

**HORRY COUNTY GOVERNMENT
PLANNING COMMISSION: RURAL WORKING GROUP
AGENDA**

Monday, June 14, 2021 2– 4 pm
Horry County Government and Justice Center
Multi-Purpose Room B

- 1.** Call to Order, Steven Neeves, Planning Commission Chairman
 - 2.** Pledge of Allegiance
 - 3.** Minimum Setbacks and Buffers along Transportation Corridors
 - 4.** Discussion on Minor Subdivisions
 - 5.** Discussion on Working Group Schedule
 - 6.** Adjourn
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Rural Working Group

Planning Commission Chairman

Charles Brown

Planning Commission
6876 Cates Bay Hwy
Conway, SC 29527
Office: 843-397-5850
Cell: 843-458-6658
Cab169@ymail.com

Pam Creech

SWA Board, IMAGINE 2040
PO Box 1664
Conway, SC 29528
Home: 843-222-2920
fouroaksgeneral@yahoo.com

Pam Dawson

Planning Commission
113 Dreamland Dr
Murrells Inlet, SC 29576
Home: 843-471-3748
Pdawson.hcpc@gmail.com

Austin Graham

Stormwater Advisory Board
2555 Hwy 646
Green Sea, SC 29545
Phone:
williamaustringraham@gmail.com

Hunter Platt

Planning Commission
1039 44th Ave N, Ste 203
Myrtle Beach, SC 29577
Cell: 843-315-6061
hplatt@traddcommercial.com

John Richards

Thomas and Hutton
Phone: 843-839-8424
Cell: 843-458-0455
richards.j@thomasandhutton.com

Marion Shaw

Zoning Board of Appeals
319 Area Plan
2715 King Farm Rd
Aynor, SC 29511
Phone: 843-222-8910
bluejack@sccoast.net

Planning Commission: Rural Working Group
Briefing Memorandum
Horry County, South Carolina

Date: June 14, 2021
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Jordan, Director
Regarding: Minimum setbacks along transportation corridors

ISSUE:

Should Horry County require increased setbacks and buffers for properties along roadways with undersized right-of-way (R/W)?

CONCLUSION:

There are many roadways in Horry owned and maintained by Federal, State and County government that do not have sufficient R/W for future widening. The majority of residential zoning districts throughout the County and along these corridors allow for a minimum 25' front setback. In many cases this results in the condemnation of not only undeveloped private property but also structures in close proximity to the edge of a widened road or in some cases improvements (structures), such as garages and houses, having to be removed for roadway expansion.

BACKGROUND:

A growing number of residential lots are being created and/or developed along existing roadways in Horry County under existing Zoning and outside the scope of access management standards regulated under Article 4 of the Land Development Regulations (Major Development). These lots range in size from large acreages to smaller lots (10,000 sf). Additionally, staff has seen a dramatic increase over the past few years in the number of "minor" platting actions (10 lots or less) subdividing out of a parent tract along existing roadways resulting in a string of houses side-by-side. In most cases, the minimum setback from the front property line is 25'. This front setback is allowed in FA, CFA, and all (M)SF districts 14,500sf or less in area (14.5, 10, 8.5, etc.).

Historically, many of the roadways in Horry pre-date the internal combustion engine. Minimum R/W for an SCDOT arterial such as Highways 90, 701 or 57 require 100' – 120'. Some R/W is much larger (US 501 between Conway and Carolina Forest is 300'); however, a substantial amount of mileage in the County is currently undersized. These roadways are found throughout the County in areas currently experiencing high growth rates as well as areas with low growth but ample land availability adjacent to existing roads. Below are two examples of the issue the County is facing with an insufficient front setback along corridors with insufficient R/W.

Example 1: Hwy 57 is a 66' R/W with CFA zoning (25' setbacks). Minimum R/W for future widening is 100'. Permits are pulled for residential structures, one on each side of the road 25' from the property line and constructed. An additional 54' of R/W is required for widening, 27' on both sides of the road but there are now houses 25' from the existing R/W.

Example 2: Hwy 905 is a 75' R/W with FA zoning (25' setbacks). Minimum R/W for future widening is 120'. A minor subdivision (10 lots) off a large parent tract is recorded. SCDOT approves shared driveways due to spacing concerns however 10 homes are built at the minimum front setback line (25') putting an expanded R/W 2 ½' from the existing homes.

ANALYSIS:

Zoning establishes the “Minimum” area and setback requirements in order to develop a property in Horry County. These minimums are established to protect health, safety and welfare for citizens, businesses and visitors. Unprecedented population growth will continue through 2040, and local roadways will need to be widened as a result. The typical 25’ minimum front setback is no longer an option in a transportation environment that requires widening a 75’ major arterial running from North Myrtle Beach to Conway to 120’. There are a host of public safety issues that result from widening a road with existing residences in close proximity (loss of backing space, front yards for children to safely play in, increased speeds with decreased congestion, and turning movement conflicts/collisions with individual curb cuts). Also, continuing to subdivide property and issue residential permits with 25’ setbacks adjacent to undersized R/W will result in increased property condemnation costs during acquisition due to the presence of residential structures and improvements.

~ Rural Working Group Schedule ~

Horry County Government and Justice Center (2 – 4 pm)	
Thursday, June 3, 2021	Monday, June 14, 2021
Thursday, July 8, 2021	Monday, July 19, 2021
Thursday, August 5, 2021	Monday, August 16, 2021
Thursday, September 2, 2021	Monday, September 13, 2021

April 2021							
Wk	S	M	T	W	T	F	S
13					1	2	3
14	4	5	6	7	8	9	10
15	11	12	13	14	15	16	17
16	18	19	20	21	22	23	24
17	25	26	27	28	29	30	

May 2021							
Wk	S	M	T	W	T	F	S
17							1
18	2	3	4	5	6	7	8
19	9	10	11	12	13	14	15
20	16	17	18	19	20	21	22
21	23	24	25	26	27	28	29
22	30	31					

June 2021							
Wk	S	M	T	W	T	F	S
22			1	2	3	4	5
23	6	7	8	9	10	11	12
24	13	14	15	16	17	18	19
25	20	21	22	23	24	25	26
26	27	28	29	30			

July 2021							
Wk	S	M	T	W	T	F	S
26					1	2	3
27	4	5	6	7	8	9	10
28	11	12	13	14	15	16	17
29	18	19	20	21	22	23	24
30	25	26	27	28	29	30	31

August 2021							
Wk	S	M	T	W	T	F	S
31	1	2	3	4	5	6	7
32	8	9	10	11	12	13	14
33	15	16	17	18	19	20	21
34	22	23	24	25	26	27	28
35	29	30	31				

September 2021							
Wk	S	M	T	W	T	F	S
35				1	2	3	4
36	5	6	7	8	9	10	11
37	12	13	14	15	16	17	18
38	19	20	21	22	23	24	25
39	26	27	28	29	30		

October 2021							
Wk	S	M	T	W	T	F	S
39						1	2
40	3	4	5	6	7	8	9
41	10	11	12	13	14	15	16
42	17	18	19	20	21	22	23
43	24	25	26	27	28	29	30
44	31						

November 2021							
Wk	S	M	T	W	T	F	S
44		1	2	3	4	5	6
45	7	8	9	10	11	12	13
46	14	15	16	17	18	19	20
47	21	22	23	24	25	26	27
48	28	29	30				

December 2021							
Wk	S	M	T	W	T	F	S
48				1	2	3	4
49	5	6	7	8	9	10	11
50	12	13	14	15	16	17	18
51	19	20	21	22	23	24	25
52	26	27	28	29	30	31	

PC WORKSHOP
 PC MEETING
 COUNTY COUNCIL
 COUNTY HOLIDAYS
 ZBA MEETINGS
 No Workshop in December