

HORRY COUNTY PLANNING COMMISSION



April 2, 2020

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS

PLANNING & ZONING DEPT
1301 2nd Avenue Room 1D09
Conway, SC 29526

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



Memorandum

To: Planning Commission Members
From: Susi Miller, Planning & Zoning Tech
Date: March 26, 2020
Re: Upcoming Meeting Dates and Times

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 10, 2020

County Holiday

April 21, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

May 5, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

May 19, 2020
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

April 30, 2020
3:00 p.m.

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

May 7, 2020
5:30 p.m.

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

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

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?



HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
April 2, 2020 – 5:30 p.m.

- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. Public Input** - You must register in the Planning Department one hour prior to the meeting
- IV. New Business**
- V. Approval of Minutes**
 - 1. Planning Commission Workshop – February 27, 2020**11-13**
 - 2. Planning Commission Meeting – March 5, 2020**14-16**
- VI. Street Names - NO PUBLIC HEARING REQUIRED**
- VII. Design Modification - 4270000002 Forestbrook** - To allow the creation of a 50' right-of-way for sole access to 90 lots.**17-19**
- VIII. Public Hearings**
 - A. Rezoning Requests**
 - 1. **2019-12-005 – ORD 22-2020** - Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 81.4 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway. (Council Member – Hardee)**20-24**
 - 2. **2020-01-001 – ORD 20-2020** - 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 Longs (Council Member – Prince)**25-27**
 - 3. **2020-01-003 – ORD 18-2020** - 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 (Council Member – Servant)**28-31**
 - 4. **2020-01-004 – ORD 21-2020** - Sylwester Szklarzewski – Request to rezone 5.22 acres from Commercial Forest Agriculture (CFA) & Outdoor Amusement Commercial (AM2) to Commercial Agriculture (AG2) located at the corner of Hwy 366 & Hwy 554 in Loris. (Council Member – Hardee)**32-34**
 - 5. **2020-03-001 – Gerald T Gore** – Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Residential (SF14.5) located at Savannah Ln off Frank Gore Rd in Little River (Council Member – Worley)**35-38**
 - 6. **2020-03-002 - MEPNJ LTD Partnership** - Request to amend the Sayebrook West PDD located on Hwy 544 in Myrtle Beach (Council Member – Crawford)**39-61**



HORRY COUNTY PLANNING COMMISSION MEETING

- 7. **2020-03-003** - Earthworks Group, agent for MC & WKM LLC – Request to rezone 1.62 acres from General Residential (GR) to Boating/Marine Commercial (BO1) and located Off Recreation Rd in Myrtle Beach (Council Member – Crawford)**62-67**
- 8. **2020-03-004** - Spartina Land Surveying, agent for Hartland Properties LLC – Request to rezone 4.0 acres from Highway Commercial (HC) & General Residential (GR) to High Bulk Retail (RE4) located on Hwy 17 in Little River (Council Member – Worley)**68-72**
- 9. **2020-03-005** – John C Thomas, agent for James Paul Rowe – Request to rezone 1.64 acres from Residential (SF20) to Agricultural Community Services (AG3) located on Pitch Landing Rd between Hwy 701 S. & Copperhead Rd in Conway (Council Member – Bellamy)**73-76**
- 10. **2020-03-006** – WMI, Inc., dba North Strand Housing Shelter – Request to rezone 12.37 acres from Residential (SF40) to Office Professional (PR1) located on Hwy 9 W in Loris (Council Member – Prince) **77-81**
- 11. **2020-03-007** – Earthworks Group, agent for WCH Properties II, LLC – Request to rezone .46 acre from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Mr Joe White Ave in Myrtle Beach (Council Member – DiSabato)**82-87**
- 12. **2020-03-008** – Mickey Wayne Howell – Request to rezone 12+/- acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 W in Conway. (Council Member – Allen)**88-93**
- 13. **2020-03-009** – DRG, LLC, agent for Jane K Edge – Request to rezone .96 acre from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Sandridge Rd near Robert Edge Pkwy in Little River (Council Member – Prince)**94-99**

B. Text Amendments

- 1. AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES.**100-102**
- 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. **103-112**
- 3. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS.**113-122**
- 4. AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF HORRY ESTABLISHING AND ADOPTING A PUBLIC FACILITIES “IMPACT FEE”.**123-297**

IX. Adjourn



HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

March 26, 2020 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. New Business

III. Rezoning Requests

1. **2019-12-005 – ORD 22-2020** - Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 81.4 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway. (Council Member – Hardee).....**20-24**
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10. **2020-03-006** – WMI, Inc., dba North Strand Housing Shelter – Request to rezone 12.37 acres from Residential (SF40) to Office Professional (PR1) located on Hwy 9 W in Loris (Council Member – Prince)**77-81**



HORRY COUNTY PLANNING COMMISSION WORKSHOP

- 11. **2020-03-007** – Earthworks Group, agent for WCH Properties II, LLC – Request to rezone .46 acre from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Mr Joe White Ave in Myrtle Beach (Council Member – DiSabato)**82-87**
- 12. **2020-03-008** – Mickey Wayne Howell – Request to rezone 12+/- acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 W in Conway. (Council Member – Allen)**88-93**
- 13. **2020-03-009** – DRG, LLC, agent for Jane K Edge – Request to rezone .96 acre from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Sandridge Rd near Robert Edge Pkwy in Little River (Council Member – Prince)**94-99**

IV. Text Amendments

- 1. AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VETERINARY OFFICES, ANIMAL HOSPITALS AND/OR BOARDING FACILITIES.**100-102**
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- 4. AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF HORRY ESTABLISHING AND ADOPTING A PUBLIC FACILITIES “IMPACT FEE”.**123-297**

V. Adjourn

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) **Horry County Planning Commission**
 Planning Commission Workshop
 Thursday, February 27, 2020

The Horry County Planning Commission met on Thursday, February 27, 2020 at 3:00 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, Pam Thompkins, David Jordan, Andy Markunas, Thom Roth, John Danford, David Gilreath, Tom Dobrydney, Leigh Kane and Susi Miller. Commission members not present: Jody Prince

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

CALL TO ORDER – Chairman Steven Neeves called the meeting to order at approximately 3:00 p.m. There was a quorum present.

STREET NAMES – Developments - 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

Padgett Lane Subdivision

Gravel Hill Court

Wildhorse, Phase 1

Choctaw Drive

Nokota Drive

Garrano Street

Konik Street

Latigo Way

Brumby Way

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

Bella Vita, Phase 2A4

Janus Drive

Honir Drive

Myrtle Beach Postal District (29588)

Cape Landing

Gustafon Drive

Woolcock Drive

Planning Commission Workshop
February 27, 2020

John Danford gave an overview. Chuck Rhome made a motion to approve as presented and Jerome Randall seconded. The motion carried unanimously.

DESIGN MODIFICATIONS

PIN 439-00-00-0013 – Cooper’s Bluff. To allow the creation of a cul-de-sac that exceeds 1,800’. John Danford gave an overview. The applicant proposes to develop 434 units within 6 Phases. Phase 3, consisting of 28 lots will include a cul-de-sac 1,960 lf. in length. Staff recommended approval with conditions: Phase 1 & 2 are constructed or financially guaranteed prior to recording Phase 3. There was no public input. Charlie Brown made a motion to approve with conditions and Chuck Rhome seconded. The motion carried unanimously.

PIN 327-00-00-0041 – Beach Gardens. To allow a block length in excess of 1,800’. John Danford gave an overview. Shawn Becker was present and distributed an amended sketch which was within the LDR. John Danford stated that with the new sketch, staff would recommend approval with conditions: to tie the amended sketch to the land plan. Thom Roth from Horry County Stormwater stated that he was concerned with the maintenance access to the canal, as this needs to remain cleaned and flowing to avoid future flooding. Shawn Becker stated that the easement is in common space and will be deed restricted for no fences or outbuildings on lots by the canal. Charlie Brown made a motion to approve with conditions and Chris Hennigan seconded. The motion carried unanimously.

PIN 394-03-02-0015 – Arcadian Shores. To allow a commercial access easement greater than 150’ without a cul-de-sac. John Danford gave an overview. Austin Graham was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

REZONING REQUESTS

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. John Danford gave an overview. The applicant was not present.

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. John Danford gave an overview. Charles Johnson, the applicants’ brother-in-law, was present to address questions and concerns.

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. John Danford gave an overview. The applicant was not present.

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. John Danford gave an overview and explained that this request started from a complaint and the owner is trying to bring the current use into compliance. The applicant was not present.

2020-02-004 – Eureka Jordan – Request to rezone .5 acre from Residential (SF10) to Residential (MSF10) located on Cates Bay Hwy in Conway. John Danford gave an overview. Eureka Jordan was present to address questions and concerns.

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. John Danford gave an overview. Felix Pitts from G3 Engineering was present to address questions and concerns.

Planning Commission Workshop
February 27, 2020

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. John Danford gave an overview.

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

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

TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS. Leigh Kane gave an overview.

After some discussion on the above text amendments the board members decided to defer these items until the April 2, 2020 Planning Commission meeting so a special workshop could be held for further discussion.

With no further business, Steven Neeves made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:15 p.m.

2019-11-004 – John Russell Davis – Request to rezone .51 acre from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr. in Conway. John Danford gave an overview and stated that the request lines up with the surrounding area. There was no public input. Russell Davis was present to address questions and concerns. Staff recommended approval. Marti Dawsey made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

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. John Danford gave an overview. There was no public input. Paul Himmelsbach was present to address questions and concerns. Staff recommended approval. Pam Cecala made a motion to approve and Marti Dawsey seconded. The motion carried unanimously.

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. John Danford gave an overview. There was no public input. Staff recommended approval. Chuck Rhome made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

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. John Danford gave an overview. Paul Gerald, Karen Bolton, & Reece Williams spoke in opposition of the request. Their concerns were flooding, traffic, trucks parked on side of road, dumpsters are full of debris, foul odor and looks like a dump. Alex Guerrero was present to address questions and concerns. Staff recommended disapproval. Marvin Heyd made a motion to approve and Charlie Brown seconded. The motion to approve failed unanimously.

2020-02-004 – Eureka Jordan – Request to rezone .5 acre from Residential (SF10) to Residential (MSF10) located on Cates Bay Hwy in Conway. John Danford gave an overview. Patty Yourko Burns spoke in opposition of the request. Her concern was property value. Eureka Jordan was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

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. John Danford gave an overview. John Robinson and Eileen Smith spoke in opposition of the request. Their concerns were traffic, stormwater, drainage and flooding. Felix Pitts was present to address questions and concerns. Staff recommended approval. Marti Dawsey made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

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. John Danford gave an overview. 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? This item along with the following three items will have further discussion at a special workshop and will be voted on at the April Planning Commission Meeting.

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. Should the Multi-Residential Zoning District (MRD) language be updated to reflect the revisions to the Future Land Use Map within Imagine Planning Commission Meeting
March 5, 2020

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? April O'Leary spoke on behalf of this request and stated that she has some concerns and will be at the special workshop for further discussion.

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS. John Danford gave an overview. 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? John Danford stated that this will also be discussed at the upcoming special workshop and voted on at the April Planning Commission Meeting.

TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS. John Danford stated that this will also be discussed at the upcoming special workshop and voted on at the April Planning Commission Meeting.

With no further business, Marti Dawsey made a motion to adjourn and Marvin Heyd seconded. The motion carried unanimously, and the meeting was adjourned at 6:55 p.m.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 3/16/2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Charles Suggs, Principal Planner
Cleared By: John Danford, Deputy Director
Regarding: 427-00-00-0002 Forestbrook

ISSUE:

Should the Planning Commission waive the internal access management standards for a major subdivision?

PROPOSED ACTION:

Allow a 50' right-of-way to serve as access to 90 lots.

RECOMMENDATION:

Approval with conditions.

- Installation of traffic control measures subject to Horry County Engineering approval.
- Creation of four way intersections at Harbison Circle and Harrison Mill Street.

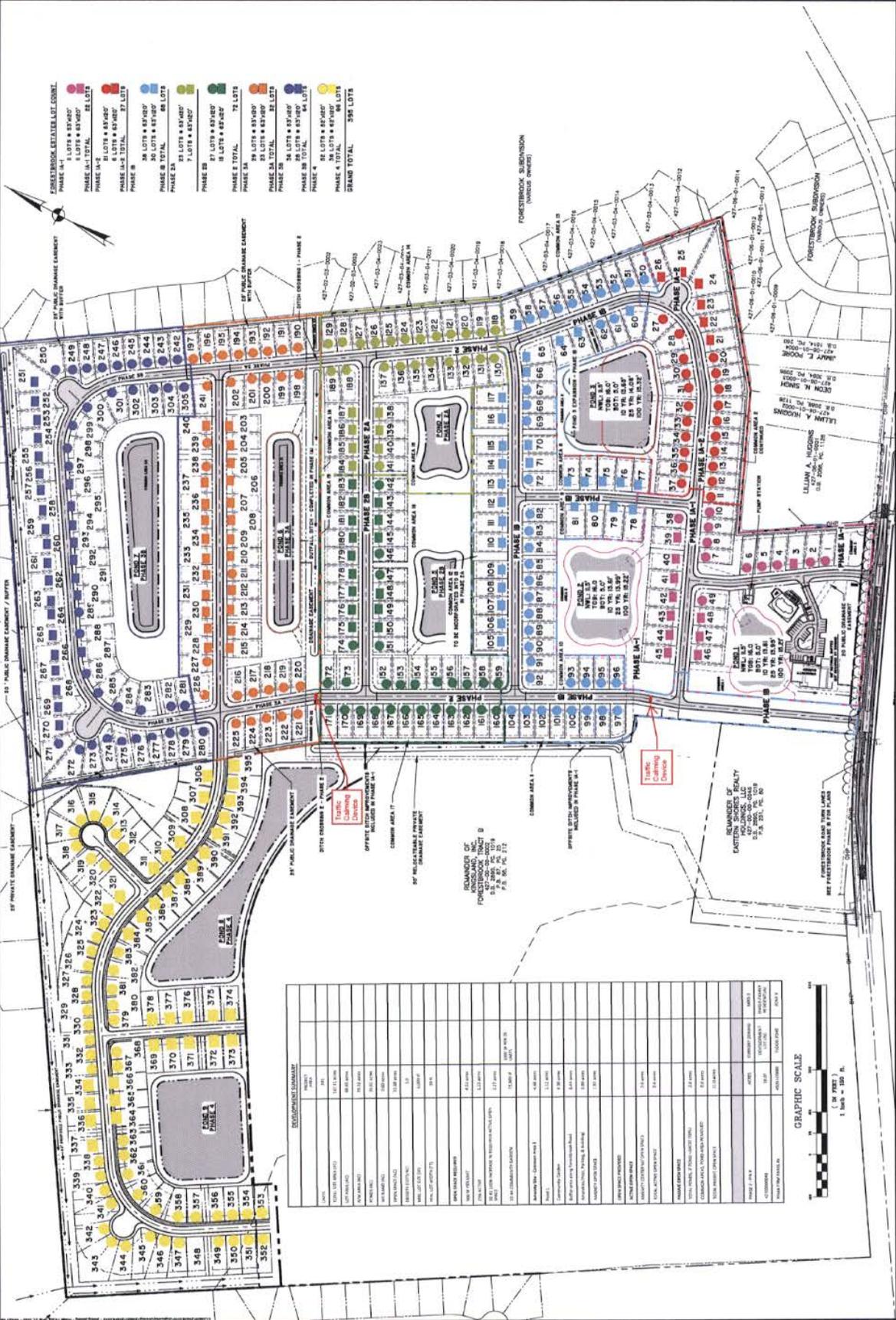
BACKGROUND:

Forestbrook is a major subdivision consisting of 300 units across three phases of development. The applicant is proposing to build Phase 1 of the project with sole access through an adjacent development known as Forestbrook Estates. As shown, Phase 1 proposes 90 units with a single 50' point of access. The sole point of access for Phase 1 will be a four way intersection with the adjacent project.

Article 4 Section 2-1.1B requires any development with 51 – 100 lots provide a 66' right-of-way with 3 lanes extending 125' into the project or to the first intersection.

ANALYSIS:

At full build out the project will meet the access management standards set forth in the Land Development Regulations. This request does not compromise the intent of the Land Development Regulations.



- FORESTBROOK DETAIL LOTS COLOR**
- 1 LOTS & 8' SIDEWALK
 - 2 LOTS & 8' SIDEWALK
 - 3 LOTS & 8' SIDEWALK
 - 4 LOTS & 8' SIDEWALK
 - 5 LOTS & 8' SIDEWALK
 - 6 LOTS & 8' SIDEWALK
 - 7 LOTS & 8' SIDEWALK
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 - 97 LOTS & 8' SIDEWALK
 - 98 LOTS & 8' SIDEWALK
 - 99 LOTS & 8' SIDEWALK
 - 100 LOTS & 8' SIDEWALK

NO.	DESCRIPTION	AREA	PERCENT	REMARKS
1	PHASE A	100.00	100.00	
2	PHASE B	100.00	100.00	
3	PHASE C	100.00	100.00	
4	PHASE D	100.00	100.00	
5	COMMON AREA	100.00	100.00	
6	RESERVED	100.00	100.00	
7	TOTAL	400.00	400.00	





DEVELOPMENT SUMMARY

PROJECT AREA	395
TOTAL SITE AREA (AC)	132.11 acres
LOT AREA (AC)	68.65 acres
R/W AREA (AC)	19.32 acres
PONDS (AC)	20.02 acres
WETLAND (AC)	0.00 acres

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering, Inc (Energov # 047676)	Rezoning Request #	Ord. 22-2020 2019-12-005
PIN #	34400000039	County Council District #	10 - Hardee
Site Location	Old Reaves Ferry Rd in Conway	Staff Recommendation	
Property Owner Contact	Canebrake Plantation LLC	PC Recommendation	Deemed Approvable; Lack of meeting
		Size (in acres) of Request	81.4 (Portion)

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD1
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X	CFA	CFA	CFA
Public Health & Safety (EMS/fire) in miles	2 (Fire)	CFA	Subject Property	CFA
Utilities	Public	CFA	MRD1	CFA
Character of the Area	Residential			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to allow residential development. The project has been referenced as Phase 3 of Fox Rae Farms. The third phase consists of 97 units with one point of access through Phase 2 of Fox Rae Farms and will include increased open space, community garden and design with trees as sustainable criteria. The first two phases of Fox Rae Farms were rezoned by cases 2018-11-006 & 2019-05-004 and consisted of 80.23 acres with 160 single family detached units and utilized community gardens, sidewalks, and increased open space as sustainable criteria. Collectively, the development would consist of 257 units with a gross density of 1.59 units/ac. Based on the current layout, a design modification for the number of units proposed on a single access point will be required. Directly adjacent to Fox Rae Farms on the West, 2019-06-003 was approved and established 108.6 acres of MRD1 consisting of 58 units single family detached development with a gross density of 0.5 du/ac.</p> <p>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.</p> <p>2/18/2020 County Council remanded to Planning Commission for reconsideration.</p> <p>Public Comment:</p>	

TRANSPORTATION INFORMATION

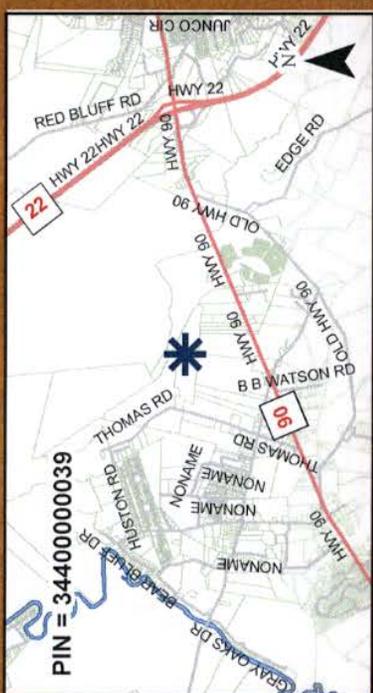
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 50	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	776 / 880	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 90, Station 224 12,300 AADT 85% - 90%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD1	CFA (Com/Res)	CFA (Com/Res)	MRD1		
Min. Lot Size (in square feet)	7,000	43,560/21,780	43,560/21,780	7,000		
Front Setback	15	60/25	60/25	15		
Side Setback	5	25/10	25/10	5		
Rear Setback	10	40/15	40/15	10		
Bldg. Height	40	35	35	40		

Date Advertised: 1/16/2020 Date Posted: 1/16/2020 # Property Owners Notified: 15 Date Notification Mailed: 1/16/2020 Report Date: 1/16/2020 BY: sm

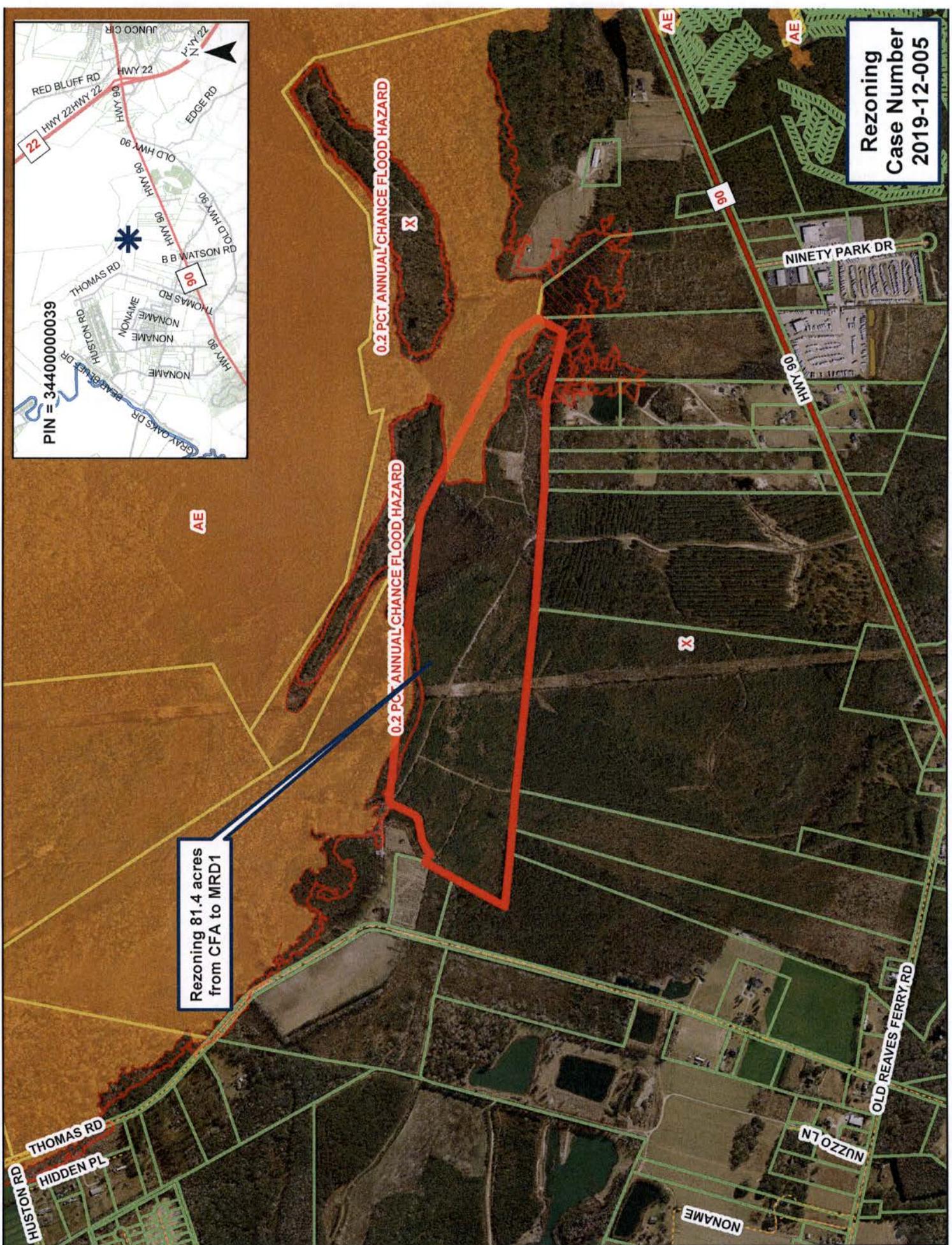
Rezoning
Case Number
2019-12-005



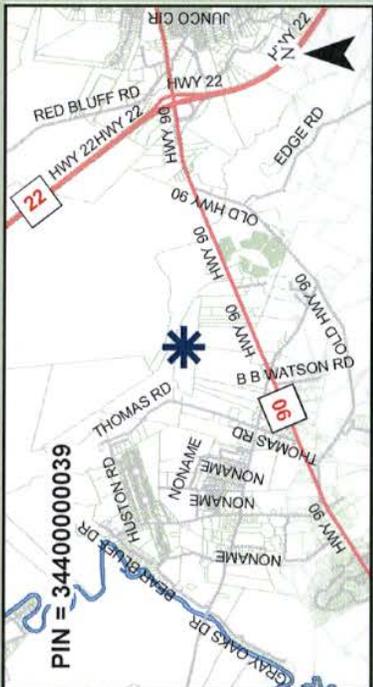
Rezoning 81.4 acres
from CFA to MRD1

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

0.2 PCT ANNUAL CHANCE FLOOD HAZARD



Rezoning
Case Number
2019-12-005



Rezoning 81.4 acres
from CFA to MRD1

SCENIC & CONSERVATION

District 10

SCENIC & CONSERVATION

SCENIC & CONSERVATION

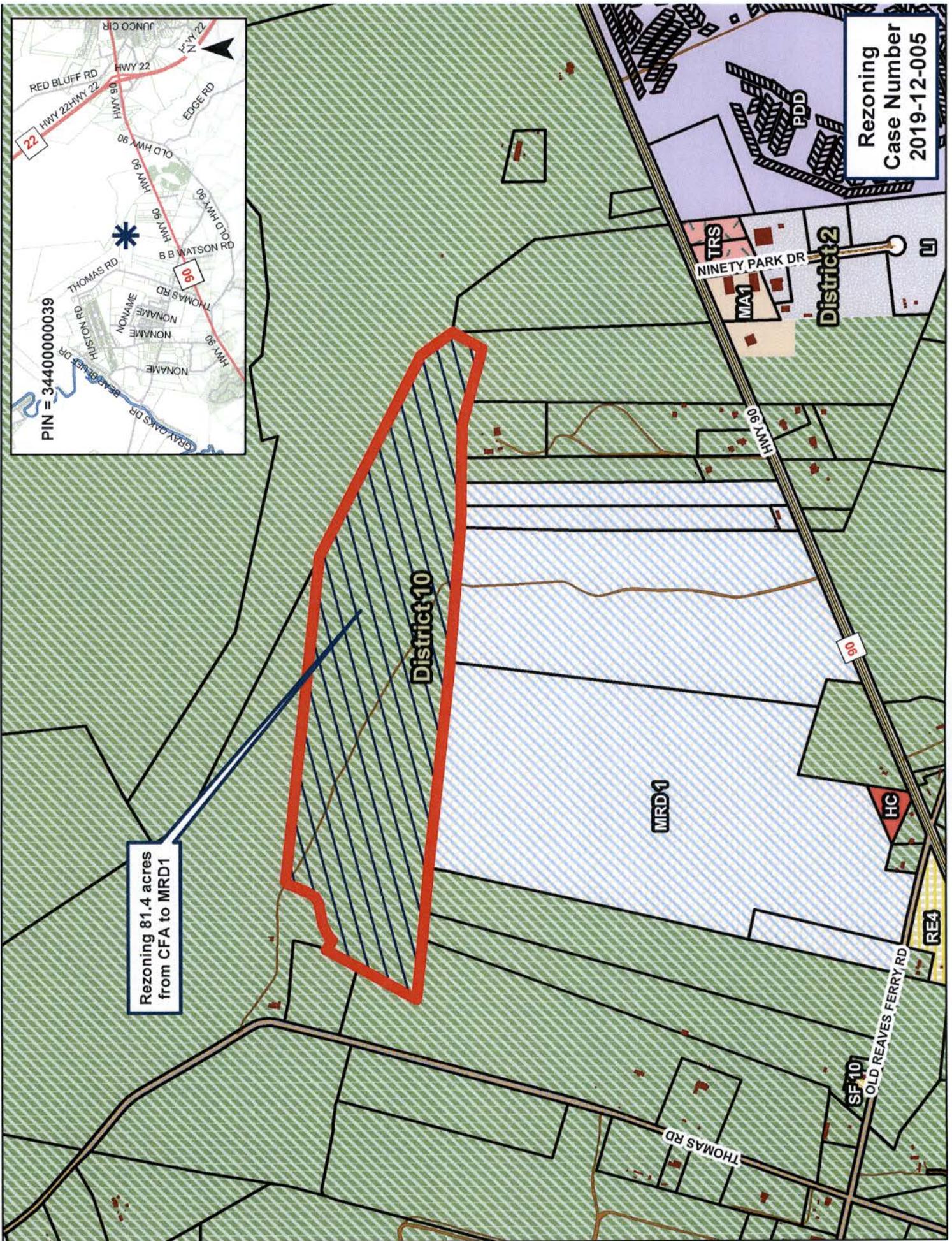
RURAL COMMUNITIES

RURAL COMMUNITIES

District 2

RURAL ACTIVITY CENTER

RURAL COMMUNITIES



Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	David Marlowe (Energov # 047765)	Rezoning Request #	Ord. 20-2020 2020-01-001
PIN #	22100000012	County Council District #	9 - Prince
Site Location	Hwy 9 W & Kayla Cir in Longs	Staff Recommendation	
Property Owner Contact	David Marlowe	PC Recommendation	Deemed Approvable; Lack of meeting
		Size (in acres) of Request	2.23

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X	CFA	CFA	RE4
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	2 (Fire)	CFA	Subject Property	RE4
Proposed Use	RV Sales	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Suburban	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone to allow the expansion of an existing RV sales facility. In 2008, a 1 acre portion of the parcel was rezoned to allow the existing RV sales facility. The current rezoning request would allow more acreage for storage, display, and customer parking. The parcel fronts on SC-9 but has access via Kayla Circle. On the opposite side of Kayla Circle is an existing convenience store and to the rear of the project is the Myrtle Lakes North subdivision.</p> <p>2/18/2020 County Council remanded to Planning Commission for reconsideration.</p>	

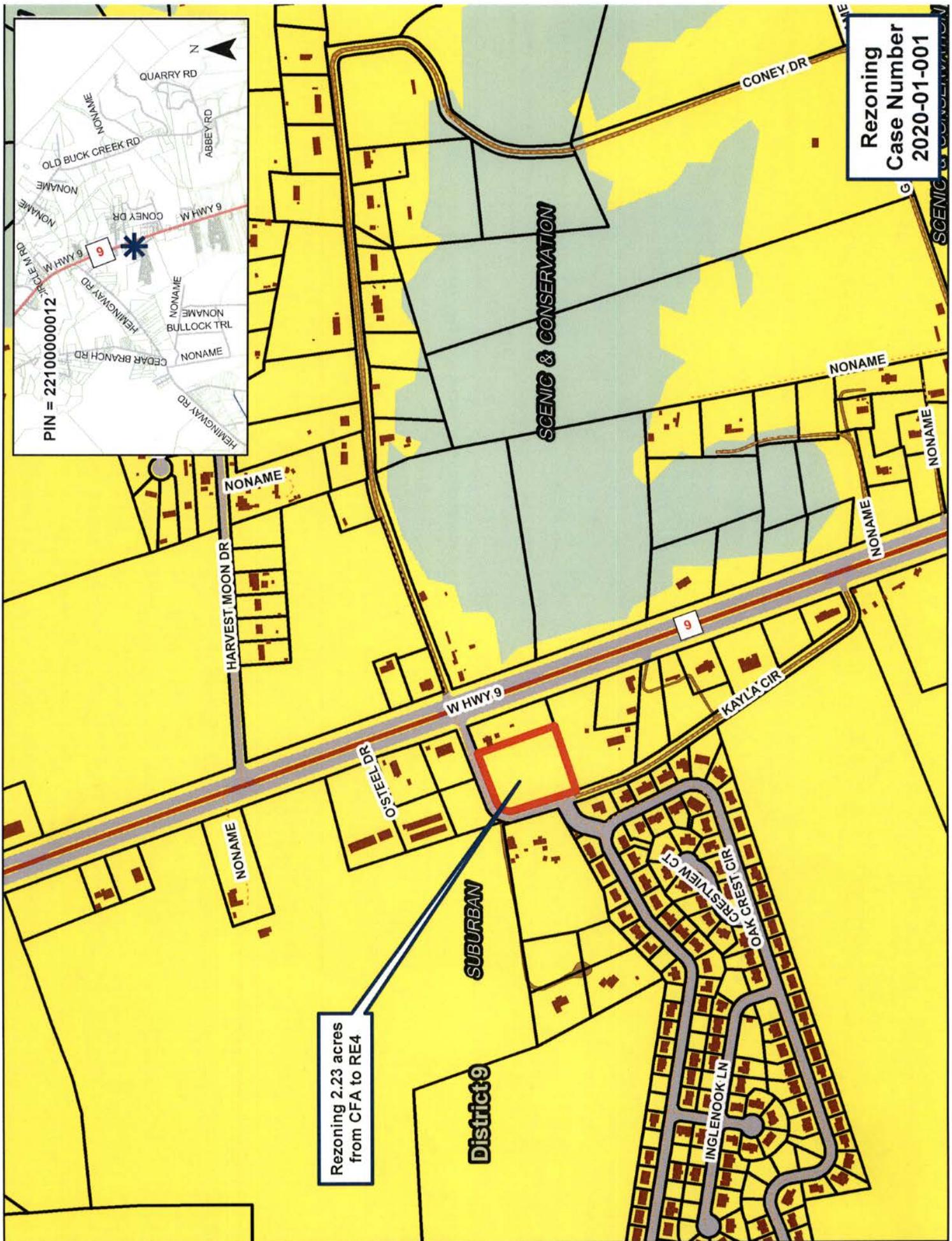
Public Comment:

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	10 / 500	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 500	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 9, Station 200 9,300 AADT 20% - 25%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	RE4	CFA (Com/Res)		
Min. Lot Size (in square feet)	21,780	43,560/21,780	21,780	43,560/21,780		
Front Setback	60	60/25	60	60/25		
Side Setback	10	25/10	10	25/10		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	36*	35	36*	35		

*Per 1/2 acre; not to exceed 120

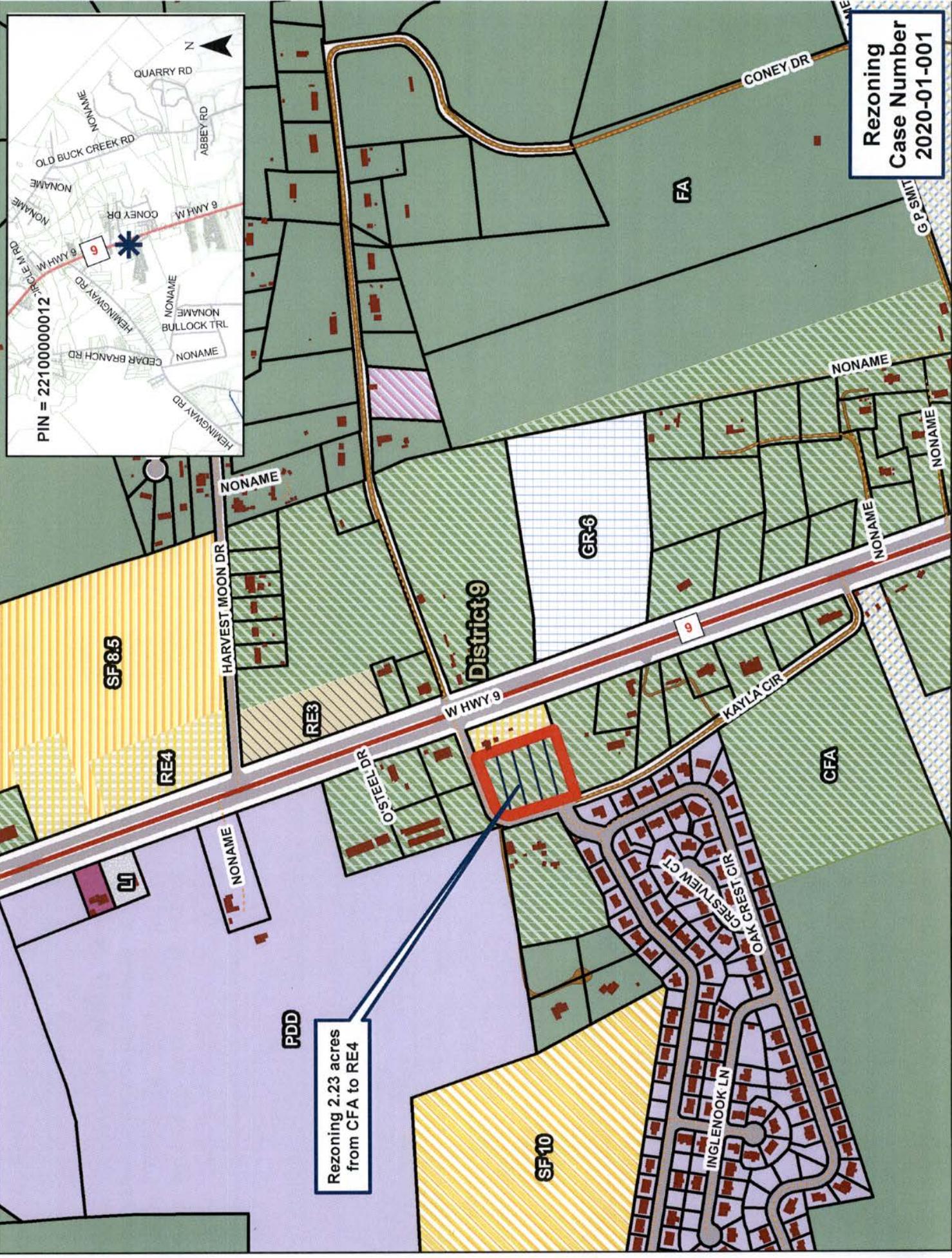
Date Advertised: 2/16/2020 Date Posted: 2/16/2020 # Property Owners Notified: 33 Date Notification Mailed: 2/16/2020 Report Date: 2/16/2020 BY: sm



Rezoning
Case Number
2020-01-001

Rezoning 2.23 acres
from CFA to RE4

Rezoning
Case Number
2020-01-001



Rezoning 2.23 acres
from CFA to RE4

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering, Inc. (Energov # 047853)	Rezoning Request #	Ord. 18-2020 2020-01-003
PIN #	47002030029, 47002030030, 47002030031, 47002030033, and 47002030034	County Council District #	5-Servant
Site Location	Corner of Atlantic Ave & Elizabeth Dr in Garden City	Staff Recommendation	
Property Owner Contact	KTAD Holdings, LLC	PC Recommendation	Deemed Approvable; Lack of Meeting
		Size (in acres) of Request	1.7

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

LOCATION INFORMATION

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

ADJACENT PROPERTIES

MHP	MHP	MSF10
MHP	Subject Property	MSF10
MHP	MSF10	MSF10

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: Garden City Area/ Height Overlay
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Discussion: The applicant is requesting to rezone to allow additional residential development. The owner would like to redevelop five existing lots into 10 single family lots with a shared private drive providing access to lots 9 and 10. A portion of the lots fronting on Elizabeth Ave. are within the AE flood zone. The proposed flood zone encompasses all lots. Several Live Oak trees will need to be considered in the design as they are protected by county ordinance. MRD would not allow manufactured homes, however there are many in this area. The MRD zoning District would only allow single family development if rezoned.

The Garden City Area Plan/Height Overlay identifies this area as medium density residential. The area plan also encourages smaller lot sizes for single family detached development to discourage the development of Duplexes. The height overlay also limits structure height to 35'

2/18/2020 County Council remanded to Planning Commission for reconsideration.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	32 / 48	Existing Road Conditions	State & County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	80 / 80	Rd, Station, Traffic AADT (2018) % Road Capacity	S 51, Station 407 10,500 AADT 70% - 75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MSF10	MSF10			
Min. Lot Size (in square feet)	6,000	10,000	10,000			
Front Setback	25	25	25			
Side Setback	10	10	10			
Rear Setback	15	15	15			
Bldg. Height	35	35	35			

Date Advertised: 1/16/2020 Date Posted: 1/16/2020 # Property Owners Notified: 13 Date Notification Mailed: 1/16/2020 Report Date: 1/16/2020 BY: sm

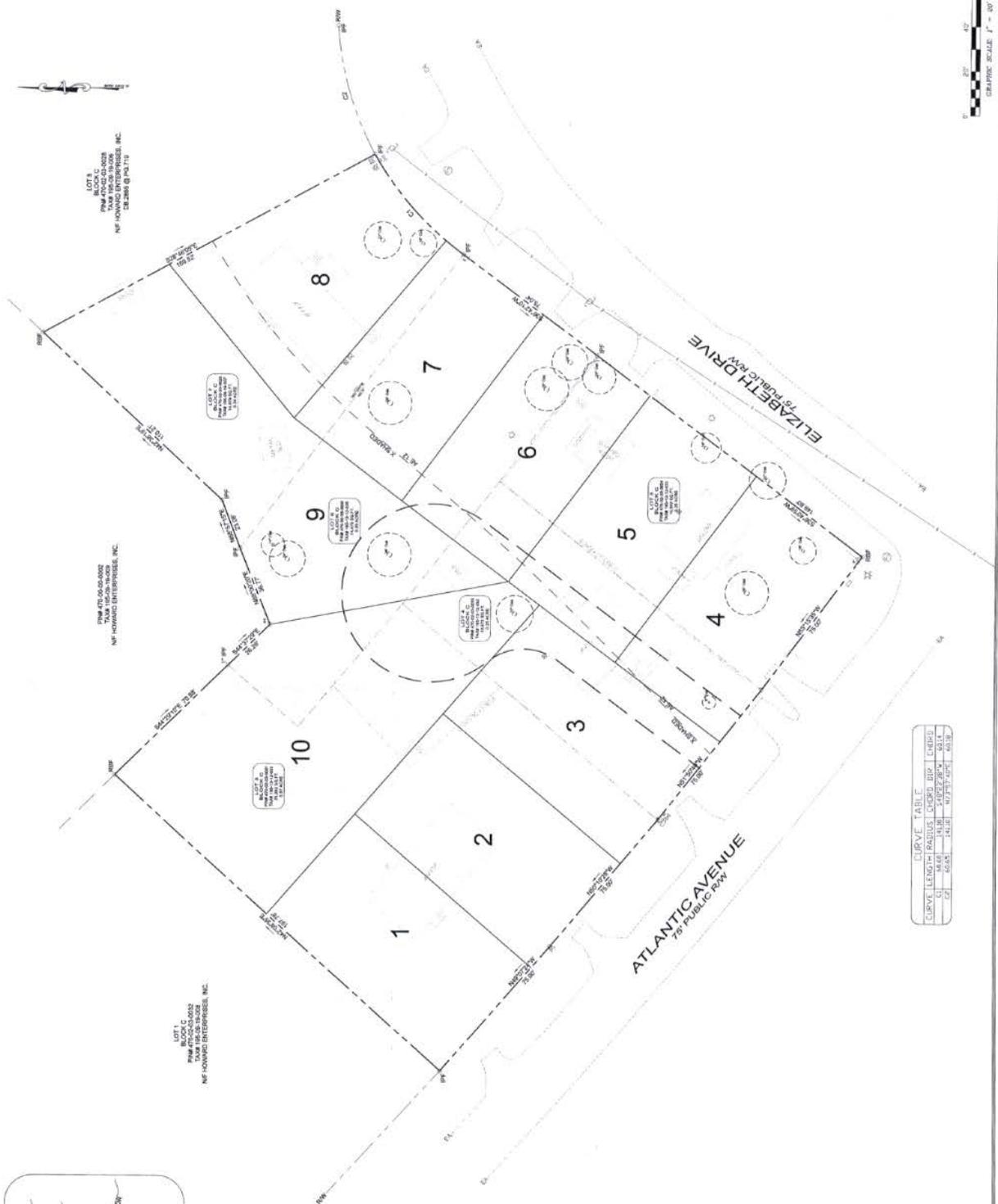


REVISIONS

NO.	DATE	DESCRIPTION

BY: _____
 DATE: _____
 SHEET # 1 OF 1
 SHEET TITLE: (M-1)
 PROJECT: BEACH LIFE I
 CLIENT: KTDAD HOLDINGS
 PREPARED FOR: GARDEN CITY, SOUTH CAROLINA

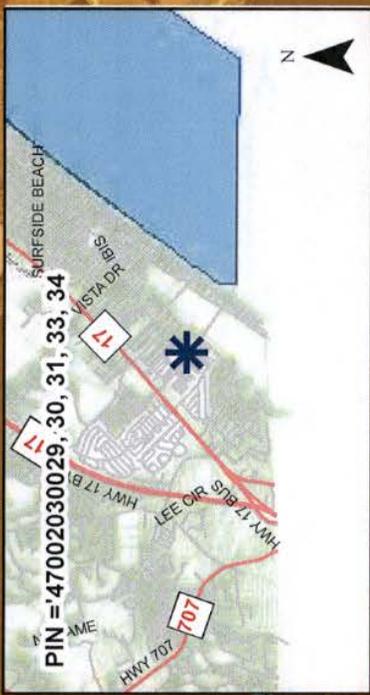
BEACH LIFE I
 GARDEN CITY, SOUTH CAROLINA
 PREPARED FOR
 KTDAD HOLDINGS



CURVE	LENGTH	PI	DISP.	CHORD
C1	14.44'	143.28'	14.02'	28.94'
C2	62.85'	142.18'	107.77'	103.18'



Rezoning
Case Number
2020-01-003



Rezoning 1.7 acres
from MSF 10 to MRD3

0.2 PCT ANNUAL CHANCE FLOOD HAZARD



Rezoning
Case Number
2020-01-003

Rezoning 1.7 acres
from MSF 10 to MRD3

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Sylwester Szklarzewski (Energov # 047900)	Rezoning Request #	Ord. 21-2020 2020-01-004
PIN #	25416030003 & 25416030002	County Council District #	10 - Hardee
Site Location	Corner of Hwy 366 & Hwy 554 in Loris	Staff Recommendation	
Property Owner Contact	Sylwester Szklarzewski	PC Recommendation	Deemed Approvable; Lack of meeting
		Size (in acres) of Request	5.22

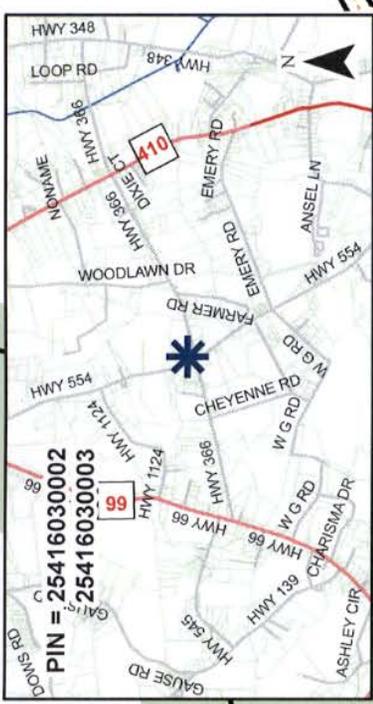
ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA & AM2	Flood and Wetland Information	X	LFA	LFA	LFA
Proposed Zoning	AG2	Public Health & Safety (EMS/fire) in miles	3.5 (Fire)	MSF14.5	Subject Property	CFA
Proposed Use	Mechanic Shop	Utilities	Septic	LFA	CFA	LFA
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Rural & Scenic Conservation	Overlay/Area Plan: Mt Vernon Rural Area Management Plan
<p>Discussion: The applicant is requesting to rezone to allow a Mechanic Shop. This property was a go cart track for many years. The AG2 zoning would allow an Auto/boat/motorcycle/recreation vehicle/truck/construction and farm equipment service and repair subject to provisions of Section 1207. Rezoning Case 2018-12-002 was a disapproved request to rezone 2.07 acres located at the corner of Hwy 554 and Cleveland Dr. from LFA to MA1 to allow a towing service.</p> <p>This parcel was previously requested to be rezoned (2019-10-003) to AG6 Agricultural Ranchettes (min lot size 1.5 ac) for stick built residential. This request was disapproved by County Council.</p> <p>This parcel is located within the Mt Vernon Rural Area Management Plan which requires a community meeting to be held by the applicant prior to the rezoning moving forward. While the request is not to place a manufactured home on the lot, the AG2 district allows manufactured homes as a permitted use. The Area Plan discourages rezoning to allow manufactured homes.</p> <p>2/18/2020 County Council remanded to Planning Commission for reconsideration.</p>	
Public Comment:	

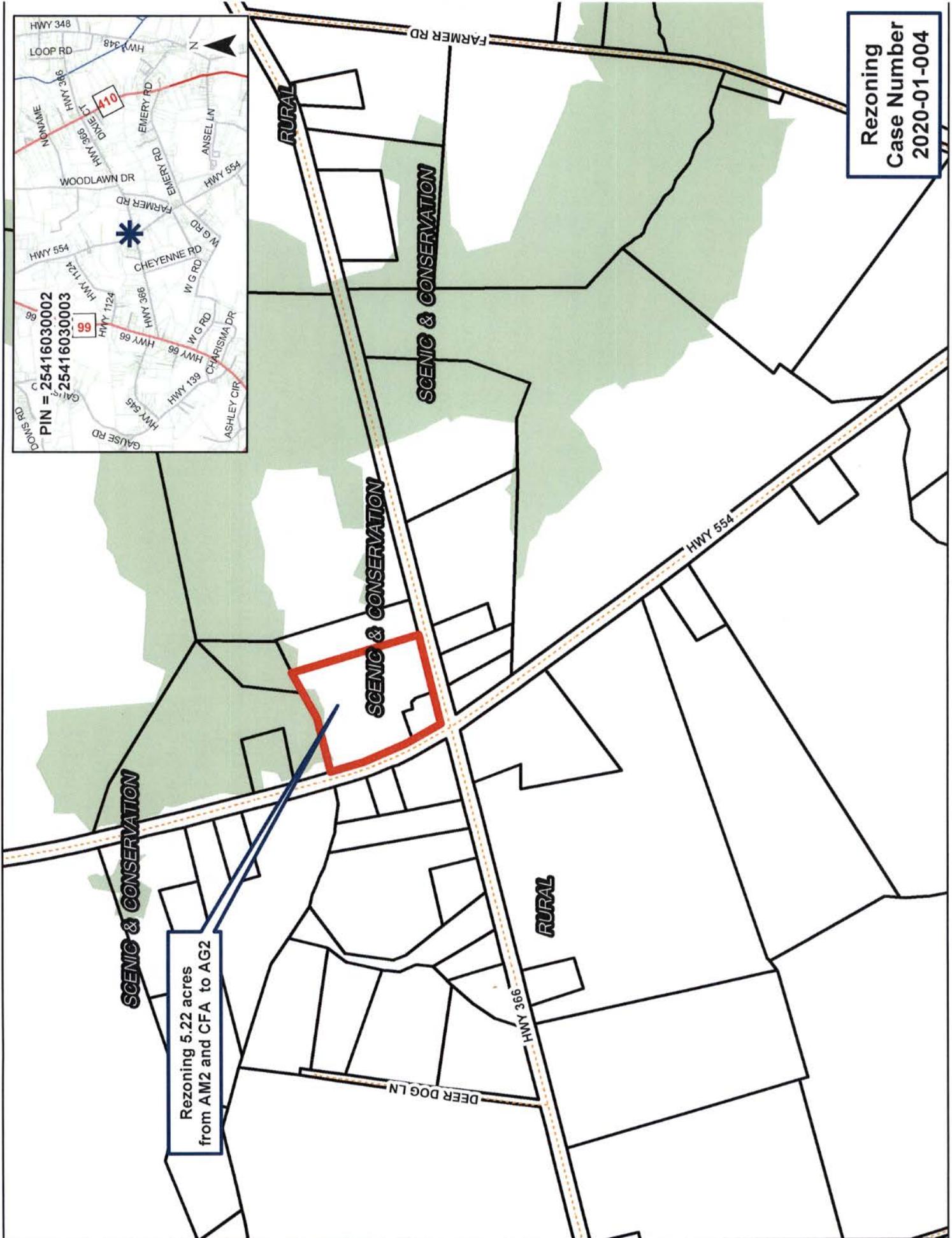
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	6 / 200	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 100	Rd, Station, Traffic AADT (2018) % Road Capacity	S - 366, Station 649 600 AADT 5% - 10%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2	CFA/AM2	LFA	CFA	MSF14.5	
Min. Lot Size (in square feet)	21,780	43560/21780 21780	43,560	43560/21780	14,500	
Front Setback	50	60/25/50	60	60/25	25	
Side Setback	10	25/10/10	25	25/10	10	
Rear Setback	15	40/15/15	40	40/15	15	
Bldg. Height	65	35/36*	35	35	35	

Date Advertised: 1/16/2020 Date Posted: 1/16/2020 # Property Owners Notified: 18 Date Notification Mailed: 1/16/2020 Report Date: 1/16/2020 BY: sm

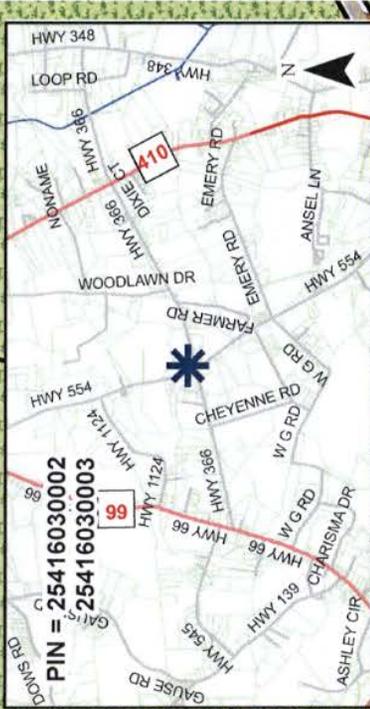


Rezoning
Case Number
2020-01-004



Rezoning 5.22 acres
from AM2 and CFA to AG2

Rezoning
Case Number
2020-01-004



LFA

District 10

AM2

Rezoning 5.22 acres
from AM2 and CFA to AG2

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Gerald T Gore (Energov # 048230)	Rezoning Request #	2020-03-001
PIN #	30504020003 & 30504020019	County Council District #	1 - Worley
Site Location	Savannah Ln off Frank Gore Rd in Little River	Staff Recommendation	
Property Owner Contact	Gerald T Gore	PC Recommendation	
		Size (in acres) of Request	1.1

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.8 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone two parcels from Commercial Forest Agriculture (CFA) to Residential (SF 14.5) in order to subdivide into 3 lots for single family residential homes. There are several stick-built homes in the immediate area with lot sizes ranging from 1.0 acre to 2.8 acres. The subject parcels are within the study area for the Carolina Bays Parkway (SC 31) Extension Project and are not located within the 9 concepts being considered (mapped 1,000 ft corridor).

The applicant previously requested this rezoning as request 2018-04-007 which was disapproved on 5/5/18.

Public Comment:

TRANSPORTATION INFORMATION

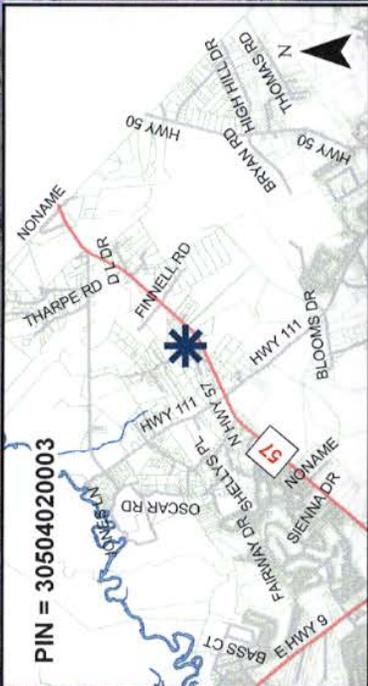
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	24/24	Rd, Station, Traffic AADT (2019) % Road Capacity	S-57, Station (449) 14,900 AADT 90-95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	CFA (Com/Res)	CFA (Com/Res)			
Min. Lot Size (in square feet)	14,500	43,560/21,780	43,560/21,780			
Front Setback	25	60/25	60/25			
Side Setback	10	25/10	25/10			
Rear Setback	15	40/15	40/15			
Bldg. Height	35	35	35			

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 20 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BV: sm

Rezoning
Case Number
2020-03-001

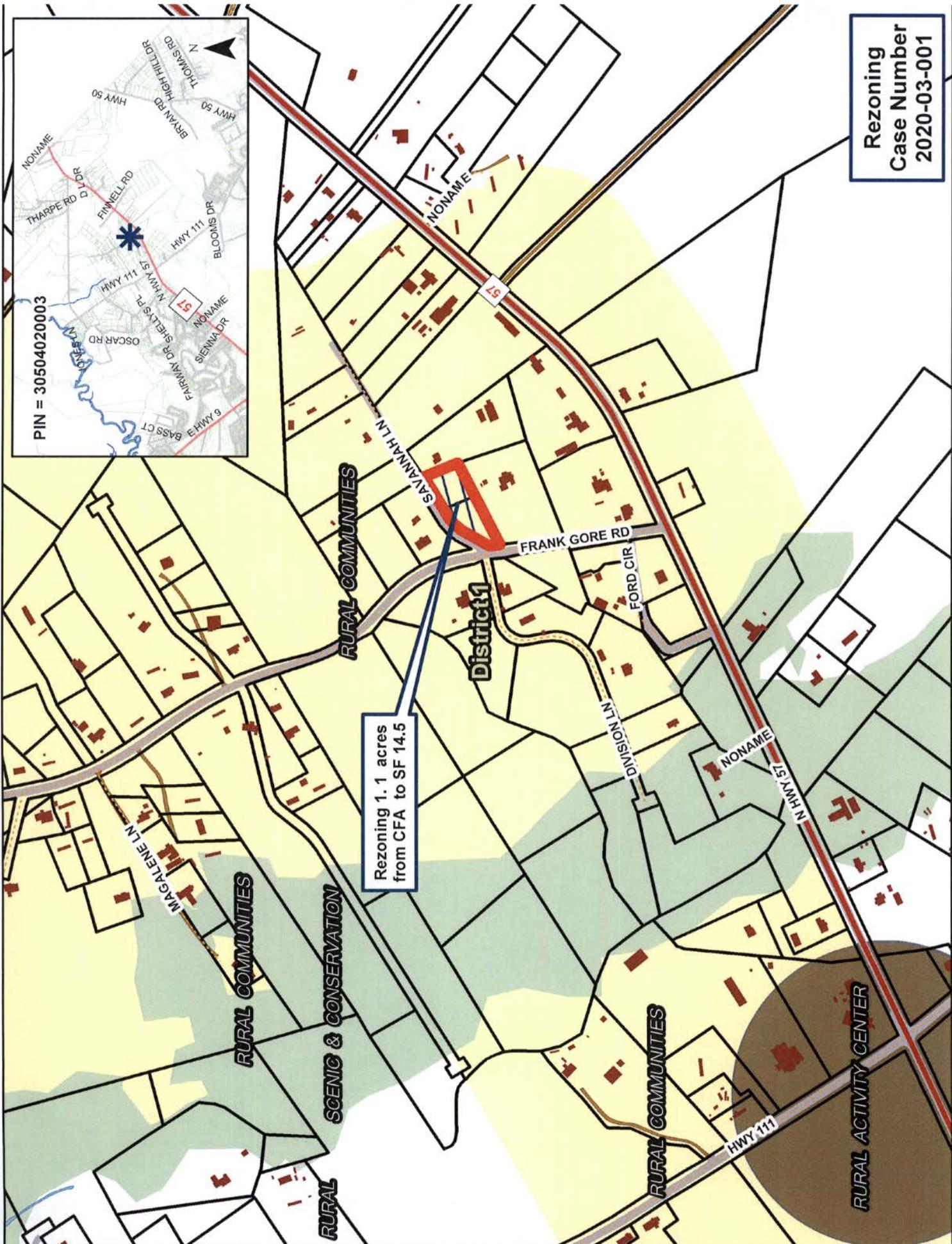
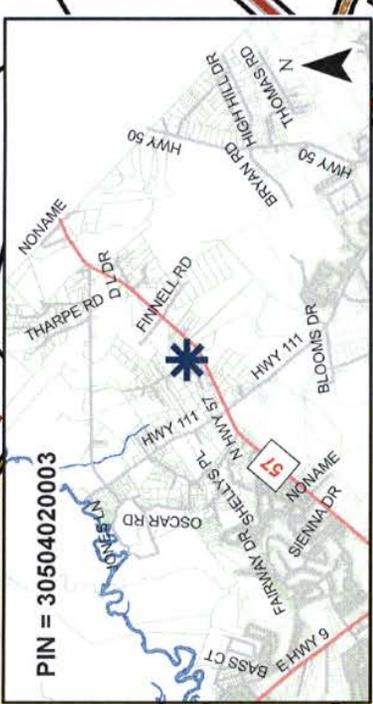


Rezoning 1.1 acres
from CFA to SF 14.5

FRANK GORE RD

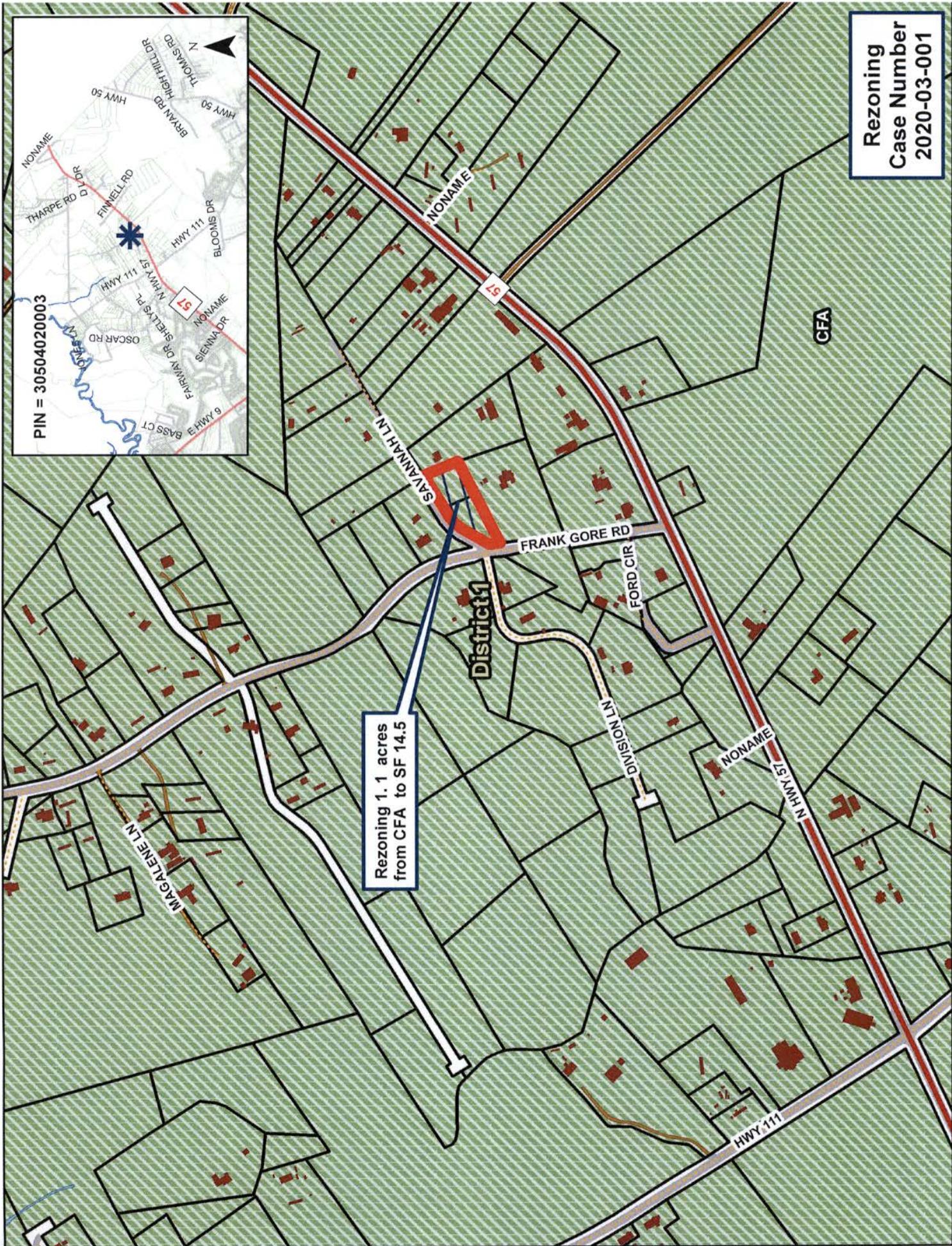
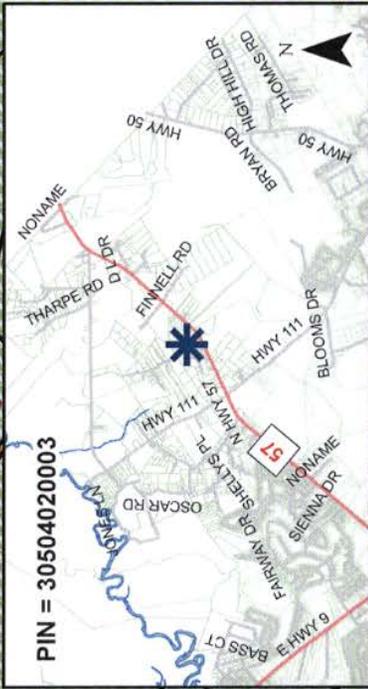
DIVISION LN

Rezoning
Case Number
2020-03-001



Rezoning 1.1 acres
from CFA to SF 14.5

Rezoning
Case Number
2020-03-001



Rezoning 1.1 acres
from CFA to SF 14.5

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	MEPNJ LTD PARTNERSHIP (Energov # 048345)	Rezoning Request #	2020-03-002
PIN #	44709010003-11, 44709030001, 44709040003,4,8-14, 44700000024-25, 44800000026, 44700000001	County Council District #	6 - Crawford
Site Location	N W Corner of Hwy 17 Bypass & Hwy 544 in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Steve Alger	PC Recommendation	
		Size (in acres) of Request	69.96

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PDD	Flood and Wetland Information	X	MRD3	PUD	GR
Proposed Zoning	PDD	Public Health & Safety (EMS/fire) in miles	2.21 (Fire/EMS)	HC	Subject Property	HC
Proposed Use	Amend PDD	Utilities	Public	PDD	HC	PDD
		Character of the Area	Commercial			

COMMENTS	
Comprehensive Plan District: Community Activity Center, Commercial Corridor & Mixed Use	Overlay/Area Plan: Highway 544 Overlay

Discussion: The Planned Development District (PDD) for "SayeBrook West" includes the development of 704+/- acres located on SC Highway 544 and the intersection of Highway 17 ByPass in Horry County, South Carolina. SayeBrook West is envisioned as a Traditional Neighborhood Development (TND) with a full range of land uses utilizing a compact development scheme to preserve and enhance the site's natural amenities and environmental constraints. The applicant is requesting an amendment to the existing Sayebrooke PDD (Ord. 41-07) to eliminate the minimum parking standards for the Commercial Office Districts CO 4, 5, 6 and 6A. The amendment also clarifies the design standards regarding right of way at an intersection, corner lot radius, and minimum centerline roadway radius of an access street.

Public Comment:

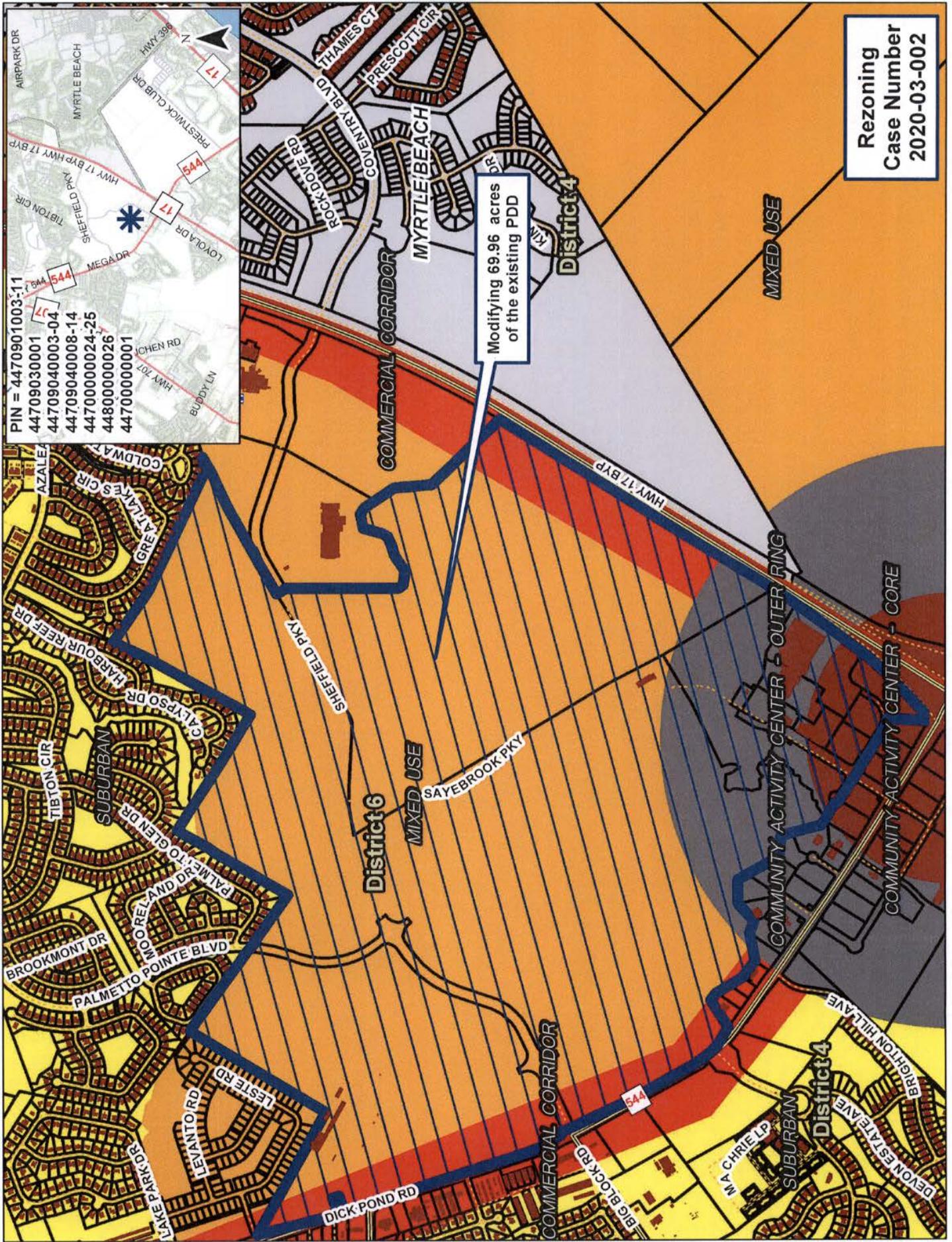
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	N/A	Existing Road Conditions	Private, Paved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	N/A	Rd, Station, Traffic AADT (2018) % Road Capacity	SC-544, Station (240) 36,100 AADT N/A
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	MRD3	PUD (Palmetto Pointe)	HC	GR
Min. Lot Size (in square feet)	See Attached	See Attached	6000	6000	10000	6000
Front Setback	See Attached	See Attached	20	20	50	20
Side Setback	See Attached	See Attached	5	5	10	10
Rear Setback	See Attached	See Attached	10	15	15	15
Bldg. Height	See Attached	See Attached	40	35	120	35

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 7 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

Rezoning
Case Number
2020-03-002

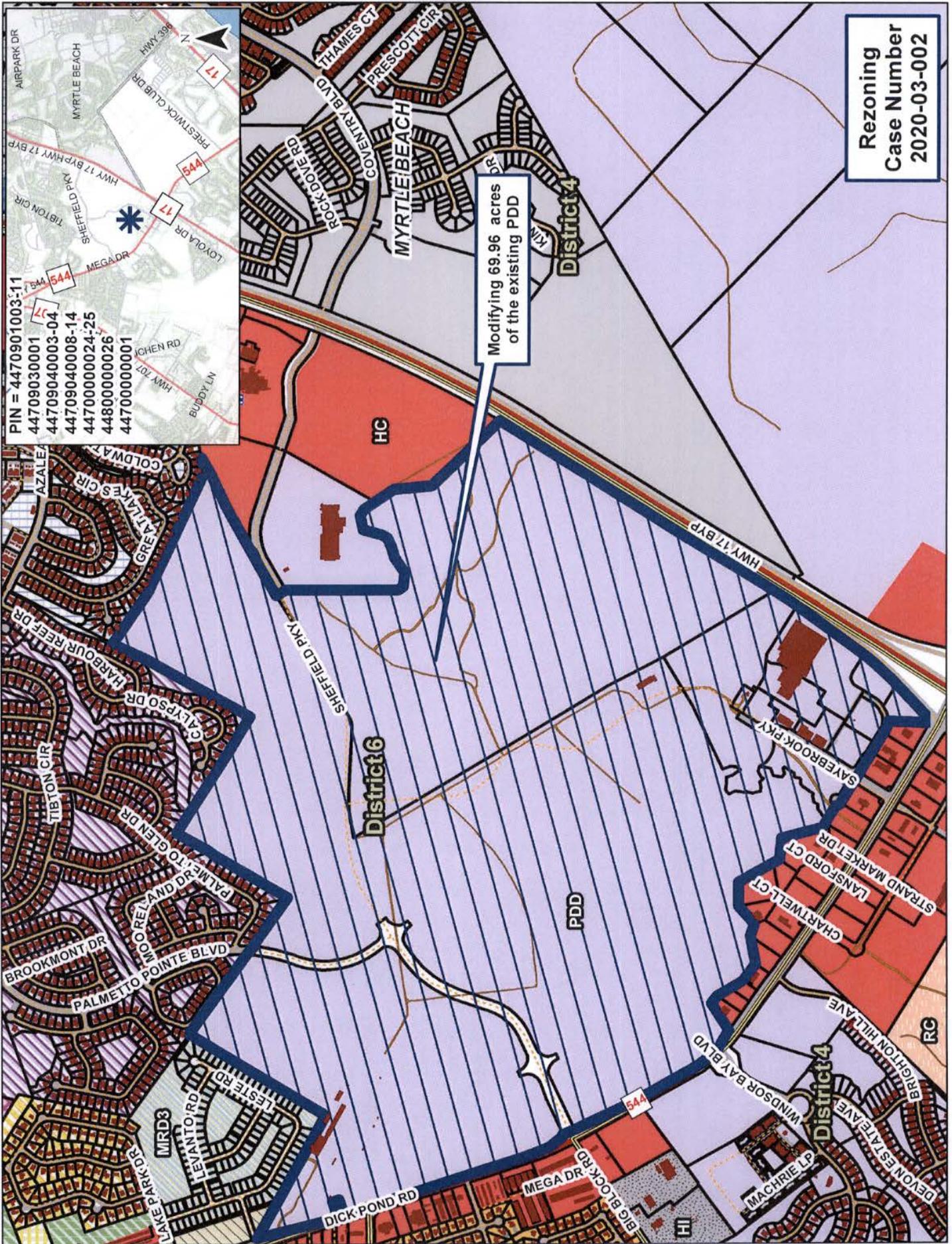




Rezoning
Case Number
2020-03-002

Modifying 69.96 acres
of the existing PDD

- PIN = 4470901003-11
- 44709030001
- 44709040003-04
- 44709040008-14
- 44700000024-25
- 44800000026
- 44700000001



Modifying 69.96 acres of the existing PDD

Rezoning Case Number 2020-03-002

- PIN = 4470901003-11
- 44709030001
- 44709040003-04
- 44709040008-14
- 44700000024-25
- 44800000026
- 44700000001

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA) **ORDINANCE NO.** _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES; AND TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0008, 447-09-01-0007, 447-09-01-0011, 447-09-01-0009, 447-09-01-0004, 447-09-01-0010, 447-00-00-0024, 447-09-01-0014, 447-09-4-0013, 447-09-03-0001, 447-09-04-0012 CONSTITUTING A TOTAL OF 704+/- ACRES FROM PLANNED DEVELOPMENT DISTRICT (PDD) TO PLANNED DEVELOPMENT DISTRICT (PDD).

WHEREAS, ordinance Number 107-04 pertaining to Planned Development Districts (PDD), allows a variation of requirements contained in other zoning districts to accommodate flexibility in uses within the project; and

WHEREAS, a request has been filed to amend Ordinance # 41-07, SayeBrook West PDD, for the parcel(s) of land identified as 44709010003, 44709010004, 44709010007-11, 44709030001, 44709040003, 44709040004, 44709040008-14, 44700000024-25, 44800000026, 44700000001, 44700000032 and,

WHEREAS, the present zoning ordinance allows major changes to existing Planned Development Districts (PDD) by amendment; and,

WHEREAS, County Council finds that the current Planned Development District (PDD) is not sufficient for the proposed development in Horry County; and,

WHEREAS, County Council finds that the request to amend the SayeBrook West PDD is in compliance with the Comprehensive Plan, is to the good of the public welfare and is a reasonable request; and,

WHEREAS, County Council finds that the request to amend the Planned Development District (PDD) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request; and,

WHEREAS, no provision of this ordinance shall supersede the requirements of the Horry County Land Development Regulations unless such provision is contained within this actual ordinance as recorded in the office of the Horry County Register of Deeds.; and,

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

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

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

Section 721.8 – Approved PDDs and Summary of Uses

Addition of Attachment A titled “Proposed Dimensional Standards by District.”

- 2) **Amendment of Official Zoning Maps of Horry County:**

Parcels of land identified by PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0008, 447-09-01-0007, 447-09-01-0011, 447-09-01-0009, 447-09-01-0004, 447-09-01-0010, 447-00-00-0024, 447-

09-01-0014, 447-09-4-0013, 447-09-03-0001, 447-09-04-0012 constituting 704+/- acres currently zoned Planned Development District (PDD) is herewith amended to Planned Development District (PDD) and is restricted to the uses as found in Attachment A - "Summary of SayeBrook West Planned Development District (PDD) Ordinance # _____," attached to this ordinance and incorporated herein by reference.

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

4) **Effective Date:** This Ordinance shall become effective on Third Reading.

ADOPTED AND APPROVED by the governing body

this _____ day of _____, 2020.

ATTACHMENT A

Summary of SayeBrook West Planned Development District (PDD) ORDINANCE # _____

HCPD Case # 2020-03-002

PINs 448-00-00-0026, 447-00-00-0001, 447-00-00-0032, 447-00-00-0025, 447-09-01-0008, 447-09-01-0007, 447-09-01-0011, 447-09-01-0009, 447-09-01-0004, 447-09-01-0010, 447-00-00-0024, 447-09-01-0014, 447-09-4-0013, 447-09-03-0001, 447-09-04-0012

The Planned Development District (PDD) for “SayeBrook West” includes the development of 704+/- acres located on SC Highway 544 and the intersection of Highway 17 ByPass in Horry County, South Carolina. SayeBrook West is envisioned as a Traditional Neighborhood Development (TND) with a full range of land uses utilizing a compact development scheme to preserve and enhance the site’s natural amenities and environmental constraints. The SayeBrook West PDD will require the implementation of design standards and modifications that differ from the Horry County Land Development Regulations due to its TND designs. Jurisdictional wetlands comprise +/- 211.28 acres of the site.

GENERAL PROVISIONS

1. Permitted Uses – Use districts shall be in accordance with Exhibit 1 entitled “Conceptual Plan.”

A. Commercial/Office Districts “CO-4” “CO-5” CO-6” and “CO-6A”⁽¹⁾

Retail businesses involving the sale of merchandise and/or personal and professional services on the premises in permanent buildings, including

- Antique Stores
- Appliance/Household Furnishings, Radio, Television, and Electronics
- Clothing and associated retail
- Hardware, Paint, Building Supply Stores
- General Merchandise and Retail Uses
- Grocery and associated retail
- Pharmacy
- Florist shops
- Package Liquor and Wine/Beer Stores
- Restaurants and Pubs, including drive-ins
- Shopping centers (associated retail uses) with multiple tenants on one (1) lot, or subdivided
- Sporting goods stores
- Convenience Stores, including Gas Stations and/or Car Wash Facilities
- Appliance, Radio, Television, and Electronic Repair Shops
- Banks, Mortgage companies, Financial Service companies, Savings and Loan Associations, Personal Loan Agencies, and Branches
- Barber and Beauty Shops
- Public and Private Health and Fitness Clubs
- Multi-Family Residential integrated with Commercial and Retail Uses (such as vertical mixed-uses)
- Bicycle Repair and Sales shops
- Dressmakers, Seamstresses, and Tailors
- Dry Cleaning Self-Service and/or Laundry Self-Service Facilities
- Insurance and/or Real Estate agencies
- Locksmith or Gunsmith shops
- Medical and Dental Offices, Clinics and/or Laboratories
- Hospitals
- Offices for Governmental, Business, Professional, or General Purposes

- Photographic studios
- Secretarial and/or telephone answering services
- Shoe Repair Shops
- Public and private educational schools/institutions and cultural facilities
- Nurseries and Day-Care Facilities
- Continuing Care Retirement Community (CCRC) or Congregate Care Facilities

Commercial Amusement and Entertainment Uses

- Theaters, including outdoor amphitheaters
- Taverns
- Billiard Halls
- Private Clubs
- Lodges
- Halls
- Social Centers
- Bowling Alleys and Skating Rinks
- Miniature Golf Courses

Other allowable uses

- Surface parking lots
- Parking Garages
- Publicly owned buildings and utility substations
- Auto, Boat and Recreational Vehicle Sales
- Camper Storage and Supply Facilities
- Churches and other places of worship
- Hotels, Motels and Tourist Homes
- Mini-warehouses w/ outside storage
- Single-Family Stick-Built dwellings
- Townhomes (Fee Simple and in-common ownership)
- Accessory Uses
- See Office/Professional, Single-Family, and Multi-Family Residential Districts for additional uses

B. Office/Professional District “O-1” ⁽¹⁾

- Professional, administrative and general business offices
- Medical and Dental Clinics and Laboratories
- Research and Development Offices and Laboratories
- Financial Offices
- Home Offices
- Banks, Savings and Loan Associations, Personal Loan Agencies, and Branches
- Public and Private Educational Schools/Institutions, and Cultural Facilities
- Nurseries and Day-Care Facilities
- Publicly owned buildings and utility substations
- Hospitals and Nursing Homes
- Continuing Care Retirement Community (CCRC)
- Religious, recreational, and Athletic Camps, including lodging facilities
- Public and Private Health and Fitness Clubs
- Accessory Uses
- See Multi-Family and Single Family for additional allowable uses
- Commercial and Retail Uses integrated with Office/Professional Uses (such as vertical mixed uses)

- D. Single Family Residential Districts “2-A,” “2-B,” “2-C,” “2-D,” “3-A,” “3-B,” “3-C”**
- Single-Family stick-built detached dwellings
 - Patio Homes
 - Townhomes
 - Duplex, triplex, quadruplex, semi-detached
 - Golf Course(s)
 - Professional and cultural uses to support residential uses
 - Churches and other places of worship
 - Publicly owned buildings and utility substations
 - Public and private educational schools/institutions and cultural facilities
 - Nurseries/Day-care facilities
 - Continuing Care Retirement Community (CCRC)
 - Universities, colleges, technical schools and associated uses
 - Public and private health and fitness clubs
 - Live-work
 - In-common Development
 - Accessory uses (such as garage/storage with integrated residential within the accessory structure)

- E. Multi-Family Residential Districts “7-A,” “7-B,” “8-A,” “8-B” ⁽¹⁾**
- Multifamily (up to 24 units per building)
 - On-site commercial activities associated with the development
 - Accessory uses (such as garage/storage with integrated residential within the accessory structure)
 - Continuing Care Retirement Community (CCRC)
 - Travel company agency and transportation terminal use
 - Churches and other places of worship
 - Public and private health and fitness clubs
 - Public and private educational schools/institutions and cultural facilities
 - See Single Family for additional allowable uses
 - Commercial/Retail and/or Office uses integrated with Multi-Family uses (such as vertical mixed uses)

- F. Park**
- Recreation uses
 - Accessory Buildings

Footnotes

(1) Restaurants, bars, and taverns within the Sayebrook PDD shall be exempt from the Special Exception requirements for on-site consumption of alcohol within five hundred feet of proposed residential uses. This is due to the Traditional Neighborhood Design element of the PDD which is contingent upon the close proximity of residential and commercial uses.

2. Dimensional Standards

- (a) Refer to remainder of Attachment A

3. Project density

(a)

Proposed Use	Approximate Gross Acreage	Approximate Percentage of Project	Density
Single-Family	+ 511.98	72 %	1,331
Multi-Family	+ 54.7	7.8 %	549
Commercial	+ 69.96	9.9 %	N/A
Office	+ 31.8	4.5 %	N/A
Amenity Area	+ 8.4	1.2 %	
ROW	+ 26	3.7 %	
Total	+ 702.84	99.1 %	1,880

Proposed Use	# Units or Square Feet	Acreage	Gross Density	Percent of Project Total Area	Net Density
Single Family "2-A"	+/- 90	+/- 34.6	+/- 2.6 du/ac	5 %	+/- 4.25 du/ac
Single Family "2-B"	+/- 311	+/- 78.6	+/- 3.96 du/ac	11 %	+/- 4.2 du/ac
Single Family "2-C"	+/- 115	+/- 49.5	+/- 2.32 du/ac	7 %	+/- 4.03 du/ac
Single Family "2-D"	+/- 83	+/- 30.98	+/- 2.68 du/ac	4 %	+/- 4.3 du/ac
Single Family "3-A"	+/- 285	+/- 91.4	+/- 3.12 du/ac	13 %	+/- 4.2 du/ac
Single Family "3-B"	+/- 299	+/- 136.2	+/- 2.19 du/ac	19 %	+/- 4.32 du/ac
Single Family "3-C"	+/- 148	+/- 90.7	+/- 1.63 du/ac	13 %	+/- 4.4 du/ac
Multi-Family "7-A"	+/- 140	+/- 17.6	+/- 7.95 du/ac	3 %	+/- 7.96 du/ac
Multi-Family "7-B"	+/- 137	+/- 12.5	+/- 10.96 du/ac	2 %	+/- 10.96 du/ac
Multi-Family "8-A"	+/- 72	+/- 8.0	+/- 9.0 acres	1 %	+/- 9.0 acres
Multi-Family "8-B"	+/- 200	+/- 16.6	+/- 12.05 du/ac	2 %	+/- 12.05 du/ac
CO-4	+/- 150,000 sf	+/- 11.96	N/A	N/A	N/A
CO-5	+/- 55,000 sf	+/- 9.3	N/A	N/A	N/A
CO-6	+/- 450,000 sf	+/- 42	N/A	N/A	N/A
CO-6A	+/- 61,000 sf	+/- 6.7	N/A	N/A	N/A
O-1	+/- 325,000 sf or 260 residential units	+/- 31.8	N/A	N/A	N/A
Amenity Area	+/- 365,904 sf	+/- 8.4	N/A	1 %	100 du and 100,000 sf com.
Public ROW	N/A	+/- 26	N/A	4 %	N/A
Total	1,880 du +/- 1,014,000 sf	+/- 704 acres	+/- 3.02 du/ac +/- 0.19 FAR	100 %	+/- 4.71 du/ac +/- 0.22 FAR

SPECIAL PROVISIONS

1. Open Space Requirements

(a) Open space shall be provided in accordance with Exhibit 2 – Open Space Plan.

Open Space Description	Type of Open Space			Acreage Required	Acreage Provided (minimum)	Phase
	Common	Active	Passive			
Upland Residential	X		X	+ 43.2	+ 47.7	1,2 & 3
Common Residential	X		X	+ 21.6	+ 255.3	1,2 & 3
Active Residential	X	X		+ 10.8	+ 17.2	1,2 & 3
Commercial	X		X	+ 5.1	+ 14.5	1,2 & 3
Total				+ 80.7	+ 334.7	

All Open Space shall remain in private ownership. Open space may be provided in aggregate rather than by district.

Commercial /Office Open Space

Proposed Use	Acreage	Minimum Uplands	Minimum Wetlands	Open Space Provided	Minimum Total Open Space
CO-4	+/- 11.96	+/- 11.96	0.0	+/- 2.4	+/- 0.49
CO-5	+/- 9.3	+/- 5.7	+/- 3.6	+/- 0.1	+/- 0.47
CO-6	+/- 42	+/- 41.9	+/- 0.0	+/- 6.0	+/- 2.1
CO-6A	+/- 6.7	+/- 5.1	+/- 1.6	+/- 2.0	+/- 0.34
O-1	+/- 31.8	+/- 26.3	+/- 5.5	+/- 4.1	+/- 1.59

Open space may be provided in aggregate rather than by district.

[a] Minimum required Open Space provided based on a pro-rata share of the density achieved during the individual site planning stages. Open space, for any given use, shall not be required to be on the same parcel as use, so long as it is provided within the PDD and proximate to the use.

Open Space/Amenities

Amenities will be provided throughout SayeBrook. Hard and soft walking paths shall connect various uses and districts. The central project amenity consisting of +/- 8.4 acres may include (but is not limited to): a community clubhouse building, playground area, swimming pool, pickleball courts, and general upland open space. Amenity areas provided within the Commercial/Office and Office/Professional districts may consist predominately of passive recreation to be utilized by employees, patrons, and other users of the site.

Single Family Residential areas may include: Walking paths (soft and hard), Pavilion and/or Neighborhood Greens and/or Gazebo, and Natural Areas of undisturbed vegetation.

Multi-Family Residential areas may include: Walking paths (soft and hard), Pavilion and/or Neighborhood Greens and/or Gazebo, and Natural Areas of undisturbed vegetation.

Commercial/Office and Office/Professional Districts to include: Walking paths (soft and hard) and Natural Areas of undisturbed vegetation.

Seating and picnic areas will also be provided.

2. Parking

All parking **excluding Commercial Office Districts CO 4, 5, 6 and 6A** shall be in accordance with or exceed the requirements as enumerated in the Horry County Zoning Ordinance. Total required parking spaces for each proposed use, and thus for the entire PDD, will vary, depending on the actual specific tenant uses located within the PDD.

There shall be no minimum parking requirements in Commercial Office Districts CO 4, 5, 6 and 6A.

3. Roadway Improvements

SayeBrook West shall eventually link with the Palmetto Pointe PUD, thereby reducing residential traffic onto SC 544. A revised and updated traffic analysis has been prepared by Carter-Burgess Transportation Consultants and has been previously submitted as an appendix to the PDD Submittal.

All Streets within this development are to be privately maintained with the exception of the main spine roads, as shown on the Conceptual Land Use Plan, which will be dedicated to Horry County.

(a) This ordinance creates the following Variations to the Standard Street Rights of Way and Sidewalk Provision (See Right-of-way Table below & reference attached Typical Roadway Section detail)

Right of Way at an Intersection/Corner Lot Radius: The RW/Lot line at an intersection will not be required to be parallel to and coincide with the edge of pavement or outside edge of curbing. See notations on Exhibit A which applies to all corner lots.

Minimum Centerline Roadway Radius of Access Streets: The PDD shall be amended to allow for a 30' minimum travel lane centerline radius at all access streets. See example shown on Exhibit B which applies to all intersections.

4. Stormwater

The on-site detention ponds and stormwater drainage collection system will be provided to address the difference in pre-and post-construction stormwater runoff resulting from a twenty-five (25) year storm event. The volume of stormwater discharged from the pond outfalls and wetland areas under a 25-year event will not exceed pre-development stormwater discharge rates for the existing site utilizing a storm event of less than ten (10) years.

BMPs will be utilized during all construction phases to meet erosion and sediment control requirements and to maintain the environmental integrity of the site.

5. Landscaping Requirements

Horry County requires a buffer between dissimilar uses or districts, and the proposed PDD shall adhere to all applicable requirements where such conditions exist. Minimum PDD buffer (25') along the perimeter shall be maintained. No structures shall be allowed within the 25' buffer; however, utilities, drainage ditches, swales and retention ponds and other authorized uses will be allowed. Parking may encroach in the town center to be located immediately adjacent to US ByPass 17 and SC 544. Landscaping shall meet or exceed the latest amendment(s) to the Horry County Zoning Ordinance.

6. Community Benefit

Community Benefit Fee: The Developer/Builders of residential structures within the SayeBrook West PDD will pay a fee of Two Hundred Fifty (\$250.00) Dollars per residential unit. All fees noted herein shall be paid simultaneously with the issuance of a building permit by Horry County.

Palmetto Point Boulevard Extension: The Developer will donate an 80' right of way to Horry County, during Phase 2 of the project, for the development of Palmetto Point Boulevard from the property line of the SayeBrook

Project to the proposed spine road within the project to be known as Jackson Boulevard. Further, the Developer will fund the design and construction of Palmetto Point Boulevard within this corridor as a 2-lane roadway with sidewalks on both sides of the road. Residential units will be allowed to front Palmetto Point Boulevard so long as they are accessed by alleys in the rear if the lot or other appropriate front yard access solutions.

Horry County and the Developer have entered into an agreement whereby all project costs for the extension of Palmetto Point Boulevard shall initially be paid from the proceeds of general obligation bonds to be issued and secured from the sales tax revenue collection under Ord. 31-16, or from other sources identified by Horry County. The developer will reimburse Horry County for all costs associated with the extension of Palmetto Point Boulevard as set forth in the agreement. Residential units will be allowed to front Palmetto Point Boulevard so long as they are accessed by alleys in the rear of the lot or other appropriate front yard access solutions.

Widening of Existing Esso Road: In December 20033, the County was dedicated a 100' right of way to a point approximately 1,100" west of US 17 Bypass. Within this right of way is an existing 2-lane section of road that was constructed by other and accepted by the County that will ultimately be expanded to a 4-lane road section. Should the additional two lanes and half of the center median island expansion not already designed and constructed by others by the start of Phase 3 of the SayeBrook West project, the Developer will design and construct these two additional lanes and half of the center median island.

Upon completion of the construction of the two additional lanes and center median island and any other attendant design and construction work associated with this road expansion, the County will first reimburse the Developer all of the community benefit fees that have been collected to date plus any additional future community benefit fees paid through the competition of Phase 3 until the developer is reimbursed the full amount of its expense to complete this road expansion project. If the total amount of accumulated and Phase 3 community benefit fees are not sufficient to fully reimburse the Developer for its costs of the road expansion, the Developer will be responsible for this amount. Should the County have remaining community benefit fees after the Developer is fully reimbursed its total expense to complete this road expansion project, these fees may be expended by the County for a traffic signal, if warranted, at the intersection of Palmetto Point Boulevard and the future Jackson Boulevard of for roadway, drainage, or recreation improvements in District 6.

Horry County and the Developer acknowledge and agree that the widening of Esso Road contemplated by Section 6 has been completed by the Developer, at no expense to Horry County, and that the total reimbursable costs incurred by the Developer in connection with the design, permitting and construction of the widening of Esso Road were in excess of \$470,000.00. Under Section 6, Horry County agreed to reimburse the Developer for these costs by paying to the Developer the community development fees (\$250.00 per residential unit) paid to Horry County in connection with the issuance of building permits within the PDD (based on a total number of 1,880 residential units in the PDD), resulting in a maximum aggregate reimbursement amount of \$470,000.00 Horry County shall maintain a written record of the total amount of community development fees received by it in connection with the issuance of building permits, and payable to the Developer as provided above.

At the time each installment of the reimbursement amount for the extension of Palmetto Point Boulevard is payable by the Developer to Horry County under the agreement referenced above, all or a portion of the outstanding balance of these community development fees shall be applied in reduction of the payment then due. Upon payment in full by the Developer of the reimbursement amount for the extension of Palmetto Point Boulevard, any remaining balance of the community development fees received by Horry County, not previously applied against payments of the reimbursement amount, shall be paid to the Developer; provide, however, that the total amount of community development fees payable to the Developer (either directly or as a credit against installments of the reimbursement amount for the extension of Palmetto Point Boulevard) shall not exceed \$470,000.00.

Neighborhood Parks: The developer also agrees to provide and construct active and/or passive recreation facilities within the 20% of the open space 'greens', 'squares', or 'islands' within the project where they will provide a useful and safe recreational amenity to residents of the project. Active recreation facilities are defined as playground, equipment, basketball half-courts, walking paths, etc. Passive recreation facilities are defined as

benches, pavilions, gazebos, etc. Determinations of locations shall be made by the Developer and the County at the development Phase of the project.

It is stipulated and agreed that the fees herein shall not constitute either a waiver of or credit toward any development fee that subsequently may be enacted by Horry County Council.

7. Signage

Overall Community Development Signage shall be provided in accordance with the attached exhibit labeled “Schematic Signage Location Plan.”

Saybrook Town Center signage shall be provided in accordance with the attached exhibit labeled “Towne Center Signage Plan.”

Details associated with Town Center signage shall be provided in accordance with the attached exhibit labeled “Signage Design Details.”

Attachment "A"
PROPOSED DIMENSIONAL STANDARDS BY DISTRICT

Proposed Land Use	Min Lot Area	Min Street Frontage	Setbacks ^{[1] [3] [5]}			Max Building Height	Min. Building Separation
			Front	Side	Rear		
Single-Family Districts							
Single Family Detached Dwellings	4,000 sf	34'	10'	5' [5]	5'	45'	10'
Patio Home	2,500 sf	N/A	10'	0/10'	5'	45'	10'
Townhomes	4,000 sf	N/A	5 ⁽²⁾	5 ⁽²⁾	5 ⁽²⁾	45'	0'
Duplex, Triplex, Quadruplex,	8,000 sf	N/A	10'	5'	5'	45'	20'
In-Common Development	Subject to Section 541 of the Horry County Zoning Ord.						
Live/Work Buildings	1,500 sf	N/A	0'	0'	5'	50'	0'
Semi-Detached	4,000 sf	N/A	10'	5'	5'	45'	20'
Accessory Structures	N/A	N/A	N/A	0' ^[4]	5'	35'	0'
Golf Course(s)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Professional & Cultural Uses	8,000 sf	N/A	20'	10'	15'	50'	20'
Churches & Places Of Worship	8,000 sf	N/A	15'	10'	15'	80'	20'
Publicly Owned Buildings & Sub-Station	N/A	N/A	15'	5'	5'	50'	10'
Private & Public Educational & Cultural Facilities	8,000 sf	N/A	20'	10'	15'	80'	20'
Nurseries/ Day Cares	8,000 sf	N/A	20'	10'	15'	35'	20'
Multi-Family Districts							
Multifamily	8,000 sf	N/A	20'	20'	20'	80'	20'
On-site Commercial Activities	4,000 sf	N/A	10'	10'	15'	40'	20'
Accessory Structures	N/A	N/A	0'	0' ^[4]	5'	35'	0' ⁴
Commercial Districts							
Office/Professional District							
Primary Use	8,000 sf	N/A	15'	10'	15'	80'	20'
Accessory Uses	N/A	N/A	15'	5'	5'	35'	10'

Footnotes

- [1] Minimum PDD setback (buffer) shall be 25' along outer perimeter. No Structures shall be allowed within the 25' perimeter buffer.
- [2] Setbacks shall be measured from the perimeter.
- [3] For developments including shared common wall systems between ownership structures, side setbacks shall not apply (0' applies to shared walls).
- [4] A side yard of 0' and building separation of 0' shall be allowed due to shared common walls.
- [5] The side yard setback for single family dwellings on corner lots shall be 5' as defined on Exhibit A.

NO.	DATE	REVISION DESCRIPTION



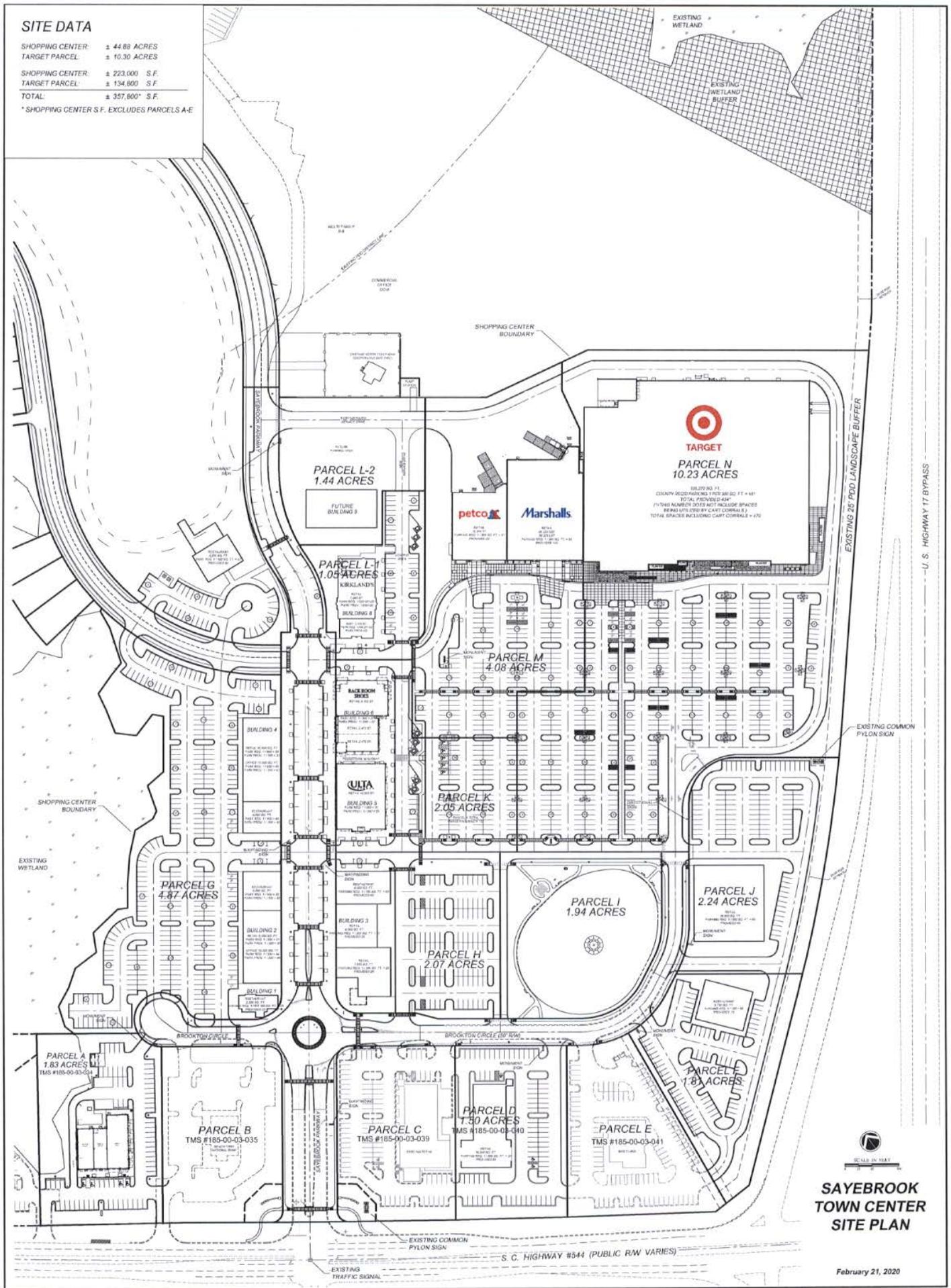
SITE DATA

SHOPPING CENTER: ± 44.89 ACRES
 TARGET PARCEL: ± 10.30 ACRES

SHOPPING CENTER: ± 223,000 S.F.
 TARGET PARCEL: ± 134,800 S.F.

TOTAL: ± 357,800* S.F.

* SHOPPING CENTER S.F. EXCLUDES PARCELS A-E



**SAYBROOK TOWN CENTER
 SITE PLAN**

February 21, 2020

NO.	DATE	DESCRIPTION
1	02/10/20	ISSUE FOR PERMITS
2	02/10/20	ISSUE FOR PERMITS
3	02/10/20	ISSUE FOR PERMITS
4	02/10/20	ISSUE FOR PERMITS
5	02/10/20	ISSUE FOR PERMITS
6	02/10/20	ISSUE FOR PERMITS
7	02/10/20	ISSUE FOR PERMITS
8	02/10/20	ISSUE FOR PERMITS
9	02/10/20	ISSUE FOR PERMITS
10	02/10/20	ISSUE FOR PERMITS

TYPICAL ROADWAY SECTIONS

PREPARED FOR THE JACKSON COMPANIES
 Horry County, South Carolina
 SAYERBROOK WEST PDD
 PROJECT NO. 180888L
 DRAWN BY: JRM
 CHECKED BY: JRM
 DATE: 02/10/20

FILE NO. 180888L-SEC	
6	

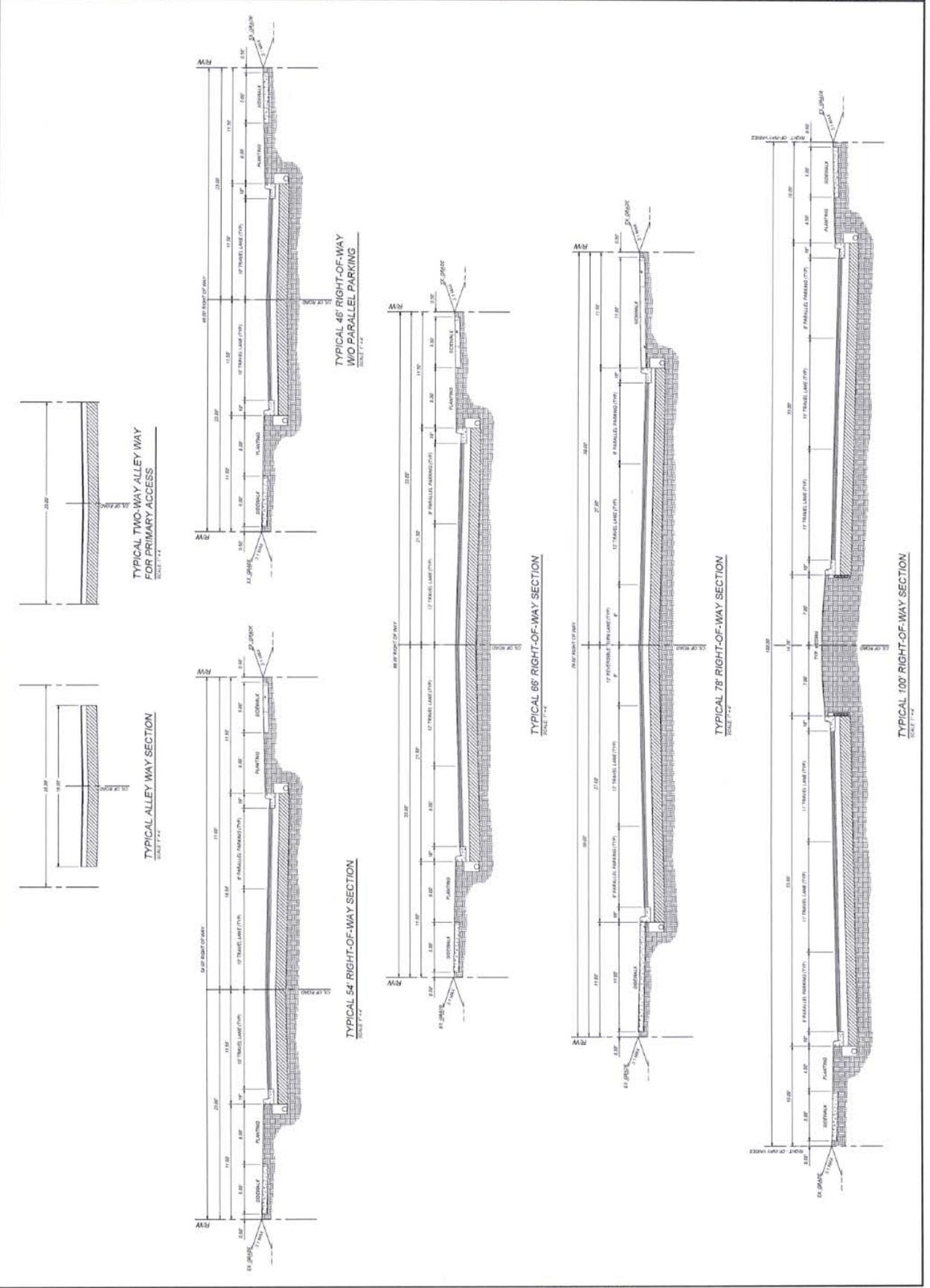


EXHIBIT A

SAYEBROOK
PDD AMENDMENT
3-19-20



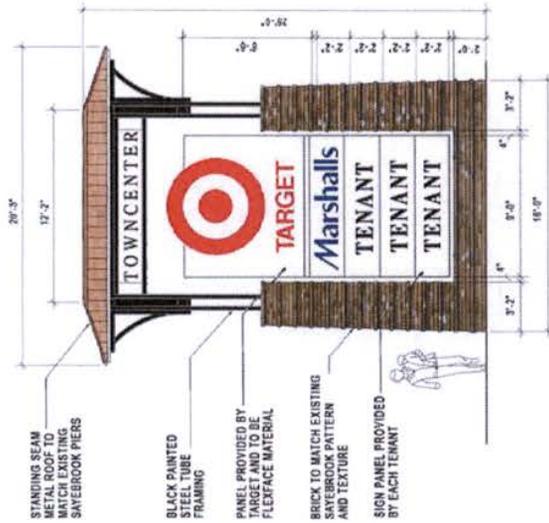
EXHIBIT B

SAYEBROOK
PDD AMENDMENT
3-19-20





**EXISTING BNC BANK SIGN
(OUTPARCEL B)**

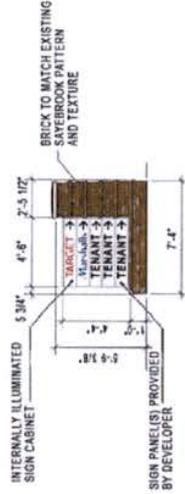


COMMON ID SIGN

Signs A&B



EXISTING OUTPARCEL C SIGN



VEHICULAR WAYFINDING SIGN

Sign C

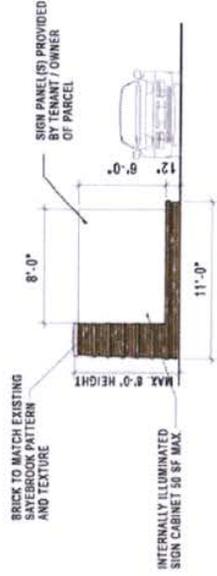


PEDESTRIAN WAYFINDING SIGN

Signs D-G

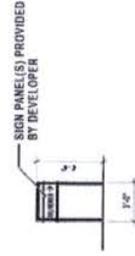


**EXISTING BOB EVANS SIGN
(OUTPARCEL E)**



MONUMENT SIGN

Signs I-Q



DELIVERIES DIRECTIONAL SIGN

Sign H

SIGN DESIGN
DETAILS

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	The Earthworks Group (Energov # 048402)	Rezoning Request #	2020-03-003
PIN #	44000000021	County Council District #	6 - Crawford
Site Location	Off Recreation Rd in Myrtle Beach	Staff Recommendation	
Property Owner Contact	MC & WKM LLC	PC Recommendation	
		Size (in acres) of Request	1.62

ZONING DISTRICTS

Current Zoning	GR
Proposed Zoning	BO1
Proposed Use	Temporary Spoilage/ Future Boat Yard

LOCATION INFORMATION

Flood and Wetland Information	X & AE (AE)	SF40	PDD	SF40
Public Health & Safety (EMS/fire) in miles	1.14 (Fire/Medic)	BO1	Subject Property	GR
Utilities	Public	MSF20	GR	RE4
Character of the Area	Residential & Commercial			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan: W Hwy 544 Overlay
--	--------------------------------------

Discussion: The applicant is requesting to rezone a 1.62 acre portion of the property from GR to BO1 to allow temporary spoilage and a future boat storage yard. The parcel will be combined into the adjacent parcel that was rezoned from SF20 & GR to BO1 for a dry stack marina and associated uses (Ord. 61-19).

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/50	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	30/30	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 544 , Station 239 34,100 AADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	BO1	GR	PDD (Harbor Oaks)	SF40	GR	RE4
Min. Lot Size (in square feet)	10000	6000	4350	40000	6000	21780
Front Setback	40'	20'	15	50	20	60
Side Setback	50'	10'	10	20	10	10
Rear Setback	50'	15'	15	30	15	15
Bldg. Height	65'	35'	35	35	35	36 (per 1/2 acre)

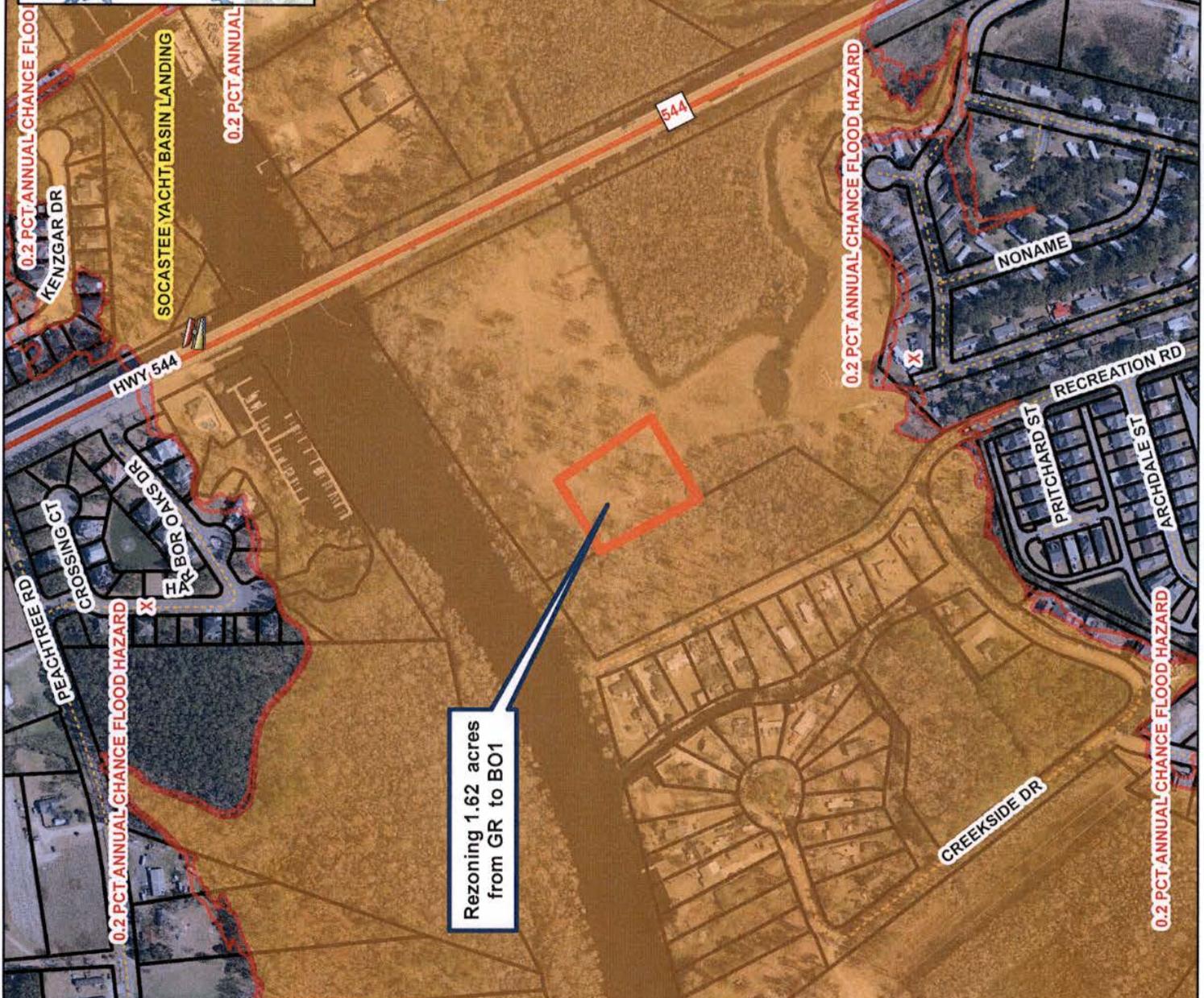
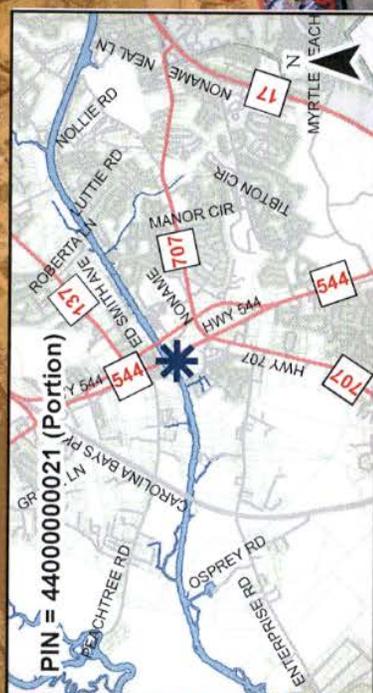
Date Advertised: 3/12/2020

Date Posted: 3/12/2020 # Property Owners Notified: 58

Date Notification Mailed: 3/12/2020

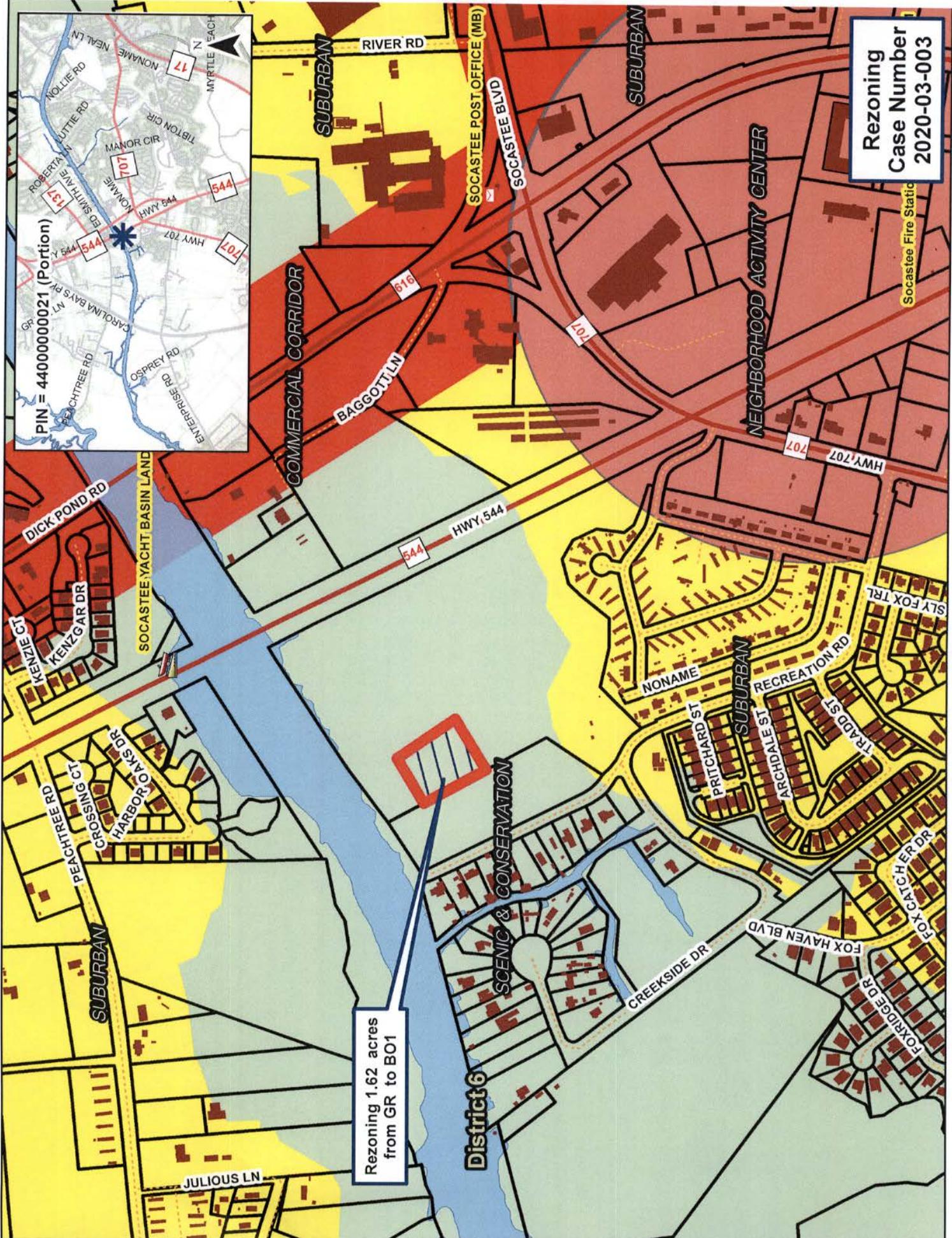
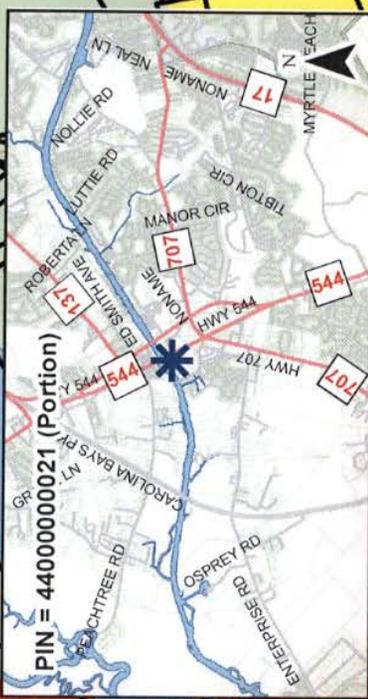
Report Date: 3/12/2020 BY: sm

Rezoning
Case Number
2020-03-003



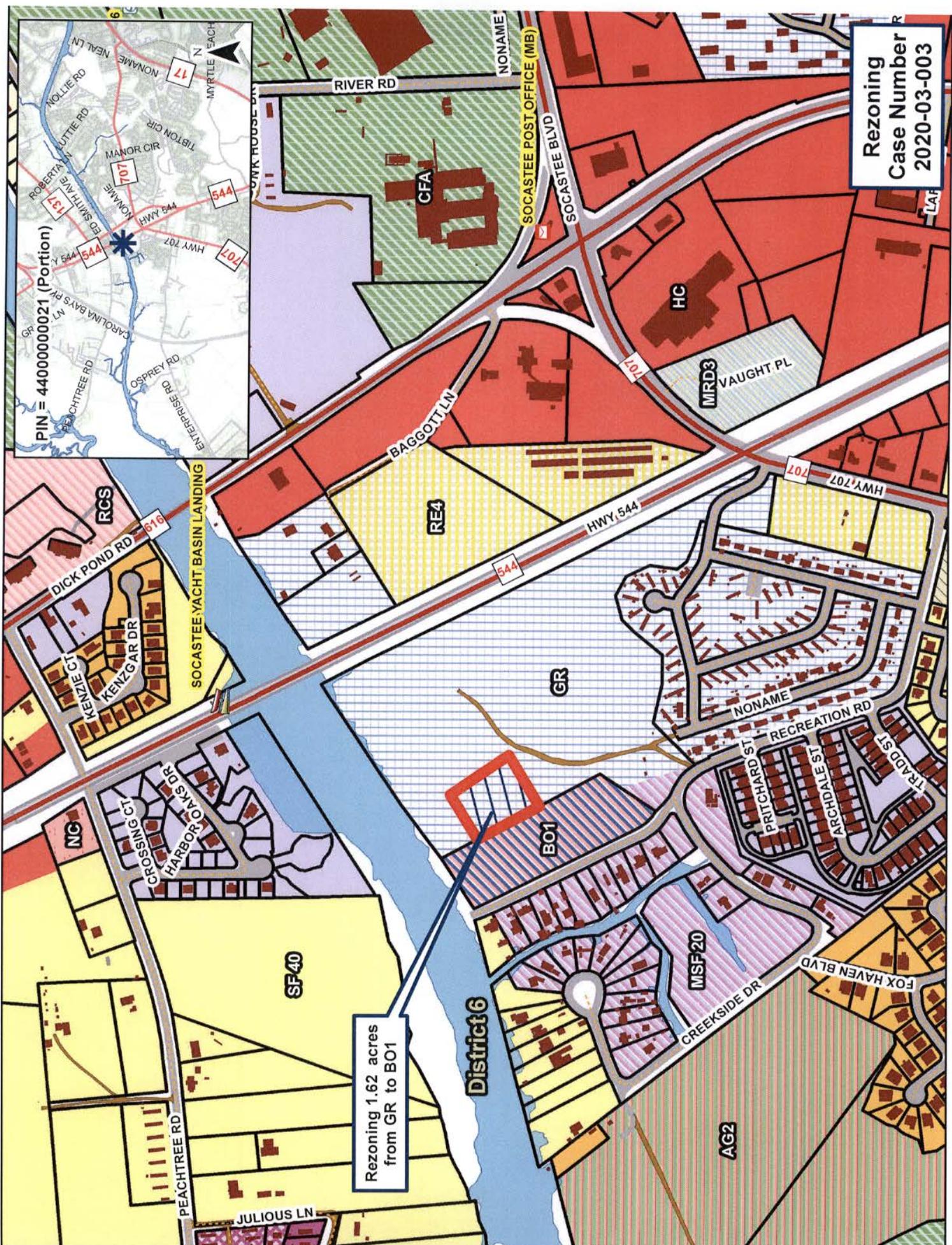
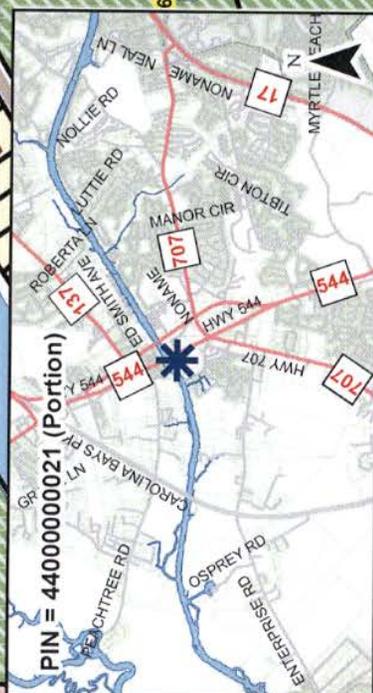
Rezoning 1.62 acres
from GR to BO1

Rezoning
Case Number
2020-03-003



Rezoning 1.62 acres
from GR to BO1

Rezoning
Case Number
2020-03-003



Rezoning 1.62 acres
from GR to BO1

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Spartina Land Surveying (Energov # 048417)	Rezoning Request #	2020-03-004
PIN #	31205040001, 31205040002, 31205040003, 31205040004, 31212010063	County Council District #	1 - Worley
Site Location	Hwy 17 in Little River	Staff Recommendation	
Property Owner Contact	Hartland Properties LLC	PC Recommendation	
		Size (in acres) of Request	4

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	HC / GR	Flood and Wetland Information	X	HC	HC	HC
Proposed Zoning	RE4	Public Health & Safety (EMS/fire) in miles	.45 (Fire/Medic)	HC	Subject Property	SF6
Proposed Use	Retail Store & Warehouse	Utilities	Public	RC	RC	SF6
		Character of the Area	Residential and Commercial			

COMMENTS	
Comprehensive Plan District: Suburban / Commercial Corridors	Overlay/Area Plan: Little River Corridor Overlay
<p>Discussion: The applicant is requesting to rezone from HC & GR to RE4 to allow a retail store on the front of the property with a warehouse facility in the rear. The subject properties are surrounded by a mixture of residential and commercial uses. RE4 is generally located along arterial or collector roadways and in close proximity to other consumer-related businesses. The intent states a potential incompatibility for certain RE4 uses located adjacent to established residential communities due to their potential for large outdoor storage areas and non-traditional delivery hours.</p>	

Public Comment:

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/1500	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200/200	Rd, Station, Traffic AADT (2019) % Road Capacity	US 17, Station 125 40,700 AADT 115-120%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	HC / GR	HC	RC	SF6	
Min. Lot Size (in square feet)	21,780	10,000/6,000	10,000	25,000	6,000	
Front Setback	60	50/20	50	40	20	
Side Setback	10	10/10	10	30	10	
Rear Setback	15	15/15	15	25	15	
Bldg. Height	36*	120/35	120	Unlimited	35	

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

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 178 Date Notification Mailed: 3/12/2020 Report Date: BY: sm

Wetland Assessment

Prahalis Property

Little River Township,
 Horry County, South Carolina
 Tax Map Number 131-02-01-033, 034, 074, 075 &, 076

Area Summary:	
Wetland	0.5
Water/Inhabitory	0.0
Critical Area Wetlands/Section 10	0.0
Judgments	3.4
Total	3.9

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

2. Boundary information taken from Horry County GIS/Tax Parcel Information.
 3. Onsite inspection was conducted on 10-21-19.



Legend

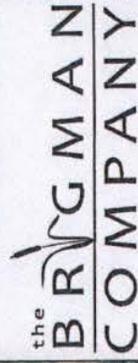
- Line Legend
- Boundary
- Adjacent Boundary
- Right of Way
- Jurisdictional Ditch
- Non-Jurisdictional Ditch
- Dirt Road
- Bulkhead

- Hatch Legend
- Jurisdictional Wetland
- Non-Jurisdictional Wetland
- Critical Area/Section 10

- Symbol Legend
- Data Point
- Property Corner

Prepared For: Will Falley
 Job #: 01876-19156
 Date: 10-23-19

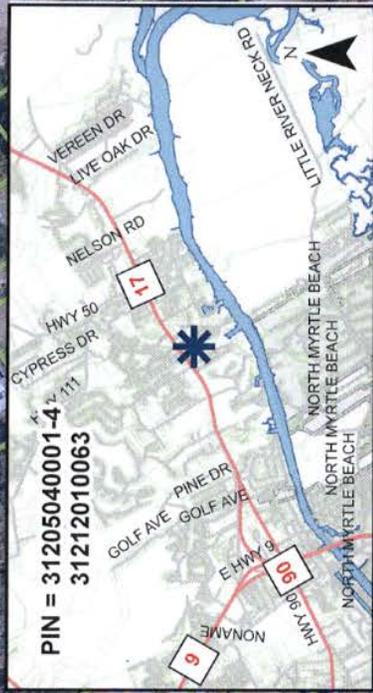
Graphic Scale
 100' SCALE IN FEET
 0 100'



Wetland consulting - forest management
 P.O. Box 1532 - Conway, SC 29528 - (843) 248-9388 (843) 248-9596

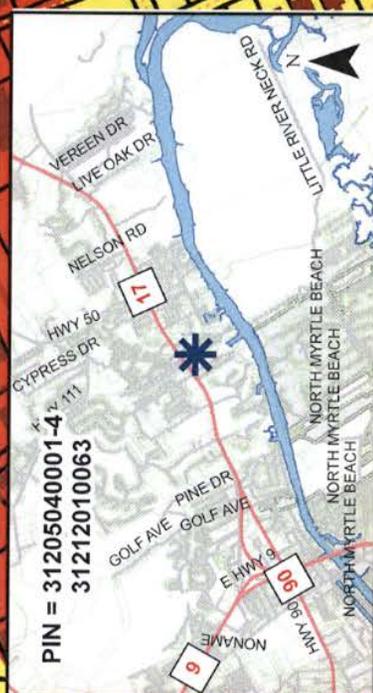
Rezoning
Case Number
2020-03-004

Rezoning 4.0 acres
from HC & GR to RE4

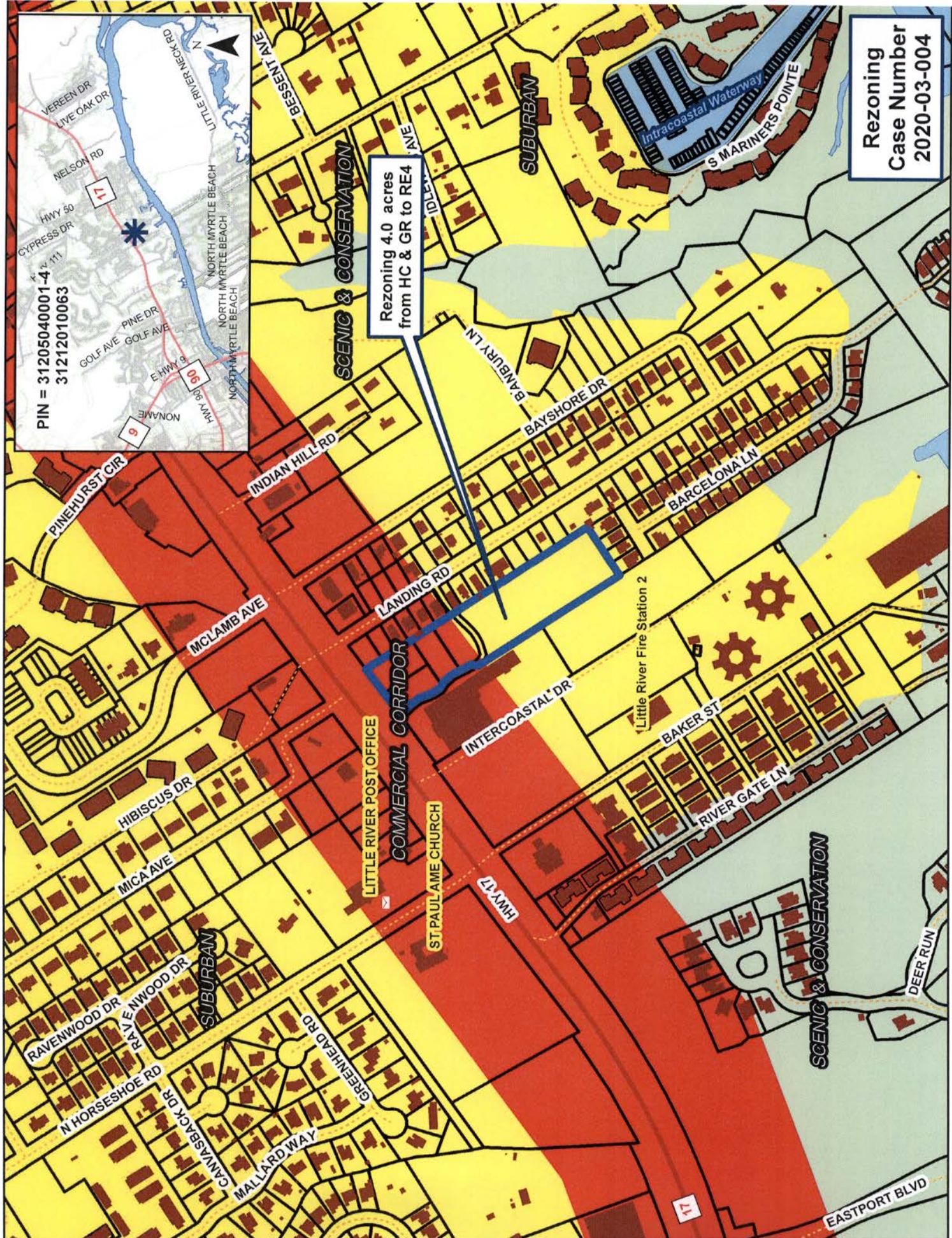


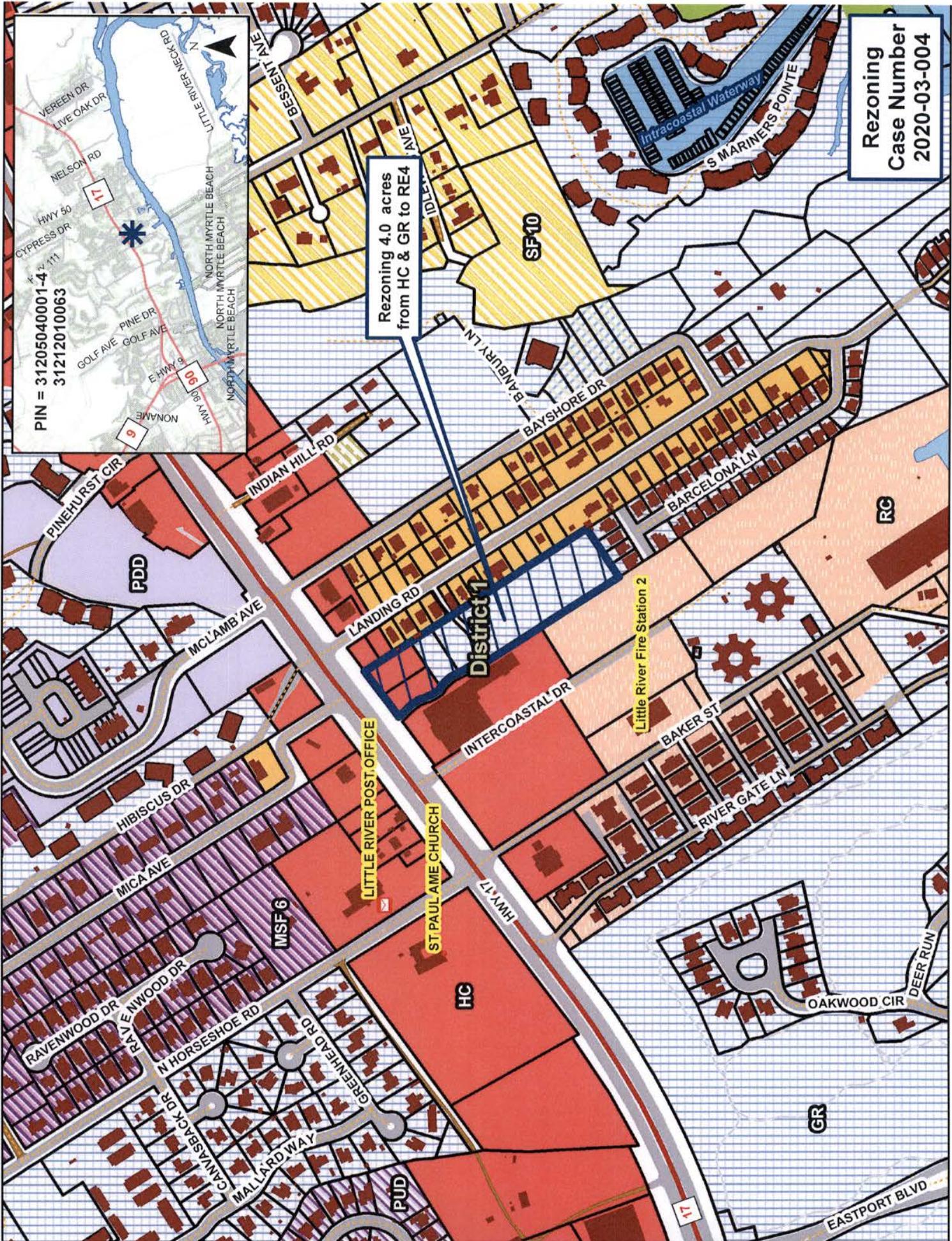
Little River Fire Station 2

Rezoning
Case Number
2020-03-004



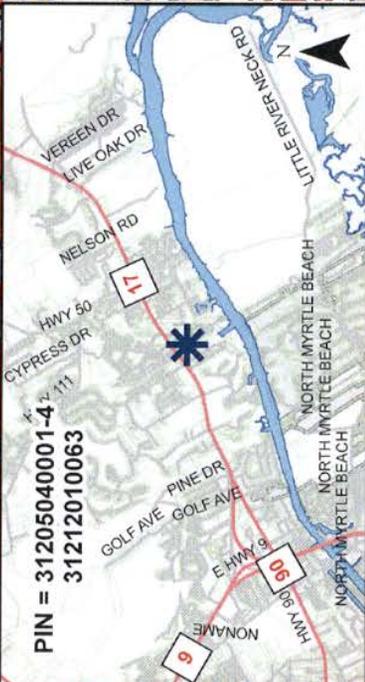
Rezoning 4.0 acres
from HC & GR to RE4





Rezoning
Case Number
2020-03-004

Rezoning 4.0 acres
from HC & GR to RE4



PIN = 31205040001-4
31212010063

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	John C Thomas (Energov # 048525)	Rezoning Request #	2020-03-005
PIN #	38108020004 & 38108010011	County Council District #	7 - Bellamy
Site Location	Pitch Landing Rd. between Hwy 701 S. & Copperhead Rd in Conway	Staff Recommendation	
Property Owner Contact	James Paul Rowe	PC Recommendation	
		Size (in acres) of Request	1.64

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	AG3
Proposed Use	Mini Warehouses

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.55 (Fire)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF20	SF20	SF20
SF20	Subject Property	SF20
SF20	SF20	SF20

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone to AG3 to allow for mini-warehouses on a parcel currently used for single-family residential. A single-family home and a private roadway exist on the property and the adjacent parcels are all zoned SF20 with established residential use. Several rezoning cases were requested within the immediate area for retail and commercial zoning for parcels with frontage on Hwy 701. Current uses of the RE4 parcels appear to be warehouse storage, a gun store, a Dollar General, and a vacant lot.</p> <p>The applicant previously requested rezoning (2019-12-001) which was withdrawn. The current rezoning request includes an additional parcel.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

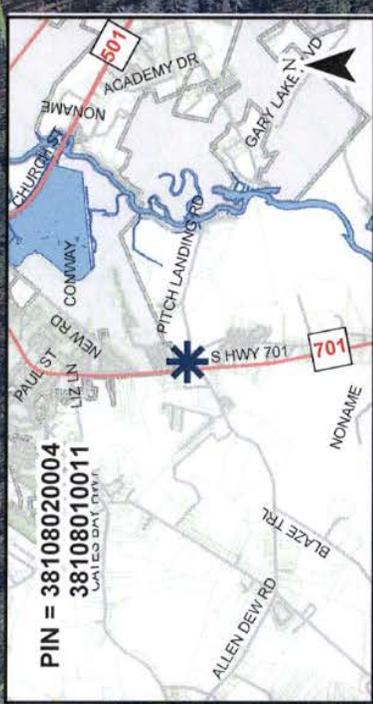
Daily Trips based on existing use / Max Daily Trips based on current zoning	40/24	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50/50	Rd, Station, Traffic AADT (2019) % Road Capacity	US 701, Station (177) 13,700 AADT 75%-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	SF20	SF20			
Min. Lot Size (in square feet)	10000	20000	20000			
Front Setback40	40	40	40			
Side Setback10	10	15	15			
Rear Setback15	15	25	25			
Bldg. Height	65	35	35			

Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 19 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm

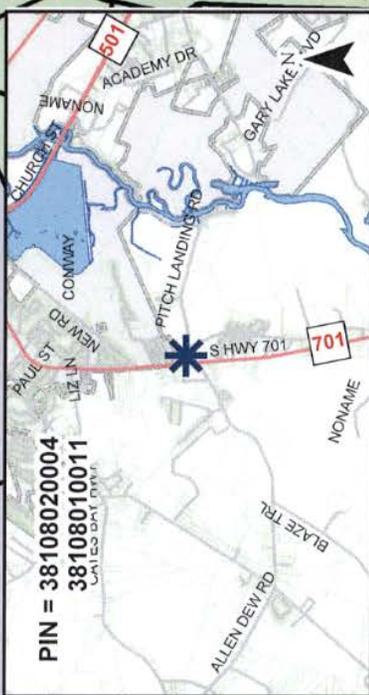
Rezoning
Case Number
2020-03-005



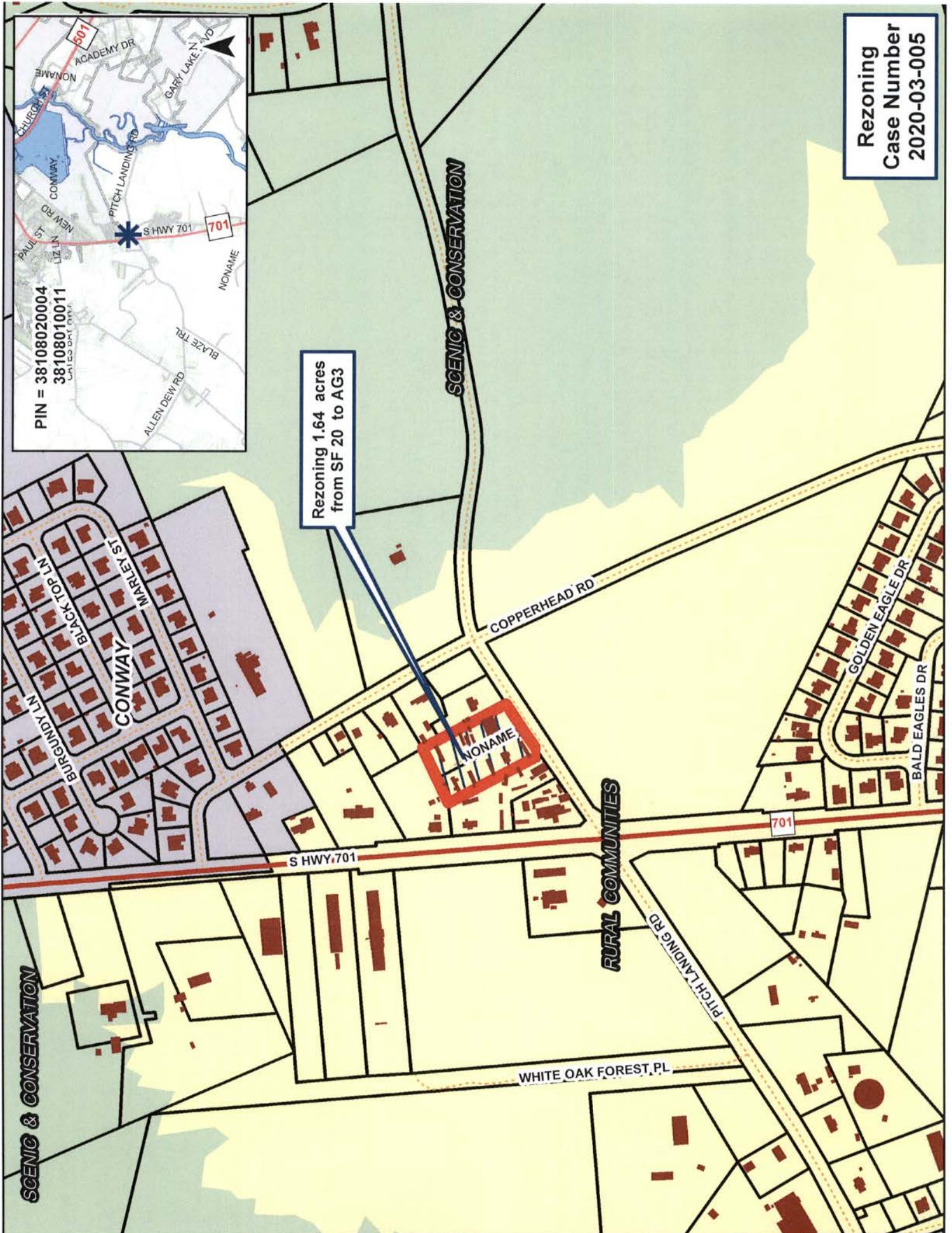
Rezoning 1.64 acres
from SF 20 to AG3



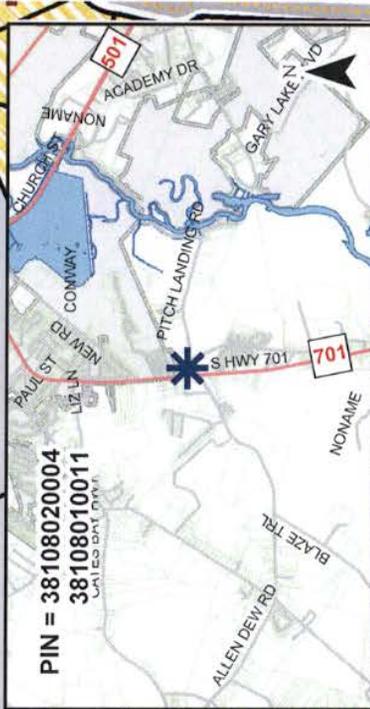
Rezoning
Case Number
2020-03-005



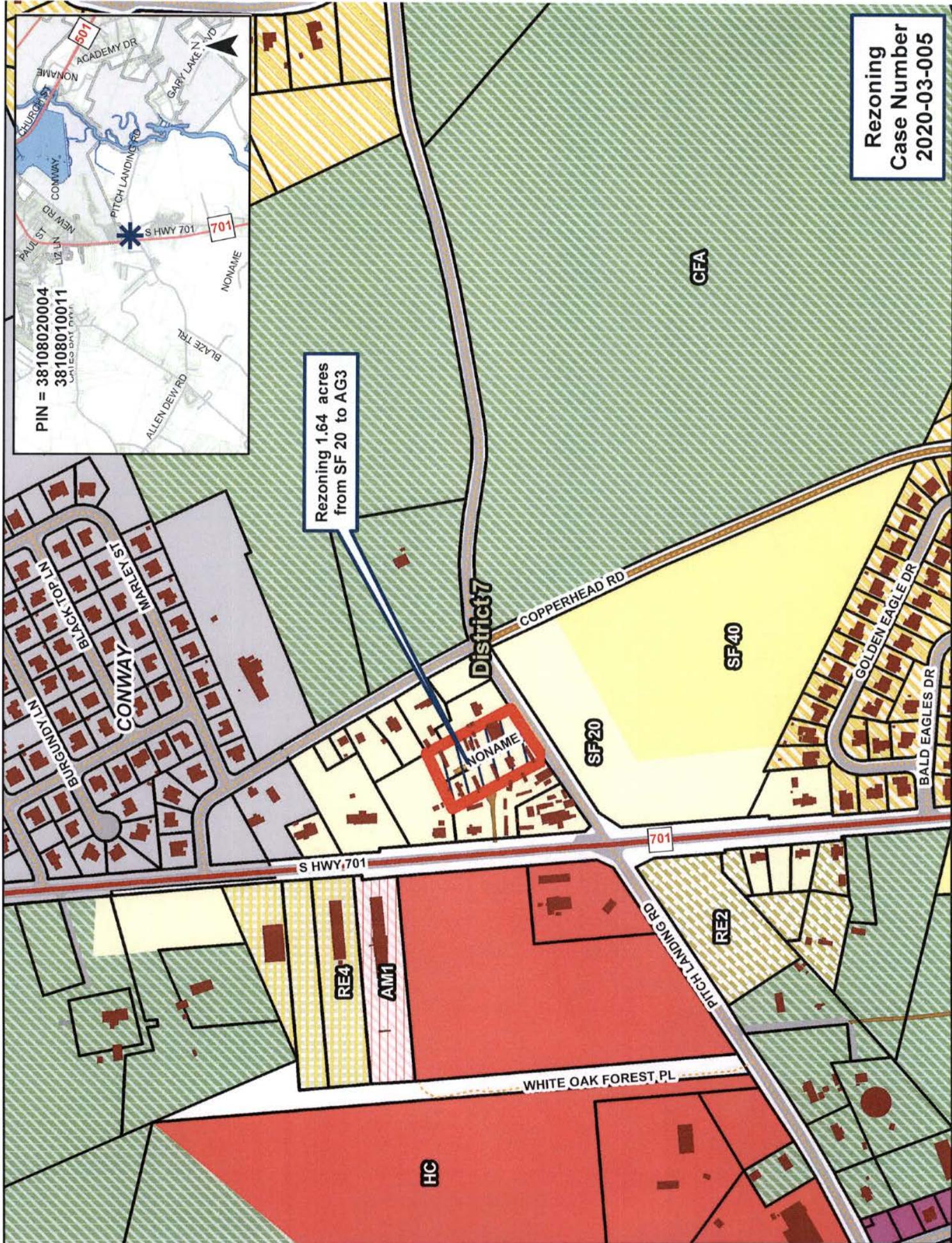
Rezoning 1.64 acres
from SF 20 to AG3



Rezoning
Case Number
2020-03-005



Rezoning 1.64 acres
from SF 20 to AG3



Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	WMI, INC dba North Strand Housing Shelter (Energov # 048529)	Rezoning Request #	2020-03-006
PIN #	22200000008	County Council District #	9 - Prince
Site Location	Hwy 9 W in Loris	Staff Recommendation	
Property Owner Contact	Worldview Ministry International, Inc.	PC Recommendation	
		Size (in acres) of Request	12.37

ZONING DISTRICTS	LOCATION INFORMATION	ADJACENT PROPERTIES				
Current Zoning	SF40	Flood and Wetland Information	X	MRD1	MRD1	RE4
Proposed Zoning	PR1	Public Health & Safety (EMS/fire) in miles	3.0 (Fire)	PDD	Subject Property	HC
Proposed Use	Group Home	Utilities	Public	PDD	PDD	SF40
		Character of the Area	Residential & Commercial			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
---------------------------------------	--------------------

Discussion: The applicant is requesting to rezone from SF40 to PR1 for a group home. The applicant has another group home facility in the near vicinity zoned PR1. The subject property is surrounded by mostly residential districts with a few nearby commercial parcels. The adjacent residential parcels consist of several major subdivision projects which have not been started at this time.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/96	Existing Road Conditions	State, Paved, Two Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200/200	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9, Station (200) 10,000 AADT 25% - 30%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PR1	SF40	MRD1	RE4	PDD (Calabay Park)	HC
Min. Lot Size (in square feet)	10,000	40,000	7000	21780	5500	10000
Front Setback	60	50	15	60	20	50
Side Setback	10	20	5	10	7.5	10
Rear Setback	15	30	10	15	15	15
Bldg. Height	36	35	40	35 (Per 1/2 acre)	35	120

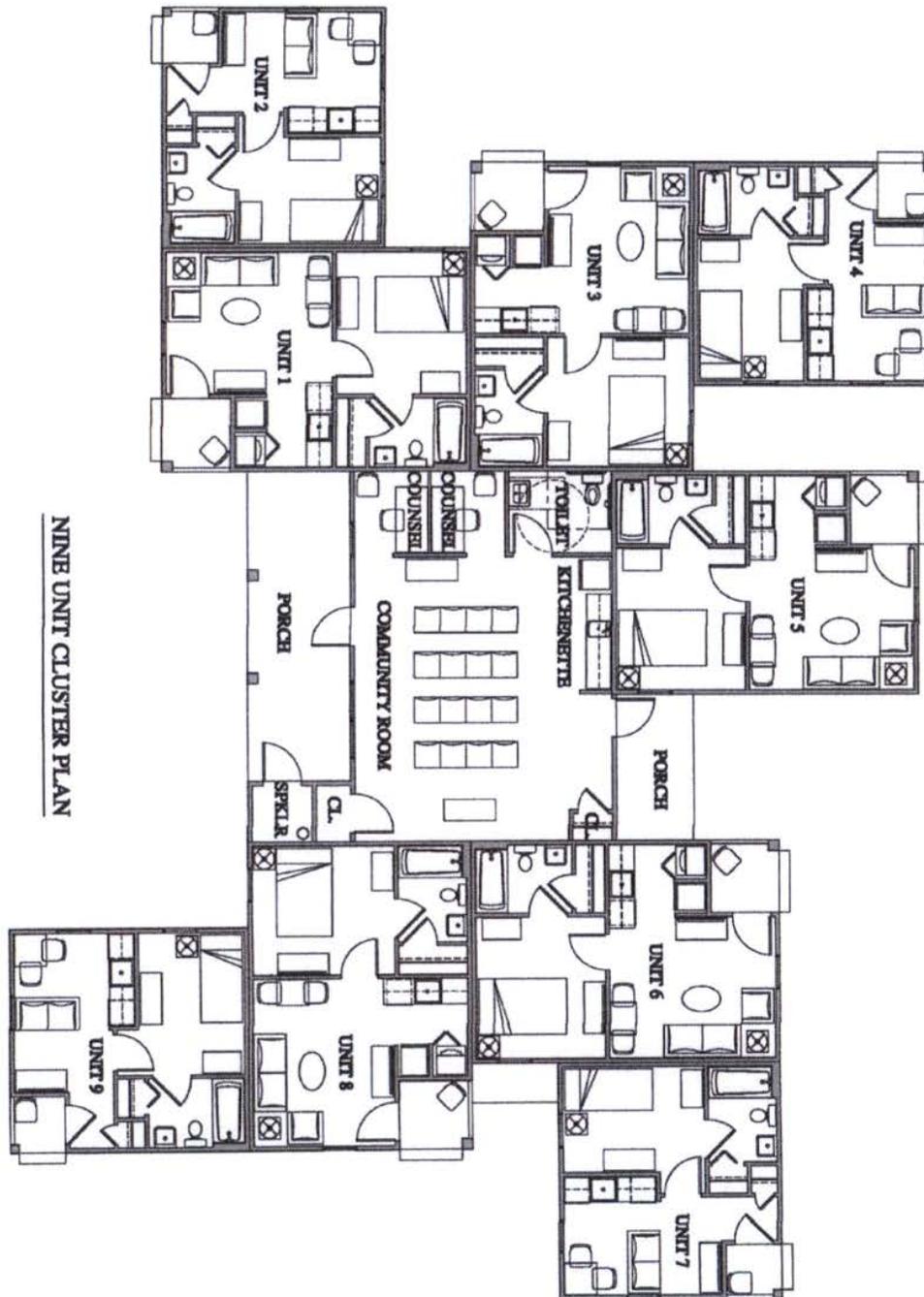
Date Advertised: 3/12/2020

Date Posted: 3/12/2020 # Property Owners Notified: 10

Date Notification Mailed: 3/12/2020

Report Date: 3/12/2020

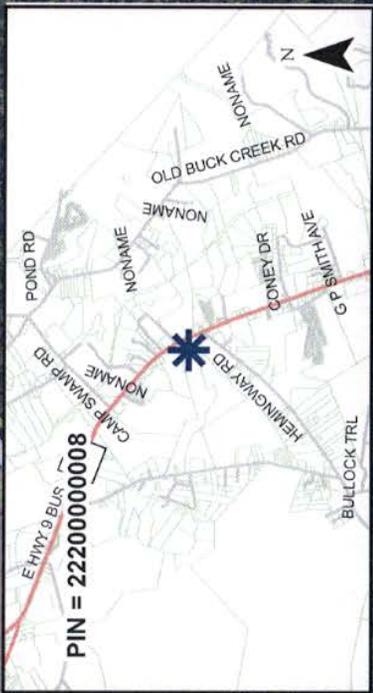
BY: sm



NINE UNIT CLUSTER PLAN

<p>DATE: 11/11/11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: NORTH STRAND HOUSING SHELTER</p>	<p>ARCHITECT: MILLER DESIGN SERVICES</p> <p>1111 W. 11th Street, Suite 100 Columbia, SC 29201 Phone: 803.733.1111 Fax: 803.733.1112</p>	<p>A NINE UNIT GROUP HOME AND AND COMMUNITY ROOM FOR</p> <p>NORTH STRAND HOUSING SHELTER</p> <p>HORRY COUNTY, SOUTH CAROLINA</p>	<p>PROJECT NO: 1111</p> <p>DATE: 11/11/11</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT: NORTH STRAND HOUSING SHELTER</p>	<p>MILLER DESIGN SERVICES</p> <p>1111 W. 11th Street, Suite 100 Columbia, SC 29201 Phone: 803.733.1111 Fax: 803.733.1112</p>
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Rezoning
Case Number
2020-03-006



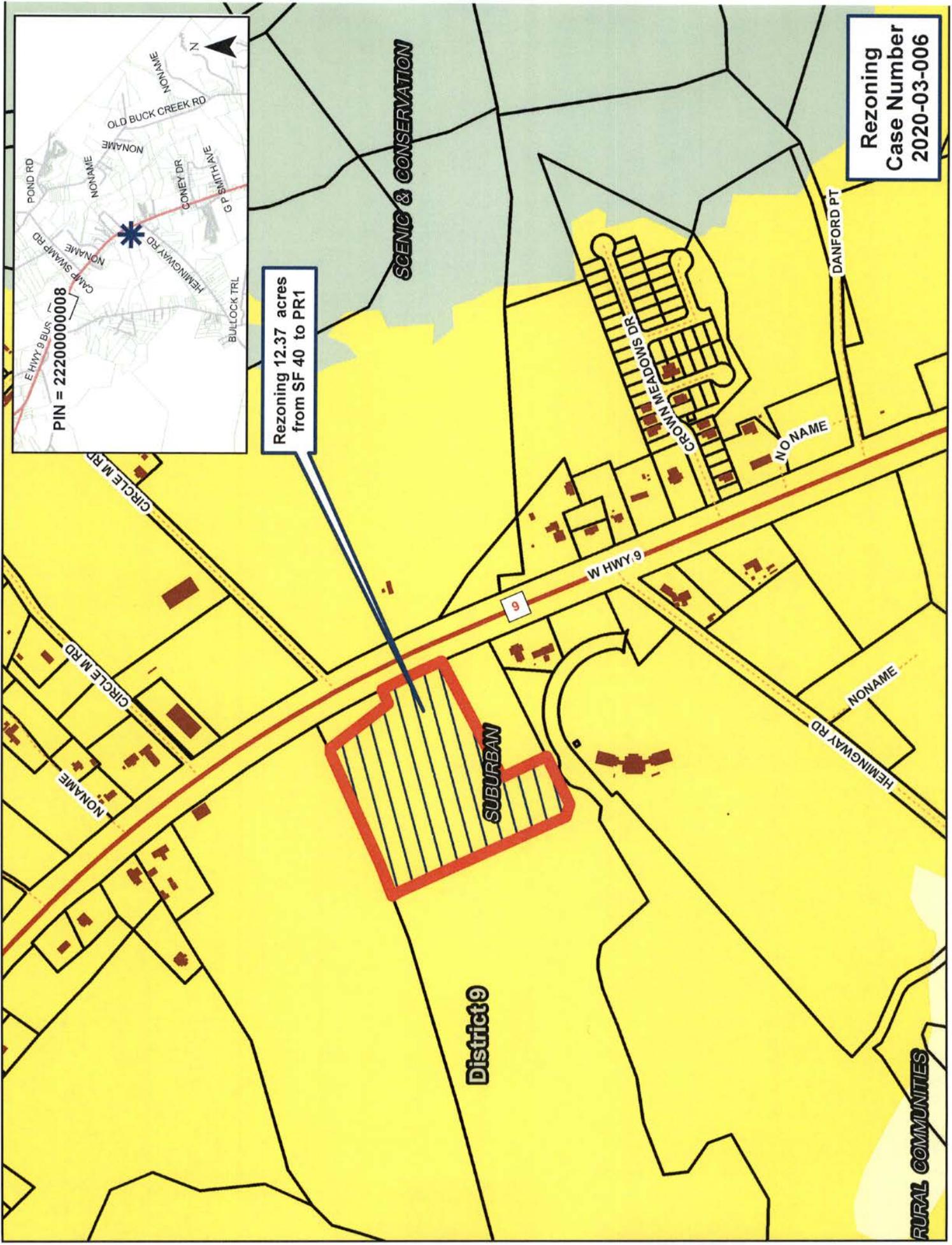
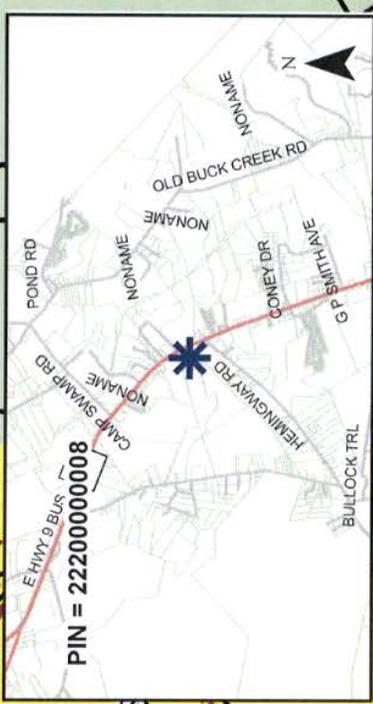
Rezoning 12.37 acres
from SF 40 to PR1



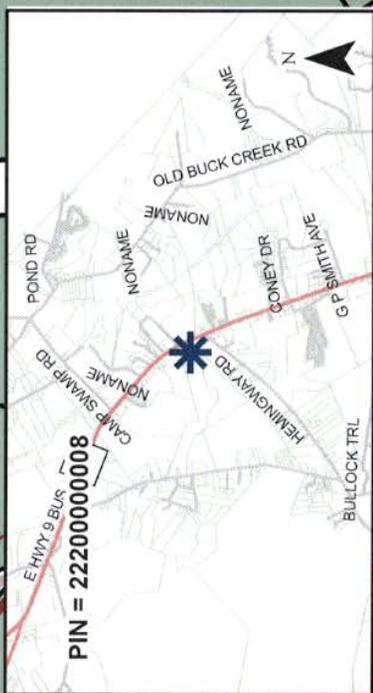
Rezoning
Case Number
2020-03-006

SCENIC & CONSERVATION

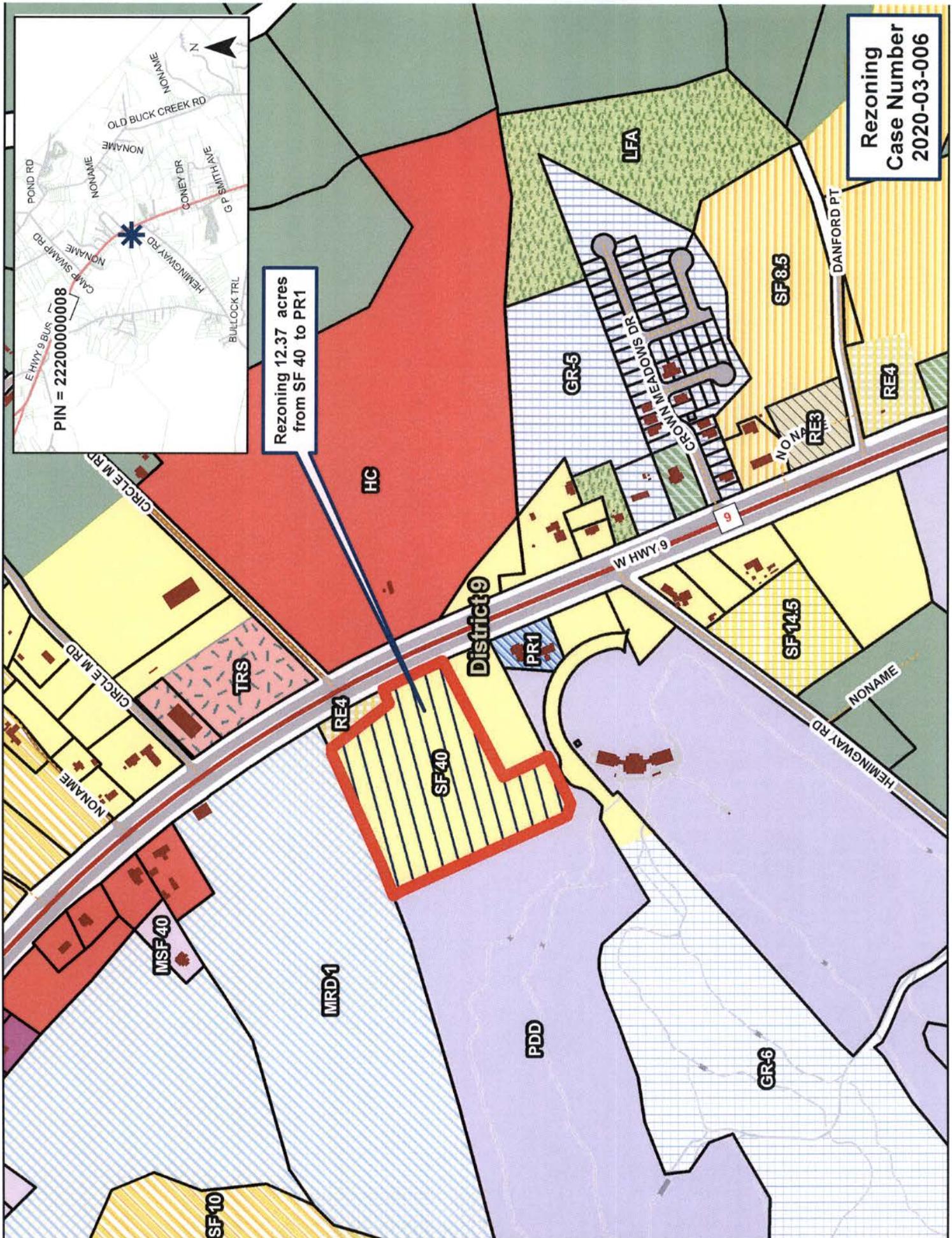
Rezoning 12.37 acres
from SF 40 to PR1



Rezoning
Case Number
2020-03-006



Rezoning 12.37 acres
from SF 40 to PR1



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Earthworks Group (Energov # 48535)	Rezoning Request #	2020-03-007
PIN #	42512040048	County Council District #	3 - DiSabato
Site Location	Mr. Joe White Ave in Myrtle Beach	Staff Recommendation	
Property Owner Contact	WCH Properties II, LLC	PC Recommendation	
		Size (in acres) of Request	.46

ZONING DISTRICTS

Current Zoning	NC
Proposed Zoning	RE4
Proposed Use	Display and Storage

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	0.4
Utilities	Public
Character of the Area	Commercial and Residential

ADJACENT PROPERTIES

RE4	LI	LI
RE4	Subject Property	City of MB
City of MB	NC	NC

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone the parcel from NC to RE4. This parcel will be combined with the adjacent RE4 and used as display and storage for their existing landscaping business. The adjacent parcel was rezoned to RE4 under Ord.39-18 on 5/15/2018. Several parcels at the intersection of Mr Joe White Ave and Robert M Grissom Pkwy remain part of the unincorporated County while most of the surrounding area is within the boundary of the City of Myrtle Beach. City of Myrtle Beach public utilities are located adjacent to property. The applicant proposes to serve potable water to the subject parcel from a private well that currently serves the adjacent RE4 parcel.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/200	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	20/200	Rd, Station, Traffic AADT (2019) % Road Capacity	Grissom Pkwy, Station (739) 17,200 AADT 45%-50%
Proposed Improvements			

DIMENSIONAL STANDARDS

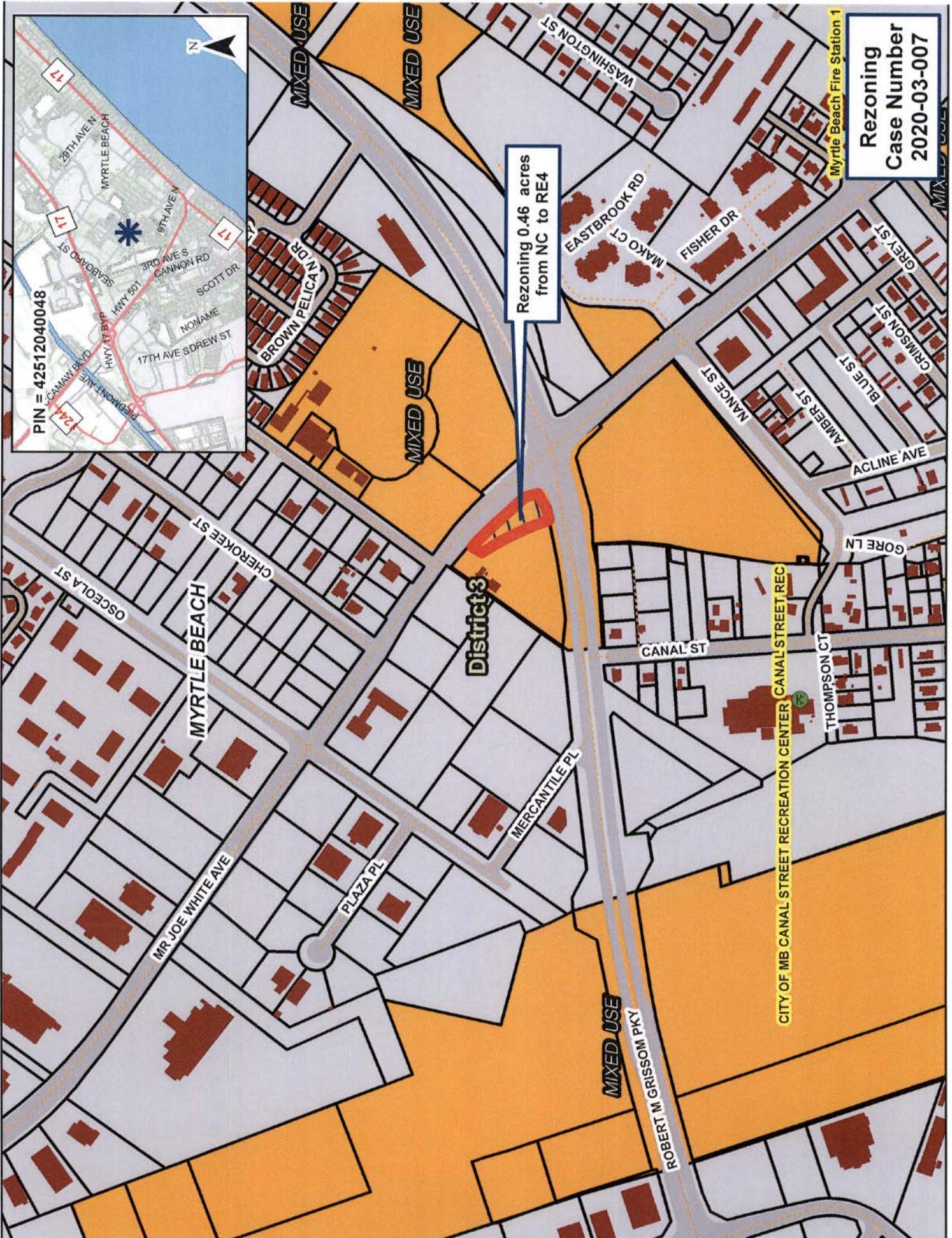
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	NC	NC	LI	RE4	
Min. Lot Size (in square feet)	21780	10000	10000	21780	21780	
Front Setback	50	25	25	50	60	
Side Setback	50	10	10	20	10	
Rear Setback	15	15	15	15	15	
Bldg. Height	36 (Per 1/2 acre)	35	35	60	36 (Per 1/2 acre)	

Date Advertised: 3/1/2020 Date Posted: 3/1/2020 # Property Owners Notified: 26 Date Notification Mailed: 3/1/2020 Report Date: 3/1/2020 BY: sm

Rezoning
Case Number
2020-03-007

Rezoning 0.46 acres
from NC to RE4





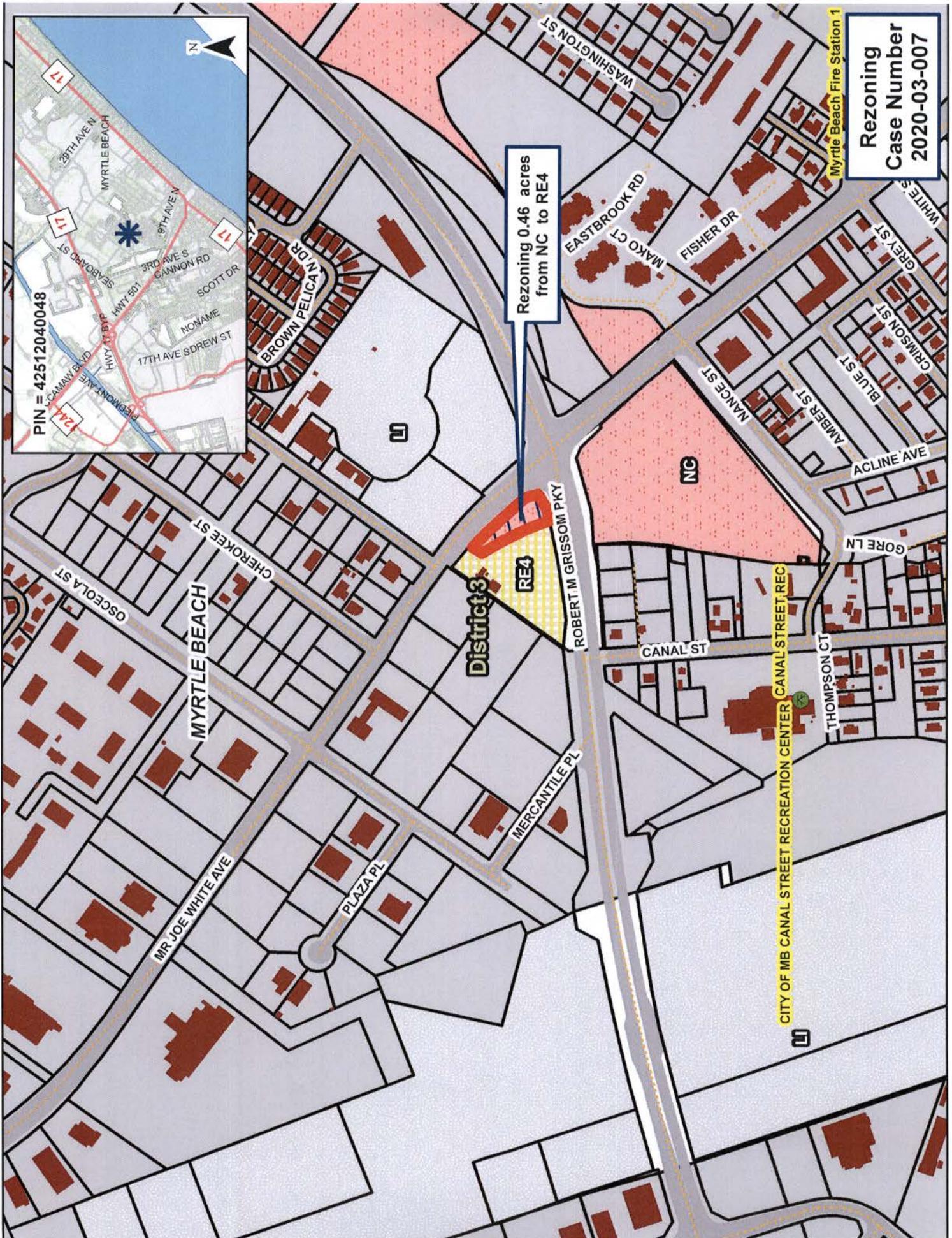
Rezoning 0.46 acres from NC to RE4

Rezoning Case Number 2020-03-007

Myrtle Beach Fire Station 1

District 3

CITY OF MB CANAL STREET RECREATION CENTER, CANAL STREET REC



Rezoning
Case Number
2020-03-007

Rezoning 0.46 acres
from NC to RE4

PIN = 42512040048

District 3

RE4

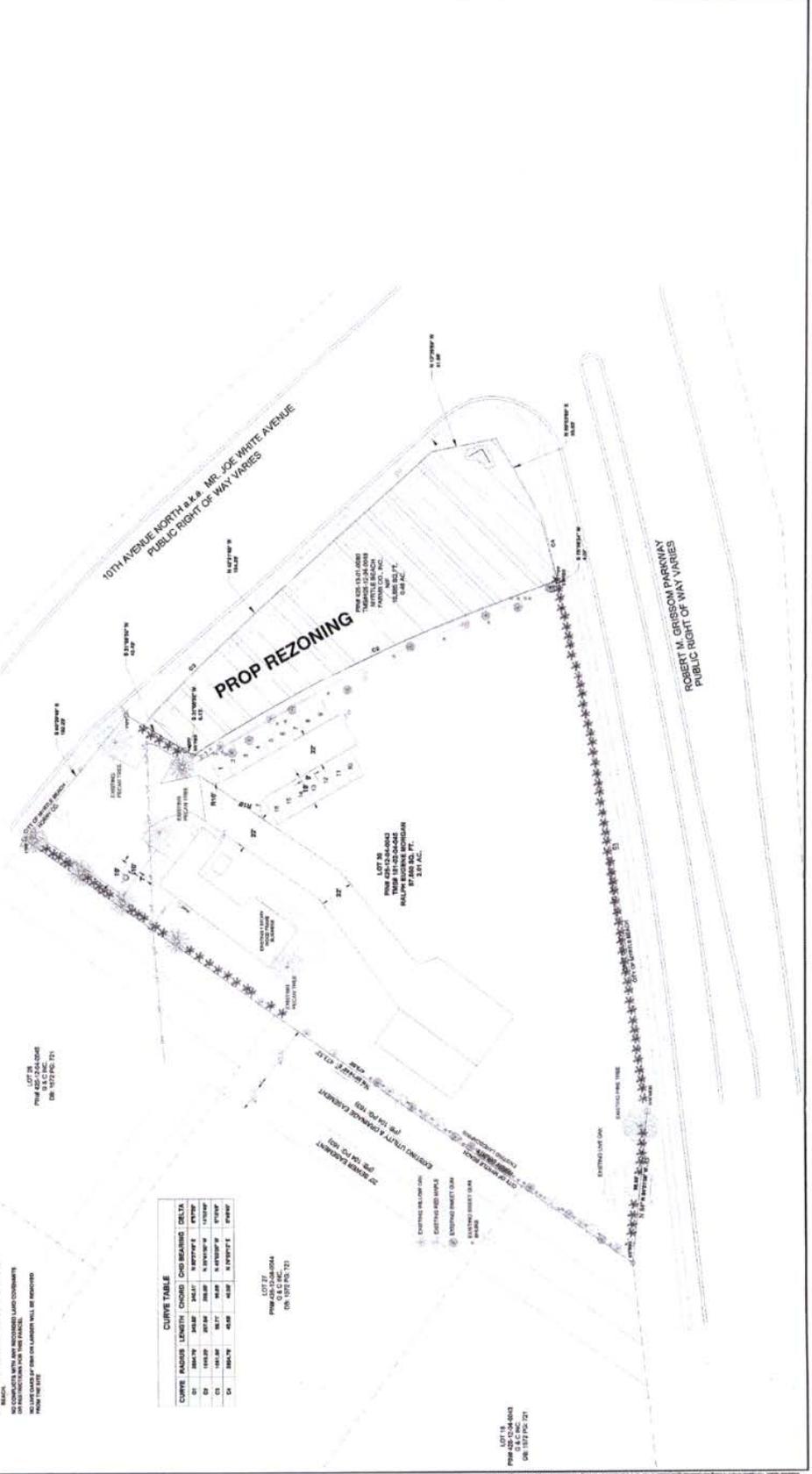
CITY OF MB CANAL STREET RECREATION CENTER, CANAL STREET REC

Myrtle Beach Fire Station 1

REVISION SCHEDULE NO. DATE DESCRIPTION 1 11/14/18 REVISIONS 2 11/14/18 REVISIONS 3 11/14/18 REVISIONS 4 11/14/18 REVISIONS 5 11/14/18 REVISIONS 6 11/14/18 REVISIONS 7 11/14/18 REVISIONS 8 11/14/18 REVISIONS 9 11/14/18 REVISIONS 10 11/14/18 REVISIONS	PROJECT: EVERGREEN LANDSCAPING DATE: 11/14/18 SCALE: 1" = 30' DESIGNED BY: MWD CHECKED BY: MWD DESIGNED BY: MWD CHECKED BY: MWD DATE: 11/14/18 SCALE: 1" = 30' PROJECT: 18118	WADE HERNDON HENRY COUNTY, SOUTH CAROLINA REZONING		SHEET C2.0

EARTHWORKS
 11666 HIGHWAY 777
 MURKETS HILLS, SC 29576
 (843) 943-6170
 www.earthworkscorp.com

VICINITY MAP
 THESE ARE APPROXIMATE LOCATIONS
 PIN # 181-02-04-003 & 181-02-04-008



DEVELOPMENT GENERAL NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WAYNES PLANNING AND ZONING ORDINANCES.
 2. THE PLANNING AND ZONING DEPARTMENT SHALL REVIEW ALL SUBMITTED PLANS AND APPROVE THEM AS SHOWN.
 3. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO MEET CITY STANDARDS.
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 10. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO MEET CITY STANDARDS.

CURVE TABLE

CURVE	ANGLE	LENGTH	CHORD	CHORD BEARING	DELTA
C1	180.00	200.00	200.00	N 0.00° 00' 00" W	180.00
C2	180.00	200.00	200.00	N 0.00° 00' 00" W	180.00
C3	180.00	200.00	200.00	N 0.00° 00' 00" W	180.00
C4	180.00	200.00	200.00	N 0.00° 00' 00" W	180.00

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Mickey Wayne Howell (Energov # 048555)	Rezoning Request #	2020-03-008
PIN #	32600000024 (portion)	County Council District #	11 – Allen
Site Location	Hwy 501 W in Conway	Staff Recommendation	
Property Owner Contact	Mickey Wayne Howell	PC Recommendation	
		Size (in acres) of Request	12+/-

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	RE4
Proposed Use	Mini-warehouse with outdoor storage

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.57 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

MSF20	RE4	CFA
FA	Subject Property	HC
FA	CFA	MA2

COMMENTS

Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone a portion of a property for a mini-warehouse facility with outdoor storage. The proposed use is allowed under the CFA zoning district, however the applicant is seeking the dimensional standards and setbacks of the RE4 zoning district. Several recent commercial rezoning requests are located along this section of HWY 501 including the parcel directly adjacent that was rezoned from CFA to RE4 for a contractors office (Ord. 116-19). This parcel is located approximately 1500 ft (0.25 mi) from the end of the identified commercial corridor that ends at Four Mile Road. The applicant proposes to rezone a portion of the parcel with frontage on HWY 501 and retain the CFA district for the rear of the property.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/2000	Existing Road Conditions	State, Paved, Four Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	150/2000	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501, Station (150) 20,000 AADT 50%-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	MSF20	HC	MA2	RE4
Min. Lot Size (in square feet)	21780	43560/21780	200000	10000	21780	21780
Front Setback	60	60/25	40	50	50	60
Side Setback	50	25/10	15	10	25	10
Rear Setback	15	40/15	25	15	25	15
Bldg. Height	36 (per 1/2 ac)	35	35	120	75	36 (per 1/2 ac)

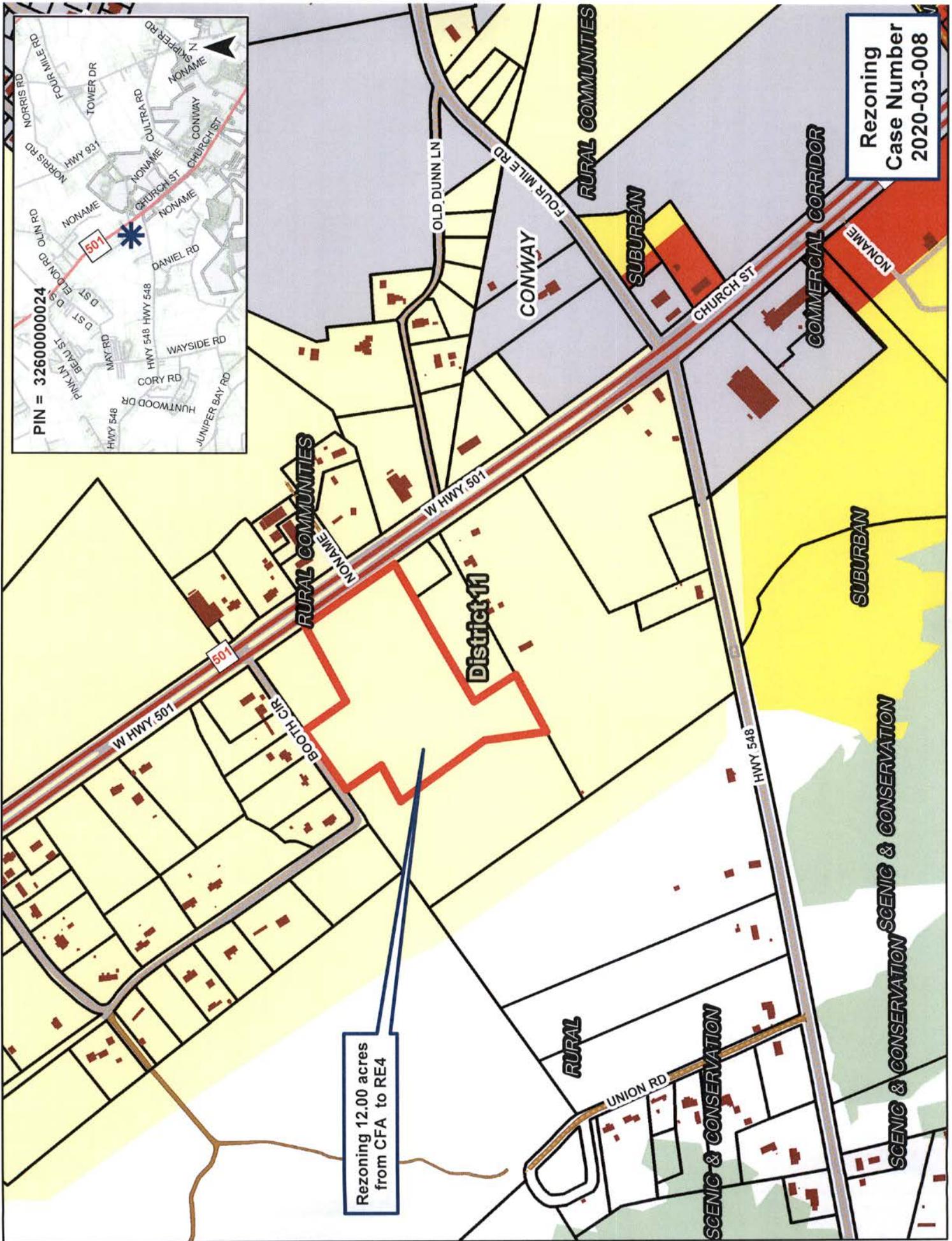
Date Advertised: 3/12/2020 Date Posted: 3/12/2020 # Property Owners Notified: 22 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm



Rezoning
Case Number
2020-03-008

Rezoning 12.00 acres
from CFA to RE4

PIN = 3260000024



Rezoning 12.00 acres from CFA to RE4

Rezoning Case Number 2020-03-008

NO.	REVISIONS
1	PER COUNTY & DEPT. COMMENTS
2	
3	
4	
5	
6	
7	
8	
9	
10	

NOT FOR CONSTRUCTION

PRELIMINARY

www.gbeengineering.com
 P.O. BOX 2666
 PALM BEACH, FL 33411
GB ENGINEERING

OVERALL SITE PLAN

HOWELL HOMES

DESIGNED FOR
 HENRY COUNTY, SOUTH CAROLINA

TITAN STORAGE

SCALE: 1" = 40'

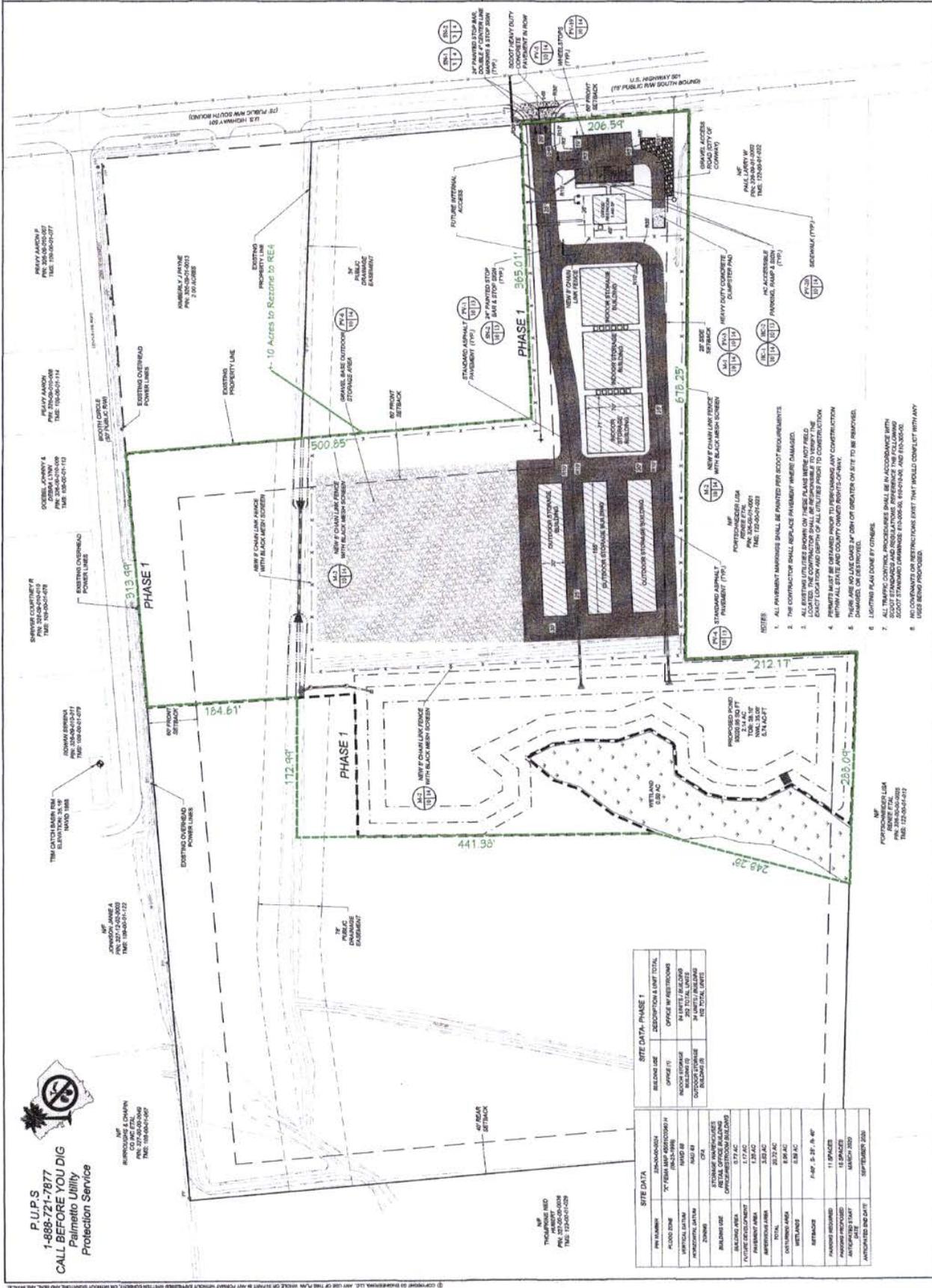
DATE: 03/20/2020

APPROVED BY: [Signature]

DATE: 03/20/2020

C-10

SHEET



P.U.P.S
 1-888-771-7877
CALL BEFORE YOU DIG
 Palmetto Utility
 Protection Service

NOT TO SCALE

THOMAS NEED
 P.E. 1000000000
 P.O. BOX 1000000
 TMS 123-456-7890

SITE DATA

ITEM NUMBER	DESCRIPTION	AMOUNT
1	OFFICE BUILDING	1,174 SQ. FT.
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100	OFFICE BUILDING	1,174 SQ. FT.

1. ALL PAVEMENT MARKINGS SHALL BE PAINTED PER SCODD REQUIREMENTS
2. THE CONTRACTOR SHALL REPLACE PAVEMENT WHERE DAMAGED.
3. ALL EXISTING UTILITIES SHOWN ON THESE PLANS WERE NOT FIELD VERIFIED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION WITHIN ALL STATE AND COUNTY OWNED RIGHTS-OF-WAY.
4. THERE ARE NO LANE CARS 34' OR GREATER IN WIDTH TO BE REMOVED, DAMAGED OR DETRIELED.
5. LIGHTING PLAN DONE BY OTHER
6. ALL TRAFFIC CONTROL PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND TRAIL CONSTRUCTION, 2003 EDITION, PART 600-1.10, 600-1.11, 600-1.12, 600-1.13, 600-1.14, 600-1.15, 600-1.16, 600-1.17, 600-1.18, 600-1.19, 600-1.20, 600-1.21, 600-1.22, 600-1.23, 600-1.24, 600-1.25, 600-1.26, 600-1.27, 600-1.28, 600-1.29, 600-1.30, 600-1.31, 600-1.32, 600-1.33, 600-1.34, 600-1.35, 600-1.36, 600-1.37, 600-1.38, 600-1.39, 600-1.40, 600-1.41, 600-1.42, 600-1.43, 600-1.44, 600-1.45, 600-1.46, 600-1.47, 600-1.48, 600-1.49, 600-1.50, 600-1.51, 600-1.52, 600-1.53, 600-1.54, 600-1.55, 600-1.56, 600-1.57, 600-1.58, 600-1.59, 600-1.60, 600-1.61, 600-1.62, 600-1.63, 600-1.64, 600-1.65, 600-1.66, 600-1.67, 600-1.68, 600-1.69, 600-1.70, 600-1.71, 600-1.72, 600-1.73, 600-1.74, 600-1.75, 600-1.76, 600-1.77, 600-1.78, 600-1.79, 600-1.80, 600-1.81, 600-1.82, 600-1.83, 600-1.84, 600-1.85, 600-1.86, 600-1.87, 600-1.88, 600-1.89, 600-1.90, 600-1.91, 600-1.92, 600-1.93, 600-1.94, 600-1.95, 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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	DRG, LLC (Energov #48496)	Rezoning Request #	2020-03-009
PIN #	35016010008	County Council District #	9 - Prince
Site Location	Sandridge Rd near Robert Edge Pkwy in Little River	Staff Recommendation	
Property Owner Contact	Jane K Edge	PC Recommendation	
		Size (in acres) of Request	.96

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD3
Proposed Use	Townhomes

LOCATION INFORMATION

Flood and Wetland Information	X/AE
Public Health & Safety (EMS/fire) in miles	2.5 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF6	SF6	SF6
MRD3	Subject Property	CFA
ICW	ICW	ICW

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan:
--	--------------------

Discussion: The applicant is requesting to rezone for townhomes on a property adjacent to an existing MRD3 development, Proximity Pointe (Ord. 63-16). Current zoning within the immediate neighborhood include a mix of residential and commercial parcels. The City of North Myrtle Beach extends to the intercoastal waterway across from the subject parcel. Proximity Pointe has an allowable maximum density of 15 du/ac that was calculated as 219 units on the existing 14.64 acres. The proposed MRD3 rezoning is for 18 townhomes on a 0.96 acre parcel for a density of 18.75 du/ac. When the 18 townhomes are combined with the 216 apartment units, the resulting density for the 15.65 acre site is 14.95 du/ac. Combination of the parcels will be required prior to development of the townhome project and access to the proposed townhomes is provided by the existing Proximity Pointe multi-family development.

The parcel is located within the boundary of the Northeast Area Transportation Plan and the need for a dedicated bike lane was identified for Old Sanders Road as part of an interconnected bicycle and pedestrian system. A 25' roadway access easement connecting to Old Sanders Drive through the existing Proximity Pointe development widens to 30' on the subject property to provide access to other parcels along the ICWW.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/30	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	108/108	Rd, Station, Traffic AADT (2016) % Road Capacity	Old Sanders Dr (County Rd) 600 AADT 5%-10%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (com/res)	CFA	SF6		
Min. Lot Size (in square feet)	32670	43560/21780	43560/21780	6000		
Front Setback	25	60/25	60/25	20		
Side Setback	10	25/10	25/10	10		
Rear Setback	15	40/15	40/15	15		
Bldg. Height	40	35	35	35		

Date Advertised: 3/1/2020 Date Posted: 3/12/2020 # Property Owners Notified: 58 Date Notification Mailed: 3/12/2020 Report Date: 3/12/2020 BY: sm



DRAG ENGINEERING, INC. LLC
 1111 GARDNER AVENUE, SUITE 300
 WASHINGTON, NC 27587
 PHONE: 919.881.0100
 WWW.DRAGENGINEERING.COM

PROXIMITY POINTE TOWNHOMES
 HORRY COUNTY, SC

SKETCH PLAN

JOB NO: 18.167
 SCALE: 1" = 50'
 DRAWN BY: JRP
 CHECKED BY: JRP
 DATE: 02-20-20
 EXHIBIT NUMBER:

C-1.0

SUMMARY FOR PARCEL

PARCEL PIN #: 350-16-01-0086
 CURRENT ZONING: CFA
 PROPOSED ZONING: MRD3
 PROPOSED LAND USE: MULTI-FAMILY
 TOTAL AREA: 0.96 ACRES
 EXISTING LAND USE: UNDEVELOPED
 TOTAL UNITS PROPOSED: 18 UNITS
 PARCEL DENSITY: 18.75 UNITS/ACRE
 SEWER SERVICE: GSWRSA
 WATER SERVICE: GSWRSA
 WETLANDS: NO POTENTIAL AREAS
 IDENTIFIED BY: QUALIFIED
 CONSULTANT: WETLAND

CUMULATIVE TOTALS FOR MRD3 ZONING DISTRICT

TOTAL MRD3 ACREAGE: 15.65 DU/AC
 TOTAL MRD3 DENSITY: 14.95 DU/AC
 REQUIRED PARKING: 338 SPACES
 216 APARTMENT UNITS: 10 UNITS
 10 SINGLE-FAMILY UNITS: 374 SPACES
 TOTAL PARKING REQUIRED: 374 SPACES
 TOTAL PARKING PROVIDED: 377 SPACES

ALL AMENITIES, OPEN SPACE, COMMON AREAS AND PARKING WILL BE SHARED THROUGHOUT THE MRD3 DISTRICT.

PROPERTY OWNER:
 JAMIE K. EDGE
 4984 KOMA COURT
 SOUTHPORT, NC 28461

DEVELOPER:
 ICW PROPERTIES, LLC
 P.O. BOX 14889
 GREENSBORO, NC 27415

GRAPHIC SCALE



MRD3 PLANNING, LLC
 1111 GARDNER AVENUE, SUITE 300
 WASHINGTON, NC 27587
 PHONE: 919.881.0100
 WWW.MRD3PLANNING.COM



101 CARRINGTON DRIVE, SUITE 100
GREENSBORO, NC 27409
PHONE: 336.733.1234
WWW.DRAGINC.COM

PROXIMITY POINTE TOWNHOMES
HORRY COUNTY, SC

SKETCH PLAN

JOB NO: 15197
SCALE: 1" = 50'
DRAWN BY: JRP
CHECKED BY: JRP
DATE: 03-20-20
EXHIBIT NUMBER:

C-1.0

SUMMARY FOR PARCEL

PARCEL PIN #: 350-16-01-0008
CURRENT ZONING: CFA
MRD3
PROPOSED ZONING: MRD3
PROPOSED LAND USE: MULTI-FAMILY
PARCEL AREA: 0.06 ACRES
EXISTING LAND USE: UNDEVELOPED
TOTAL UNITS PROPOSED: 18 UNITS
PARCEL DENSITY: 18.75 UNITS/ACRE
SEWER SERVICE: GSW&SA
WATER SERVICE: GSW&SA
WETLANDS: NO POTENTIAL AREAS
AREAS IDENTIFIED BY: IDENTIFIED BY
QUALIFIED: WETLAND
CONSULTANT:

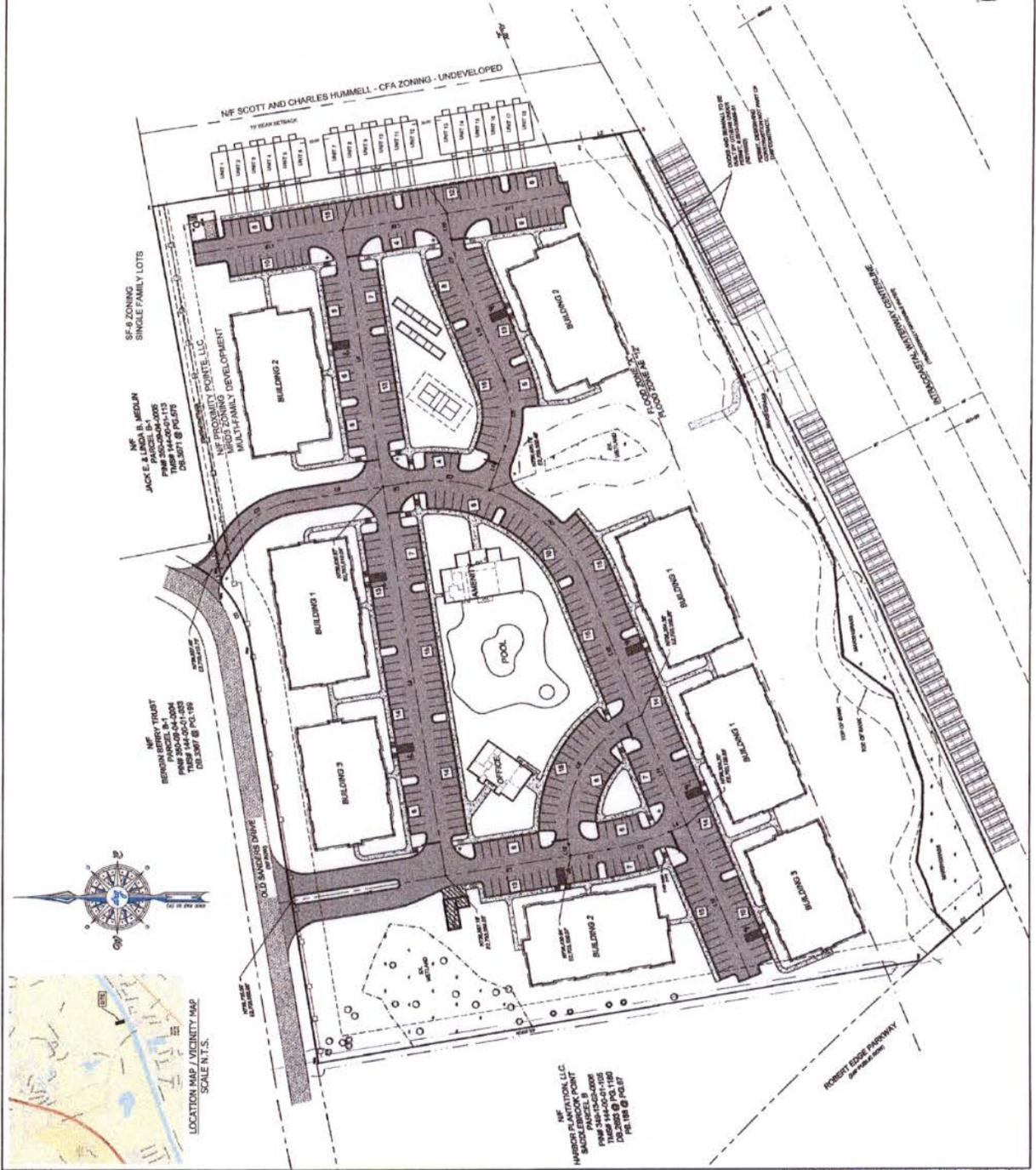
CUMULATIVE TOTALS FOR MRD3 ZONING DISTRICT

TOTAL MRD3 ACREAGE: 15.65 DU/AC
TOTAL MRD3 DENSITY: 14.95 DU/AC
REQUIRED PARKING: 338 SPACES
216 APARTMENT UNITS: 36 SPACES
18 TOWNHOUSE-STYLE UNITS: 36 SPACES
TOTAL PARKING REQUIRED: 374 SPACES
TOTAL PARKING PROVIDED: 377 SPACES

ALL AMENITIES, OPEN SPACE, COMMON AREAS AND PARKING WILL BE SHARED THROUGHOUT THE MRD3 DISTRICT.

PROPERTY OWNER:
JACKIE K. EDGE
4896 W. WOODBURY BLVD
SOUTHPORT, NC 29461

DEVELOPER:
ICW PROPERTIES, LLC
P.O. BOX 14889
GREENSBORO, NC 27415

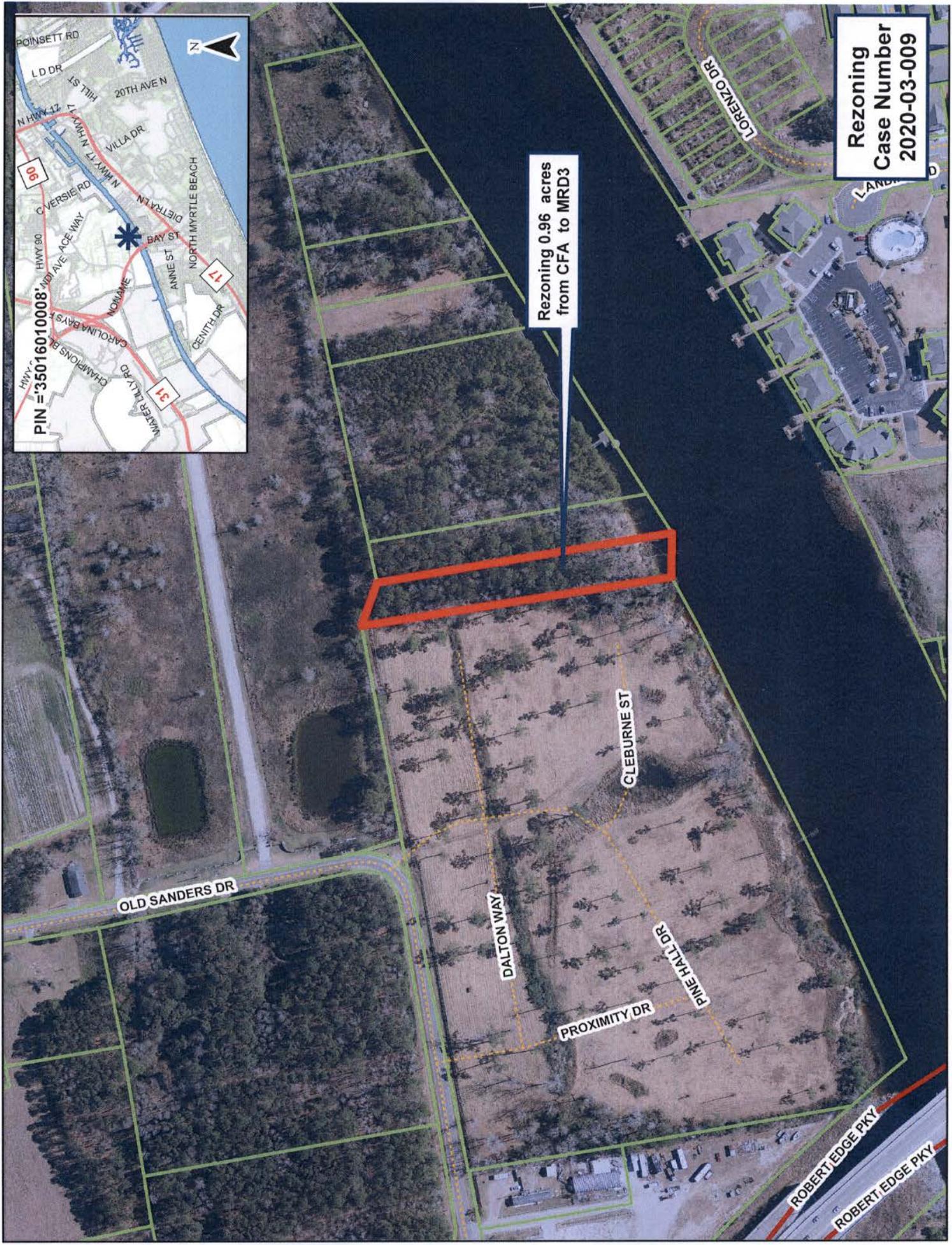
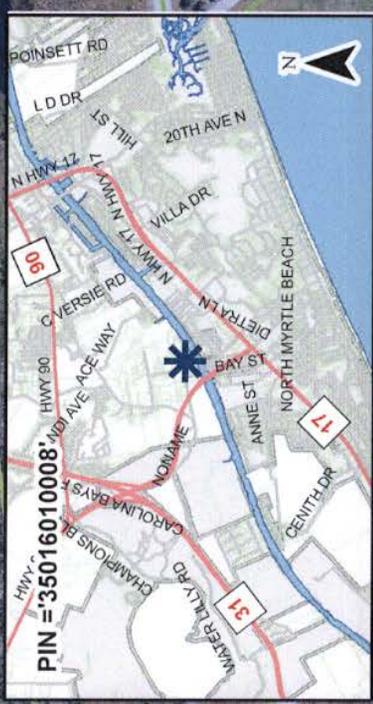


15/03/2020 10:58 AM

PROXIMITY POINTE TOWNHOMES SKETCH PLAN (15/03/2020 10:58 AM)

Rezoning
Case Number
2020-03-009

Rezoning 0.96 acres
from CFA to MRD3



Rezoning
Case Number
2020-03-009

Rezoning 0.96 acres
from CFA to MRD3

AE

CLEBURNE ST

DALTON WAY

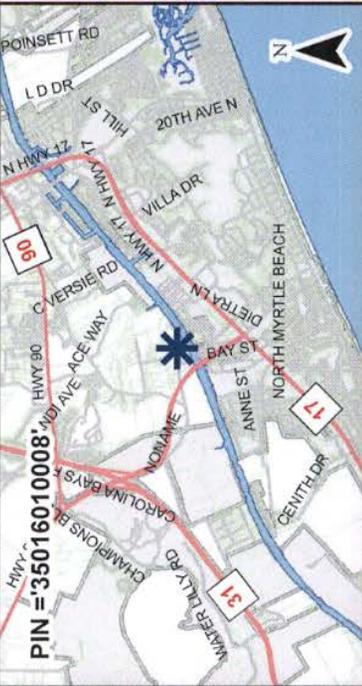
PINE HALL DR

PROXIMITY DR

OLD SANDERS DR

ROBERT EDGE PKY

ROBERT EDGE PKY



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 ~~strikethrough~~ 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: March 26, 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.

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

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.

There were three items that needed further discussion from the Special Workshop:

1. Whether a 35 ft. wide, undisturbed wetland and or riparian buffer, platted as open space should be added to the Sustainable Development Options within all MRD Districts, with two (2) points to be awarded.
2. If the 100 ft. undisturbed wetland buffer associated with Footnote 1 (related to Scenic & Conservation) of Table 5 should be reduced.
3. Where MRD-1 is to be allowed within the County.

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 & utility 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
35 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	2
50 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	3
100 ft wide, undisturbed wetland and or riparian buffer, platted as open space 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

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

100' wide fuel reduction area at the wildland interface that is treated to minimize vegetation by maintenance (mow, spray).	X	X		5
30' wide fuel break (located at the wildland interface) treated to minimize vegetation by maintenance (mow, spray) and includes at least a 15 feet wide surface treatment, such as gravel, sand, or pavement. May be included in perimeter buffers.	X	X	X	3
Covenants and Restrictions that prohibit the use of pine straw, vinyl siding, asphalt shingles, and any wood siding or shingles.	X	X	X	3
Additional emergency access point as a named and platted road meeting base road standards, regardless of number of lots. (Above Min req. by LDR)	X	X	X	2
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: March 26, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Planning Director
Regarding: Article XV of the Horry County Zoning Ordinance

ISSUE:

Should Horry County amend Article XV of the Horry County Zoning Ordinance to 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;
- 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.

1500. Authority.

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

1501. Requirements for change.

- (A) *Declaration of Policy.* As a matter of policy, a zoning amendment shall only be acted upon favorably except:
1. When necessary to implement the Comprehensive Plan,
 2. When consistent with the Consolidated Plan, Capital Improvements Plan, and Official Map;
 3. To correct an original mistake or manifest error in the zoning ordinance or map;
 4. To recognize substantial change or changing conditions or circumstances in a particular locality; or
 5. To recognize changes in technology, the style of living, or manner of doing business.
- (B) *Availability of certain zoning districts for rezoning requests.* The following zoning districts shall no longer be available for use in the rezoning of property within Horry County. Property zoned as any of following districts may remain zoned as such until rezoned and shall be subject to the standards of the district as specified within this ordinance.

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

1502. Procedure for Amendments.

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

- (A) *Initiation of Amendments.* Amendments to the zoning ordinance may be initiated by the Planning Commission, County Council, the Board of Zoning Appeals, the Zoning Administrator, the Planning Director, and other County Council appointed boards and commissions. A zoning map amendment may also be proposed by a landowner or agent for a person, business or organization having rights in contract to the land.
- (B) *Application Procedure.* Applications for zoning map amendments must be signed by the applicant(s) and submitted, in proper form, at least thirty (30) days prior to a Planning Commission meeting in order to be heard at that meeting. Completed forms, together with the application fee to cover administrative costs, plus any additional information the applicant feels to be pertinent, will be filed with the Planning Department. A maximum of twenty-five (25) applications for zoning map amendments may be taken from property owners on a monthly basis. The same zoning map amendment, affecting the same parcel or parcels of property or part thereof and requesting the same change in district classification by a property owner or owners, cannot be submitted more than once every twelve (12) months. Application fees are not refundable, except in cases where a PDD rezoning is withdrawn prior to Planning Commission action. In such cases, all except the cost of a Standard Rezoning fee may be refunded provided the retained fees cover the cost incurred by the County associated with the request.
- (C) *Zoning Map Amendment Application Submission Requirements.* An application for a map amendment shall be considered complete if it includes the following information:
1. Signature of current property owner(s) and/or agent.
 2. Proposed zoning classification;
 3. Property Identification Number of the proposed development;
 4. Tract boundaries and total land area;
 5. Existing and proposed land uses throughout the development;
 6. Adjacent property owners and land uses;
 7. Boundary survey of the property, upon request;
 8. 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.
 9. Restrictive covenant affidavit(s) signed by the applicant or current property owner(s) in compliance with state laws, if applicable.
 10. 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.

Wetlands Information. The applicant must submit one (1) of the following:

- 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.

Project phasing plan and phase completion schedule;

Conceptual Plan shall include, but not limited to:

- Plan sheet size not to exceed 30" x 42";
- Drawn to scale not smaller than 1"=200';
- Proposed Project Name;
- Owner of the property and/or developer;
- Adjacent property owners and land uses;
- North arrow, written and graphic scales, and a location map drawn to scale and not less than 1" = 2000' to show the relationship between the proposed land development and surrounding area;
- Location and types of uses;
- Table summarizing project acreage, gross and net density, number of lots, and proposed area, yard, and height requirements;
- Number of units by residential dwelling type;
- Gross and net densities by phase or residential dwelling type;
- Existing road rights-of-way and easements;
- Adjacent driveway, roadway, and curb-cut locations;
- Proposed rights-of-way and lot layout compliant with the requirements of the Land Development Regulations;
- Internal traffic circulation for all residential and non-residential land uses;
- Traffic analysis and proposed external improvements;
- All planned accessory dwelling units, places of worship, golf courses, public spaces, amenity areas, common areas, ponds, and open space;
- All required external buffers.
- Location of 100 and 500-year regulatory floodplains per FEMA Flood Insurance Rate (FIRM) Maps;
- Existing wetlands, spoilage areas, and any wetlands that will be filled;

Pedestrian Flow Plan, when sidewalks and/or paths included.

Illustrative Plan is optional, but does not replace the need to submit a conceptual plan.

- 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.

11. *Additional Submission Criteria for Request within Scenic and Conservation Area.* Any rezoning request made within a Scenic and Conservation Area of the Comprehensive Plan's Future Land Use Map shall also include:
 - a. Certified wetland delineation map and preliminary jurisdictional determination letter from the Corps of Engineers for all requests over 2.5 acres;
 - b. National Wetlands Inventory Map for all requests under 2.5 acres;
 - c. Identification of any known federally or state recognized rare, threatened, and endangered species located on the property;
 - d. Geotechnical exploration investigation report or USDA Soils Map with classifications;
 - e. Map of the Hydrologic Unit Code (HUC) 8 watershed and identification of existing ditches, ponds/lakes, or other waterbodies on the property;
 - f. Identification of any known historical or archeological resources; and
 - g. Topographic survey or LiDAR derived contours overlaid on conceptual plan for all requests over 2.5 acres. Provide survey or LiDAR year on conceptual plan.
12. *Additional Submission Criteria for Planned Development District (PDD).* All PDD requests shall also meet additional requirements as defined in 721, including, but not limited to:
 - a. Written narrative;
 - b. Internal buffers between dissimilar uses in accordance with 721.3B; and
 - c. Provision for recycling facility location and documentation for proposed collection of recyclables.
 - d. A Conceptual Plan with bubble diagrams depicting uses, densities, internal roadways (interconnectivity to be established), and open space may be submitted for projects greater than 100 acres.
13. *Additional Submission Criteria for Multi-Residential District (MRD) with Sustainable Development Standards.* All MRD requests that include Sustainable Development Standards shall also include:
 - a. All sustainable development options being utilized.
 - b. Supporting documentation to convey how the sustainable development standards will be met, such as a pedestrian flow plan, open space plan, tree survey, or other supporting documentation,
 - c. Expected sustainable development incentives, including any density increases over the standard MRD development standards, setbacks, and dimensions.
14. *Submission Criteria for the Marine Industrial (MI) District.* Any request to establish a Marine Industrial district (MI) shall meet the following criteria:
 - a. Minimum size to rezone to MI district is one hundred (100) acres. This can be a group of existing contiguous parcels.
 - b. Conceptual plan showing major roadways and potential traffic impacts and improvements shall be submitted with the request.
15. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the Standards of this Article.

(D) *Planning Commission 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.

(E) *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.

(F) *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?

(G) *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.

(H) *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.

(I) *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: March 20, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: David Schwerd, Planning Director
Regarding: Adoption of Impact Fees

ISSUE:

Should Horry County Planning Adopt Impact fees and what should be the recommended rates?

PROPOSED ACTION:

Approve the adoption of Impact Fees as shown in study prepared by TischlerBise.

RECOMMENDATION:

Staff recommends adoption of the resolution by Planning Commission.

BACKGROUND:

The South Carolina Section 6-1-950 prescribes the procedures for the adoption of an ordinance imposing impact fees. As required by subsection (A) of that section Horry County Council adopted Resolution R-128-18 which directed Horry County Planning Commission to conduct a study and recommend an impact fee ordinance. The Planning Commission directed Planning staff to select a consultant who would prepare the study. TischlerBise was selected as the consultant at the beginning of 2019 and has been working diligently with staff since that time to prepare the study. In November after a presentation of the initial study to County Council during their budget retreat, staff worked with the consultant to expand the study to include a study of impact fees for stormwater and solid waste.

ANALYSIS:

The complete study is included in this packet. The study reviews the maximum supportable fee based on the CIP program in the following: Parks and Recreation, Public Safety (Police, Fire/EMS EOC), Transportation, Solid Waste, and Stormwater. Figure 2 on Page 6 and Figure 3 on page 7 provides a summary of the fee amounts. Stormwater fees are based on the watershed district in which the use is located.

Capital Improvement Plan and Development Impact Fee Study

Prepared for:

Horry County, South Carolina

DRAFT

~~December 10, 2019~~ March 20, 2020

Prepared by:



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Development Impact Fee Study

TABLE OF CONTENTS

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Executive Summary	1
South Carolina Development Impact Fee Act	1
Conceptual Development Impact Fee Calculation	2
General Methodologies	2
Cost Recovery (Past Improvements)	3
Incremental Expansion (Concurrent Improvements)	3
Plan-Based Fee (Future Improvements)	3
Credits	3
Proposed Fee Methods and Cost Components	4
Figure 1. Proposed Fee Methods and Cost Components.....	4
Proposed Development Impact Fee Schedule.....	54
Figure 2. Maximum Supportable Development Impact Fees (Unincorporated County).....	6
Projected Demand	8
Figure 3. Horry County Residential and Nonresidential Projections.....	8
Parks & Recreation CIP and Development Impact Fee Calculations	10
Methodology	10
Parks and Recreation Service Area	10
Parks and Recreation Service Units	10
Figure 4. Residential Service Units.....	11
Parks & Recreation Facilities Level of Service & Cost Analysis	11
Beach Access Parks.....	11
Figure 5. Beach Access Parks Level of Service and Cost Factors	12
Trails	13
Figure 6. Trails Level of Service and Cost Factors	13
Boat Landing Parks	14
Figure 7. Boat Landing Parks Level of Service and Cost Factors	15
Parks	16
Figure 8. Parks Level of Service and Cost Factors.....	17
Recreational Facilities.....	18
Figure 9. Recreational Facility Level of Service and Cost Factors.....	18
Projection of Parks Growth-Related Facility Needs.....	19
Parks & Recreation Facilities.....	19
Figure 10. 10-Year Beach Access Needs to Accommodate Growth	19
Figure 11. 10-Year Trails Needs to Accommodate Growth.....	20
Figure 12. 10-Year Boat Landing Needs to Accommodate Growth.....	21
Figure 13. 10-Year Parks Needs to Accommodate Growth	22
Figure 14. 10-Year Recreational Facility Needs to Accommodate Growth	23
Maximum Supportable Parks and Recreation Development Impact Fee.....	23

Figure 15. Maximum Supportable Parks and Recreation Development Impact Fee (Unincorporated County) 24

Revenue from Parks and Recreation Development Impact Fee..... 25

Figure 16. Projected Revenue from the Parks and Rec Development Impact Fee (Unincorporated County)25

Public Safety CIP and Development Impact Fee Calculations.....26

Methodology 26

Service Units for Public Safety..... 27

Figure 17. Residential Service Units..... 27

Figure 18. Nonresidential Service Units 28

Police CIP and Development Impact Fee Calculation 28

Police Service Area 28

Police Service Units 28

Figure 19. Horry County Police Incidents 29

Police Facilities Level of Service and Cost Analysis 29

Figure 20. Police Station Level of Service and Cost Factors 30

Figure 21. Animal Shelter Level of Service and Cost Factors 31

Projection of Police and Animal Shelter Facility Growth-Related Facility Needs 31

Figure 22. 10-Year Police Station Needs to Accommodate Growth 32

Figure 23. 10-Year Animal Shelter Needs to Accommodate Growth 33

Maximum Supportable Police Development Impact Fee 34

Figure 24. Maximum Supportable Police Development Impact Fee (Unincorporated County) 35

Revenue from Police Development Impact Fee..... 36

Figure 25. Projected Revenue from the Police Development Impact Fee (Unincorporated County) 36

Fire and EMS CIP and Development Impact Fee Calculation 37

Fire and EMS Service Area 37

Fire and EMS Service Units 37

Figure 26. Horry County Fire and EMS Incidents 37

Fire and EMS Facilities Level of Service and Cost Analysis 38

Figure 27. Unincorporated County Share of Countywide EMS Service Area Population and Employment .. 38

Figure 28. Fire and Medic Station Inventory..... 39

Figure 29. Fire and Medic Station Level of Service and Cost Factors 40

Fire Training Center Level of Service and Cost Factors 41

Figure 30. Fire Training Center Level of Service and Cost Factors 41

Fire and EMS Vehicles Level of Service and Cost Factors 41

Figure 31. Fire and EMS Vehicle Level of Service and Cost Factors 43

Credit for Future Debt Payments 44

Figure 32. Credit for Future Fire and EMS Debt Payments..... 44

Projection of Fire/EMS Facility Growth-Related Facility Needs 45

Figure 33. 10-Year Fire Station Needs to Accommodate Growth 46

Figure 34. 10-Year Medic Station Needs to Accommodate Growth 47

Figure 35. 10-Year Fire Training Facility Needs to Accommodate Growth..... 48

Figure 36. 10-Year Fire Vehicles and Apparatus Needs to Accommodate Growth..... 49

Figure 37. 10-Year Medic/EMS Vehicles and Apparatus Needs to Accommodate Growth 50

Maximum Supportable Fire and EMS Development Impact Fee 50

Figure 38. Maximum Supportable Fire and EMS Development Impact Fee (Unincorporated County) 51

Revenue from Fire and EMS Development Impact Fee 52

Figure 39. Projected Revenue from Fire and EMS Development Impact Fee (Unincorporated County) 52

Emergency Operations Center (EOC) CIP and Development Impact Fee Calculation 53

EOC Service Area 53

EOC Service Units..... 53

Figure 40. Horry County Proportionate Share 53

EOC Facilities Level of Service and Cost Analysis 54

Figure 41. EOC Level of Service and Cost Factors (Unincorporated County) 54

Projection of EOC Facility Growth-Related Facility Needs 54

Figure 42. 10-Year EOC Needs to Accommodate Growth..... 55

Credit for Future Debt Payments 56

Figure 43. Credit for Future EOC Debt Payments 56

Maximum Supportable EOC Development Impact Fee 57

Figure 44. Maximum Supportable EOC Development Impact Fee (Unincorporated County) 57

Revenue from EOC Development Impact Fee..... 58

Figure 45. Projected Revenue from the EOC Development Impact Fee (Unincorporated County) 58

Transportation CIP and Development Impact Fee 59

Methodology 59

Transportation Service Area..... 59

Transportation Service Units 60

Service Units 60

Figure 46. Summary of Service Units..... 60

Trip Generation Rates 61

Adjustments for Commuting Patterns and Pass-By Trips..... 61

Figure 47. Inflow/Outflow Analysis (Unincorporated County) 61

Analysis of Current Demand 62

Figure 48. Vehicle Miles of Capacity..... 62

Cost per VMT 62

Figure 49. Unincorporated County Share of Countywide Vehicle Trips (2019-2039)..... 63

Figure 50. Transportation Facilities Cost Per Lane Mile..... 64

Figure 51. Cost per VMC..... 65

Vehicle Trips..... 65

Figure 52. Vehicle Trips (Unincorporated County) 65

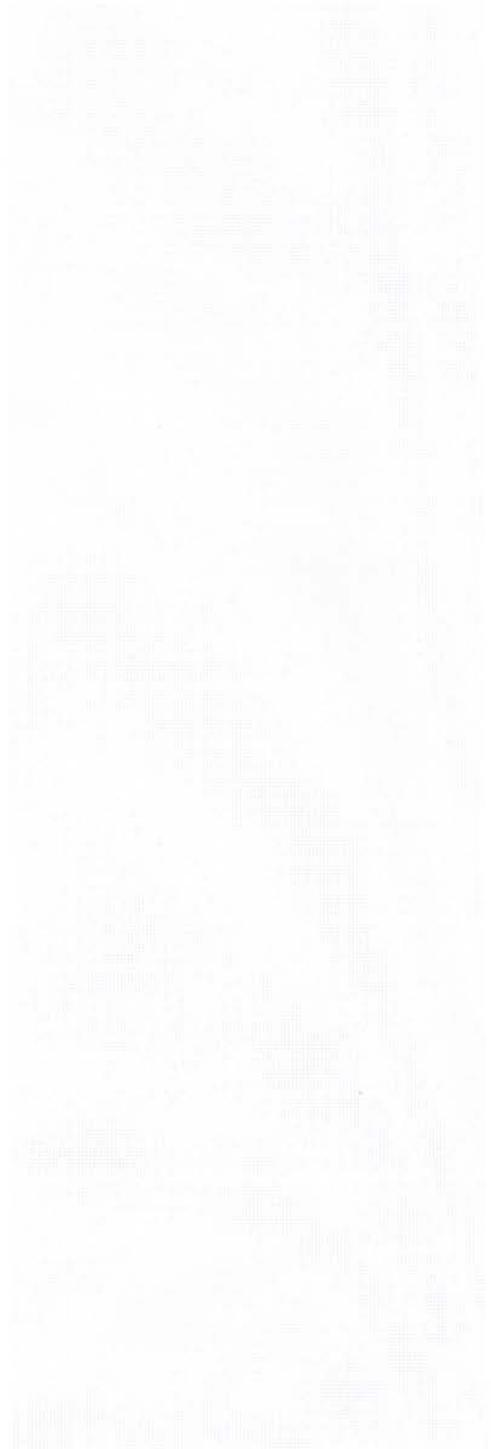
Average Trip Length 66

Figure 53. National Average Trip Lengths 66

Figure 54. Expected VMT in Unincorporated Horry County 67

Figure 55. Local Trip Length Adjustment Factor 67

Figure 56. Local Average Trip Lengths by Land Use	68
Figure 57. VMT per Development Unit on System Network (Unincorporated County).....	68
Projected Travel Demand	68
Figure 58. Average Daily Vehicle Miles Traveled (Unincorporated County)	696970
Credit for Future Debt Payments.....	707071
Figure 59. Credit for Future Sales Tax Revenue.....	707071
Maximum Supportable Transportation Development Impact Fee	717172
Figure 60. Maximum Supportable Transportation Development Impact Fee (Unincorporated County)	
.....	717172
Revenue from Transportation Development Impact Fee	727273
Figure 61. Estimated Revenue from Transportation Development Impact Fee	727273
Summary of Development Impact Fees	114114116
Figure 62. Development Impact Fee Summary (Unincorporated County)	114114116
Capital Improvement Program	115115117
Figure 63. Capital Improvement Plan Summary	116116118
Implementation and Administration	117117119
Credits and Reimbursements	117117119
Service Area	117117119
Appendix A: Housing Affordability Analysis	118118121
South Carolina Development Impact Fee Act.....	118118121
Maximum Supportable Development Impact Fee	118118121
Figure 64. Maximum Supportable Development Impact Fees	119119122
Household Income.....	120120122
Figure 65. Median Household Income	120120123
Cost of Homeownership.....	120120123
Cost of Renting.....	122122124
Cost Burden Analysis	122122125
Figure 66. Scenario 1: Cost Burden Analysis without Proposed Development Impact Fee	122122125
Figure 67. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee (100% Fee Recovered)	
.....	124124127
Figure 68. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee (50% Fee Recovered)	
.....	124124127
Conclusion.....	124124127
Figure 69. Average Cost of Homeownership (100% Fee Recovered).....	125125128
Appendix B: Land Use Assumptions	126126129
Appendix C: Land Use Definitions.....	150149152
Residential Development	150149152
Nonresidential Development	154153156
Appendix D: South Carolina Development Impact Fee Act	155154157



EXECUTIVE SUMMARY

Horry County, South Carolina, retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee study. Development impact fees are collected from new construction at the time a building permit is issued. The fees are one-time payments for new development's proportionate share of the capital cost of infrastructure.

The following study addresses Horry County's Parks & Recreation, Public Safety (Police, Fire & Emergency Medical Services, and Emergency Operations Center), ~~and~~ Transportation, [Solid Waste, and Storm Water](#) facilities. Development impact fees do have limitations and should not be regarded as the total solution for infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Development impact fees may only be used for capital improvements or debt service for growth-related infrastructure. Under South Carolina Development Impact Fee enabling legislation (Section 6-1-910), fees may not be used for operations, maintenance, replacement of infrastructure, or to correct existing deficiencies.

South Carolina Development Impact Fee Act¹

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). The process to create a local impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct an impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina.

All counties, cities, and towns are also required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

¹ See Appendix D for a copy of the South Carolina Development Impact Fee Act.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the county, city, or town may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years from the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

Horry County is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year. These updates must occur at least once every five years. If capital improvement program changes significantly then Horry County should revisit the development impact fee study in compliance with existing state law.

Conceptual Development Impact Fee Calculation

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step is to determine an appropriate service demand indicator for the particular type of infrastructure. The service indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for park facilities is population growth, and the increase in population can be estimated from the average number of residents per housing unit. The second step in the development impact fee formula is to determine infrastructure units per service unit, typically called level-of-service (LOS) standards. In keeping with the parks example, a common LOS standard is number of park acres per resident. The third step in the development impact fee formula is the cost of various system improvements. To complete the parks example, this part of the formula would establish the cost per acreage for acquiring new parkland.

General Methodologies

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related system capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (Past Improvements)

The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used for utility systems that must provide adequate capacity before new development can take place. This methodology is based on an existing level of service.

Incremental Expansion (Concurrent Improvements)

The incremental expansion method documents existing level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development.

Plan-Based Fee (Future Improvements)

The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per service unit: (1) total cost of a public facility can be divided by total service units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in service units over the planning timeframe (marginal cost). Both approaches reflect the existing level of service.

Credits

Regardless of the methodology, a consideration of "credits" is integral to the development of a legally defensible development impact fee methodology. There are two types of "credits" with specific characteristics, both of which should be addressed in development impact fee studies and ordinances.

- First, a revenue credit might be necessary if there is a double payment situation and other revenues are contributing to the capital costs of infrastructure to be funded by development impact fees. This type of credit is integrated into the development impact fee calculation, thus reducing the fee amount.
- Second, a site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

Proposed Fee Methods and Cost Components

Figure 1 summarizes the methods and cost allocation components used for each infrastructure category in Horry County's development impact fee study. The development impact fees are based on the existing level of service. Outdoor Parks and Recreation components are allocated to peak population in the unincorporated County including from residential development and lodging land uses. Recreation Centers are allocated to peak population in the unincorporated County from residential units only. Public Safety components of Police and Emergency Operations Center allocate costs to residential and nonresidential development based on unincorporated peak County population and vehicle trips, respectively. The Public Safety component of Fire & Emergency Medical Services allocates costs to residential and nonresidential development based on peak population and nonresidential vehicle trips in the unincorporated County outside the existing Murrells Inlet-Garden City Fire District. The Transportation component is allocated to unincorporated peak County residential and nonresidential development based on vehicle miles traveled (VMT). Solid Waste is allocated to peak population in the unincorporated County from residential units only. Storm Water improvements are allocated to unincorporated County developed acres by watershed.

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Figure 1. Proposed Fee Methods and Cost Components

Fee Category	Service Area	Incremental Expansion	Plan-Based	Cost Recovery	Cost Allocation
»Parks and Recreation	Unincorporated County	Beach Access, Trails, Boat Landings, Park Land, Park Improvements, Recreation Centers	N/A	N/A	Uninc. Peak Population; Uninc. Residential Peak Population (Rec Ctrs)
»Public Safety: Police	Unincorporated County	Police Stations, Animal Shelter	N/A	N/A	Uninc. Peak Population and Uninc. Peak Nonres. Vehicle Trips
»Public Safety: Fire and EMS	Unincorporated County (outside Murrells Inlet-Garden City Fire District)	Fire Training Facility, Fire Apparatus, Medic Apparatus	Fire Stations, Fire/Medic Stations	N/A	Uninc. Peak Population and Uninc. Peak Nonres. Vehicle Trips (less Horry County portion of the Murrells Inlet-Garden City Fire District)
»Public Safety: Emergency Operations Center	Unincorporated County	N/A	Emergency Operations Center	N/A	Uninc. Peak Population and Uninc. Peak Nonres. Vehicle Trips
»Transportation	Unincorporated County	Transportation Improvements	Public Works Facilities	N/A	Uninc. Peak Vehicle Miles of Travel
»Solid Waste	Unincorporated County	Convenience Centers (Land and Facilities)	N/A	N/A	Uninc. Residential Peak Population (Rec Ctrs)
»Storm Water	Five Watersheds in Unincorporated County	Stormwater Improvements	N/A	N/A	Uninc. County Developed Acreage

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Proposed Development Impact Fee Schedule

As documented in this report, Horry County has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands from new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the development impact fees. The development impact fee methodologies also identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

For residential development, proposed fees are assessed per housing unit by type of unit. The proposed residential fee categories include single family and multifamily units. Single family units include detached, attached (i.e., "townhouse"), and mobile home units. Multifamily units include duplexes, condominiums and apartments with two or more units. For nonresidential development, fees are assessed per 1,000 square feet of floor area. The proposed fee schedule for nonresidential development is designed to provide a reasonable development impact fee determination for broad property classes—retail, office/services, industrial, and institutional.

Figure 2 summarizes proposed development impact fees for new development in Horry County. The amounts shown are "maximum allowable" amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which reflects the full proportional amount that represents new growth's fair share of the system improvement costs detailed in this report. The County can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the County's level of service.

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Figure 2. Maximum Supportable Development Impact Fees (Unincorporated County): All Categories Except Storm Water

Development Type	Demand Unit	PUBLIC SAFETY						Storm Water	Maximum Supportable Development Impact Fee
		Parks & Recreation	Public Safety: Police	Public Safety: Fire/EMS	Public Safety: Emergency Operations Center (EOC)	Transportation	Solid Waste		
Residential (per Demand Unit)									
Single Family	DU	\$814	\$76	\$524	\$38	\$3,113	\$273	See Separate Figure	\$4,838
Multifamily	DU	\$679	\$63	\$437	\$31	\$1,836	\$228	See Separate Figure	\$3,274
Nonresidential (per Demand Unit)									
Retail	1,000 Sq. Ft.	n/a	\$187	\$2,035	\$183	\$5,034	n/a	See Separate Figure	\$7,439
Office	1,000 Sq. Ft.	n/a	\$73	\$795	\$71	\$1,918	n/a	See Separate Figure	\$2,857
Industrial	1,000 Sq. Ft.	n/a	\$30	\$322	\$29	\$774	n/a	See Separate Figure	\$1,155
Institutional	1,000 Sq. Ft.	n/a	\$146	\$1,594	\$143	\$3,845	n/a	See Separate Figure	\$5,728
Lodging	Room	\$135	\$63	\$683	\$61	\$1,645	n/a	See Separate Figure	\$2,587
PUBLIC SAFETY									
Development Type	Demand Unit	Parks & Recreation	Public Safety: Police	Public Safety: Fire/EMS	Public Safety: Emergency Operations Center (EOC)	Transportation	Maximum Supportable Development Impact Fee		
								Public Safety: Police	Public Safety: Fire/EMS
Residential (per Demand Unit)									
Single Family	DU	\$814	\$76	\$524	\$38	\$3,113	\$4,565		
Multifamily	DU	\$679	\$63	\$437	\$31	\$1,836	\$3,046		
Nonresidential (per Demand Unit)									
Retail	1,000 Sq. Ft.	n/a	\$187	\$2,035	\$183	\$5,034	\$7,439		
Office	1,000 Sq. Ft.	n/a	\$73	\$795	\$71	\$1,918	\$2,857		
Industrial	1,000 Sq. Ft.	n/a	\$30	\$322	\$29	\$774	\$1,155		
Institutional	1,000 Sq. Ft.	n/a	\$146	\$1,594	\$143	\$3,845	\$5,728		
Lodging	Room	\$135	\$63	\$683	\$61	\$1,645	\$2,587		

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Storm Water Development Impact Fees are summarized below by watershed first as a cost per acre (see Figure 3 Figure 33), and a fee by type of land use (see Figure 4) . It is preferable to base nonresidential Storm Water Development Impact Fees on floor area rather than on a per acre basis because the fee will increase or decrease according to the intensity of an individual project.

Figure 3. Maximum Supportable Development Impact Fees (Unincorporated County): Storm Water Capital Cost per Acre

	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw
Capital Cost Per Acre					
Single Family	\$83	\$5,563	\$686	\$83	\$1,297
Multifamily	\$0	\$5,563	\$0	\$0	\$2,218
Capital Cost Per Acre					
Retail/Office/Lodging	\$0	\$7,275	\$2,334	\$0	\$2,901
Industrial	\$0	\$6,162	\$1,977	\$0	\$2,457
Institutional	\$0	\$5,135	\$1,647	\$0	\$2,047

Figure 4. Maximum Supportable Development Impact Fees (Unincorporated County): Storm Water Capital-Cost-per-AcreDevelopment Impact Fees

	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw
Per Housing Unit					
Single Family	\$128	\$1,807	\$1,207	\$156	\$1,179
Multifamily	\$0	\$378	\$0	\$0	\$194
Per 1,000 Sq. Ft.					
Retail/Office/Lodging	\$0	\$1,293	\$3,545	\$0	\$991
Industrial	\$0	\$10,168	\$4,227	\$0	\$4,107
Institutional	\$0	\$7,437	\$2,770	\$0	\$2,547

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Projected Demand

Section 6-1-960(6) of the South Carolina Development Impact Fee Act requires:

“the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.”

Based on the Land Use Assumptions discussed in Appendix B, both residential and nonresidential development is expected to continue in Horry County over the next ten years. **Figure 5** shows projected population, housing units, jobs, and nonresidential floor area over the next ten years.

Figure 5. Horry County Residential and Nonresidential Projections

	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase		
Population										
Total Countywide Permanent Residents In Hsg Units	98.9%	845,524	350,790	361,221	371,652	382,083	392,514	444,667	99,143	
Housing Units										
Total Uninc. Housing Units		147,085	149,327	153,767	158,207	162,647	167,088	189,289	42,204	
Total Inc. Housing Units		76,183	77,344	79,644	81,943	84,243	86,543	98,042	21,860	
Total Countywide Housing Units		223,268	226,670	233,411	240,151	246,891	253,631	287,331	64,063	
Total Uninc. Housing Units Fire and EMS Service Area		132,287	134,304	138,297	142,291	146,284	150,278	170,245	37,958	
Peak Unincorporated Population in All Types of Units										
Grand Total Peak Uninc. Population		372,011	377,635	388,691	399,747	410,804	421,862	477,166	105,155	
Grand Total Peak Uninc. Fire and EMS Service Area Population ^a	% of Uninc. County	93%	345,870	351,201	361,482	371,765	382,048	392,332	443,764	97,794
Peak Countywide Population in All Types of Units										
Grand Total Peak Countywide Population		577,248	585,884	602,686	619,490	636,297	653,108	737,211	159,962	

^a Uninc. peak population less Horry County portion of Murrells Inlet-Garden City Fire District (due to existence of separate Fire District)

[1] Includes single family detached, single family attached, and mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: Horry County, U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Capital Improvement Plan and Development Impact Fee Study -- DRAFT

Horry County, South Carolina

	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase
Countywide Jobs								
Total	133,352	135,532	137,712	139,892	142,072	144,252	155,018	21,666
Unincorporated County Jobs								
Total	54,918	55,815	56,713	57,611	58,509	59,406	63,840	8,923
Incorporated County Jobs								
Total	78,434	79,717	80,999	82,281	83,563	84,846	91,178	12,743
Countywide Nonresidential Floor Area (1,000 sq. ft.)								
Total	66,962	68,056	69,151	70,246	71,340	72,435	77,841	10,879
Unincorporated County Nonresidential Floor Area (1,000 sq. ft.)								
Total	27,859	28,315	28,770	29,226	29,681	30,136	32,386	4,526
Incorporated County Nonresidential Floor Area (1,000 sq. ft.)								
Total	39,102	39,742	40,381	41,020	41,659	42,298	45,455	6,353

Peak Unincorporated County Demand Base

Peak Unincorporated Jobs*								
Total	57,114	58,048	58,982	59,915	60,849	61,783	66,394	9,279
Peak Unincorporated Nonres Floor Area (1,000 sq. ft.)								
Total	28,974	29,447	29,921	30,395	30,868	31,342	33,681	4,707

Fire and EMS Service Area[^]

Unincorporated County Jobs Fire and EMS Service Area[^]								
Total	50,580	51,407	52,234	53,061	53,887	54,714	58,798	8,218
Unincorporated County Nonresidential Floor Area (1,000 sq. ft.) Fire and EMS Service Area								
Total	25,995	26,420	26,845	27,270	27,695	28,120	30,219	4,224

Peak Unincorporated Jobs Fire and EMS Service Area*								
Total	52,603	53,463	54,323	55,183	56,043	56,903	61,150	8,547
Peak Unincorporated Nonres Floor Area (1,000 sq. ft.) Fire and EMS Service Area[^]								
Total	27,035	27,477	27,919	28,361	28,803	29,245	31,428	4,392

* Peak employment is 4 percent over year-round average (SC Dept. of Employment & Workforce).

[^] Unincorporated projections less Murrells Inlet-Garden City Fire District (due to existence of separate Fire District)

Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce; Horry County Comprehensive Plan;

Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three digit places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

PARKS & RECREATION CIP AND DEVELOPMENT IMPACT FEE CALCULATIONS

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...parks, libraries, and recreational facilities."

The Parks and Recreation Development Impact Fee is calculated for residential development and on a per housing unit basis. The incremental expansion methodology is used to calculate the current level of service for beach access, trails, boat landings, park land, park improvements, and recreation centers. Facilities are developed by the County to serve unincorporated peak population for a service area that covers the unincorporated County. Other types of park improvements such as beach nourishment may be identified in the future as growth-related improvement projects for which the County would participate in the funding.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by type of housing unit. Based on services and facilities provided by Horry County, current levels of service are calculated based on the unincorporated peak population of Horry County.

Parks and Recreation Service Area

The service area for parks and recreation improvements is the unincorporated County. Horry County plans and develops parks and recreation facilities to serve the unincorporated County.

Parks and Recreation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."

The “service unit” used for residential development is persons per household (PPHH). This is a measure of the average number of persons residing in each occupied housing unit. (See [Figure 6](#).) Factors have been calculated based on data obtained from the U.S. Census Bureau’s 2017 ACS 5-year estimates (further discussed in Appendix B).

Figure 6. Residential Service Units

Housing Type	Persons	Households	Persons per Household
Single Family [1]	201,777	79,735	2.53
Multifamily/Other [2]	31,473	14,886	2.11
Total	233,250	94,621	

[1] Includes mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey

Parks & Recreation Facilities Level of Service & Cost Analysis

The Parks and Recreation Development Impact Fee includes the County’s beach access, trails, boat landings, park land, park improvements, and recreation centers. Additional expansion will be necessary to serve future growth to maintain current levels of service. An incremental methodology is used with 2019 unincorporated peak population as the base year demand factor. For outdoor park facilities, unincorporated peak population includes population from lodging establishments to reflect the demand and use for those facilities, per the County. For recreation center facilities, unincorporated peak population from residential units only is used to reflect the demand and use for these types of facilities, per the County.

Beach Access Parks

As shown in [Figure 7](#), beach access parks have a total current area of 6.35 acres at a total improvement (construction and development) cost of \$3.5 million.

To calculate the current level of service, the total acreage is divided by the current peak unincorporated population. This results in .0171 acres per 1,000 persons (6.35 acres / 372,011 unincorporated peak residents = .0171 acres per 1,000 persons, rounded).

The level of service is combined with the average cost per acre to calculate the capital cost per person. This results in a capital cost per person of \$9.51 (.0171 acres per 1,000 persons x \$556,378 per acre = \$9.51).

Figure 7. Beach Access Parks Level of Service and Cost Factors

Beach Access

Facility	Acre	Improvement Cost
1. Cedar Ave	0.21	\$78,000
2. Holly Ave	0.21	\$98,000
3. Azalea	0.19	\$438,000
4. Magnolia Ave	0.06	\$48,000
5. Yaupon Ave	0.24	\$118,000
6. Pine Ave	0.17	\$118,000
7. Oak Ave	0.17	\$88,000
8. Cypress Ave	0.03	\$48,000
9. Anglers Dr	0.25	\$148,000
10. Holiday Dr	0.26	\$148,000
11. Sunset Dr	0.26	\$138,000
12. Rainbow Dr	0.26	\$108,000
13. Seabreeze Dr	0.25	\$118,000
14. Calhoun Dr	0.56	\$178,000
Calhoun Parking Lot	0.21	\$0
15. Woodland Dr	0.26	\$93,000
16. Hawes Ave	0.24	\$128,000
17. Nash St	0.75	\$273,000
18. Sands Ocean Club South (Ocean Annie's)	0.29	\$207,000
19. Sands Ocean Club North	0.44	\$193,000
20. Cottage Beach	0.3	\$255,000
21. Maison Dr	0.43	\$112,000
22. Hibben Memorial Park	0.31	\$400,000
Total	6.35	\$3,533,000

Level-of-Service Standards	Improvement Cost
Proportionate Share	100.0%
Share of Facility Acre	6.35
2019 Peak Population (Unincorporated)	372,011
Acres per 1,000 Persons	0.0171

Cost Analysis	Improvement Cost
Acres per 1,000 Persons	0.017
Cost per Acre	\$556,378
Cost Per Person	\$9.51

Trails

Horry County has a current trail system and plans to continue expanding it, primarily as a component of a larger trail system called the East Coast Greenway that will eventually run along the eastern seaboard. The current County-owned and maintained inventory of trails is 4.23 linear miles at a current value of \$2.7 million.

The current level of service for County trails serving the unincorporated peak population is .0112 linear miles per 1,000 persons (4.23 linear miles / 372,011 unincorporated peak residents = 1.01 acres per 1,000 persons, rounded).

The level of service is combined with the average cost per linear mile. This results in a capital cost per person totaling \$7.06 (.0112 linear miles per 1,000 persons x \$630,445 per linear mile of trails = \$7.06 per person).

Figure 8. Trails Level of Service and Cost Factors

Facility	Linear Mile	Improvement Cost
1. Atlantic Avenue	1.25	\$257,367
2. Kings Hwy - Briarcliffe	0.38	\$87,949
3. Waccamaw Drive – Woodland to Melody	0.50	\$1,244,591
4. Bike and Run Park Exterior Path	0.10	\$46,876
5. River Oaks – Frontage Rd Ph 1 (tbd 2019)	1.00	\$610,000
6. River Oaks – Frontage Rd Ph 2 (tbd 2020)	1.00	\$420,000
Total	4.23	\$2,666,783

Level-of-Service Standards	Improvement Cost
Proportionate Share	100.0%
Share of Facility Linear Mile	4.23
2019 Peak Population (Unincorporated)	372,011
Acres per 1,000 Persons	0.0112

Cost Analysis	Improvement Cost
Linear Mile per 1,000 Persons	0.0112
Cost per Linear Mile	\$630,445
Cost Per Person	\$7.06

Boat Landing Parks

As shown in [Figure 9](#), there are twenty-seven boat landings with forty launch lanes. The total improvement costs for the County's current boat landings is \$5.2 million.

To calculate the current level of service, the total number of lanes is divided by the current unincorporated peak population (40 lanes / 372,011 unincorporated peak residents = 0.11 acres per 1,000 persons, rounded).

The cost per person of \$14.30 is calculated by multiplying .11 lanes per 1,000 persons x \$130,000 per lane = \$14.30 per person.

Figure 9. Boat Landing Parks Level of Service and Cost Factors

Facility	Launch Lane	Improvement Cost
1. Causey Landing	1	\$50,000
2. Ricefield Cove Landing	1	\$50,000
3. Sandy Bluff Landing	1	\$50,000
4. Galivants Ferry Landing	1	\$50,000
5. Huggins Landing	1	\$50,000
6. Gunters Lake Landing	1	\$50,000
7. Hughes Landing	2	\$100,000
8. Jordan Lake Landing	1	\$50,000
9. Pitts Landing	2	\$100,000
10. Punch Bowl Landing	2	\$100,000
11. Yauhannah Landing	2	\$100,000
12. Port Harrelson Landing	1	\$50,000
13. Enterprise Landing	2	\$1,000,000
14. Peachtree Landing	1	\$50,000
15. Bucksville Landing	2	\$100,000
16. Pitch Landing	2	\$100,000
17. Billy Witherspoon Landing	2	\$100,000
18. Lee's Landing	1	\$100,000
19. Reaves Ferry Landing	1	\$100,000
20. Danny Knight Landing	2	\$100,000
21. Chris Anderson Landing	2	\$500,000
22. Johnny Causey Landing	2	\$100,000
23. T. Craig Campbell Landing	2	\$100,000
24. Peter Vaught Sr Landing	2	\$1,000,000
25. Rosewood Landing	1	\$50,000
26. Socastee Landing & Park*	2	\$1,000,000
27. Stanley Drive Landing	0	\$0
Total	40.00	\$5,200,000

Level-of-Service Standards	Improvement Cost
Proportionate Share	100.0%
Share of Facility Launch Lane	40.00
2019 Population (Unincorporated)	372,011
Lanes per 1,000 Persons	0.11

Cost Analysis	Improvement Cost
Acres per 1,000 Persons	0.1100
Cost per Lane	\$130,000
Cost Per Person	\$14.30

* Value of landing portion

Parks

As shown in [Figure 10](#), Horry County Parks have a total current area of 446.93 acres of developed parks (with a grand total of 515.67 acres of park land) at a total land value of \$23.4 million and a total improved value (construction and development) of \$35.7 million.

To calculate the current level of service, developed park acreage is divided by the current peak unincorporated population. This results in 1.20 acres per 1,000 persons ($446.93 \text{ acres} / 372,011 \text{ unincorporated peak residents} = 1.20 \text{ acres per } 1,000 \text{ persons, rounded}$).

The cost per person is calculated by multiplying the current level of service by the current cost to purchase park land ($\$23.4 \text{ million} / 515.67 = \$45,333$) and the current cost to improve parks ($\$35.7 \text{ million} / 446.93 = \$79,793$). The cost per person calculation is as follows: $1.20 \text{ acres per } 1,000 \text{ persons} \times \$45,333 \text{ per acre} = \54.40 plus $1.20 \text{ acres per } 1,000 \text{ persons} \times \$79,793 \text{ per acre} = \95.75 .

Figure 10. Parks Level of Service and Cost Factors

Facility^	Acres	Total Cost
1. Green Sea Floyds Ballfields	22.8	\$2,810,390
2. Bayboro Park	6.6	\$1,250,000
3. Michael Morris Graham Park	29.5	\$4,028,579
4. Dog Bluff Park	1	\$172,135
5. Pee Dee Park	5	\$2,515,000
6. Greenwood Park (Undeveloped)	10	\$0
7. Sandridge Park	5.1	\$1,173,650
8. Mt. Vernon Tennis Courts	3.3	\$199,440
9. White Oak Park	8.9	\$1,088,540
10. Loris Nature Park	21.6	\$1,144,639
11. Loris Outdoor Park (Undeveloped)	36.6	\$0
12. Simpson Creek Park	10	\$1,172,000
13. Vereen Memorial Gardens	110	\$19,286,160
14. Little River Neck Park	2.5	\$110,094
15. Frink Park	0.1	\$112,148
16. Poplar Park	4.2	\$1,235,661
17. Hibben Memorial Park	0.23	\$470,559
18. Bike & Run Park	71.5	\$1,528,436
19. International Drive Ballfields	24.1	\$4,245,000
20. Huger Park (Under Construction)	3.3	\$188,209
21. McNeil Park	9.5	\$2,339,394
22. Waccamaw Park	5.5	\$1,812,803
23. New Town Park	1.5	\$400,564
24. Racepath Park	3.2	\$1,708,170
25. Stalvey Creek Boardwalk (Future)	18.8	\$499,060
26. Socastee Landing & Park*	5.6	\$372,623
27. Socastee Recreation Park	91.5	\$8,317,800
28. Burgess Park	3.3	\$580,160
29. Sam Cox Park	0.4	\$277,500
<i>Undeveloped Acres</i>	68.7	
Grand Total Developed	446.93	\$59,038,714

Level-of-Service Standards	Land and Improvement Cost
Proportionate Share	100.0%
Share of Facility Acres	446.93
2019 Peak Population (Unincorporated)	372,011
Acres per 1,000 Persons	1.20

Cost Analysis	Land and Improvement Cost
Acres per 1,000 Persons	1.20
Cost per Acre	\$132,098
Cost Per Person	\$158.52

^ Recreation center land value included under Recreation Center level of service

* Value of park portion

Recreational Facilities

Horry County recreational facilities are shown in Figure 11. The County is currently served by five facilities with 86,529 square feet. Current total building value is estimated at \$42.4 million with land valued at \$5.3 million for a combined total of approximately \$47.7 million.

To calculate the current level of service, total square footage is divided by current unincorporated residential peak population (peak population without lodging population). This results in .24 square feet per person (86,529 square feet / 363,300 residents = 0.24 square feet per person, rounded).

The cost per person of \$132.24 is calculated by multiplying .24 square feet per person x \$551 per square foot = \$132.24 per person.

Figure 11. Recreational Facility Level of Service and Cost Factors

Facility	Building Square Feet	Building Cost	Land Cost	Total Cost
1. James R. Frazier Community Center	15,625	\$7,750,000	\$117,920	\$7,867,920
2. North Strand Recreation Center	22,621	\$7,750,000	\$92,850	\$7,842,850
3. CB Berry Community Center	4,745	\$7,668,160	\$0	\$7,668,160
4. Carolina Forest Rec Center	21,769	\$8,499,950	\$3,704,300	\$12,204,250
5. South Strand Recreation Center	21,769	\$10,700,000	\$1,380,152	\$12,080,152
Total	86,529	\$42,368,110	\$5,295,222	\$47,663,332

<i>Level-of-Service Standards</i>		Total
Proportionate Share		100.0%
Share of Facility (SF)		86,529
2019 Resid. Peak Population (Unincorporated)		363,300
SF per Person		0.24

<i>Cost Analysis</i>		Total
SF per Person		0.24
Cost per SF		\$551
Cost Per Person		\$132.24

Projection of Parks Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

Parks & Recreation Facilities

To estimate 10-year growth needs for park and recreational facilities in Horry County, current levels of service is applied to residential growth projections for the unincorporated County. The following series of figures projects the growth-related needs for each park and recreational component to maintain current levels of service, included in the development impact fee calculation. Growth-related needs and costs are highlighted at the bottom of each figure.

Figure 12. 10-Year Beach Access Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Acre
Beach Access	Residential	0.000017	per person	\$556,378
	Nonresidential	0.000000	per job	

Growth-Related Need for Parks & Recreation Facilities						
Year	Uninc. Peak Population	Uninc. Peak Jobs	Residential Acres	Nonresidential Acres	Total Acres	
Base 2019	372,011	54,918	6.35	0.00	6.35	
Year 1 2020	377,635	55,815	6.46	0.00	6.46	
Year 2 2021	388,691	56,713	6.65	0.00	6.65	
Year 3 2022	399,747	57,611	6.84	0.00	6.84	
Year 4 2023	410,804	58,509	7.02	0.00	7.02	
Year 5 2024	421,862	59,406	7.21	0.00	7.21	
Year 6 2025	432,921	60,268	7.40	0.00	7.40	
Year 7 2026	443,981	61,142	7.59	0.00	7.59	
Year 8 2027	455,042	62,028	7.78	0.00	7.78	
Year 9 2028	466,103	62,928	7.97	0.00	7.97	
Year 10 2029	477,166	63,840	8.16	0.00	8.16	
Ten-Year Increase	105,155	8,923	1.81	0.00	1.81	
Projected Expenditure			\$1,007,044	\$0	\$1,007,044	

Growth-Related Expenditures for Parks & Recreation Facilities: Beach Access \$1,007,044

Figure 13. 10-Year Trails Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Linear Mile
Trails	Residential	0.0000112	Linear Mile	\$630,445
	Nonresidential	0.0000000		

Growth-Related Need for Parks & Recreation Facilities						
Year	Uninc. Peak Population	Uninc. Peak Jobs	Residential Linear Mile	Nonresidential Linear Mile	Total Linear Mile	
Base 2019	372,011	57,114	4.23	0.00	4.23	
Year 1 2020	377,635	58,048	4.23	0.00	4.23	
Year 2 2021	388,691	58,982	4.35	0.00	4.35	
Year 3 2022	399,747	59,915	4.48	0.00	4.48	
Year 4 2023	410,804	60,849	4.60	0.00	4.60	
Year 5 2024	421,862	61,783	4.72	0.00	4.72	
Year 6 2025	432,921	62,679	4.85	0.00	4.85	
Year 7 2026	443,981	63,587	4.97	0.00	4.97	
Year 8 2027	455,042	64,509	5.10	0.00	5.10	
Year 9 2028	466,103	65,445	5.22	0.00	5.22	
Year 10 2029	477,166	66,394	5.34	0.00	5.34	
Ten-Year Increase	105,155	9,279	1.11	0.00	1.11	
Projected Expenditure			\$699,794	\$0	\$699,794	

Growth-Related Expenditures for Parks & Recreation Facilities: Trails | \$699,794

Figure 14. 10-Year Boat Landing Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Launch Lane
Boat Landings	Residential	0.0001100	per person	\$130,000
	Nonresidential	0.0000000	per job	

Growth-Related Need for Parks & Recreation Facilities						
Year	Uninc. Peak Population	Uninc. Peak Jobs	Residential Launch Lane	Nonresidential Launch Lane	Total Launch Lane	
Base 2019	372,011	57,114	40.00	0.00	40.00	
Year 1 2020	377,635	58,048	41.54	0.00	41.54	
Year 2 2021	388,691	58,982	42.76	0.00	42.76	
Year 3 2022	399,747	59,915	43.97	0.00	43.97	
Year 4 2023	410,804	60,849	45.19	0.00	45.19	
Year 5 2024	421,862	61,783	46.40	0.00	46.40	
Year 6 2025	432,921	62,679	47.62	0.00	47.62	
Year 7 2026	443,981	63,587	48.84	0.00	48.84	
Year 8 2027	455,042	64,509	50.05	0.00	50.05	
Year 9 2028	466,103	65,445	51.27	0.00	51.27	
Year 10 2029	477,166	66,394	52.49	0.00	52.49	
Ten-Year Increase	105,155	9,279	12.49	0.00	12.49	
Projected Expenditure			\$1,623,700	\$0	\$1,623,700	

Growth-Related Expenditures for Parks & Recreation Facilities: Boat Landings \$1,623,700

Figure 15. 10-Year Parks Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Acres
Park Land & Imprvts	Residential	0.0012	per person	\$132,099
	Nonresidential	0.0000	per job	

Growth-Related Need for Parks & Recreation Facilities						
Year		Uninc. Peak Population	Uninc. Peak Jobs	Residential Acres	Nonresidential Acres	Total Acres
Base	2019	372,011	57,114	446.93	0.00	446.93
Year 1	2020	377,635	58,048	453.16	0.00	453.16
Year 2	2021	388,691	58,982	466.43	0.00	466.43
Year 3	2022	399,747	59,915	479.70	0.00	479.70
Year 4	2023	410,804	60,849	492.96	0.00	492.96
Year 5	2024	421,862	61,783	506.23	0.00	506.23
Year 6	2025	432,921	62,679	519.51	0.00	519.51
Year 7	2026	443,981	63,587	532.78	0.00	532.78
Year 8	2027	455,042	64,509	546.05	0.00	546.05
Year 9	2028	466,103	65,445	559.32	0.00	559.32
Year 10	2029	477,166	66,394	572.60	0.00	572.60
Ten-Year Increase		105,155	9,279	125.67	0.00	125.67
		Projected Expenditure		\$16,600,881	\$0	\$16,600,881

Growth-Related Expenditures for Parks & Recreation Facilities: Park Land & Imprvts					\$16,600,881
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Figure 16. 10-Year Recreational Facility Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Bldg Sq. Ft.
Recreation Centers	Residential	0.2400	per person	\$551
	Nonresidential	0.0000	per job	

Growth-Related Need for Parks & Recreation Facilities						
Year	Uninc. Peak Pop. in Hsg Units	Uninc. Year-Round Jobs	Rec Ctr Bldg Sq. Ft.	Bldg Sq. Ft.	Total Bldg Sq. Ft.	
Base	2019	363,300	54,918	86,529	0.00	86,529.00
Year 1	2020	368,837	55,815	88,521	0.00	88,520.87
Year 2	2021	379,804	56,713	91,153	0.00	91,153.04
Year 3	2022	390,772	57,611	93,785	0.00	93,785.22
Year 4	2023	401,739	58,509	96,417	0.00	96,417.39
Year 5	2024	412,707	59,406	99,050	0.00	99,049.56
Year 6	2025	423,674	60,268	101,682	0.00	101,681.74
Year 7	2026	434,641	61,142	104,314	0.00	104,313.91
Year 8	2027	445,609	62,028	106,946	0.00	106,946.08
Year 9	2028	456,576	62,928	109,578	0.00	109,578.26
Year 10	2029	467,543	63,840	112,210	0.00	112,210.43
Ten-Year Increase		104,244	8,923	25,681	0.00	25,681.43
Projected Expenditure			\$14,150,469	\$0		\$14,150,469

Growth-Related Expenditures for Parks & Recreation Facilities: Recreation Centers	\$14,150,469
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Maximum Supportable Parks and Recreation Development Impact Fee

Figure 17 shows the maximum supportable Parks and Recreation Development Impact Fee for Horry County. All components of the development impact fees for Parks & Recreation facilities are assessed on residential development. The outdoor components (i.e., all components except for Recreation Centers) are assessed on Lodging land use based on utilization of the facilities. Residential development impact fees are based on household size (i.e., persons per household) by type of housing unit. Differentiating the fee by housing type allows the results to be proportional to the level of demand (persons per household) that a residential development will place on the need for infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee by type of housing unit.

For the lodging land use category, demand is determined by the average number of persons per occupied room (per Horry County Accommodations Inventory, March 2018). To calculate the fee, the cost per person for outdoor Parks and Recreation components of \$189.39 is multiplied by the average number of persons per room (.72) for an impact fee of \$135 per room.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the

amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 17. Maximum Supportable Parks and Recreation Development Impact Fee (Unincorporated County)

Fee Component	Cost per Person (All Components)	Cost per Person (Outdoor Components Only)
Beach Access	\$9.51	\$9.51
Trails	\$7.06	\$7.06
Boat Landings	\$14.30	\$14.30
Park Land and Improvements	\$158.52	\$158.52
Recreation Centers	\$132.24	\$0.00
Credit for Debt Payments	\$0.00	\$0.00
TOTAL	\$321.63	\$189.39

Residential

Housing Type	Demand Unit	Persons per Demand Unit	Maximum Supportable Impact Fee per Demand Unit
Single Family	DU	2.53	\$814
Multifamily	DU	2.11	\$679
Lodging	Room	0.72	\$135

Revenue from Parks and Recreation Development Impact Fee

Revenue from the Parks and Recreation Development Impact Fee is projected in [Figure 18](#), if the fee were implemented at the maximum supportable level and growth occurs as projected.

Based on the growth projections shown below and at the maximum development impact fee amount shown below, development impact fee revenue over the next ten years is projected at \$33 million.

Figure 18. Projected Revenue from the Parks and Rec Development Impact Fee (Unincorporated County)

Infrastructure Costs for Parks & Recreation Facilities

	Total Cost	Growth Cost
Beach Access	\$1,007,044	\$1,007,044
Trails	\$699,794	\$699,794
Boat Landings	\$1,623,700	\$1,623,700
Park Land and Improvements	\$16,600,881	\$16,600,881
Recreation Centers	\$14,150,469	\$14,150,469
Total Expenditures	\$34,081,888	\$34,081,888

Projected Development Impact Fee Revenue

		Single Family \$814 per unit	Multifamily \$679 per unit	Lodging \$135 per room
Year		Housing Units	Housing Units	Rooms
Base	2019	108,245	38,840	10,667
Year 1	2020	109,895	39,432	10,773
Year 2	2021	113,162	40,605	10,881
Year 3	2022	116,430	41,777	10,990
Year 4	2023	119,698	42,950	11,100
Year 5	2024	122,965	44,122	11,211
Year 6	2025	126,233	45,295	11,323
Year 7	2026	129,501	46,467	11,436
Year 8	2027	132,769	47,640	11,550
Year 9	2028	136,036	48,812	11,666
Year 10	2029	139,304	49,985	11,783
Ten-Year Increase		31,059	11,145	1,116
Projected Revenue =>		\$25,282,276	\$7,567,208	\$150,655

Projected Revenue =>	\$33,000,139
Total Expenditures =>	\$34,081,888
Non-Impact Fee Revenues =>	\$1,081,749

PUBLIC SAFETY CIP AND DEVELOPMENT IMPACT FEE CALCULATIONS

Methodology

Section 6-1-920(18f) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities."

The Public Safety development impact fee includes components for police, fire and emergency medical services (EMS), and the Emergency Operations Center (EOC). The components include:

- Police Stations
- Fire / EMS Stations
- Fire / EMS Apparatus
- Emergency Operations Center

An incremental expansion methodology is applied to all components except for Fire / EMS Stations and EOC, which use a plan based methodology. Costs are allocated to both residential and nonresidential development using different demand indicators for each type of development. Other types of public safety capital facilities may be identified in the future as growth-related needs for inclusion in a subsequent impact fee study such as Fire administration space, separated Fire vehicle maintenance facility, or a logistics facility, consistent with applicable statutes and case law at the time.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by type of housing unit. Nonresidential development impact fees are calculated using nonresidential vehicle trips. Trip generation rates are highest for commercial/retail development and lowest for industrial development, whereas trip rates for office & institutional development fall between the other two categories. Using vehicle trip rates ensures that development impact fees are consistent with the relative demand for Public Safety services from nonresidential development.

EMS services are being provided on a countywide basis, therefore EMS Stations (or portions of joint Fire/EMS Stations) and EMS Apparatus are allocated to the unincorporated County.

Service Units for Public Safety

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

"a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate."

The "service unit" used for residential development is persons per household (PPHH). This is a measure of the average number of persons residing in each occupied housing unit. (See [Figure 19](#).) Factors have been calculated based on data provided by the U.S. Census Bureau's 2017 ACS 5-year estimates (further discussed in Appendix B).

Figure 19. Residential Service Units

Housing Type	Persons	Households	Persons per Household
Single Family [1]	201,777	79,735	2.53
Multifamily/Other [2]	31,473	14,886	2.11
Total	233,250	94,621	

[1] Includes mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey

TischlerBise recommends using nonresidential vehicle trips as the nonresidential "service unit" for Public Safety infrastructure. Average weekday vehicle trip ends for nonresidential development are from the 10th edition of the reference book, Trip Generation, published in 2017 by the Institute of Transportation Engineers. A "trip end" represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). Trip ends for nonresidential development are calculated per thousand square feet.

Trip generation rates are used for nonresidential development because vehicle trips are highest for retail developments, such as shopping centers, and lowest for industrial development. Office and institutional trip rates fall between the other two categories. This ranking of trip rates is consistent with the relative demand for public safety services from nonresidential development. Other possible nonresidential demand indicators, such as employment or floor area, will not accurately reflect the demand for service. For example, if employees per thousand square feet were used as the demand indicator, public safety development fees would be disproportionately high for office and institutional development because offices typically have more employees per 1,000 square feet than retail uses. If floor area were used as the demand indicator, public safety development fees would be disproportionately high for industrial development.

For nonresidential land uses, the standard 50 percent adjustment is applied to Office/Service, Industrial, and Institutional. A lower vehicle trip adjustment factor is used for Retail because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination. Further detail on vehicle trip factors can be found in Appendix B: Land Use Assumptions.

Figure 20. Nonresidential Service Units

Development Type	Demand Unit	Trips per Demand Unit
Retail	1,000 Sq. Ft.	12.46
Office	1,000 Sq. Ft.	4.87
Industrial	1,000 Sq. Ft.	1.97
Institutional	1,000 Sq. Ft.	9.76
Lodging	Room	4.18

Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017)

Both residential and nonresidential developments increase the demand on Public Safety facilities. To calculate the proportionate share between residential and nonresidential demand on Public Safety facilities and apparatus, calls for service/incident data is used. Police and Fire/EMS provided calls for service data, which is addressed in the respective sections below.

Police CIP and Development Impact Fee Calculation

Police Service Area

The Police Development Impact Fee covers the unincorporated County, which reflects the current service area of the Horry County Police Department. All other municipalities (cities and towns) in the County provide their own police force.

Police Service Units

Horry County Police Department provided calls for service/incident data for the Horry County Police Department for calendar year 2018. Data are shown in [Figure 21](#). As shown, 67 percent of the calls were from residential locations, 33 percent were from nonresidential locations. The figures include traffic calls for service to residential and nonresidential locations, allocated based on vehicle miles of travel in the unincorporated County.

Figure 21. Horry County Police Incidents

	Number of Incidents (2018)	Traffic Accidents Allocated to Land Uses	Total Number of Incidents to Land Uses (2018)	% by Land Use
Residential	59,696	8,295	67,991	67%
Nonresidential	30,989	2,182	33,171	33%
Subtotal Allocated to Land Uses	90,685	10,477	101,162	100%
Traffic Accidents (Roadway)	10,477			
Residential VMT* (%)	79%			
Nonresidential VMT* (%)	21%			
Unknown	17,491			
Grand Total Incidents	118,653			

*VMT = Vehicle Miles of Travel. Source: ITE Trip Generation; see Figure 56
 Source: Horry County Police Department

Police Facilities Level of Service and Cost Analysis

The Police component of the Public Safety Development Impact Fee includes Horry County Police Stations and the Animal Shelter. Additional expansion will be necessary in both types of facilities to serve future growth.

Police Station Space

As shown in ~~Figure 22~~Figure 22, the Horry County Police Department occupies 3 buildings, totaling 39,333 square feet. M. L. Brown Public Safety Building includes other public safety uses but the square footage listed reflects Police station space only. To determine the level of service factors for the development impact fee, Police calls for service percentages are used to allocate the facility floor area in the figure. Of the total square feet, 26,353 is allocated to residential development and 12,980 is allocated to nonresidential development.

The allocated floor area of the Horry County Police facilities is divided by the 2019 residential and nonresidential service units (population and nonresidential vehicle trips). The result is the current level of service for Police stations in the County. Specifically, 0.07 square feet of facility per person and 0.05 square feet per nonresidential vehicle trip.

From County staff, station construction costs an average of \$300 per square foot. To find the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per square foot. For example, the residential cost per person is \$21 (0.07 square feet per person x \$300 per square foot = \$21 per person, rounded).

Figure 22. Police Station Level of Service and Cost Factors

Facility	Square Feet	Replacement Cost
M. L. Brown Public Safety Bldg	28,966	\$8,689,800
Mt. Olive Fire/Ems/Magistrate/Police	3,079	\$923,700
Ralph Ellis Police Precinct	3,644	\$1,093,200
South Strand Police Precinct	3,644	\$1,093,200
TOTAL	39,333	\$11,799,900

Level-of-Service Standards	Residential	Nonresidential
Proportionate Share	67%	33%
Share of Facility Square Feet	26,353	12,980
2019 Peak Uninc. Population or Nonres. Trips	372,011	269,434
Square Feet per Person or Nonres. Trip	0.07	0.05

Cost Analysis	Residential	Nonresidential
Square Feet per Person or Nonres. Trip	0.07	0.05
Cost per Square Foot	\$300	\$300
Cost Per Person or Nonres. Trip	\$21.00	\$15.00

Animal Shelter Space

Figure 23 shows the Horry County Animal Shelter facility current level of service. The Animal Shelter facility is allocated 100 percent to residential development.

Floor area of the Horry County Animal Shelter is divided by the 2019 residential service units (population). The result is the current level of service of 0.03 square feet of facility per person.

From County staff, station construction costs an average of \$300 per square foot. The capital cost per person is the level of service standard multiplied by the average cost per square foot (0.03 square feet per person x \$300 per square foot = \$9 per person).

Figure 23. Animal Shelter Level of Service and Cost Factors

Facility	Square Feet	Replacement Cost
Animal Care Center	12,726	\$3,817,800
TOTAL	12,726	\$3,817,800

Level-of-Service Standards	Residential	Nonresidential
Proportionate Share	100.0%	0.0%
Share of Facility Square Feet	12,726	0
2019 Peak Uninc. Population or Nonres. Trips	372,011	269,434
Square Feet per Person or Nonres. Trip	0.03	0.00

Cost Analysis	Residential	Nonresidential
Square Feet per Person or Nonres. Trip	0.03	0.00
Cost per Square Foot	\$300	\$300
Cost Per Person or Nonres. Trip	\$9.00	\$0

Projection of Police and Animal Shelter Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

To estimate the 10-year growth needs for Police stations and Animal Shelter space, current levels of service are applied to the residential and nonresidential growth projected for unincorporated Horry County. Growth-related needs and costs are highlighted at the bottom of the figures.

Figure 24. 10-Year Police Station Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Police Station	Residential	0.07		
	Nonresidential	0.05	per vehicle trips	

Growth-Related Need for Police Station Space						
Year	Uninc. Peak Population	Uninc. Peak Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base 2019	372,011	269,434	26,353	12,980	39,333	
Year 1 2020	377,635	273,556	26,434	13,678	40,112	
Year 2 2021	388,691	277,682	27,208	13,884	41,092	
Year 3 2022	399,747	281,812	27,982	14,091	42,073	
Year 4 2023	410,804	285,947	28,756	14,297	43,053	
Year 5 2024	421,862	290,087	29,530	14,504	44,034	
Year 6 2025	432,921	294,082	30,304	14,704	45,008	
Year 7 2026	443,981	298,134	31,078	14,907	45,985	
Year 8 2027	455,042	302,241	31,852	15,112	46,964	
Year 9 2028	466,103	306,407	32,627	15,320	47,947	
Year 10 2029	477,166	310,630	33,401	15,532	48,933	
Ten-Year Increase	105,155	41,196	7,048	2,552	9,600	
Projected Expenditure			\$2,114,367	\$765,633	\$2,880,000	
Growth-Related Expenditures for Police Station Facilities					\$2,880,000	

Figure 25. 10-Year Animal Shelter Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Animal Care Center	Residential	0.03	Square Feet	per persons	\$300
	Nonresidential	0.00		per vehicle trips	

Growth-Related Need for Animal Shelter Space						
Year		Uninc. Peak Population	Uninc. Peak Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	372,011	269,434	12,726	0	12,726
Year 1	2020	377,635	273,556	12,895	0	12,895
Year 2	2021	388,691	277,682	13,227	0	13,227
Year 3	2022	399,747	281,812	13,559	0	13,559
Year 4	2023	410,804	285,947	13,891	0	13,891
Year 5	2024	421,862	290,087	14,223	0	14,223
Year 6	2025	432,921	294,082	14,555	0	14,555
Year 7	2026	443,981	298,134	14,887	0	14,887
Year 8	2027	455,042	302,241	15,219	0	15,219
Year 9	2028	466,103	306,407	15,551	0	15,551
Year 10	2029	477,166	310,630	15,883	0	15,883
Ten-Year Increase		105,155	41,196	3,157	0	3,157
Projected Expenditure				\$947,100	\$0	\$947,100
Growth-Related Expenditures for Animal Shelter Facilities						\$947,100

Maximum Supportable Police Development Impact Fee

Figure 26 shows the maximum supportable Police Development Impact Fee for Horry County. Development impact fees for Police facilities are assessed on residential and nonresidential development with the Animal Shelter component only assessed on residential development. Police development impact fees are based on household size for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be proportional to the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 26. Maximum Supportable Police Development Impact Fee (Unincorporated County)

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Police Station	\$21.00	\$15.00
Animal Shelter	\$9.00	\$0.00
Credit for Debt Payments	\$0	\$0
TOTAL	\$30.00	\$15.00

Residential

Housing Type	Demand Unit	Persons per Demand Unit	Maximum Supportable Fee per Demand Unit
Single Family	DU	2.53	\$76
Multifamily	DU	2.11	\$63

Nonresidential

Development Type	Demand Unit	Trips per Demand Unit*	Maximum Supportable Fee per Demand Unit
Retail	1,000 Sq. Ft.	12.46	\$187
Office	1,000 Sq. Ft.	4.87	\$73
Industrial	1,000 Sq. Ft.	1.97	\$30
Institutional	1,000 Sq. Ft.	9.76	\$146
Lodging	Room	4.18	\$63

*Source: *Trip Generation*, Institute of Transportation Engineers, 10th Edition (2017)

Revenue from Police Development Impact Fee

Revenue from the Police Development Impact Fee is projected in **Figure 27**, if the fee were implemented at the maximum supportable level and growth occurs as projected.

Based on the growth projections shown below and at the maximum development impact fee amount shown below, development impact fee revenue over the next ten years is projected at approximately \$3.7 million.

Figure 27. Projected Revenue from the Police Development Impact Fee (Unincorporated County)

Infrastructure Costs for Police Facilities

	Total Cost	Growth Cost
Police Station	\$2,880,000	\$2,880,000
Animal Shelter	\$947,100	\$947,100
Total Expenditures	\$3,827,100	\$3,827,100

Projected Development Impact Fee Revenue

Year		Single Family	Multifamily	Retail	Office	Industrial	Institutional	Lodging
		\$76 per unit	\$63 per unit	\$187 per KSF	\$73 per KSF	\$30 per KSF	\$146 per KSF	\$63 per room
		Housing Units	Housing Units	KSF	KSF	KSF	KSF	Rooms
Base	2019	108,245	38,840	10,001	5,439	7,481	6,053	10,667
Year 1	2020	109,895	39,432	10,164	5,528	7,604	6,152	10,773
Year 2	2021	113,162	40,605	10,328	5,616	7,726	6,251	10,881
Year 3	2022	116,430	41,777	10,491	5,705	7,848	6,350	10,990
Year 4	2023	119,698	42,950	10,655	5,794	7,971	6,449	11,100
Year 5	2024	122,965	44,122	10,818	5,883	8,093	6,548	11,211
Year 6	2025	126,233	45,295	10,975	5,968	8,210	6,643	11,323
Year 7	2026	129,501	46,467	11,134	6,055	8,329	6,739	11,436
Year 8	2027	132,769	47,640	11,296	6,143	8,450	6,837	11,550
Year 9	2028	136,036	48,812	11,459	6,232	8,573	6,936	11,666
Year 10	2029	139,304	49,985	11,626	6,322	8,697	7,036	11,783
Ten-Year Increase		31,059	11,145	1,625	884	1,216	983	1,116
Projected Revenue =>		\$2,360,507	\$702,112	\$303,845	\$64,505	\$36,465	\$143,581	\$70,306

Projected Revenue =>	<u>\$3,681,321</u>
Total Expenditures =>	<u>\$3,827,100</u>
Non-Impact Fee Revenues =>	<u>\$145,779</u>

Fire and EMS CIP and Development Impact Fee Calculation

Fire and EMS Service Area

The Fire and EMS Development Impact Fee covers the unincorporated County outside the Murrells Inlet-Garden City Fire District. Horry County Fire services are provided in the unincorporated area only and allocated to unincorporated demand base (outside the Horry County portion of the Murrells Inlet-Garden City Fire District). EMS services are provided countywide (both unincorporated (outside the Horry County portion of the Murrells Inlet-Garden City Fire District) and incorporated areas). Levels of service and costs have been allocated to the unincorporated service area of the county in this analysis using calls for service data. See the "Level of Service" section below for further information.

Fire and EMS Service Units

Horry County Fire and EMS Department provided calls for service/incident data for calendar year 2018 for the Horry County Fire and EMS Service Area. Data are shown in [Figure 28](#). As shown, 64 percent of the calls were from residential locations, 36 percent were from nonresidential locations. The figures include traffic calls for service to residential and nonresidential locations, allocated based on vehicle miles of travel in the unincorporated County.

Figure 28. Horry County Fire and EMS Incidents

	Number of Incidents (2018)	Traffic Accidents Allocated to Land Uses	Total Number of Incidents to Land Uses (2018)	% by Land Use
Residential	32,395	4,003	36,398	64%
Nonresidential	19,412	1,053	20,465	36%
Subtotal to Land Uses	51,807	5,056	56,863	100%
Traffic Accidents (Roadway)	5,056			
Residential VMT* (%)	79%			
Nonresidential VMT* (%)	21%			
Unknown	5,180			
Grand Total Incidents	62,043			

*VMT = Vehicle Miles of Travel. Source: ITE Trip Generation; see Figure 56
Source: Horry County Fire and EMS Department

Fire and EMS Facilities Level of Service and Cost Analysis

The Fire and EMS Development Impact Fee includes the facilities that house the County’s Fire and EMS services. Identified by County staff, additional expansion will be necessary to serve future growth. The inventory includes current station space as well as those facilities that are included for expansions in the County’s 5-Year Capital Improvement Plan and assumed to be operational by 2024. The level of service is based on the projected demand base of 2024 population and nonresidential vehicle trips for the unincorporated County less the Horry County portion of the Murrells Inlet-Garden City Fire District .

Detail of the facilities are shown in [Figure 30](#). Some County Fire Stations are Fire service only while others are both Fire and Medic (EMS). Those joint Fire and EMS stations are allocated to Fire and EMS space based on calls for service by station. Fire services are provided in the unincorporated area only (outside the Murrells Inlet-Garden City Fire District) and allocated to unincorporated demand base reflective of the service area boundaries. EMS services are provided countywide (outside the Murrells Inlet-Garden City Fire District in both unincorporated and incorporated areas) and therefore levels of service and costs are adjusted to reflect the share provided to the applicable demand base, namely to the unincorporated County outside municipalities. ² See Figure 29.

Figure 29. Unincorporated County Share of Countywide EMS Service Area Population and Employment

	Countywide (2019)	Countywide EMS Service Area [^] (2019)	Unincorporated County (2019)
Peak Population	577,249	558,299	372,011
Peak Jobs	138,686	134,348	57,114
Total Peak Population and Jobs	715,935	692,647	429,125

Uninc. % of Countywide EMS Service Area 62%

[^] Countywide less Horry County portion of Murrells Inlet-Garden City Fire District.
 Sources: Horry County; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.
 Bureau of Labor Statistics, SC Dept of Employment & Workforce; Horry County Comprehensive Plan;
 Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Also included in the inventory are costs for planned expansions. The weighted cost per square foot is used in the development impact fee calculation.

² It should be noted that Horry County EMS does not serve Murrells Inlet-Garden City Fire District as a first responder, therefore the allocation uses an adjusted Countywide population and employment total (Countywide minus Horry County portion of the Fire District) to determine unincorporated County share of EMS facilities and apparatus.

Figure 31. Fire and Medic Station Level of Service and Cost Factors

Fire Stations: Unincorporated

Fire Station SF	74,118
Fire Portion of Fire/Medic Station SF	30,893
Total Fire Station SF	105,011

	Residential	Nonresidential
Proportionate Share	64.0%	36.0%
Share of Facility Square Feet	67,207	37,804
2024 Peak Uninc. Fire and EMS Population or Nonres. Trips*	392,332	273,078
Square Feet per Person or Nonres. Trip	0.1713	0.1384

Cost Analysis

	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.17	0.14
Cost per Square Foot	\$386	\$386
Cost Per Person or Nonres. Trip	\$66.12	\$53.42

Medic Stations: Countywide
 Uninc. County Peak Pop. and Empl. served by EMS

Medic Station SF	127,833
Uninc. County Peak Pop. and Empl. served by EMS	62%
	79,257

Level-of-Service Standards

	Residential	Nonresidential
Proportionate Share	64.0%	36.0%
Share of Facility Square Feet	50,724	28,532
2024 Peak Uninc. Fire and EMS Population or Nonres. Trips*	392,332	273,078
Square Feet per Person or Nonres. Trip	0.1293	0.1045

Cost Analysis

	Residential	Nonresidential
Square Feet per Person or Nonres. Trips	0.13	0.10
Cost per Square Foot	\$386	\$386
Cost Per Person or Nonres. Trip	\$49.91	\$40.34

* Fire and EMS population and nonres. trips are peak Uninc. County less the Horry Co. portion of Murrells Inlet-Garden City Fire District

Fire Training Center Level of Service and Cost Factors

Horry County Fire and EMS Department has a current Training Center at existing Station 44 with 2,500 square feet and a value of \$965,000. The County anticipates a need to provide additional training facility space to meet future growth needs.

The current square footage is allocated to residential and nonresidential demand using the above described calls for service data and then divided by the 2019 residential and nonresidential service units (population and nonresidential vehicle trips for the unincorporated County less the Horry County portion of the Murrells Inlet-Garden City Fire District). Current levels of service and cost factors are shown in [Figure 32](#).

Figure 32. Fire Training Center Level of Service and Cost Factors

Facility	Square Feet	Cost per SF	Total Cost
Fire Training Center (Sta. 44)	2,500	\$386.00	\$965,000
TOTAL	2,500	\$386.00	\$965,000

<i>Level-of-Service Standards</i>	Residential	Nonresidential
Proportionate Share	64.0%	36.0%
Share of Fire Training Center	1,600	900
2019 Peak Uninc. Fire and EMS Population or Nonres. Trips*	345,970	253,710
Square Feet per Person or Nonres. Trip	0.0046	0.0035

<i>Cost Analysis</i>	Residential	Nonresidential
Units per 1,000 Persons or Nonres. Trips	0.0046	0.0035
Cost per Unit	\$386	\$386
Cost Per Person or Nonres. Trip	\$1.78	\$1.35

* Fire and EMS population and nonres. trips are peak Uninc. County less the Horry Co. portion of Murrells Inlet-Garden City Fire District

Fire and EMS Vehicles Level of Service and Cost Factors

Horry County Fire and EMS Department has 111 Fire and EMS vehicles in its fleet to conduct operations. Levels of service in the development impact fee study are number of units/vehicles per demand factor (population or nonresidential vehicle trips). Levels of service are determined for Fire vehicles separately from Medic vehicles (ambulances) due to geographies served. To determine proportionate shares for the development impact fee, Fire/EMS calls for service percentages are applied. The South Carolina Development Impact Fee Act limits expenditures to apparatus over \$100,000 per unit.

Results are shown below. Of the 79 Fire vehicles, 50.56 vehicles are allocated to residential development and 28.44 vehicles are allocated to nonresidential development. Of the 32 ambulances, 62 percent are

allocated to unincorporated County (outside the municipalities)³ and then allocated to residential and nonresidential development per Fire/EMS calls for service resulting in 12.70 ambulances allocated to residential development and 7.14 vehicles to nonresidential development.

The allocated vehicles are divided by the 2019 residential and nonresidential service units (population and nonresidential vehicle trips). Current levels of service are shown in [Figure 33](#).

The average weighted replacement cost per fire vehicle is \$585,443 and \$300,000 for ambulances. To calculate the capital cost per person or per nonresidential vehicle trip, the level of service standards are applied to the average cost per vehicle. For example, the residential cost per person for fire vehicles is \$85.53 (0.1461 vehicles per 1,000 persons x \$585,443 = \$85.53 per person).

³ See [Figure 29](#).

Figure 33. Fire and EMS Vehicle Level of Service and Cost Factors

Fire Rescue Vehicles and Apparatus			
Type of Apparatus	# of Units	Current Cost per Vehicle	Total Cost
Ambulance	32	\$300,000	\$9,600,000
Brush Trucks	9	\$250,000	\$2,250,000
Heavy Rescues	4	\$550,000	\$2,200,000
Ladder Trucks	7	\$1,400,000	\$9,800,000
Pumpers	47	\$600,000	\$28,200,000
Tankers	10	\$300,000	\$3,000,000
Air Trucks	2	\$400,000	\$800,000
TOTAL System	111	\$503,153.15	\$55,850,000

Unincorporated Fire	79		\$46,250,000
Countywide Medic	32		\$9,600,000

Fire Apparatus: Unincorporated

Fire Vehicles	79	\$585,443	\$46,250,000
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Level-of-Service Standards	Residential	Nonresidential
	Proportionate Share	64.0%
Share of Fire Apparatus	50.56	28.44
2019 Peak Uninc. Fire and EMS Population or Nonres. Trips*	345,970	253,710
Units per 1,000 Persons or Nonres. Trips	0.1461	0.1121

Cost Analysis	Residential	Nonresidential
	Units per 1,000 Persons or Nonres. Trips	0.1461
Cost per Unit	\$585,443	\$585,443
Cost Per Person or Nonres. Trip	\$85.53	\$65.63

* Fire and EMS population and nonres. trips are peak Uninc. County less the Horry Co. portion of Murrells Inlet-Garden City Fire District

Ambulance: Countywide

EMS Vehicles	32.00	\$300,000	\$9,600,000
Uninc. Share	62%		
Uninc. EMS Vehicles	19.84		

Level-of-Service Standards	Residential	Nonresidential
	Proportionate Share	64.0%
Share of Ambulances	12.70	7.14
2019 Peak Uninc. Fire and EMS Population or Nonres. Trips*	345,970	253,710
Square Feet per 1,000 Person or Nonres. Trip	0.0367	0.0281

Cost Analysis	Residential	Nonresidential
	Units per 1,000 Persons or Nonres. Trips	0.0367
Cost per Unit	\$300,000	\$300,000
Cost Per Person or Nonres. Trip	\$11.01	\$8.43

* Fire and EMS population and nonres. trips are peak Uninc. County less the Horry Co. portion of Murrells Inlet-Garden City Fire District

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for annual debt service, TischlerBise included a credit in the development impact fee calculations for the bonds to be issued to construct station expansions. Following the same methodology as the level of service analysis, annual debt service was split between residential and nonresidential development and then divided by annual service units (population and nonresidential vehicle trips) to yield payments per person or vehicle trip. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$7.20 per person and \$5.85 per nonresidential vehicle trip rounded.

Figure 34. Credit for Future Fire and EMS Debt Payments

Fiscal Year	Principal Payment	Residential		Nonresidential	
		64%	36%	SO	SO
2020	\$605,186	\$387,319	\$217,867		
2021	\$497,000	\$318,080	\$178,920		
2022	\$366,000	\$234,240	\$131,760		
2023	\$305,000	\$195,200	\$109,800		
2024	\$290,000	\$185,600	\$104,400		
2025	\$701,814	\$449,161	\$252,653		
2026	\$725,000	\$464,000	\$261,000		
2027	\$725,000	\$464,000	\$261,000		
2028	\$725,000	\$464,000	\$261,000		
2029	\$675,000	\$432,000	\$243,000		
Total	\$5,615,000	\$3,593,600	\$2,021,400		

Residential					
Fiscal Year	Payment	Projected Uninc. Peak Fire and EMS Population	Payment/Capita	Fiscal Year	Payment
Base Year				Base Year	
2020	\$387,319	351,201	\$1.10	2020	\$217,867
2021	\$318,080	361,482	\$0.88	2021	\$178,920
2022	\$234,240	371,765	\$0.63	2022	\$131,760
2023	\$195,200	382,048	\$0.51	2023	\$109,800
2024	\$185,600	392,332	\$0.47	2024	\$104,400
2025	\$449,161	402,617	\$1.12	2025	\$252,653
2026	\$464,000	412,902	\$1.12	2026	\$261,000
2027	\$464,000	423,189	\$1.10	2027	\$261,000
2028	\$464,000	433,476	\$1.07	2028	\$261,000
2029	\$432,000	443,764	\$0.97	2029	\$243,000
Total	\$3,593,600		\$8.97	Total	\$2,021,400
			Discount Rate 4.00%		Discount Rate 4.00%
			Total Credit \$7.20		Total Credit \$5.85

Nonresidential					
Fiscal Year	Payment	Projected Uninc. Peak Fire and EMS Nonres. Trips	Payment/Trip	Fiscal Year	Payment
Base Year				Base Year	
2020	\$217,867	257,574	\$0.85	2020	\$217,867
2021	\$178,920	261,443	\$0.68	2021	\$178,920
2022	\$131,760	265,317	\$0.50	2022	\$131,760
2023	\$109,800	269,195	\$0.41	2023	\$109,800
2024	\$104,400	273,078	\$0.38	2024	\$104,400
2025	\$252,653	276,826	\$0.91	2025	\$252,653
2026	\$261,000	280,627	\$0.93	2026	\$261,000
2027	\$261,000	284,481	\$0.92	2027	\$261,000
2028	\$261,000	288,389	\$0.91	2028	\$261,000
2029	\$243,000	292,351	\$0.83	2029	\$243,000
Total	\$2,021,400		\$7.32	Total	\$2,021,400
			Discount Rate 4.00%		Discount Rate 4.00%
			Total Credit \$5.85		Total Credit \$5.85

Projection of Fire/EMS Facility Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."

To estimate the 10-year growth needs for Fire/EMS stations and vehicles, planned levels of service are applied to the residential and nonresidential growth projected for unincorporated Horry County. The following series of figures show the growth-related needs for Fire/EMS facilities and vehicles to maintain current levels of service. (The shaded row identifies the 5-year amount of planned facility space.) Growth-related needs and costs are highlighted at the bottom of the figures.

Figure 35. 10-Year Fire Station Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Fire Stations	Residential	0.1713	Square Feet	per persons	\$386
	Nonresidential	0.1384		per vehicle trip	

Growth-Related Need for Fire Stations						
Year		Projected Uninc. Peak Fire and EMS Population	Projected Uninc. Peak Fire and EMS Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	345,970	253,710	59,265	35,113	94,378
Year 1	2020	351,201	257,574	60,161	35,648	95,809
Year 2	2021	361,482	261,443	61,922	36,184	98,106
Year 3	2022	371,765	265,317	63,683	36,720	100,403
Year 4	2023	382,048	269,195	65,445	37,257	102,702
Year 5	2024	392,332	273,078	67,207	37,804	105,011
Year 6	2025	402,617	276,826	68,968	38,313	107,281
Year 7	2026	412,902	280,627	70,730	38,839	109,569
Year 8	2027	423,189	284,481	72,492	39,372	111,864
Year 9	2028	433,476	288,389	74,254	39,913	114,167
Year 10	2029	443,764	292,351	76,017	40,461	116,478
Ten-Year Increase		97,794	38,641	16,752	5,348	22,100
		Projected Expenditure		\$6,466,272	\$2,064,328	\$8,530,600
Growth-Related Expenditures for Fire Stations						\$8,530,600

Figure 36. 10-Year Medic Station Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Medic Stations (Uninc. Share)	Residential	0.1293	Square Feet	per persons	\$386
	Nonresidential	0.1045		per vehicle trip	

Growth-Related Need for Medic Facilities						
Year		Projected Uninc. Peak Fire and EMS Population	Projected Uninc. Peak Fire and EMS Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	345,970	253,710	44,734	26,513	71,247
Year 1	2020	351,201	257,574	45,410	26,917	72,327
Year 2	2021	361,482	261,443	46,740	27,321	74,061
Year 3	2022	371,765	265,317	48,069	27,726	75,795
Year 4	2023	382,048	269,195	49,399	28,131	77,530
Year 5	2024	392,332	273,078	50,724	28,532	79,257
Year 6	2025	402,617	276,826	52,058	28,928	80,986
Year 7	2026	412,902	280,627	53,388	29,326	82,714
Year 8	2027	423,189	284,481	54,718	29,728	84,446
Year 9	2028	433,476	288,389	56,048	30,137	86,185
Year 10	2029	443,764	292,351	57,379	30,551	87,930
Ten-Year Increase		97,794	38,641	12,645	4,038	16,683
		Projected Expenditure		\$4,880,970	\$1,558,668	\$6,439,638
Growth-Related Expenditures for Medic Stations						\$6,439,638

Figure 37. 10-Year Fire Training Facility Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
Fire Training Facility	Residential	0.0046	per persons	\$386
	Nonresidential	0.0035	per vehicle trip	

Growth-Related Need for Medic Facilities						
Year		Projected Uninc. Peak Fire and EMS Population	Projected Uninc. Peak Fire and EMS Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet
Base	2019	345,970	253,710	1,600	900	2,500
Year 1	2020	351,201	257,574	1,616	902	2,518
Year 2	2021	361,482	261,443	1,663	915	2,578
Year 3	2022	371,765	265,317	1,710	929	2,639
Year 4	2023	382,048	269,195	1,757	942	2,699
Year 5	2024	392,332	273,078	1,805	956	2,761
Year 6	2025	402,617	276,826	1,852	969	2,821
Year 7	2026	412,902	280,627	1,899	982	2,881
Year 8	2027	423,189	284,481	1,947	996	2,943
Year 9	2028	433,476	288,389	1,994	1,009	3,003
Year 10	2029	443,764	292,351	2,041	1,023	3,064
Ten-Year Increase		97,794	38,641	441	123	564
		Projected Expenditure		\$170,226	\$47,478	\$217,704

Growth-Related Expenditures for Fire Training Facility | \$217,704

Figure 38. 10-Year Fire Vehicles and Apparatus Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost
Fire Vehicles and Apparatus	Residential	0.1461	per 1,000 persons	\$585,443
	Nonresidential	0.1121	per 1,000 vehicle trips	

Growth-Related Need for Fire Vehicles and Apparatus						
Year		Projected Uninc. Peak Fire and EMS Population	Projected Uninc. Peak Fire and EMS Nonres. Trips	Residential Units	Nonresidential Units	Total Units
Base	2019	345,970	253,710	50.56	28.44	79.00
Year 1	2020	351,201	257,574	51.31	28.87	80.18
Year 2	2021	361,482	261,443	52.81	29.31	82.12
Year 3	2022	371,765	265,317	54.31	29.74	84.05
Year 4	2023	382,048	269,195	55.82	30.18	86.00
Year 5	2024	392,332	273,078	57.32	30.61	87.93
Year 6	2025	402,617	276,826	58.82	31.03	89.85
Year 7	2026	412,902	280,627	60.33	31.46	91.79
Year 8	2027	423,189	284,481	61.83	31.89	93.72
Year 9	2028	433,476	288,389	63.33	32.33	95.66
Year 10	2029	443,764	292,351	64.83	32.77	97.60
Ten-Year Increase		97,794	38,641	14.27	4.33	18.60
		Projected Expenditure		\$8,354,272	\$2,534,968	\$10,889,241

Growth-Related Expenditures for Fire Vehicles and Apparatus | \$10,889,241

Figure 39. 10-Year Medic/EMS Vehicles and Apparatus Needs to Accommodate Growth

Type of Infrastructure		Level of Service		Demand Unit	Unit Cost
Ambulances (Uninc. Share)	Residential	0.0367	Units	per 1,000 persons	\$300,000
	Nonresidential	0.0281		per 1,000 vehicle trips	

Growth-Related Need for Ambulances						
Year		Projected Uninc. Peak Fire and EMS Population	Projected Uninc. Peak Fire and EMS Nonres. Trips	Residential Units	Nonresidential Units	Total Units
Base	2019	345,970	253,710	12.70	7.14	19.84
Year 1	2020	351,201	257,574	12.89	7.24	20.13
Year 2	2021	361,482	261,443	13.27	7.35	20.62
Year 3	2022	371,765	265,317	13.64	7.46	21.10
Year 4	2023	382,048	269,195	14.02	7.56	21.58
Year 5	2024	392,332	273,078	14.40	7.67	22.07
Year 6	2025	402,617	276,826	14.78	7.78	22.56
Year 7	2026	412,902	280,627	15.15	7.89	23.04
Year 8	2027	423,189	284,481	15.53	7.99	23.52
Year 9	2028	433,476	288,389	15.91	8.10	24.01
Year 10	2029	443,764	292,351	16.29	8.22	24.51
Ten-Year Increase		97,794	38,641	3.59	1.08	4.67
		Projected Expenditure		\$1,077,000	\$324,000	\$1,401,000
Growth-Related Expenditures for Ambulances (Uninc. Share)						\$1,401,000

Maximum Supportable Fire and EMS Development Impact Fee

The following figure shows the maximum supportable Fire and EMS Development Impact Fee. Development impact fees for Public Safety are based on household size for residential development and vehicle trips per 1,000 square feet for nonresidential development. Differentiating the fee by housing type allows the results to be proportional to the level of demand (persons per household) a residential development will place on the current infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee. For nonresidential development, the total cost per vehicle trip is multiplied by the trips per 1,000 square feet to calculate the proposed fee.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 40. Maximum Supportable Fire and EMS Development Impact Fee (Unincorporated County)

Fee Component	Cost per Person	Cost per Nonres. Vehicle Trip
Fire Station	\$66.12	\$53.42
Medic Station	\$49.91	\$40.34
Fire Training Facility	\$1.78	\$1.35
Fire Apparatus	\$85.53	\$65.63
Medic Apparatus	\$11.01	\$8.43
Credit for Debt Payments	(\$7.20)	(\$5.85)
TOTAL	\$207.15	\$163.32

Residential

Housing Type	Demand Unit	Persons per Demand Unit	Maximum Supportable Fee per Demand Unit
Single Family	DU	2.53	\$524
Multifamily	DU	2.11	\$437

Nonresidential

Development Type	Demand Unit	Trips per Demand Unit	Maximum Supportable Fee per Demand Unit
Retail	1,000 Sq. Ft.	12.46	\$2,035
Office	1,000 Sq. Ft.	4.87	\$795
Industrial	1,000 Sq. Ft.	1.97	\$322
Institutional	1,000 Sq. Ft.	9.76	\$1,594
Lodging	Room	4.18	\$683

Revenue from Fire and EMS Development Impact Fee

Revenue from the Fire/EMS Development Impact Fee is estimated in Figure 41, if the fee were implemented at the maximum supportable level and growth occurs as projected. Based on the growth projections shown below and at the maximum development impact fee amount shown below, development impact fee revenue over the next ten years is projected at approximately \$25.4 million. Revenue from development impact fees covers approximately 93 percent of the capital costs generated by projected growth in Horry County due to the credit included in the fee calculation to prevent future development from paying twice for the same infrastructure.

Figure 41. Projected Revenue from Fire and EMS Development Impact Fee (Unincorporated County)

Infrastructure Costs for Fire and EMS Facilities

	Total Cost	Growth Cost
Fire Station	\$8,530,600	\$8,530,600
Medic Station	\$6,439,638	\$6,439,638
Fire Apparatus	\$10,889,241	\$10,889,241
Medic Apparatus	\$1,401,000	\$1,401,000
Total Expenditures	\$27,260,479	\$27,260,479

Projected Development Impact Fee Revenue

Year	Residential	Multifamily	Retail	Office	Industrial	Institutional	Lodging
	\$524 per unit	\$437 per unit	\$2,035 per KSF	\$795 per KSF	\$322 per KSF	\$1,594 per KSF	\$683 per room
	Housing Units	Housing Units	KSF	KSF	KSF	KSF	Rooms
Base 2019	98,478	33,809	9,001	4,949	7,032	6,053	10,667
Year 1 2020	99,979	34,324	9,148	5,030	7,147	6,152	10,773
Year 2 2021	102,952	35,345	9,295	5,111	7,262	6,251	10,881
Year 3 2022	105,925	36,366	9,442	5,192	7,377	6,350	10,990
Year 4 2023	108,898	37,386	9,589	5,273	7,492	6,449	11,100
Year 5 2024	111,871	38,407	9,736	5,354	7,607	6,548	11,211
Year 6 2025	114,844	39,427	9,878	5,431	7,718	6,643	11,323
Year 7 2026	117,817	40,448	10,021	5,510	7,830	6,739	11,436
Year 8 2027	120,790	41,469	10,166	5,590	7,943	6,837	11,550
Year 9 2028	123,762	42,489	10,313	5,671	8,058	6,936	11,666
Year 10 2029	126,735	43,510	10,463	5,753	8,175	7,036	11,783
Ten-Year Increase	28,257	9,701	1,462	804	1,143	983	1,116
Projected Revenue =>	\$14,806,660	\$4,239,343	\$2,975,889	\$639,257	\$367,912	\$1,567,595	\$762,202

Projected Revenue =>	<u>\$25,358,858</u>
Total Expenditures =>	<u>\$27,260,479</u>
Non-Impact Fee Revenues =>	<u>\$1,901,621</u>

Emergency Operations Center (EOC) CIP and Development Impact Fee Calculation

EOC Service Area

Horry County is currently building an Emergency Operations Center to serve current and future growth in the County. It will house 911 services as well as a central location for Emergency Management functions (e.g., hurricane evacuations) for the unincorporated county and is based on demand from the unincorporated County. The resulting fee reflects new development’s share of the cost to provide capacity in the EOC.

EOC Service Units

To allocate to residential and nonresidential development, a weighted average of both Police and Fire/EMS calls for service is calculated using calls for service data provided by the Horry County respective departments. The combined proportionate share percentage is shown below in [Figure 42](#).

Figure 42. Horry County Proportionate Share

	Total Number of Incidents to Land Uses (2018)			
	Police Incidents	Fire/EMS Incidents	Total Incidents	% by Land Use
Residential	67,991	36,398	104,389	66%
Nonresidential	33,171	20,465	53,636	34%
Total	101,162	56,863	158,025	100%

Sources: Horry County Police Department; Horry County Fire and EMS Department; Figures 19 and 26.

Figure 44. 10-Year EOC Needs to Accommodate Growth

Type of Infrastructure	Level of Service		Demand Unit	Unit Cost / Sq. Ft.
EOC	Residential	0.043	Square Feet	\$801
	Nonresidential	0.037		

Growth-Related Need for Detention Center						
Year	Projected Uninc. Peak Population	Projected Uninc. Peak Nonres. Trips	Residential Square Feet	Nonresidential Square Feet	Total Square Feet	
Base	2019	372,011	269,434			
Year 1	2020	377,635	273,556	242	152	394
Year 2	2021	388,691	277,682	475	153	628
Year 3	2022	399,747	281,812	475	153	628
Year 4	2023	410,804	285,947	475	153	628
Year 5	2024	421,862	290,087	475	153	628
Year 6	2025	432,921	294,082	476	148	624
Year 7	2026	443,981	298,134	476	150	626
Year 8	2027	455,042	302,241	476	152	628
Year 9	2028	466,103	306,407	476	154	630
Year 10	2029	477,166	310,630	476	156	632
Ten-Year Increase		105,155	41,196	4,522	1,524	6,046
		Projected Expenditure		\$3,622,122	\$1,220,724	\$4,842,846
Growth-Related Expenditures for EOC					\$4,842,846	

Revenue from EOC Development Impact Fee

Revenue from the EOC Development Impact Fee is projected in Figure 47, if the fee were implemented at the maximum allowable level and growth occurs as projected.

Based on the growth projections shown below and at the maximum development impact fee amount shown below, development impact fee revenue over the next ten years is projected at \$2.1 million. Only a portion of the total cost would be funded from development impact fees over the next 10 years as it is a facility that will serve existing development it is a 20-year planned facility, and there is a credit included in the calculation.

Figure 47. Projected Revenue from the EOC Development Impact Fee (Unincorporated County)

Infrastructure Costs for Emergency Operations Center

	Total Cost	Growth Cost
EOC Facility	\$31,250,000	\$4,842,846
Total Expenditures	\$31,250,000	\$4,842,846

Projected Impact Fee Revenue

Year		Single Family	Multifamily	Retail	Office	Industrial	Institutional	Lodging
		\$38 per unit	\$31 per unit	\$183 per KSF	\$71 per KSF	\$29 per KSF	\$143 per KSF	\$61 per room
	Housing Units	Housing Units	KSF	KSF	KSF	KSF	KSF	Rooms
Base	2019	108,245	38,840	10,001	5,439	7,481	6,053	10,667
Year 1	2020	109,895	39,432	10,164	5,528	7,604	6,152	10,773
Year 2	2021	113,162	40,605	10,328	5,616	7,726	6,251	10,881
Year 3	2022	116,430	41,777	10,491	5,705	7,848	6,350	10,990
Year 4	2023	119,698	42,950	10,655	5,794	7,971	6,449	11,100
Year 5	2024	122,965	44,122	10,818	5,883	8,093	6,548	11,211
Year 6	2025	126,233	45,295	10,975	5,968	8,210	6,643	11,323
Year 7	2026	129,501	46,467	11,134	6,055	8,329	6,739	11,436
Year 8	2027	132,769	47,640	11,296	6,143	8,450	6,837	11,550
Year 9	2028	136,036	48,812	11,459	6,232	8,573	6,936	11,666
Year 10	2029	139,304	49,985	11,626	6,322	8,697	7,036	11,783
Ten-Year Increase		31,059	11,145	1,625	884	1,216	983	1,116
Projected Revenue =>		\$1,180,254	\$345,484	\$297,345	\$62,737	\$35,250	\$140,631	\$68,074

Projected Revenue =>	<u>\$2,129,774</u>
Total Expenditures =>	<u>\$4,842,846</u>
Non-impact Fee Revenues =>	<u>\$2,713,072</u>

TRANSPORTATION CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18d) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals."

To determine the Horry County Transportation Development Impact Fee, an incremental expansion methodology is used. The fee amounts for residential and nonresidential development are calculated by multiplying the vehicle miles traveled (VMT) generation rates by the capital cost per VMT. The methodology includes trip adjustment for pass-by trips, average trip length, and trip length adjustment factors. The capital cost of transportation improvements is based on Horry County cost per lane mile to fund a transportation improvement plan through 2030 which includes roadways, widening of roadways, and intersection improvements.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential and nonresidential development impact fees are calculated on a per vehicle miles traveled (VMT) basis. Vehicle trip generation rates for different development types are provided by the Institute of Transportation Engineers (ITE). Residential rates are able to be customized for Horry County as well. Necessary factors are applied to vehicle trip rates to calculate the VMT generation for each land use.

Transportation Service Area

The Transportation Development Impact Fee covers transportation improvements in the unincorporated County or the portion of a regional project serving the unincorporated County. The analysis is limited to capacity and demand on system-level transportation facilities (i.e., arterials and collectors) in the unincorporated area and allocated to the unincorporated demand base. Transportation improvement costs are based on the County's share to provide additional capacity in the unincorporated County.

Transportation Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used in the analysis of the Transportation fee for residential and nonresidential development is average weekday vehicle miles of travel (VMT). The analysis includes adjustments for commuting patterns, pass-by trips, and average trip lengths by type of development. Trip generation rates are from the reference book Trip Generation published by the Institute of Transportation Engineers (ITE, 2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). To avoid double counting a single vehicle trip at both the origin and destination points, the basic trip adjustment factor is 50 percent, to reflect the allocation of the trip to either the origin or destination point. As discussed in Appendix B, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Service Units

The appropriate service unit for the Transportation development impact fees is vehicle miles of travel (VMT). VMT creates the link between supply (roadway capacity) and demand (traffic generated by new development). Components used to determine VMT include: trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors, are discussed further in this section.

Figure 48. Summary of Service Units

Development Type	ITE Code	Weekday VTE ¹	Dev Unit	Trip Adj	2019 Trips	Avg Trip Length ²	Vehicle Miles of Travel
Single Units	210	9.50	HU	52%	534,729	2.37	1,269,964
2+ Units	220	5.60	HU	52%	113,103	2.37	268,616
Retail	820	37.75	KSF	33%	124,584	1.52	189,730
Office/Service	710	9.74	KSF	50%	26,486	1.48	39,315
Industrial	140	3.93	KSF	50%	14,701	1.48	21,821
Institutional	520	19.52	KSF	50%	59,077	1.48	87,691
Lodging	310	8.36	Room	50%	44,586	1.48	66,181
Total					917,266	2.12	1,943,318

1. Institute of Transportation Engineers Trip Generation, 10th Edition, 2017; see Appendix B for residential trip calculations.
 2. Derived using local traffic counts and Federal Highway Administration, 2017 National Household Travel Survey.

Trip Generation Rates

For nonresidential development, the trip generation rates are from the 10th edition of the reference book Trip Generation published by the Institute of Transportation Engineers (2017). A vehicle trip end represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). As an alternative to using the national average trip generation rate for residential development, the Institute of Transportation Engineers (ITE) publishes regression curve formulas that may be used to derive custom trip generation rates using local demographic data. This is explained in more detail in Appendix B: Land Use Assumptions.

Adjustments for Commuting Patterns and Pass-By Trips

To calculate Transportation Development Impact Fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50%. As discussed further below, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Residential development has a larger trip adjustment factor of 52% to account for commuters leaving unincorporated Horry County for work. According to the 2009 National Household Travel Survey, weekday work trips are typically 31% of production trips (i.e., all out-bound trips, which are 50% of all trips). As shown in the figure, the Census Bureau’s web application OnTheMap indicates that 11 percent of unincorporated County resident workers traveled outside the unincorporated County for work in 2015. In combination, these factors (0.31 X 0.50 X 0.11 = .02) support the additional 2% allocation of trips to residential development (50% plus 2%).

Figure 49. Inflow/Outflow Analysis (Unincorporated County)

Trip Adjustment Factor for Commuters: Unincorporated County

Employed Horry County Uninc. Residents (2015)	87,291
Uninc. Residents Working in Uninc. County (2015)	77,625
Uninc. Residents Commuting Outside of the Uninc. County for Work	9,666
Percent Commuting Out of the County	11%
Additional Production Trips	2%
Standard Trip Adjustment Factor	50%
Residential Trip Adjustment Factor	52%

Source: U.S. Census, OnTheMap Application, 2015

For commercial development, the trip adjustment factor is less than 50% because retail development and some services attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, the ITE data indicates that 34% of the vehicles that enter

are passing by on their way to some other primary destination. The remaining 66% of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66% multiplied by 50%, or approximately 33% of the trips. These factors are shown to derive inbound vehicle trips for each type of nonresidential land use.

Analysis of Current Demand

Horry County Engineering Department provided an inventory of existing arterial and collector road segments, including segment lengths and number of lanes. Multiplying each segment's length by the number of lanes yields the number of lane miles per segment. The County's arterial and collector road network consists of 229 lane miles. Generally, the County's arterial and collector streets operate at a Level of Service D, and the average number of lanes for arterials is 2 to 4 lanes. On average, a lane mile can accommodate 8,500 vehicles per lane mile over a 24 hour period. This means that the total daily lane mile capacity of the City's arterial road network of 229 lane miles is almost 2 million vehicle miles of capacity. See Figure 50.

Figure 50. Vehicle Miles of Capacity

Vehicle Lane Miles (Uninc. Co. System Roads)	229
Capacity per Lane*	8,500
Vehicle Miles of Capacity (Uninc. Co. System Roads)	1,943,318

* SCDOT and FLDOT LOS D, via Horry County

Cost per VMT

Figure 52 contains a list of potential transportation projects Horry County plans to construct over the next 20 years. As indicated on the figure, several projects are considered regional, or countywide, improvements. The cost for improvements serving the unincorporated County is the total of projects serving the unincorporated County plus the unincorporated share of the costs for the regional projects. (See Figure 51 for calculation of the share of Countywide travel demand from unincorporated County.) The estimated cost of the capacity projects (\$1.1 billion) is used to determine the cost per lane mile used in the analysis of \$2.3 million. This cost per lane mile is adjusted for other sources of funding and Horry County's share of project costs as shown on the adjacent figure.

Figure 51. Unincorporated County Share of Countywide Vehicle Trips (2019-2039)

	2019 Trips	2039 Trips	20-Year Increase	Share of Countywide
Countywide	1,839,897	2,759,101	919,204	
Unincorporated County	917,266	1,416,738	499,472	54%

Source: TischlerBise

Capital Improvement Plan and Development Impact Fee Study-- DRAFT
 Horry County, South Carolina

Figure 52. Transportation Facilities Cost Per Lane Mile

GSATS 2040 # / FID#	Location	Plan	Funding Sources	Yr. of Construction	Total Lane Miles	Cost (2017 \$)	\$/ln mi	% County Funding	Horry County Est'd. Cost	County Funded Lane Miles
38 US 17 Business in Garden City		GSATS 2040 MTP	RIDE III	2020	1.47	\$19,800,000	\$13,475,850	100%	\$19,800,000	0.0
39 Palmetto Point Boulevard Extension		GSATS 2040 MTP	RIDE III	2020	1.47	\$7,500,000	\$5,092,742	100%	\$7,500,000	1.5
40 Hwy 17 Bypass & Hwy 544		GSATS 2040 MTP	n/a	2020	0.00	\$10,000,000	\$0	100%	\$10,000,000	0.0
41 Hwy 501 Corridor Improvements*		GSATS 2040 MTP	RIDE III	2020	5.52	\$9,000,000	\$1,630,435	100%	\$9,000,000	5.5
42 SC 9		GSATS 2040 MTP	GSATS	2020	3.82	\$2,000,000	\$2,000,000	100%	\$2,000,000	3.8
43 Tournament Blvd		GSATS 2040 MTP	GSATS	2020	0.38	\$11,300,000	\$29,716,842	100%	\$11,300,000	0.4
44 Carolina Forest Boulevard		GSATS 2040 MTP	RIDE III	2020	18.72	\$54,700,000	\$2,921,573	100%	\$54,700,000	18.7
45 Garden City Connector		GSATS 2040 MTP	n/a	2040	1.08	\$5,000,000	\$4,631,473	100%	\$5,000,000	1.1
46 Big Black Road		GSATS 2040 MTP	Developer Participation	2030	2.20	\$5,800,000	\$2,637,347	100%	\$5,800,000	2.2
47 SC 90		GSATS 2040 MTP	n/a	2030	11.13	\$15,600,000	\$1,401,629	100%	\$15,600,000	11.1
49 Myrtle Ridge Drive		GSATS 2040 MTP	n/a	2030	2.41	\$6,000,000	\$2,493,040	100%	\$6,000,000	2.4
50 SC 57		GSATS 2040 MTP	n/a	2030	5.88	\$13,500,000	\$2,294,264	100%	\$13,500,000	5.9
51 River Oaks Drive		GSATS 2040 MTP	Non-Traditional	2040	8.73	\$21,400,000	\$2,450,430	100%	\$21,400,000	8.7
52A US 17 Bypass - Back Gate to Hwy 544		GSATS 2040 MTP	n/a	2030	8.00	\$13,750,000	\$1,718,750	50%	\$6,875,000	4.0
52B US 17 Bypass - Hwy 544 to Horry County Line		GSATS 2040 MTP	n/a	2030	16.00	\$13,750,000	\$859,375	100%	\$13,750,000	16.0
53 Forestbrook Road		GSATS 2040 MTP	RIDE III	2020	14.93	\$89,100,000	\$5,968,937	100%	\$89,100,000	14.9
54 US 17 Business		GSATS 2040 MTP	n/a	2040	0.00	\$12,000,000	\$0	0%	\$0	0.0
56 SC 179		GSATS 2040 MTP	GSATS	2040	1.54	\$3,700,000	\$2,396,475	100%	\$3,700,000	1.5
57 707 Connector		GSATS 2040 MTP	Developer Participation	2030	\$1,200,000	\$1,200,000	100%	\$1,200,000	0.0	
58 Singleton Ridge Road		GSATS 2040 MTP	FHWA, SCDOT	2030	3.42	\$10,000,000	\$2,924,353	50%	\$5,000,000	0.0
59 US 17 Business / SC 544		GSATS 2040 MTP	n/a	2020	1.08	\$10,000,000	\$0	100%	\$10,000,000	1.1
61 SC 90		GSATS 2040 MTP	Non-Traditional	2030	17.79	\$19,300,000	\$1,647,212	100%	\$19,300,000	17.8
62 SC 90		GSATS 2040 MTP	Non-Traditional	2040	19.90	\$34,800,000	\$1,748,950	100%	\$34,800,000	19.9
64 Mt. Zion Road (SC 90 to SC 57)		GSATS 2040 MTP	n/a	2040	\$3,500,000	\$3,500,000	100%	\$3,500,000	0.0	
67 Hwy 501 Widening*		GSATS 2040 MTP	RIDE III	2020	3.96	\$41,000,000	\$10,362,563	100%	\$41,000,000	4.0
68 Augusta Plantation Extension		GSATS 2040 MTP	n/a	2040	3.94	\$67,000,000	\$17,012,330	100%	\$67,000,000	3.9
69 Southern Evacuation Lifeline (SELL)*		GSATS 2040 MTP	RIDE III	2020	0.00	\$25,000,000	\$0	100%	\$25,000,000	0.0
70 Carolina Bays Parkway Extension*		IMAGINE 2040	Non-Traditional, RIDE III partial	2020	103.60	\$185,000,000	\$1,785,783	100%	\$185,000,000	103.6
73 US 701		GSATS 2040 MTP	Non-Traditional	2040	23.07	\$170,000,000	\$7,368,494	100%	\$170,000,000	23.1
74 Little River Neck Road		GSATS 2040 MTP	n/a	2030	6.11	\$12,000,000	\$1,965,441	50%	\$6,000,000	3.1
75 Chameleon Blvd Connector		GSATS 2040 MTP	GSATS, Developer Participation	2040	4.00	\$8,000,000	\$9,305,526	0%	\$0	0.0
78 Connector from US 17 and Champions Blvd		GSATS 2040 MTP	Non-Traditional	2040	3.34	\$31,100,000	\$9,426,196	25%	\$4,261,500	1.4
132 Fred Marsh Boulevard Extension		GSATS 2040 MTP	RIDE III	2020	5.63	\$19,300,000	\$4,224,485	100%	\$19,300,000	2.4
FID110 Hwy 217 Interchange Dr/Robert Grissom Interchange		IMAGINE 2040	n/a	2020	0.28	\$2,000,000	\$2,236,223	100%	\$2,000,000	0.3
FID122 Hwy 544 and Myrtle Ridge Rd		IMAGINE 2040	n/a	2020	0.28	\$2,000,000	\$2,236,223	100%	\$2,000,000	0.3
FID127 Hwy 501*		GSATS 2040 MTP	n/a	2030	9.65	\$7,000,000	\$773,657	100%	\$7,000,000	9.0
FID118 Middle Ridge Extension 2		IMAGINE 2040	n/a	2020	2.87	\$7,000,000	\$2,443,240	100%	\$7,000,000	2.9
FID126 Hwy 701 N		IMAGINE 2040	n/a	2020	5.09	\$7,500,000	\$1,472,086	75%	\$5,625,000	3.8
FID137 Hwy 9 Business		GSATS 2040 MTP	n/a	2030	3.35	\$21,700,000	\$6,475,563	75%	\$16,275,000	2.5
FID114 Hwy 501*		IMAGINE 2040	n/a	2020	17.54	\$41,000,000	\$2,337,293	100%	\$41,000,000	17.5
FID127 Hwy 701 N		IMAGINE 2040	n/a	2020	11.31	\$65,100,000	\$5,756,090	100%	\$65,100,000	11.3
FID86-92 I-73 and Interchanges*		GSATS 2040 MTP	n/a	2020	139.22	\$300,000,000	\$2,154,889	100%	\$300,000,000	139.2
FID96 Chestnut Rd and Kings Rd Intersection		GSATS 2040 MTP	n/a	2030	0.37	\$2,500,000	\$6,800,205	100%	\$2,500,000	0.4
FID97 Cultra Road Widening		GSATS 2040 MTP	n/a	2030	5.33	\$18,000,000	\$3,375,768	50%	\$9,000,000	2.7
FID99 Gardner Lacy Extension		GSATS 2040 MTP	n/a	2030	7.69	\$57,000,000	\$7,408,004	100%	\$57,000,000	7.7

GRAND TOTALS \$40.83 \$1,490,900,000 \$1,391,150,000 477

Unincorporated County Projects \$783,150,000
 Regional Projects \$608,000,000

Unincorporated Share of Regional Projects (54%)* \$328,320,000
 Plus Unincorporated County Projects \$783,150,000
 Total Unincorporated County Project Costs \$1,111,470,000

County Funded Lane Miles 477
 Uninc. County Cost/Lane Mile \$2,330,116

* Countywide project. Unincorporated County share of project cost is reflected at bottom of figure
 * Unincorporated travel demand (vehicle trips) is projected at approximately 54% of total County travel demand by 2035. (See Figure 4E.)

The cost per vehicle mile of capacity (VMC) is calculated based on the average cost per lane mile of \$2,330,116 divided by the average lane capacity of 8,500 average daily vehicle trips (per 1 lane mile). This results in a \$274.00 cost per VMC (rounded). The incremental expansion methodology assumes the ratio of VMC to VMT is 1, therefore the cost per VMT is also \$274.00.

Figure 53. Cost per VMC

County Cost per Lane Mile	\$2,330,116
Vehicle Miles of Capacity per Lane Mile	8,500
Cost per VMC	\$274.13
Cost per VMC (rounded)	\$274.00

Vehicle Trips

Figure 54 shows the calculation of vehicle trips generated by existing development in unincorporated Horry County. When the average weekday VTE and Trip Adjustment percentages (discussed above) are multiplied by the development unit quantities for unincorporated Horry County from the Land Use Assumption in Appendix B (housing units and nonresidential KSF), the total number of vehicle trips generated by existing development is determined. As shown in Figure 54, this totals 917,266 adjusted vehicle trips.

Figure 54. Vehicle Trips (Unincorporated County)

Development Type	ITE Code	Weekday VTE ¹	Dev Unit	Trip Adj	2019 Trips
Single Units	210	9.50	HU	52%	534,729
2+ Units	220	5.60	HU	52%	113,103
Retail	820	37.75	KSF	33%	124,584
Office/Service	710	9.74	KSF	50%	26,486
Industrial	140	3.93	KSF	50%	14,701
Institutional	520	19.52	KSF	50%	59,077
Lodging	310	8.36	Room	50%	44,586
Total					917,266

1. Institute of Transportation Engineers *Trip Generation*, 10th Edition, 2017; see Appendix B for residential trip calculations.

Average Trip Length

For the incremental expansion methodology, it is necessary to determine the average trip length on the unincorporated County's arterial and collector network. To do this, national trip generation rates and average trip lengths from the 2017 National Household Travel Survey are used to determine expected VMT on the unincorporated County's transportation network.

Figure 55 shows average trip lengths from the National Household Travel Survey (2017).⁴

Figure 55. National Average Trip Lengths

Land Use	National Average Trip Length (miles)
Residential	12.32
Retail	7.90
Office and Other	7.70
Industrial	7.70
Institutional	7.70
Lodging	7.70

* U.S. Department of Transportation, Federal Highway Administration, 2017 National Household Transportation Survey, adjusted for land use

The national average trip length needs to be adjusted to reflect existing local demand on the unincorporated County's network. To do this, TischlerBise first determines expected demand (VMT) on the unincorporated County's complete transportation network using the above national travel demand characteristics.

Average daily trips from existing development in each land use category are multiplied by the applicable average trip lengths.

⁴ U.S. Department of Transportation, Federal Highway Administration, 2017 National Household Travel Survey. URL: <http://nhts.ornl.gov>

Figure 56. Expected VMT in Unincorporated Horry County

Land Use	Average Daily Trips	National Avg Trip Length (miles)	Expected VMT
Single Units	534,729	12.32	6,587,861
2+ Units	113,103	12.32	1,393,429
Commercial	124,584	7.90	984,214
Office and Other	26,486	7.70	203,942
Industrial	14,701	7.70	113,198
Institutional	59,077	7.70	454,893
Lodging	44,586	7.70	343,312
Total	917,266		10,080,849

Because expected VMT reflects anticipated travel demand from unincorporated County development on the unincorporated County roadway system, it is therefore higher than existing VMT on the arterial system in the unincorporated County. To calibrate demand on the arterial system, expected travel demand is compared to existing estimated VMT determined from the County's street segment database (all reflecting unincorporated County). The ratio between existing and expected VMT provides a local adjustment factor that can be applied to national average trip lengths by type of land use. The local adjustment factor is shown in Figure 57.

Figure 57. Local Trip Length Adjustment Factor

Estimated Local VMT on System Level Roads*	1,943,318
Expected Local VMT on All Roads^	10,080,849
Actual to Expected VMT on System Roads	19.3%

*Assumed LOS D on arterials and collectors

^ See Figure 52.

As shown in Figure 58, the national average trips lengths are adjusted to reflect local conditions.

Figure 58. Local Average Trip Lengths by Land Use

Land Use	National Avg Trip Length (miles)	Local Adj. Factor	Local Trip Length
Residential	12.32	19.3%	2.37
Commercial/Retail	7.90	19.3%	1.52
Office and Other	7.70	19.3%	1.48
Industrial	7.70	19.3%	1.48
Institutional	7.70	19.3%	1.48
Lodging	7.70	19.3%	1.48

Sources: National trip length from 2017 NHTS and TischlerBise; with local adjustment.

Using the above factors, VMT per service unit is calculated, shown below in Figure 59.

Figure 59. VMT per Development Unit on System Network (Unincorporated County)

Development Type	ITE Code	Weekday VTE	Trip Adj	Adj Trip Rate	Local Trip Length	VMT per Development Unit
Single Units	210	9.50	52%	4.94	2.37	11.73
2+ Units	220	5.60	52%	2.91	2.37	6.92
Retail	820	37.75	33%	12.46	1.52	18.97
Office/Service	710	9.74	50%	4.87	1.48	7.23
Industrial	140	3.93	50%	1.97	1.48	2.92
Institutional	520	19.52	50%	9.76	1.48	14.49
Lodging	310	8.36	50%	4.18	1.48	6.20

Projected Travel Demand

Projected development through 2040 and the corresponding need for additional lane miles is shown below. Trip generation rates and trip adjustment factors convert development into average weekday vehicle trips. A typical vehicle trip, such as a person leaving their home and traveling to work, generally begins on a local street that connects to a collector street, which connects to an arterial road and eventually to a state or interstate highway. The progression of travel up and down the functional classification chain limits the average trip length determination, for the purpose of development fees, to the question, "What is the average vehicle trip length on development fee system improvements?"

By combining the vehicle trips, the trip length factors, and trip length adjustment factors for pass-by trips the current vehicle miles traveled are calculated for the unincorporated County. Shown in the following figures, VMT is projected to increase by 1,100,553 VMT over the next 20 years (through 2039). Based on this increase in vehicle miles of travel, Horry County would need to construct an additional 131 lane miles of arterials and collectors to accommodate projected development in the unincorporated County through 2039 to maintain current County levels of service.

Figure 60. Average Daily Vehicle Miles Traveled (Unincorporated County)

Development Type	ITE Code	Weekday VTE ¹	Dev Unit	Trip Adj	2019 Trips	Avg Trip Length ²	Vehicle Miles of Travel
Single Units	210	9.50	HU	52%	534,729	2.37	1,269,964
2+ Units	220	5.60	HU	52%	113,103	2.37	268,616
Retail	820	37.75	KSF	33%	124,584	1.52	189,730
Office/Service	710	9.74	KSF	50%	26,486	1.48	39,315
Industrial	140	3.93	KSF	50%	14,701	1.48	21,821
Institutional	520	19.52	KSF	50%	59,077	1.48	87,691
Lodging	310	8.36	Room	50%	44,586	1.48	66,181
			Total		917,266	2.12	1,943,318

1. Institute of Transportation Engineers, *Trav. Generation*, 10th Edition, 2017; see Appendix B for residential trip calculations.
 2. Derived using local traffic counts and Federal Highway Administration, 2017 National Household Travel Survey.

Vehicle Capacity per Lane Mile

8,500

Unincorporated Peak Development	Multi-year intervals										10-Year Increase	20-Year Increase
	2019 Base	2020	2021	2022	2023	2024	2029	2034	2039	2044		
Single Family Units	108,245	109,895	113,162	116,430	119,698	122,965	139,304	157,959	177,194	185,162	31,059	68,949
Multi-Family Units	38,840	39,432	40,605	41,777	42,950	44,122	49,985	56,679	63,580	65,048	11,145	24,740
Retail	10,001	10,164	10,328	10,491	10,655	10,818	11,626	12,493	13,426	14,825	1,625	3,425
Office/Service	5,439	5,528	5,616	5,705	5,794	5,883	6,322	6,794	7,301	7,884	884	1,863
Industrial	7,481	7,604	7,726	7,848	7,971	8,093	8,697	9,346	10,043	10,812	1,216	2,562
Institutional	6,053	6,152	6,251	6,350	6,449	6,548	7,036	7,562	8,126	8,733	983	2,073
Lodging (rooms/Sites)	10,667	10,773	10,881	10,990	11,100	11,211	11,793	12,384	13,015	13,684	1,116	2,319
Single Family Trips	534,729	542,879	559,022	575,164	591,307	607,449	688,162	780,320	875,339	925,433	153,433	340,610
Multi-Family Trips	113,103	114,826	118,241	121,655	125,069	128,484	145,556	165,048	185,146	195,448	32,453	72,043
Retail Trips	124,584	126,621	128,657	130,694	132,730	134,767	144,825	155,634	167,249	178,249	20,241	42,665
Office/Service Trips	26,486	26,919	27,352	27,785	28,218	28,651	30,789	33,087	35,557	38,087	4,303	9,071
Industrial Trips	14,701	14,941	15,182	15,422	15,662	15,903	17,089	18,365	19,735	21,105	2,388	5,034
Institutional Trips	59,077	60,042	61,008	61,974	62,940	63,906	68,675	73,448	78,221	83,004	9,598	20,231
Lodging Trips	44,586	45,032	45,483	45,937	46,397	46,861	49,251	51,763	54,404	57,146	4,665	9,818
Total Vehicle Trips	917,266	931,260	954,945	978,631	1,002,323	1,026,021	1,144,347	1,278,017	1,416,738	1,554,404	227,081	489,472
WMT Vehicle Miles of Travel	1,943,318	1,972,562	2,025,616	2,078,270	2,130,933	2,183,606	2,446,720	2,744,987	3,053,871	3,362,755	503,402	1,110,553
Arterial Lane Miles	229	232	238	245	251	257	288	323	359	395	59	131
NEED Additional Lane Miles		3.5	6.2	6.2	6.2	6.2	6.2	7.2	7.3	7.3	59	131
Growth-Related Cost		\$8,126,347	\$14,434,107	\$14,434,107	\$14,434,107	\$14,434,107	\$14,434,107	\$16,854,412	\$16,854,412	\$16,854,412	\$137,998,223	\$304,437,280

Credit for Future Debt Payments

To ensure fee-payers avoid potential double payment for revenue generated from RIDE III sales tax revenue, TischlerBise included a credit in the development impact fee calculations. Sales tax revenue is projected to fund \$91 million in transportation capacity improvements. Sales tax revenue is generated by residents and employees in the County as well as visitors and tourists. Potential double payment is applicable to potential future payers of development impact fees, namely future residential and nonresidential development in the unincorporated County. Toward that end, future revenue streams are reduced to reflect projected revenue generated from residents and employees located in the unincorporated County.

Annual revenue streams are divided by annual service unit (vehicle miles traveled) to yield payments per VMT. To account for the time value of money, annual payments are discounted using a net present value formula based on the applicable discount (interest) rate. This results in a credit of \$8.59 per VMT.

Figure 61. Credit for Future Sales Tax Revenue

Year	RIDE III Projected Sales Tax Funded Projects	County-Development Generated Portion* 24%	Uninc. VMT	Revenue per VMT
2020	\$11,375,000	\$2,730,000	1,972,962	\$1.38
2021	\$11,375,000	\$2,730,000	2,025,616	\$1.35
2022	\$11,375,000	\$2,730,000	2,078,270	\$1.31
2023	\$11,375,000	\$2,730,000	2,130,933	\$1.28
2024	\$11,375,000	\$2,730,000	2,183,606	\$1.25
2025	\$11,375,000	\$2,730,000	2,236,055	\$1.22
2026	\$11,375,000	\$2,730,000	2,288,595	\$1.19
2027	\$11,375,000	\$2,730,000	2,341,216	\$1.17
Total	\$91,000,000	\$21,840,000		\$10.16
			Discount Rate	4.00%
			Total Credit per VMT	\$8.59

* 40% local capture x 60% population and jobs in unincorporated County; Horry County Finance.

Source: Horry County

Maximum Supportable Transportation Development Impact Fee

The cost factors for each component of Horry County's Transportation Development Impact Fee are listed in the following figure. The development impact fees for transportation projects are based on vehicle miles traveled (VMT) per housing unit for residential development and VMT per 1,000 square feet for nonresidential development.

The fee components are calculated per VMT: the maximum supportable fee is calculated by multiplying the total net cost per VMT by the VMT generation factor for each land use. For example, the maximum supportable fee for a single family housing unit is \$3,113 (\$265.41 per VMT x 11.73 = \$3,113 (truncated).

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth's share of capital facilities' costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 62. Maximum Supportable Transportation Development Impact Fee (Unincorporated County)

Fee Component	Cost per VMT
Cost per VMT/VMC Transportation Improvements	\$274.00
Streets Credit	(\$8.59)
Total	\$265.41

Residential Development (per Housing Unit)			
Development Type	Demand Unit	Avg Wkdy VMT	Maximum Supportable Fee per Demand Unit
Single Family	DU	11.73	\$3,113
Multifamily	DU	6.92	\$1,836

Nonresidential Development (per Demand Unit)			
Development Type	Demand Unit	Avg Wkdy VMT	Maximum Supportable Fee per Demand Unit
Retail	1,000 Sq. Ft.	18.97	\$5,034
Office	1,000 Sq. Ft.	7.23	\$1,918
Industrial	1,000 Sq. Ft.	2.92	\$774
Institutional	1,000 Sq. Ft.	14.49	\$3,845
Lodging	Room	6.20	\$1,645

Revenue from Transportation Development Impact Fee

The total transportation capital costs and estimated revenue from the Transportation Development Impact Fee is listed below in [Figure 63](#). This figure includes projections to the year 2039, reflecting a 20-year maximum time period per the State Development Impact Fee Act. The capital cost of future growth is derived from the future growth-related needs above at approximately \$309 million.

Revenue generated from development impact fees is derived by multiplying projected growth in the unincorporated County by the respective development impact fee. Revenue from development impact fees at the maximum level is projected at approximately \$300 million.

Figure 63. Estimated Revenue from Transportation Development Impact Fee

Infrastructure Costs for Transportation

	Total Cost	Growth Cost to 2039
Streets Improvements	\$1,391,150,000	\$304,437,290
Total Expenditures	\$1,391,150,000	\$304,437,290

Projected Development Impact Fee Revenue

Year		Single Family	Multifamily	Retail	Office	Industrial	Institutional	Lodging
		\$3,113 per unit	\$1,836 per unit	\$5,034 per KSF	\$1,918 per KSF	\$774 per KSF	\$3,845 per KSF	\$1,645 per room
	Year	Housing Units	Housing Units	KSF	KSF	KSF	KSF	Rooms
Base	2019	108,245	38,840	10,001	5,439	7,481	6,053	10,667
Year 1	2020	109,895	39,432	10,164	5,528	7,604	6,152	10,773
Year 2	2021	113,162	40,605	10,328	5,616	7,726	6,251	10,881
Year 3	2022	116,430	41,777	10,491	5,705	7,848	6,350	10,990
Year 4	2023	119,698	42,950	10,655	5,794	7,971	6,449	11,100
Year 5	2024	122,965	44,122	10,818	5,883	8,093	6,548	11,211
Year 6	2025	126,233	45,295	10,975	5,968	8,210	6,643	11,323
Year 7	2026	129,501	46,467	11,134	6,055	8,329	6,739	11,436
Year 8	2027	132,769	47,640	11,296	6,143	8,450	6,837	11,550
Year 9	2028	136,036	48,812	11,459	6,232	8,573	6,936	11,666
Year 10	2029	139,304	49,985	11,626	6,322	8,697	7,036	11,783
Year 11	2030	142,572	51,157	11,794	6,414	8,823	7,138	11,900
Year 12	2031	146,419	52,538	11,965	6,507	8,951	7,242	12,019
Year 13	2032	150,266	53,918	12,139	6,601	9,081	7,347	12,140
Year 14	2033	154,113	55,298	12,315	6,697	9,212	7,453	12,261
Year 15	2034	157,959	56,679	12,493	6,794	9,346	7,562	12,384
Year 16	2035	161,806	58,059	12,674	6,893	9,481	7,671	12,507
Year 17	2036	165,653	59,439	12,858	6,993	9,619	7,782	12,633
Year 18	2037	169,500	60,820	13,045	7,094	9,758	7,895	12,759
Year 19	2038	173,347	62,200	13,234	7,197	9,900	8,010	12,886
Year 20	2039	177,194	63,580	13,426	7,301	10,043	8,126	13,015
20-Year Increase		68,949	24,740	3,425	1,863	2,562	2,073	2,349
Projected Revenue =>		\$214,639,458	\$45,423,149	\$17,240,929	\$3,572,346	\$1,983,074	\$7,970,390	\$3,863,577
		Projected Revenue => \$294,692,923						
		Total Expenditures => \$304,437,290						
		Non-impact Fee Revenues => \$9,744,367						

SOLID WASTE CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18c) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"...solid waste and recycling collection, treatment, and disposal facilities."

The Solid Waste Development Impact Fee is calculated only for residential development and on a per capita basis. The incremental expansion methodology is used to calculate the current level of service for:

- Convenience centers: Land and facilities, including heavy machinery/equipment at the center, serving unincorporated County

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

Residential development impact fees are calculated on a per housing unit basis using persons per household factors by type of housing unit. Based on the services and facilities being provided by Horry County, it has been determined that the current level of service will be calculated based on the unincorporated population of Horry County because the municipalities provide solid waste services or contract a third-party to provide the services.

Solid Waste Service Area

The service area for solid waste is the unincorporated County. Horry County plans and develops convenience center facilities to serve the unincorporated County.

Solid Waste Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used for residential development is persons per household (PPHH). This is a measure of the average number of persons residing in each occupied housing unit (see [Figure 64](#)). Factors have been calculated based on data obtained from the U.S. Census Bureau’s 2017 ACS 5-year estimates (further discussed in Appendix B).

Figure 64. Residential Service Units

Housing Type	Persons	Households	Persons per Household
Single Family [1]	201,777	79,735	2.53
Multifamily/Other [2]	31,473	14,886	2.11
Total	233,250	94,621	

[1] includes mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey

Solid Waste Facilities Level of Service & Cost Analysis

The Solid Waste Development Impact Fee includes County convenience centers, sites where County residents use to bring waste and recycling. Additional expansion will be necessary to serve future growth to maintain current levels of service. An incremental methodology is used with 2019 unincorporated peak population as the base year demand factor. Lodging establishments typically provide hauling service and are therefore not included in the demand base.

Horry County convenience centers are shown in [Figure 65](#). The County is currently served by 24 facilities on 27 acres. An average cost per acre of land in the County is approximately \$50,000 and a new convenience center with required equipment is estimated at \$1,578,000 per facility (see Figure 66). To calculate the current level of service, the number of facilities is divided by current unincorporated residential peak population (peak population without lodging population) in thousands. This results in .066 facilities per 1,000 persons (24 facilities / (363,300/1000) residents = 0.066 facilities per 1,000 persons, rounded). Land level of service is calculated in the same manner.

The cost per person of \$104 for facility space is calculated by multiplying .066 square feet per 1,000 persons x \$1,578,000 per facility = \$104 per person. The same calculation is done for land acquisition cost per person.

Figure 65. Convenience Center Level of Service and Cost Factors

Center	Site #	Site Footprint Acreage	Office Building	Self-Contained Compactors	Stationary Compactor	Open Top Roll-Off	Recycling Roll-Off	Total Units
North Myrtle Beach (NMB)	1	0.89	1	5	1	4	3	14
Loris Swap Shop	2	0.96	1	3	0	6	2	12
Mount Olive	3	0.77	1	1	0	6	2	10
McDowell Shortcut	4	3.68	1	8	2	8	3	22
Aynor	5	1.31	1	2	0	6	2	11
Socastee	6	3.34	1	8	2	8	3	22
Homewood Swap Shop	7	0.94	1	3	0	7	2	13
Landfill	8	0.61	1	2	0	5	2	10
Ketchuptown	9	0.96	1	1	0	4	2	8
Recycle Road	10	0.88	1	1	0	6	2	10
Red Bluff	11	0.77	1	1	0	6	2	10
Jackson Bluff Swap Shop	12	0.96	1	5	0	5	2	13
Longs	13	0.73	1	1	0	6	2	10
Kate's Bay Road	14	0.89	1	2	0	6	2	11
Browntown	15	0.84	1	2	0	6	3	12
Sarvis	16	0.6	1	1	0	6	3	11
Toddville	17	0.55	1	1	0	6	2	10
Brooksville	18	0.94	1	3	0	6	2	12
Dorman's Swap Shop	19	0.99	1	1	0	6	2	10
Bucksport	20	0.92	1	1	0	6	2	10
Duford	21	1.04	1	1	0	5	2	9
Dog Bluff	22	0.64	1	1	0	6	2	10
Scipio Lane	23	1.15	1	6	1	7	3	18
Carolina Forest	24	1.98	1	5	1	4	3	14
TOTALS		27.34	24	65	7	141	55	292

Level-of-Service Standards	Land	Facility
Residential Share	100.0%	100.0%
Acres or Facilities	27.3	24.0
2019 Unincorporated Population	363,300	363,300
Acres or Facilities per 1,000 Persons	0.075	0.066

Cost Analysis		
LOS per 1,000 Persons	0.075	0.066
Average Cost per Acre of Land and Facility	\$50,000	\$1,578,000
Capital Cost Per Person	\$4	\$104

Average cost per facility is based on recent construction of the McDowell Shortcut Convenience Center. Cost estimates were provided by Horry County from 2017. TischlerBise adjusted the costs to 2019 dollars using the Engineering News Record Construction Cost Index national average at a 5 percent increase. This cost is for facility construction only and does not include land acquisition. Land cost is included in the fee calculation as a separate component.

Figure 66. Prototype Convenience Center Construction Cost

	2017	2019 Adjusted*
Contractor Cost	\$1,044,880	\$1,097,124
Building	\$22,000	\$23,100
Electric	\$19,000	\$19,950
Water/Sewer	\$20,000	\$21,000
Wiring	\$17,000	\$17,850
Other	\$36,000	\$37,800
Stationary Compactor	\$100,000	\$105,000
Self-Contained Compactors	\$136,000	\$142,800
Recycling Roll-Off	\$48,000	\$50,400
Open Top Roll-Off	\$60,000	\$63,000
Total	\$1,502,880	\$1,578,024
Total Rounded	\$1,503,000	\$1,578,000

* Adjusted to 2019 dollars using ENR Construction Cost Index at 5% increase
 Source: Horry County

Projection of Solid Waste Growth-Related Facility Needs

Section 6-1-960(5) of the South Carolina Development Impact Fee Act requires:

"a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration."

Section 6-1-960(7) of the South Carolina Development Impact Fee Act requires:

"the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years."

To estimate the 10-year growth needs for convenience centers in the unincorporated County, the current level of service (0.075 acres of land and .066 facilities per 1,000 persons) is applied to the residential growth projected for Unincorporated Horry County.

The County is projected to increase by 104,244 residents over the next ten years (see Appendix B). Shown in [Figure 67](#), a total of 8 acres and 7 facilities are needed to accommodate growth. By applying average costs per acre and facility, total expenditures to serve growth is projected at approximately \$11.2 million.

Figure 67. 10-Year Convenience Center Needs to Accommodate Growth

Type of Infrastructure	Level of Service			Demand Unit	Unit Cost
Convenience Center Land	Residential	0.075	Acre	per 1,000 persons	\$50,000
	Nonresidential	0.000		per job	
Convenience Center Facilities	Residential	0.066	Facility	per 1,000 persons	\$1,578,000
	Nonresidential	0.000		per job	

Growth-Related Need for Parks & Recreation Facilities					
Year		Uninc. Peak Pop. in Hsg Units	Uninc. Year-Round Jobs	Conv. Ctr Acre	Conv. Ctr Facility
Base	2019	363,300	54,918	27	24
Year 1	2020	368,837	55,815	28	24
Year 2	2021	379,804	56,713	28	25
Year 3	2022	390,772	57,611	29	26
Year 4	2023	401,739	58,509	30	27
Year 5	2024	412,707	59,406	31	27
Year 6	2025	423,674	60,268	32	28
Year 7	2026	434,641	61,142	33	29
Year 8	2027	445,609	62,028	33	29
Year 9	2028	456,576	62,928	34	30
Year 10	2029	467,543	63,840	35	31
Ten-Year Increase		104,244	8,923	8	7
Projected Expenditure				\$386,288	\$10,821,717

Growth-Related Expenditures: Convenience Centers	\$11,208,005
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The County has identified the following seven locations for future expansion of facility space:

Figure 68. Horry County Planned Convenience Center Locations

Expansion of Existing Facility

- Holmestown Road – Current site (Scipio Lane) is at maximum capacity.
- Wampee – Current site (North Myrtle Beach) will soon be at maximum capacity.
- Buck Creek – Current site (Longs) will soon be at maximum capacity.
- Coastal – Current site (Jackson Bluff) will soon be at maximum capacity.

New Facility Location

- Forestbrook – Highway 501 Corridor Between Forestbrook Road and Carolina Forest
- Mount Vernon – Along Redbluff Road between 905 and Daisy
- Veterans Highway – Highway 90 Corridor Near Highway 22 Interchange

Source: Horry County

Maximum Supportable Solid Waste Development Impact Fee

Figure 69 shows the maximum supportable Solid Waste Development Impact Fee for the unincorporated County. Development impact fees for solid waste facilities are based on household size (i.e., persons per household) for residential development. The fee is only assessed on residential development as nonresidential and lodging land uses procure solid waste services from private haulers. Differentiating the fee by housing type allows the results to be proportional to the level of demand (persons per household) that a residential development will place on the need for infrastructure based on level of service standards. For residential development, the total cost per person is multiplied by the household size to calculate the proposed fee by type of housing unit.

The fees represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 69. Maximum Supportable Solid Waste Development Impact Fee

Fee Component	Cost per Person
Convenience Centers Land	\$4
Convenience Centers Facilities	\$104
Total	\$108

Residential

Housing Type	Demand Unit	Persons per Household	Maximum Supportable Fee per Unit
Single Family	DU	2.53	\$273
Multifamily	DU	2.11	\$228

Revenue from Solid Waste Development Impact Fee

Revenue from the Solid Waste Development Impact Fee is estimated in Figure 70, if the fee were implemented at the maximum allowable level and growth occurs as projected.

Based on the growth projections shown below and at the maximum development impact fee amount shown below, development impact fee revenue over the next ten years is projected at approximately \$11 million.

Figure 70. Estimated Revenue from Solid Waste Development Impact Fee

Infrastructure Costs for Solid Waste Facilities		
	Total Cost	Growth Cost
Convenience Centers Land	\$386,288	\$386,288
Convenience Centers Facilities	\$10,821,717	\$10,821,717
Total Expenditures	\$11,208,005	\$11,208,005

Projected Development Impact Fee Revenue			Single Family \$273 per unit	Multifamily \$228 per unit
Year		Housing Units	Housing Units	Housing Units
Base	2019	108,245	38,840	
Year 1	2020	109,895	39,432	
Year 2	2021	113,162	40,605	
Year 3	2022	116,430	41,777	
Year 4	2023	119,698	42,950	
Year 5	2024	122,965	44,122	
Year 6	2025	126,233	45,295	
Year 7	2026	129,501	46,467	
Year 8	2027	132,769	47,640	
Year 9	2028	136,036	48,812	
Year 10	2029	139,304	49,985	
Ten-Year Increase		31,059	11,145	
Projected Revenue		\$8,479,191	\$2,540,977	
Projected Revenue =>		\$11,020,168		
Total Expenditures =>		\$11,208,005		
General Fund's Share =>		\$187,837		

STORM WATER CIP AND DEVELOPMENT IMPACT FEE

Methodology

Section 6-1-920(18e) of the South Carolina Development Impact Fee Act states that a development impact fee may be imposed on public facilities including:

"... storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities."

Storm Water Development Impact Fees are derived using a plan-based methodology. Horry County staff identified storm water system improvements necessary to serve growth in the unincorporated County. The Storm Water Capital Improvement Plan for Development Impact Fees identified in this report reflects a subset of total Horry County Stormwater Capital Improvement projects planned to serve both existing and future development. (See *Horry County Financial Plan FY2020*.) **Only growth-related capital improvement projects are shown herein.**

The cost of growth-related storm water system improvements is allocated to the acreage expected to be developed based on Horry County analysis of current and projected development by watershed along with dwelling units by acre, floor area ratios (FAR) by nonresidential land use type, and average impervious surface percentages (from Horry County). FAR is the ratio of a building's total floor area to the size of the piece of land on which it is situated. For instance, a 5,000 square foot building on a 20,000 square foot parcel has a FAR of 0.25.

Section 6-1-960(1) of the South Carolina Development Impact Fee Act requires:

"a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage."

Section 6-1-960(2) of the South Carolina Development Impact Fee Act requires:

"an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by qualified a professional using generally accepted principles and professional standards."

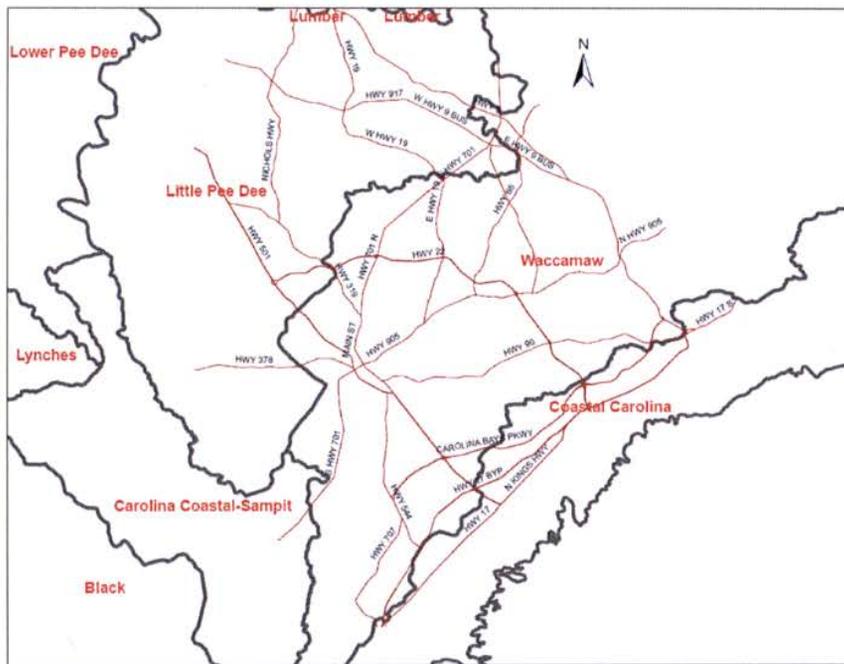
To calculate the Storm Water Development Impact Fee, the capital cost for storm water improvement projects by watershed is multiplied by proportionate share factors for each type of land use and then divided by the amount of land area to be developed by general type of land use. Residential fees per housing unit are based on gross densities by type of housing unit by watershed. For nonresidential development impact fees, the capital cost per acre for nonresidential land uses is converted to a fee per 1,000 square feet (KSF) using average FARs by type of land use for each water shed. Nonresidential land

uses are consolidated into larger categories based on the impervious surface percentages. It is preferable to base the nonresidential fees on floor area rather than use a per acre basis because the fee will increase or decrease according to the intensity of an individual project.

Storm Water Service Area

The Storm Water Development Impact Fee covers storm water improvements in the unincorporated County and is organized into five watersheds (at the hydrologic unit code (HUC) level 8)⁵. The improvements serve development in the unincorporated County only.

Figure 71. Storm Water Service Areas: Horry County HUC 8 Watershed Map



⁵ Hydrologic unit hierarchy is indicated by the number of digits in groups of two (such as HUC 2, HUC 4, and HUC 6) within the HUC code. For example, HUC 4 represents the subregion level, delineating large river basins; HUC 8 maps the subbasin level, analogous to medium-sized river basins. (Source: www.epa.gov/EnviroAtlas.)

Storm Water Service Units

Section 6-1-960(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

The “service unit” used in Storm Water Development Impact Fees is developed acres for both residential and nonresidential development. Average density per housing unit for residential development and floor area ratios for nonresidential development, which varies by watershed, are used to convert land area to projected development in each watershed over the next 10 years (see [Figure 72](#)).

Figure 72. Average Densities and Floor Area Ratios by Watershed

	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw
Densities (DU/Acre)					
Single Family	0.65	3.08	0.57	0.53	1.10
Multifamily	0.00	14.74	9.85	0.00	11.43
Gross Acres per Unit					
Single Family	1.54	0.32	1.76	1.88	0.91
Multifamily	0.00	0.07	0.10	0.00	0.09
Floor Area Ratios*					
Retail/Office/Lodging	0.828	0.129	0.015	0.030	0.067
Industrial	0.001	0.014	0.011	0.000	0.014
Institutional	1.219	0.016	0.014	0.028	0.018

*FAR is the ratio of a building's total floor area to the size of the piece of land on which it is situated. For instance, a 5,000 sq. ft. building on a 20,000 sq. ft. parcel has an FAR of 0.25.

Analysis of Current Demand and Projected Growth by Watershed

An analysis of current development, undeveloped land, and projected growth by watershed was conducted by Horry County staff. A summary is provided in Figure 73.

Figure 73. Current Development and 10-Year Projected Growth by Watershed

Unincorporated Housing Type by HUC 8 Watershed							
		Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw	10-Year Projected Total*
Single Family	2017 building footprints	457	22,856	14,448	612	70,434	
	Existing Units	455	22,738	14,373	609	70,070	108,245
	10-Year Increase	20	6,366	1,372	22	23,279	31,059
Multi-Family	Existing Units	0	16,124	154	0	22,562	38,840
	10-Year Increase	0	3,677	0	0	7,468	11,145
Total Housing Units		475	48,905	15,900	631	123,379	189,289
Lodging (Hotel Rooms & Campground Sites)	Existing Units	0	9,421	0	0	1,246	10,667
	10-Year Increase	0	290	0	0	816	1,116
Total Lodging Units		0	9,711	0	0	2,062	11,783
	Floor Area (1,000 sq ft)	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw	10-Year Projected Total*
Retail	Existing	10	3,052	305	10	6,241	9,616
	10-Year Increase	0	430	11	0	1,120	1,562
Office/Service	Existing	0	1,960	5	0	3,264	5,229
	10-Year Increase	0	382	7	0	462	850
Industrial	Existing	2	681	624	0	5,887	7,194
	10-Year Increase	0	117	468	0	585	1,169
Institutional	Existing	16	932	867	18	3,987	5,820
	10-Year Increase	0	279	11	0	656	946
Total		28	7,832	2,297	28	22,202	32,386

*Horry County unincorporated projections; see Appendix B.

Future growth in the unincorporated County was projected for each watershed by Horry County staff. Projected development by type of land use in each watershed is used in the development impact fee calculation to allocate a proportionate share of capital costs for storm water capacity improvements by land use. The amount of development identified (in housing units and square footage in Figure 73) is converted to acres using the densities and FARs discussed above (see Figure 72). A summary is provided below in Figure 74. (Further detail is provided in each watershed section.)

Figure 74. Current and Future Developed Acres by Watershed

	Current Dev. Acres	% by Watershed	Future Dev. Acres	% by Watershed
Carolina Coastal-Sampit	5,354	4%	31	0%
Coastal Carolina	13,520	10%	3,184	10%
Little Pee Dee	28,576	21%	3,464	11%
Lumber	1,360	1%	41	0%
Waccamaw	84,158	63%	24,274	78%
Total	132,967	100%	30,995	100%

Source: Horry County; TischlerBise

The projected growth requires additional system capacity improvements. The projects are planned by watershed with development impact fees to be spent within the watershed in which it was collected.

Storm Water Facilities Level of Service and Cost Analysis

The Storm Water Development Impact Fee includes planned improvements as shown in [Figure 75-Figure 75-Figure-75](#). Specific projects by watershed are identified with three of the five watersheds requiring growth-related capacity improvements. Additional planned expenditures for major vehicles and equipment are to serve multiple watersheds and are therefore allocated across all five watersheds.

Figure 75. Storm Water Capacity Improvements Capital Improvement Plan to Accommodate Growth (Unincorporated County)

Project Total	GROWTH-RELATED NEEDS										TOTAL GROWTH	OTHER NEEDS	
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030			
Carolina Coastal Sampit Watershed Cleaning Cowford Swamp	\$1,400,000											\$0	\$1,400,000
Coastal Carolina Watershed												\$0	\$1,400,000
Crystal Lake Improvements	\$3,100,000				\$3,100,000							\$3,100,000	\$0
Re-route Beacon Run Study	\$450,000	\$450,000										\$450,000	\$0
Ocean Outfall Study Pirateland	\$500,000	\$500,000										\$500,000	\$0
River Oaks Pipe Upgrade	\$400,000	\$400,000										\$400,000	\$0
West Myrtle Outfall Improvement	\$400,000	\$400,000										\$400,000	\$0
Ocean Outfall Project Pirateland area	\$13,000,000						\$500,000	\$6,500,000	\$6,000,000			\$13,000,000	\$0
	\$17,850,000											\$17,850,000	\$0
Little Pee Dee Watershed												\$0	\$900,000
Brunson Springs Watershed Clean Out Ph1	\$900,000											\$0	\$900,000
Brunson Springs Watershed Clean Out Ph2	\$2,500,000											\$0	\$2,500,000
Brunson Springs Watershed Clean Out Ph3	\$1,300,000				\$1,300,000							\$1,300,000	\$0
Cleaning Pleasant Meadow	\$2,000,000							\$1,000,000				\$1,000,000	\$1,500,000
Spring Garden pipe upgrade (PW)	\$150,000	\$150,000										\$150,000	\$0
Cleaning Brown Swamp (off of Enoch)	\$2,200,000				\$1,000,000							\$1,000,000	\$1,200,000
	\$9,550,000											\$3,450,000	\$6,100,000

Capital Improvement Plan and Development Impact Fee Study -- DRAFT
Horry County, South Carolina

Project Total	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	TOTAL GROWTH	OTHER NEEDS
	GROWTH-RELATED NEEDS											
All Watersheds	\$800,000										\$800,000	\$0
Trackhoes for Wetland cleaning	\$1,000,000										\$1,000,000	\$0
Mats for Wetland cleaning	\$760,000										\$760,000	\$0
Dump/Trucks for Wetland Cleaning	\$2,560,000										\$2,560,000	\$0
% of Future												
Dev. Acres												
Carolina Coastal-Sampit	0.1%										\$0	\$2,560,000
Carolina Coastal	10.3%										\$0	\$267,942
Little Pee Dee	11.2%										\$0	\$286,126
Lumber	0.1%										\$0	\$3,405
Wiccamaw	78.3%										\$0	\$2,004,936
100.0%											\$0	\$2,560,000

Storm Water Equipment Levels of Service

Horry County has a current inventory of 47 pieces of major equipment and vehicles to serve Unincorporated County Storm Water services. This results in a level of service of .353 per 1,000 acres. Level of service is shown in Figure 76. The County plans to purchase three vehicles over the next 10 years, which reflects a lower level of service than currently provided. (.353 x 30,995 acres projected to be developed over the next 10 years = 11 pieces of equipment.)

Figure 76. Stormwater Major Equipment and Vehicles Level of Service

Current Number of Stormwater Major Equipment and Vehicles*	47	
	Current Gross Acres % by Watershed	
Carolina Coastal-Sampit	5,354	4%
Coastal Carolina	13,520	10%
Little Pee Dee	28,576	21%
Lumber	1,360	1%
Waccamaw	84,158	63%
Total	132,967	100%

Level-of-Service Standards	Vehicles/Equipment
Major Equipment/Vehicles	47.0
2019 Unincorporated Population	132,967
Major Equipment/Vehicles per 1,000 Acres	0.353

*Source: Horry County

Proportionate Share Factors

Proportionate share factors for storm water development impact fees are derived from impervious acres. To determine proportionate share factors by land use, weighting factors are used that represent the percentage of impervious surface area created in the drainage area by each type of land use. For future growth, industry averages should be used, per Horry County. The standards are shown in Figure 77. For more information, see the *Horry County Stormwater Design Manual, July 2017*.

Figure 77. Average Impervious Surface Percentages for Future Development

Industry Standards for % Impervious Surface		
Single Family		
10000 sq ft lot or less*		65%
14500 sq ft lot**		38%
> 14,500 sq ft lot***		25%
Mobile Home		38%
Multi-Family		65%
Lodging		85%
Retail		85%
Office		85%
Industrial		72%
Institutional		60%

*Majority of new units in Coastal Carolina and Waccamaw Watersheds will be 10000 sq foot lots or smaller

**More likely in Waccamaw Watershed than others

***Majority of new units in Carolina Coastal-Sampit, Little Pee Dee, and Lumber Watersheds will be 14,500 or greater in lot size.

Source: Horry County

The remainder of this chapter is organized by watershed, with those watersheds having major capacity improvement projects discussed first (Coastal Carolina, Little Pee Dee, and Waccamaw).

Coastal Carolina Watershed

Proportionate Share Factors

Capital costs for storm water system improvements in Coastal Carolina Watershed are allocated to the land area served by the improvements. To determine the land area served by the storm water system improvements, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2030. See Figure 78.

Figure 78. Projected Increase in Acreage by Land Use to 2030: Coastal Carolina Watershed

	Demand Unit	Current			Future (Net New 2021-2030)	
		Number of Demand Units	Gross Acres	Demand Unit per Acre / FAR	Number of Demand Units	Acres to be Developed
Coastal Carolina						
Single Family	DU	22,738	7,387	3.08	6,366	2,068
Multifamily	DU	16,124	1,094	14.74	3,677	250
Retail/Office/Lodging	1,000 Sq. Ft.	14,433	2,566	0.129	1,102	269
Industrial	1,000 Sq. Ft.	681	1,123	0.014	117	192.90
Institutional	1,000 Sq. Ft.	932	1,350	0.016	279	404.05
TOTAL			13,520			3,184

Source: Horry County

Coastal Carolina Watershed capital costs for capacity improvements are summarized in Figure 79.

Figure 79. Storm Water Capacity Improvements Capital Improvement Plan: Coastal Carolina Watershed

	Project Total	TOTAL GROWTH	OTHER NEEDS
Coastal Carolina Watershed			
Crystal Lake Improvements	\$3,100,000	\$3,100,000	\$0
Re-route Raccoon Run Study	\$450,000	\$450,000	\$0
Ocean Outfall Study Pirateland	\$500,000	\$500,000	\$0
River Oaks Pipe Upgrade	\$400,000	\$400,000	\$0
West Myrtle Outfall Improvement	\$400,000	\$400,000	\$0
Ocean Outfall Project Pirateland area	\$13,000,000	\$13,000,000	\$0
	\$17,850,000	\$17,850,000	\$0
All Watersheds			
Trackhoes for Wetland cleaning	\$800,000	\$800,000	\$0
Mats for Wetland cleaning	\$1,000,000	\$1,000,000	\$0
DumpTrucks for Wetland Cleaning	\$760,000	\$760,000	\$0
	\$2,560,000	\$2,560,000	\$0
	<i>% of Future Dev. Acres</i>		
Carolina Coastal-Sampit	0.1%	\$2,590	
Coastal Carolina	10.3%	\$262,942	
Little Pee Dee	11.2%	\$286,126	
Lumber	0.1%	\$3,405	
Waccamaw	78.3%	\$2,004,936	
	100.0%	\$2,560,000	

Based on the projected increase in acreage by land use shown in Figure 78, TischlerBise determined proportionate share factors by land use using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. For example, there are 2,068 acres of land projected for single family housing unit development over the next ten years. The percentage of impervious surface for single family housing units is estimated at 65 percent in this watershed (see Figure 77), based on Horry County averages, resulting in 1,344 impervious acres (2,068 developed acres X 65%). Based on projected development, this represents 63.52 percent of the net increase in impervious acreage in this watershed over the next ten years (1,344 impervious acres from single family development / 2,116 acres total). The capital cost per acre is based on the capital costs for capacity improvements serving this watershed as well as capital costs serving the unincorporated County. The calculation is the total cost multiplied by proportionate share by land use divided by the number of

acres projected to be developed over the ten-year time frame ($\$18,112,942 \times 63.52\% / 2,068$ acres = $\$5,563$ per acre). The calculations are shown in Figure 80.

Figure 80. Proportionate Share and Capital Cost per Acre: Coastal Carolina Watershed

System Improvements: Unincorporated County				Coastal Carolina
Growth-Related Capital Costs Serving Coastal Carolina				\$17,850,000
Growth-Related Capital Costs Serving Multiple Watersheds (Share of Cost)				\$262,942
Total				\$18,112,942

Proportionate Share	Growth in Developed Acres 10-Year Period*	Percent Impervious**	Growth in Impervious Acres in 10-Year Period	Proportionate Share
Single Family	2,068	65%	1,344	63.52%
Multifamily	250	65%	162	7.66%
Retail/Office/Lodging	269	85%	229	10.80%
Industrial	193	72%	139	6.56%
Institutional	404	60%	242	11.46%
Total	3,184		2,116	100.00%
	Capital Cost per Acre***			
Single Family	\$5,563			
Multifamily	\$5,563			
Retail/Office/Lodging	\$7,275			
Industrial	\$6,162			
Institutional	\$5,135			

*Land use area provided by Horry County.

**Impervious percentages by land use category from Horry County industry averages.

***For each type of development, the level of service standard (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Water Development Impact Fees: Coastal Carolina Watershed

Input variables for the storm water development impact fees are shown in the upper section of [Figure 81](#). Fees are derived using the level-of-service standards shown in the figure (capital cost per acre). For the purposes of the revenue projection analysis, the capital cost per acre is converted to a "prototype" amount per housing unit for residential development. As mentioned above, it is assumed nonresidential development will be charged on a 1,000 square feet basis to better reflect intensity of use. Conversions are based on the average density and floor area ratio assumptions shown at the top of the figure.

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth's share of capital facilities' costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 81. Storm Water Development Impact Fees: Coastal Carolina Watershed

Coastal Carolina	
Maximum Supportable Impact Fee Per Acre	
	Capital Cost Per Acre
Single Family	\$5,563
Multifamily	\$5,563
Retail/Office/Lodging	\$7,275
Industrial	\$6,162
Institutional	\$5,135

Prototype Impact Fee for Use in Cash Flow Analysis				
Land Use	Gross Acreage per			Floor Area Ratio
	Housing Unit	Nonresidential		
Single Family	0.325	Retail/Office/Lodging		0.1291
Multifamily	0.068	Industrial		0.0139
		Institutional		0.0159

	Residential		Nonresidential	
	Per Housing Unit		Per 1,000 Sq Ft of Floor Area	
Single Family	\$1,807	Retail/Office/Lodging	\$1,293	
Multifamily	\$378	Industrial	\$10,168	
		Institutional	\$7,437	

Revenue from Storm Water Development Impact Fees: Coastal Carolina Watershed

Storm Water capital costs for Coastal Carolina and projected revenue from the Storm Water Development Impact Fee is listed below in [Figure 82](#). This figure includes projections to the year 2030, reflecting a 10-year time period. The capital cost of future growth is derived from the future growth-related needs above at approximately \$18.1 million.

Revenue generated from development impact fees is derived by multiplying projected growth in the named watershed in the unincorporated County by the respective development impact fee. Revenue from development impact fees at the maximum level is projected at approximately \$17.6 million.

Figure 82. Estimated Revenue from Storm Water Development Impact Fees: Coastal Carolina Watershed

	Total Cost	Growth Cost to 2030
Storm Water Improvements by Watershed	\$17,850,000	\$17,850,000
Storm Water Improvements All Watersheds	\$262,942	\$262,942
Total Expenditures	\$18,112,942	\$18,112,942

Projected Development Impact Fee Revenue

Coastal Carolina		Single Family \$1,807 per unit	Multifamily \$378 per unit	Retail/Ofc/Lodging \$1,293 per KSF	Industrial \$10,168 per KSF	Institutional \$7,437 per KSF						
Year		Housing Units	Housing Units	KSF	KSF	KSF						
Base	2019	22,738	16,124	14,433	681	932						
Year 10	2029	29,103	19,801	15,535	797	1,211						
10-Year Increase		6,366	3,677	1,102	117	279						
Projected Revenue =>		\$11,505,022	\$1,388,167	\$1,424,568	\$1,188,654	\$2,074,820						
		<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">Projected Revenue =></td> <td style="text-align: right;"><u>\$17,581,231</u></td> </tr> <tr> <td style="text-align: right;">Total Expenditures =></td> <td style="text-align: right;"><u>\$18,112,942</u></td> </tr> <tr> <td style="text-align: right;">Non-Impact Fee Revenues =></td> <td style="text-align: right;"><u>\$531,711</u></td> </tr> </table>					Projected Revenue =>	<u>\$17,581,231</u>	Total Expenditures =>	<u>\$18,112,942</u>	Non-Impact Fee Revenues =>	<u>\$531,711</u>
Projected Revenue =>	<u>\$17,581,231</u>											
Total Expenditures =>	<u>\$18,112,942</u>											
Non-Impact Fee Revenues =>	<u>\$531,711</u>											

Little Pee Dee Watershed

Proportionate Share Factors

Capital costs for storm water system improvements in Little Pee Dee Watershed are allocated to the land area served by the improvements. To determine the land area served by the storm water system improvements, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2030. See Figure 83.

Figure 83. Projected Increase in Acreage by Land Use to 2030: Little Pee Dee Watershed

	Demand Unit	Current			Future (Net New 2021-2030)	
		Number of Demand Units	Gross Acres	Demand Unit per Acre / FAR	Number of Demand Units	Acres to be Developed
Little Pee Dee						
Single Family	DU	14,373	25,298	0.57	1,372	2,416
Multifamily	DU	154	16	9.85	0	0
Retail/Office/Lodging	1,000 Sq. Ft.	310	470	0.015	18	31
Industrial	1,000 Sq. Ft.	624	1,335	0.011	468	999.73
Institutional	1,000 Sq. Ft.	867	1,457	0.014	11	18.30
TOTAL			28,576			3,464

Source: Horry County

Little Pee Dee Watershed capital costs for capacity improvements are summarized in Figure 84

Figure 84. Storm Water Capacity Improvements Capital Improvement Plan: Little Pee Dee Watershed

	Project Total	TOTAL GROWTH	OTHER NEEDS
Little Pee Dee Watershed			
Brunson Springs Watershed Clean Out Ph1	\$900,000	\$0	\$900,000
Brunson Springs Watershed Clean Out Ph2	\$2,500,000	\$0	\$2,500,000
Brunson Springs Watershed Clean Out Ph3	\$1,300,000	\$1,300,000	\$0
Cleaning Pleasant Meadow	\$2,500,000	\$1,000,000	\$1,500,000
Spring Garden pipe upgrade (PW)	\$150,000	\$150,000	\$0
Cleaning Brown Swamp (off of Enoch)	\$2,200,000	\$1,000,000	\$1,200,000
	\$9,550,000	\$3,450,000	\$6,100,000
All Watersheds			
Trackhoes for Wetland cleaning	\$800,000	\$800,000	\$0
Mats for Wetland cleaning	\$1,000,000	\$1,000,000	\$0
DumpTrucks for Wetland Cleaning	\$760,000	\$760,000	\$0
	\$2,560,000	\$2,560,000	\$0
% of Future Dev. Acres			
Carolina Coastal-Sampit	0.1%	\$2,590	
Coastal Carolina	10.3%	\$262,942	
Little Pee Dee	11.2%	\$286,126	
Lumber	0.1%	\$3,405	
Waccamaw	78.3%	\$2,004,936	
	100.0%	\$2,560,000	

Based on the projected increase in acreage by land use shown in Figure 84, TischlerBise determined proportionate share factors by land use using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. For example, there are 2,416 acres of land projected for single family housing unit development over the next ten years. The percentage of impervious surface for single family housing units is estimated at 25 percent in this watershed (see Figure 77), based on Horry County averages, resulting in 604 impervious acres (2,416 developed acres X 25%). Based on projected development within this watershed, this represents 44.38 percent of the net increase in impervious acreage in this watershed over the next ten years (604 impervious acres from single family development / 1,361 acres total). The capital cost per acre is based on the capital costs for capacity improvements serving this watershed as well as capital costs serving the unincorporated County. The calculation is the total cost multiplied by proportionate share by land use divided by the number of acres projected to be developed over the ten-year time frame. ($\$3,736,126 \times 44.38\% / 2,416 \text{ acres} = \686 per acre .) The calculations are shown in Figure 85.

Figure 85. Proportionate Share and Capital Cost per Acre: Little Pee Dee Watershed

System Improvements: Unincorporated County				Little Pee Dee
Growth-Related Capital Costs Serving Little Pee Dee				\$3,450,000
Growth-Related Capital Costs Serving Multiple Watersheds (Share of Uninc. Co. Cost)				\$286,126
Total				\$3,736,126

Proportionate Share	Growth in Developed Acres 10-Year Period*	Percent Impervious**	Growth in Impervious Acres in 10-Year Period	Proportionate Share
Single Family	2,416	25%	604	44.38%
Multifamily	0	65%	0	0.00%
Retail/Office/Lodging	31	85%	26	1.92%
Industrial	1,000	72%	720	52.90%
Institutional	18	60%	11	0.81%
Total	3,464		1,361	100.00%
	Capital Cost per Acre***			
Single Family	\$686			
Multifamily	\$0			
Retail/Office/Lodging	\$2,334			
Industrial	\$1,977			
Institutional	\$1,647			

*Land use area provided by Horry County.

**Impervious percentages by land use category from Horry County industry averages.

***For each type of development, the level of service standard (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Water Development Impact Fees: Little Pee Dee Watershed

Input variables for the storm water development impact fees are shown in the upper section of [Figure 86](#). Fees are derived using the level-of-service standards shown in the figure (capital cost per acre). For the purposes of the revenue projection analysis, the capital cost per acre is converted to a “prototype” amount per housing unit for residential development. As mentioned above, it is assumed nonresidential development will be charged on a 1,000 square feet basis to better reflect intensity of use. Conversions are based on the average density and floor area ratio assumptions shown at the top of the figure.

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth’s share of capital facilities’ costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 86. Storm Water Development Impact Fees: Little Pee Dee Watershed

Little Pee Dee Maximum Supportable Impact Fee Per Acre	
	Capital Cost Per Acre
Single Family	\$686
Multifamily	\$0
Retail/Office/Lodging	\$2,334
Industrial	\$1,977
Institutional	\$1,647

Prototype Impact Fee for Use in Revenue Projection			
Land Use	Gross Acreage per		
	Housing Unit	Nonresidential	Floor Area Ratio
Single Family	1.760	Retail/Office/Lodging	0.015
Multifamily	0.102	Industrial	0.011
		Institutional	0.014

Residential Per Housing Unit		Nonresidential Per 1,000 Sq Ft of Floor Area	
Single Family	\$1,207	Retail/Office/Lodging	\$3,545
Multifamily	\$0	Industrial	\$4,227
		Institutional	\$2,770

Waccamaw Watershed

Proportionate Share Factors

The capital costs for storm water system improvements in the Waccamaw Watershed are allocated to the land area served by the improvements. To determine the land area served by the storm water system improvements, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2030. See Figure 88.

Figure 88. Projected Increase in Acreage by Land Use to 2030: Waccamaw Watershed

	Demand Unit	Current			Future (Net New 2021-2030)	
		Number of Demand Units	Gross Acres	Demand Unit per Acre / FAR	Number of Demand Units	Acres to be Developed
Waccamaw						
Single Family	DU	70,070	63,709	1.10	23,279	21,165
Multifamily	DU	22,562	1,974	11.43	7,468	653
Retail/Office/Lodging	1,000 Sq. Ft.	10,751	3,672	0.067	2,398	662
Industrial	1,000 Sq. Ft.	5887	9,841	0.014	585	977.11
Institutional	1,000 Sq. Ft.	3987	4,962	0.018	656	816.48
TOTAL			84,158			24,274

Source: Horry County

Waccamaw Watershed capital costs for capacity improvements are summarized in Figure 89.

Figure 89. Storm Water Capacity Improvements Capital Improvement Plan: Waccamaw Watershed

	Project Total	TOTAL GROWTH	OTHER NEEDS
Waccamaw Watershed			
Cleaning Swamp adjacent to Tower Rd	\$1,000,000	\$1,000,000	\$0
Study for Future development on Buck Creek	\$511,000	\$511,000	\$0
Study for Future Development on Simpson Creek	\$621,000	\$621,000	\$0
Cleaning the Swamp adjacent to Lakes @ Plantation Pines	\$700,000	\$700,000	\$0
Simpson Creek Phase 1 Benching and Check Dams	\$1,000,000	\$1,000,000	\$0
Simpson Creek Phase 2 Benching and Check Dams	\$750,000	\$750,000	\$0
Simpson Creek Phase 3 Benching and Check Dams	\$1,000,000	\$1,000,000	\$0
Buck Creek Phase 1 Benching and Check Dams	\$1,000,000	\$1,000,000	\$0
Buck Creek Phase 2 Benching and Check Dams	\$1,000,000	\$1,000,000	\$0
Buck Creek Phase 3 Benching and Check Dams	\$1,200,000	\$1,200,000	\$0
Todd Swamp Benching	\$400,000	\$400,000	\$0
Hwy 9 and Hwy 57 Regional Pond	\$2,000,000	\$2,000,000	\$0
Hwy 1008 Regional Pond	\$1,500,000	\$1,500,000	\$0
Kayla Lane Pipe upgrade	\$350,000	\$350,000	\$0
Cleaning Meeting House Branch	\$600,000	\$600,000	\$0
Crabtree Flood Plain Phase 1	\$600,000	\$600,000	\$0
Crabtree Flood Plain Phase 2	\$550,000	\$550,000	\$0
Crabtree Flood Plain Phase 3	\$650,000	\$650,000	\$0
Crabtree Crossing upgrade Daniel Rd	\$900,000	\$900,000	\$0
Crabtree Crossing upgrade Wilbur Rd	\$350,000	\$350,000	\$0
Crabtree Crossing upgrade at Hwy 548	\$900,000	\$900,000	\$0
Study for Future Development on Crabtree	\$400,000	\$400,000	\$0
Cleaning Brown Swamp	\$1,300,000	\$1,300,000	\$0
Cleaning Grier Swamp	\$1,300,000	\$1,300,000	\$0
Cleaning Collins Creek	\$1,300,000	\$1,300,000	\$0
Riverbend outfall (Enterprise)	\$450,000	\$450,000	\$0
Silver Creek cleaning	\$800,000	\$800,000	\$0
Cleaning Clark Creek	\$900,000	\$900,000	\$0
Study for Future Development on Mill Creek	\$200,000	\$200,000	\$0
Socastee Swamp above 31	\$1,650,000	\$1,650,000	\$0
Cleaning Mill Creek Swamp	\$1,200,000	\$1,200,000	\$0
Cleaning Bear Swamp	\$1,000,000	\$1,000,000	\$0
Outfall for Faye Rd (off enterprise)	\$600,000	\$600,000	\$0
Lower Raccoon Run Floodplain	\$500,000	\$500,000	\$0
Upper Raccoon Run Floodplain	\$700,000	\$700,000	\$0
Christa McAulffest Outfall	\$1,200,000	\$1,200,000	\$0
Ed Smith Ave Outfall	\$1,400,000	\$1,400,000	\$0
Azalea Lakes Entrance Upgrade	\$400,000	\$400,000	\$0
	\$32,882,000	\$32,882,000	\$0

All Watersheds

Trackhoes for Wetland cleaning	\$800,000	\$800,000	\$0
Mats for Wetland cleaning	\$1,000,000	\$1,000,000	\$0
DumpTrucks for Wetland Cleaning	\$760,000	\$760,000	\$0
	\$2,560,000	\$2,560,000	\$0

	% of Future Dev. Acres	
Carolina Coastal-Sampit	0.1%	\$2,590
Coastal Carolina	10.3%	\$262,942
Little Pee Dee	11.2%	\$286,126
Lumber	0.1%	\$3,405
Waccamaw	78.3%	\$2,004,936
	100.0%	\$2,560,000

Based on the projected increase in acreage by land use shown in Figure 89, TischlerBise determined proportionate share factors by land use using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. For example, there are 21,165 acres of land projected for single family housing unit development over the next ten years. The percentage of impervious surface for single family housing units is estimated at 38 percent in this watershed (see Figure 77), based on Horry County averages, resulting in 8,043 impervious acres (21,165 developed acres X 38%). Based on projected development within this watershed, this represents 78.67 percent of the net increase in impervious acreage in this watershed over the next ten years (8,043 impervious acres from single family development / 10,224 acres total). The capital cost per acre is based on the capital costs for capacity improvements serving this watershed as well as capital costs serving the unincorporated County. The calculation is the total cost multiplied by proportionate share by land use divided by the number of acres projected to be developed over the ten-year time frame. This calculation is shown in Figure 90.

Figure 90. Proportionate Share and Capital Cost per Acre: Waccamaw Watershed

System Improvements: Unincorporated County				Waccamaw
Growth-Related Capital Costs Serving Waccamaw				\$32,882,000
Growth-Related Capital Costs Serving Multiple Watersheds (Share of Cost)				\$2,004,936
Total				\$34,886,936

Proportionate Share	Growth in Developed Acres 10-Year Period*	Percent Impervious**	Growth in Impervious Acres in 10-Year Period	Proportionate Share
Single Family	21,165	38%	8,043	78.67%
Multifamily	653	65%	425	4.15%
Retail/Office/Lodging	662	85%	563	5.50%
Industrial	977	72%	704	6.88%
Institutional	816	60%	490	4.79%
Total	24,274		10,224	100.00%
	Capital Cost per Acre***			
Single Family	\$1,297			
Multifamily	\$2,218			
Retail/Office/Lodging	\$2,901			
Industrial	\$2,457			
Institutional	\$2,047			

*Land use area provided by Horry County.

**Impervious percentages by land use category from Horry County industry averages.

***For each type of development, the level of service standard (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Water Development Impact Fees: Waccamaw Watershed

Input variables for the storm water development impact fees are shown in the upper section of [Figure 91](#). Fees are derived using the level-of-service standards shown in the figure (capital cost per acre). For the purposes of the revenue projection analysis, the capital cost per acre is converted to a "prototype" amount per housing unit for residential development. As mentioned above, it is assumed nonresidential development will be charged on a 1,000 square feet basis to better reflect intensity of use. Conversions are based on the average density and floor area ratio assumptions shown at the top of the figure.

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth's share of capital facilities' costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 91. Storm Water Development Impact Fees: Waccamaw Watershed

Waccamaw Maximum Supportable Impact Fee Per Acre	
	Capital Cost Per Acre
Single Family	\$1,297
Multifamily	\$2,218
Retail	\$2,901
Industrial	\$2,457
Institutional	\$2,047

Prototype Impact Fee for Use in Revenue Projection			
Land Use	Gross Acreage per		
	Housing Unit	Nonresidential	Floor Area Ratio
Single Family	0.909	Retail	0.0672
Multifamily	0.088	Industrial	0.0137
		Institutional	0.0184

Residential Per Housing Unit		Nonresidential Per 1,000 Sq Ft of Floor Area	
Single Family	\$1,179	Retail	\$991
Multifamily	\$194	Industrial	\$4,107
		Institutional	\$2,547

Revenue from Storm Water Development Impact Fees: Waccamaw Watershed

Storm Water capital costs for Waccamaw Watershed and projected revenue from the Storm Water Development Impact Fee is listed below in **Figure 92**. This figure includes projections to the year 2030, reflecting a 10-year time period. The capital cost of future growth is derived from the future growth-related needs above at approximately \$35 million.

Revenue generated from development impact fees is derived by multiplying projected growth in the watershed in the unincorporated County by the respective development impact fee. Revenue from development impact fees at the maximum level is projected at approximately \$35 million.

Figure 92. Estimated Revenue from Storm Water Development Impact Fees: Waccamaw Watershed

	Total Cost	Growth Cost to 2030
Storm Water Improvements by Watershed	\$32,882,000	\$32,882,000
Storm Water Improvements All Watersheds	\$2,004,936	\$2,004,936
Total Expenditures	\$34,886,936	\$34,886,936

Waccamaw		Single Family \$1,179 per unit	Multifamily \$194 per unit	Retail/Ofc/Lodging \$991 per KSF	Industrial \$4,107 per KSF	Institutional \$2,547 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF
Base	2019	70,070	22,562	10,751	5,887	3,987
	Year 10 2029	93,349	30,030	13,149	6,471	4,643
	10-Year Increase	23,279	7,468	2,398	585	656
	Projected Revenue =>	\$27,451,523	\$1,449,445	\$2,376,199	\$2,400,765	\$1,671,336
	Projected Revenue =>	\$35,349,268				
	Total Expenditures =>	\$34,886,936				
	Non-Impact Fee Revenues =>	\$0				

Carolina Coastal-Sampit Watershed

Carolina Coastal-Sampit does not have any capacity storm water facility improvement projects planned but will have growth-related storm water needs served by major equipment and vehicles.

Proportionate Share Factors

Capital costs for unincorporated County storm water system improvements are allocated to the share of land area to be developed in the Carolina Coastal-Sampit Watershed. To determine the land area slated to be developed, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2030. See Figure 93.

Figure 93. Projected Increase in Acreage by Land Use to 2030: Carolina Coastal-Sampit Watershed

Demand Unit		Current			Future (Net New 2021-2030)	
		Number of Demand Units	Gross Acres	Demand Unit per Acre / FAR	Number of Demand Units	Acres to be Developed
Carolina Coastal-Sampit						
Single Family	DU	455	701	0.65	20	31
Multifamily	DU	0	0	0.00	0	0
Retail/Office/Lodging	1,000 Sq. Ft.	10	12	0.828	0	0
Industrial	1,000 Sq. Ft.	2	4,628	0.001	0	0.00
Institutional	1,000 Sq. Ft.	16	13	1.219	0	0.00
TOTAL			5,354			31

Source: Horry County

Carolina Coastal-Sampit Watershed capital costs for capacity improvements are summarized in Figure 89.

Figure 94. Storm Water Capacity Improvements Capital Improvement Plan: Carolina Coastal-Sampit Watershed

All Watersheds

Trackhoes for Wetland cleaning	\$800,000	\$800,000	\$0
Mats for Wetland cleaning	\$1,000,000	\$1,000,000	\$0
DumpTrucks for Wetland Cleaning	\$760,000	\$760,000	\$0
	\$2,560,000	\$2,560,000	\$0

% of Future Dev. Acres

Carolina Coastal-Sampit	0.1%	\$2,590
Coastal Carolina	10.3%	\$262,942
Little Pee Dee	11.2%	\$286,126
Lumber	0.1%	\$3,405
Waccamaw	78.3%	\$2,004,936
	100.0%	\$2,560,000

Based on the projected increase in acreage by land use shown in Figure 93, TischlerBise determined proportionate share factors by land use using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. The calculation is the total cost multiplied by proportionate share by land use divided by the number of acres projected to be developed over the ten-year time frame. This calculation is shown in Figure 95.

Figure 95. Proportionate Share and Capital Cost per Acre: Carolina Coastal-Sampit Watershed

System Improvements: Unincorporated County				Carolina Coastal-Sampit
Growth-Related Capital Costs Serving Carolina Coastal-Sampit				\$0
Growth-Related Capital Costs Serving Multiple Watersheds (Share of Cost)				\$2,590
Total				\$2,590

Proportionate Share	Growth in Developed Acres 10-Year Period*	Percent Impervious**	Growth in Impervious Acres in 10-Year Period	Proportionate Share
Single Family	31	25%	8	100.00%
Multifamily	0	65%	0	0.00%
Retail/Office/Lodging	0	85%	0	0.00%
Industrial	0	72%	0	0.00%
Institutional	0	60%	0	0.00%
Total	31		8	100.00%
Capital Cost per Acre***				
Single Family	\$83			
Multifamily	\$0			
Retail/Office/Lodging	\$0			
Industrial	\$0			
Institutional	\$0			

*Land use area provided by Horry County.

**Impervious percentages by land use category from Horry County industry averages.

***For each type of development, the level of service standard (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Water Development Impact Fees: Carolina Coastal-Sampit Watershed

Input variables for the storm water development impact fees are shown in the upper section of Figure 91. Fees are derived using the level-of-service standards shown in the figure (capital cost per acre). For the purposes of the revenue projection analysis, the capital cost per acre is converted to a "prototype" amount per housing unit for residential development. Conversions are based on the average density and floor area ratio assumptions shown at the top of the figure.

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth's share of capital facilities' costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 96. Storm Water Development Impact Fees: Carolina Coastal-Sampit Watershed

Carolina Coastal-Sampit	
Maximum Supportable Impact Fee Per Acre	
	Capital Cost Per Acre
Single Family	\$83
Multifamily	\$0
Retail/Office/Lodging	\$0
Industrial	\$0
Institutional	\$0

Prototype Impact Fee for Use in Revenue Projection			
Land Use	Gross Acreage per		
	Housing Unit	Nonresidential	Floor Area Ratio
Single Family	1.542	Retail/Office/Lodging	0.83
Multifamily	0.000	Industrial	0.00
		Institutional	1.22

Residential		Nonresidential	
Per Housing Unit		Per 1,000 Sq Ft of Floor Area	
Single Family	\$128	Retail/Office/Lodging	\$0
Multifamily	\$0	Industrial	\$0
		Institutional	\$0

Revenue from Storm Water Development Impact Fees: Carolina Coastal-Sampit Watershed

Storm Water capital costs for Carolina Coastal-Sampit Watershed and projected revenue from the Storm Water Development Impact Fee is listed below in [Figure 97](#). This figure includes projections to the year 2030, reflecting a 10-year time period. The capital cost of future growth is derived from the future growth-related needs above at approximately \$2,600.

Revenue generated from development impact fees is derived by multiplying projected growth in the named watershed in the unincorporated County by the respective development impact fee. Revenue from development impact fees at the maximum level is projected at approximately \$2,600.

Figure 97. Estimated Revenue from Storm Water Development Impact Fees: Carolina Coastal-Sampit Watershed

	Total Cost	Growth Cost to 2030
Storm Water Improvements by Watershed	\$0	\$0
Storm Water Improvements All Watersheds	\$2,590	\$2,590
Total Expenditures	\$2,590	\$2,590

Projected Development Impact Fee Revenue

Carolina Coastal-Sampit		Single Family	Multifamily	Retail/Ofc/Lodging	Industrial	Institutional
		\$128 per unit	\$0 per unit	\$0 per KSF	\$0 per KSF	\$0 per KSF
Year		Housing Units	Housing Units	KSF	KSF	KSF
Base	2019	455	0	10	2	16
Year 10	2029	475	0	10	2	16
10-Year Increase		20	0	0	0	0
Projected Revenue =>		\$2,602	\$0	\$0	\$0	\$0

Projected Revenue =>	\$2,602
Total Expenditures =>	\$2,590
Non-Impact Fee Revenues =>	\$0

Lumber

Lumber does not have any capacity storm water facility improvement projects planned but will have growth-related storm water needs served by major equipment and vehicles.

Proportionate Share Factors

Capital costs for unincorporated County storm water system improvements are allocated to the share of land area to be developed in the Lumber Watershed. To determine the land area slated to be developed, TischlerBise applied average residential density and nonresidential FAR factors to projected development through the year 2030. See Figure 98.

Figure 98. Projected Increase in Acreage by Land Use to 2030: Lumber Watershed

	Demand Unit	Current			Future (Net New 2021-2030)	
		Number of Demand Units	Gross Acres	Demand Unit per Acre / FAR	Number of Demand Units	Acres to be Developed
Lumber						
Single Family	DU	609	1,146	0.53	22	41
Multifamily	DU	0	0	0.00	0	0
Retail/Office/Lodging	1,000 Sq. Ft.	10	7	0.030	0	0
Industrial	1,000 Sq. Ft.	0	191	0.000	0	0.00
Institutional	1,000 Sq. Ft.	18	15	0.028	0	0.00
TOTAL			1,360			41

Source: Horry County

Lumber Watershed capital costs for capacity improvements are summarized in Figure 99.

Figure 99. Storm Water Capacity Improvements Capital Improvement Plan: Lumber Watershed

All Watersheds			
Trackhoes for Wetland cleaning	\$800,000	\$800,000	\$0
Mats for Wetland cleaning	\$1,000,000	\$1,000,000	\$0
DumpTrucks for Wetland Cleaning	\$760,000	\$760,000	\$0
	\$2,560,000	\$2,560,000	\$0
	% of Future Dev. Acres		
Carolina Coastal-Sampit	0.1%	\$2,590	
Coastal Carolina	10.3%	\$262,942	
Little Pee Dee	11.2%	\$286,126	
Lumber	0.1%	\$3,405	
Waccamaw	78.3%	\$2,004,936	
	100.0%	\$2,560,000	

Based on the projected increase in acreage by land use shown in Figure 98, TischlerBise determined proportionate share factors by land use using weighting factors that represent the percentage of impervious surface area created in the drainage area by each type of land use. The calculation is the total cost multiplied by proportionate share by land use divided by the number of acres projected to be developed over the ten-year time frame. This calculation is shown in Figure 100.

Figure 100. Proportionate Share and Capital Cost per Acre: Lumber Watershed

System Improvements: Unincorporated County				Lumber
Growth-Related Capital Costs Serving Lumber				\$0
Growth-Related Capital Costs Serving Multiple Watersheds (Share of Cost)				\$3,405
Total				\$3,405

Proportionate Share	Growth in Developed Acres 10-Year Period*	Percent Impervious**	Growth in Impervious Acres in 10-Year Period	Proportionate Share
Single Family	41	25%	10	100.00%
Multifamily	0	65%	0	0.00%
Retail/Office/Lodging	0	85%	0	0.00%
Industrial	0	72%	0	0.00%
Institutional	0	60%	0	0.00%
Total	41		10	100.00%
Capital Cost per Acre***				
Single Family	\$83			
Multifamily	\$0			
Retail/Office/Lodging	\$0			
Industrial	\$0			
Institutional	\$0			

*Land use area provided by Horry County.

**Impervious percentages by land use category from Horry County industry averages.

***For each type of development, the level of service standard (expressed in terms of capital cost per acre) is equal to the capital cost multiplied by the proportionate share factor, divided by the acreage to be developed.

Maximum Supportable Storm Water Development Impact Fees: Lumber Watershed

Input variables for the storm water development impact fees are shown in the upper section of [Figure 101](#). Fees are derived using the level-of-service standards shown in the figure (capital cost per acre). For the purposes of the revenue projection analysis, the capital cost per acre is converted to a "prototype" amount per housing unit for residential development. Conversions are based on the average density and floor area ratio assumptions shown at the top of the figure.

The fees represent the highest amount allowable for residential and nonresidential development, reflecting new growth's share of capital facilities' costs. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

Figure 101. Storm Water Development Impact Fees: Lumber Watershed

Lumber	
Maximum Supportable Impact Fee Per Acre	
	Capital Cost Per Acre
Single Family	\$83
Multifamily	\$0
Retail/Office/Lodging	\$0
Industrial	\$0
Institutional	\$0

Prototype Impact Fee for Use in Revenue Projection			
Land Use	Gross Acreage per		
	Housing Unit	Nonresidential	Floor Area Ratio
Single Family	1.883	Retail/Office/Lodging	0.03
Multifamily	0.000	Industrial	0.00
		Institutional	0.03

Residential		Nonresidential	
Per Housing Unit		Per 1,000 Sq Ft of Floor Area	
Single Family	\$156	Retail/Office/Lodging	\$0
Multifamily	\$0	Industrial	\$0
		Institutional	\$0

Revenue from Storm Water Development Impact Fees: Lumber Watershed

Storm Water capital costs for Lumber Watershed and projected revenue from the Storm Water Development Impact Fee is listed below in ~~Figure 102~~~~Figure 102~~~~Figure 102~~. This figure includes projections to the year 2030, reflecting a 10-year time period. The capital cost of future growth is derived from the future growth-related needs above at approximately \$3,400.

Revenue generated from development impact fees is derived by multiplying projected growth in the named watershed in the unincorporated County by the respective development impact fee. Revenue from development impact fees at the maximum level is projected at approximately \$3,400.

Figure 102. Estimated Revenue from Storm Water Development Impact Fees: Lumber Watershed

	Total Cost	Growth Cost to 2030
Storm Water Improvements by Watershed	\$0	\$0
Storm Water Improvements All Watersheds	\$3,405	\$3,405
Total Expenditures	\$3,405	\$3,405

Projected Development Impact Fee Revenue

Lumber	Year	Single Family	Multifamily	Retail/Ofc/Lodging	Industrial	Institutional
		\$156 per unit	\$0 per unit	\$0 per KSF	\$0 per KSF	\$0 per KSF
		Housing Units	Housing Units	KSF	KSF	KSF
Base	2019	609	0	10	0	18
Year 10	2029	631	0	10	0	18
	10-Year Increase	22	0	0	0	0
	Projected Revenue =>	\$3,422	\$0	\$0	\$0	\$0
				Projected Revenue =>	\$3,422	
				Total Expenditures =>	\$3,405	
				Non-Impact Fee Revenues =>	\$0	

SUMMARY OF DEVELOPMENT IMPACT FEES

All infrastructure categories are combined in [Figure 103](#) for the study's Maximum Supportable Fee. The residential fee is assessed per housing unit, while the nonresidential fee is assessed per 1,000 square feet of floor area or per room for lodging land uses. [Storm Water Development Impact Fees](#) are summarized separately below.

Figure 103. Development Impact Fee Summary (Unincorporated County)

Development Type	Demand Unit	Parks & Recreation	PUBLIC SAFETY			Transportation	Solid Waste	Storm Water	Maximum Supportable Development Impact Fee
			Public Safety: Police	Public Safety: Fire/EMS	Public Safety: Emergency Operations Center (EOC)				
Residential (per Demand Unit)									
Single Family	DU	\$814	\$76	\$524	\$38	\$3,113	\$273	See Separate Figure	\$4,838
Multifamily	DU	\$679	\$63	\$437	\$31	\$1,836	\$228		\$3,274
Nonresidential (per Demand Unit)									
Retail	1,000 Sq. Ft.	n/a	\$187	\$2,035	\$183	\$5,034	n/a	See Separate Figure	\$7,439
Office	1,000 Sq. Ft.	n/a	\$73	\$795	\$71	\$1,918	n/a		\$2,857
Industrial	1,000 Sq. Ft.	n/a	\$30	\$322	\$29	\$774	n/a		\$1,155
Institutional	1,000 Sq. Ft.	n/a	\$146	\$1,594	\$143	\$3,845	n/a		\$5,728
Lodging	Room	\$135	\$63	\$683	\$61	\$1,645	n/a		\$2,587

Figure 104. Development Impact Fee Summary (Unincorporated County): Storm Water

	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw
Per Housing Unit					
Single Family	\$128	\$1,807	\$1,207	\$156	\$1,179
Multifamily	\$0	\$378	\$0	\$0	\$194
Per 1,000 Sq. Ft.					
Retail/Office/Lodging	\$0	\$1,293	\$3,545	\$0	\$991
Industrial	\$0	\$10,168	\$4,227	\$0	\$4,107
Institutional	\$0	\$7,437	\$2,770	\$0	\$2,547

CAPITAL IMPROVEMENT PROGRAM

Section 6-1-960(9) of the South Carolina Development Impact Fee Act requires:

“a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.”

Horry County prepares a five-year Capital Improvement Program as part of its annual budget process. Capital projects that will provide additional capacity to serve growth are included in the County's existing CIP. A summary of current projects anticipated to be built to serve growth are listed below. The collection of development impact fees will mitigate the needs for a portion of these facilities.

As noted on the below figure, the County's long-term transportation plan for capacity improvements is shown in the body of this report at Figure 52 including those projects anticipated to be funded with other than impact fee funds such as RIDE III funding. County's long-term storm water plan for capacity improvements is shown in the body of this report at [Figure 75](#) ~~Figure 75~~ ~~Figure 75~~

Figure 105105105. Capital Improvement Plan Summary

Project	Fee Category	Timeframe
Vereen Memorial Gardens	Parks and Recreation	FY20-24
10 Oaks Huger Park	Parks and Recreation	FY20-24
Carolina Forest Recreation	Parks and Recreation	FY20-24
Socastee Recreation	Parks and Recreation	FY20-24
South Strand Recreation Center	Parks and Recreation	FY20-24
Bucksville Boat Landing	Parks and Recreation	FY20-24
Sports Lighting	Parks and Recreation	FY20-24
East Coast Greenway Phase II	Parks and Recreation	FY21
Capacity Projects Curenly Unfunded (see FY20 CIP)	Parks and Recreation	FY20-24
Socastee Fire/EMS Addition	Public Safety: Fire and EMS	FY20-24
Goretown Fire Addition	Public Safety: Fire and EMS	FY20-24
Shell Fire Rebuild and Expansion	Public Safety: Fire and EMS	FY20-24
Forestbrook Fire/EMS Relocation and Expansion	Public Safety: Fire and EMS	FY20-24
Cherry Hill Fire Addition	Public Safety: Fire and EMS	FY20-24
Joyner Swamp Fire Addition	Public Safety: Fire and EMS	FY20-24
Finklea Fire/EMS Relocation	Public Safety: Fire and EMS	FY20-24
Prestwick Fire/EMS New Station	Public Safety: Fire and EMS	FY20-24
Antioch Fire Addition	Public Safety: Fire and EMS	FY20-24
Maple Fire Addition	Public Safety: Fire and EMS	FY20-24
Ketchuptown Fire Replacement and Expansion	Public Safety: Fire and EMS	FY20-24
Capacity Projects Curenly Unfunded (see FY20 CIP)	Public Safety: Fire and EMS	FY20-24
Police Firing Range	Public Safety: Police	FY23
Police 5th Precinct	Public Safety: Police	TBD
Off-Site Adoption Center	Public Safety: Police	FY19
Animal Care Center Expansion	Public Safety: Police	FY19
Emergency Operations Center	Public Safety: EOC	FY19-20
P1 Public Safety Software	Public Safety: EOC	FY24
Transportation Projects--see Report Figure 52	Transportation	FY20-29
Public Works Equipment Shed	Transportation	FY23
Multimodal Sidewalk Program	Transportation	FY20-24
Storm Water Projects--see Report Figure 75	Storm Water	FY20-29
Holmestown Road – Expansion at/near current site	Solid Waste	FY20-29
Wampee – Expansion at/near current site	Solid Waste	FY20-29
Buck Creek – Expansion at/near current site	Solid Waste	FY20-29
Coastal – Expansion at/near current site	Solid Waste	FY20-29
Forestbrook – New Facility	Solid Waste	FY20-29
Mount Vernon – New Facility	Solid Waste	FY20-29
Veterans Highway – New Facility	Solid Waste	FY20-29

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Sources: Horry County Finance Dept.; Horry County Capital Improvement Program (FY19, FY20); Horry County Depts.

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IMPLEMENTATION AND ADMINISTRATION

Development impact fees should be periodically evaluated and updated to reflect recent data. Horry County should adjust development impact fees for inflation using a construction cost index such as Engineering News Record or Marshall Swift. If cost estimates or demand indicators change significantly, the County should redo the fee calculations. South Carolina's enabling legislation exempts a project from development impact fees if it is determined to create affordable housing.

Credits and Reimbursements

A general requirement that is common to development impact fee methodologies is the evaluation of credits. A revenue credit may be necessary to avoid potential double payment situations arising from one-time development impact fees plus on-going payment of other revenues that may also fund growth-related capital improvements. The determination of revenue credits is dependent upon the development impact fee methodology used in the cost analysis and local government policies.

Policies and procedures related to site-specific credits should be addressed in the resolution or ordinance that establishes the development impact fees. Project-level improvements, required as part of the development approval process, are not eligible for credits against development impact fees. If a developer constructs a system improvement included in the fee calculations, it will be necessary to either reimburse the developer or provide a credit against the fees due from that particular development. The latter option is more difficult to administer because it creates unique fees for specific geographic areas.

Service Area

A development impact fee service area is a region in which a defined set of improvements provide benefit to an identifiable amount of new development. Within a service area, all new development of a type (single family, commercial, etc.) is assessed at the same development impact fee rate. Land use assumptions and development impact fees are each defined in terms of this geography, so that capital facility demand, projects needed to meet that demand, and capital facility cost are all quantified in the same terms. Development impact fee revenue collected within a service area is required to be spent within that service area.

Implementation of a large number of small service areas is problematic. Administration is complicated and, because funds collected within the service area must be spent within that area multiple service areas may make it impossible to accumulate sufficient revenue to fund any projects within the time allowed.

As part of our analysis of the County and the type of facilities and improvements included in the development impact fee calculation, TischlerBise has determined that an **unincorporated County service area is appropriate for all categories except Fire and EMS and Storm Water. For Fire and EMS, the service area is unincorporated County minus the Horry County portion of the Murrells Inlet-Garden City Fire District. Storm Water service areas are the five watersheds at the hydrologic unit code (HUC) level 8.**

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APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(2) of the South Carolina Development Impact Fee Act requires:

"Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity."

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the potential effects of imposing the maximum calculated development impact fees on the affordability of housing in Horry County. The analysis examines current household income and housing expenses that burden an average household in the County. Then, the maximum calculated development impact fee is included in a cost burden analysis to identify the potential effect of the proposed development impact fees on the cost of housing in the County.

It should be noted that the South Carolina Development Impact Fee Act requires an analysis of an impact fee's potential effect on the cost of housing **but does not affect the calculation of the development impact fee itself**. Nor does the Act prescribe the methodology by which the affordable housing analysis is conducted.

South Carolina Development Impact Fee Act

Affordable housing is defined in South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the household's whose income does not exceed 80 percent of the median income. Therefore, the analysis identifies the U.S. Housing and Urban Development's (HUD) criteria that housing should be 30 percent or less of a household's income. The cost of housing is "moderately burdensome" if its cost burden is over 30 percent and "severely burdensome" if the ratio is over 50 percent.

Maximum Supportable Development Impact Fee

The development impact fees found in [Figure 106](#) represent the highest amount supportable for each type of development, which represents new growth's fair share of the cost for capital facilities. The County may adopt fees that are less than the amounts shown. However, a reduction in development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service.

The housing affordability analysis assumes the maximum supportable development impact fee amount. If the County Council were to adopt a lower development impact fee amount, the results presented in this report would improve.

Figure 106. Maximum Supportable Development Impact Fees (Unincorporated County): All Categories Except Storm Water

Development Type	Demand Unit	Parks	Public Safety*	Transportation	Solid Waste	Storm Water	Maximum Supportable Development Impact Fee
Residential (per Demand Unit)							
Single Family	DU	\$814	\$638	\$3,113	\$273	See Separate Figure	\$4,838
Multifamily	DU	\$679	\$531	\$1,836	\$228		\$3,274
Nonresidential (per Demand Unit)							
Retail	1,000 Sq. Ft.	n/a	\$2,405	\$5,034	n/a	See Separate Figure	\$7,439
Office	1,000 Sq. Ft.	n/a	\$939	\$1,918	n/a		\$2,857
Industrial	1,000 Sq. Ft.	n/a	\$381	\$774	n/a		\$1,155
Institutional	1,000 Sq. Ft.	n/a	\$1,883	\$3,845	n/a		\$5,728
Lodging	Room	\$135	\$807	\$1,645	n/a		\$2,587

* Police (Law Enforcement), Fire/EMS, and Emergency Operations Center.

Figure 107. Development Impact Fee Summary (Unincorporated County): Storm Water

	Carolina Coastal-Sampit	Coastal Carolina	Little Pee Dee	Lumber	Waccamaw
Per Housing Unit					
Single Family	\$128	\$1,807	\$1,207	\$156	\$1,179
Multifamily	\$0	\$378	\$0	\$0	\$194
Per 1,000 Sq. Ft.					
Retail/Office/Lodging	\$0	\$1,293	\$3,545	\$0	\$991
Industrial	\$0	\$10,168	\$4,227	\$0	\$4,107
Institutional	\$0	\$7,437	\$2,770	\$0	\$2,547

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Development Type	Demand Unit	Parks	Public Safety*	Transportation	Maximum Supportable Development Impact Fee
Residential (per Demand Unit)					
Single Family	DU	\$814	\$638	\$3,113	\$4,565
Multifamily	DU	\$679	\$531	\$1,836	\$3,046
Nonresidential (per Demand Unit)					
Retail	1,000 Sq. Ft.	n/a	\$2,405	\$5,034	\$7,439
Office	1,000 Sq. Ft.	n/a	\$939	\$1,918	\$2,857
Industrial	1,000 Sq. Ft.	n/a	\$381	\$774	\$1,155
Institutional	1,000 Sq. Ft.	n/a	\$1,883	\$3,845	\$5,728
Lodging	Room	\$135	\$807	\$1,645	\$2,587

* Police (Law Enforcement), Fire/EMS, and Emergency Operations Center.

Household Income

The purchasing power of residents to secure housing is represented by personal income. Personal income includes all wages, tips, and bonuses from employment, as well as retirement income earned from a pension plan or retirement account. In the analysis, household income represents all residents living in the housing unit, no matter relationship. From the U.S. Census Bureau American Community Survey, in 2017 the median annual household income for residents in Horry County⁶ was \$53,446 for owner-occupied units and \$32,574 for renter-occupied units. By using the U.S. Bureau of Labor Statistics' CPI Calculator, the current household income by tenure is adjusted to be \$56,000 and \$34,100, respectively. To determine the amount of income available after taxes, a standard assumption for mortgage lending is 80 percent. The annual income for a household making 80 percent of the County's median is estimated at \$44,800, or \$3,733 per month for an owner-occupied unit and \$27,280, or \$2,273 per month for a renter-occupied unit.

Figure 108-108-107. Median Household Income

Tenure	Median Annual Household Income (2017)	Median Annual Household Income (2019) (rounded)	Household Income Factor	80% of Median Annual Income	Monthly Income
Owner-occupied	\$53,446	\$56,000	80%	\$44,800	\$3,733
Renter-occupied	\$32,574	\$34,100	80%	\$27,280	\$2,273
Total Average	\$46,475	\$48,700	80%	\$38,960	\$3,247

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; U.S. Bureau of Labor Statistics CPI Calculator
 Note: American Community Survey data represents income in 2017 inflation-adjusted dollars. CPI calculator adjusts median income to 2019 dollars.

Cost of Homeownership

The analysis uses multiple cost categories to calculate the baseline cost of homeownership in Horry County: purchase price; mortgage payment; property tax; stormwater fee; water and sewer rates; electric utilities; telephone, cable and internet utilities; and homeowners insurance.

Averages are used throughout the analysis. The following section details the costs included.

Purchase Price

The median home value is used to estimate the purchase price of a home. The American Community Survey estimates that the median value of a home in the County in 2017 was \$166,500 (U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates). With the U.S. Bureau of Labor Statistics' CPI Calculator, the current home value is estimated to be \$174,400.

⁶ It should be noted here that a countywide analysis is conducted due to data availability. The data reflect averages of housing choices, income levels, and communities across the County.

Mortgage Payment

A conventional, fixed-rate 30-year mortgage is assumed to estimate monthly costs of principal and interest on a home loan. The down payment for a loan is assumed to be 20 percent of the purchase price (\$34,880). The loan amount for the mortgage is determined by subtracting the down payment from the purchase price (\$174,400 - \$34,880 = \$139,520). An interest rate of 4.0 percent is assumed for the home purchase based on a survey of competitive interest rates (and rounded up) as of September 2019 in Horry County (www.bankrate.com). The average monthly mortgage payment is estimated at \$672.

Property Tax

To calculate annual property tax, homes in Horry County that are permanent residences are subject to 4 percent assessment ratio and a property tax millage rate. Residents in the unincorporated County are subject to a millage rate for Countywide services that includes General Fund, Debt Retirement, County Recreation, Horry-Georgetown Technical College, Higher Education, and Senior Citizens Fund; an additional millage rate is assumed for most residents in the unincorporated County for Waste Management, Fire District, and Fire Apparatus Replacement. A separate millage rate is included for schools. The average total millage rate of the taxing entities is \$0.2352. Assumed in the analysis, annual property tax for the average valued home is \$1,641 ($\$174,400 \times 4\% \times 0.2352 = \$1,641$).

Stormwater Utility Fee

The County assesses an annual Stormwater Utility Fee for all land uses; the single family residential monthly fee \$3.70 (or \$44.40 per year).

Water, Sewer, and Electric Utilities

Water and sewer services are provided by the Grand Strand Water and Sewer Authority (GSWSA). Per the 2018 GSWSA Annual Report, an average monthly residential bill is \$48 for both water and sewer.

An average monthly household electricity bill per Horry Electric Cooperative is \$203.

Telephone, Cable, and Internet Utilities

Spectrum is a provider of telephone, cable, and internet in Horry County. From their website, the three services costs approximately \$100 per month.

Homeowner's Insurance

Homeowner's insurance provides protection for the home and is generally required when a home has a mortgage. The average cost for homeowner's insurance in Horry County is approximately 10 percent of the mortgage payment, estimated at \$67 per month.

Monthly Payment

Total monthly cost for homeownership is \$1,231. Detail on the above monthly costs are listed in [Figure 112](#) at the end of this chapter.

Cost of Renting

The cost of renting a home in the County is estimated with data provided by the U.S. Census Bureau. In 2017, the median gross rent (including all utilities and rental insurance) is estimated to be \$883. With the U.S. Bureau of Labor Statistics' CPI Calculator, the current cost of renting is estimated to be \$925 per month.

Cost Burden Analysis

The cost burden for affordable housing is measured as the ratio between monthly payments for housing (including property tax, fee, utilities, and insurance) and monthly gross household income. This section compares the current/baseline housing cost burden of owning or renting a home in Horry County to the housing cost burden if development impact fees were to be implemented at the maximum supportable level.

Scenario 1: Baseline Conditions

[Figure 109](#) summarizes the current cost burden for residents purchasing or renting a median valued home without the proposed maximum supportable development impact fee included in the cost of the house. Based on the results, both owner-occupied and renter-occupied housing costs are currently above the limit considered for affordability for households whose income is 80 percent of the County's median income.

Figure 109. Scenario 1: Cost Burden Analysis without Proposed Development Impact Fee

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,733	\$1,231	33.0%
Renter-Occupied	\$2,273	\$925	40.7%

Scenario 2: Baseline Condition + Proposed Development Impact Fee

In the second scenario, the maximum supportable development impact fee is included into the cost burden analysis to highlight the effects the fee has on housing affordability. Because the development impact fee is calculated by housing type, an owner-occupied housing unit is assumed to be assessed the maximum supportable fee (per this report) for single family units (\$4,565.645) and the renter-occupied housing unit is assumed to be assessed the maximum supportable fee (per this report) for multifamily units (\$3,652.046). For purposes of this analysis, the housing units are assumed to be located in the Coastal Carolina Watershed, which has the highest residential Storm Water fee of the five watersheds.

It should be noted that this analysis starts with a **conservative approach** and assumes that the purchase price of a home is increased by the full amount of the development impact fee. An alternative scenario is shown assuming 50 percent of the fee is recovered in the cost of housing.

The assumption herein is that the development impact fee ultimately increases the household's mortgage payment (as shown in detail below in [Figure 112](#)~~Figure 112~~[Figure 111](#)). For renter-occupied housing units, the analysis assumes that the development impact fee will be recouped by the landlord through an increase in monthly rent. The fee is assumed to be recouped over 30 years.

As shown in [Figure 110](#)~~Figure 110~~[Figure 109](#), the monthly costs for owners and renters only marginally increases with the maximum supportable development impact fee. The increase in costs are low enough that the cost burden ratio is minimally affected (an increase of [.58](#) percent and [.43](#) percent respectively).

Figure 110110109. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee (100% Fee Recovered)

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,733	\$1,262	33.8%
Renter-Occupied	\$2,273	\$935	41.1%

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Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,733	\$1,252	33.5%
Renter-Occupied	\$2,273	\$933	41.0%

At 50 percent recovery, the increase in costs is marginal at an increase of .34 percent and .2 percent respectively.

Figure 111111110. Scenario 2: Cost Burden Analysis with Proposed Development Impact Fee (50% Fee Recovered)

Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,733	\$1,246	33.4%
Renter-Occupied	\$2,273	\$930	40.9%

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Condition	Monthly Income	Monthly Cost	Cost Burden
Owner-Occupied	\$3,733	\$1,242	33.3%
Renter-Occupied	\$2,273	\$929	40.9%

Conclusion

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on affordability of housing in the jurisdiction. To analyze the potential effect, a comparison of housing cost burdens is done both without impact fees (status quo) and with impact fees. **This analysis has concluded that the current cost burden in the County is already higher than 30 percent. Implementing the maximum supportable development impact fee results in only a marginal increase to the monthly cost for residents and that the increase is low enough that the existing cost burden is unaffected.** As noted, this analysis takes a conservative approach and assumes that the maximum calculated development impact fees are absorbed entirely by the purchaser. If the County were to adopt a lower development impact fee amount, the results presented in this report would be modified accordingly.

Figure 112112111. Average Cost of Homeownership (100% Fee Recovered)

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	Scenario 2 Baseline Condition + Impact Fee
Purchase Price	\$174,400	\$181,045
Down Payment	\$34,880	\$36,209
Loan Amount	\$139,520	\$144,836
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	4.00%	4.00%
Monthly Interest Rate	0.33%	0.33%
Monthly Payment P&I	\$672	\$698
Property Tax - County (per month)	\$59.35	\$61.62
Property Tax - City (per month)	\$0.00	\$0.00
Property Tax - School Taxes (per month)	\$77.38	\$80.32
Stormwater Utility Fee	\$3.70	\$3.70
Water and Sewer	\$48.00	\$48.00
Electric	\$203.00	\$203.00
Telephone, Cable & Internet Utilities	\$100.00	\$100.00
Homeowners Insurance	\$67.24	\$67.24
Monthly Cost	\$1,231.04	\$1,261.87

	Monthly Payment Calculation	
	Scenario 1 Baseline Condition	Scenario 2 Baseline Condition + Impact Fee
Purchase Price	\$174,400	\$178,965
Down Payment	\$34,880	\$35,793
Loan Amount	\$139,520	\$143,172
Loan Length (Years)	30	30
Loan Length (Months)	360	360
Yearly Interest Rate	4.00%	4.00%
Monthly Interest Rate	0.33%	0.33%
Monthly Payment P&I	\$672	\$690
Property Tax - County (per month)	\$59.35	\$60.91
Property Tax - City (per month)	\$0.00	\$0.00
Property Tax - School Taxes (per month)	\$77.38	\$79.40
Stormwater Utility Fee	\$3.70	\$3.70
Water and Sewer	\$48.00	\$48.00
Electric	\$203.00	\$203.00
Telephone, Cable & Internet Utilities	\$100.00	\$100.00
Homeowners Insurance	\$67.24	\$67.24
Monthly Cost	\$1,231.04	\$1,252.22

APPENDIX B: LAND USE ASSUMPTIONS

MEMORANDUM

TO: David Schwerd, Planning and Zoning Director
Horry County, South Carolina

FROM: Julie Herlands, TischlerBise

DATE: June 19, 2019 (updated December 10, 2019)

RE: Land Use Assumptions for Development Impact Fee Study

As part of our Work Scope, TischlerBise has prepared documentation on land use assumptions and development projections to be used in the Horry County Development Impact Fee Study. The data estimates and projections are used in the study's calculations and to illustrate the possible future pace of service demands on the County's infrastructure. Furthermore, the memo demonstrates the history of development and base year development levels in the unincorporated and incorporated areas of Horry County. The base year assumptions are used in the impact fee calculations to determine current levels of service.

The factors provide assumptions for the final impact fee model, and once finalized, this memo will become part of the final report.

This memo includes discussion and findings on:

- Household/housing unit size
- Current population and housing unit estimates
- Residential projections
- Current employment and nonresidential floor area estimates
- Nonresidential projections
- Vehicle trip rates

Note: calculations throughout this technical memo are based on an analysis conducted using Excel software. Results are discussed in the memo using one-and two-digit places (in most cases), which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

POPULATION AND HOUSING CHARACTERISTICS

Impact fees often use levels of service standards based on a per capita factor, which is then converted to a per housing unit amount using persons per housing unit or persons per household to derive proportionate share fee amounts. Housing types have varying household sizes and, consequently, a varying demand on County infrastructure and services. Thus, it is important to differentiate between housing types and size.

When persons per housing unit (PPHU) is used in the development impact fee calculations, infrastructure standards are derived using year-round population. In contrast, when persons per household (PPHH) is used in the development impact fee calculations, the fee methodology assumes all housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. Horry County is a popular tourist destination with Myrtle Beach and North Myrtle Beach located in Horry County. Per *Imagine 2040*, the Horry County Comprehensive Plan (2019), "Horry County's Solid Waste Authority calculates the equivalent full-time tourist population for a six-day stay to be roughly 96.51 percent of the resident population."⁷ As a result, it is not just permanent residents occupying housing units. In response, County infrastructure and service levels are sized to accommodate not just permanent residents, but seasonal residents, seasonal workers, and visitors as well. Thus, TischlerBise recommends that fees for residential development in Horry County be imposed according to persons per household (i.e., occupied housing units).

Based on housing characteristics, TischlerBise recommends using three housing unit categories for the impact fee study: (1) Single Family, (2) Multifamily, and (3) Mobile Homes. Each housing type has different characteristics which results in a different demand on County facilities and services. [Figure 113](#) [Figure 113](#) shows the U.S. Census American Community Survey 2017 5-Year Estimates data for (a) Horry County countywide (including municipalities); (b) incorporated Horry County; and (c) unincorporated Horry County. Factors are shown for multiple geographic areas because some impact fees will be calculated for a countywide service area while others will be just for the unincorporated County.

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For Horry County as a whole: Single family units have a household size of 2.46 persons, multifamily units have a household size of 2.12 persons, and mobile homes have a household size of 2.84 persons.

For unincorporated Horry County: Single family units have a household size of 2.43 persons, multifamily units have a household size of 2.11 persons, and mobile homes have a household size of 2.84 persons.

⁷ *Imagine 2040, Horry County Comprehensive Plan (Draft 2019)*, p. 2.5.

Figure 113113112. Horry County Persons per Household

Horry County, Countywide

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	195,444	100,462	1.95	79,475	2.46	51%
Multifamily/Other [2]	53,874	68,938	0.78	25,463	2.12	35%
Mobile Homes	57,370	28,829	1.99	20,230	2.84	15%
Total	306,688	198,229	1.55	125,168	2.45	
Population in Group Qtrs	3,498	1.1%				
Grand Total Population	310,186					

[1] Includes attached and detached single family homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Incorporated Horry County

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	47,466	30,363	1.56	18,689	2.54	45%
Multifamily/Other [2]	22,401	34,358	0.65	10,577	2.12	51%
Mobile Homes	3,571	2,556	1.40	1,281	2.79	4%
Total	73,438	67,277	1.09	30,547	2.40	
Population in Group Qtrs	2,518	3.3%				
Grand Total Population	75,956					

[1] Includes attached and detached single family homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Unincorporated Horry County

Housing Type	Persons	Housing Units	Persons per Housing Unit	Households	Persons per Household	Housing Unit Mix
Single Family [1]	147,978	70,099	2.11	60,786	2.43	54%
Multifamily/Other [2]	31,473	34,580	0.91	14,886	2.11	26%
Mobile Homes	53,799	26,273	2.05	18,949	2.84	20%
Total	233,250	130,952	1.78	94,621	2.47	
Population in Group Qtrs	980	0.4%				
Grand Total Population	234,230					

[1] Includes attached and detached single family homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

BASE YEAR POPULATION AND HOUSING UNITS

Two types of population are included in the Horry County development impact fee study:

- 1) Permanent Population
- 2) Peak/Seasonal Population

As noted, the County is a destination for vacationers and because of the presence of temporary residents and visitors, County facilities and services can be sized to accommodate additional demand. Seasonal population includes residents who have second homes in the County and the seasonal labor influx during peak tourism months. The visitor population includes overnight and day visitors. This section details the estimates of permanent and seasonal population.

Permanent Population

Population estimates up to are available from the South Carolina Revenue and Fiscal Affairs Office. In 2010, countywide permanent population was estimated at 270,257. From 2010 to 2018, there was an increase of 73,890 residents (344,147-270,257 = 73,890), or a 27 percent increase.

Figure 114114113. Horry County Permanent Population

County	July 1, 2010 Estimates	1-Jul-11	1-Jul-12	1-Jul-13	1-Jul-14	1-Jul-15	1-Jul-16	1-Jul-17	1-Jul-18
Horry County Total Population	270,257	275,375	281,217	288,733	297,708	308,956	321,112	332,651	344,147

Source: South Carolina Revenue and Fiscal Affairs Office

Countywide population is estimated at 349,474 as of July 1, 2019, which is derived from the estimate for 2018 and the latest population projection for 2020. In addition, population for incorporated areas was obtained from the SC Revenue and Fiscal Affairs Office to delineate between demand from incorporated and unincorporated areas. Population estimates are shown below.

Figure 115115114. Horry County Permanent Population by Municipality

Incorporated Place	Census 2010	1-Jul-11	1-Jul-12	1-Jul-13	1-Jul-14	1-Jul-15	1-Jul-16	1-Jul-17	1-Jul-18	July 1, 2019 Estimate	July 1, 2020 Projection
Atlantic Beach town	334	342	345	350	359	380	399	409	426	435	435
Aynor town	560	596	605	618	641	668	762	853	939	1,014	1,014
Briarcliffe Acres town	457	467	477	487	502	521	539	560	579	588	588
Conway city	17,103	17,816	18,602	19,375	20,375	21,624	22,564	23,714	24,874	25,609	25,609
Loris city	2,396	2,426	2,446	2,484	2,531	2,592	2,640	2,680	2,724	2,718	2,718
Myrtle Beach city	27,109	27,605	28,127	28,858	29,659	30,703	31,834	32,795	33,811	34,215	34,215
North Myrtle Beach city	13,752	14,158	14,420	14,737	15,084	15,502	15,925	16,310	16,692	16,768	16,768
Surfside Beach town	3,837	3,899	3,979	4,060	4,130	4,221	4,321	4,422	4,511	4,517	4,517
Subtotal Incorporated	65,548	67,309	69,001	70,969	73,281	76,211	78,984	81,743	84,555	85,864	85,864
Unincorporated Population	204,709	208,066	212,216	217,764	224,427	232,745	242,128	250,908	259,592	263,610	263,610
Countywide Population	270,257	275,375	281,217	288,733	297,708	308,956	321,112	332,651	344,147	349,474	354,800

Source: South Carolina Revenue and Fiscal Affairs Office

Peak/Seasonal Population

Current peak/seasonal population is determined using data from Horry County Accommodations Inventory and County employment data to allocate to the unincorporated County. This is added to permanent/year-round population figure to derive a peak/seasonal population for unincorporated Horry County.

Figure 116116115. Seasonal Units

	2018 # of Units / Sites*	Uninc. Share^ 28%	Occupancy %*	Persons per Unit/Site*	Uninc. Total Annual Pop
Hotel & Condotel Rooms/Units	28,034	7,850	55%	1.30	5,612
Campground Sites	10,061	2,817	55%	2.00	3,099
Total	38,095	10,667			8,711

*Horry County Accommodations Inventory, E. F. Hucks Consulting, LLC, March 2018; TischlerBise analysis
 ^ TischlerBise analysis of jobs data.

Figure 117117116. Peak/Seasonal Population

	Base Year 2019
Peak Unincorporated Population in All Types of Units	
Peak Unincorporated Residents in Hsg Units	363,300
Uninc. Hotel Rooms and Campground Sites	10,667
Annual Hotel and Campground Uninc. Population	8,711
Annual Hotel and Campground Uninc. Population	0.82 Wtd. PPH
Grand Total Peak Uninc. Population	372,011
Peak Countywide Population in All Types of Units	
Peak Countywide Residents in Hsg Units	546,138
Countywide Hotel Rooms and Campground Sites	38,095
Annual Hotel and Campground Countywide Population	31,111
Annual Hotel and Campground Countywide Population	0.82 Wtd. PPH
Grand Total Peak Countywide Population	577,249

Housing Units

Current housing unit estimates in Horry County are derived from the population figures discussed above, average household sizes, and vacancy rates.

Total permanent population estimates are converted to permanent population in housing units for both the unincorporated and incorporated portions of the County. Then population estimates are converted to housing units using household size (person per household) and year-round vacancy rates. Estimates for

both the unincorporated and incorporated portions of the County are derived. It should be noted that the housing unit estimate is for total units (occupied and unoccupied), which reflects those units used for seasonal purposes. It is assumed that peak/seasonal population reflects full occupancy of Countywide housing units as well as additional tourist population.

Figure 118 Base Year Housing Units by Location

		Base Year 2019
Population		
Permanent Unincorp. Residents*	75.43%	263,610
Permanent Incorp. Residents*	24.57%	85,864
Total Permanent Residents*		349,474
Population in Housing Units		
Permanent Unincorp. Residents in Hsg Units	99.58%	262,507
Permanent Incorp. Residents in Hsg Units	96.68%	83,017
Total Permanent Residents in Hsg Units	98.87%	345,524
Housing Units		
	PPHH	Vac %
Unincorporated Units	2.47	28%
Incorporated Units	2.40	55%
Total Housing Units		223,268

Housing unit mix, or distribution, for unincorporated and incorporated areas of the County are applied to the totals to estimate the number of single family and multifamily homes in the County. [Figure 119](#) [Figure 119](#) provides detail on housing unit types by areas of the County.

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Figure 119. Housing Unit Mix

Horry County, Countywide

Housing Type	Housing Units	Housing Unit Mix
Single Family [1]	129,291	65%
Multifamily/Other [2]	68,938	35%
Total	198,229	100%

Incorporated Horry County

Housing Type	Housing Units	Housing Unit Mix
Single Family [1]	32,919	49%
Multifamily/Other [2]	34,358	51%
Total	67,277	100%

Unincorporated Horry County

Housing Type	Housing Units	Housing Unit Mix
Single Family [1]	96,372	74%
Multifamily/Other [2]	34,580	26%
Total	130,952	100%

[1] Includes mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The above percentages are applied to current housing unit estimates to determine estimates of single family (including mobile homes) and multifamily units. Figure 120 provides further detail.

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Figure 120120119. Base Year Housing Units by Housing Type

		Base Year 2019	
Housing Units	PPHH	Vac %	
Unincorporated Units	2.47	28%	147,085
Incorporated Units	2.40	55%	76,183
Total Housing Units			223,268
Unincorporated Housing Type			
	% by type		
Single Family [1]	73.6%		108,245
Multifamily [2]	26.4%		38,840
Total Housing Units			147,085
Incorporated Housing Type			
	% by type		
Single Family [1]	48.9%		37,277
Multifamily [2]	51.1%		38,906
Total Housing Units			76,183
Countywide Housing			
Single Family [1]			145,521
Multifamily [2]			77,746
Total Housing Units			223,268

[1] includes mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: Horry County; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; TischlerBise analysis.

POPULATION AND HOUSING UNIT PROJECTIONS

Residential projections are provided for permanent and peak/seasonal population as well as housing units. Projections are from the 2019 Horry County Comprehensive Plan, which indicates that Horry County permanent population is anticipated to grow to 460,300 by 2030 and 584,500 by the year 2040.

Figure 121 shows projected permanent population in the unincorporated and incorporated areas of the County along with seasonal population. A ten-year projection is shown (and is anticipated to be used in the development impact fee calculations and/or development impact fee revenue projections).

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Over the next ten years, total permanent residents are projected to increase by 100,277 (in all types of housing including group quarters), with approximately 75 percent in the unincorporated portion of the county and 25 percent in the incorporated portion.

Housing unit projections are derived from population projections identified in the Horry County Comprehensive Plan.

Persons per household and vacancy rates are used to derive housing units. Over the next ten years, over 64,000 units are projected Countywide with over 42,000 in the unincorporated area of the County and almost 21,000 units in the incorporated areas.

Figure 121.121.120. Annual Residential Development Projections

	Base Year	1	2	3	4	5	6	7	8	9	10	10-Year Total Increase
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Population												
Permanent Unincorp. Residents*	263,610	267,627	275,585	283,543	291,501	299,459	307,417	315,375	323,333	331,291	339,249	75,639
Permanent Incorp. Residents*	85,864	87,173	89,765	92,357	94,949	97,541	100,133	102,725	105,317	107,909	110,501	24,637
Total Permanent Residents*	349,474	354,800	365,350	375,900	386,450	397,000	407,550	418,100	428,650	439,200	449,750	100,277
Population in Housing Units												
Permanent Unincorp. Residents in Hsg Units	262,507	266,508	274,432	282,357	290,282	298,206	306,131	314,055	321,980	329,905	337,829	75,323
Permanent Incorp. Residents in Hsg Units	83,017	84,283	86,789	89,295	91,801	94,307	96,813	99,320	101,826	104,332	106,838	23,821
Total Permanent Residents in Hsg Units	345,524	350,790	361,221	371,652	382,083	392,514	402,944	413,375	423,806	434,237	444,667	99,143
Housing Units												
Unincorporated Units	147,085	149,327	153,767	158,207	162,647	167,088	171,528	175,968	180,408	184,849	189,289	42,204
Incorporated Units	76,183	77,344	79,644	81,943	84,243	86,543	88,843	91,143	93,442	95,742	98,042	21,860
Total Housing Units	223,268	226,670	233,411	240,151	246,891	253,631	260,371	267,111	273,851	280,591	287,331	64,063
Unincorporated Housing Type												
Single Family [1]	108,245	109,895	113,162	116,430	119,698	122,965	126,233	129,501	132,769	136,036	139,304	31,059
Multifamily [2]	38,840	39,432	40,605	41,777	42,950	44,122	45,295	46,467	47,640	48,812	49,985	11,145
Total Housing Units	147,085	149,327	153,767	158,207	162,647	167,088	171,528	175,968	180,408	184,849	189,289	42,204
Incorporated Housing Type												
Single Family [1]	37,277	37,845	38,970	40,095	41,221	42,346	43,471	44,597	45,722	46,847	47,973	10,696
Multifamily [2]	38,906	39,499	40,674	41,848	43,023	44,197	45,372	46,546	47,721	48,895	50,070	11,164
Total Housing Units	76,183	77,344	79,644	81,943	84,243	86,543	88,843	91,143	93,442	95,742	98,042	21,860
Countywide Housing												
Single Family [1]	145,521	147,739	152,132	156,525	160,918	165,311	169,704	174,097	178,491	182,884	187,277	41,755
Multifamily [2]	77,746	78,931	81,278	83,625	85,972	88,319	90,666	93,013	95,360	97,707	100,054	22,308
Total Housing Units	223,268	226,670	233,411	240,151	246,891	253,631	260,371	267,111	273,851	280,591	287,331	64,063
Peak Unincorporated Population in All Types of Units	363,300	368,837	379,804	390,772	401,739	412,707	423,674	434,641	445,609	456,576	467,543	104,244
Peak Unincorporated Residents in Hsg Units	363,300	368,837	379,804	390,772	401,739	412,707	423,674	434,641	445,609	456,576	467,543	104,244
Uninc. Hotel Rooms and Campground Sites	10,667	10,773	10,881	10,990	11,100	11,211	11,323	11,436	11,550	11,666	11,783	1,116
Annual Hotel and Campground Uninc. Population	8,711	8,798	8,886	8,975	9,065	9,156	9,247	9,340	9,433	9,527	9,623	911
Grand Total Peak Uninc. Population	372,011	377,635	388,691	399,747	410,804	421,862	432,921	443,981	455,042	466,103	477,166	105,155
Peak Countywide Population in All Types of Units	546,138	554,462	570,949	587,436	603,923	620,410	636,897	653,384	669,871	686,358	702,845	156,707
Peak Countywide Residents in Hsg Units	546,138	554,462	570,949	587,436	603,923	620,410	636,897	653,384	669,871	686,358	702,845	156,707
Countywide Hotel Rooms and Campground Sites	38,095	38,476	38,861	39,249	39,642	40,038	40,439	40,843	41,251	41,664	42,082	3,986
Annual Hotel and Campground Countywide Population	31,111	31,423	31,737	32,054	32,375	32,698	33,025	33,356	33,689	34,026	34,366	3,255
Grand Total Peak Countywide Population	577,249	585,884	602,686	619,490	636,297	653,108	669,922	686,739	703,560	720,384	737,211	159,962

CURRENT EMPLOYMENT AND NONRESIDENTIAL FLOOR AREA

The impact fee study documents current nonresidential development and employment as well. Employment is analyzed at the Countywide level as well as incorporated and unincorporated areas of the County.

The first step is to pull data for incorporated areas of the County relative to Countywide totals. The best source of at-place employment data at the municipal (place) level is from U.S. Census, OnTheMap (6.1.1 Application) and LEHD Origin-Destination Employment Statistics. However, the latest available complete dataset is from 2015, therefore these figures are used to establish employment shares by location.

Figure 122 provides a summary of employment by municipality and summed to incorporated and unincorporated totals.

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Figure 122 Employment by Industry (2015)

	Atlantic Beach town		Aynor town		Briarcliffe Acres town		Conway city	
	2015	%	2015	%	2015	%	2015	%
Retail	93	97%	179	47%	12	16%	3,155	21%
Office	0	0%	160	42%	53	72%	3,636	25%
Industrial	3	3%	41	11%	7	9%	1,259	8%
Institutional	0	0%	3	1%	2	3%	6,772	46%
Total	96	100%	383	100%	74	100%	14,822	100%

	Loris city		Myrtle Beach city		North Myrtle Beach city		Surfside Beach town	
	2015	%	2015	%	2015	%	2015	%
Retail	458	26%	22,088	58%	7,276	67%	1,477	48%
Office	1,009	58%	11,632	31%	2,592	24%	1,229	40%
Industrial	274	16%	2,573	7%	442	4%	222	7%
Institutional	0	0%	1,525	4%	472	4%	152	5%
Total	1,741	100%	37,818	100%	10,782	100%	3,080	100%

	INCORP. TTL		UNINCORP. TTL		HORRY CO.	
	2015	%	2015	%	2015	%
Retail	34,738	50%	20,109	42%	54,847	47%
Office	20,311	30%	13,865	29%	34,176	29%
Industrial	4,821	7%	8,553	18%	13,374	11%
Institutional	8,926	13%	5,642	12%	14,568	12%
Total	68,796	100%	48,169	100%	116,965	100%
	58.8%		41.2%		100%	

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

Summarizing employment totals to several industry sectors allows for streamlined implementation of development impact fees and straightforward development projections. The majority of jobs in the county are considered Office/Service, while Retail and Industrial jobs have a significant portion of the market as well.

To bring the employment totals to current, TischlerBise obtained employment data from the South Carolina Department of Employment and Workforce, Bureau of Labor Statistics for 2018, the latest available (see [Figure 123](#)[Figure 123](#)[Figure 122](#)).

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Figure 123[123](#)[122](#). Employment by Industry: Horry County (2018)

Industry Sector	Industry Code	2018 Avg. Employment	%
Agriculture, Forestry, Fishing and Hunting	11	203	0%
Mining, Quarrying, and Oil and Gas Extraction	21	70	0%
Utilities	22	592	0%
Construction	23	7,608	6%
Manufacturing	31-33	3,359	3%
Wholesale Trade	42	2,468	2%
Retail Trade	44-45	24,019	18%
Transportation and Warehousing	48-49	2,384	2%
Information	51	1,847	1%
Finance and Insurance	52	2,925	2%
Real Estate and Rental and Leasing	53	4,450	3%
Professional and Technical Services	54	3,703	3%
Management of Companies and Enterprises	55	546	0%
Administrative and Waste Services	56	7,904	6%
Educational Services	61	9,236	7%
Health Care and Social Assistance	62	13,594	10%
Arts, Entertainment, and Recreation	71	4,992	4%
Accommodation and Food Services	72	32,180	25%
Other Services, Except Public Administration	81	3,127	2%
Public Administration	92	6,113	5%
Total, All Industries		131,320	100%

Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce

The above employment data are summarized by the four major industry groups and then extrapolated to 2019, using the jobs to population ratio from 2018. Employment figures for 2019 are then allocated to incorporated and unincorporated Horry County based on the data in [Figure 122](#)[Figure 122](#)[Figure 121](#). Results are shown in [Figure 124](#)[Figure 124](#)[Figure 123](#).

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Figure 124. Employment Estimates: Countywide, Incorporated, and Unincorporated (2019)

			Countywide	Incorp.	Uninc.
	2018	%	2019	2019	2019
Retail	61,191	47%	62,138	39,605	22,533
Office	38,096	29%	38,685	23,157	15,529
Industrial	16,684	13%	16,942	5,496	11,446
Institutional	15,349	12%	15,587	10,177	5,410
Total	131,320	100%	133,352	78,434	54,918
				58.8%	41.2%

Sources: 2018 estimates from Bureau of Labor Statistics, SC Dept of Employment & Workforce; 2019 estimate maintains 2018 jobs to population ratio; allocation to incorporated and unincorporated from US Census, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.

Base year nonresidential floor area for the industry sectors are calculated with the Institute for Transportation Engineers (ITE) square feet per employee averages, which are shown in Figure 125. For the Retail industry, Shopping Center factors are used; for Office, the General Office (average size) factors are used; for Industrial, Manufacturing factors are used; and for Institutional, Elementary School factors are used.

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Figure 125. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use	Demand Unit	Emp Per Dmd Unit	Sq Ft Per Emp
820	Shopping Center (avg size)	1,000 Sq Ft	2.34	427
710	General Office (avg size)	1,000 Sq Ft	2.97	337
140	Manufacturing	1,000 Sq Ft	1.59	628
520	Elementary School	1,000 Sq Ft	0.93	1,076

Source: Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)

By combining the base year job totals and the ITE square feet per employee factors, nonresidential floor area is calculated and shown in Figure 126. There is an estimated total of 39.1 million square feet of nonresidential floor area in the incorporated areas of Horry County and 27.9 million square feet of floor area in unincorporated Horry County. This results in approximately 67 million square feet of floor area countywide. Retail industries account for 40 percent of the total floor area.

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Figure 126126125. Base Year (2019) Nonresidential Floor Area

Countywide

Industry	Jobs	Sq. Ft. / Empl.	Floor Area (Sq. Ft.)	%
Retail	62,138	427	26,517,635	40%
Office	38,685	337	13,027,555	19%
Industrial	16,942	628	10,648,128	16%
Institutional	15,587	1,076	16,768,269	25%
Total	133,352		66,961,587	100%

Unincorporated County

Industry	Jobs	Sq. Ft. / Empl.	Floor Area (Sq. Ft.)	%
Retail	22,533	427	9,616,067	35%
Office	15,529	337	5,229,437	19%
Industrial	11,446	628	7,193,628	26%
Institutional	5,410	1,076	5,820,138	21%
Total	54,918		27,859,270	100%

Incorporated County

Industry	Jobs	Sq. Ft. / Empl.	Floor Area (Sq. Ft.)	%
Retail	39,605	427	16,901,568	61%
Office	23,157	337	7,798,118	28%
Industrial	5,496	628	3,454,500	12%
Institutional	10,177	1,076	10,948,131	39%
Total	78,434		39,102,316	100%

Summary

Industry	Incorp. County Floor Area (sq. ft.)	Unincorp. County Floor Area (sq. ft.)	Countywide Floor Area (sq. ft.)	%
Retail	16,901,568	9,616,067	26,517,635	40%
Office	7,798,118	5,229,437	13,027,555	19%
Industrial	3,454,500	7,193,628	10,648,128	16%
Institutional	10,948,131	5,820,138	16,768,269	25%
Total	39,102,316	27,859,270	66,961,587	100%

Sources: Bureau of Labor Statistics, SC Dept of Employment & Workforce;
 US Census OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics;
 Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

Peak nonresidential estimates are assumed based on data from South Carolina Department of Workforce and Employment indicating that seasonal employment is 4 percent higher than the year-round average totals. Base year estimates are shown below.

Figure 127127126. Base Year (2019) Peak Employment and Nonresidential Floor Area

Industry	Base Year 2019
Peak Unincorporated Jobs*	
Retail	23,434
Office/Service	16,150
Industrial	11,904
Institutional	5,626
Total	57,114
Peak Unincorporated Nonres Floor Area	
Retail	10,001
Office/Service	5,439
Industrial	7,481
Institutional	6,053
Total	28,974

* Peak employment is 4 percent over year-round average (SC Dept. of Employment & Workforce).
 Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce; Horry County Comprehensive Plan;
 Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

NONRESIDENTIAL FLOOR AREA AND EMPLOYMENT PROJECTIONS

According to the Horry County Comprehensive Plan, the County anticipates an increase in countywide year-round employment of 10,904 over the next five years. This figure is added to the Countywide base year total and allocated by industry and to unincorporated and incorporated areas. After year 5, an average growth rate of 1.45 percent, based on historical job growth, is assumed. This results in an average annual increase in year-round employment over 10 years of almost 2,200 jobs. Seasonal population is projected at an increase of 4 percent over year-round employment, per South Carolina Department of Employment and Workforce data.

Nonresidential floor area projections are calculated by applying the ITE square feet per employee factors to the job totals. In the next ten years, the nonresidential floor area countywide is projected to increase by almost 11 million square feet, with the unincorporated areas increasing by approximately 4.5 million square feet.

Figure 128128127. Employment and Nonresidential Floor Area Projections

Industry	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase
Countywide Jobs								
Retail	62,138	63,154	64,169	65,185	66,201	67,217	72,234	10,096
Office/Service	38,685	39,318	39,950	40,583	41,215	41,848	44,971	6,285
Industrial	16,942	17,219	17,496	17,773	18,050	18,327	19,695	2,753
Institutional	15,587	15,841	16,096	16,351	16,606	16,861	18,119	2,532
Total	133,352	135,532	137,712	139,892	142,072	144,252	155,018	21,666
<i>Annual Increase</i>		2,180	2,180	2,180	2,180	2,180	2,216	
Unincorporated County Jobs								
Retail	22,533	22,901	23,270	23,638	24,006	24,375	26,194	3,661
Office/Service	15,529	15,783	16,037	16,290	16,544	16,798	18,052	2,523
Industrial	11,446	11,633	11,820	12,007	12,194	12,381	13,305	1,860
Institutional	5,410	5,498	5,587	5,675	5,764	5,852	6,289	879
Total	54,918	55,815	56,713	57,611	58,509	59,406	68,840	8,923
<i>Annual Increase</i>		898	898	898	898	898	912	
Incorporated County Jobs								
Retail	39,605	40,252	40,900	41,547	42,195	42,842	46,040	6,435
Office/Service	23,157	23,535	23,914	24,292	24,671	25,049	26,919	3,762
Industrial	5,496	5,586	5,676	5,766	5,856	5,946	6,389	893
Institutional	10,177	10,343	10,509	10,676	10,842	11,008	11,830	1,653
Total	78,434	79,717	80,999	82,281	83,563	84,846	91,178	12,743
<i>Annual Increase</i>		1,282	1,282	1,282	1,282	1,282	1,303	
Countywide Nonresidential Floor Area (1,000 sq. ft.)								
Retail	26,518	26,951	27,385	27,818	28,252	28,685	30,826	4,308
Office/Service	13,028	13,241	13,453	13,666	13,879	14,092	15,144	2,117
Industrial	10,648	10,822	10,996	11,170	11,344	11,518	12,378	1,730
Institutional	16,768	17,042	17,317	17,591	17,865	18,139	19,493	2,724
Total	66,962	68,056	69,151	70,246	71,340	72,435	77,841	10,879
<i>Annual Increase</i>		1,095	1,095	1,095	1,095	1,095	1,113	
Unincorporated County Nonresidential Floor Area (1,000 sq. ft.)								
Retail	9,616	9,773	9,930	10,088	10,245	10,402	11,178	1,562.00
Office/Service	5,229	5,315	5,400	5,486	5,571	5,657	6,079	850.00
Industrial	7,194	7,311	7,429	7,546	7,664	7,782	8,362	1,169.00
Institutional	5,820	5,915	6,010	6,106	6,201	6,296	6,766	946.00
Total	27,859	28,315	28,770	29,226	29,681	30,136	32,386	4,526.00
<i>Annual Increase</i>		455	455	455	455	455	463	
Incorporated County Nonresidential Floor Area (1,000 sq. ft.)								
Retail	16,902	17,178	17,454	17,730	18,007	18,283	19,648	2,746
Office/Service	7,798	7,926	8,053	8,181	8,308	8,436	9,065	1,267
Industrial	3,454	3,511	3,567	3,624	3,680	3,737	4,016	561
Institutional	10,948	11,127	11,306	11,485	11,664	11,843	12,727	1,779
Total	39,102	39,742	40,381	41,020	41,659	42,298	45,455	6,353
<i>Annual Increase</i>		639	639	639	639	639	650	
Peak Unincorporated Jobs*								
Retail	23,434	23,817	24,201	24,584	24,967	25,350	27,242	3,807
Office/Service	16,150	16,414	16,678	16,942	17,206	17,470	18,774	2,624
Industrial	11,904	12,098	12,293	12,487	12,682	12,877	13,838	1,934
Institutional	5,626	5,718	5,810	5,902	5,994	6,086	6,540	914
Total	57,114	58,048	58,982	59,915	60,849	61,783	66,394	9,279
Peak Unincorporated Nonres Floor Area								
Retail	10,001	10,164	10,328	10,491	10,655	10,818	11,626	1,625
Office/Service	5,439	5,528	5,616	5,705	5,794	5,883	6,322	884
Industrial	7,481	7,604	7,726	7,848	7,971	8,093	8,697	1,216
Institutional	6,053	6,152	6,251	6,350	6,449	6,548	7,036	983
Total	28,974	29,447	29,921	30,395	30,868	31,342	33,681	4,707

* Peak employment is 4 percent over year-round average (SC Dept. of Employment & Workforce).
 Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce, Horry County Comprehensive Plan, Trip Generation, Institute of Transportation Engineers, 10th Edition (2017), TischlerBise analysis.

VEHICLE TRIP RATES

Residential Vehicle Trips

A customized trip rate is calculated for the single family and multifamily units in unincorporated Horry County. In ~~Figure 129~~~~Figure 129~~~~Figure 128~~, the most recent data from the U.S. Census American Community Survey is inputted into equations provided by the ITE to calculate trip ends per household. A single family household (occupied housing unit) is estimated to generate 9.50 trip ends on an average weekday and a multifamily household is estimated to generate 5.60 trip ends on an average weekday.

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Figure 129~~129~~~~128~~. Customized Residential Trip End Rates

UNINCORPORATED HORRY COUNTY					
Vehicles Available (1)	Households (2)			Total HHs	Vehicles per Household by Tenure
	Single Family*	Multifamily Units			
Owner-occupied	131,405	65,575	4,108	69,683	1.89
Renter-occupied	37,836	14,160	10,778	24,938	1.52
TOTAL	169,241	79,735	14,886	94,621	1.79
Housing Units (6) =>	96,372	34,580		130,952	
Persons per Housing Unit =>	2.09	0.91		1.78	

	Persons (3)	Trip Ends (4)	Vehicles by Type of Housing	Trip Ends (5)	Average Trip Ends	Trip Ends per Household
Single Family*	201,777	562,057	145,142	945,984	754,021	9.50
Multifamily	31,473	71,992	24,099	95,245	83,618	5.60
TOTAL	233,250	634,049	169,241	1,041,229	837,639	6.40

* Includes Single Family Detached, Attached, and Manufactured Homes
 (1) Vehicles available by tenure from Table B25046, 2013-2017 American Community Survey 5-Year Estimates.
 (2) Households by tenure and units in structure from Table B25032, American Community Survey, 2013-2017.
 (3) Persons by units in structure from Table B25033, American Community Survey, 2013-2017.
 (4) Vehicle trips ends based on persons using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is $EXP(0.89 * LN(persons) + 1.72)$. To approximate the average population of the ITE studies, persons were divided by 362 and the equation result multiplied by 362. For multifamily housing (ITE 221), the fitted curve equation is $(2.29 * persons) - 81.02$.
 (5) Vehicle trip ends based on vehicles available using formulas from Trip Generation (ITE 2017). For single family housing (ITE 210), the fitted curve equation is $EXP(0.99 * LN(vehicles) + 1.93)$. To approximate the average number of vehicles in the ITE studies, vehicles available were divided by 565 and the equation result multiplied by 565. For multifamily housing (ITE 220), the fitted curve equation is $(3.94 * vehicles) + 293.58$ (ITE 2012).
 (6) Housing units from Table B25024, American Community Survey, 2013-2017.

Residential Vehicle Trips Adjustment Factors

A vehicle trip end is the out-bound or in-bound leg of a vehicle trip. To not double count trips, a standard 50 percent adjustment is applied to trip ends to calculate a vehicle trip. For example, the out-bound trip from a person's home to work is attributed to the housing unit and the trip from work back home is attributed to the employer.

However, an additional adjustment is necessary to capture unincorporated County residents' work bound trips that are outside of the unincorporated County. The trip adjustment factor includes two components.

According to the National Household Travel Survey (2009), home-based work trips are typically 31 percent of out-bound trips (which are 50 percent of all trip ends). Also, utilizing the most recent data from the Census Bureau's web application "OnTheMap," 11 percent of Horry County workers in the unincorporated area travel outside of the unincorporated County for work. In combination, these factors account for 2 percent of additional production trips ($0.11 \times 0.50 \times 0.31 = 0.02$). Shown in [Figure 130](#)~~Figure 130~~~~Figure 129~~, the total adjustment factor for residential housing units includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (2 percent of production trips) for a total of 52 percent.

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Figure 130~~130~~~~129~~. Trip Adjustment Factor for Commuters

Trip Adjustment Factor for Commuters: Unincorporated County

Employed Horry County Uninc. Residents (2015)	87,291
Uninc. Residents Working in Uninc. County (2015)	77,625
Uninc. Residents Commuting Outside of the Uninc. County for Work	9,666
Percent Commuting Out of the County	11%
Additional Production Trips	2%

Standard Trip Adjustment Factor	50%
Residential Trip Adjustment Factor	52%

Source: U.S. Census, OnTheMap Application, 2015

Nonresidential Vehicle Trips

Vehicle trip generation for nonresidential land uses are calculated by using ITE's average daily trip end rates and adjustment factors found in their recently published 10th edition of *Trip Generation*. **To estimate the trip generation in Horry County, the weekday trip end per 1,000 square feet factors highlighted in [Figure 131](#)~~Figure 131~~~~Figure 130~~ are used.**

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Figure 131131130. Institute of Transportation Engineers Nonresidential Factors

ITE Code	Land Use	Demand Unit	Wkdy Trip Ends Per Dmd Unit	Wkdy Trip Ends Per Employee
110	Light Industrial	1,000 Sq Ft	4.96	3.05
130	Industrial Park	1,000 Sq Ft	3.37	2.91
140	Manufacturing	1,000 Sq Ft	3.93	2.47
150	Warehousing	1,000 Sq Ft	1.74	5.05
254	Assisted Living	bed	2.60	4.24
520	Elementary School	1,000 Sq Ft	19.52	21.00
610	Hospital	1,000 Sq Ft	10.72	3.79
710	General Office (avg size)	1,000 Sq Ft	9.74	3.28
714	Corporate Headquarters	1,000 Sq Ft	7.95	2.31
760	Research & Dev Center	1,000 Sq Ft	11.26	3.29
770	Business Park	1,000 Sq Ft	12.44	4.04
820	Shopping Center (avg size)	1,000 Sq Ft	37.75	16.11

Source: *Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)*

For nonresidential land uses, the standard 50 percent adjustment is applied to Office, Industrial, and Institutional. A lower vehicle trip adjustment factor is used for Retail because this type of development attracts vehicles as they pass-by on arterial and collector roads. For example, when someone stops at a convenience store on their way home from work, the convenience store is not their primary destination.

In Figure 132Figure 132Figure 131, the Institute for Transportation Engineers' land use code, daily vehicle trip end rate, and trip adjustment factor is listed for each land use.

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Figure 132132131. Daily Vehicle Trip Factors

Land Use	ITE Codes	Vehicle Trip Ends	Adjustment Factor
Residential (per housing unit)			
Single Family	210	9.50	52%
Multifamily	220	5.60	52%
Nonresidential (per 1,000 square feet)			
Retail	820	37.75	33%
Office/Service	710	9.74	50%
Institutional	610	10.72	50%
Industrial	140	3.93	50%

Source: *Trip Generation, Institute of Transportation Engineers, 10th Edition (2017)*

HORRY COUNTY FIRE AND EMS SERVICE AREA ESTIMATES AND PROJECTIONS

For the Fire and EMS Impact Fee, a portion of the unincorporated County, namely the Murrells Inlet-Garden City Fire District area, needs to be netted out of the total to reflect the Fire and EMS service population and employment base. Below is a map of the Horry County portion of the Fire District.

Figure 133133132. Murrells Inlet-Garden City Fire District (Horry County Portion)



Residential

Horry County provided a base map and population and housing unit estimates for the Horry County portion of the Fire District. As of 2018, Horry County population of the Fire District was 18,662. Based on County growth projections, the current population estimate served by the Horry County Fire Department is shown below. This reflects 93 percent of unincorporated County population.

Figure 134134133. Murrells Inlet-Garden City Fire District Population (Horry County Portion)

Location	1-Jul-18	July 1, 2019 Estimate
Unincorporated Population	259,592	263,610
Murrells Inlet-Garden City Fire District (Horry Co. Portion)	18,662	18,951
Fire and EMS Total Population		244,659
	% Uninc. Served	93%

Sources: US Census 100% Count for 2010 Estimate; ACS for 2011-2017 (5-Year Estimates)
 Horry County Planning for Fire District population estimate.

The 2018 housing unit estimate in the Horry County portion of the Fire District was 14,572. This reflects approximately 10 percent of the unincorporated County housing stock. County projections are used to project the following population and housing unit projections for the Fire and EMS service area.

Figure 135135134. Residential Estimate and Projections for Fire and EMS Service Area

	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase	
Population									
Total Countywide Permanent Residents in Hsg Units	98.9%	345,524	350,790	361,221	371,652	382,083	392,514	444,667	99,143
Housing Units									
Total Countywide Housing Units		223,268	226,670	233,411	240,151	246,891	253,631	287,331	64,063
Unincorporated Housing Type	% by type								
Single Family [1]	73.6%	108,245	109,895	113,162	116,430	119,698	122,965	139,304	31,059
Multi-family [2]	26.4%	38,840	39,432	40,605	41,777	42,950	44,122	49,985	11,145
Total Uninc. Housing Units		147,085	149,327	153,767	158,207	162,647	167,088	189,289	42,204
Total Inc. Housing Units		76,183	77,344	79,644	81,943	84,243	86,543	98,042	21,860
Total Countywide Housing Units		223,268	226,670	233,411	240,151	246,891	253,631	287,331	64,063
Unincorporated Housing Type Fire and EMS Service Area	% of Uninc. County								
Single Family [1]	91.0%	98,478	99,979	102,952	105,925	108,898	111,871	126,735	28,257
Multi-family [2]	87.0%	33,809	34,324	35,345	36,366	37,386	38,407	43,510	9,701
Total Uninc. Housing Units in Fire and EMS Service Area		132,287	134,304	138,297	142,291	146,284	150,278	170,245	37,958
	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase	
Peak Unincorporated Population in All Types of Units									
Grand Total Peak Uninc. Population		372,011	377,635	388,691	399,747	410,804	421,862	477,166	105,155
	% of Uninc. County								
Peak Uninc. Fire and EMS Population*	93%	345,970	351,201	361,482	371,765	382,048	392,332	443,764	97,794
Peak Countywide Population in All Types of Units									
Grand Total Peak Countywide Population		577,249	585,884	602,686	619,490	636,297	653,108	737,211	159,962

* Uninc. peak population less Horry County portion of Murrells Inlet-Garden City Fire District (due to existence of separate Fire District)

[1] Includes single family detached, single family attached, and mobile homes

[2] Includes structures with 2+ units; other (boats, RV, van)

Source: Horry County; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates.

Nonresidential Development

Current employment estimate for the Horry County portion of the Murrells Inlet-Garden City Fire District was derived from the U.S. Census OnTheMap (6.1.1 Application) and LEHD Origin-Destination Employment Statistics using GIS shapefiles of the Fire District boundary provided by Horry County.

Figure 136136135. Murrells Inlet-Garden City Fire District Employment (Horry County Portion)

	Murrells Inlet-Garden City Fire District		
	2015	%	% of Uninc County
Retail	1,953	53%	10.0%
Office	1,240	34%	9.0%
Industrial	508	14%	6.0%
Institutional	0	0%	0.0%
Total	3,701	100%	7.7%

Source: U.S. Census Bureau, OnTheMap 6.1.1 Application and LEHD Origin-Destination Employment Statistics.
 GIS Shapefile provided by Horry County

The percent of Fire District jobs in the unincorporated County is netted out of the total unincorporated County to derive the Fire and EMS Service Area employment. Details are below.

Figure 137137136. Fire and EMS Service Area Employment Estimate for Base Year 2019

Unincorporated County less Murrells Inlet-Garden City Fire District 2019

Industry	Jobs [^]	Sq. Ft. / Empl.	Floor Area (Sq. Ft.)	%
Retail	20,280	427	8,654,460	33%
Office	14,131	337	4,758,788	18%
Industrial	10,759	628	6,762,010	26%
Institutional	5,410	1,076	5,820,138	22%
Total	50,580		25,995,397	100%

[^] Reflects portion outside of Fire District based on data in Figure 92.
 Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce.

Nonresidential projections are provided below for the Fire and EMS Service Area. Projections for the Fire and EMS service area are derived from the share by industry in the unincorporated County (i.e., outside the Murrells Inlet-Garden City Fire District).

Figure 138139137. Fire and EMS Service Area Nonresidential Projections

	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase
% of total Unincorporated County Jobs								
41%	22,533	22,901	23,270	23,638	24,006	24,375	26,194	3,661
26%	15,529	15,783	16,037	16,290	16,544	16,798	18,052	2,523
21%	11,446	11,633	11,820	12,007	12,194	12,381	13,305	1,860
10%	5,410	5,498	5,587	5,675	5,764	5,852	6,289	879
100%	54,918	55,815	56,713	57,611	58,509	59,406	63,840	8,923
% of uninc. ind. Unincorporated County Jobs less Murrells Inlet-Garden City Fire District								
90%	20,280	20,611	20,943	21,274	21,606	21,937	23,575	3,295
91%	14,131	14,362	14,593	14,824	15,055	15,286	16,427	2,296
94%	10,759	10,935	11,111	11,287	11,463	11,638	12,507	1,748
100%	5,410	5,498	5,587	5,675	5,764	5,852	6,289	879
	50,580	51,407	52,234	53,061	53,887	54,714	58,798	8,218
		827	827	827	827	827	840	
SF/Emp Unincorporated County Nonresidential Floor Area (1,000 sq. ft.) less Murrells Inlet-Garden City Fire District								
42%	8,654	8,796	8,937	9,079	9,220	9,362	10,061	1,406.00
33%	4,759	4,837	4,914	4,992	5,070	5,148	5,532	773.00
62%	6,762	6,873	6,983	7,094	7,204	7,315	7,861	1,099.00
1,07%	5,820	5,915	6,010	6,106	6,201	6,296	6,766	946.00
	25,995	26,420	26,845	27,270	27,695	28,120	30,219	4,224
		425	425	425	425	425	432	
Industry	Base Year 2019	1 2020	2 2021	3 2022	4 2023	5 2024	10 2029	10-Year Total Increase
Peak Unincorporated Jobs less Murrells Inlet-Garden City Fire District*								
Retail	21,091	21,436	21,780	22,125	22,470	22,815	24,518	3,427
Office/Service	14,697	14,937	15,177	15,417	15,658	15,898	17,084	2,388
Industrial	11,189	11,372	11,555	11,738	11,921	12,104	13,007	1,818
Institutional	5,626	5,718	5,810	5,902	5,994	6,086	6,540	914
Total	52,603	53,463	54,323	55,183	56,043	56,903	61,150	8,547
Peak Unincorporated Nonres Floor Area less Murrells Inlet-Garden City Fire District								
Retail	9,001	9,148	9,295	9,442	9,589	9,736	10,463	1,462
Office/Service	4,949	5,030	5,111	5,192	5,273	5,354	5,753	804
Industrial	7,032	7,147	7,262	7,377	7,492	7,607	8,175	1,143
Institutional	6,053	6,152	6,251	6,350	6,449	6,548	7,036	983
Total	27,035	27,477	27,919	28,361	28,803	29,245	31,428	4,392

* Peak employment is 4 percent over year-round average (SC Dept. of Employment & Workforce).
 Source: Bureau of Labor Statistics, SC Dept of Employment & Workforce, Horry County Comprehensive Plan;
 Trip Generation, Institute of Transportation Engineers, 10th Edition (2017).

APPENDIX C: LAND USE DEFINITIONS

Residential Development

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Horry County will collect development fees from all new residential units. One-time development fees are determined by site capacity (i.e. number of residential units). [See detail on the next several pages from the Horry County Zoning Ordinance](#)

Single Family ~~and duplexes/semidetached~~:

1. Single family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached as long as the building has open space on all four sides.
2. Single family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.
3. Mobile home includes both occupied and vacant mobile homes, to which no permanent rooms have been added, are counted in this category. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.

Multifamily:

1. ~~Two or more 2+~~ units (~~duplexes and~~ apartments) are units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
2. ~~Boat, RV, Van, Etc. includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.~~

Excerpt from: [Horry County, South Carolina - Code of Ordinances, APPENDIX B. ZONING ARTICLE IV](https://library.municode.com/sc/horry_county/codes/code_of_ordinances?nodeId=COOR_APXBZO_ARTIVDE_430DWUN)
[https://library.municode.com/sc/horry_county/codes/code_of_ordinances?nodeId=COOR APXBZO AR](https://library.municode.com/sc/horry_county/codes/code_of_ordinances?nodeId=COOR_APXBZO_ARTIVDE_430DWUN)
[TIVDE 430DWUN](https://library.municode.com/sc/horry_county/codes/code_of_ordinances?nodeId=COOR_APXBZO_ARTIVDE_430DWUN)

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DEFINITIONS

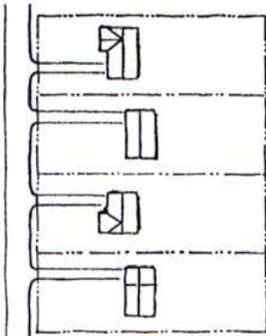
430. Dwelling unit.

A room or suite of two (2) or more rooms that is designed for and not occupied by more than one (1) family doing its own cooking therein and having only one (1) kitchen facility, located within a building.

430.1 Dwelling, single-family: A building designed, constructed, and used for one (1) dwelling unit.

Single-Family:

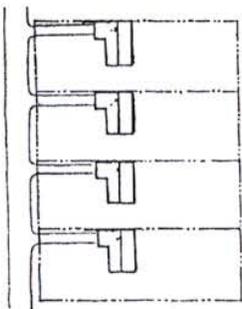
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430.2 Dwelling, patio home: A single-family dwelling on an individual lot with open yard setbacks usually on three (3) sides. These are a type of zero lot line dwellings.

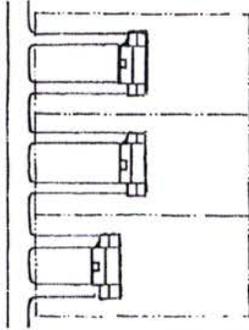
Patio Home:

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430.3 Dwelling, duplex: A building used for two (2) dwelling units that are connected by a common wall,

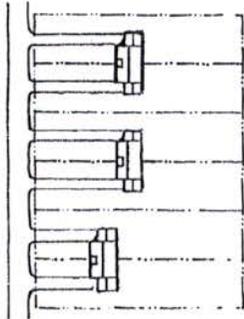
Duplex:



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430.4 Dwelling, semi-detached: A dwelling attached to one (1) other dwelling by a common vertical wall, and each dwelling located on an individual lot.

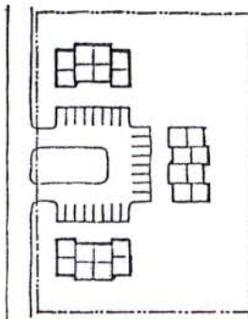
Semi-detached:



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430.5 Dwelling, townhouse: A single-family dwelling in a row of at least three (3) and no more than eight (8) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, each unit is separated from any other unit by one (1) or more common fire-resistant walls, and each unit is serviced by separate utilities. These units may be subdivided on fee simple lots. Where units are subdivided, an easement shall be provided to allow utilities to cross parcel lines to provide service to attached units.

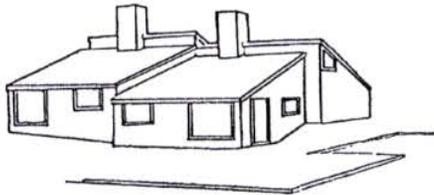
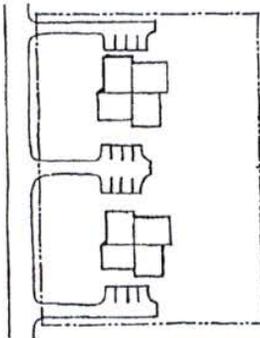
Townhouse:



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430.6 Dwelling, quadruplex: A multiplex containing four (4) attached dwellings in one (1) structure. Each unit has two (2) open space exposures and shares one (1) or two (2) walls with adjoining unit(s).

Quadruplex:



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430.7 Dwelling, multi-family: A building used for more than two (2) dwelling units, with each dwelling unit having a common wall with any other dwelling unit.

Nonresidential Development

The proposed general nonresidential development categories (defined below) can be used for all new construction within Horry County. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Retail: Establishments primarily selling merchandise, eating/drinking places, and entertainment uses. By way of example, *Retail* includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, and movie theaters, [auto repair/service station](#), ~~hotels, and motels~~.

Office: Establishments providing management, administrative, professional, or business services; By way of example, *Office/Service* includes banks, business offices, headquarter buildings, business parks, and research and development centers.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, *Industrial* includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, ~~and~~ telecommunications buildings, [trade shops](#), and [contractors](#).

Institutional: Establishments providing management, administrative, professional, or business services; By way of example, *Institutional* includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings, and prisons.

Lodging: Lodging includes hotels, motels, condotels, campground sites, and other related uses. A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. All suites hotel, business hotel, motel, and resort hotel are related uses. Condotel is in its most simple form a condominium form of ownership of a building which is constructed usually with a combination of a multifamily structure with some commercial features and operated similar to a hotel in terms of onsite rental and management. Another similar use is a timeshare resort.

APPENDIX D: SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

<https://www.scstatehouse.gov/code/title6.php>

March 22, 2019

CHAPTER 1

General Provisions

ARTICLE 9

Development Impact Fees

SECTION 6-1-910. Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-920. Definitions.

As used in this article:

(1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.

(2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.

(3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.

(4) "Connection charges" and "hookup charges" mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.

(5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.

(6) "Development" means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. "Development" does not include alterations made to existing single-family homes.

(7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.

(8) "Development impact fee" or "impact fee" means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:

(a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

SECTION 6-1-930. Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for

the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-940. Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-950. Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-960. Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;

(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-970. Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

- (2) remodeling or repairing a structure that does not result in an increase in the number of service units;
- (3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;
- (4) placing a construction trailer or office on a lot during the period of construction on the lot;
- (5) constructing an addition on a residential structure which does not increase the number of service units;
- (6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;
- (7) all or part of a particular development project if:
 - (a) the project is determined to create affordable housing; and
 - (b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;
- (8) constructing a new elementary, middle, or secondary school; and
- (9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

SECTION 6-1-980. Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-990. Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1000. Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1010. Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1020. Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

- (1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or
- (2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1030. Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1040. Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1050. Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursements for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1060. Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1070. Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1080. Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-1090. Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2000. Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

SECTION 6-1-2010. Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.