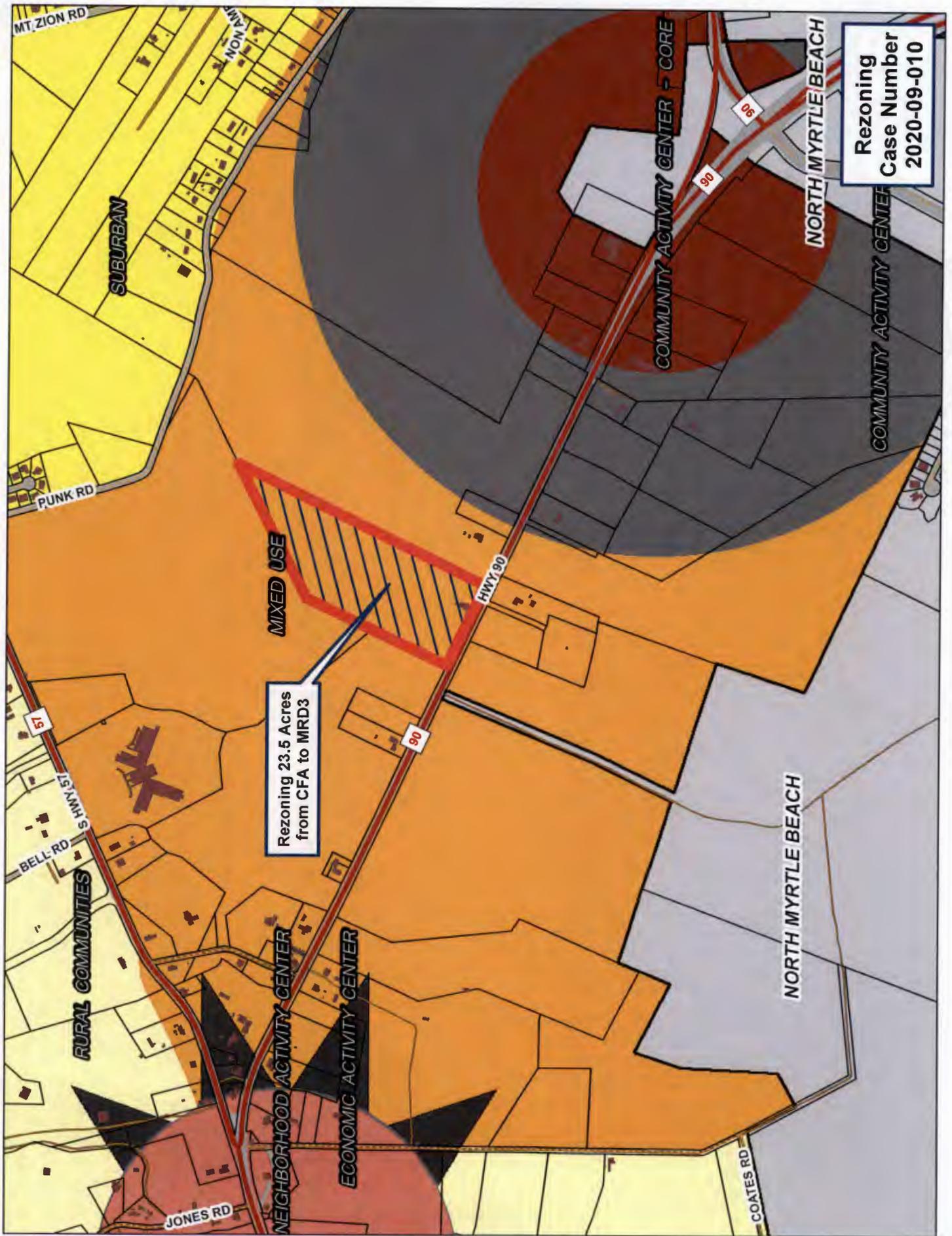
Prepared For: Chucky Permenter  
Job #: 01132-20116  
Date: 7-31-20

**Graphic Scale**



the **BRIGGMAN**  
**COMPANY**

wetland consulting · forest management · land surveying  
P.O. Box 1532 · Conway, SC 29528 · ph(843) 248-9388 | f(843) 248-9596



Rezoning  
Case Number  
2020-09-010

Rezoning 23.5 Acres  
from CFA to MRD3

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	G3 Engineering (Energov # 050309)	Rezoning Request #	2020-09-011
PIN #	27800000040	County Council District #	11 - Allen
Site Location	Enoch Rd in Conway	Staff Recommendation	
Property Owner Contact	Winyah Property Group II LLC	PC Recommendation	
		Size (in acres) of Request	89.59

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood and Wetland Information (proposed FEMA maps)	X	FA	FA	FA
Proposed Zoning	MRD1	Public Health & Safety (EMS/fire) in miles	3.8 (Fire)	FA	Subject Property	FA
Proposed Use	Residential	Utilities	Public	FA	FA	FA
		Character of the Area	Residential & Agricultural			

COMMENTS	
Comprehensive Plan District: Rural	Overlay/Area Plan: Veterans Hwy Overlay

**Discussion:** The applicant is requesting to rezone from FA to MRD1 to develop 99 single family detached lots on a portion (37.54 acres) of the 89.59 acre tract. The remainder is shown as "Future Development". Minimum lot sizes are 10,000 sf and the applicant is using three sustainable development criteria. The parcel is located at the corner of SC 22 and Enoch Road and is identified as a Rural Area and Scenic and Conservation on the Future Land Use Map. As such the rezoning conflicts with the Future Land Use Map.

The conceptual plan indicates one point of access, a 66' R/W to JP Rabon Road which is currently a public dirt road that will require offsite improvements should the project move forward to construction. There is a substantial ditch on the project side running parallel to JP Rabon Road. The perimeter of the project is a 25' landscape buffer with a substantial wetland abutting the SC 22 corridor.

Surrounding land uses are rural, agricultural and forest. The nearest Major Development of similar density and zoning is Woodland Farms (Ord. 103-18) located 1.5 miles away at the intersection of US 501 and SC 22. Nothing in the immediate vicinity or crossroads is similar in size, scope, density or character. The tract is not within the Highway 319 Rural Heritage Area Plan. There is no direct access to SC 22 from Enoch Road. Were this rezoning approved residents would utilize Horry Road to travel to SC 319 or US 501 in order to get to SC 22 on ramps.

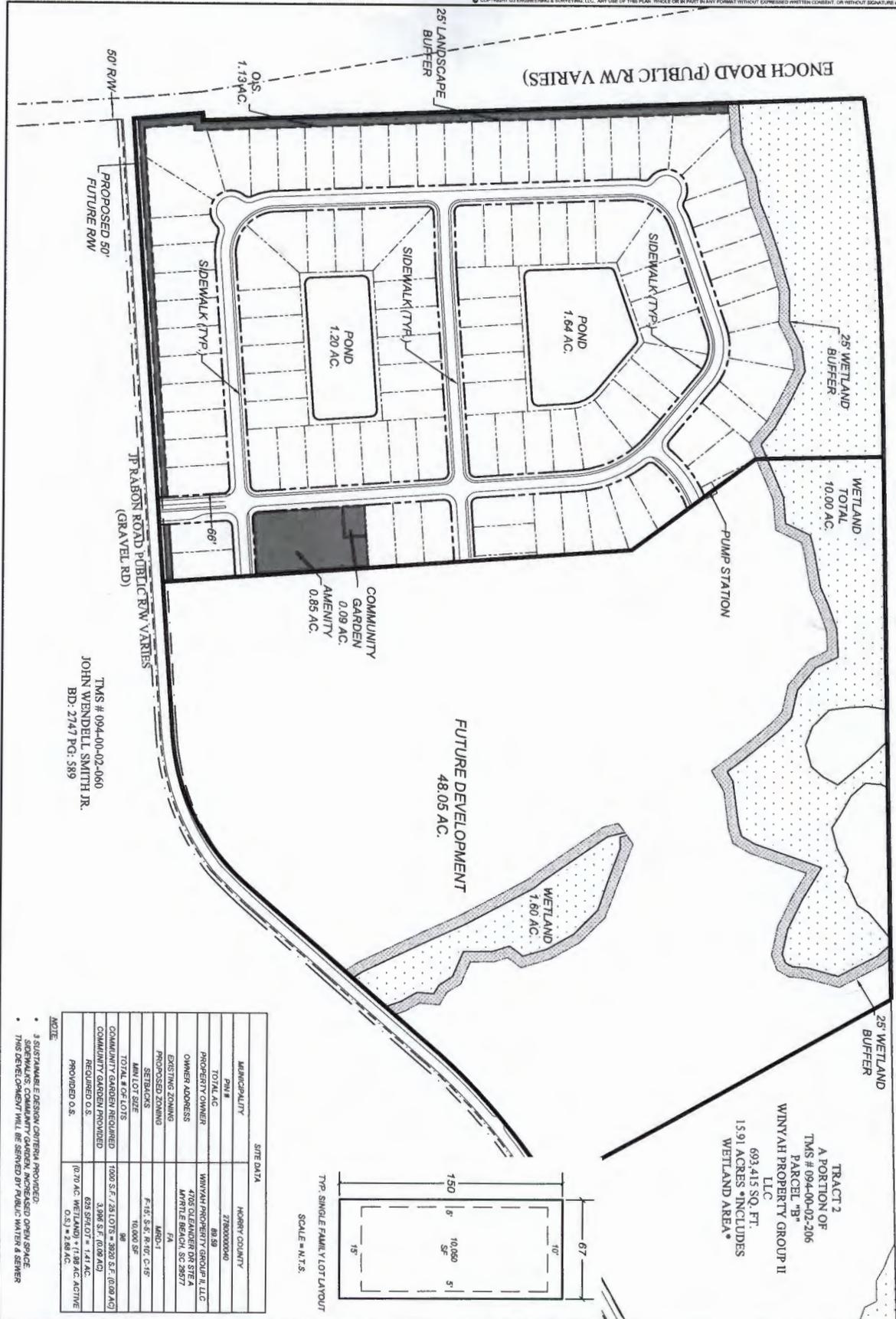
**Public Comment:**

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/100	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	792/1700	Rd, Station, Traffic AADT (2019) % Road Capacity	US-501, Station 150 20,000 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	FA	FA			
Min. Lot Size (in square feet)	10,000	43560/21780	43560/21780			
Front Setback (in feet)	15	60/25	60/25			
Side Setback (in feet)	5	25/10	25/10			
Corner Side Setback (in feet)	15	15	15			
Rear Setback (in feet)	10	40/15	40/15			
Bldg. Height (in feet)	40	35	35			

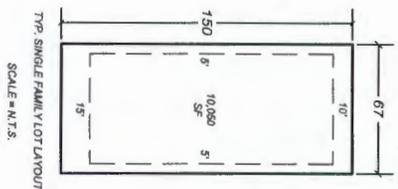
Date Advertised: 9/10/2020 Date Posted: 9/10/2020 # Property Owners Notified: 13 Date Notification Mailed: 9/10/2020 Report Date: 9/10/2020 BY: JPD

S.C. HWY 22 (CONWAY BYPASS) PUBLIC R/W VARIES



TMS # 094-00-02-060  
 JOHN WENDELL SMITH JR.  
 BD: 2747 PG: 589

TRACT 2  
 A PORTION OF  
 TMS # 094-00-02-206  
 PARCEL 7B  
 WINYAH PROPERTY GROUP II  
 LLC  
 693,415 SQ. FT.  
 15.91 ACRES \*INCLUDES  
 WETLAND AREA\*

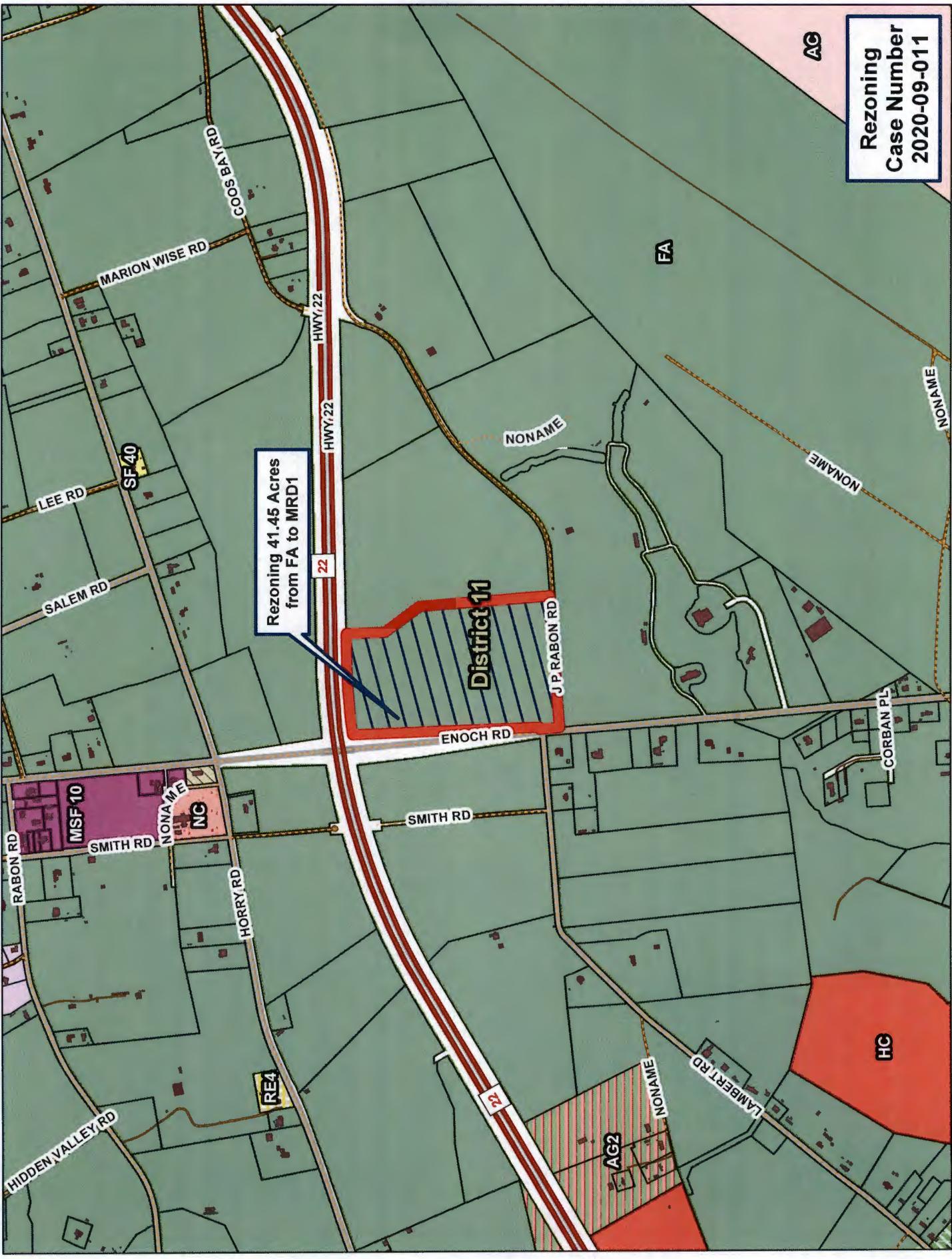


SITE DATA	
MUNICIPALITY	HORRY COUNTY
PN #	2780000040
TOTAL AC	88.89
PROPERTY OWNER	WINYAH PROPERTY GROUP II, LLC
OWNER ADDRESS	4705 OLEANDER DR STE A MYRTLE BEACH, SC 29577
EXISTING ZONING	FA
PROPOSED ZONING	MBO-1
SETBACKS	F-15; S-S; R-07; C-15
MIN LOT SIZE	10,000 SF
TOTAL # OF LOTS	98
COMMUNITY GARDEN REQUIRED	1080 S.F. / 73 LOTS = 3082 S.F. (0.88 AC)
COMMUNITY GARDEN PROVIDED	3398 S.F. (0.88 AC)
REQUIRED O.S.	623 S.F. (0.14 AC)
PROVIDED O.S.	(0.70 AC W/ 2.48 AC O.S.) = 2.48 AC

NOTE:  
 3 SUSTAINABLE DESIGN CRITERIA PROVIDED:  
 1. COMMUNITY GARDEN PROVIDED OPEN SPACE  
 2. COMMUNITY GARDEN PROVIDED OPEN SPACE  
 THIS DEVELOPMENT WILL BE SERVED BY TRUCK W/INLET & SEWER

<p><b>C-1</b></p>		<p>IOLA BURROUGHS TRACT</p> <p>HORRY COUNTY, CONWAY, SOUTH CAROLINA</p> <p>PREPARED FOR</p> <p>WACCAMAW LAND &amp; TIMBER</p> <p>CONCEPTUAL SITE PLAN</p>	<p><b>GB</b>                  ENGINEERING &amp; SURVEYING</p> <p>P.O. BOX 2896                  PAWLEY'S ISLAND, SC 29585                  PHONE: 843.237.1001</p> <p>www.G3Engineering.org</p>		<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISIONS	BY	DATE				
		NO.	REVISIONS	BY	DATE								
<p>SCALE: 1" = 40'</p> <p>DATE: 03/20/2024</p> <p>PROJECT: IOLA BURROUGHS TRACT</p> <p>SHEET: C-1</p>	<p>DATE: 03/20/2024</p> <p>PROJECT: IOLA BURROUGHS TRACT</p> <p>SHEET: C-1</p>	<p>DATE: 03/20/2024</p> <p>PROJECT: IOLA BURROUGHS TRACT</p> <p>SHEET: C-1</p>	<p>DATE: 03/20/2024</p> <p>PROJECT: IOLA BURROUGHS TRACT</p> <p>SHEET: C-1</p>	<p>DATE: 03/20/2024</p> <p>PROJECT: IOLA BURROUGHS TRACT</p> <p>SHEET: C-1</p>									

Rezoning  
Case Number  
2020-09-011

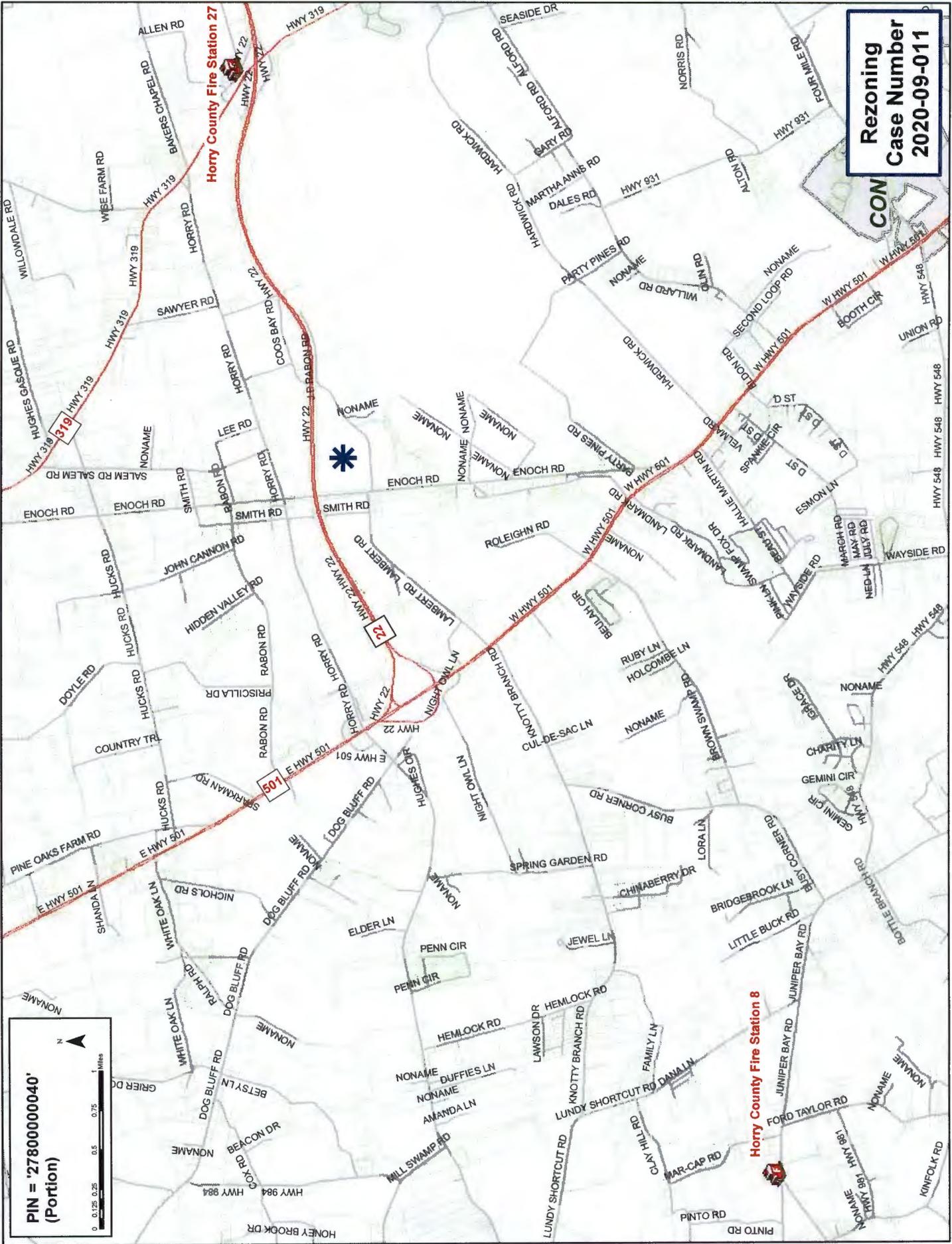


Rezoning  
Case Number  
2020-09-011



Rezoning 41.45 Acres  
from FA to MRD1

Rezoning  
Case Number  
2020-09-011



PIN = '27800000040'  
(Portion)

0 0.125 0.25 0.5 0.75 Miles

**Robert A. Wynn and Associates, Inc.**  
 725 Oak Avenue  
 P.O. Box 1000  
 Raleigh, NC 27602  
 Phone: (919) 876-1000  
 Fax: (919) 876-1001  
 www.ra-wynn.com

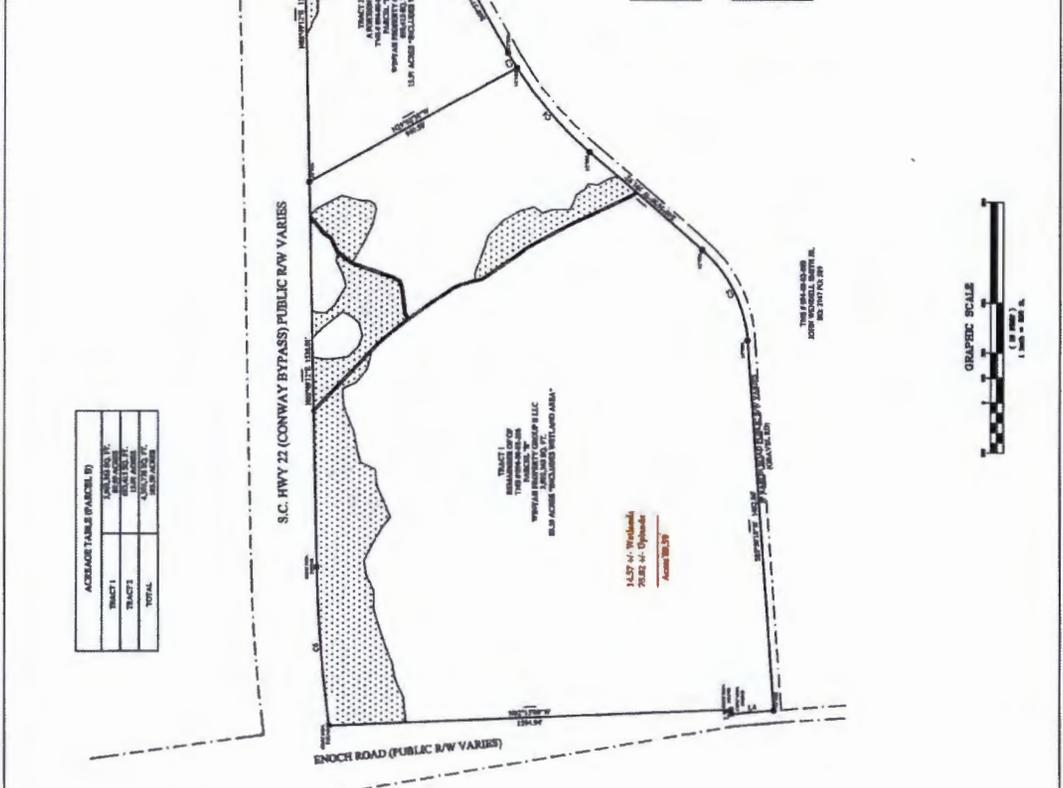
SOUTH CONWAY ROAD, C.T. 2012  
 2012 JULY 1, 2013

NORTH CONWAY ROAD, C.T. 2012  
 2012 JULY 1, 2013

**LOCATION MAP**  
 Showing the project location relative to Highway 101, Highway 102, and Highway 103.

**GRAPHIC SCALE**  
 1" = 100'

**DATE:** JULY 1, 2013  
**SCALE:** 1" = 100'  
**PROJECT NO.:** 2012-24  
**DRAWN BY:** [Name]

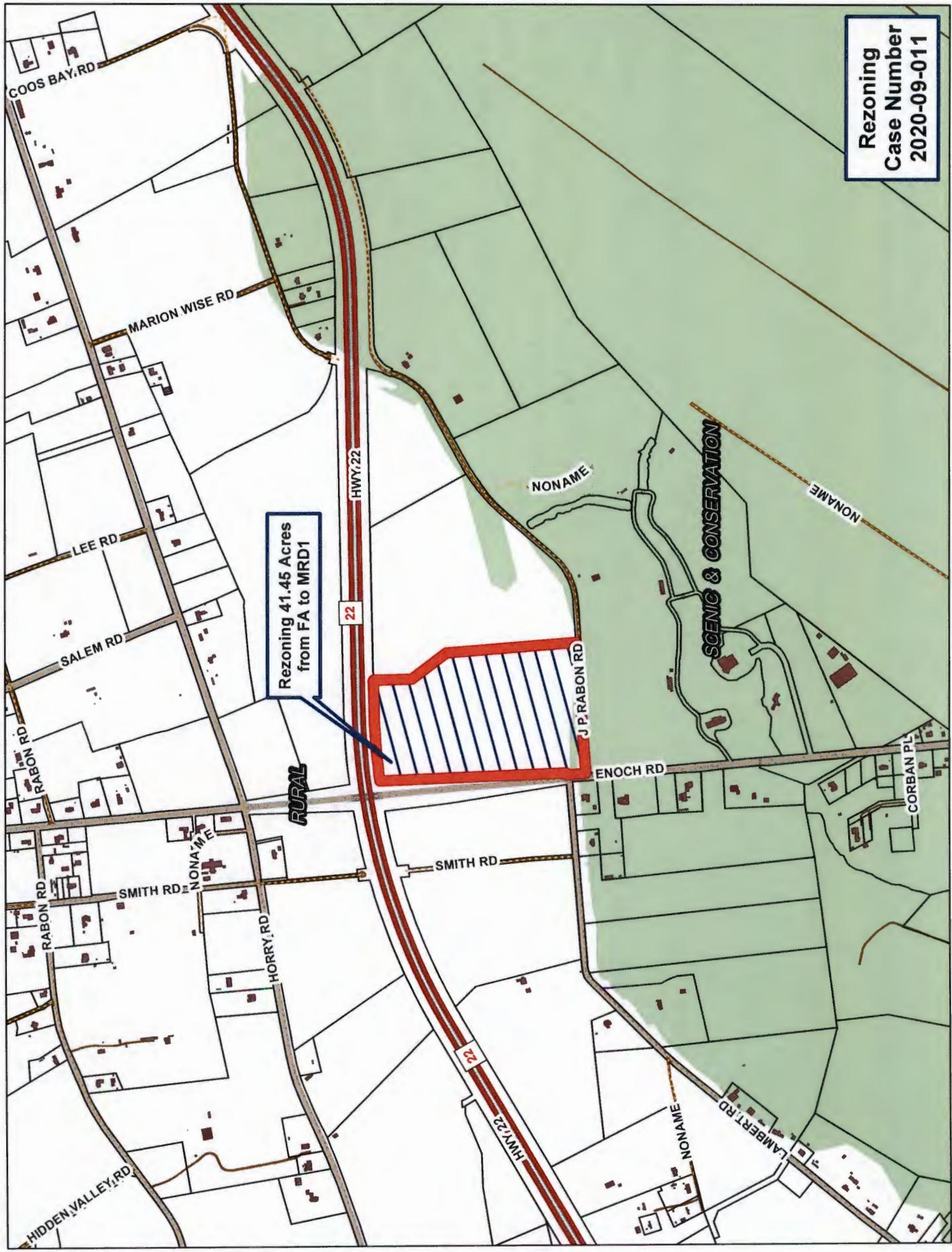


**NOTES:**  
 1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
 2. ALL CONVEYANCES TO THIS PROPERTY SHALL BE SUBJECT TO THE UNLAWFUL COUNTY OFFICE OF CONWAY COUNTY, SOUTH CAROLINA.  
 3. REFERENCE TO "TOLA BRIDGES TRACT" SHALL BE MADE IN ALL INSTRUMENTS OF CONVEYANCE DATED AFTER MARCH 31, 2009.  
 4. THIS PROPERTY IS LOCATED IN ZONE "R-1" AND IS SUBJECT TO ALL ZONING REGULATIONS AND ORDINANCES OF CONWAY COUNTY, SOUTH CAROLINA.  
 5. NO TITLE SEARCH PERFORMED BY THIS OFFICE.

**STATEMENT OF ACCURACY:**  
 I, the undersigned, being a duly licensed Professional Surveyor in the State of North Carolina, do hereby certify that I am the author of the foregoing and that I am a duly Licensed Professional Surveyor in the State of North Carolina.

Robert A. Wynn  
 Professional Surveyor  
 License No. 10000

Rezoning  
Case Number  
2020-09-011



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Rezoning Review Sheet



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

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

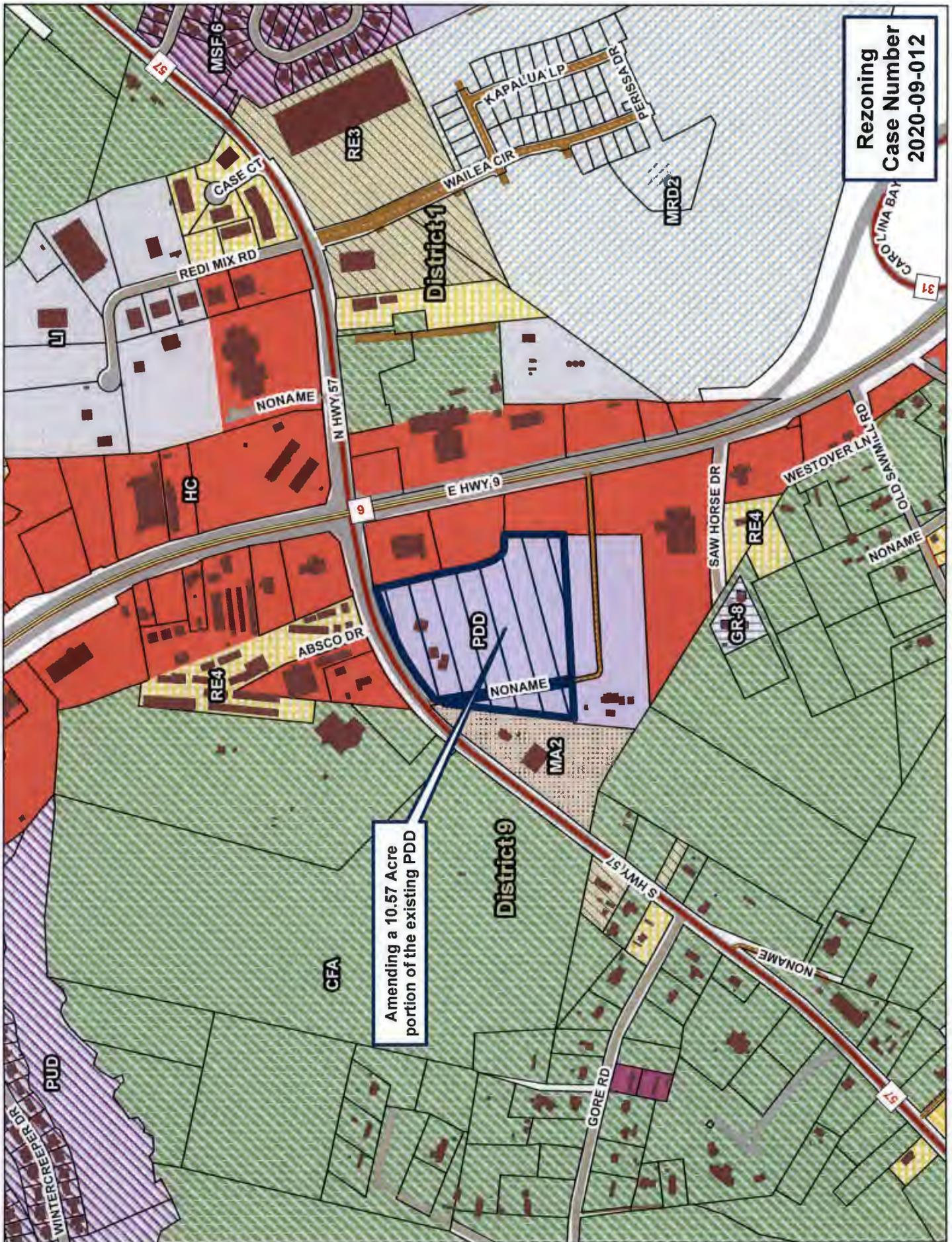
COMMENTS	
Comprehensive Plan District: Neighborhood Activity Center/ Suburban	Overlay/Area Plan:
<p>Discussion: The applicant has requested to amend the existing PDD. The Blanton Business Park / Industrial Park PDD was established via Ord. 139-02 on October 15, 2002. The PDD allowed a variety of retail and industrial uses. The applicant is seeking to allow 3 additional retail uses: grocery stores, shopping centers and banks. In addition to adding these retail uses, the applicant is seeking to change a portion of the PDD previously slated for industrial use to allow it to be developed under the approved Retail Uses within the PDD. The final requested change is an establishment of a Front Corner Setback of 15'.</p> <p>In addition to being located in a Neighborhood Activity Center the property is in close proximity to a Commercial Corridor. This area supports a wide variety of commercial uses. Nearby commercial uses include: a gas station, mini-warehouses, tradeshops, a bank and a car sales lot.</p>	
Public Comment:	

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

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

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

Rezoning  
Case Number  
2020-09-012



Amending a 10.57 Acre  
portion of the existing PDD

Rezoning  
Case Number  
2020-09-012

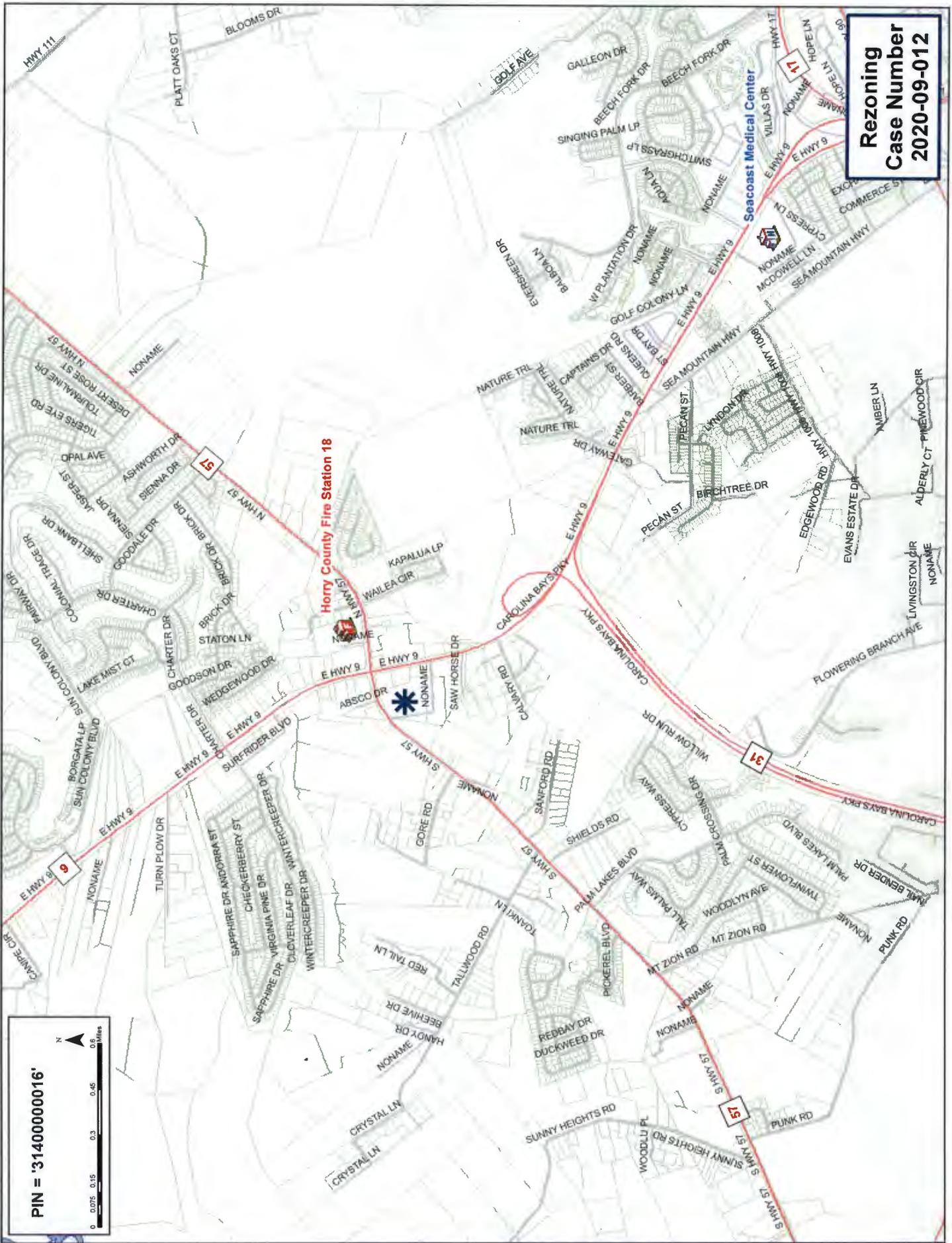


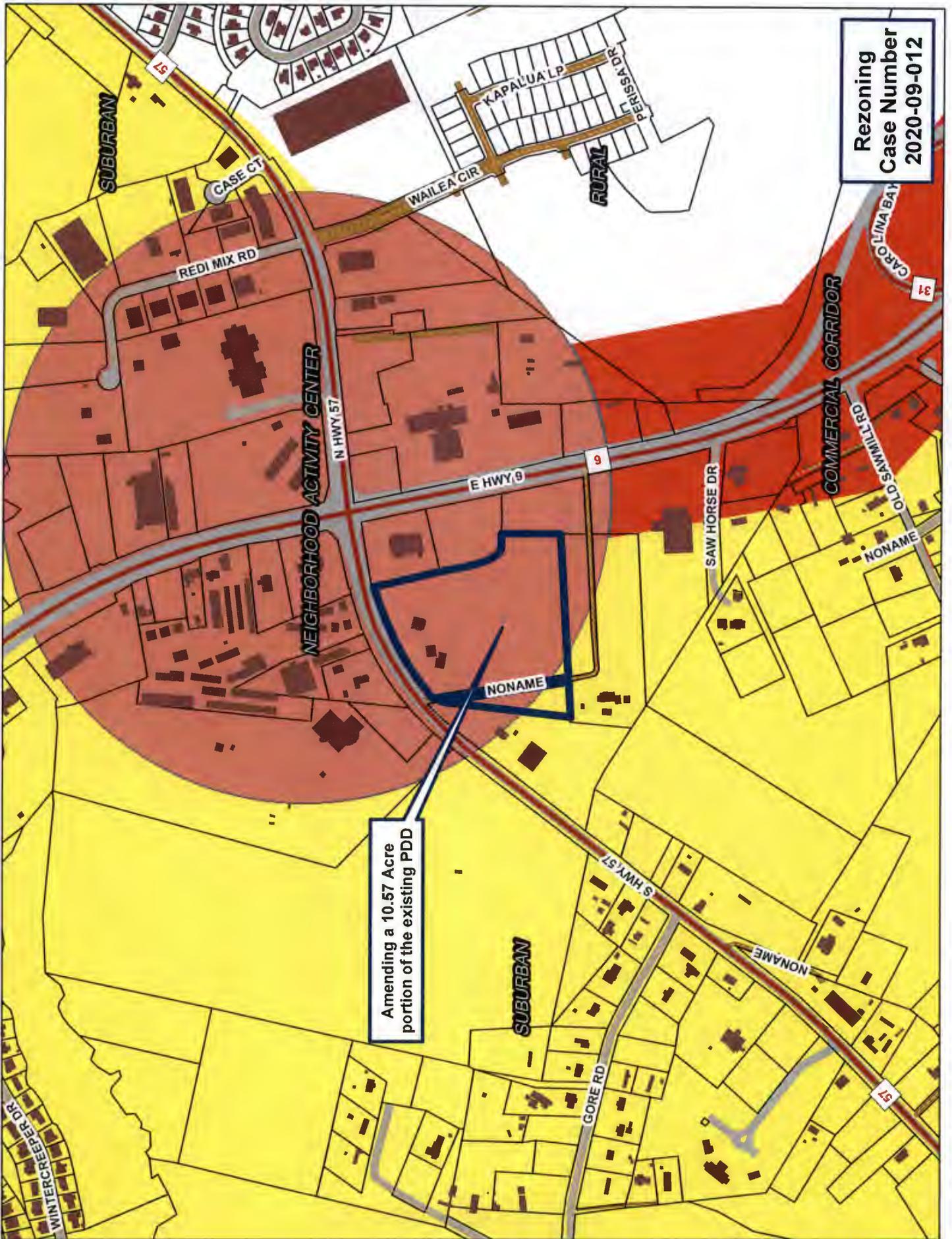
Amending a 10.57 Acre  
portion of the existing PDD



Amending a 10.57 Acre  
portion of the existing PDD

**Rezoning  
Case Number  
2020-09-012**





COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA ) ORDINANCE NO. \_\_\_\_\_

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

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

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

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

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

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

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

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

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

**Section 721.8 – Approved PDDs and Summary of Uses**

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

**Amendment of Official Zoning Maps of Horry County:**

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

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

ADOPTED AND APPROVED by the governing body

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

## ATTACHMENT A

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

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

#### GENERAL PROVISIONS

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

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

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

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

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

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

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

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

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

## 2. Dimensional Standards

### Commercial C1 (See Concept Plan):

(a) SETBACKS*	
Minimum Separation	20 FT
Front	50 FT
Side	10 FT
Rear	15 FT
*PDD exterior lot lines require a 25FT building setback	
Minimum Lot area	10,000 SF
Maximum building height	120 FT
Min. lot width @ bldg. line	60 FT
Corner Front	15 FT

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

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

### Commercial /Industrial C2 (See Concept Plan):

(b) SETBACKS*	
Minimum Separation	20 FT
Front	50 FT
Side	20 FT
Rear	25 FT
*PDD exterior lot lines require a 25FT building setback	
Minimum Lot area (batch plant)	4 ACRES
Minimum Lot area (other C2 uses)	10,000 SF
Maximum building height	60 FT
Min. lot width @ bldg. line	80 FT

Notes:

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

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

### Accessory structures:

- (c) SETBACKS\*
 

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

\*PDD exterior lot lines require a 25 FT building setback

Notes:

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

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

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

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

**SPECIAL PROVISIONS**

**1. Buffers between internal parcels and adjacent tracts**

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

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

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

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

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

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



Planning Commission Decision Memorandum  
Horry County, South Carolina

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Date: September 11, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Thomas Dobrydney, Principal Planner  
Cleared By: John Danford, Deputy Director  
Regarding: MRD & Density

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**ISSUE:**

Should the Multi-Residential Zoning District (MRD) language be updated to reflect the revisions to the Future Land Use Map within Imagine 2040? Should this update incorporate a greater variety of Sustainable Development Options and Sustainable Development Incentives available to Applicants? In addition to updated MRD standards, should density be defined in terms of gross and net and be relocated to the definitions section of the ordinance?

**PROPOSED ACTION:**

Approval of the proposed amendments to Appendix B, Article VII, Section 752 and Article IV, Section 435.5 and 445 of the Horry County Zoning Ordinance.

**RECOMMENDATION:**

Staff recommends approval.

**BACKGROUND:**

With Imagine 2040's analysis of Future Land Uses throughout Horry County, a strategy was formed which expresses the need to establish and proliferate sensible growth patterns that preserve and promote a high standard of living for existing and future residents. One such means to promote these high standards is to foster a higher frequency of sustainable development elements within our growing County. The MRD Zoning District currently incorporates a handful of sustainable development options, of which if they're incorporated into a proposed development, the Applicant is awarded with a number of different incentives (dependent upon the number of options incorporated).

Currently, gross density is defined by the Land Development Regulations and Net density is defined throughout the existing zoning ordinance. The proposed amendment will consolidate the locations to the definition section of the Zoning Ordinance.

The Planning Commission held a Special Workshop on March 12, 2020 to further review the details of this amendment with staff and the community.

Based on staff discussions after the Special Workshop, additional Sustainable Development criteria have been incorporated which are specific to multi-family, townhome, and in-common developments where increased density would be encouraged.

## ANALYSIS:

The revised MRD ordinance language aligns with the new land use classifications of Imagine 2040. It also improves upon the sustainable development options for Applicants to review and incorporate while simultaneously providing a greater number of sustainable development incentives. The options fall under the broad categories of Environment, Low Impact Development, Firewise, Complete Streets, Character, and Urban Fabric. The Incentives have been expanded to not only include reductions in setbacks, density bonuses and lot size reduction, but now incorporate such elements as a reduction in road right-of-way width, extended block lengths, and expedited review.

As a means to incorporate a wider range of available options and incentives, a point system has been developed to track the value of the various options selected and the corresponding incentives available to the Applicant.

The proposed amendment aligns with the future land use classifications as well as the Goals and Strategies of Imagine 2040 through the continued and improved use of sustainable development options within residential development.

Significant revisions to the Ordinance, from the last version reviewed by this Commission, include the following:

1. “Urban Fabric” Sustainable Development Option and associated descriptions.

Items that need further discussion from the Special Workshop and in general:

1. If the 100 ft. undisturbed wetland buffer associated with Footnote 1 (related to Scenic & Conservation) of Table 5 should be reduced.
2. Should the max. building height for Multi-Family / Townhomes / Quadraplex within MRD-3 be increased from 60’ to allow for greater flexibility with density?

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 THE MULTI-RESIDENTIAL DISTRICT AND DEFINITIONS.**

**WHEREAS**, County Council adopted the Imagine 2040 Comprehensive plan; and,

**WHEREAS**, current language needs to be updated to reflect the Future Land Use Map within Imagine 2040; and,

**WHEREAS**, the revised MRD ordinance language aligns with the new land use classifications of Imagine 2040. It also improves upon the sustainable development options for Applicants to review and incorporate while simultaneously providing a greater number of sustainable development incentives; and,

**WHEREAS**, gross and net density need to be defined to proliferate sensible growth patterns that preserve and promote a high standard of living for existing and future residents.

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

1. **Amendment of Zoning Appendix B, Article VII, Section 752.** Section 752 of the Zoning Ordinance is hereby amended as follows:  
 (All existing text shall be deleted and all text shown shall be-added)

752. Multi-Residential District (MRD).

*Intent.* The Multi-Residential (MRD) District is intended to provide opportunities for rural, suburban and urban density residential developments consistent with the objectives of the Horry County Comprehensive Plan. The MRD district encourages imaginative approaches to community design that support mixed-residential uses, design flexibility, pedestrian-oriented development, road interconnectivity, and preservation of environmentally sensitive lands and floodplains.

**General Provisions**

- A. *Location.* The following details the appropriate location for the Multi-Residential Districts in relationship to the Future Land Use Map in the Horry County Comprehensive Plan.

**Table 1: Location Criteria for MRD Districts**

Future Land Use	Rural Density (MRD-1)	Suburban Density (MRD-2)	Urban Density (MRD-3)
Scenic & Conservation <sup>1</sup>	X	X	X
Rural Areas			
Rural Activity Centers			
Rural Communities	X		

Suburban		X	
Commercial Corridors		X	X
Neighborhood Activity Centers		X	X
Mixed Use		X	X
Community Activity Centers		X	X
Economic Activity Centers			X

**FOOTNOTES:**

- MRD-1, MRD-2, or MRD-3 may be considered within the Scenic & Conservation Future Land Use. Site specific information, such as wetland delineations and soil data, may be required to show that a property or a portion of a property is not environmentally constrained. This information would be presented to the Planning Commission to aid in the discussion as to whether the site should be considered for uses other than those defined within the recommended land use list and or described development pattern. The proposed development would need to be consistent with the character of the community, adjacent Future Land Use, and not adversely impact the surrounding landscape. The Applicant would need to address natural hazards, stormwater, public safety, access management, and wildlife through design, mitigation measures, capital improvements, or other necessary tools. If the development is deemed appropriate, it should incorporate best management practices for protecting environmentally sensitive areas and water quality, in addition to avoiding natural hazards and addressing public safety issues. Refer to Article XV for additional rezoning submission requirements for sites located within Scenic & Conservation.

- B. *Permitted Uses.* The following uses or combination of uses may be permitted as fee simple or in-common developments:

Table 2: Permitted Uses by MRD Districts<sup>1</sup>

	MRD-1	MRD-2	MRD-3
Boarding House		C	C
Multi-family		P	P
Tiny Homes	P	P	P
Townhouse	S	P	P
Quadruplex	S	P	P
Patio Home	S	P	P
Semi-detached	P	P	P
Duplex	P	P	P
Single family detached, excluding mobile homes	P	P	P
Accessory dwelling unit	C	C	C

P=Permitted Use C=Conditional Use S=Conditional if Sustainable Criteria Met

**FOOTNOTES:**

- Uses in Table 2 are listed in order of decreasing intensity.

C. *Conditional Uses.*

- Accessory Dwelling Unit, provided that it does not increase the approved density of the project and that it is in conformance with the requirements of Article V, Section 509.
- Boarding Houses, provided that it meets the following requirements:

- a. The quarters to be utilized by the boarders and the occupants of the premises shall be in the principal residential structure. Separate structures, accessory buildings and garages are not permitted to be used as boarding rooms.
- b. Maximum of two (2) boarding houses per parcel, regardless of the total number of acres.
- c. Food service facilities shall accommodate only boarders of said establishment and their guests.

D. *Development Standards.* The standards enumerated below establish the criteria by which a request to rezone property to the MRD district shall be evaluated. Table 3 lists the Standard Density and Area Requirements allowed for each district. In addition, it includes densities and area requirements when sustainable development standards are achieved as listed in Table 6.

Table 3: MRD Maximum Densities and Minimum Area Requirements by District and Housing Type

	MRD-1		MRD-2		MRD-3	
	Standard	Sustainable	Standard	Sustainable	Standard	Sustainable
Maximum Density <sup>1</sup>	3 du/acre	4 du/acre	4 du/acre	7 du/acre	8 du/acre	20 du/acre
Single-Family	14,500 ft <sup>2</sup>	10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>
Duplex	14,500 ft <sup>2</sup>	10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	8,000 ft <sup>2</sup>	8,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>
Semi-Detached	7,250 ft <sup>2</sup>	5,000 ft <sup>2</sup>	5,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
Patio Home		10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	6,000 ft <sup>2</sup>	4,000 ft <sup>2</sup>
Townhome, Quadruplex		N/A	N/A	N/A	N/A	N/A
Multi-Family			N/A	N/A	N/A	N/A
Tiny Home	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>	1,200 ft <sup>2</sup>
Boarding Home			1 unit/acre, max 2 units		1 unit/.75 acre, max 2 units	

**FOOTNOTES:**

- <sup>1</sup> MRD-1 shall use Net Density, MRD-2 & MRD-3 shall use Gross Density.

E. *Dimensional Standards.* The following dimensional standards shall apply to permitted uses:

Table 4: MRD District Yard and Height Standards

Use	Setbacks*				Building Separation	Max. Height
	Front	Side	Rear	Corner		
Residential (not listed below)(MRD-1)	25'	10'	15'	15'	20'	35'
Residential (not listed below)(MRD-2&3)	20'	10'	15'	15'	20'	40'
Boarding House	30'	20'	25'	30'	20'	40'
Tiny Homes	NA	NA	NA	NA	NA	25' (max. 2 stories)
Townhome / Quadraplex (MRD-1&2)	25' measured from perimeter				20'	45'
Multi-family (MRD-2)	25' measured from perimeter				20'	60'
Multi-family, Townhome, Quadraplex (MRD-3)	25' measured from perimeter				20'	60'

\*No side yard setback is required where common walls are located.

- F. *Sustainable Development Standards*. Development incentives shall be considered for any MRD districts if the following standards are incorporated into the rezoning submission and incorporated into the development.
1. In order to qualify for any development incentives, all of the following standards must be met:
    - (a) No lots or buildings shall be developed or platted within the Special Flood Hazard Area;
    - (b) No lots, buildings, or roadways shall be developed or platted within any wetland (jurisdictional and non-jurisdictional) over 10,000 sq. ft. in area as shown on ACOE Preliminary Jurisdictional Determination (JD) submittal documents. Wetlands may be disturbed for roadway & utility crossings when said impacts are minimized (such as perpendicular crossings); and
    - (c) Sustainable development design options are met that align with the MRD district according to Table 5. All sustainable development design options that are utilized must be included with the conceptual plan submitted with the rezoning application. The points earned will qualify the project for incentives in Table 6.

Table 5: Sustainable Development Design Options by MRD District

Sustainable Development Design Options	MRD-1	MRD-2	MRD-3	Points
<b>Environment</b>				
25 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	1
35 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	2
50 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	3
100 ft wide, undisturbed wetland and or riparian buffer, platted as open space <sup>1</sup>	X	X	X	6
Retain a gross 150" dbh of trees upland per acre, with a min. of 6" dbh per tree. (Tree survey required with submission.)	X	X	X	3
Required non-active open space area must be contiguous, upland, and undisturbed.	X	X	X	2
50% of development is deed restricted and dedicated to a land trust or federal or state agency for conservation.	X	X	X	5
All Finished Floor Elevations Min. 2 ft. above finished grade / pad elevation	X	X	X	5
<b>Low Impact Development (Multi-family, Townhomes, Quadraplex, or In-Common Single-Family Projects)</b>				
Impervious coverage not to exceed 35% of the upland portion of the development		X	X	5
All parking spaces / driveways are comprised of pervious pavement or pervious pavers or other approved LID materials. (Not applicable to Drives)	X	X	X	3

<sup>1</sup> 100 ft. undisturbed wetland buffer is required if property is within a Scenic & Conservation Future Land Use area.

Rain Gardens incorporated into the stormwater design for 50% of the buildings		X	X	2
Rain Gardens incorporated into the stormwater design for all of the buildings		X	X	4
<b>Firewise</b>				
50' wide fuel reduction area at the wildland interface that is treated to minimize vegetation by maintenance (mow, spray).	X	X		3
100' wide fuel reduction area at the wildland interface that is treated to minimize vegetation by maintenance (mow, spray).	X	X		5
30' wide fuel break (located at the wildland interface) treated to minimize vegetation by maintenance (mow, spray) and includes at least a 15 feet wide surface treatment, such as gravel, sand, or pavement. May be included in perimeter buffers.	X	X	X	3
Covenants and Restrictions that prohibit the use of pine straw, vinyl siding, asphalt shingles, and any wood siding or shingles.	X	X	X	3
Additional emergency access point as a named and platted road meeting base road standards, regardless of number of lots. (Above Min req. by LDR)	X	X	X	2
<b>Complete Streets</b>				
Maximum Block or drive Length (measured at intersection spacing of thru streets) and Max. Cul-de-sac Length (Min. 50 lots / units)		900 lf.	450 lf.	5
Multi-purpose path (min. 8' wide) minimally on one side of all roads or within open space around the perimeter of the site.	X	X	X	5
Sidewalks (min. 5' wide) as a continuous pedestrian walkway on at least one side of the road / drive.		X	X	2
Sidewalks (min. 5' wide) abutting all units, on both sides of the road / drive.		X	X	4
Bicycle Lanes along interior Arterial & Collector roadways (min. 4' wide)		X	X	2
Multi-modal network	X	X	X	6
Street Trees on all roadways (public or private right-of-ways)	X	X	X	3
Street Lighting along all roadways and external points of access. (Maintained by HOA, POA, or HPR)	X	X	X	3
Increased Connectivity (Vehicular): Min. 3 points of vehicular connection (public and / or private) Must meet full-access requirements defined within the LDR		X	X	4
<b>Character</b>				
25' wide naturally vegetated front buffer, outside of lots	X	X		1
50' wide naturally vegetated front buffer, outside of lots	X	X		3
25' wide naturally vegetated side buffer, outside of lots	X	X		1
50' wide naturally vegetated side buffer, outside of lots	X	X		3
25' wide perimeter buffer (Entire project, external to lots & allows supplemental plantings)	X	X	X	3
25' wide naturally vegetated perimeter buffer (Entire project, external to lots)	X	X	X	5

100% Increase in Active / Recreational Open Space as a contiguous platted lot		X	X	2
200% Increase in Active / Recreational Open Space as a contiguous platted lot		X	X	4
1,500 sq. ft. Community Garden per 25 dwelling units		X	X	2
All residential lots shall abut active or passive open space, excluding sidewalks	X	X	X	3
All public drainage easements to be located in Common Area / Open Space (only for fee-simple single-family / duplex)	X	X	X	3
All drainage easements (public and or private) located within Common Area / Open Space (only applicable for fee-simple single family / duplex)	X	X	X	5
<b>Urban-Fabric (specific to Multi-Family, Townhomes, &amp; In-Common Residential)</b>				
Min. 25% of Residential Units positioned over required parking		X	X	2
Min. 50% of Residential Units positioned over required parking		X	X	4
In-Fill / Redevelopment Site			X	4
Min. of 3 Habitable stories		X	X	2
Min. of 5 Habitable stories			X	4
Min. 25% of required parking spaces to be covered		X	X	1
Min. 50% of required parking spaces to be covered		X	X	3
A Canopy Tree within 25' of every required parking space		X	X	2
Min. 25% of energy demand to be met by on-site renewable		X	X	4
Min. 50% of energy demand to be met by on-site renewable		X	X	6
Provide EV charging stations		X	X	2
Bus stop / Lane (applicable only for projects with min. of 200 units)			X	2
Bicycle storage, where bike transit is an option for the residents			X	2

\* Sustainable Development Design Options shown within Open Space, Common Area, or In-Common property shall require specific restrictions and or maintenance schedules to be defined within the Conditions, Covenants, & Restrictions (CCR), or similar recorded document, for the development.

2. *Description of Sustainable Development Options:*

- (a) Undisturbed Wetland Buffer: A buffer area from the edge of all wetlands (wetland min. 10,000 sq. ft. in area), as shown on required wetland delineation map (including jurisdictional and non-jurisdictional wetlands) that has not been disturbed or cleared and will not be disturbed with the proposed project. Option only applies to properties which contain at least one wetland that meet the minimum size requirement.
- (b) Gross dbh: A cumulative diameter measurement of existing trees (min. 6" dbh tree) within upland areas, measured at breast height (four and one-half feet above grade).
- (c) Low Impact Development: These sustainable development options shall be limited to those projects where the development contains a unified management structure so as to allow for consistent compliance and adherence with the associated options.

- (d) Pervious Pavement/Pavers: Also known as permeable pavement or porous concrete, is a specific type of pavement with a high porosity that allows rainwater to pass through it into the ground below. Such pavement material(s) shall be approved by the County.
- (e) Rain Gardens: The rain gardens are to be designed according to the LID Manual for Coastal South Carolina.
- (f) Firewise: Firewise is a set of principles that involves understanding the wildland environment and taking steps to make the community and surrounding area more resilient and survivable from wild fires (maintenance standards shall be included in covenants & restrictions).
- (g) Fuel Reduction Area & Fuel Break: The required maintenance of these areas shall be developed per the guidelines of the National Fire Protection Association's (NFPA) Firewise USA program. Such maintenance schedule shall be included within the Conditions, Covenants, & Restrictions (CCR) for the development.
- (h) Multi-modal network: The network can include such elements as sidewalks, bike lanes, multi-use paths, and street scape. Such network shall be located on both sides of all roadways, shall be continuous, and interconnected (where applicable). Network elements are permitted with open space areas. Network shall include at least two (2) elements.
- (i) Increased Connectivity: The project site must be served, at the time of initial construction, by at least three different of vehicular connections. These connections may include driveways onto a public right-of-way, private right-of-way, commercial cross access easement, ingress / egress easement, and or public access easement.
- (j) Naturally Vegetated Buffers (Streetscape / side buffer): The buffers shall consist of native and existing vegetation of varied ages, heights, and types (i.e. a mixture of canopy, understory, and ground-cover). Supplemental plantings shall be permitted in areas that are less than one-hundred (100) linear feet in length as a means to fill in existing gaps in the vegetation. Such buffers shall be located internal to any existing or required perimeter drainage conveyances and or easements. Buffers along the front of the property can serve as any Type C (Streetscape) requirements found in Sec. 527.
- (k) Disturbance and Encroachments into Naturally Vegetated Buffers: Any proposed or required disturbance and or encroachment into the buffer shall be limited to twenty (20') feet in width. Encroachments and disturbances shall be limited to perpendicular (as practicable) utility crossings, sidewalks, multi-purpose paths, and or bike lanes.
- (l) Street Trees: The project shall include a minimum of one tree for every fifty (50) lf. of road length. The tree species shall be listed as a Street Tree, and recommended for planting near sewer lines where applicable, from the Horry County Landscaping Manual. When street trees are installed within the road right-of-way, the abutting property owner shall be responsible for their maintenance.
- (m) Active / Recreation Open Space: An increase in the required active recreation open space as defined by the open space requirements, Art. 4 Sec. 6-2 (B) of the land development regulations. Such open space shall be located on upland property.
- (n) Community Garden: A community garden is a plot of land gardened and managed by a group and/or community of people for the cultivation of fruits, vegetables, and/or ornamentals. A 1,500 sq. ft. plot is required for every twenty-five (25) units, allowing

for sixty (60) sq. ft. to be allocated per unit. If less than twenty-five (25) units are proposed, one 1,500 sq. ft. plot shall suffice. A 1,500 sq. ft. plot would allow for twenty-five (25) four-by-eight foot individual plots (raised bed or at-grade) with a 2' wide path on two sides. The community garden shall be centrally located and accessible from all proposed residential units. The garden shall be accessible by a path (min. 4' wide of gravel or stone) with a max. cross slope of 2%. The garden shall be located on upland open space (excluding wetlands), with adequate sunlight, and provided a water source for irrigation. Community garden shall adhere to the standards of the American Community Gardening Association publication titled "Starting a Community Garden" (or similar publication). The publication is available at the Planning Department. Said garden(s) shall be owned in common and kept in perpetuity. Maintenance shall be the responsibility of the common ownership. A community garden shall be allowed no more than one storage structure (max. 100 sq. ft. in size) per 1,500 sq. ft. of garden space.

- (o) In-Fill / Redevelopment Site: A min. of 50% of the overall proposed development area must have been previously developed.
- (p) Parking Canopy: Parking spaces would be located under a covered non-residentially occupied structure. The structures would have to meet applicable building setbacks.
- (q) On-Site Renewable Energy: A portion (either 25% or 50%) of the estimated energy needs for the project will be addressed with on-site renewable energy.
- (r) EV Charging Stations: Min. of 5% of the required parking spaces shall have access to an EV charging station. Those parking spaces shall be the standard size, not compact. A minimum of one dedicated parking space shall be provided per charging station.
- (s) Bus stop / lane: The applicable transit authority and or school district shall deem whether a bus stop / lane is applicable and appropriate for the site based on estimated demand from the project and surrounding communities. The bus stop shall include a covered shelter. Only applicable to project that include a min. of 200 units.
- (t) Bicycle storage: Provide a dedicated onsite, enclosed, and covered bicycle parking room (or separate building to be reviewed as an accessory structure complying with applicable setbacks) which can accommodate one (1) bicycle parking space per three bedrooms, rounded up to the next whole number. A studio unit shall count as one (1) bedroom for the purpose of this calculation. Storage areas within individual dwelling units do not count toward the bicycle parking requirement.

3. *Sustainable Development Incentives.* The following details the allowable development incentives according to the Sustainable Development Points earned through design practices. Points within each defined sustainable category shall not be cumulative; however, they may be cumulative if within different sustainable categories. The points required per Sustainable Development Incentive are incremental and are to be addressed in the order shown in Table 6.

Table 6: Sustainable Development Incentives

Sustainable Development Incentives	Points Required
5' Side Setback Reduction	6
5' Front Setback Reduction	8
10' Front Setback Reduction	10
Sustainable Density Bonus & Lot Size Reduction (as shown in Table 3) and a 10' Reduction in Building Separation	12
15' Front Setback Reduction (MRD-3 Only)	15
20' Min. Lot Frontage	20
Building Height Increase for Multi-Family, up to 2 additional stories	20
300 lf. increase in Block Length	30
Expedited Preliminary Development Review (7 business days) (Pre-application meeting with Planning staff required)	35
No area, yard, height requirements, no frontage requirements	40

4. *Development Review.* The approved Sustainable Development Standards, design options, and incentives shall be noted and clearly drawn on all plans submitted for review by the Planning Department with the County Ordinance Number clearly marked. Final development review approval shall not be granted until all Standards have been met in accordance with the approved rezoning. All sustainable development standards shall be reviewed and inspected prior to the issuance of a Certificate of Occupancy.

2. **Amendment of Zoning Appendix B, Article IV, Section 435.5.** Section 435.5 of the Zoning Ordinance is hereby amended as follows: (All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

**435.5 Gross Density**

**The number of dwelling units divided by the total project area.**

3. **Amendment of Zoning Appendix B, Article IV, Section 445.** Section 445 of the Zoning Ordinance is hereby amended as follows: (All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

~~445. Net area. Gross parcel area minus public dedications streets, etc. Density.~~

**The total number of dwelling units divided by the buildable acreage. Buildable acreage being that portion of a tract or parcel of land which can be developed, not including existing platted rights-of-ways and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the U.S. Army Corps of Engineers unless such wetlands are to be filled upon issuance of a “fill” permit. Wetland buffers may be included in the developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.**

## HORRY COUNTY PLANNING COMMISSION

### **CHAIRMAN**

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Admendment to  
**IMAGINE 2040**  
Horry County's Comprehensive Plan  
ORDINANCE #



# Special Thanks



## SPECIAL THANKS

Horry County would like to thank the following persons who have generously committed their time, knowledge and dedication to the people of Horry County, for which this Preservation Plan serves as a guideline for the future. The following people have been involved with the Preservation Plan as members of the Historic Preservation Commission, Planning Commission and County Councilmen:

### HISTORIC PRESERVATION COMMISSION

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 Vice-Chairman Sam Dusenbury  
 Bill Strydesky  
 Joel Carter  
 David E. Stoudenmire Jr.  
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 District 5 Tyler Servant  
 District 6 Cam Crawford  
 District 7 Orton Bellamy  
 District 8 Johnny Vaught  
 District 9 W. Paul Prince  
 District 10 Danny Hardee  
 District 11 Al Allen

Additional thanks to Horry County Planning staff, the staff from participating jurisdictions, including the elected and appointed representatives from those jurisdictions, historical groups and the people of Horry County.

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Horry County Archives Center  
 Horry County Historical Society  
 Horry County Museum  
 Horry County Register of Deeds  
 City of Conway  
 City of Myrtle Beach  
 Daughters of the American Revolution, Peter Horry Chapter  
 North Myrtle Beach Preservation Society  
 Sons of the American Revolution, Colonel Lemuel Benton Chapter  
 Surfside Beach Historical Society



**Horry County Historic Preservation Commission**

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# Chapter 1: Introduction



## INTRODUCTION

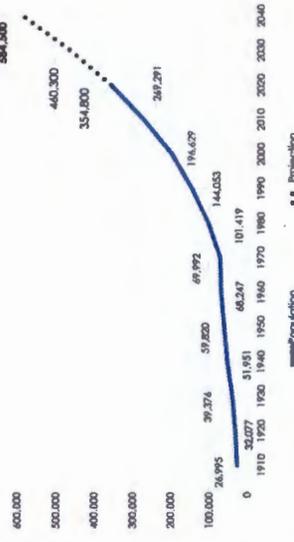
In 1987, Horry County Council created the Horry County Historic Preservation Commission (HPC). For a time this Commission was known as The Horry County Board of Architectural Review and Historic Preservation. However, in 2020 the Commission changed the name back to the Historic Preservation Commission. The authority for County Council to create this Commission comes from Chapter 29, Article 5, Section 6-29-870 of the South Carolina Code. Article XVII in the Horry County Zoning Ordinance declares the purpose of the HPC is to preserve the local heritage of Horry County as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks and through the creation of Historic Districts. Per the Horry County Code of Ordinances, Article XVII, the powers, duties, and responsibilities of this a quasi-judicial commission are the following:

- To promote the purposes and objectives of Article XVII;
- To review and recommend to Horry County Council the designation of individual historic properties, buildings, resources, sites, landmarks, and historic districts;
- To review plans and applications for construction, rehabilitation and restoration on historic properties, resources, or sites, to historic landmarks or buildings, or within historic areas or districts, and any demolition pertaining to or affecting duly designated historic properties, resources, sites buildings, or districts;
- To coordinate with the comprehensive land use area plans;
- To approve, deny or approve with conditions the demolition or alteration of building exteriors, or interiors, if designated as historic. The HPC also shall review proposed new construction in a historic district;
- To review and comment on National Register of Historic Places nominations and exercise other duties specifically needed by a community;

- To maintain an inventory of local historic properties;
- Promote education about historic preservation and procedures

Horry County is steeped in history and tradition ranging from its tourism, ship building, and agricultural foundations. In recent years, Horry County has been under intense development pressure. It is now more imperative than ever, to preserve the stories, places and history of the County. In addition, Horry County's population is projected to increase to approximately half-a-million residents by 2040. The speed at which Horry County has been growing and is projected to grow is creating development and growth concerns among the preservation community.

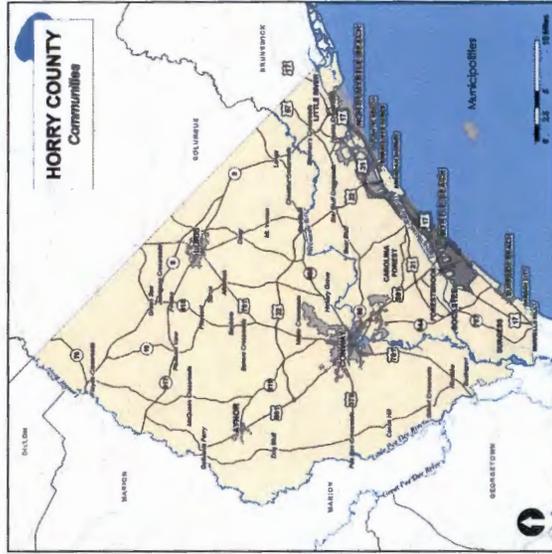
Population Growth in Horry County, 1910-2040



Sources: Historic Population-Census, Projections - SC Revenue and Fiscal Affairs Office and Research, and Horry County Planning and Zoning (MARCH 2017)

The purpose of the Horry County Preservation Plan is to enable government officials and citizens to effectively protect historical resources in light of growth, environmental changes and an inexact future. The Preservation Plan identifies the County's historical assets and challenges for the future while making recommendations to County Council, about where

preservation efforts need to be focused in unincorporated Horry County and properties for consideration to the Horry County Historic Property Register. The Commission has no jurisdiction in any municipalities with the exception of the review of special tax assessments.



Source: Horry County Planning and Zoning

## HPC DESIGNATIONS

In 1987, Horry County became the first, and remains the only county in South Carolina to be designated as a **Certified Local Government (CLG)** by the South Carolina Department of Archives and History. The CLG program in South Carolina promotes community preservation planning and heritage education through partnership with the State Historic Preservation Office (SHPO) and National Park Service that facil-



itates funding, technical assistance, and training through a partnership. Because of local preservation planning, CLGs are better prepared to protect the historic and prehistoric resources that are significant to their community, the state and the nation.

In 2007, Horry County became the first county in South Carolina to be named a Preserve America Community. Preserve America is a federal initiative that recognizes and designates communities, including municipalities, counties, neighborhoods in large cities, and tribal communities, that protect and celebrate their heritage and use their historic assets for economic development and community revitalization. The program also encourages people to experience and appreciate local historic resources through heritage tourism and education.

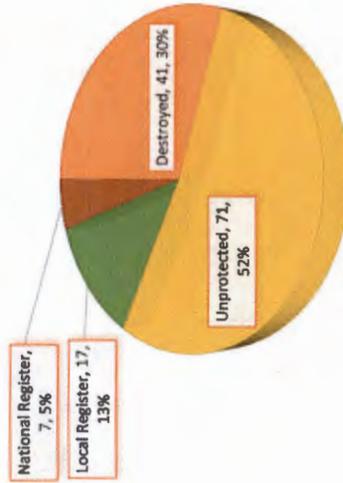
#### PAST STUDIES

The first **Historic Survey** in Horry County was conducted in 1973. The Waccamaw Regional Planning and Development Council, in cooperation with the South Carolina Department of Archives and History and local citizens, undertook a survey of historic places that identified 137 historic sites within the County. Of these, nineteen were sites where something once stood but had already disappeared. Currently, thirty-two of these sites are either on the National Register or the Horry County Historic Property Register. Some of the rest have been destroyed, some altered and no longer eligible for preservation, and some have deteriorated to the extent they no longer can be saved.

A second survey was conducted in 1988 by David and Olin Utterback. This was a more detailed survey listing 407 properties as historic. Two years later, Preservation Consultants listed an additional twenty-three sites that were not included in the

1988 survey. In 2005, the HPC selected its top priorities for preservation from these surveys and included them in the **Horry County Historic Preservation Plan** (2013). The list was comprised of 136 properties. Twenty-four have been added to the Horry County Register or the National Register, and forty-one have been destroyed. This leaves seventy-one properties on the list to continue to be researched and considered for preservation.

#### Status of the 2005 Priority Properties List

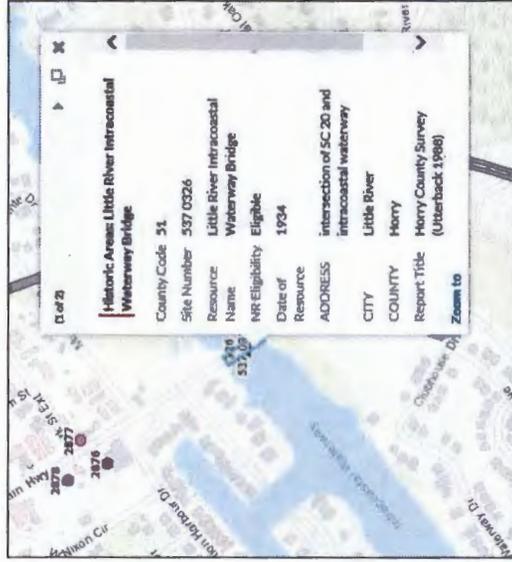


Source: Horry County Planning and Zoning

In 2006, in preparation for the proposed Interstate 73 connection into Horry County, New South Associates surveyed 2,683 sites throughout the County. Of those sites, New South recommended twelve historic districts, thirty-seven farm complexes, and two hundred and fourteen individual sites to be added to the National Register. In addition to the **New South Survey**, Brockington and Associates also completed a historic structure inventory of the proposed corridor for the I-73 connection. Their survey detailed 227 additional historic sites, not inventoried in the **New South Survey**. The final report for the **New South Survey** noted that within their study

area were 300 previously recorded sites from the 1988 Utterback study. Of these 300 sites, 1/3 of them had already been lost, leaving only 198 still standing. An updated survey would benefit the Commission in identifying resources that have crossed the threshold of 50 years after the last survey.

The South Carolina Department of Archives and History maintains a mapping tool showing the results of all the surveys done in South Carolina, including the ones mentioned above, on its website at: <http://www.scarchsite.org/PublicView.aspx>. In addition there is some archaeological information included in this database.



SC Department of Archives and History On-line Survey Map  
Source: SC Department of Archives and History

Numerous archaeological studies and surveys have been completed throughout the last several decades within Horry

## Chapter 1: Introduction

County. In large part, these surveys were completed to comply with the **Historic Preservation Act** and the Section 106 Review, which is required of each federal agency to identify and evaluate the effect their actions will have on historic resources, or state and federal regulations. Often, these studies were privately funded and as such, their data is not publicly available.

### PARTNERS

In addition to these studies, there are numerous organizations which work to preserve the history of Horry County. The HPC should continue to create and strengthen ties to these groups.

#### Horry County Historical Society

The Horry County Historical Society is a not-for-profit organization whose mission is to discover and encourage the preservation of all written records and oral traditions touching on or pertaining to the history of Horry County; to aid and encourage individuals and associations in compiling and publishing historical material pertaining to Horry County; and to encourage the preservation and restoration of historic buildings and sites in Horry County. The Society's vast wealth of historic information, which can be accessed on-line, has been the foundation of much of the work that has been done in Horry County regarding historic preservation.

#### Horry County Museum

The Horry County Museum was established with the mission to collect and preserve materials and objects relating to the history, prehistory and natural history of Horry County; to interpret and to create exhibits of such materials and to prepare educational program related to them for presentation to the public, particularly the citizens of Horry County, and to operate a facility for this purpose. The Museum serves

over 31,000 visitors each year and accomplishes its mission through permanent exhibits, special events and a myriad of educational programs for school children. The Museum is located in the renovated historic "Burroughs School" in Conway, consisting of 28,000 square feet and a 600-seat auditorium, which allows the Museum to host educational programs geared for larger audiences.



The old Burroughs School now houses the Horry County Museum  
Source: South Carolina State Archives

#### L. W. Paul Living History Farm

The Horry County Museum offers the opportunity for visitors to sample the everyday life of a Horry County farm family at the L. W. Paul Living History Farm. This farm was established with the mission to preserve and protect the materials and objects relating to the history and culture of the Horry County farm family in the period of 1900-1955. The farm teaches the history of the local farm family through interpretative displays in a working traditional farm setting. Events and demonstrations change with the seasons to interpret the activities that take place annually on a farm.

### Libraries

Horry County boasts ten County libraries, each of which have a small section containing literature and other sources of local and regional history. The main branch of the County's library system is located in the City of Conway and has the largest collection of local history and genealogical resources. **Chapin Memorial Library** in Myrtle Beach, which is not a County library, also maintains a large selection of local resources and genealogical materials, aided in part by the **Grand Strand Genealogical Society**.

Both the **Chapin Memorial Library** and **Conway Library** have complete sets of the **Horry County Historical Society's Independent Republic Quarterly (IRQ)** newsletter. The IRQ dates from 1967 to 2006 and contains a vast amount of historical information, photographs, and documentation of Horry County's heritage.

#### Horry County Archives Center

The Horry County Archives Center (HCAC) at Coastal Carolina University (CCU) focuses on researching the history of Horry County and the five surrounding counties that were once part of the Georgetown Judicial District in 1769. The HCAC Research Room contains Kimbel Library's "Waccamaw Collection", a collection of books dealing mainly with the history of the Waccamaw River region and microfilm copies of historic state land records. This research room and the Coastal Carolina University Digital Collections are available to the public. The online collections contain research, scholarly output, and digital collections from CCU along with digital collections from the surrounding region. Additional collections hosted elsewhere can be viewed via links through the HCAC.

### Horry County Register of Deeds

While the Register of Deeds continues to record documents to the present day, they are also a resource for documents recorded long ago. Historic documents from 1803 to the present include deeds, plats, mortgages, power of attorney, liens and military discharges. Military discharges may also contain useful personal information such as physical characteristics, medals received, positions held, etc.

### Freewoods Farm

Freewoods Farm is the only African-American historical living farm in the United States. Located in the Burgess Community this non-profit charitable farm is devoted to recognizing and perpetuating the contributions of African-American farmers and provides education, documentation and preservation of the activities and practices of these farms.

### Additional Organizations

There are other organizations within the County that also work to preserve its history, including, but not limited to:

- **Sons of Confederate Veterans (SCV)** has two local chapters, the Litchfield Camp 132 and the Horry Rough and Ready Camp 1026. The SCV does preservation work, historical re-enactments, scholarly publications, researches cemetery records and locates and marks the gravesites of Confederate soldiers. In addition they actively seek to help restore and maintain these gravesites;
- **Sons of the American Revolution (SAR)**, The Colonel Lemuel Benton Chapter does educational outreach initiatives and efforts to promote American Patriotism;
- **Daughters of the American Revolution (DAR)** is a woman's service organization dedicated to promoting historic preservation, education, and patriotism that honors the patriots of the Revolutionary War. The local chapters are the Peter Horry and Carolina Gold Chapters;
- **Burgess Elementary Museum** located in the Burgess Ele-

mentary School and created by the students, contains information on the local history. The displays include plant and animal life which involve the students in a variety of ways, including creating historical displays.

Located within Horry County's municipalities are additional preservation organizations which are:

- North Myrtle Beach Historic Preservation Society;
- North Myrtle Beach Museum;
- Surfside Beach Historical Society;
- City of Conway, Certified Local Government;
- Conway Downtown Alive; and
- Loris Historical Society.

### PLAN DEVELOPMENT

The development of this plan involved an assessment of potential historic properties, seeking input from community partners, and the collection of public input on the roles, activities, and priorities of the Commission.

### PRESERVATION SURVEY

In preparation for the Preservation Plan update, a twenty question on-line survey titled, "**Planning for Historic Preservation in Horry County**" was conducted from August 29 until November 16, 2018. In addition, paper surveys were printed and available at the Planning & Zoning Office, as well as HPC, Parks & Open Space, and Planning Commission meetings and at local outreach events.

Information about taking the survey was posted on the Government Access Channel (Spectrum/Time Warner channel 1301 or Horry Telephone Cooperative Channel 14), on the home page of the County website, and on the HPC Facebook page. Emails were also sent to people who had signed up for the IMAGINE 2040 Comprehensive Plan updates in

addition to people who had contacted the HPC in the past. A total of 235 responses were collected with 229 on-line responses and 6 paper copies submitted. Survey questions addressed topics of places lost, places that needed preserving, suitable tools and strategies to use, and ranking projects the HPC is currently doing. Respondents could also indicate projects they felt the HPC should be doing, any interest they may have in helping with preservation efforts, or how preservation information should be shared. A few demographic questions were asked at the end.

Respondents overwhelmingly indicated that Historic Preservation is important by a response of 233 to 2. However, approximately one third (34%) did not know that Horry County had a Historic Preservation Commission. In addition, 58.5% of the respondents indicated that a place they cared about in Horry County has already been lost. The number one answer for what places that you cared about were lost, was the Pavilion in Myrtle Beach followed by schools, Ocean Forest Hotel, tobacco barns and the Allsbrook house.



Allsbrook House - Lost to a Fire  
Source: Horry County Planning and Zoning

Another survey question asked, what historic places in Horry County would you like to see protected/preserved? Because this was an open ended question the answers ranged from all historic places that are left to specific buildings or sites, such as Hickory Grove Baptist Church or the fire tower in Aynor.

Participants were also asked if they had volunteered in the past or were willing to volunteer in the future to help with various aspects of preservation? While the response showed a few people had helped in the past, it also revealed that many were willing to help in the future. Categories to help included; serve on a board/organization that preserves history; advocate to others in person or using social media; volunteer labor to work on a property; donate money; volunteer to fund raise, and; it's in my job description. One further note to add is that 145 people gave their email address at the end of the survey so they could receive information and updates from the HPC.

One theme that came out in the survey regardless of the question, was the desire for more on-line communication and education. Specifically when asked the open ended question, is there a project you feel the Commission should be doing, eight out of thirteen responses suggested some type of on-line communication/education. (See Appendix A for the complete survey)

The **Planning for Historic Preservation in Horry County** survey was the first initiative to collect public input. The emails collected from this survey have been used to send communication on meeting dates, draft copies of the plan and the solicitation of public responses. In addition, an email list of 191 participants from the Comprehensive Plan update, was also used to solicit public input regarding the Preservation

Plan. Draft copies were available at the Planning and Zoning Office, HPC meetings and other Planning and Zoning meetings with public input cards provided for comments.

### Historic Preservation Survey Results

How do you access information about history and preservation? Select all that apply

ANSWER CHOICES	RESPONSES
Social Media (Facebook, Twitter, and similar)	67.52%
Local media (newspaper, radio, blogs, other)	64.86%
Local historic commission/local government websites and announcements	56.84%
Local historical society, museum membership newsletters/emails	54.70%
Family or Friends	47.86%
State and National Media	38.76%
State or Federal government agencies	30.77%
School	17.52%
Other (please specify)	6.53%
I do not access information about history or preservation	4.27%
Total Respondents: 224	

**Respondents indicated that social media ranks highest for accessing historic preservation information**

Source: Planning for Historic Preservation in Horry County

### Preservation Workshop

On January 15th 2019, the HPC hosted a Preservation Workshop. The workshop included representatives from the cities of Conway and Myrtle Beach, Daughters of the American Revolution, Sons of the American Revolution, Surfside Beach Historical Society, North Myrtle Beach Preservation Society, Horry County Historical Society, Horry County Archives Center, Horry County Museum (including the L. W. Paul Living History Farm), and Horry County Register of Deeds. The meeting sought to inform participants of the results from the on-line historical survey, seek goals for the Plan, and discuss future partnerships to enhance all preservation efforts within the County.



Preservation Workshop participants listened as projects the Horry County Historical Society is working on were explained.  
Source: Horry County Planning and Zoning

# Chapter 1: Introduction

## Public Meetings

Public input is an important component to the Preservation Plan. Comments regarding the plan were sought at the following meetings.

Historic Preservation Commission;

October 15, 2019  
November 19, 2019

The plan was delayed in moving forward to the Planning Commission until the Board of Architectural Review and Historic Preservation officially changed its name to the Historic Preservation Commission.

Planning Commission;

September 24, 2020  
November 5, 2020

County Council; XXXXX

## FINDINGS

There are resources and organizations the HPC has available to help them reach their goals. Partnerships need to continue to be strengthened between community organizations, municipal governments and the HPC, while coordinating efforts within the various preservation groups. Adding historic buildings to the register needs to be a top priority. An updated historic survey should be done to identify eligible buildings. The 2018 Planning for Historic Preservation survey shows that people find preservation to be important to the County. This survey indicated utilization of social media, the County website and the Internet are useful ways to get information out to the public. Traditional methods of soliciting comments regarding the Preservation Plan update were also sought at public meetings. The Commission should continue to improve awareness of historic preservation, along with continued efforts to improve, update and survey historic resources to support preservation efforts.



Public input was encouraged throughout the process  
Source: Horry County Planning and Zoning

## Chapter 2: Historic Properties



### HISTORIC PROPERTIES

There are two mechanisms to recognize a historic property; the National Register of Historic Places and the local register, which is the Horry County Historic Property Register. The HPC serves an important role in these designations by recommending properties to be added to either list. The following describes both the National Register and the local register and explains the difference between the two.

### NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the nation's official list of cultural resources worthy of preservation on a national level. Authorized under the National Historic Preservation Act of 1966, the National Register program seeks to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. All properties to be listed on the National Register are evaluated and must meet certain criteria. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.

The National Register honors a historic place by recognizing its importance to the community, state or the nation. In addition to honorific recognition, listing in the National Register results in the following for historic properties:

- Consideration in planning for federal, federally licensed, and federally assisted projects;
- Eligibility for certain tax advantages;
- Qualification for federal grant programs;
- Consideration for mining and other utility permitting processes.

Owners with properties on the National Register have no obligation to open their properties to the public. Also under Federal law, owners of private property listed on the National

Register are free to maintain, manage, or dispose of their property as they choose, provided that there has been no Federal involvement providing grants or tax advantages. Therefore some properties do not have the same integrity as when they were originally listed on the National Register. The only site in Horry County to have been removed from the National Historic Property Register is the Chesterfield Inn located in the City of Myrtle Beach, which was torn down.



The Chesterfield Inn, lost to development, was removed from the National Register.

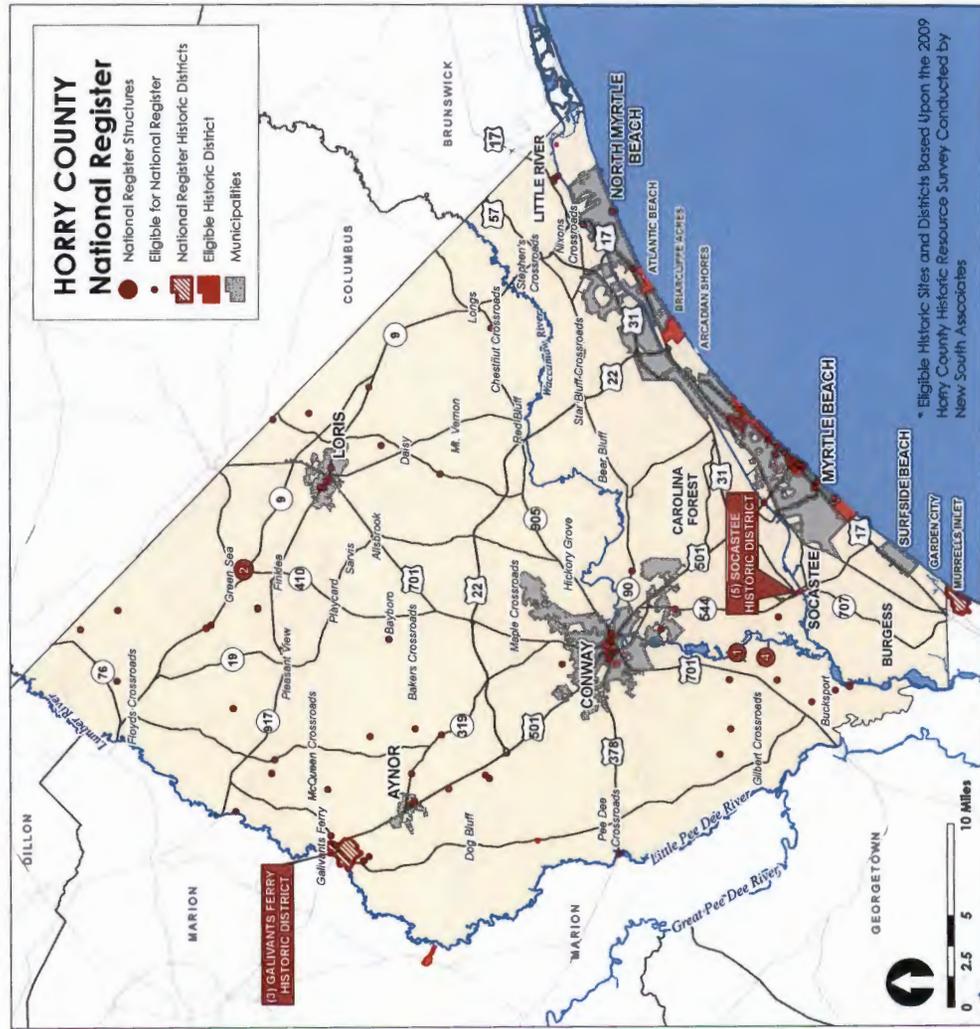
Source: Horry County Planning and Zoning

Currently, there are three properties and two historic districts in unincorporated Horry County on the National Register: Buck's Upper Mill Farm, Hebron Church, John P. Derham House, Galivants Ferry Historic District and Socastee Historic District. A historic district is an area that has more than one historic resource located within it. At the time of this plan update, there are a total of 33 listings within the County on the National Register, with the majority of these properties located within the City of Conway. (For a complete listing of

the properties within Horry County on the National Register see <http://www.nationalregister.sc.gov/horry/nhorry.htm>)

The Historic Preservation Commission is responsible for recommending properties that may be eligible for the National Register to SHPO. SHPO then makes their own determination as to whether the property is eligible for the National Register and forwards their recommendation to the National Park Service for final determination. As of this update, there is one property that's a priority to add to the National Historic Register. The Third Avenue Courthouse in Conway is owned by the County and still in use today. A report was sent to SHPO which presented evidence as to why this building should be on the National Historic Register. SHPO agreed and a formal submission will follow.

There are also two areas identified in the County per the last historic survey that are eligible to be named as a National Register Historic District, one is at the crossroads of Green Sea and Mitchel Sea Roads. The Green Sea Floyds Elementary School, which is owned by the School Board, is on the 2005 priority list and is used for a Head Start Program. The school is indicated as contributing to this eligible district. The John P. Derham House which would also be included in this district is already on the National Register as a standalone entry. The second historic district identified as eligible for the National Register is at the crossroads of Pee Dee Highway and Hughes Landing Road. There is a second opportunity with this site as the Pee Dee Highway should also be considered for a Scenic Highway through the State. (Maps of existing and eligible national register properties and districts can be found on the next two pages.)



**Key**

1. Buck's Upper Mill Farm
2. John P. Derham House
3. Galivants Ferry Historic District
4. Hebron Church
5. Socastee Historic District



Hebron Church located in Horry County is on the National Register of Historic Places  
Source: Horry County Planning and Zoning

\* Eligible Historic Sites and Districts Based Upon the 2009 Horry County Historic Resource Survey Conducted by New South Associates

Source: Horry County Planning and Zoning

Chapter 2: Historic Properties - 2.2

# Chapter 2: Historic Properties

## Key to Conway National Register Sites

1. H. W. Ambrose House
2. Atlantic Coast Line Railroad Depot
3. Beatty-Little House
4. Beatty-Spivey House
5. Burroughs School
6. Arthur M. Burroughs House
7. Conway Downtown Historic District
8. Conway Methodist Church, 1898 & 1910 Sanctuaries
9. Conway Post Office
10. Conway Residential Historic District
11. J. W. Holiday House
12. Kingston Presbyterian Church
13. Kingston Presbyterian Church Cemetery
14. Old Horry County Court House
15. C. P. Quattlebaum Office
16. C. P. Quattlebaum House
17. Paul Quattlebaum House
18. Waccamaw River Memorial Bridge
19. Waccamaw River Warehouse Historic District
20. W. H. Winborne House

## Key to Myrtle Beach National Register Sites

- Myrtle Beach Atlantic Coast Line Railroad Station
1. Myrtle Heights Oak Park Historic District
  2. Ocean Forest Country Club
  3. Pleasant Inn
  4. Rainbow Court
  5. Tawana Motel
  6. Waikiki Motel
  7. Myrtle Beach Historic District

## National Register

- National Register Structures
- Eligible for National Register
- ▨ National Register Historic Districts
- ▨ Eligible Historic District
- ▨ Municipalities



Source: Horry County Planning and Zoning



Source: Horry County Planning and Zoning

# PRESERVATION

Your Voice. Our Past. *Plan*



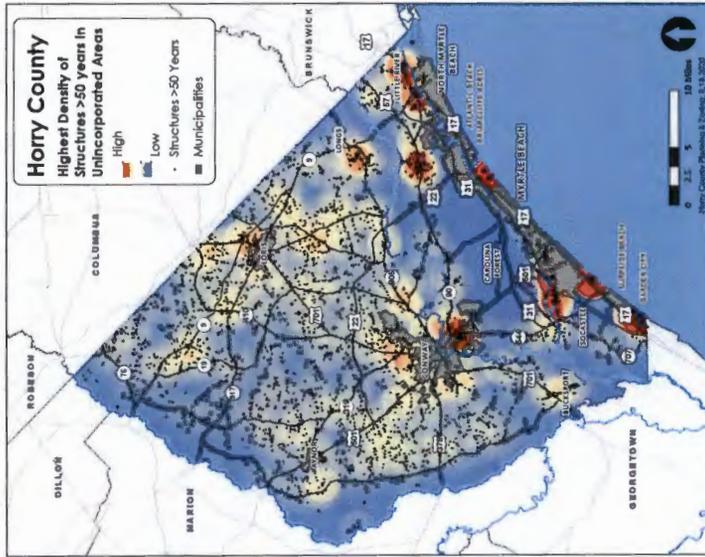
## HORRY COUNTY HISTORIC PROPERTY REGISTER

It is the job of the HPC to maintain a local inventory of historic properties more than fifty years old and recommend to Horry County Council from this list, properties to be placed on the Horry County Historic Property Register. Currently, there are approximately 15,000 properties on this inventory with 6,272 potential properties that are in unincorporated Horry County. A property under consideration for the local register may be designated historic if one or more of the following criteria are met:

- Has significant inherent character, interest, history, or value as part of the community or heritage of the community, state or nation; or
- Is the site of an event significant in history; or
- Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or
- Exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the community, state or nation; or
- Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or
- Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or
- Contains elements of design, detail, materials, or craftsmanship which represents a significant innovation; or
- Is part of or related to a square or other distinctive element of community planning; or
- Has yielded, or may be likely to yield information important in pre-history of history.

In the fall of 2007, the HPC began an aggressive effort to add historic properties to the Horry County Historic Property Register.

Chapter 2: Historic Properties- 2.4



Source: Horry County Planning and Zoning

This register is a list of properties that are given protection to preserve the character of the property and provide eligibility for tax benefits. (The complete Horry County Historic Property Register can be found on the Horry County website.) The first properties were added in early 2008. As of 2019, 274 properties have been added to the register. Of these properties there are:

- 7 homes;
- 4 farms;
- 1 plantation;
- 1 homestead;
- 3 schools;
- 1 barn;
- 4 gardens and/or trees;
- 3 commercial properties;
- 2 bridges;
- 1 church; and
- 246 cemeteries.



Historic Buck Cemetery  
Source: Horry County Planning and Zoning

This means that 90% of the Horry County Historic Property Register is comprised of cemeteries. Some of these cemeteries also have historic churches located on the same property, but only one of these historic churches is included on the register for protection. Of the 274 properties listed on the local register, Horry County owns two of them, Vereen Gar-

## Chapter 2: Historic Properties

dens and the Cochran School. There are currently no other known properties owned by Horry County that are eligible for local historic register protection.



The Waccamaw Cypress Tree  
Source: Horry County Planning and Zoning

In addition to cemeteries and structures, the local register also looks at historic landscapes and trees. Sometimes these landscapes are included with the historic structure as in the case of farms, plantations and homesteads. However, trees may be considered as a stand alone entry on the register, such as the Waccamaw Cypress Tree. This tree has been used as a centerpiece for cultural and family gatherings by the Waccamaw Indian People at their tribal grounds.

### DESIGNATION PROCESS

For a property to be added to the local register, a multi-faceted process must occur. Initially, properties that may be considered historic are recommended to the HPC by Planning and Zoning staff. Currently, staff researches, documents and prepares a summary sheet along with multiple photographs for presentation to the Commission. Properties that will be presented to the HPC are placed on the next month's agenda for a hearing. A minimum of thirty days prior to the hearing, planning staff sends property owners of the proposed historic parcels a letter detailing the upcoming meeting. Property owners are invited to attend and discuss the nomination of their property at the hearing. However, a

property owner may remove their property from this potential list at any step in the process.

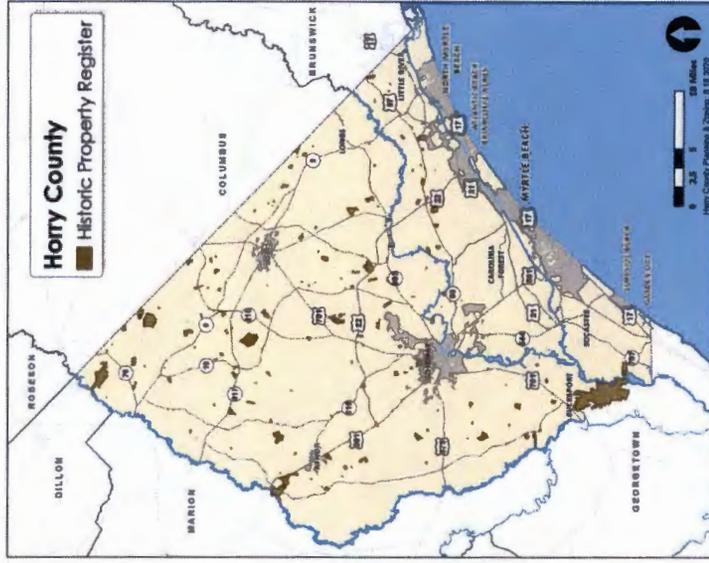
Should the HPC decide that the historic property meets the requirements to be designated historic and added to the Historic Property Register, the nomination is then forwarded to the Horry County Infrastructure and Regulation Committee (I&R) for review prior to presentation to Horry County Council. Assuming a property is forwarded by I&R to County Council, Council must then have three readings for that property to be added to the Historic Property Register. On the second reading, a Public Hearing is held to allow the public to comment on the addition of the individual properties.

If a historic district is proposed an extra step in the designation of the district is added. Between the HPC nomination and the I&R review, the Planning Commission is afforded the opportunity to review the proposed historic district and pass on to County Council the recommendation of the Planning Commission regarding the district.

Once a property or district is added to the local register, the HPC must review any demolition, alteration, modification, addition or construction to the historic property, and approve any new construction within a historic district. The HPC assesses the proposed action to make sure that it conforms to the Secretary of the Interior's Standards of Historic Preservation. If the HPC approves the proposed action, a Certificate of Appropriateness (COA) is issued to the property owner, at which time a building permit or zoning compliance form can be issued.

In certain circumstances, a COA may not be necessary. If the proposed action is minor and does not materially change the historic characteristics of the property or district, Planning

staff can issue a Certificate of No Effect (COE) and work can commence. Any project that is underway without either a COE or a COA shall have a stop work order issued by Horry County Code Enforcement until either is obtained. The local register is the only true protection for maintaining the historic integrity of a property or district.

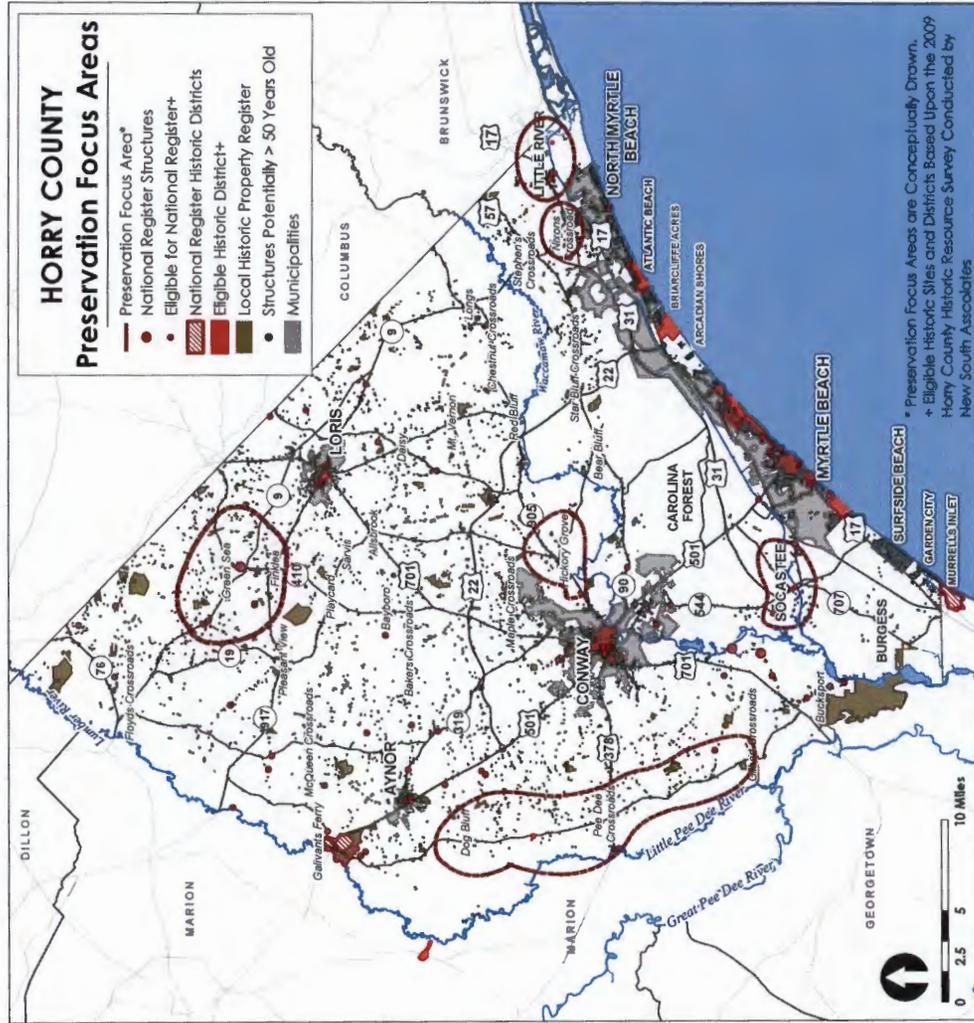


Source: Horry County Planning and Zoning

**FINDINGS**

The Commission has decided to concentrate on evaluating eligible properties of the County, based upon public input and evaluation of historic surveys. Areas to concentrate on are Little River, Green Sea, Hickory Grove, Socastee, Nixons Crossroads and the Pee Dee Highway. Evaluation of eligible properties will rely upon a combination of fieldwork and targeted public outreach. This will allow for historic districts to be added to the local register preserving more than one individual property at a time.

While the Commission has made some headway into preserving assets of the County, other important resources are not being protected. This is shown with cemeteries composing the greatest percentage of the Horry County Historic Property Register. With 6,272 potentially eligible properties, there are ample opportunities to increase the number of designated historic properties in the County. The Commission also needs to continue to improve, update, and survey historic resources to support preservation efforts as every year more properties will hit the fifty year historic mark and be eligible for protection.



# Chapter 3: Benefits of Historic Preservation



## **BENEFITS OF HISTORIC PRESERVATION**

There is great value to Historic Preservation. While some beneficial aspects are easier to qualify than others, all facets of preservation play an important role in contributing to the health of a community.

### **SENSE OF PLACE**

Historic Preservation is the protection of the tangible evidence of who we were, how we developed into who we are today, and what makes our communities unique. The National Historic Preservation Act of 1966 states:

The Congress finds and declares that –

- The spirit and direction of the Nation are founded upon and reflected in its historical heritage;
- The historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people; and
- The preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations.

This sense of place is different for various people based on their varying experiences and what they hold as valuable. In the survey conducted in 2018 by the Commission, 58.5% of the responders indicated a place they cared about in Horry County was gone. When asked what was lost, the answers varied from commercial locations to houses, schools, barns and farms. People get attached to the things they grow up with and/or see every day.



According to the 2018 Survey, when farms and barns are destroyed, they are missed  
Source: Horry County Planning and Zoning



The Ebenezer United Methodist Church has become part of the landscape.  
Source: Horry County Planning and Zoning

## **ENVIRONMENTAL**

In addition to the social benefits which are not easy to quantify, preservation has a positive impact environmentally. A situation that all cities, counties and states face is the removal and disposal of solid waste materials. Each year waste is produced and in no segment is it more evident than construction debris. In Horry County, approximately 123,250 tons of Construction and Demolition Debris (C&D) waste were disposed in FY 2017, 108,509 tons in FY 2018 and 124,290 tons in FY 2019. Per Horry County Solid Waste Authority, as of June 30, 2019, there is enough capacity left until the middle of 2023 for C & D material. Currently, this landfill is being expanded to meet the growing needs for waste disposal.

A building that is preserved and not demolished does not contribute to the County landfill. Because of this fact, historic preservation has been referred to as "The Ultimate Recycling." When a building is demolished not only is the landfill effected, but a variety of unfriendly environmental issues may also need to be dealt with. Older buildings may contain asbestos, termites, mold, fungus, and/or lead based paints and when disturbed must be treated appropriately. It is often unnecessary to remove materials like asbestos and lead based paint. In fact, in most cases, the danger comes from disturbing the materials which releases the toxins. Instead of the more costly abatement or removal of the substance, various methods of encapsulation may be possible to reduce costs and environmental impacts.

Historic preservation also conserves energy required to manufacture and supply to the point of use a product, material or service. For example, the iron that makes up a nail was mined, refined and smelted into the nail. The nail was packaged and shipped to a retailer. The retailer sold that nail to a builder, who took it to the job site and hammered the nail



into the building. Miners, manufacturers, paper makers, truck drivers, stock persons, sales clerks, carpenters and countless others contributed to that one nail being used in the structure. Embodied energy occurs in the process of constructing a building, although remodeling will also add to the embodied energy. The EPA on their web page, Smart Growth and Preservation of Existing and Historical Buildings, states "A new green energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building." While recycling materials from a demolished building to a newly constructed one saves materials from the landfill, the best use of existing older buildings is still remodeling and reuse.

The life cycle of a building is described as the service over the course of its entire life, including the design, construction, operation and disposal of it. Each of these steps has energy involved with it, whether embodied or operational. The following chart shows that to demolish a building and replace it with a new one has the longest time before any life cycle energy savings would be achieved. To tear down historical buildings and replace them with new ones is the worst choice when considering the energy involved. In a report by the Advisory Council on Historic Preservation, which is an independent federal agency that advises the President and Congress on national historic preservation policy, it is stated, "Historic buildings are often regarded as energy inefficient in measurements systems that focus solely on annual energy usage. This approach ignores two important factors: 1) the annual energy use in an appropriately rehabilitated historic building is not measurably greater than for a new building; and 2) Fifteen to thirty times as much energy is used in the construction of a building than its annual operation. For an existing building the energy has already been "embodied"

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in the structure." (Place Economics, 2013)

**Comparison of energy between reuse of a building and a new building**

**Life-cycle analysis comparing embodied energy and operating energy between reuse of an existing building and construction of a new building, illustrating the time it takes before a net energy savings is achieved**

These three scenarios all point to the fact that reusing an existing building and making it more energy efficient results in an immediate savings of total energy use. If building new, no net savings of total energy are achieved until a future date that can be greater than the life expectancy of many new buildings.

Scenario 1: Do nothing to the existing building and build a new building. The existing building will remain and be used by a different user. The new building will be designed to meet Energy Star standards of operating efficiency.

- Embodied energy: 1,200 MBtu/sq. ft. for the new building (air-conditioning value)
- Embodied energy: 400 MBtu (total)
- New building operating energy at 35,000 Btu/sq. ft.

34.2 years before any life-cycle savings is achieved

Scenario 2: Demolish the existing building with partial salvage. Construct new office building to meet Energy Star standard.

- Embodied energy: 1,200 MBtu/sq. ft. (existing)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Embodied energy: 400 MBtu (total)
- Total embodied energy: 2,800 MBtu/sq. ft. (salvage)
- New-building operating energy at 35,000 Btu/sq. ft.

57 years before any life-cycle savings is achieved

Scenario 3: Renovate existing building, improving its efficiency by 20 percent, although not meeting Energy Star performance standards. Construct new building to meet Energy Star Standards.

- Embodied energy: 400 MBtu (total)
- Embodied energy: 1,200 MBtu/sq. ft. (new)
- Operating energy: 35,000 Btu/sq. ft. (new)

53.3 years before any life-cycle savings is achieved

Source: Sofa

Also the construction standards currently in practice and those that existed when historic buildings were being constructed are not the same. Older building techniques are in many ways more durable than current practices. Buildings that have withstood multiple hurricanes will likely withstand many more. While technology has allowed developers to creatively build near and sometimes on wetlands and flood prone areas, construction in the past was more concerned about protecting significant investments and families by building away from areas likely to be affected by devastating natural events. These buildings still standing are proof that such planning was well conceived.

**ECONOMIC**

Property values change when a historic district is created. During the years from 1995 to 1998, four studies were funded by the SC Department of Archives and History on housing prices in various local South Carolina historic districts. The market, it was shown, recognizes the added economic protection that historic districting can provide. John Kilpatrick, the studies author acknowledged, "Historic district designation places a 'seal of approval' on the individual properties within the district. In other words, the properties are now publicly recognized as having some historic value, which like a painting or antique, has an intrinsic value separate and apart from normal utility derived from the use of the property." The case studies consistently showed higher values, examples of case studies results are:

- In Georgetown's Historic District houses were worth 11% more;
- In Sumter's Hampton Park District, houses were worth 17% more than comparable houses not within this district;
- In Beaufort, houses within the historic district sold for 21% more than comparable houses not in the district; and
- In Columbia, housing prices in local historic districts increased 26% per year faster than the market as a whole. (SHPO Historic 2000)

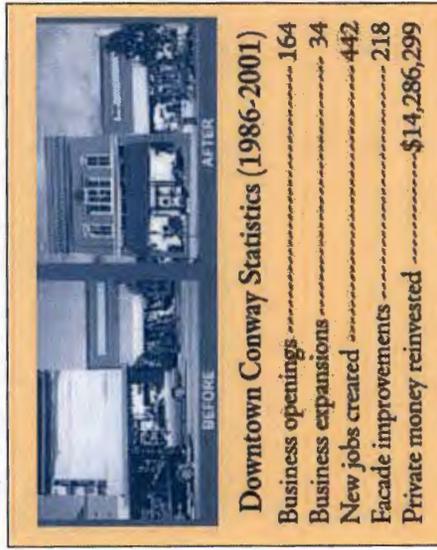
**REDEVELOPMENT**

In addition to these economic benefits for historic districts, preservation efforts can be a catalyst for economic revival in a small town. The **National Main Street** is a program run by the National Trust for Historic Preservation. 2,500 communities and a few urban neighborhoods have used the Main Street Program, which has been called the most cost-effective economic development program (SHPO Measuring 2013). The City of Conway is an example of this. In the 1980's, the City had high commercial vacancy rates and decaying

# Chapter 3: Benefits of Historic Preservation

buildings within its commercial district. This small community worked together to create a historic district, encouraged the removal of false facades on historic buildings, restored a historic movie theater, and approved a historic preservation ordinance. A downtown revitalization organization, Conway Main Street USA (now Conway Downtown Alive) still works to preserve the historical aspects of Conway. This effort created new jobs and had \$14,268,299 in private money reinvested in the City. (SHPO Preserving)

### Conway statistics on economic renewal in the downtown area



Source: SHPO Preserving

Both the Horry County Register and the National Register offer tax benefits when rehabilitating a historic property. A property may be listed on both registers, locally and nationally and local tax benefits may be applied for and used concurrently with Federal or State grant/tax benefits. Some State and Federal tax/grants benefits may also be used concurrently.

### Tax/Grant Incentive for Rehabilitating a Historic Property



Source: Johnson, Kendrick, & Sylvest



The Shine Cafe is an example of a historic property that has received a historic tax assessment in both Conway and the County. Source: Horry County Planning and Zoning

In addition, suburban sprawl is economically expensive for communities to provide adequate services. One of the most effective methods of reducing sprawl is a more intensive use of buildings and sites already in place within the community, which minimizes the need for additional public infrastructure and the ensuing maintenance of it. Every square foot of existing building space, both residential and commercial, that

### Rehabilitation Jobs and Income



Source: Rypkema

is reused or adapted for reuse, is a square foot of space that needn't be constructed elsewhere. Further the reuse of an existing building minimizes harm to the natural environment and appropriately fits within the neighborhood.

### JOB GROWTH

Historic preservation has additional economic benefits. A study done in Delaware in 2010 quantified the economic impacts by looking at the number of jobs created and the income those jobs produced per one million dollars of investment. Compared to the number of manufacturing jobs and new construction jobs, rehabilitation jobs were both greater in number and produced a greater impact on household income. Skilled craftsmen are needed to do renovation work. A similar study has not been done in Horry County.

### HERITAGE TOURISM

The **National Trust for Historic Preservation** defines heritage tourism as traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. According to the **2008 South Carolina Comprehensive Outdoor Recreation Plan**, more than half of South Carolinians polled had visited a historic site within

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the past year and visiting historic sites ranked 8th out of 43 recreational activities. The number of South Carolinians visiting these sites has also risen steadily since 1990, from 47% to more than 52% in 2005.



Events are held at the historic Upper Mill Plantation  
Source: Horry County Planning and Zoning

While clearly the beach and the associated entertainment activities along the Grand Strand are the largest tourism draw in Horry County, a number of historic resources are present that could either draw tourism dollars or complement the already present tourism market. The following chart illustrates statewide recreational participation in activities for South Carolina in 2005. While walking, outdoor sporting events and the beach lead the list of activities, more than 52.1% of those surveyed visited historic sites; an additional 38.4% visited a museum; and 58.2% drove somewhere for pleasure. The historic driving tours the HPC developed are still in use and in high demand. These last three activities mentioned can be defined as an aspect of heritage tourism. Although it would be a misstatement to add these figures together to overstate the potential of heritage tourism, certainly heritage tourism is a major tourism possibility for Horry County. With tourism being Horry County's leading industry, adding and promoting

more heritage tourism in this area would expand this already vast economic driver.

## Statewide Recreation Participation Trends - 2005

Activity	Participation Rate
Walking for pleasure or exercise	83.2%
Attending outdoor sporting event	63.4%
Beach swimming/sunbathing	62.5%
Driving for pleasure	58.2%
Weights or exercise machines	57.1%
Picnicking	53.4%
Pool swimming	53.2%
Visiting historical sites	52.1%
Bicycling	42.8%
Visiting a museum	38.4%

Source: South Carolina State Comprehensive Outdoor Recreation Plan

## FINDINGS

From the Congress of the United States to local studies, it is found that historic preservation has a positive impact upon the nation, states, counties, cities and their citizens. These positive impacts are social, environmental, and economic. Historic preservation also reduces sprawl and preserves the character and sense of place. In addition, historic preservation can also be promoted as heritage tourism, helping to draw vacation dollars to the area. The HPC should continue to improve awareness of historic preservation and create a sense of pride with owners of historic properties and businesses.

# Chapter 4: Threats to Historic Preservation



## THREATS TO HISTORIC PRESERVATION

### DEVELOPMENT

There are many hindrances to historic preservation worldwide. While some of these threats, such as war, do not occur in Horry County, the County still has its own list of preservation hardships. A major theme the **New South Survey** found woven throughout the 2006 study was the loss of historic buildings and historic materials. The study further stated, "This has the potential to eradicate all remnants of structures related to particular periods of the County's history." Little evidence of the naval stores and lumber industry are left in Horry County. Only the two chimneys of the Henry Buck mills remain. The mills founded by him are gone (New South Associates 2009). Other areas have also almost completely disappeared such as Eddy Lake, which has recently had a cemetery recognized.

### Many Names Shown on a 1952 Map are no Longer Used



Source: South Carolina Digital Library

The biggest threat to our historic resources is development. New large developments change the landscape, while small individual projects can tear down individual historic buildings such as the 1928 Irma Causey house. A local business purchased the site and constructed a satellite office.

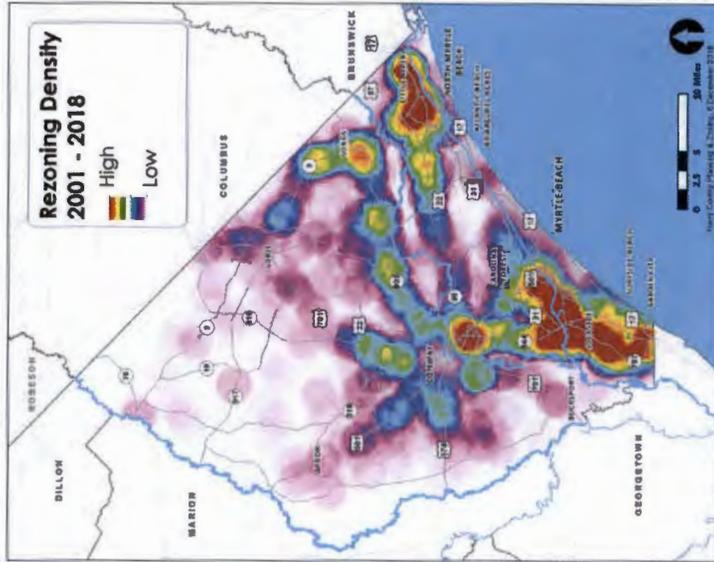


1928 Irma Causey House- left, Demolished by Development - right Source: Google

The danger of losing buildings is not limited to old homes. The **New South Survey** also list as threats, the demolition of buildings from the mid-twentieth century, alterations to commercial buildings - especially the facades, the addition of vinyl siding and replacement windows to buildings, school buildings which are at risk due to efforts to update them and then the abandonment of them for newer buildings, and specific to landscapes are golf courses which are updated and do not retain their historic integrity. (New South Associates)

Growth patterns are able to help us identify areas where the loss of historic buildings, structures, landscapes and historic names are most likely to occur. By looking at where building permits, rezoning, road projects, population projections, and new subdivisions that are being permitted, it can be seen which areas of the County are under the most development pressure.

The new Conway Perimeter Road will impact three structures that are currently on the County's list for buildings older than



Source: Horry County Planning and Zoning

50 years. As new and improved roads wind their way through the County, more areas will open up to large developments. This will include farmland, which developers especially like to obtain because the land is already cleared. Per the 2017 Census of Agriculture, Horry County has lost 18% of the farms since the last Census of Agriculture in 2013. This translates to a 4% loss in overall farm acreage.

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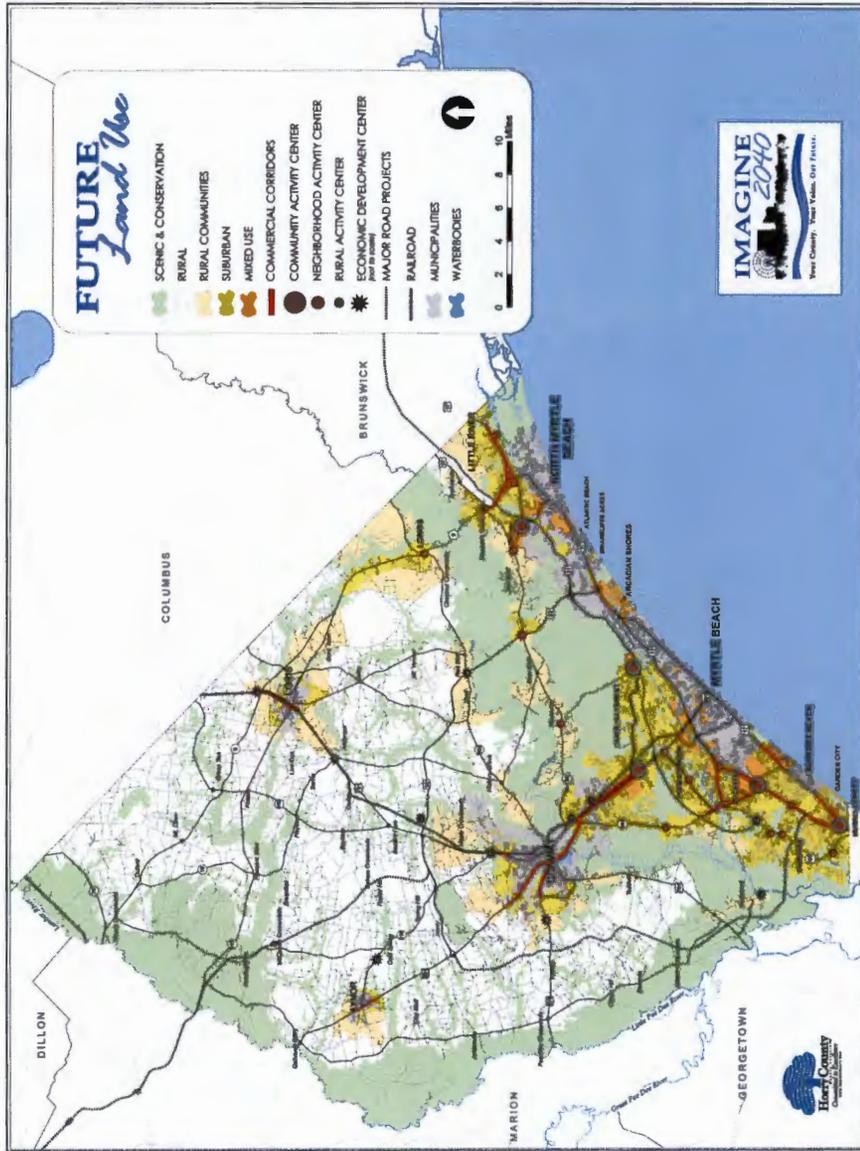


Plan



Source: SCDOT, GSATS, WRCOG, and Horry County

The Future Land Use Map in the IMAGINE 2040 Comprehensive Plan, identifies vicinities for conservation easements which can help to preserve areas of the County which are still rural. One of the main goals of IMAGINE 2040 is to preserve the rural areas and lifestyles, along with the natural resources and assets, through land use decision and policies. One way to help implement this goal of the Comprehensive Plan is to preserve farms and landscapes with conservation easements (For more information see IMAGINE 2040 at <https://www.horrycounty.org/Departments/Planning-and-Zoning/IMAGINE2040/>).



Source: Horry County Planning and Zoning

## Chapter 4: Threats to Historic Preservation

Development not only effects individual houses but in order to accommodate tourism the past is erased for taller, more modern or different enterprises to capture more of the tourist dollars. A good example of this is the Chesterfield Inn, in Myrtle Beach, which was formerly on the National Register. Owners tore most of it down to build a 3 story putt-putt golf course. After the failure of this endeavor the remaining skeleton of the hotel was demolished to make way for a strip mall. (See page 7 for photo of the Chesterfield Inn)



The site of the Chesterfield Inn being developed into a strip mall  
Source: Google

### ABANDONMENT

In addition to the loss of farm land, is the loss of the historic homes on these farms, which are being replaced with newer homes, leaving older homes either abandoned to decay or torn down. The old homes are not the only structures being lost to decay. Old tobacco barns and pack houses along with crossroad communities are decaying and disappearing, while those remaining are in danger of demolition by neglect. Another category of loss due to demolition of the sites pertains to historic black communities. Specific to these communities is the lack of knowledge as to the location of these historical sites and the lack of written records docu-

menting them. (New South Associates)

Also, a new problem has appeared when looking at the most recent buildings that have hit the fifty year mark, (the age considered to be historic). The problem is the aging of the building materials themselves, as modern methods of building and the materials used have a shorter life expectancy than structures built in the past. (New South Associates)

Looking at these circumstances from a proactive point, the County does have a special tax relief program in place for rehabbing historic properties. However, there are no local government programs such as grants, and low or no interest loans, to increase the likelihood that older properties will be maintained. And last, there is no available process for delaying demolition of a historic structure until a review process is concluded.

### NATURAL HAZARDS

Hurricanes have also disposed of many buildings and structures within the County, especially along the coast. Looking at the present stock of buildings in Garden City, it can be noted that there are no buildings eligible for the National Register according to the last historic survey taken of the area.

Hurricanes and storm surges repeatedly wreak havoc along the coast as anyone in Garden City can attest to in the aftermath of Hurricane Mathew. Horry County is vulnerable to a wide variety of natural hazards. The hazards as ranked by Emergency Management, that are most likely to occur within Horry County are hurricanes, wildfires, flooding, and severe thunderstorms. (See Horry County Multi-jurisdictional All-Hazards Mitigation Plan at <https://www.horrycounty.org/Departments/Emergency-Management/Plans>) Horry County Emergency Management takes the lead with the County's all-hazard comprehensive emergency management program and plans. Updates to the **All Hazards Mitigation Plan**.

from the HPC for the 2020 update should include community education programs on adequate insurance, flood, and wind proofing techniques for historic properties.

Attempting to bring historic structures up to current safety measures may negatively impact the historic integrity of a structure. Such as in the case of fire prevention, by removing materials that are prone to burning or encapsulating them in nonflammable materials. Sprinkler systems could be installed, but the installation itself may cause damage and if the system were to malfunction or even overspray during a fire, sensitive and sometimes irreplaceable building materials may be lost. However, the inclusion of fire extinguishers in historic homes may mitigate potential damage without the risk of incidental damages caused by their use.

Similar difficulties exist with flood-proofing historic structures. As of this update to the Preservation Plan, there are 2,225 structures that are potentially fifty years or older that are found within the flood zone. 868 of the structures are located in unincorporated Horry County. This translates to 4% of the properties potentially eligible for the local register under the County's jurisdiction being threatened by flooding. There are also 2 structures within the flood zone that are on the National Register under the same threat. The best method for removing a flood threat is moving the structure. Unfortunately, the moving of a historic structure removes that structure from the setting in which the building was originally located. This diminishes some of the historic integrity of the structure and often results in ineligibility of a structure from National Register listing.

There are several ways in which a historic structure may be made to be less prone to flooding. The first is to elevate the structure in such a way as to make the elevation unnotice-

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able and undetectable. This can sometimes be done by not elevating the structure as high as typical and using creative landscaping.



House after elevation and incorporation of landscaping  
Source: NAPC Forum 2018, Planning

Two other methods for flood-proofing are dry proofing and wet proofing. Dry proofing involves making the lowest levels of a structure impenetrable to flood waters. Dry proofing would not be effective if water levels exceed the height of

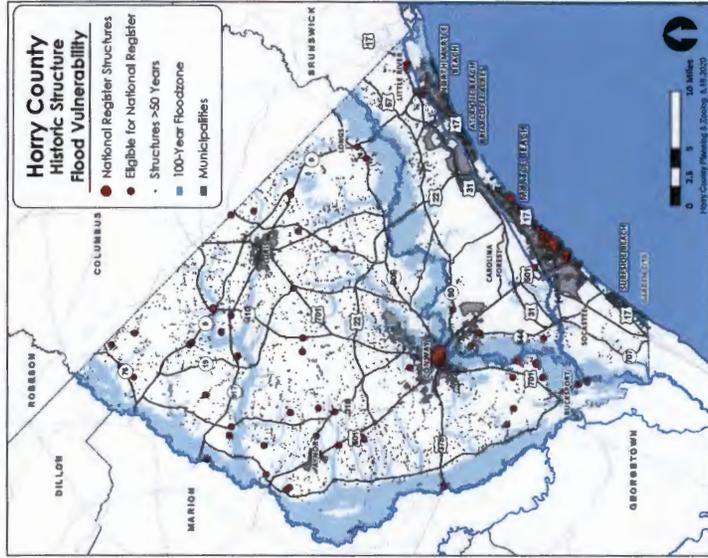
the seal or if there is not a water tight seal under the home. Wet proofing allows flood water to flow into and out of the home in such a manner so as not to trap any water. However, this method may cause irreparable damage to decorative molding and personal belongings.

Sea walls and floodwalls are sometimes used. However, sea walls do not protect from storm surge, and flood walls typically on riverfront properties must not interfere with stormwater runoff and need to account for seepage. Seepage can be resolved with drains, pipes or pumps which can be quite successful, but are often cost prohibitive.

Last, the risk of high wind associated with individual storms, hurricanes or tornadoes presents a unique challenge for historic homes. Many of the currently recommended techniques, to reduce the amount of overhang at the eave, lower the pitch of the roof, or add shutters are not compatible with keeping the integrity of a historic building.

While changing the roof line obviously changes the look of a structure, inappropriate hurricane shutters can also drastically change the look of a building. Several types of roll-down or temporary hurricane shutters are available that would not permanently alter the historic integrity of historic structures. But without shutters, windows and doors are vulnerable to debris breaking or damaging these openings. Often, impact resistant window and doors are installed in high wind areas; however, windows and doors are very important features of most historic structures and should seldom be replaced. Most historic windows and doors can be restored to make them both fully functional, energy efficient and more resistant to both wind and water damage. The cost of restoration often closely matches the cost of replacement windows.

While these are not the only hazards historic structures face, they are the most likely. A one size fits all approach cannot be taken with hazard mitigation for historic structures. Each structure needs to be assessed for its strengths and weaknesses and an appropriate plan for each property put in place. As historic homeowners may not be aware of the choices available to them to create a hazard plan, the HPC can provide resources and guidelines on common practices.



Source: Horry County Planning and Zoning



#### **FINDINGS**

Horry County has lost a substantial amount of historic structures in the past and continues to do so to the present day. Deterioration leading to demolition by neglect or active demolition along with specific threats that confront individual communities have added up to a significant amount of loss concerning historic resources. In addition, while natural disasters have taken their toll on historic resources, current development trends looming on the horizon with the increase in population, is set to create another round of destruction to historic resources. There are also additional proactive incentives that are not currently be used including conservation easements. Greater effort needs to be used in identifying incentives, funding sources and financial incentives for historic preservation and rehabilitation, along with improving protection of historic resources from natural disasters. Updates to the County's All Hazard Mitigation Plan should include:

- Develop a community education program for historic property owners to assure that they are adequately and appropriately insured in the event of a natural disaster
- Develop a community education program on historically sensitive flood proofing techniques for historic structures most likely to be affected by flooding
- Develop a community education program on historically sensitive wind proofing techniques for historic properties including windows, doors, and roofs

## Chapter 5: Preservation and Education



### PRESERVATION AND EDUCATION

While history is a subject taught in schools to both children and adults, local history is often missing from this equation. Knowing and understanding local history is crucial to understanding the heritage, cultural, environmental, technological and aesthetic make-up of the community. The most direct means of teaching children local history is with the cooperation of the Horry County School District. The HPC has engaged with school children through the school system with three separate projects.

In 2001, the HPC initiated two projects for use within the school system. The first project was created by the National Park Services titled, "Teaching with Historic Places (TWHP)." Although the TWHP was implemented in Horry County, it did not materialize into an effective tool for teaching historic preservation during this 2001 attempt. The second project during this time period was a historical essay contest. Middle School students wrote essays with the theme, "the most important historic building in (their) neighborhood." Prizes were issued for winning entries. These program ended as the school teachers did not have the time to promote them within the required curriculum. More recent efforts to integrate local history into the local school system have been met with resistance due to curriculum based teaching methods.

The third and only program still engaging students is the High School Video Contest. The objective is for high school students to create local historically related videos, telling the story of a building or site within Horry County increasing their awareness of local history and enhancing the public's knowledge of local historical structures or sites within the County. Winning videos receive cash prizes.

The HPC received the 2013 Historic Preservation Service Award from the Palmetto Trust for Historic Preservation which

recognized the Local Historic Sites and Structures High School Video Contest. This contest reinforces local history to high school students.

In addition to middle and high school involvement with local history, Coastal Carolina University (CCU) revived their archaeology program in 2010. During the summer of 2010, CCU's Archaeology Field School investigated the site of a turn-of-the-century ship building facility located within the City of Conway's utility relocation project. Also in 2010, County staff conducted a survey with the Field School of a Native American burial site in Western Horry County, using both ground penetrating radar and handheld Trimble mapping devices.

Adult education has also been considered as a venue to present Horry County history. However, this is the area that presents the biggest challenge, as this segment of the population is not contained within a classroom. While there are many adults who hold in high esteem the history and heritage of Horry County, as one of the fastest growing counties, there are also many newcomers who may be unaware of the area's unique heritage. One way to engage this group is through instruction on historic preservation techniques.

Lastly, the need to educate County staff is also a concern. This should include the various boards and decision making bodies about the value of historic resources to our community. Planners, engineers, inspectors, etc. should be educated about the County's resources and provided guidance on identification and treatment of historic resources as it relates to the various department tasks and responsibilities.

The HPC, in conjunction with Conway Main Street USA and the Horry County Historical Society held the first Horry County

Old House Fair in 2011. The day-long event educated residents on tools and benefits of historic preservation. Topics included, restoring hardwood floors, proper landscaping, converting a historic home to a bed and breakfast, and restoring old windows. This same year, planning staff worked with CCU's Osher Lifelong Learning Institute, offering adult education courses on historic preservation efforts in Horry County.



Historic Window Repair with Eddie Streeter at the Old House Fair  
Source: Horry County Planning and Zoning

The HPC continues to send a representative to CCU to explain what it does, projects it is currently working on and how students may get involved. However, over the past three years only one student engaged with the efforts of the HPC and only for a short period of time.

**FINDINGS**

There are minimal local history projects within the school system as projects proposed have met resistance within the schools themselves. Currently the only project the HPC has which involves schools is the high school video contest. The HPC continues to send a representative to CCU in an attempt to engage CCU students. Also, with the influx of people moving here, it is hard to involve and educate new residents because there is no formal classroom to engage them in. In addition, residents that own historic structures are not always aware how to protect them. There are ample opportunities for an increase in educating the public on historic matters, however a suitable venue needs to be found. The development of high quality, meaningful programs and projects to preserve Horny County's heritage must continue.

## Chapter 6: Projects of the Historic Preservation Commission

### PROJECTS OF THE HPC

The HPC has other duties beyond building the historic property list, reviewing proposed construction to historic properties, and educating and promoting historic preservation. The Historic Preservation Ordinance requires the HPC to:

- Promote the use and conservation of the historic resources of the county;
- Safeguard the County's unique heritage;
- Identify, preserve, and enhance the important characteristics of the County; and
- Improve property values and strengthen the local economy by fostering preservation, restoration, and rehabilitation.

To accomplish these goals, the HPC has developed and implemented numerous projects.

### HISTORIC HIGHWAY MARKERS

Beginning in 1941, organizations in Horry County began erecting roadside markers describing historical events and areas associated with them. The first marker was erected by the Horry County Historical Society in 1941 pertaining to Jeremiah Vereen. This marker has since been replaced and renamed as Washington's Southern Tour, after the original was misplaced during a road widening project. To date there are thirty roadside markers within Horry County. (For more information on historic highway markers, visit the State Historic Preservation website at <https://scdoh.sc.gov/historic-preservation/programs/historical-markers>).

In addition to Highway Markers and in conjunction with the state, the Commission also has the opportunity to help the Horry County Historical Society add to the Gazetteer database of historical names. SCDOT will install community signs meeting their criteria. This could be another option to bring back historic names for places.



George Whitefield Historic Marker Installation  
Source: Horry County Planning and Zoning

### CEMETERY PROJECT

The Horry County Cemetery Project began in 2007 as an effort to catalogue and preserve sensitive historic sites throughout the County. The Cemetery Project seeks to locate, inventory, photograph, map and preserve an estimated 450 historic cemeteries in the County's unincorporated areas. In Horry County, where development has been tremendous, numerous historic cemeteries were either lost or destroyed. As of FY2020, 330 cemeteries have been inventoried. Of these, 244 cemeteries have been placed on the Horry County Historic Property Register. New graveyards and grave sites are continually being discovered, including four found within the past year.

Using cutting edge technology, including ground penetrating radar and GIS mapping, the project is the most comprehensive and pioneering endeavor of its kind in the nation.

The project was awarded the 2011 J. Mitchell Graham Memorial Award for the best County project in South Carolina, the 2011 Archaeology Stewardship Award from the Palmetto Trust for Historic Preservation, and the 2012 Achievement Award Winner from the National Association of Counties.

The cemetery information is available for public access on an interactive website that allows gravesite searches by name, place and address. For more information on this project visit: <https://www.horrycounty.org/Online-Services/Cemetery>



On-line Cemetery Map  
Source: Horry County Planning and Zoning

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## HISTORIC DRIVING BROCHURES

To date, the HPC has developed, printed and distributed four separate driving brochures, which can be viewed on the HPC's website at <https://www.horrycounty.org/Boards/Architectural-Review/Historical-Brochures/Horry-County>.

Each brochure details historic sites and structures in Horry County. The Gallivants Ferry brochure illustrates the National Register Historic District of Gallivants Ferry, a unique area

which was the center of life along the western edge of the county in years past. The Socastee brochure highlights the Intracoastal Waterway and a handful of historic buildings which are also contained within a National Register Historic District. The Little River brochure details many historic buildings and cemeteries in this historic fishing village which was one of the earliest settlements in Horry County. The final brochure features historic sites scattered all around the County.

Thousands of these brochures have been distributed throughout the County at visitor's centers, County buildings, chambers of commerce and schools. The next level for this project is to develop a historic driving tour mobile application which will cut down on both the expense and consumption of paper thus becoming a win-win situation for the HPC and the environment.

## HIGH SCHOOL VIDEO CONTEST

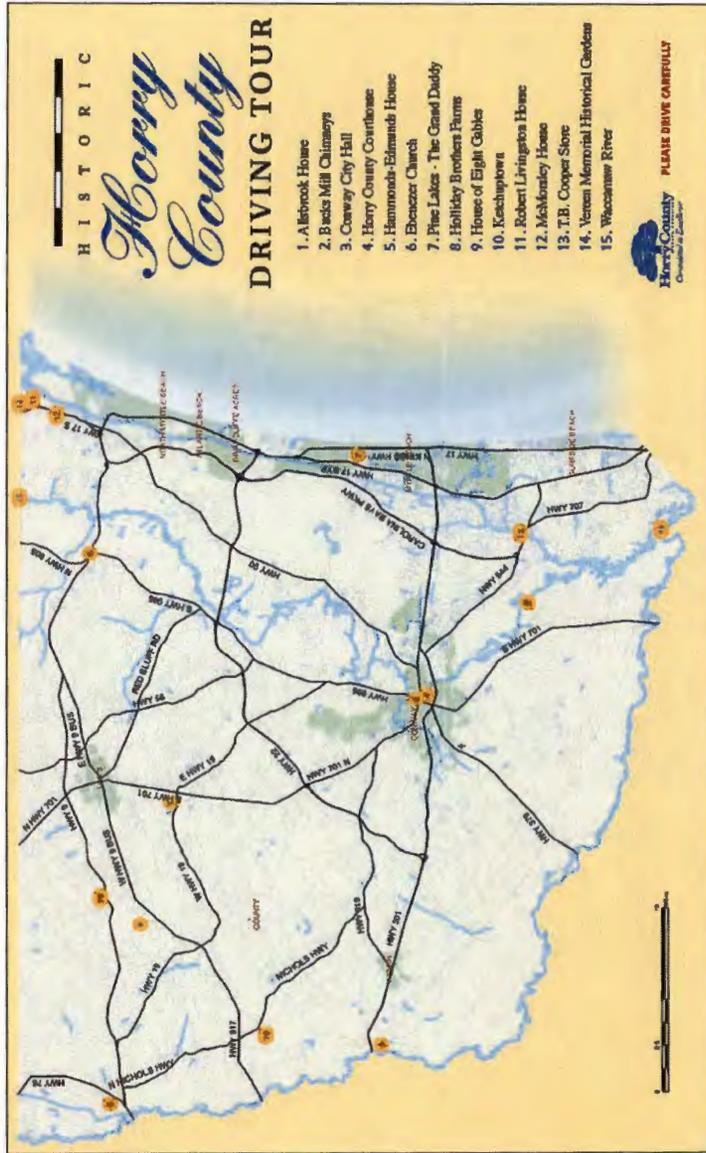
Each year since 2013 the HPC has sponsored a High School Video Contest. Applicants create a video no longer than three minutes pertaining to a historic structure or site within Horry County that is at least fifty years old. This contest introduces local history to a new generation of the population and videos are placed on YouTube thereby further expanding the audience. Videos are judged on the following criteria:

- Incorporation of local history;
- Creativity, originality, and impact;
- Informational content;
- Entertainment value/interest level;
- Accuracy of information; and
- Production quality.

The HPC won the 2013 Historic Preservation Service Award from the Palmetto Trust for Historic Preservation for the High School Video Contest.

## LEGACY BUSINESS RECOGNITION

The Legacy Business Recognition Program pays tribute to local businesses that have contributed to the economic heritage of Horry County for more than fifty years. Each business is presented with a wall plaque and a ribbon cutting ceremony is performed. The HPC has had the honor of recognizing thirty-two businesses so far and continues to locate and



Horry County Historic Driving Tour Map  
Source: Horry County Planning and Zoning

Chapter 6: Projects of the HPC - 6.2



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# Chapter 7: Goals and Strategies



## GOALS AND STRATEGIES

As areas of the county are different, projects and plans must be tailored to suit a variety of needs and concerns, while enhancing the quality of life for the community and its citizens. The increasing pressure of development must be balanced with the need for Horry County to retain the visual character of its past.

**Objective:** Increase the number of designated historic properties in Horry County.

- Maintain a database of properties and structures that are eligible for the Horry County Historic Register and National Register of Historic Places. (annually)
- Establish a list of priority properties, structures, and districts in the County to consider for the Horry County Historic Register. (short-term)
- Distribute information to eligible property owners for the National Register and Local Register about the programs including financial incentives. (continuous)
- Pursue and assist National Register listing for properties which have owner support. (continuous)
- Add at least ten properties in western Horry County to the Horry County Historic Register by 2025. (mid-term)
- Research and create historic districts. (continuous)
- Promote the Century Farm Program and assist with the establishment of at least five new Century Farms by 2025. (mid-term)
- Apply for National Register status for the 3rd Avenue Court House. (short-term)
- Determine criteria for historic trees to be added to the local register. (short-term)

**Objective:** Continue to improve, update and survey historic resources to support preservation efforts.

- Continue to catalog existing documentation on historic resources and archaeological sites for ease in reference during planning phases of both public and private projects. (continuous)
- Integrate historic resource data with the County's GIS database. (short-term)
- Make historic information available via the County's website easing research for interested parties and promoting heritage tourism. (mid-term)
- Identify and fill gaps in documentation through additional survey projects. (mid-term)
- Encourage a survey focused on mid-century architecture to give a historic context to these properties. (long-term)
- Document and photograph unprotected historic structures that are proposed for demolition. (continuous)

**Objective:** Coordinate preservation efforts with various community organizations and municipal governments.

- Identify organization and roles in public, private, and non-profit sectors with an interest in and/or an impact on historic resources and maintain a contact list. (continuous)
- Host a Preservation Workshop yearly, to maximize duplication of efforts. (continuous)
- Accept historic preservation award nominations from partners. (continuous)
- Partner with area Chambers of Commerce to promote HPC projects and events. (continuous)

**Objective:** Identify incentives, funding sources, and financial incentives for historic preservation.

- Research and implement development incentives for historic preservation and adaptive reuse of historic buildings. (long-term)
- Recommend the establishment of economic incentives to promote sensitive rehabilitation activity, i.e. grants, low-interest loans, tax abatement, paint rebate programs, facade loan programs, reduction or abatement of building permit fees. (long-term)
- Coordinate with the Parks and Open Space Board and area partners to distribute information on conservation easement programs. (continuous)
- Seek available state and federal grant funds to conduct archaeological surveys of designated historic period sites and/or districts, including photographic documentation as appropriate, to evaluate their archaeological resource potential. (continuous)
- Acquire copies of historically significant documents that are in the possession of the SC Department of Archives and History to make research more convenient and accessible. (long-term)
- Start a project and coordinate with SHPO, using the last historic survey data and update site information including pictures using the collector application. (short-term)

**Objective:** Create a sense of pride with owners of historic properties and businesses.

- Continue the Historic Preservation Awards recognizing the efforts of the citizens of the community in historic preservation. (continuous)

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- Continue the plaque program for properties added to the Horry County Historic Property Register. (continuous)
- Conduct workshops on how to obtain a historic property designation and/or research techniques and/or technical preservation issues (siding, windows, porches, etc.). (mid-term)
- Create an easy to understand brochure explaining the process of Architectural Review that will be the result of being listed on the local register. (short-term)
- Continue to recognize local businesses that have been in operation over fifty years through the HPC's Legacy Business Program. (continuously)

**Objective:** Improve awareness of historic preservation.

- Review and modify the name for the Board of Architectural Review and Historic Preservation, to a name that better reflects the historic aspect of the Board. (short-term)
- Publicize HPC meetings and activities. (continuously)
- Continue to add to the current email list interested parties on events and updates to HPC activities. (continuously)
- Work with IT to create an application for the historical driving tours. (long-term)
- Continue to maintain the HPC Facebook page. (continuously)
- Encourage the Commission to write newspaper articles, editorials and presentation pertaining to historic resources in Horry County, such as specific architectural styles or historic buildings, and historic preservation programs/organizations at the local, state, and national levels, including state and national preservation conferences. (continuous)
- Prepare a portable informational exhibit for local and regional display focusing on HPC activities and the designation process. (mid-term)

- Conduct informational meeting on various topics such as the advantages of historic preservation, protection of historic buildings from natural disasters, or architectural styles and building types that are prevalent in Horry County. (continuously)
- Engage in community events that recognize the County's historic resources and promote the activities of the HPC. (continuously)
- Enlist the media to publicize community events that promote historic preservation. (continuously)
- Provide public forum meetings to allow communities to discuss their vision of historic preservation for their communities and set up historic districts. (mid-term)
- Utilize the County's television station to promote historic preservation and heritage tourism. (long-term)
- Ensure that communities and public facilities are appropriately named and signed according to their geographic location or historic figures. (continuously)
- Approach relevant CCU and HGTC departments about opportunities for student projects in historic preservation locally. (continuously)
- Enlist the assistance and support of existing citizens groups to organize and promote educational programs in historic preservation. (continuously)

**Objective:** Improve protection of historic resources from disasters

- Create a brochure for historic property owners explaining measures to property wind-proof and weatherize their structures and to encourage them to have adequate insurance on their property to allow for repair/rebuild in the event of natural disaster. (mid-term)
- Review and make recommendations to the County's Emergency Operation Plan and Mitigation Plan as it

relates to the County's historical resources. (with updates)

**Objective:** Develop high quality, meaningful programs and projects to preserve Horry County's Heritage

- Update the Horry County Historic Register Book to a more professional look. (mid-term)
- Pursue the installation of Historic Highway Markers at sites of historic significance within the County. (continuous)
- Continue the Driving Brochure Program to include other areas of the County and topics that promote Heritage Tourism. (mid-term)
- Research and utilize Certified Local Government grants to implement new and proposed projects. (continuously)
- Establish an expert advice program with a list of preservation professionals willing to offer advice to historic property owners. (long-term)
- Create audio and video media presentations promoting the history of the County and make these available on the County's public access channel. (mid-term)
- Investigate the possibility of creating or joining a Heritage Area Trail, Scenic Byway or Corridor, i.e. the Tobacco Trail, Francis Marion Trail, Pee Dee Hwy, etc. (long-term)
- Complete the Cemetery Project and make all findings available on the County's website. Use ground-penetrating radar on those cemeteries that merit further investigation. (continuous)
- Research, document, and pursue all remaining Rosenwald and Rosenwald styled schools in Horry County for addition to the Horry County Historic Register and where appropriate, the National Register. (long-term)
- Begin a barn identification and documentation program using the collector application with photographs, to assure the significant agricultural heritage of Horry County is preserved. (mid-term)

- Research and coordinate with SHPO on a church identification and documentation survey. (long-term)
- Recognize significant areas that at one time contributed to the industrial viability of the County and are no longer in existence, i.e. Eddy Lake, Causey, etc. (continuous)
- Finish the Kings Highway project started in 2014, identifying and mapping the original route of the Kings Highway and pinpoint any sites of significance along the route. (long-term)
- Coordinate with the Sons of the American Revolution, the Daughters of the American Revolution and Sons of the Confederate Veterans to research, preserve and promote areas of significance during the Revolutionary and Civil Wars. (long-term)
- Maintain and utilize the Preserve America status for promotion of the heritage of the County and for grant opportunities. (continuously)
- Research methods to preserve salvage materials from historic structures that are being demolished so that they can be reused in historic buildings that are being restored or repaired. (mid-term)

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**Objective:** Update and codify ordinances and plans pertaining to the HPC

- Maintain Certified Local Government Status. (continuous)
- Update and codify the Historic Preservation Commission By-Laws. (short-term)
- Update and add criteria to Article XVII of the Harry County Ordinances for Designating Historic Districts. (short-term)
- Review and amend, as necessary the Historic Preservation Plan a minimum of every five years with a complete update every ten years.

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## Archaeological Surveys in Horry County

Report Title	Date	Surveyor
Cultural Resources Literature Review and Reconnaissance Survey of 100+ Acres at the Elmhurst Subdivision Tract, Horry County, South Carolina	June-07	S&ME, Inc
Reconnaissance Cultural Resources Survey of the Linden Trails, LLC and Sky Signs, LLC Tracts, Horry County, South Carolina	2008	Chicora Foundation
Cultural Resources Survey of the Lake Ridge 115kV Transmission Project, Horry County, South Carolina.	June-05	Chicora Foundation
Investigation of 38HR139, Horry County, South Carolina	January-10	Chicora Foundation
Intensive Architectural Survey of 33 Army Reserve Centers, 81st Regional Support Command, Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, and South Carolina	February-05	Brockington & Associates
Cultural Resources Survey of the Dunn Shortcut Tract, Horry County, South Carolina	May-06	Brockington & Associates
A Historical and Architectural Survey of Conway, Horry County, South Carolina	August-05	New South Associates
Intensive Cultural Resources Survey of the Proposed SC-917 Bridge Replacements Project in Marion and Horry Counties, South Carolina	July-05	Brockington & Associates
Phase I Cultural Resources Survey of the Proposed US-701 Bridge Improvements, Georgetown and Horry Counties, South Carolina	June-05	New South Associates
Cultural Resources Survey of the Realignment and Improvement of the Intersection of US-701 and SC-410, Horry County, South Carolina	July-05	Brockington & Associates
Cultural Resources Survey of the Proposed US-501 & US-701 Bus/116 (Elm Street) Roadway Safety Project, Horry County, South Carolina	July-05	Brockington & Associates
Phase I Archaeological Survey and Assessment of Effect for Pine Lakes Country Club, Myrtle Beach, South Carolina	November-04	New South Associates
Cultural Resources Survey of Improvements to the SC Route 9/S-57 Intersection, Horry County, South Carolina	August-04	Brockington & Associates
Intensive Architectural Survey of the Myrtle Beach Terminal Expansion, Horry County, South Carolina	June-03	Brockington & Associates
Intensive Archaeological and Architectural Survey of US 7a over Lumber River and Swamp, Bridge Replacement Project, Horry County	December-02	SCDOT
Cultural Resources Survey of the Proposed Mill Pond Road Extension Project, Horry County, South Carolina	January-02	Brockington & Associates
Proposed Rehabilitation of the US Route 17/Little River Bridge over the Intracoastal Waterway, Horry County	September-01	SCDOT
Cultural Resources Survey of the Waccamaw Tract, Horry County, South Carolina	1999	Brockington & Associates
A Cultural Resources Survey of the East Country Club Road Extension from near SC 905 to Road S-106, Horry County	July-98	SCDOT
Intensive Archaeological Survey of the SC Route 544 Widening from US 501 to near the Intracoastal Waterway	February-87 & January-99	Carolina Archaeological Services and SCDOT
Cultural Resources Inventory of the Proposed Central Parkway Extension Southern Bypass, Horry County, South Carolina	March-99	Brockington & Associates
Cultural Resources Survey of the Stephens Crossroads Tract, Horry County, South Carolina	November-00	Brockington & Associates
Survey of SC90 and Road S-57, Wampee	1999	SCDOT
Survey of Road S-31/66/112, Daisy	1999	SCDOT
Archaeological and Architectural Survey of the Conway Bypass Alternate, Horry County, South Carolina	1998	New South Associates
Survey of Myrtle Beach - City (Reconnaissance)	1993	SHPO
Survey of Horry County	1990	Preservation Consultants
Survey of Horry County	1988	Utterback
Survey of Alder at Third Ave., North (CASA Emergency Shelter), Myrtle Beach	1987	Utterback
Survey of Horry County - Rural Design Guidelines (Reconnaissance)	1986	Utterback
Survey of Horry County	1977	Hendrix
Horry County Survey of Historic Places	1973	Waccamaw Regional Planning & Development Council
Waccamaw Survey of Historic Places	1971	Waccamaw Regional Planning & Development Council
Intensive Cultural Resources Survey of the 118 Acre Big Landing Plantation Tract	1994	Brockington & Associates

# References

## Archaeological Surveys in Horry County cont.

Report Title	Date	Surveyor
A Report on Archaeological Testing at the Holiday Site - Galivants Ferry Section, Horry County, South Carolina	1981	Coastal Carolina College
An Intensive Archaeological Survey of Oceanside Village Tract E, Horry County, South Carolina	2000	Michael Trinkley
An Intensive Archaeological Survey of the JFLP Tract, Horry County, South Carolina	2000	Michael Trinkley
Cultural Resources Survey of the Carolina Forest School Tract, Horry County, South Carolina	2000	Michael Trinkley
Archaeological Investigations on the Holiday Plantation Tract, Horry County, South Carolina	2001	Michael Trinkley
Cultural Resources Survey of the River Oaks 115KV Transmission Line, Horry County, South Carolina	2003	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the River Oaks Tap, Horry County, South Carolina	2003	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the Hidden Lakes-Phase IV Tract, Horry County, South Carolina	2005	Michael Trinkley & Nicole Sutherland
Cultural Resources Survey of the Carriage Lakes Extension Tract, Horry County, South Carolina	2006	Michael Trinkley & Nicole Sutherland
Archaeological Investigations of the Cypress River Plantation tract in Horry County, South Carolina	No Date	Archaeological Consultants of the Carolinas
Cultural resources reconnaissance of the upcoast (east) sand dike impact area, Bird Island, Little River Met. navigation project, Horry County, S.C., and Brunswick, North Carolina	1980	Mark D. Rucker
Archaeological Survey in Eastern Horry County	February-92	Diachronic Research Foundation
Mitigation Excavations at Vereen Gardens Sites	June-94	Diachronic Research Foundation
Archaeological Survey, Evaluative Testing and Mitigation Excavations at the Bridgewater Tract in Eastern Horry County, S.C.	August-97	Diachronic Research Foundation
Archaeological Survey, Evaluative Testing and Mitigation Excavations at the Heron Pond/Diamond Back Development, Horry County, S.C.	July-00	Diachronic Research Foundation
Data Recovery Excavations at the Maple Swamp (38HR309) and Big Jones (38HR315) Sites on the Conway Bypass, Horry County, South Carolina: Prehistoric Sequence and Settlement on the North Coastal Plain of South Carolina	No Date	New South Associates
Archaeological Investigation of the Undeveloped Portions of the Glen Domoch Golf Course, in Little River, South Carolina	Ongoing	Archaeological Consultants of the Carolinas

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# Appendix A



## PLANNING FOR HISTORIC PRESERVATION IN HORRY COUNTY SURVEY

Q1 Do you believe Historic Preservation is important to your community?

Answered: 24 Skipped: 0



Q2 Were you aware, before this survey, that Horry County has a board of Architectural Review and Historic Preservation?

Answered: 24 Skipped: 0



Q3 Has a place you ever cared about in Horry County been lost?

Answered: 24 Skipped: 0



Q4 If you answered yes to the previous question, what place or places that you cared about were lost?

Answered: 148 Skipped: 88

#	RESPONSES
1	County - Tudorville Homes, many old structures in Socastee
2	Tobacco barns, old churches
3	The remains of certain river landings.
4	Historic government buildings
5	penitenti
6	Many places
7	Fort Randall
8	My great-grandparent's home in downtown Conway
9	Old wooden Saint Name Elm school. Condition of old Lewis High School.
10	Island Dunes in 1949 area on outside of Hwy 90 to 10th South. These dunes are 20 ft high, 50,000 yrs old and are awaiting a DHEC ruling for it to be developed. 8.4 acres of hurricane and flood protection. Home to many animals and plants. live oaks. It will be a sad day if it's not saved.
11	A home in Downtown Conway was demolished. Corner of Elm and 6th
12	Pavilion Conway County Club
13	Pavilion
14	The 5th inn building. The area in Myrtle Beach around Broadway and Main that had small family businesses, etc. where they considered moving the Children's Museum.
15	N/A
16	the house out on 701 near Lords
17	Pavilion
18	The Penitenti
19	The Pavilion
20	Ocean Forest Hotel
21	Island areas all over the county for purposes of development. Right now I hear for the loss of Regan Dunes in MMB. Also, the pavilion in MMB.
22	The old Horry County Jail (Crisco Hotel) on Main Street, at foot of the bridge
23	A number of homes, particularly the big white one from 1920s.
24	Conway Revivalist
25	The Ocean Forest The Pavilion
26	The Pavilion
27	farm buildings and barns, Myrtle Beach Pavilion, Church, school buildings
28	Five postcard-downtown myrtle beach
29	N/A
30	Ocean forest hotel
31	Historic commissions allowed over for subdivisions and grand old homes torn down for newer buildings that lack the historical feel and feel.
32	Old Christfield motel on 4th boulevard Some of the old abandoned structures in Park Town (my 111 Williams Rd in Duckwille section of LLC)
33	N/A

#	RESPONSES
34	The Pavilion
35	The Pavilion
36	Charles Place- I was not a part of the place but it something that was historic to Myrtle Beach The Old Pavilion Conway Kayak Reversion Wicked Slick Golf Course Myrtle Square Mall Palace Theatre
37	N/A
38	The iconic golf-ball water tower at Day Time on Hwy 9.
39	The old Conway Hospital in Conway
40	There have been several. The worst being the ridges at the pavilion in Myrtle Beach. Other homes - example the Harkin house in Abitauok that burned down.
41	Cowestaries and churches
42	Houses, shopping districts
43	The Pavilion
44	Ocean Forest hotel
45	Pavilion
46	Conway Lumber Company built in 1902 at the foot of Laurel St.
47	Ocean Forest Hotel
48	The beautiful oak trees and lovely, shaded forests have been cut down for low end, over development. The natural beauty of Horry County is precious and should be preserved.
49	N/A
50	Christfield Inn, Old Ayner High School and gym.
51	Ocean Forest Hotel, The Pavilion, Charles's Place
52	Several rural places but some well known that comes to mind are facilities and grounds like the old Lewis High School building that last time I saw looked very neglected.
53	Tobacco barns
54	Places I care about are being lost development all the time. Currently, I'm concerned about road construction in the historic African-American communities of Burgess and Bucktopor.
55	The Seaside Inn; The Ocean Forest Hotel; The Pink House; Charles's Place; Caroline Bays
56	A tobacco barn in the Burgess Community.
57	Vegetation
58	Loss of sufficient "green space" as the county continues over development in the residential sector
59	Really, any new development that comes in and destroys trees, wildlife, and natural settings is a loss for me. We have so many places that are already charred and concrete jungles that sit idle and underdeveloped. I love off Forestland, so all the clearing for developments is a little disappointing.
60	The building that Lords that operated out of.
61	Myrtle Beach Pavilion
62	The Myrtle Beach Pavilion
63	the
64	N/A
65	Caroline Forest when it was all woods and a hunting club.

# PRESERVATION

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## Question 4 cont.

Q4 If you answered yes to the previous question, what place or places that you cared about were lost?

Attachment 14d 5/19/09 08

#	RESPONSES
66	Old schools of Henry County, old downtown buildings and homes
67	Longleaf pine forest in Arcadian Street area being lost to over-development, possibility of Matt facing Ingram Dunes
68	Myrtle Beach Pavilion, Ocean Forest Hotel, Chestnutfield Inn, Chapel Dept Store, Innals with Proffers architecture
69	Charles place the ocean forest hotel and more
70	The Ocean Forest Hotel
71	Several historic buildings downtown
72	Pavilion
73	Many, many historical houses and buildings, many, many historical live oaks in Little River area in development.
74	Pavilion
75	James Williamson level site (family farm) near Ocean Seas. Great Sea High School Building.
76	Pavilion among many other buildings and Chapel property in Myrtle Beach
77	The Ingram Dunes
78	The Pavilion.
79	Homes that First Baptist Conway have demolished
80	Tobacco barns on the family farm, House at Albionok
81	The houses that burned down on 701 on the RR tracks across from Albionok dell, outside the town of Little
82	Proffers National Bank, Judd, Main & 4th Ave, The Bealish House, Albionok.
83	Great Hall in Conway
84	Conway High school
85	Conway High school
86	Conway High school
87	The destruction of the old tobacco barns & the homes whose photographs once lived, My grandfathers was a steno-graphic.
88	Albionok School House Pine Grove School (Rhyth) High School
89	Names of places have been changed. The Beverly motel is gone. The Pavilion is gone. Old Myrtle Beach, prior to Hwy, is quickly being away. Many barns have disappeared as well. The remnants of our former past are disappearing from the landscape, and being replaced by low cost cookie cutter homes.
90	Ayres High School, Lurister Elementary School, Towleville School, Conway Court, The Ocean Forest Hotel, Hall Rocks,
91	Hall Rocks, Ocean Forest Hotel, Bellamy Plantation House, Bear Bluff Plantation House, the old Engleton General Store (about to be demolished), and many, many others.
92	Uzars to what extent
93	Chestnutfield Inn site on the National Register, Pine House Square De-Wigg room and pop motel/hotel on Ocean Blvd in 148 Pavilion
94	Our city has been fighting to save (Ingram Dunes) in North Myrtle Beach SC. Currently we are seeking for grants from DHEC. This is 3.4 acres of land with live oaks, dunes 50 ft above sea level which are over 80,000 yrs old and have been used by the public over 40 yrs as a preserve/joint. We have listed every way possible to convince owners Jim Anderson and wife Dottie to walk with us on state lands by convincing them to give us the 3.4 acres app DDC (Mark Watson, Dottie on listing list of owners from a survey red map. Two acres app DDC (Mark Watson,

#	RESPONSES
95	Over-construction in Carolina Forest greatly concerns me since it is wiping bear habitats and causing the animals to migrate upon residential areas.
96	Over-construction in Carolina Forest greatly concerns me since it is wiping bear habitats and causing the animals to migrate upon residential areas.
97	The timber lands that used to make up what is now Carolina Forest, Pavilion Amusement Park
98	NA
99	I moved here recently
100	Tobacco barn on Hwy 707 in Burgess
101	Mt. Calvary School is almost lost.
102	Ocean Forest Hotel
103	NA
104	Access to our Public Waters. For hundreds of years the residents of our community, and our visitors, have enjoyed completely free access to the most defining historic aspect of our community, the public waters. Once automobile became commonplace, those access points were closed. State Code & State Constitution call our navigable waters "common highways" that should remain "narrow free". Due to the state of our local economy, most residents and visitors alike cannot afford the burden of paying to access the public waters. Fear the Waters. Also, due to irresponsible development in our public waters, in my opinion, over development in Henry County, authorized thousands of acres of forestland to be harvested and scalped for large neighborhood subdivisions, and the loss of our public waters. With Florida's construction and green algae blooms causing major aquatic life casualties, has Henry County considered the excess fertilizers added to the wastewater runoff from these over developed neighborhoods, golf courses, residential housing/commercial? I care about the water in our county. We do not take any and please steps to protect our natural resources. We surely those historic natural resources will be lost.
105	NA
106	Ingram Dunes in North Myrtle Beach is very close to being lost to developers that want to build homes on the site.
107	The Pavilion in Myrtle Beach.
108	The Little River Waterfront, now occupied by a Casino Boat.
109	Myrtle Beach Pavilion
110	Cart hay due to job preservation.
111	Seaside Swammy, protected habitat around Lower Ocean Bay acreage
112	The Mt. Calvary Church
113	The Myrtle Beach Pavilion
114	Ingram dunes, Pavilion
115	The Anderson house on Elm Street.
116	Jerry Cox once dug across Carolina Forest elementary drive stone

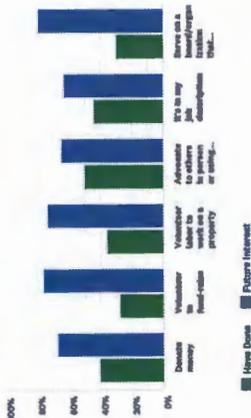
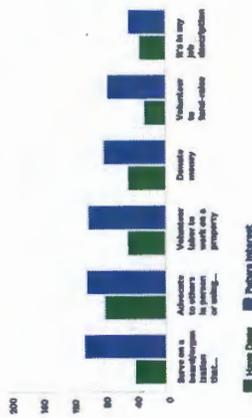
#	RESPONSES
117	Ocean Forest Hotel and The Pavilion
118	Pavilion
119	The original steps to the old Hickory Grove School
120	Some of the older beach homes.
121	Wide swaths of forest being clear cut now so that the lowest class developers can squeeze in the maximum amount of cheaply constructed row housing for poor whites from the NE. This snuffs of horrendous pervasive corruption.
122	The Pavilion House across the road from the Cooper House in Socastone, the Salsbery House on 707, and the Canney House that was just demolished to build a new OMC Clinic in Socastone.
123	Myrtle Beach Pavilion
124	The Pavilion
125	Ocean Forest Hotel
126	Beverly Hotel, Ocean Forest Hotel, Myrtle Beach Pavilion, Chestnutfield Inn, Pavilion Building, Myrtle Beach Mall
127	grandmother's house
128	The old chestnutfield hotel and several longshore style and barn homes have been lost to developments.
129	NA
130	Lot... Chestnut Hill, Ocean Forest, Harbour Court, Old Conway City Jail, etc.
131	No
132	The Pavilion
133	Ocean Forest Hotel
134	Myrtle Beach Pavilion and multiple others...
135	The place where jazz players were in Pawley's Island, Carr Park of the name. It's a Shell now & so lost.
136	Old Conway High School
137	Ingram Dunes Plant Town
138	NA
139	Several places here in Myrtle Beach. Some of the older school houses in Henry Co. The Hay 800 bridge over Ingram Lake. Old family farm plot.
140	To many of the old beach houses are gone.
141	Ocean Forest Hotel, old Myrtle Beach High School
142	Hotel on ocean myrtle beach
143	Mostly old houses
144	Ocean Forest Hotel and a number of older barns and houses in the rural part of county.
145	A&P Plantation in Surfside Beach
146	The Albionok-Engleton House, though it was lost to the not reckless development. Though before my time, the loss of the Ocean Forest Hotel always pained me. I regret that I never got to see it in person.



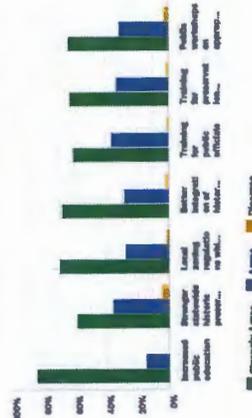


# Appendix A

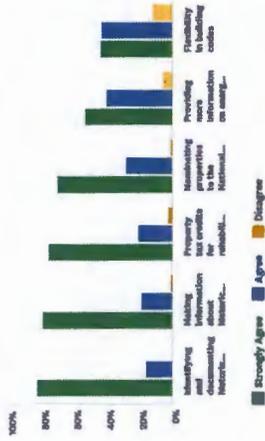
Q6 What actions do you have an interest in or would like to participate in maintaining, protecting or preserving a historic place that you care about? Select all that apply



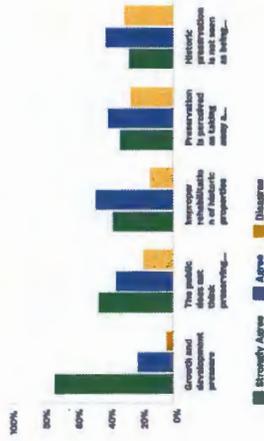
Q7 Good strategies/tools to address issues affecting historic preservation are:



Q8 Some other good strategies/tools to address issues affecting historic preservation are:



Q9 Challenges/threats to historic places in Horry County are:



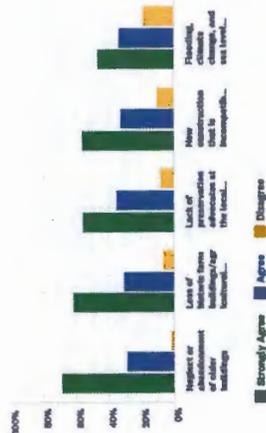
# PRESERVATION

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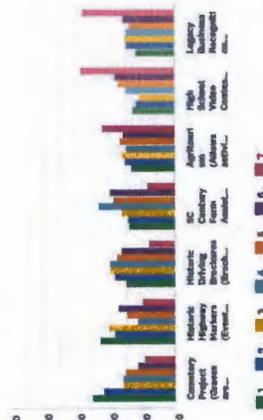


Plan

Q10 More challenges/threats to historic places in Horry County are:



Q11 Please rank the following projects by level of importance to you, that the Board of Architectural Review and Historic Preservation is working on; with 1 being the most important and 7 being the least (Can only use each number once)

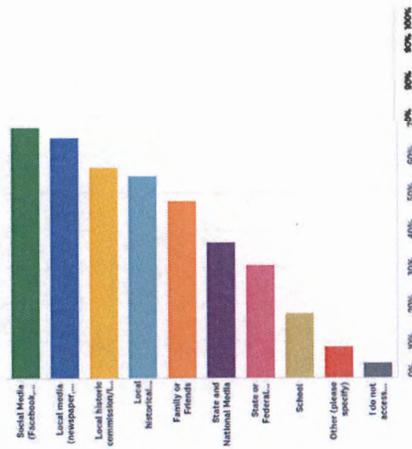


Q12 Is there a project you feel the Board should be doing that is not listed in the previous question?

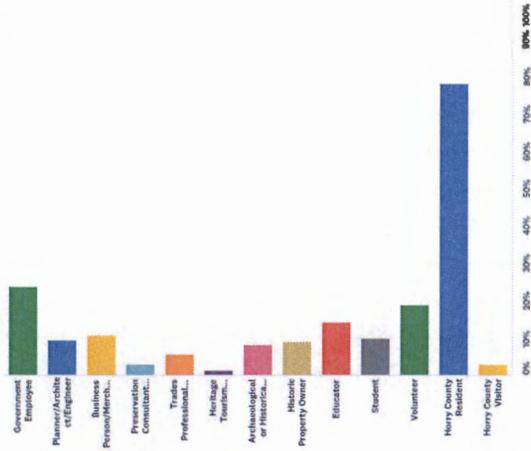
Information	Specific Suggestions
<p>Creating apps that can connect to GPS</p> <p>Compiling a book or website with photographs, information, and stories with dates</p> <p>Interactive online resources guide incorporating all of the historic sites and attractions</p> <p>Survey tourism history, Myrtle Beach history, and WWII history and develop brochures, lectures, online info, apps about it as well as preservation plans.</p> <p>Instead of brochures, create a website, or better yet an app.</p> <p>Online Resources available on mobile apps (Highway Markers)</p> <p>Driving tours online</p> <p>Develop self guided walking tour/driving tour app for history of Myrtle Beach.</p> <p>Organize 1 hour narrated historic bus tours in Myrtle Beach and 2 hour rural Horry County narrated bus tours for tourists and residents.</p> <p>Historic tours</p> <p>Making information available to elected officials</p> <p>Family genealogy as it relates to ownership of historic buildings &amp; places</p>	<p>Archaeology digs open to the public to participate.</p> <p>History writing contests open to public.</p> <p>grant competitions to help historical preservation take place more frequently</p> <p>Platt, Town recognition</p> <p>Expand Highway markers</p> <p>More Murals of Original history would be more significant than small signs.</p> <p>Historic Riverfront at the Seaside Swing Bridge</p> <p>Cemetary Project in Surfside Beach</p> <p>Marking historical trees like they have done further south on Angel Oak</p> <p>Protection of Historic Locations along the Waccamaw River</p> <p>Preserving Ingram Dunes 2</p> <p>Ordinances should be written in the historic district to replace sandwich boards with wall plaque menus</p> <p>an Art component- Traditional artistic skills - hammocks, boats, netting, Blackberry, etc</p> <p>Businesses &amp; buildings</p> <p>Horry County owned buildings</p> <p>Seeing government buildings</p> <p>Saving school buildings</p> <p>Preserve Historical Agriculture Structures</p> <p>Picking a building to update, including fund raising</p> <p>Old Inns</p> <p>Save Conway Country Club</p>
<p>Buildings on registry</p> <p>Identifying historic properties and assisting with recognized status</p> <p>A team to identify potential historic places and assist in protecting and restoring</p> <p>Nominating properties for the National Register</p> <p>Inventory, photograph and nominate hotels/motels for the National Historic Register.</p> <p>Designate historic neighborhoods ie. Old Pine Lakes, etc.</p> <p>Designate historic hotels and restaurants</p> <p>Recognition Plaques for structures over 50 years old</p> <p>Historic Building Marking</p> <p>Historic Overlay Districts</p> <p>Historic Residential Districts</p>	<p>Specific to Myrtle Beach</p> <p>Changes taking place downtown while preserving the older buildings in MB</p> <p>Preserving the old "shopping" district in Myrtle Beach. Those buildings line both sides of the street as what was Hwy 501 merges into King's Hwy with the Chapel Company on one side and a series of buildings</p> <p>Protect the Family Kingdom</p> <p>Preserving the Superblock in Myrtle Beach</p> <p>Charlie's Place</p> <p>Downtown Myrtle Beach</p> <p>Broadway Street restored with unique shops</p> <p>Open a satellite museum in Market Common.</p>
<p>Skilled trades training</p> <p>Workshops on historic preservation for homeowners</p> <p>Workshops on historic preservation</p>	<p>Ordinances - suggestions</p> <p>greater impact on the decision making process in current and future development</p> <p>Incentives for Historic Preservation</p> <p>Working more closely with municipalities in tax credit applications for preservation</p> <p>Lobby county council for tax exemption for properties deemed "historic" if they are not being used/ex farm buildings</p>
<p>Maintenance</p> <p>Promote upkeep and accountability for maintenance.</p> <p>Maintenance of the historic district (parks, shrubbery, etc.) should be continually kept up to a higher standard than we now have.</p> <p>Making property owners maintain buildings</p> <p>Making property owners maintain vacant land</p>	<p>In place or recognized</p> <p>Historic homes should also get major tax breaks</p> <p>Property Tax Credits for restoration of historic commercial buildings &amp; homes</p> <p>Honor Jack Thompson for his historic photography of the area</p>

# Appendix A

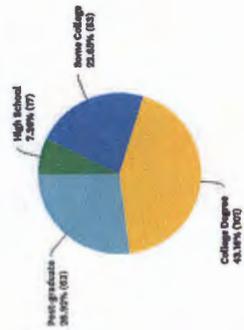
Q13 How do you access information about history and preservation? Select all that apply



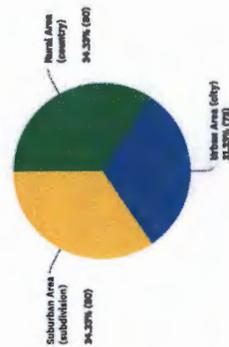
Q14 Tell us about yourself. Which of the following describes you? Select all that apply



Q15 Your highest level of education is



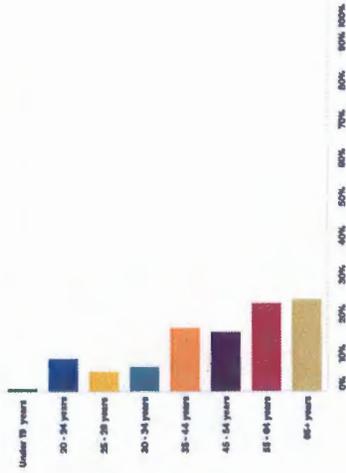
Q16 I live in



Q17 In what zip code is your home located?

- Conway -69
- Conway/Bucksport -26
- Myrtle Beach -65
- Loris -16
- Murrells Inlet -11
- Surfside Beach -11
- North Myrtle Beach -7
- Aynor -6
- Longs -4
- Little River -4,
- Nichols -2
- Other -12 the furthest zip code was from Holland Ohio.

Q18 Which category below includes your age?



Q19 How long have you been a resident of Horry County?

