

HORRY COUNTY PLANNING COMMISSION



March 5, 2020

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS



Memorandum

To: Planning Commission Members
From: Susi Miller, Planning & Zoning Tech
Date: February 27, 2020
Re: Upcoming Meeting Dates and Times

February 27, 2020
3:00 p.m.

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

March 5, 2020
5:30 p.m.

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

March 10, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

March 24, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

March 26, 2020
3:00 p.m.

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

April 2, 2020
5:30 p.m.

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

April 7, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

April 21, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 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 or 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, March 5, 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 Thursday, February 27, 2020 at 3:00 p.m. All interested persons are urged to attend.

2019-11-004 – John Russell Davis – Request to rezone .51 acre from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – Allen)

2020-02-001 - Paul & Judy Himmelsbach – Request to rezone .48 acre from Planned Development District (PDD) to Residential (SF14.5) located on Shaftesbury Ln in Conway (Council Member – Hardee)

2020-02-002 - Chris Barnhill, agent for J2CK Investments LLC – Request to rezone 3.93 acres from Residential (MSF20) to Agricultural Community Services (AG3) located on Hwy 501 W in Conway (Council Member – Hardee)

2020-02-003 - Rigoberto O Lomeli Jr – Request to rezone 5.80 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Monaca Rd in Longs (Council Member – Prince)

2020-02-004 – Eureka Jordan – Request to rezone .5 acre from Residential (SF10) to Residential (MSF10) located on Cates Bay Hwy in Conway (Council Member – Allen)

2020-02-005 – G3 Engineering, agent for Aldi NC LLC – Request to rezone 31.59 acres from Highway Commercial (HC) and General Residential (GR7) to Convenience & Auto-related Services (RE3) located at Hwy 17 Bypass & Coventry Rd in Surfside Beach (Council Member – Loftus)

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 raza, 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 razonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

March 5, 2020 – 5:30 p.m.

- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. New Business**
- IV. Approval of Minutes**
 - 1. Planning Commission Meeting – January 2, 2020.....**10-12**
 - 2. Planning Commission Workshop – January 30, 2020.....**13-15**
 - 3. Planning Commission Meeting – February 6, 2020.....**16**
- V. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- VI. Street Names - NO PUBLIC HEARING REQUIRED**
- VII. Public Hearings**
 - A. Rezoning Requests**
 - 1. **Ord 06-2020** (2/4/2020 County Council remanded to Planning Commission for revision)
2019-11-004 – John Russell Davis – Request to rezone .51 acre from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – Allen)**24-26**
 - 2. **2020-02-001** - Paul & Judy Himmelsbach – Request to rezone .48 acre from Planned Development District (PDD) to Residential (SF14.5) located on Shaftesbury Ln in Conway (Council Member – Hardee)**28-32**
 - 3. **2020-02-002** - Chris Barnhill, agent for J2CK Investments LLC – Request to rezone 3.93 acres from Residential (MSF20) to Agricultural Community Services (AG3) located on Hwy 501 W in Conway (Council Member – Hardee)**34-38**
 - 4. **2020-02-003** - Rigoberto O Lomeli Jr – Request to rezone 5.80 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Monaca Rd in Longs. (Council Member – Prince)**40-44**
 - 5. **2020-02-004** – Eureka Jordan – Request to rezone .5 acre from Residential (SF10) to Residential (MSF10) located on Cates Bay Hwy in Conway (Council Member – Allen)**46-49**
 - 6. **2020-02-005** – G3 Engineering, agent for Aldi NC LLC – Request to rezone 31.59 acres from Highway Commercial (HC) and General Residential (GR7) to Convenience & Auto-related Services (RE3) located at Hwy 17 Bypass & Coventry Rd in Surfside Beach (Council Member – Loftus)**50-53**



HORRY COUNTY PLANNING COMMISSION MEETING

B. Text Amendments

1. AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 “COMMERCIAL FOREST/ AGRICULTURAL DISTRICT” OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES.**54-56**
2. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT.**57-66**
3. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS.**67-75**
4. TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS.**76-77**

VIII. Adjourn



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

February 27, 2020 – 3:00 p.m.

- I. Call to Order – 3:00 p.m.**
- II. New Business**
- III. Developments - Street Names - No Public Hearing Required17**
- IV. Street Name – Public Hearing Required**
- V. Design Modification**
 - 1. PIN 439-00-00-0013 – Cooper’s Bluff. To allow the creation of a cul-de-sac that exceeds 1,800’. 18-19**
 - 2. PIN 327-00-00-0041 – Beach Gardens. To allow a block length in excess of 1,800’.20-21**
 - 3. PIN 394-03-02-0015 – Arcadian Shores. To allow a commercial access easement greater than 150’ without a cul-de-sac.22-23**
- VI. Rezoning Requests**
 - 1. Ord 06-2020 (2/4/2020 County Council remanded to Planning Commission for revision) 2019-11-004 – John Russell Davis – Request to rezone .51 acre from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – Allen)24-26**
 - 2. 2020-02-001 - Paul & Judy Himmelsbach – Request to rezone .48 acre from Planned Development District (PDD) to Residential (SF14.5) located on Shaftesbury Ln in Conway (Council Member – Hardee)28-32**
 - 3. 2020-02-002 - Chris Barnhill, agent for J2CK Investments LLC – Request to rezone 3.93 acres from Residential (MSF20) to Agricultural Community Services (AG3) located on Hwy 501 W in Conway (Council Member – Hardee)34-38**
 - 4. 2020-02-003 - Rigoberto O Lomeli Jr – Request to rezone 5.80 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Monaca Rd in Longs. (Council Member – Prince)40-44**
 - 5. 2020-02-004 – Eureka Jordan – Request to rezone .5 acre from Residential (SF10) to Residential (MSF10) located on Cates Bay Hwy in Conway (Council Member – Allen)46-49**
 - 6. 2020-02-005 – G3 Engineering, agent for Aldi NC LLC – Request to rezone 31.59 acres from Highway Commercial (HC) and General Residential (GR7) to Convenience & Auto-related Services (RE3) located at Hwy 17 Bypass & Coventry Rd in Surfside Beach (Council Member – Loftus)50-53**



HORRY COUNTY PLANNING COMMISSION WORKSHOP

B. Text Amendments

1. AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 “COMMERCIAL FOREST/ AGRICULTURAL DISTRICT” OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES.**54-56**
2. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT.**57-66**
3. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS.**67-75**
4. TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS.**76-77**

VII. Adjourn

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

DESIGN MODIFICATION

426-16-04-0043 (Villages of Arrowhead-Star Point Phase 2) – To convert platted open space into a buildable lot. John Danford gave an overview. The applicant requested to convert recorded open space via amendment of the approved master plan to allow the development of two additional single family lots. Staff recommended disapproval because the Villages of Arrowhead is a master planned community that was approved in 1995. Under the regulations in effect at the time, any amendment to the master plan is required to be approved by the Planning Commission. Also, open space was not required at the time the master plan was approved; however the current Land Development Regulations require that open space remain as such in perpetuity (Art. 4 ec.6.1G). Jerome Randall made a motion to approve and Marvin Heyd seconded. The motion failed unanimously.

January 30, 2020 Planning Commission Workshop. John Danford gave an overview and requested a reconsideration of the previous design modification. If approved, Star Point Phase 2 will consist of 43 lots with no recorded open space and the Villages of Arrowhead master plan will be approved for a total of 1024 units. The plat proposes two lots (43-A & 43-B). Lot 43-A will be 14,288 square feet with a buildable footprint of 70' x 83'. Lot 43-B will be 26,329 square feet with a buildable footprint of 77' x 82.7'. The lots have a 0' side setback and must maintain a 12' building separation. Both lots have 40' drainage easements on the rear and lot 43-A has a 20' drainage easement on the side. The applicant provided an approval letter from the HOA for the request and a letter from the adjacent property owners stating there are no objections. Staff recommended approval. Marvin Heyd made a motion to reconsider the January 2, 2020 failed motion and Jerome Randall seconded. The motion to reconsider passed unanimously. They then voted on the motion to approve which passed unanimously.

REZONING REQUESTS

PREVIOUSLY DEFERRED TWICE 2019-10-002 – CT Corporation agent for SST II LLC 338 Jessie St LLC – Request to rezone 3.57 acres from Retail Customer Services (RCS) & Highway Commercial (HC) to High Bulk Retail (RE4) located on Jesse St in Myrtle Beach. David Schwerd gave an overview. There was no public input. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

PREVIOUSLY DEFERRED 2019-11-006 – NFP Holdings LLC – Request to rezone 3.47 acres from Mobile Home Park (MHP) to Multi-Residential Three (MRD3) located on Leon Circle in Myrtle Beach. David Schwerd gave an overview. There was no public input. John Newman was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

2019-12-001 – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to Agricultural Community Services (AG3) located on Pitch Landing Rd in Conway. David Schwerd stated the applicant has requested a deferral. Marvin Heyd made a motion to defer and Chris Hennigan seconded. The motion carried unanimously.

2019-12-002 – G3 Engineering, agent for Little River Group Six LLC – Request to rezone 11.46 acres from Commercial Forest Agriculture (CFA) to Multi Residential Three (MRD3) located on Hwy 90 in Little River. Catherine Burdt, Joseph Cavano, and Dorothy McCawley spoke in opposition of the request. Their concerns were traffic, stormwater and density. Felix Pitts was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2019-12-003 – Robert E Turner IV, PE, agent for Arthur B Jordan Jr – Request to rezone 58.1 acres from Forest Agriculture (FA) to Residential (SF10) located on Hwy 548 in Conway. David Schwerd gave an overview. There was no public input. Robert Turner was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Marty Dawsey seconded. The motion carried unanimously.

2019-12-004 – Tyler Mann – Request to rezone 1.42 acres from Limited Forest Agriculture (LFA) to Residential (MSF10) located on Missouri Ln in Conway. David Schwerd gave an overview. There was no public input. David Schwerd stated that staff has issues with the lot size and would recommend disapproval for MSF10. He also stated that if the applicant would change the request to MSF14.5, staff would recommend approval. Tyler Mann stated that he would like to change the request to MSF14.5. With this request amendment staff recommended approval. Marvin Heyd made a motion to approve the request at MSF14.5 and Jody Prince seconded. The motion carried unanimously.

2019-12-005 – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Thomas Rd near Old Reaves Ferry Rd in Conway. David Schwerd gave an overview. Ken Andre, Amelia Wood, and April O’Leary spoke in opposition of the request. Their concerns were traffic, stormwater, flooding, beaver dams, and density of the area. Steve Powell was present to address questions and concerns. Staff recommended disapproval as the request currently stands. The property contains some wetlands and is Scenic & Conservation in the Comprehensive Plan. Thomas Road is unimproved because the county was unable to secure easements from surrounding property owners and this development requires two points of ingress and egress per Horry County Land Development Regulations. Many of the lots are platted into wetlands, if the request would be amended to Multi Residential District, smaller lots would be allowed and they could stay out of the wetlands. Steve Powell was present to address questions and concerns and stated that he would like to defer the request and amend to a Multi Residential District. Marvin Heyd made a motion to approve the request to defer and Joey Ray seconded. The motion carried unanimously.

SECTION 540 REVIEW

PIN’s 303-01-01-0011 & 303-00-00-0002 – Longs WWTP upgrade to 3.0 MGD. – John Danford gave an overview and asked the commission members to approve the request as consistent with Imagine 2040 as well as the Horry County Zoning Ordinance. He also stated this is a large utility to support the growth of the county. Staff recommends approval of this request for the proposed upgrades. The improvements are not in conflict with the Horry County Comprehensive Plan but the current plans are in conflict with Article V, §516 of the Horry County Zoning Ordinance. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

With no further business, a motion to adjourn was made and seconded. The motion carried unanimously, and the meeting was adjourned at 7:25 p.m.

square feet with a buildable footprint of 77' x 82.7'. The lots have a 0' side setback and must maintain a 12' building separation. Both lots have 40' drainage easements on the rear and lot 43-A has a 20' drainage easement on the side. The applicant provided an approval letter from the HOA for the request and a letter from the adjacent property owners stating there are no objections. Staff recommended approval. Marvin Heyd made a motion to reconsider the January 2, 2020 failed motion and Jerome Randall seconded. The motion to reconsider passed unanimously. They then voted on the motion to approve which passed unanimously.

363-00-00-0007 (Heritage Downs/Astoria Park) – To approve the installation of the emergency access with the construction of Phase 3A of Astoria Park. John Danford gave an overview and stated that the applicant's plans for the temporary emergency access easement meet the requirements as stated in the Land Development Regulations. Staff recommended approval. Joey Ray made a motion to approve and Jerome Randall seconded. The motion carried unanimously.

REZONING REQUESTS

PREVIOUSLY DEFERRED 2019-12-001 – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to High Bulk Retail (RE4) located on Pitch Landing Rd in Conway. David Schwerd gave an overview stating that the applicant is requesting deferral. Chuck Rhome made a motion to defer and Joey Ray seconded. The motion carried unanimously.

PREVIOUSLY DEFERRED 2019-12-005 – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Multi Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway. David Schwerd gave an overview. Staff has concerns with the current design as lots are proposed to be platted into existing wetlands. An intent of the MRD is to offer a reduction in lot size to avoid platting/fill within existing wetlands. Based on the current layout, a design modification for the number of units proposed on a single access point will be required. Steve Powell was present to address questions and concerns. After brief discussion, Marvin Heyd made a motion to move the Design Modification to the meeting date and vote on both simultaneously and Marty Dawsey seconded. The motion carried unanimously.

2020-01-001 – David Marlowe - Request to rezone 2.23 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 9 W and Kayla Cir in Long. David Schwerd gave an overview. Jonathan Martin was present on behalf of David Marlowe to address questions and concerns.

2020-01-002 – Michael Prince, agent for Charles B & Cecelia Snyder – Request to rezone 19.83 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located on Wise Rd in Conway. David Schwerd gave an overview. Michael Prince was present to address questions and concerns.

2020-01-003 – Venture Engineering Inc, agent for KTAD Holdings LLC – Request to rezone 1.7 acres from Residential (MSF10) to Multi Residential Three (MRD3) located at the corner of Atlantic Ave & Elizabeth Dr. in Garden City. David Schwerd gave an overview. Steve Powell was present to address questions and concerns.

2020-01-004 – Sylwester Szklarzewski – Request to rezone 5.22 acres from Commercial Forest Agriculture & Outdoor Amusement Commercial (AM2) to Commercial Agriculture (AG2) located at the corner of Hwy 366 & Hwy 554 in Loris. David Schwerd gave an overview and stated that since this parcel is located within the Mt Vernon Rural Area Management Plan it requires a community meeting to be held by the applicant prior to the rezoning moving forward. Mike Szklarzewski was present to address questions and concerns and stated that he was not aware of this requirement but will get a meeting scheduled.

TEXT AMENDMENTS

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 “COMMERCIAL FOREST/ AGRICULTURAL DISTRICT” OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES. David Schwerd gave an overview and stated that this ordinance would allow veterinary offices, animal hospitals and boarding facilities in the Commercial Forest Agriculture district to have outside facilities for grazing and exercise.

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT. Tom Dobrydney gave an overview and stated that the ordinance should be updated to incorporate a greater variety of sustainable development options and sustainable development incentives available to applicants. This would clarify density in the ordinance.

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS. Leigh Kane gave an overview.

TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS. John Danford gave an overview and explained the need to simplify the definition of Minor Development.

Section 540 Review – PIN 29906040005 – 905 Substation for Horry Electric Cooperative Inc. Tom Dobrydney gave an overview and stated that staff recommended approval of this request for the proposed upgrades. The improvements are not in conflict with the Horry County Comprehensive Plan or the County Ordinance. Marvin Heyd made a motion to approve and Joey Ray seconded. The motion carried unanimously.

With no further business, Marvin Heyd made a motion to adjourn and Joey Ray seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:34 p.m.

**STREET NAMES FOR PC WORKSHOP
February 27, 2020**

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

Aynor Postal District (29511)

Joshua & Ranessa Norton (Minor)

Blissful Court

Conway Postal District (29526)

Astoria Park, Phase 3

East River Road

Muhly Court

Nandina Court

Sweetspire Court

Heritage Downs

Belmont Drive

Surfside Postal District (29575)

Surfside Plantation

Bullina Court

Myrtle Beach Postal District (29579)

Bella Vita, Phase 3A & 3B

Brescia Street

Taranto Loop

Sassari Street

Barletto Street

Myrtle Beach Postal District (29588)

Cape Landing

Gustafon Drive

Woolcock Drive

2/17/2020

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: Feb. 14, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Brent Gerald (Plans Reviewer) & Tom Dobrydney (Principal Planner)
Cleared By: John Danford, Deputy Director
Regarding: 439-00-00-0013 (Cooper's Bluff)

ISSUE:

Should the Planning Commission allow for the creation of a cul-de-sac that exceeds 1,800 lf?

PROPOSED ACTION:

The Applicant proposes to develop 434 units (283 single-family detached and 151 townhomes) within 6 Phases, in the order shown on the attached plan. Phase 3, consisting of 28 lots will include a cul-de-sac 1,960 lf. in length.

RECOMMENDATION:

Approval with conditions. Phases 1 & 2 are constructed or financially guaranteed prior to recording Phase 3.

BACKGROUND:

The property is 121 acres in size, split by Hwy 31. The property is located along Peach Tree Road and was rezoned to Multi-Residential District (MRD-3, Ord. 116-18) on Jan. 10th 2019. The project is to incorporate two sustainable development criteria: sidewalks and community gardens. On Dec. 12th 2019 a MRD Amendment was submitted for review, including the phasing plan for the project. It was at this time that staff was able to determine that there was going to be an issue regarding maximum cul-de-sac length. On Jan. 13th, 2020 the attached Master Plan was submitted as part of the project's on-going MRD amendment.

ANALYSIS:

- Phase 1 consists of 33 lots on a 1,550 lf. cul-de-sac
- Phase 2 consists of 52 lots, a second point of access, and will shorten the Phase 1 cul-de-sac down to 830 lf.
- Phase 3 consists of 28 lots and will extend said cul-de-sac to 1,960 lf. (requiring the design mod.)
- Phase 4 consists of 71 lots and will consist of two ~890 lf. cul-de-sacs accessing the main road constructed as part of Phase 1.
- Phase 5 consists of 83 lots, a third external access point, connection to the cul-de-sacs within Phase 4, and a reduction of the Phase 3 cul-de-sac down to 1,380 lf. which would bring it into compliance in terms of max. length on a cul-de-sac.

Table 4-D footnote: "e" of the Land Development Regulations, states: "*Cul-de-sac length shall not exceed 1800 feet*" and it is notable that this maximum length is currently to be reduced to 1,200-feet in the proposed revisions to the LDR. However once complete, the proposed street system will be in compliance with the existing Roadway Design Criteria.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: February 14, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Brent Gerald (Chief Plans Reviewer) & Tom Dobrydney (Principal Planner)
Cleared By: John Danford, Deputy Director
Regarding: 327-00-00-0041 (Beach Gardens)

ISSUE:

Should the Planning Commission approve the creation of a block that exceeds the maximum allowed?

PROPOSED ACTION:

The Applicant proposes to develop 61 single-family lots utilizing a singular circle roadway system (loop road) 2,830 lf. in length.

RECOMMENDATION:

Disapproval

BACKGROUND:

The property is ~25 acres in size, located on the north side of Hwy 548, west of the Daniel Road intersection. On August 13th, 2019, the property was rezoned to SF-10. In November 2019 a Sketch plan was submitted for review. Staff had two main concerns with the plan including 1) A block length in excess of 1,800 lf and 61 lots on one ingress/egress, and 2) Lots platted within the Crabtree Watershed Easement (canal easement). Seventeen (17) of the sixty-one (61) lots are shown to be partially within the easement, some encroaching in excess of 50 feet. However, current regulations do not prohibit platting lots into a stormwater easement, although staff believes it to be a public safety issue.

ANALYSIS:

The Land Development regulations Art. 4 Sec. 3-1 state: "*Blocks shall not be less than 400 nor more than 1800 feet in length*" and in Art. 8, defines a Block as: "*A parcel of land entirely surrounded by streets*". The circular roadway provides no inner-connectivity within the internal road system, thus the block length is measured from the intersection of the development entrance, back to that same intersection. The site design does not show any restrictions being imposed by any topography or unique constraints. The applicant has not provided staff with any mitigation strategies.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: February 14, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Tom Dobrydney, Principal Planner
Cleared By: John Danford, Deputy Director
Regarding: 394-03-02-0015 (Arcadian Shores – Parcel 1)

ISSUE:

Should the Planning Commission approve an access easement, greater than 150' in length, to terminate at a property line?

PROPOSED ACTION:

Termination of a 50' commercial cross access easement, greater than 150' in length, at a proposed property line (property predominately wetlands) without a circular turnaround.

RECOMMENDATION:

Approval

BACKGROUND:

Parcel 1 of Arcadian Shores was created in 2007, by PB 224 pg. 146 as part of a much larger platting action. The Parcel contains wetland area (shown on plat) and floodplain (per County GIS). The Applicant is pursuing a Minor Subdivision to create two parcels. Proposed Parcel 1 would be 4.40 acres and located along U.S. Highway 17. Proposed Parcel 2 would be 1.22 acres and located in the rear of the property and is primarily wetlands. Without the 50' commercial access easement, Proposed Parcel 2 would be land-locked.

The Applicant is seeking to construct a climate controlled mine-storage facility on parcel 1, with parcel 2 remaining undeveloped at this time.

Article 4, Section 2-6, F (Cul-de-sacs): *“All permanent public or private dead-ends streets [and access easements] longer than 150 feet shall terminate in a paved turnaround with a minimum radius of 40 feet”.*

ANALYSIS:

The proposed commercial access easement meets the needs of the Applicant and does not adversely compromise the intent of the Land Development Regulations (or neighboring wetlands). The Applicant is aware that fire access to any proposed building will need to be maintained.



PROPERTY INFORMATION

Applicant	John Russell Davis (Energov # 047314)	Rezoning Request #	ORD 06-2020 2019-11-004
PIN #	37105020016 (portion)	County Council District #	11 - Allen
Site Location	Lake Ann Dr in Conway	Staff Recommendation	Approval
Property Owner Contact	John Russell Davis	PC Recommendation	
		Size (in acres) of Request	0.51

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	MSF20
Proposed Use	Manufactured Home

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	5 (Fire)
Utilities	Public/Septic
Character of the Area	Residential

ADJACENT PROPERTIES

FA	SF20	FA
SF20	Subject Property	FA
FA	FA	FA

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone a 0.51 acre portion of the property to allow a manufactured home on residential property. Currently the 2.14 acre property is zoned SF20 which does not permit manufactured/mobile homes and there are other SF20 zoned properties within the immediate neighborhood. A survey has been submitted to subdivide the property into 3 approx. half acre lots and the remaining 0.62 acres will be combined into the applicants adjacent parcel. The surrounding area off of HWY 378 is mostly zoned CFA and FA which both allow for manufactured homes on lots with minimum area of 0.5 acres.</p> <p>The applicant previously requested to rezone the entire parcel to MSF40. Planning Commission recommended approval 8:3. 2/4/2020 County Council remanded to Planning Commission at 3rd reading so the applicant could revise the request.</p> <p>Public Comment: 12/5/2019 Rick & Teresa Baum, Elaine Hughes and Douglas Thomas spoke in opposition of the request. Their concerns were property value. Russell Davis was present to address questions and concerns.</p>	

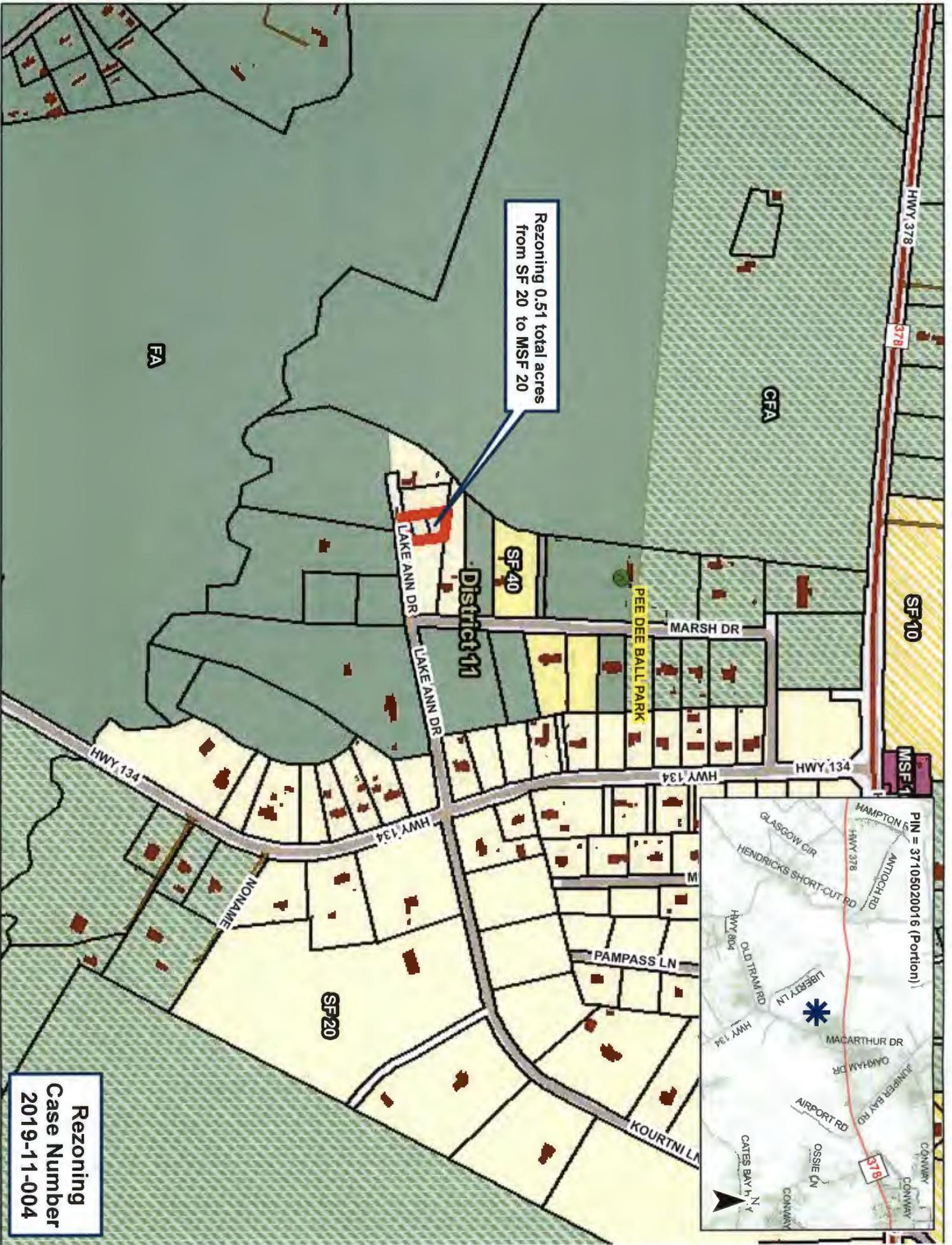
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	County, Unpaved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2017) % Road Capacity	US 378 , Station 143 11,000 AADT 65%-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF20	SF20	SF20	FA (com/res)		
Min. Lot Size (in square feet)	20,000	20,000	20,000	43,560/21,780		
Front Setback	40	40	40	60/25		
Side Setback	15	15	15	25/10		
Rear Setback	25	25	25	40/15		
Bldg. Height	35	35	35	35		

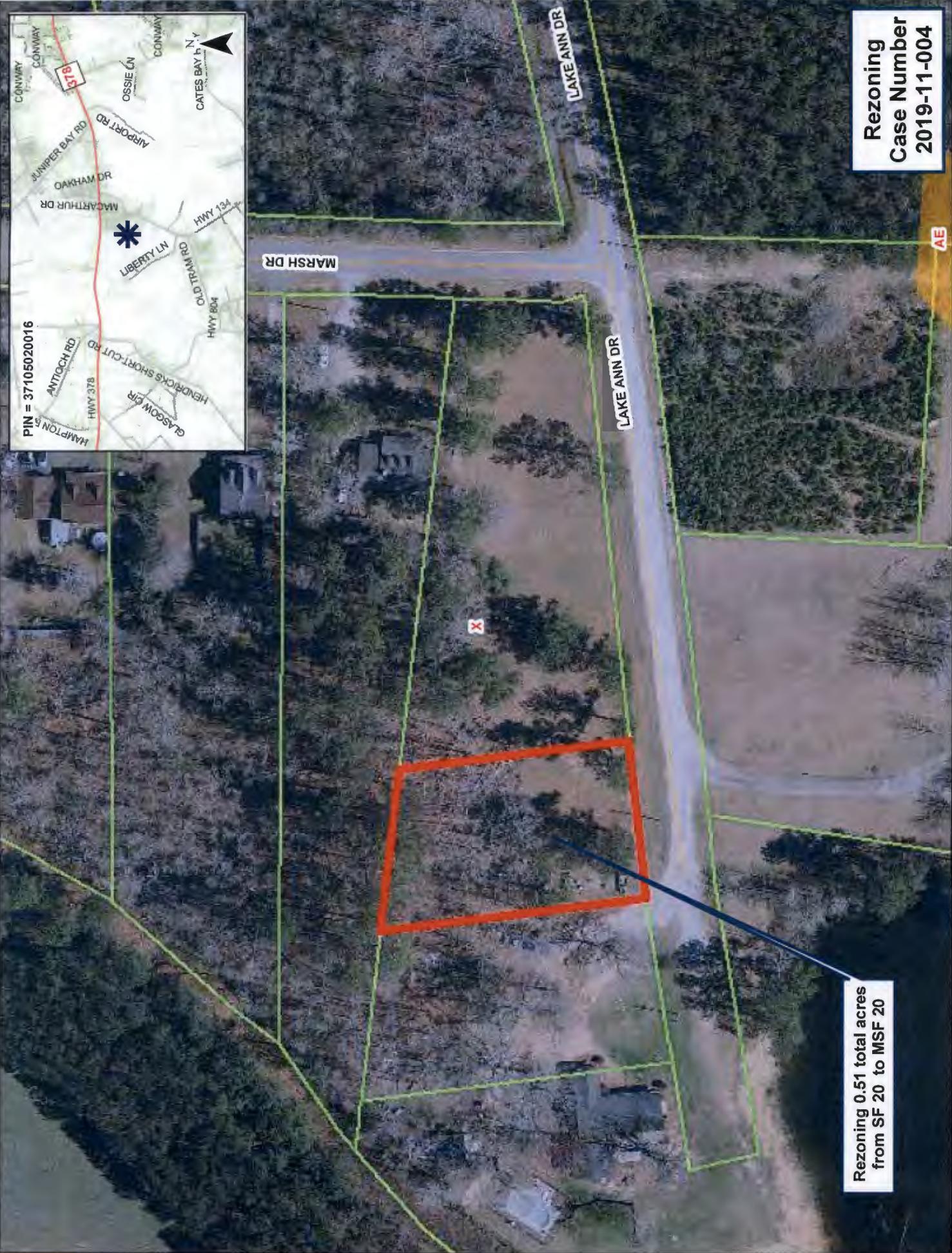
Date Advertised: 11/14/19 Date Posted: 11/14/19 # Property Owners Notified: 11 Date Notification Mailed: 11/14/19 Report Date: 11/14/19 BY: sm



Rezoning 0.51 total acres
from SF 20 to MSF 20

Rezoning
Case Number
2019-11-004

Rezoning
Case Number
2019-11-004



Rezoning 0.51 total acres
from SF 20 to MSF 20

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Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Paul & Judy Himmelsbach (Energov # 047964)	Rezoning Request #	2020-02-001
PIN #	29810030054 (Portion)	County Council District #	10 - Hardee
Site Location	Shaftesbury Ln in Conway	Staff Recommendation	
Property Owner Contact	Paul & Judy Himmelsbach	PC Recommendation	
		Size (in acres) of Request	.48

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PDD	Flood and Wetland Information	X, AE, AF	PDD	LFA	LFA
Proposed Zoning	SF14.5	Public Health & Safety (EMS/fire) in miles	4.4 (Fire)	PDD	Subject Property	CFA
Proposed Use	Residential	Utilities	Public	PDD	PDD	CFA
		Character of the Area	Residential			

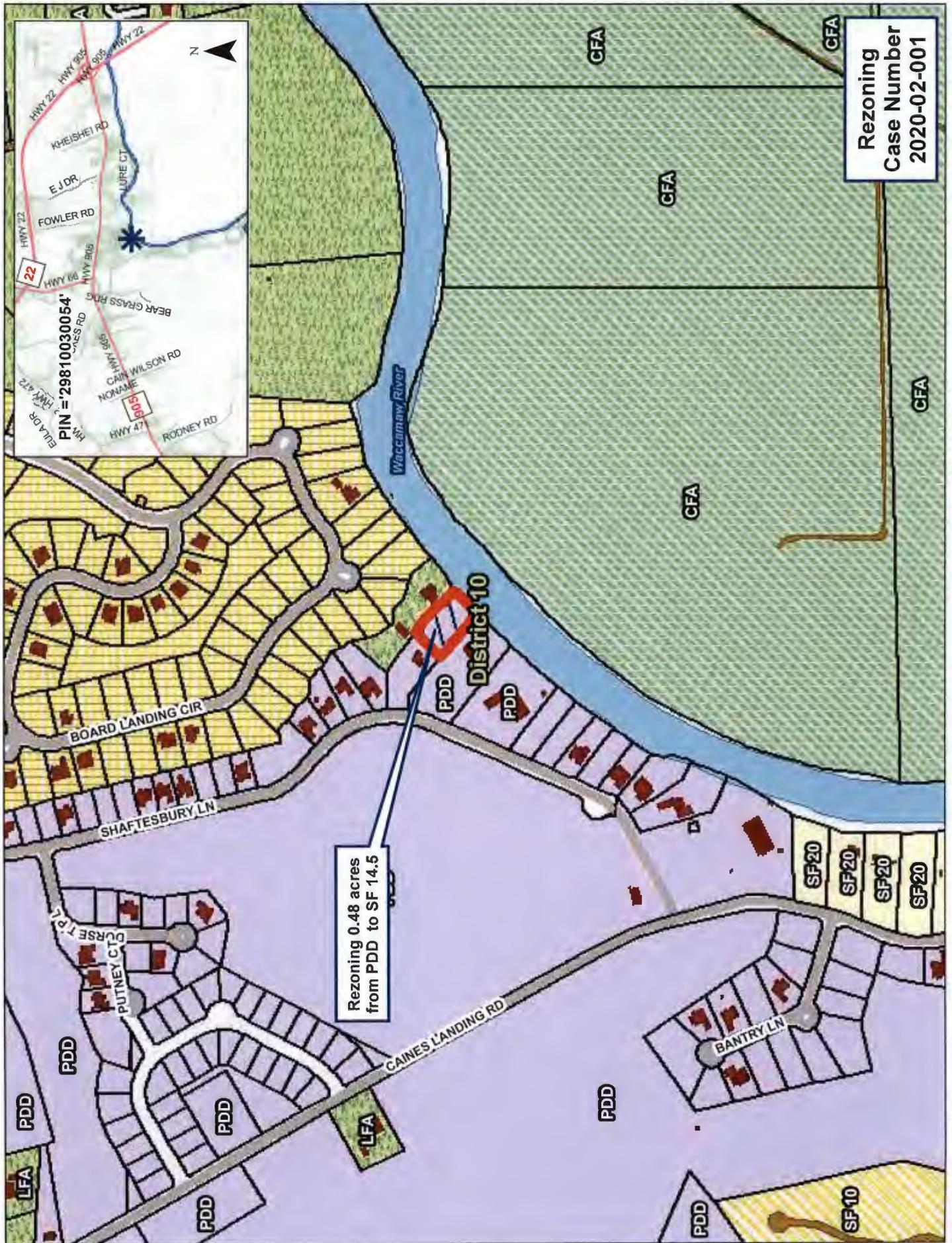
COMMENTS	
Comprehensive Plan District:	Rural Communities / Scenic & Conservation
Overlay/Area Plan:	None
<p>Discussion: The applicant has requested to rezone a portion of a residential parcel from Planned Development District (PDD) to Residential (SF14.5). This request is considered a major amendment to the Shaftesbury Glen PDD as it would result in a change to the exterior boundary of the PDD. Shaftesbury Glen PDD is located on HWY 905 outside of Conway in the Red Bluff/Shell area. The portion of the parcel subject to the rezoning request has frontage along the Waccamaw River and is mapped as Scenic & Conservation. The applicant proposes to convey the rezoned portion of the parcel to a neighboring property owner to join with a parcel (1 acre LFA) that exists between the Shaftesbury Glen community and the Shaftesbury Estates community. When combined with the neighboring parcel this portion of property will be accessed by an existing easement from Shaftesbury Lane. The property proposed to be rezoned does not currently have an established use and is mapped as being within the floodplain (Proposed FEMA Flood Zone AE).</p>	

Public Comment:

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	Private, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	8 / 8	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 905, Station 253 6,000 AADT 35% - 40%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	PDD (Shaftesbury Glen)	LFA	PDD (Shaftesbury Glen)	CFA	
Min. Lot Size (in square feet)	14,500	6,000	43,560	6,000	43,560/21780	
Front Setback	25	20	60	20	60/25	
Side Setback	10	10	25	10	25/10	
Rear Setback	15	15	40	15	40/15	
Bldg. Height	35	35	35	35	35	

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 19 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm



ZONING AND SETBACKS SHOULD BE VERIFIED WITH LOCAL OFFICIALS AND COVENANTS AND RESTRICTIONS, IF ANY, SUBJECT TO CHANGE.

- CATV = CABLE TELEVISION PEDESTAL
- CLF = CHAIN LINK FENCE
- BSBL = BUILDING SETBACK LINE
- E/B = ELECTRIC BOX
- EP = EDGE OF PAVEMENT
- RF = IRON PIN FOUND
- PS = IRON PIN SET
- N/P = NOW OR FORMERLY
- T/P = TELEPHONE PEDESTAL
- V/P = VINYL PRIVACY FENCE
- W/P = WOOD PRIVACY FENCE

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN) HEREBY DELEGATE WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DELEGATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

PAUL HIMMELSBACH SIGNATURE *Paul Himmelsbach* DATE 11/8/19
 JUDY HIMMELSBACH SIGNATURE *Judy Himmelsbach* DATE 11/8/19
 JOHN D. CUNNINGHAM SIGNATURE *John D. Cunningham* DATE 11/8/19
 RHONDA CUNNINGHAM SIGNATURE *Rhonda Cunningham* DATE 11/8/19

CURRENT OWNER: 298-10-03-0054
 PAUL HIMMELSBACH & JUDY HIMMELSBACH
 P.O. BOX 1483
 NORTH MYRTLE BEACH, SC 29568
 LAST PROPERTY TRANSFER DEED
 BOOK 3287 PAGE 2232

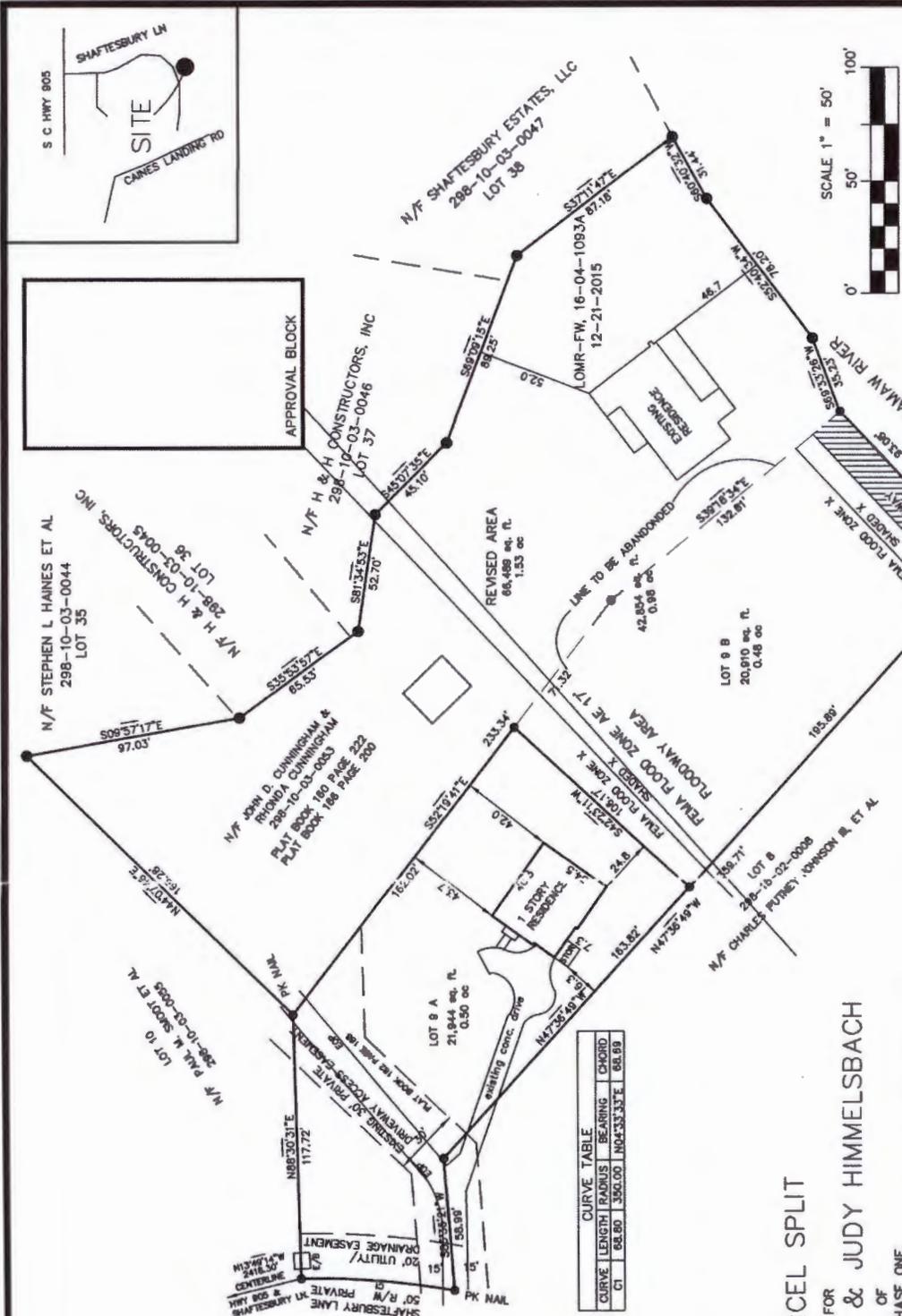
298-10-03-0083
 JOHN D. CUNNINGHAM &
 RHONDA CUNNINGHAM
 807 SHAFESBURY LANE
 CONWAY, SC 29526

LAST PROPERTY TRANSFER DEED
BOOK 4081 PAGE 3180

PARCEL SPLIT
FOR
PAUL HIMMELSBACH & JUDY HIMMELSBACH

LOT 9 OF
 CONWAY TOWNSHIP, Horry COUNTY, SOUTH CAROLINA, RECORDED IN THE
 OFFICE OF THE CLERK OF COURT FOR Horry COUNTY IN PLAT BOOK 182 PAGE 188
 DEED BOOK 3287 PAGE 2232 SURVEY WITHOUT BENEFIT OF TITLE SEARCH
 SUBJECT TO EASEMENTS AND RESTRICTIONS.

FLOOD HAZARD ZONE AE BASE FLOOD ELEVATION 17 N/A COMMUNITY 450104 PANEL 45051C0370 H DATE 8/23/1999
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



BEASLEY LAND SURVEYING, INC.
 4600 C - SOCASTEE BOULEVARD
 P.O. BOX 30784
 MYRTLE BEACH, S.C. 29588
 843-293-7728
 LARRY T. BEASLEY, S.C. RPLS. 9544
 DATE: DECEMBER 14, 2018



THE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF THE RESULTS OF A FIELD SURVEY PERFORMED BY BEASLEY LAND SURVEYING, INC. ON OR BEFORE THE DATE SHOWN HEREON. THIS SURVEY IS MADE ONLY ON THIS DATE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN STATED HEREON, OR BY ANY OTHER PERSONS, PARTIES OR ENTITIES.

REVISIED: NOV. 7, 2019, CHANGE FLOOD ZONE TO MATCH Horry COUNTY GIS



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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Chris Barnhill (Energov # 047957)	Rezoning Request #	2020-02-002
PIN #	32608040003	County Council District #	10 - Hardee
Site Location	Hwy 501 W in Conway	Staff Recommendation	
Property Owner Contact	J2CK Investments LLC	PC Recommendation	
		Size (in acres) of Request	3.93

ZONING DISTRICTS

Current Zoning	MSF20
Proposed Zoning	AG3
Proposed Use	Commercial

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.6 (Fire/Medic)
Utilities	Public
Character of the Area	Residential and Commercial

ADJACENT PROPERTIES

MSF20	CFA	CFA
MSF20	Subject Property	CFA
MSF20	MSF20	MSF20

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone from Residential (MSF20) to Agricultural Community Services (AG3). The AG3 District is intended to provide opportunities to locate and develop businesses that meet the needs of the rural community. Dimensional standards may change depending on the future use while the existing residential use (single family home) is permitted under AG3. Additional uses permitted under the AG3 District include commercial establishments such as banks, barbershops, convenience stores, offices, laundromats, tradeshops, and mini-warehouses.

A recent rezoning, Ordinance #116-19 was approved for a 2 acre parcel 350ft to the south that changed from CFA to RE4. This section of HWY 501 consists of a mix of residential and commercial properties. The subject parcel is approximately 0.5 miles from the mapped commercial corridor that ends at Four Mile Road.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 56	Existing Road Conditions	State, Paved, Two Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100 / 1,000	Rd, Station, Traffic AADT (2018) % Road Capacity	US 501, Station 153 25,500 AADT 65% - 70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	MSF20	MSF20	CFA		
Min. Lot Size (in square feet)	10,000	20,000	20,000	43,450/21,780		
Front Setback	60	40	40	60/25		
Side Setback	10	15	15	25/10		
Rear Setback	15	25	25	40/15		
Bldg. Height	65	35	35	35		

Date Advertised: 2/13/2020

Date Posted: 2/13/2020

Property Owners Notified: 20

Date Notification Mailed: 2/13/2020

Report Date: 2/13/2020

BY: sm



Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Rigoberto O. Lomeli Jr (Energov # 047992)	Rezoning Request #	2020-02-003
PIN #	34610040016 & 34610010007	County Council District #	9 - Prince
Site Location	Monaca Rd in Longs	Staff Recommendation	
Property Owner Contact	Rigoberto O. Lomeli Jr	PC Recommendation	
		Size (in acres) of Request	5.8

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X	CFA	CFA	CFA
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	4.9 (Fire)	CFA	Subject Property	CFA
Proposed Use	Outside Storage	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Residential			

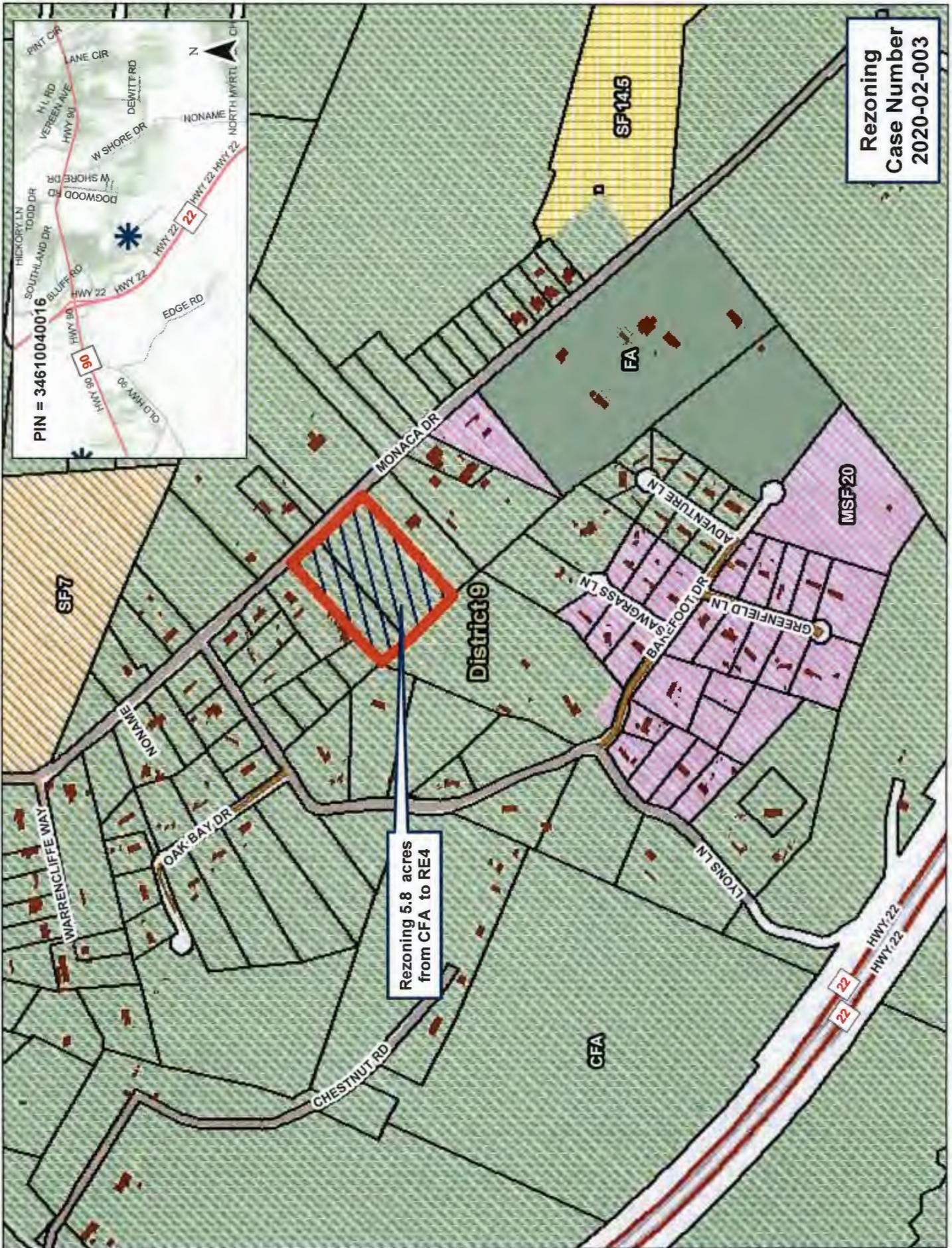
COMMENTS	
Comprehensive Plan District: Suburban	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) to bring the current use of the properties into compliance. Storage of empty containers is not permitted in CFA. The subject properties are within a primarily residential neighborhood located off Hwy 90 near the interchange with Hwy 22. Residential uses are established on the adjacent properties. Several rezoning requests were approved in the immediate area including SF 7, SF 8.5 and SF 14.5.</p> <p>A significant portion of the parcels are cleared of trees with minimal boundary vegetation remaining. Vehicle entrances from Monaca Road are present at each property.</p> <p>The current use will be required to complete a commercial review to ensure compliance should the property be rezoned.</p>	
Public Comment:	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	20 / 200	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	20 / 1,000	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 90, Station 225 11,400 AADT 65% - 70%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA	CFA			
Min. Lot Size (in square feet)	21,780	43,450/21,780	43,450/21,780			
Front Setback	50	60/25	60/25			
Side Setback	10	25/10	25/10			
Rear Setback	15	40/15	40/15			
Bldg. Height	36*	35	35			

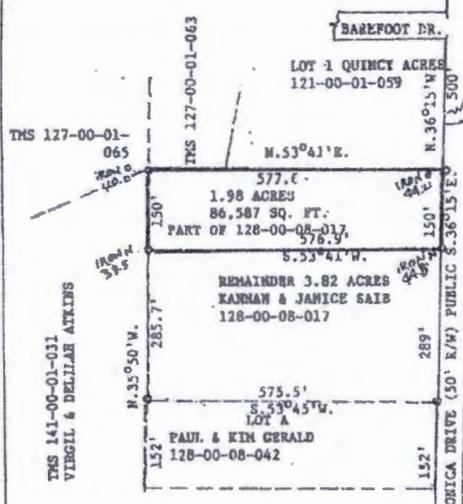
*36 per 1/2 acre; not to exceed 120

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 21 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm



THERE IS NO HORIZONTAL GEODETIC MONUMENT WITHIN 2,000 FEET OF THIS PROPERTY.

FILED
HORRY COUNTY, S.C.
2005 NOV 15 AM 11:05
BALLERY V. SKIPPER
REGISTRAR OF DEEDS



Approved For Recording
Cynthia Thomas
 Horry County Planning Department
 11/15/05
 (Date)

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE X
 MAP NO. 45051C0560 H
 MAP REVISED AUG. 22, 1999

CERTIFICATE OF NON-EVALUATION FOR WATER & SEWER AVAILABILITY

THE PROPERTY OWNERS OF RECORD HEREBY ACKNOWLEDGE THAT THE SURVEYED PARCEL AND TRACT REMAINDER HAVE NOT BEEN REVIEWED TO DETERMINE THAT AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISION OF PUBLIC WATER/SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THIS LOT OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE WASTE DISPOSAL OR PUBLIC WATER/SEWER SYSTEMS. UNLESS OTHERWISE STATED HEREON, ALL SURVEYED PARCELS AND TRACT REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER/SEWER SERVICES.

LOCATION MAP
 SCALE:
 1" = 2 MILES

REF: PLAT BOOK 17B, PAGE 230, HORRY CO. RCDS.
 MAP OF

1.98 ACRES OF LAND LOCATED IN DOGWOOD MECK TOWNSHIP - HORRY COUNTY, S. C.
 REF: MAP OF 12.73 ACRES RECORDED IN DEED BOOK 609, PAGE 750; DEED RECORDED IN DEED BOOK 609, PAGE 748, HORRY COUNTY RECORDS.

OWNED BY KANNAN & JANICE SAIB
 "CERTIFICATE OF OWNERSHIP & DEDICATION"
 WE, THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT AND THAT WE HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID MAP

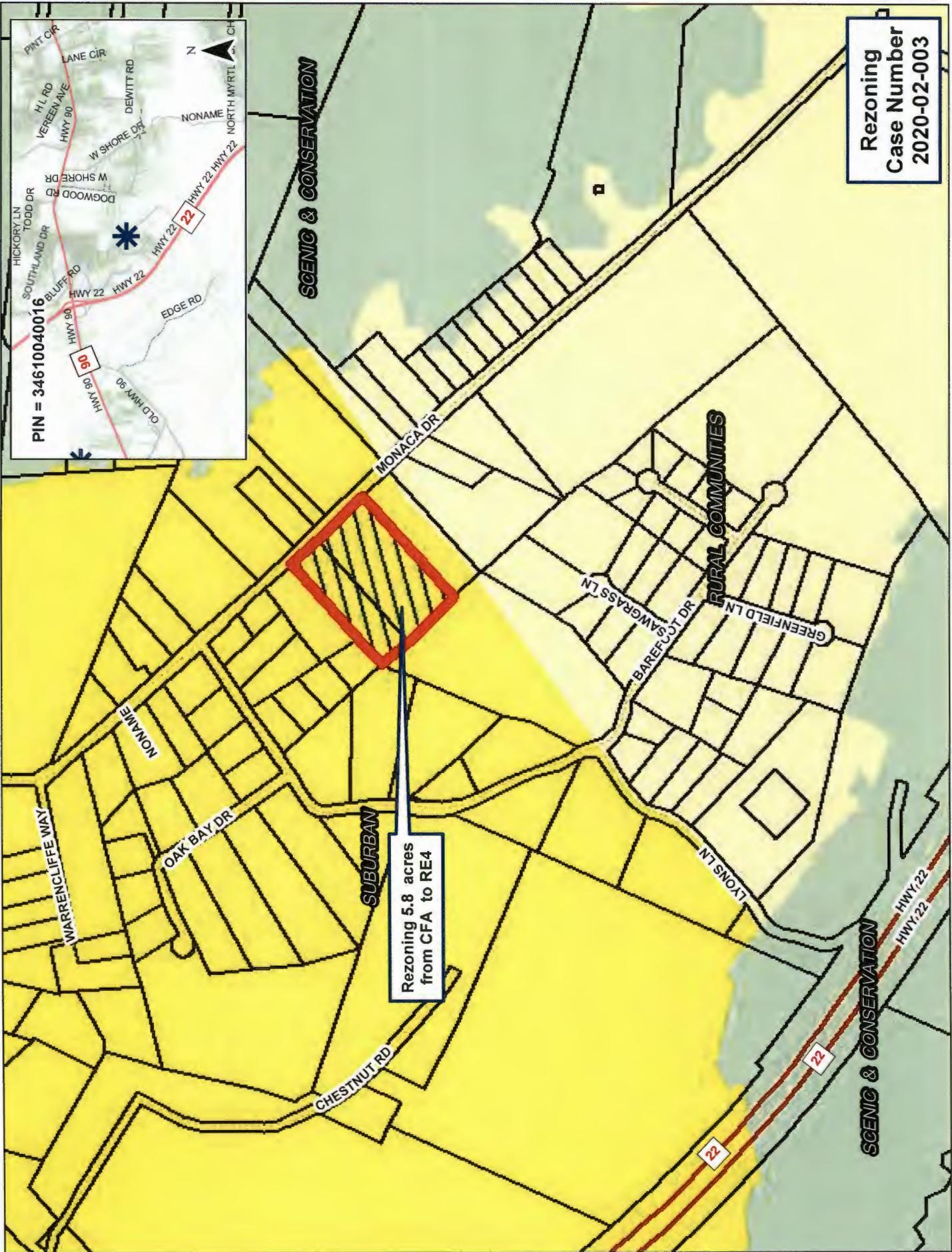
Kanan Saib DATE _____
Janice Saib DATE _____



I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class C survey as specified therein; also there are no visible encroachments or projections other than shown.

C.B. Berry
 C.B. BERRY, R.L.S., S.U. NO. 2070
 NORTH MYRTLE BEACH, S.C. 29582
 OCTOBER 31, 2005
 (M3) 272-6303

Rezoning
Case Number
2020-02-003



Rezoning 5.8 acres
from CFA to RE4

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Dennis Allan (Energov # 048133)	Rezoning Request #	2020-02-004
PIN #	37805010007	County Council District #	11 - Allen
Site Location	Cates Bay Hwy in Conway	Staff Recommendation	
Property Owner Contact	Eureka Jordan	PC Recommendation	
		Size (in acres) of Request	0.5

ZONING DISTRICTS

Current Zoning	SF10
Proposed Zoning	MSF10
Proposed Use	Manufactured home

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.4 (Fire)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

FA	FA	SF10
FA	Subject Property	SF10
FA	SF10	SF10

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to allow a manufactured home in order to bring the current use of the property into compliance. The parcel is located 0.5 mile from the intersection of Cates Bay Hwy and Dongola Hwy in Conway. A small area of SF 10 (former R-4) parcels are fully surrounded by FA properties that allow for mobile and manufactured homes. The immediately adjacent FA parcel is established as residential with a single manufactured home.</p> <p>The subject parcel is located on the edge of the SF 10 grouping as it was subdivided from the larger parcel. A manufactured home was recently placed on the site and is currently occupied. The property was cleared of vegetation and was graded prior to placing the home.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

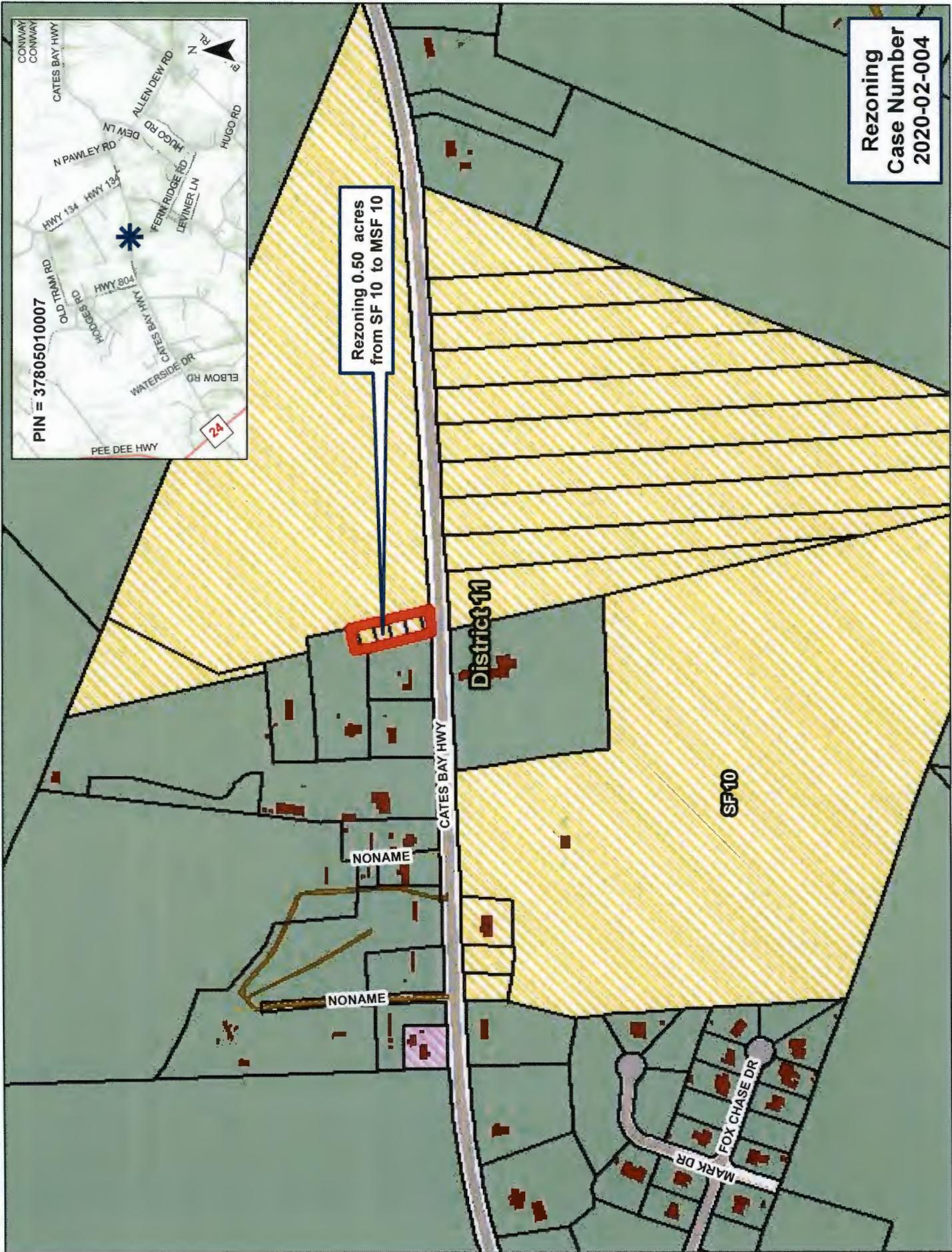
Daily Trips based on existing use / Max Daily Trips based on current zoning	6 / 8	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	6 / 6	Rd, Station, Traffic AADT (2018) % Road Capacity	S - 135, Station 487 1,750 AADT 10% - 15%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF10	SF10	SF10	CFA (com/res)		
Min. Lot Size (in square feet)	10,000	10,000	10,000	43,560/21,780		
Front Setback	25	25	25	60/25		
Side Setback	10	10	10	25/10		
Rear Setback	15	15	15	40/15		
Bldg. Height	35	35	35	35		

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 12 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BY: sm

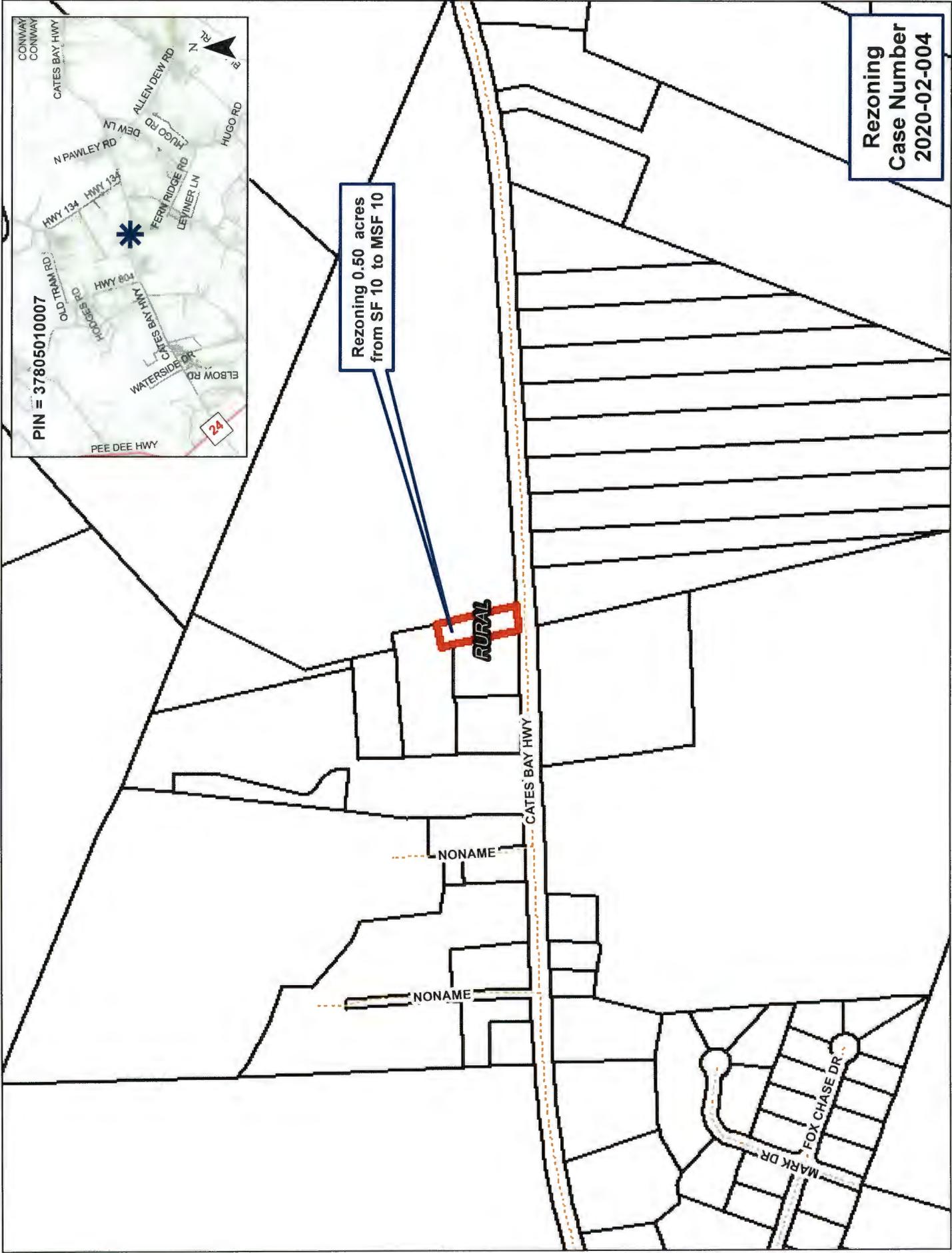
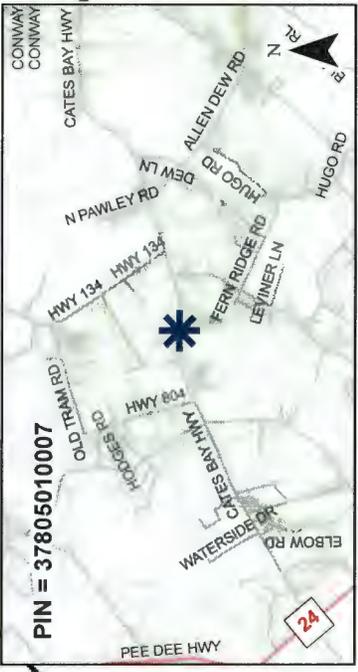
Rezoning
Case Number
2020-02-004



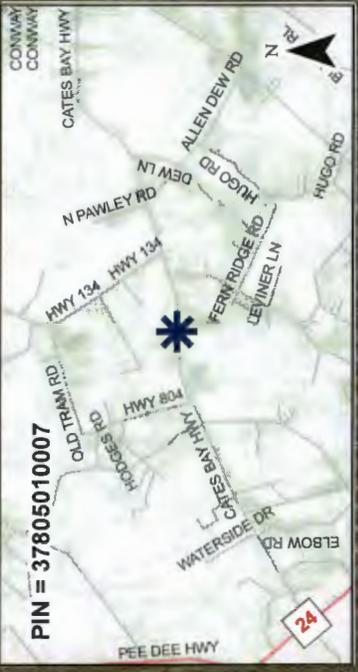
Rezoning
Case Number
2020-02-004

Rezoning 0.50 acres
from SF 10 to MSF 10

RURAL



Rezoning
Case Number
2020-02-004



Rezoning 0.50 acres
from SF 10 to MSF 10



PROPERTY INFORMATION

Applicant	G3 Engineering (Energov # 048186)	Rezoning Request #	2020-02-005
PIN #	45800000275	County Council District #	4 - Loftus
Site Location	Hwy 17 Bypass & Coventry Rd in Surfside Beach	Staff Recommendation	
Property Owner Contact	Aldi NC LLC	PC Recommendation	
		Size (in acres) of Request	31.59

ZONING DISTRICTS

Current Zoning	HC & GR7
Proposed Zoning	RE3
Proposed Use	Commercial

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	3 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

HC	HC	MRD2
PUD	Subject Property	GR
CFA	SF6	MRD2

COMMENTS

Comprehensive Plan District: Commercial Corridors / Suburban	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone a former Wicked Stick Golf Course parcel from HC & GR7 to RE3. Several requests for rezoning to single family residential were previously approved as part of the golf course redevelopment. Horry County Planning & Zoning worked on several proposals to rezone portions of the subject parcel in an effort to maintain commercial uses along the HWY 17 corridor and create a transition area to the adjacent single family neighborhoods. Significant public comment was received during the review of the previously proposed rezoning cases (2006-12-011 and 2014-10-007). Although the parcel is shown with approximately 275 ft of frontage onto HWY 17, the 1.4 acre stormwater pond currently prevents frontage and access to HWY 17 from the interior of the parcel. A TIA (traffic study) will be required during the development process. This study may show the need for an extension of the 66' Public Access Easement which currently extends Beaver Run Blvd. across Coventry Rd. A previous design modification for Belle Mer South (formally Wicked Stick) requires that Decker St. connect to HWY 17. A 50' ingress/egress easement which connects to the 80' RW at the HWY 17 stop light has already been conveyed to make this connection. This access will need to be installed during development. A continuous landscaped berm exists on the residential lots abutting this commercial parcel. The Convenience and Auto-related Services District (RE3) is typically located adjacent to arterial or collector streets and is convenient to major residential areas.

Public Comment:

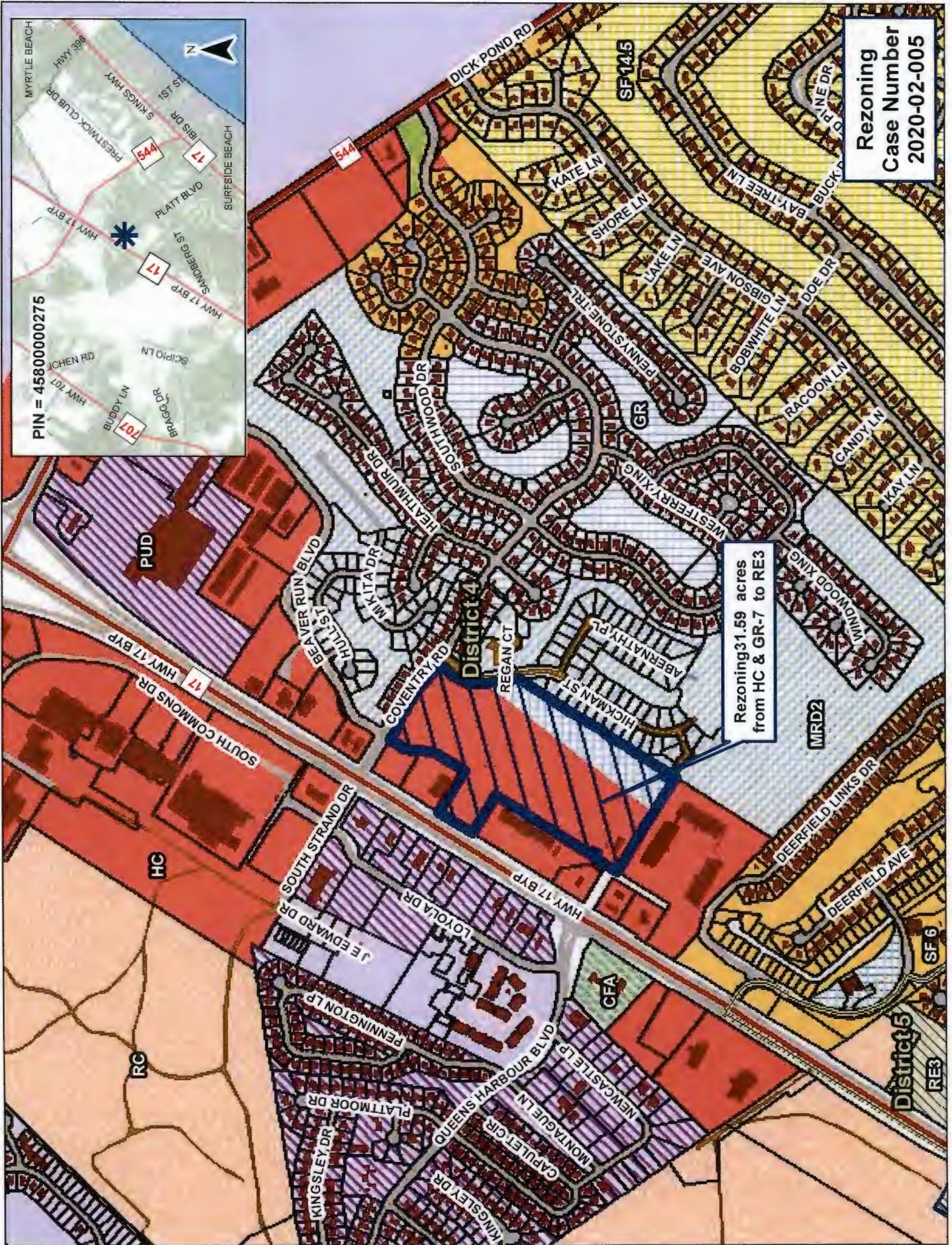
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 3,500	Existing Road Conditions	State, Paved, Four Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	2,400 / 4,000	Rd, Station, Traffic AADT (2018) % Road Capacity	US 17, Station 104 38,700 AADT 110% - 115%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	HC & GR7	HC	MRD2 (Belle Mer N. Ph 1)	GR	SF6
Min. Lot Size (in square feet)	10,000	10,000/8,000	10,000	7,000	6,000	6,000
Front Setback	60	50/30	50	20	20	20
Side Setback	10	10/20	10	5	10	10
Rear Setback	15	15/25	15	10	15	15
Bldg. Height	48	120/120	120	40	35	35

Date Advertised: 2/13/2020 Date Posted: 2/13/2020 # Property Owners Notified: 83 Date Notification Mailed: 2/13/2020 Report Date: 2/13/2020 BV: sm



Rezoning
Case Number
2020-02-005



Planning Commission Decision Memorandum
Horry County, South Carolina

Date: December 6, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Assistant Zoning Administrator
Cleared By: David Schwerd, Director of Planning
Regarding: Veterinary offices, animal hospitals and/ or boarding facilities in CFA

ISSUE:

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

PROPOSED ACTION:

Approve the proposed amendment to the Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

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

ANALYSIS:

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

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

703.1 Permitted Uses.

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

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

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

4. **Effective Date:** This Ordinance shall become effective upon third reading.
AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2020.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: January 22, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Thomas Dobrydney, Principal Planner
Cleared By: John Danford, Deputy Director
Regarding: MRD & Density

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 Lane 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.

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, and Character. 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 and cul-de-sac 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.

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 ¹	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:

1. In cases where more site specific information, such as wetland delineations and soil data, is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented to the Planning Commission to be considered for uses other than those defined within the recommended land use list or described development pattern. The proposed development would need to be consistent with character of the community and not adversely impact the surrounding landscape. Development would need to address natural hazards, stormwater, public safety, access management, and wildlife through design, mitigation measures, capital improvements, or other necessary tools. If 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.

- 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 Districts¹

	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:

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

C. *Conditional Uses.*

1. 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.
2. Boarding Houses, provided that it meets the requirements of Article IV, Section 412 and other herein, in addition to the following:
 - a. The maximum number of occupants per house shall be sixteen (16), including any live-in personnel who are responsible for management and operation.

- b. 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.
- c. Maximum of two (2) boarding houses per parcel, regardless of the total number of acres.

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 ¹	3 du/acre	4 du/acre	4 du/acre	7 du/acre	8 du/acre	20 du/acre
Single-Family	14,500 ft ²	10,000 ft ²	10,000 ft ²	6,000 ft ²	6,000 ft ²	4,000 ft ²
Duplex	14,500 ft ²	10,000 ft ²	10,000 ft ²	8,000 ft ²	8,000 ft ²	6,000 ft ²
Semi-Detached	7,250 ft ²	5,000 ft ²	5,000 ft ²	4,000 ft ²	4,000 ft ²	3,000 ft ²
Patio Home		10,000 ft ²	10,000 ft ²	6,000 ft ²	6,000 ft ²	4,000 ft ²
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 ²	1,200 ft ²	1,200 ft ²	1,200 ft ²	1,200 ft ²	1,200 ft ²
Boarding Home			1 unit/acre, max 2 units		1 unit/.75 acre, max 2 units	

FOOTNOTES:

- ¹ 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		
Boarding House	30'	20'	25'	30'	20'	40'
Tiny Homes	NA	NA	NA	NA	NA	25' (max. 2 stories)
Multi-family, Townhome, Quadruplex (MRD-2)	25' measured from perimeter				20'	45'
Multi-family, Townhome, Quadruplex (MRD-3)	25' measured from perimeter				20'	60'
All Other Residential (MRD-1)*	25'	10'	15'	15'	20'	35'
All Other Residential (MRD-2&3)*	20'	10'	15'	15'	20'	40'

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

F. *Sustainable Development Standards*. Development incentives will be considered for any MRD districts if the following design 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 criteria 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 crossings when said impacts are minimized; and
 - (c) Additional sustainable development criteria are met that align with the MRD district according to Table 5. All sustainable development 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 Options by MRD District

Sustainable Development Options	MRD-1	MRD-2	MRD-3	Points
Environment				
25 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	1
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 ¹	X	X	X	6
Retain a gross 150” dbh of trees 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 and undisturbed.	X	X	X	3
50% of development is deed restricted and dedicated to a land trust or federal or state agency for conservation.	X	X	X	5
Finished Floor Elevation 2 ft. above finished grade	X	X	X	5
Low Impact Development (Multi-family, Townhomes, Quadraplex, or In-Common Single-Family Projects)				
Impervious coverage not to exceed 35% of the lot		X	X	5
All driveways are comprised of pervious pavement or pervious pavers or other approved LID material.	X	X	X	3
All parking areas are comprised of pervious pavement. (Multifamily only)	X	X	X	3
Firewise				
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

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

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
Additional point of paved ingress and egress meeting County road standards with public access, regardless of number of lots. (Above Min Req. by LDR)	X	X	X	5
Complete Streets				
Maximum Block Length (measured at intersection spacing of thru streets)		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 street.		X	X	2
Sidewalks (min. 5' wide) abutting all units, on both sides of the road		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	X	X	X	3
Street Lighting along all roadways and external points of access. (Maintained by HOA, POA, or HPR)	X	X	X	3
Character				
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		X	X	2
200% Increase in Active / Recreational Open Space		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

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 minimum size requirement.

- (b) Gross dbh: A cumulative diameter measurement of existing trees (min. 6" dbh tree), 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) 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).
- (f) 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.
- (g) 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.
- (h) 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 perimeter drainage conveyances.
- (i) Disturbance and Encroachments into Naturally Vegetated Buffers: Any proposed or required disturbance and or encroachment into the buffer shall be limited to ten (10') feet in width. Encroachments and disturbances shall be limited to perpendicular (as practicable) utility crossings, sidewalks, multi-purpose paths, and or bike lanes.
- (j) 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.
- (k) Active / Recreation Open Space: A 100% 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.
- (l) 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.

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.

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 and Lot Size Reduction, as shown in Table 3	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
1,500 lf. Block & Cul-de-sac Length	30
Expedited Preliminary Development Review (5 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, 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.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: January 30, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Planning Director
Regarding: Article XV of the Horry County Zoning Ordinance

ISSUE:

Should Horry County amend Article XV of the Horry County Zoning Ordinance to ensure authorities, application procedures, and review criteria are clearly defined for zoning amendments?

PROPOSED ACTION:

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

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

The South Carolina Planning Enabling Act of 1994 identifies the public hearing, public noticing criteria, and adoption procedures for text amendments and zoning map amendments. However, it does not define the application submission or review criteria for text amendment and zoning map requests, as this is a local government authority. The IMAGINE 2040 Comprehensive Plan public input process identified the need to revise the submission requirements and rezoning review criteria that Planning Commission and County Council use to evaluate rezoning requests, especially for those properties located within Scenic & Conservation areas of the Future Land Use Map. Amendments to Article XV were drafted to ensure that the ordinance reflects state law and the implementation of the comprehensive plan.

ANALYSIS:

Significant revisions to Article XV include:

- Addition to Declaration of Policy that zoning amendments be evaluated for their consistency with the Consolidated Plan, Capital Improvements Plan, and Official Map;
- Allowance for publically initiated text amendment application procedures;
- Amend refund policy to allow PDDs to be refunded all except the cost of a Standard Rezoning fee (\$250) if a request for withdraw occurs prior to Planning Commission public hearing;
- New requirement for a Water and Sewer Service Verification Letter to be submitted for all commercially reviewed rezoning requests that are greater than or equal to 3 acres in size or any major residential development;
- Consolidation of rezoning submission requirements for PDD, MRD, and major residential subdivisions with lots less than or equal to 10,000 ft²;

- Additional requirement for the 100 and 500-year regulatory floodplain to be included in all conceptual plans for all MRD and all major residential rezonings with lots less than or equal to 10,000 ft²;
- Additional rezoning submission criteria for PDD, MRD, and major residential rezoning requests in Scenic & Conservation areas;
- Revisions to the rezoning review criteria to ensure that they are consistent with the vision, goals, and objectives of the IMAGINE 2040 Comprehensive Plan and to ensure there are greater considerations for the environment, especially for rezoning requests in Scenic & Conservation areas; and
- Clarification of what constitutes a minor and major amendment within PDD and MRD developments.

Article XV. AMENDMENTS

1500. Authority.

Any amendment, change or supplement to the Zoning Map or Ordinance must be submitted through the Horry County Planning Department to the Horry County Planning Commission for public hearing, review and recommendation to County Council. No amendment shall be approved by County Council unless a recommendation has first been made by the Planning Commission.

1501. Requirements for change.

(A) *Declaration of Policy.* As a matter of policy, no request to change the text of the ordinance or map shall be acted upon favorably except:

1. Where necessary to implement the Comprehensive Plan,
2. When consistent with the Consolidated Plan, Capital Improvements Plan, and Official Map;
3. To correct an original mistake or manifest error in the zoning ordinance or map;
4. To recognize substantial change or changing conditions or circumstances in a particular locality; or
5. To recognize changes in technology, the style of living, or manner of doing business.

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

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

1502. Procedure for Amendments.

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

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

(B) *Application Filing.* Applications for amendments must be signed by the applicant(s) and submitted, in proper form, at least thirty (30) days prior to a Planning Commission meeting in order to be heard at that meeting. Completed forms, together with the application fee to cover administrative costs, plus any additional information the applicant feels to be pertinent will be filed with the Planning Department. The same text or zoning map amendment, affecting the same parcel or parcels of property or part thereof and requesting the same change in district classification by a property owner or owners, cannot be submitted more than once every twelve (12) months. Application fees are not refundable, except in cases where a PDD rezoning is withdrawn prior to Planning Commission action. In such cases, all except the cost of a Standard Rezoning fee may be refunded provided the retained fees cover the cost incurred by the County associated with the request.

1. *Zoning Text Amendment Application.* No application for a text amendment shall be accepted as complete unless it includes the following information:

- a. Signature of applicant or agent.
- b. Written statement explaining the proposed amendment(s) and how it meets the Declaration of Policy in this Article.
- c. If applicable, document of the proposed changes to the Zoning Ordinance in effect and showing proposed text deletions as strike-through text and proposed additions in bold, underlined text.
- d. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the Standards of this Article.

2. *Official Zoning Map Amendment Application.* No application for an amendment shall be accepted as complete unless it includes the following information:

- a. Signature of current property owner(s) and/or agent.
- b. Proposed zoning classification;
- c. Property Identification Number of the proposed development;
- d. Tract boundaries and total land area;
- e. Existing and proposed land uses throughout the development;
- f. Adjacent property owners and land uses;
- g. Boundary survey of the property, upon request;
- h. Water and Sewer Service Verification Letter. Commercially reviewed uses greater than or equal to 3 acres in size and major residential developments must provide a verification letter from the appropriate water and sewer service provider of their ability to serve the proposed development.
- i. Restrictive covenant affidavit(s) signed by the applicant or current property owner(s) in compliance with state laws, if applicable.
- j. Any rezoning request to establish a PDD, MRD, or major residential development with lots less than or equal to 10,000 ft² lots must also present a

general idea of how the tract of land will be developed. The submission shall contain the following information:

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

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

- i. Certified wetland delineation map and preliminary jurisdictional determination letter from the Corps of Engineers for all requests over 2.5 acres;
- ii. National Wetlands Inventory Map for all requests under 2.5 acres;
- iii. Identification of any federally or state recognized rare, threatened, and endangered species located on the property;
- iv. USDA Soils Map and classifications;
- v. Map of the Hydrologic Unit Code (HUC) 12 watershed and identification of existing ditches, ponds/lakes, or other waterbodies on the property;
- vi. Identification of any historical or archeological resources; and
- vii. Topographic Survey overlaid on conceptual plan for all requests over 2.5 acres. Provide year of survey.

l. *Additional Submission Criteria for Planned Development District (PDD).* All PDD requests shall also meet additional requirements as defined in 721, including, but not limited to:

- i. Written narrative;
- ii. Internal buffers between dissimilar uses in accordance with 721.3B; and
- iii. Provision for recycling facility location and documentation for proposed collection of recyclables.
- iv. A Conceptual Plan with bubble diagrams depicting uses, densities, internal roadways (interconnectivity to be established), and open space may be submitted for projects greater than 100 acres.

g. *Additional Submission Criteria for Multi-Residential District (MRD) with Sustainable Development Standards.* All MRD requests that include Sustainable Development Standards shall also include:

- i. All sustainable development options being utilized.
- ii. Supporting documentation to convey how the sustainable development standards will be met, such as a pedestrian flow plan, open space plan, tree survey, or other supporting documentation,
- iii. Expected sustainable development incentives, including any density increases over the standard MRD development standards, setbacks, and dimensions.

h. *Submission Criteria for the Marine Industrial (MI) District.* Any request to establish a Marine Industrial district (MI) shall meet the following criteria:

- i. Minimum size to rezone to MI district is one hundred (100) acres. This can be a group of existing contiguous parcels.
- ii. Conceptual plan showing major roadways and potential traffic impacts and improvements shall be submitted with the request.

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

(C) *Planning Commission Review and Report.* Planning Commission shall have at least 30 calendar days to conduct a review of each proposed amendment and make a recommendation to County Council. If the Planning Commission fails to submit a report within a thirty (30) day period, it shall be deemed to have recommended approval of the proposed amendment.

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

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

(E) *Planning Commission Recommendation.* The Planning Commission shall review the proposed amendment and take action, recommending that the County Council approve or deny the proposed amendment. The Planning Commission shall state its findings and its evaluation of the request to County Council based upon the following criteria:

1. Comprehensiveness:
 - a. Is the change consistent with the Comprehensive Plan?
2. Reasonableness:
 - a. Will the change address a non-conforming use?
 - b. Are there other adequate sites with the appropriate zoning for the proposed use?
 - c. How does the project minimize or mitigate adverse impacts on the surrounding community and on necessary public safety services, infrastructure, and the environment?
3. Character of Surrounding Community:
 - a. Is the change consistent with the surrounding land uses?
 - b. Is the property within a municipal annexation area?
 - c. Are there other properties in the same area that are already zoned to allow the same use?
4. Changing Conditions:
 - a. Have there been recent changes in public infrastructure that would support a change in the zoning, such as the completion of a road project, school, fire station, etc?
 - b. Is there an economic development project that supports a change in the zoning or and surrounding zoning?
5. Public Welfare:
 - a. Could the change result in an environmental justice issue?
 - b. Will the change present a nuisance (light, dust, noise, airflow, smell) to the surrounding area?
 - c. Will the change negatively impact the capacity of water & sewer system, schools, streets, or other public services and infrastructure?
 - d. Are the cumulative infrastructure impacts of the proposed change, along with background growth occurring in the surrounding area, addressed in the submittal?
6. Public Safety:
 - a. Will the change place people and infrastructure in a hazard prone area?
 - b. Can the regional stormwater drainage system support the change?
 - c. Will the change impact significant hydrologic systems and connectivity?
 - d. Will the change result in the creation of an ISO 10 area?
7. Environment (evaluated for changes in Scenic & Conservation Future Land Use Areas):
 - a. Will the change result in wetland fill?
 - b. Will the change result in fill in the regulatory floodzone?
 - c. Will the change impact an important habitat?
 - d. Will the change adversely impact protected and endangered species?

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

(G) *Notice of Decision.* Following final action by the County Council, the Planning Director or designee shall be responsible for providing the applicant with written notice of the decision within

fifteen (15) days. Any changes to the Official Zoning Map shall occur within this timeframe. Approved text amendments shall be made available to the public upon request.

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

1503. *Pending Amendments.* No application for a Zoning Permit, Building Permit, or Certificate of Occupancy shall be accepted for property within any area involved in or affected by a pending amendment if the Zoning Permit, Building Permit, or Certificate of Occupancy would allow uses or activities that would be in conflict to the proposed amendment. This prohibition on acceptance of applications shall apply from the date that the application is filed until final action on the amendment is taken by County Council.

1504. *Changes in the Zoning Map.* Following final action by the County Council any necessary changes shall be made on the official Zoning Map. A written record of the type and date of such changes shall be maintained by the Planning Commission. Until such change is made, no action by the County Council on amendments to the Zoning Ordinance shall be considered official unless the Planning Commission fails to make the change within fifteen (15) days after formal action by the County Council. In the latter event, action by the County Council shall be considered official fifteen (15) days after the date of the action if the Planning Commission fails to make the appropriate changes.

1505. *Modifications within PDD and MRD Developments.* Land development of all PDD and MRD developments shall conform to the County Council approved conceptual plan and written narrative. All developments shall also be reviewed utilizing the procedures established in the Horry County Land Development Regulations. Minor changes in conceptual or master phasing plans for PDD and MRD developments may be approved by the Zoning Administrator or designee, provided that a request is submitted in writing through a Minor Amendment Application by the owner or agent and that the changes:

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

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

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: January 17, 2020
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwerd, Planning Director
Committee: I&R
Regarding: Land Development Regulations

ISSUE:

Amendment to the draft of Article 2, Section 3-2 of the Land Development Regulations regarding Additions to Minor Development.

PROPOSED ACTION:

Update the draft Land Development Regulations and have a hard cap of 10 lots or less be the definition of a Minor Development.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

There has been an increase in the number of additional lots being created in a Minor development using the existing language and draft language in the new Land Development Regulations. Within months of creating 10 lots, additional platting actions creating 2 additional lots are being presented for recording. The creation of 2 additional lots has been allowed per Art. 2 Sec. 3-8 (new LDR reference is Art.2 Sec. 3-2) since the original LDR's were adopted.

If considered Minor, the 2 additional lots are not required to meet Major Development standards. The result is up to 12 lots being created with only 2 having any grading/drainage plans. Minor developments do not require certification that water/sewer is available to service the lots and there is no requirements that the lots be within a specified distance (1,000') of a fire hydrant. Also, a shared private drive can be used as access to additional lots (up to 3) or a base road can be utilized to serve up to 12 lots.

Lastly, the additions to Minor Development require additional time and research to determine if a pattern of Major development is occurring in an area through multiple minor subdivisions. The intent of the amendment is to minimize staff review and have a "bright line" between the definition of Minor and Major development as well as ensure proper infrastructure exists and drainage is taken into consideration when a pattern of Major development exists.

ANALYSIS:

3-2. Additions to a Minor Development.

A. If, within a ten-year period, a minor development is expanded beyond 10 lots, **the new development will be required to meet all applicable Major Development standards.** ~~to include no more than two additional lots from the same parent tract or original development lots, the following shall apply:~~

- ~~1. A drainage plan shall be provided indicating how drainage will be managed on the newly created lot(s) and existing roadway; and~~
- ~~2. Provision of all applicable letters of certification.~~

~~B. If, within a ten-year period, a minor development is expanded beyond 10 lots, to include three or more additional lots from the same parent tract or original development lots, the following shall apply:~~

- ~~1. The new development will be required to meet all applicable major development standards;~~
- ~~2. The roadway upgrade and/or improvements shall apply to any new or existing streets that provides access to the new lot(s);~~
- ~~3. Topographic and drainage plans shall be provided for the new lots and effected roadway(s);~~
- ~~4. Provision of all applicable letters of certification.~~

C. If expansion of a minor development will result in the extension of existing private roadway(s), whereby the total of roads within the development is extended beyond 1,800 linear feet, the entire existing roadway network shall be upgraded to major development standards. For the purposes of determining the length of the existing roadway, measurement will be taken from the centerline of the point where the existing roadway intersects an existing publicly maintained roadway and extend to the center of the roadway terminus.

Responsibility for all applicable improvements shall be that of the person subdividing out the additional lot(s).

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