HORRY COUNTY PLANNING COMMISSION

Horry County
SOUTH CAROLINA
Committed to Excellence

May 7, 2020

~ 2020 ~

January						
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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

Horry County
SOUTH CAROLINA
Committed to Excellence

Memorandum

To: Planning Commission Members

From: Susi Miller, Planning & Zoning Tech

Date: **April 30, 2020**

Re: Upcoming Meeting Dates and Times

April 30, 2020 3:00 p.m.	**Planning Commission Workshop** Multi-purpose Room B, 1301 Second Ave, Conway
May 5, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
May 7, 2020 5:30 p.m.	**Planning Commission Meeting** Multi-purpose Room B, 1301 Second Ave, Conway
May 19, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
May 25, 2020	**County Holiday**
May 28, 2020 3:00 p.m.	**Planning Commission Workshop** Multi-purpose Room B, 1301 Second Ave, Conway
June 2, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
June 4, 2020 5:30 p.m.	**Planning Commission Meeting** Multi-purpose Room B, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

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

A.

Comprehensiveness:

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

B.

Changed Conditions:

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

C.

Public Welfare:

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

D.

Reasonableness:

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

Zoning Districts

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

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

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

Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, May 7, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held Thursday, April 30, 2020 at 3:00 p.m. If County offices remain closed to the public, the Meeting and/or the Workshop may be held virtually. All interested persons are urged to participate.

2020-04-001 -Tony Chestnut, agent for Charles M Schumann Trustee – Request to rezone 8.08 acres from Commercial Forest/Agriculture (CFA) & Highway Commercial (HC) to General Manufacturing and Industrial (MA2) located off Hwy 544 / Hwy 501 Business Red Hill Section of Conway (Council Member – Vaught)

2020-04-002 - Linda Thompkins Causey – Request to rezone 1.66 acres from Commercial Forest/Agriculture (CFA) to Residential (MSF14.5) located on Enterprise Rd in Myrtle Beach (Council Member – Crawford)

2020-04-003 - Elizabeth Sisson, agent for Steven M Hutchinson – Request to rezone .63 acre from Residential (SF20) to Residential (SF6) located on Glenn's Bay Rd in Surfside Beach (Council Member – Servant)

2020-04-004 - DRG, agent for RAD Partners Holdings LLC – Request to rezone 17 acres from Highway Commercial (HC) to Multi-Residential Three (MRD3) located on Village Center Blvd in Myrtle Beach (Council Member – Howard)

2020-04-005 - Jay Cortes, agent for Jamie Garcia Hernandez – Request to rezone 1.5 acres from Limited Forest/Agriculture (LFA) to Residential (MSF14.5) located on McNeil Chapel Rd in Longs (Council Member – Hardee)

2020-04-006 - Rachel Pitts, agent for David N Fiaschetti – Request to rezone 1 acre from Commercial Forest/Agriculture (CFA) to Residential (SF14.5) located on Monaca Rd in Longs (Council Member – Prince)

2020-04-007 - Venture Engineering, Inc, agent for Larry B Saunders – Request to rezone 8.3 acres from Commercial Forest/Agriculture (CFA) to Multi-Residential One (MRD1) located on Bear Bluff Rd in Conway (Council Member – Hardee)

2020-04-008 - Colby Jenerette, agent for Beth Clarke – Request to rezone 8.67 acres from Forest/Agriculture (FA) to Commercial Agriculture (AG2) located on Ford Taylor Rd in Conway (Council Member – Allen)

2020-04-009 - John Richards, agent for River Park Independent Living LLC. - Request to rezone 2.5 acres from High Bulk Retail (RE4) to Inpatient Medical Services (ME1) located off Pecan St in Little River (Council Member – Prince)

2020-04-010 - Wright, Worley, Pope, Ekster & Moss, PLLC, agent for Brandon R Guignon – Request to rezone 13.22 acres from Residential (MSF10) to High Bulk Retail (RE4) located on Freewoods Rd in Myrtle Beach (Council Member – Loftus)

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO CAMPERS AND RECREATION VEHICLES USED AS TEMPORARY LIVING ACCOMMODATIONS.

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE.

Street Names

Galivants Ferry Postal District (29544)
Ferry Farm Road – An existing 50' improved private access easement off Huggins Road currently named Perritt Place in Galivants Ferry

Loris Postal District (29569)
Violet Way – An existing 50' private road right of way off Scenic Drive in Loris

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

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

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

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades
El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.

Horry County
SOUTH CAROLINA
Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
May 7, 2020 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

III. Public Input- You must register with the Planning Department by noon on May 7, 2020, by calling Nancy Tindall at 843-915-5340.

IV. New Business - Capital Improvements Plan **13-20**

V. Approval of Minutes

1. Planning Commission Workshop – March 26, 2020 ..... **21-22**
2. Planning Commission Meeting – April 2, 2020 ..... **23-27**

VI. Street Names - Developments - No Public Hearing Required

VII. Street Names – Public Hearing Required **28**

Galivants Ferry Postal District (29544)
Ferry Farm Road – An existing 50' improved private access easement off Huggins Road currently named Perritt Place in Galivants Ferry **29**

Loris Postal District (29569)
Violet Way – An existing 50' private road right of way off Scenic Drive in Loris **30**

VIII. Design Modifications

1. **PIN 330-00-00-0005** - To allow a 50' Shared Private drive to serve as access to five (5) lots. **31-33**
2. **PIN 267-00-00-0012** – To allow a cul-de-sac in excess of 1,800 linear feet to serve as sole access to 76 lots. **34-37**
3. **PIN 397-00-00-0011** – To allow a cul-de-sac in excess of 1,800 linear feet to serve as temporary access to 48 lots. **38-42**
4. **PIN 379-03-03-0007** - To allow a publicly maintained dirt road to serve as access to lots in a Major subdivision. **43-46**

IX. Public Hearings

A. Rezoning Requests

1. **2020-04-001** - Tony Chestnut, agent for Charles M Schumann Trustee – Request to rezone 8.08 acres from Commercial Forest Agriculture (CFA) & Highway Commercial (HC) to General Manufacturing and Industrial (MA2) located at Hwy 544 / Hwy 501 Business Red Hill Section of Conway (Council Member – Vaught) **47-53**

2. **2020-04-002** – Linda Thompkins Causey – Request to rezone 1.66 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located on Enterprise Rd in Myrtle Beach (Council Member – Crawford) **54-58**

3. **2020-04-003** - Elizabeth Sisson, agent for Steven M Hutchinson – Request to rezone .63 acre from Residential (SF20) to Residential (SF6) located on Glenn's Bay Rd in Surfside Beach (Council Member – Servant) **59-67**

4. **2020-04-004** - DRG, agent for RAD Partners Holdings LLC – Request to rezone 17 acres from Highway Commercial (HC) to Multi-Residential Three (MRD3) located on Village Center Blvd in Myrtle Beach (Council Member – Howard) **68-76**

5. **2020-04-005** - Jay Cortes, agent for Jamie Garcia Hernandez – Request to rezone 1.5 acres from Limited Forest/Agriculture (LFA) to Residential (MSF14.5) located on McNeil Chapel Rd in Longs (Council Member – Hardee) **77-82**

6. **2020-04-006** - Rachel Pitts, agent for David N Fiaschetti – Request to rezone .99 acre from Commercial Forest/Agriculture (CFA) to Residential (SF14.5) located on Monaca Rd in Longs (Council Member – Prince) **83-88**

7. **2020-04-007** - Venture Engineering, Inc, agent for Larry B Saunders – Request to rezone 8.3 acres from Commercial Forest/Agriculture (CFA) to Multi-Residential One (MRD1) located on Bear Bluff Rd in Conway (Council Member – Hardee) **89-93**

8. **REQUESTING DEFERRAL 2020-04-008** - Colby Jenerette, agent for Beth Clarke – Request to rezone 8.67 acres from Forest/Agriculture (FA) to Commercial Agriculture (AG2) located on Ford Taylor Rd in Conway (Council Member – Allen) **94-97**

9. **2020-04-009** - John Richards, agent for River Park Independent Living LLC. - Request to rezone 2.5 acres from High Bulk Retail (RE4) to Inpatient Medical Services (ME1) located off Pecan St in Little River (Council Member – Prince) **98-103**

10. **2020-04-010** - Wright, Worley, Pope, Ekster & Moss, PLLC, agent for Brandon R Guignon – Request to rezone 13.22 acres from Residential (MSF10) to High Bulk Retail (RE4) located on Freewoods Rd in Myrtle Beach (Council Member – Loftus) **104-107**

B. <u>Text Amendments</u>

1. AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO CAMPERS AND RECREATION VEHICLES USED AS TEMPORARY LIVING ACCOMMODATIONS. **108-110**

2. AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE. **111-113**

X. Adjourn

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HORRY COUNTY PLANNING COMMISSION WORKSHOP
AGENDA
April 30, 2020 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. New Business - Capital Improvements Plan **13-20**

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HORRY COUNTY PLANNING COMMISSION WORKSHOP

IV. Text Amendments

1. AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO CAMPERS AND RECREATION VEHICLES USED AS TEMPORARY LIVING ACCOMMODATIONS. ……...……..**108-110**

2. AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE. ……...……..**111-113**

V. Adjourn

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	April 20, 2020
From:	Robbie Jordan, Finance Director
Division:	Administration Division
Cleared By:	Steve Gosnell, County Administrator David Gilreath, Assistant County Administrator Barry Spivey, Assistant County Administrator
Re:	Capital Improvement Plan Review by the Planning Commission

ISSUE

The County's Capital Improvement Plan Policy requires all capital projects to be consistent with the County Comprehensive Plan.

BACKGROUND

The County's Comprehensive Plan, beginning on page 12.1, provides a statement goals and objectives. The following goals are addressed through the County's Capital Improvement Plan for FY 2021 – FY 2030, by the projects included in the Capital Improvement Plan (CIP) as identified below:

Healthy, Livable Communities

Overarching Goal:

- **Foster the development of healthy, livable communities in which residents and visitors alike have access to a variety of housing and transportation options, facilities and services, culture and arts, and recreational and natural assets.**

Comprehensive Plan Goal addressed through the CIP:

- **Increase the number of cultural and performing arts facilities, programs, and displays.**
- **Identify active and passive recreation needs throughout unincorporated Horry County.**
- **Ensure recreational amenities and programs are accessible for all residents.**

FY 2021:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2022:

- Rural Civic Center
- Recreation Center #1 (Land)
- Recreation Center #2 (Land)
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2023:

- Rural Civic Center
- Recreation Center #1 (Design & Construction)
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2024:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2025:

- Rural Civic Center
- Recreation Center #2 (Design)
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2026:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2027:

- Rural Civic Center
- Recreation Center #2 (Construction)
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2028:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2029:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

FY 2030:

- Rural Civic Center
- Lifecycle Maintenance to include various projects and improvements to Horry County Parks and Recreation facilities
- Tourism related capital-locations TBD

Safe Communities

Overarching Goal:

- **Protect the health, safety, and welfare of residents and visitors by providing adequate public safety facilities and services, enforcing and improving regulations and minimizing incompatible land uses.**

Comprehensive Plan Goals addressed through the CIP:

- **Improve Public Safety response times.**
- **Improve the overall feeling of safety throughout Horry County.**
- **Reduce the degree of risk to life and property from disasters through adequately trained staff, educated public, and adequate facilities.**

FY 2021:

Facilities –

- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2022:

Facilities –

- Shell Fire Station Rebuild
- Nixonville/Wampee Fire Consolidation

- Fire Training Facility Renovation
- Prestwick Fire/EMS Build (Land)
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- Public Safety Computer Aided Dispatch (CAD) and Records Software Implementation
- E911 System Upgrades
- Security Upgrades
- Solicitor Case management Software Implementation

FY 2023:

Facilities –

- Fire Training Facility Renovation
- Cherry Hill Fire Addition
- Joyner Swamp Fire Addition
- M.L. Brown Building Roof Replacement
- Historic Courthouse Rehab
- JP Stevens Building Renovation
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2024:

Facilities –

- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2025:

Facilities –

- Prestwick Fire/EMS Build (Construction)
- Public Safety Training Facility
- Renovations to the JRL Bow Tie Building
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2026:

Facilities –

- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2027:

Facilities –

- Antioch Fire Addition
- Maple Fire Addition
- JRL 128 Bed Annex
- Animal Care Center Expansion
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation

- E911 System Upgrades
- Security Upgrades

FY 2028:

Facilities –

- Ketchuptown Fire Replacement
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2029:

Facilities –

- Atlantic Beach Fire Station Build
- Finklea Fire/EMS Relocation
- M.L. Brown Building Renovation
- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

FY 2030:

Facilities –

- Lifecycle Maintenance to include various projects and improvement to Fire and Detention facilities

Technology needs –

- Fiber Optic Relocation
- E911 System Upgrades
- Security Upgrades

Community Facilities and Services

Overarching Goal:

- **Coordinate growth and infrastructure improvements to efficiently and equitably meet the public facility and service needs of our existing and future population.**

Comprehensive Plan Goal addressed through the CIP:

- **Regularly assess Horry County Government's facility and staffing needs.**
- **Identify funding opportunities or efficiencies to support capital improvements and services.**

FY 2021:

- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities
- North Myrtle Beach Recycling Center Expansion/Upgrade

FY 2022:

- Central Coast Complex
- Library Administration Renovation
- Public Works: Carolina Forest Satellite Facility
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2023:

- Elm Street Rehab
- Saunders Building Rehab
- Thompson Building Rehab
- Election Complex Roof

- Seven-up Building Rehab
- Government and Justice Center Roof
- Public Works Equipment Shed
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2024:

- Landfill Recycling Center Expansion/Upgrade
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2025:

- New Recycling Center Facility-TBD
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2026:

- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2027:

- DSS Rehab
- Ralph Ellis Complex Rehab
- Agriculture Building Rehab
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2028:

- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2029:

- Government and Justice Center Rehab
- Maintenance Complex Rehab
- Cochran Building Rehab
- Fleet Expansion
- Bucksport Complex Rehab
- South Strand Complex Rehab
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities
- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

FY 2030:

- New Recycling Center Facility-TBD
- Lifecycle Maintenance to include various projects and improvements to Horry County government facilities

- Lifecycle Maintenance to include various projects and improvements to Horry County Waste Management facilities

Mobility and Transportation

Overarching Goal:

- **Promote development patterns and fund infrastructure projects that result in a well-integrated and maintained transportation system.**

Comprehensive Plan Goal addressed through the CIP:

- **Provide long term transportation safety and capacity solutions.**
- **Maintain County road and transportation infrastructure.**

FY 2021:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)

FY 2022:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2023:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2024:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2025:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2026:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2027:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2028:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2029:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

FY 2030:

- Repaving (20 Miles)
- Dirt Road Paving (7 miles)
- I-73

Environmental Sustainability

Overarching Goal:

- **Encourage and incentivize sustainable development activities that minimize and mitigate the impact on the natural environment and avoid adverse impacts on existing development.**

Comprehensive Plan Goal addressed through the CIP:

- **Improve the County's understanding of water quality and drainage problems.**
- **Maintain and improve water quality in Horry County.**

FY 2021:

- Bay Road Drainage Improvements
- Highway 9 Drainage Improvement
- Rosewood Outfall Piping
- University Forest Drainage Improvement
- Grier Crossing Drainage Improvements
- Simpson Creek Downstream Improvement
- Mica Ave Study and Upgrade
- Stormwater Private Construction Projects
- Spring Lake Outfall Drainage Improvement

FY 2022:

- Mica Ave Study and Upgrade
- River Oaks Drainage Improvement
- Crabtree Design for Ecological Restoration
- Mill Branch Restoration
- Simpson Creek Watershed Plan
- Crabtree Ecosystem Restoration Implementation
- Buckcreek Watershed Plan
- Plantation Pointe Upgrade
- Stormwater Private Construction Projects
- Castlewood Outfall Upgrade
- Yaupon Circle/Longbay Upgrade

FY 2023:

- Crabtree Ecosystem Restoration Implementation
- Crabtree Crossing Upgrade Daniel Road
- Slipline Existing Pipe and Southbury
- Kayla Lane Pipe Upgrade
- Crabtree Crossing at Wilbur Road
- Stormwater Private Construction Projects

FY 2024:

- Crabtree Ecosystem Restoration Implementation
- Kayla Lane Pipe Upgrade
- Crabtree Crossing at Wilbur Road
- Tom Chestnut Outfall
- Stormwater Private Construction Projects

FY 2025:

- Brunson Springs Watershed Clean Out Phase 1
- Brunson Springs Watershed Clean Out Phase 2
- Stormwater Private Construction Projects
- Castlewood Outfall Upgrade
- Yaupon Circle/Longbay Upgrade

FY 2026:

- Brunson Springs Watershed Clean Out Phase 2
- Brown Swamp Cleanout Phase 2
- Stormwater Private Construction Projects

FY 2027:

- Brown Swamp Cleanout Phase 2
- Crowferd Swamp Clean Out
- Stormwater Private Construction Projects

FY 2028:

- Stormwater Projects TBD
- Stormwater Private Construction Projects

FY 2029:

- Pleasant Meadow Swamp Clean Out Phase 2
- Stormwater Private Construction Projects

FY 2030:

- Stormwater Projects TBD
- Stormwater Private Construction Projects

Below are other projects, not listed above, that are included in the Capital Improvements Plan.

Project	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Aerial Photography	X	X	X	X	X
Data Protection/ Disaster Recovery	X	X	X	X	X
IT Server/ Storage Replacement	X	X	X	X	X
Core Infrastructure Replacements	X	X	X	X	X
Desktop Computer Replacements	X	X	X	X	X
IT Software Upgrades	X	X	X	X	X
Fire SCBA Breathing Apparatus	X	X	X	X	X
EMS Stretchers	X	X	X	X	X
Forestry Mulcher	X				
Tax Billing Software		X	X		
Land Purchase		X			
Digitization Project		X			
Network Analysis		X			
Multipurpose Room B Broadcast		X			
Heavy Rescue Apparatus Lift		X			
Fire Training Props		X	X		

Project	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Aerial Photography	X	X	X	X	X
Data Protection/ Disaster Recovery	X	X	X	X	X
IT Server/ Storage Replacement	X	X	X	X	X
Core Infrastructure Replacements	X	X	X	X	X
Desktop Computer Replacements	X	X	X	X	X
IT Software Upgrades	X	X	X	X	X
Fire SCBA Breathing Apparatus	X	X	X	X	X
EMS Stretchers	X	X	X	X	X

RECOMMENDATION

The Planning Commission is asked to vote on whether they find the CIP to be consistent with the Comprehensive Plan.

STATE OF SOUTH CAROLINA	)	**Horry County Planning Commission**
	)	**Planning Commission Workshop**
COUNTY OF HORRY	)	**Thursday, March 26, 2020**

The Horry County Planning Commission met for a virtual meeting on Thursday, March 26, 2020 at 3:00 p.m. in the County Council Conference Room 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, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Gilreath, David Jordan, Andy Markunas, Thom Roth, John Danford, and Susi Miller. Commission members not present: Burnett Owens.

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 – The meeting was called to order at approximately 3:03 p.m. There was a quorum present.

REZONING REQUESTS

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. John Danford gave an overview and stated that staff has some concerns with some lots that may be in wetlands.

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. John Danford gave an overview. Thom Roth stated that an easement will be required for this request.

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. John Danford gave an overview.

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. John Danford gave an overview and stated that the request is not in line with the area management plan since the requested zoning allows mobile homes. Mr. Danford also stated that to his knowledge, the applicant has not yet held a community meeting, as required by the area plan.

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. John Danford gave an overview.

2020-03-002 - MEPNJ LTD Partnership - Request to amend the Sayebrook West PDD located on Hwy 544 in Myrtle Beach. John Danford gave an overview and stated that this request is to amend the parking standards in the PDD.

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. John Danford gave an overview.

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. John Danford gave an overview.

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. John Danford gave an overview.

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. John Danford gave an overview.

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. John Danford gave an overview.

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. John Danford gave an overview.

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. John Danford gave an overview.

TEXT AMENDMENTS

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. David Schwerd gave an overview. Should Horry County amend the Zoning Ordinance to allow veterinary offices, animal hospitals and/or boarding facilities in the Commercial Forest Agriculture district to have outside facilities for grazing and exercise?

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT. David Schwerd gave an overview. Should the Multi-Residential Zoning District 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?

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS. David Schwerd 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?

AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF HORRY ESTABLISHING AND ADOPTING A PUBLIC FACILITIES "IMPACT FEE". David Schwerd gave an overview. Should Horry County Planning adopt impact fees and what should be the recommended rates?

With no further business, Pam Cecala made a motion to adjourn and Chris Hennigan seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:55 p.m.

STATE OF SOUTH CAROLINA	)	**Horry County Planning Commission**
	)	**Planning Commission Meeting**
COUNTY OF HORRY	)	**Thursday, April 2, 2020**

The Horry County Planning Commission met on Thursday, April 2, 2020 at 5:30 p.m. in the County Council Conference Room of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. This was a virtual meeting and following commission members were present: Steven Neeves, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, John Danford, David Jordan, Andy Markunas, Thom Roth, David Gilreath, Barry Spivey, Nancy Tindall, and Susi Miller. Commission members not present: Burnett Owens

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 – John Danford called the meeting to order at approximately 5:30 p.m. There was a quorum present. Marvin Heyd led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – There was no public input.

APPROVAL OF MINUTES
Planning Commission Workshop – February 27, 2020
Planning Commission Meeting – March 5, 2020

With no corrections or additions to the minutes, Jerome Randall made a motion to approve as presented and Chris Hennigan seconded. The motion to approve the minutes carried unanimously.

NEW BUSINESS – None

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED
CONWAY POSTAL DISTRICT (29527)

Harvest Ridge
Harvest Ridge Way
Combine Drive
Corn Husk Loop
Spring Wheat Way

MYRTLE BEACH POSTAL DISTRICT (29579)

The Parks @ Carolina Forest
Table Rock Court
Woods Bay Court
Jones Gap Way
Ascend Loop

Bella Vita, Ph 4
Asiago Drive
Bellaria Way
Valenza Court
Agostino Drive

Portofino Drive
Tivoli Street

Myrtle Beach Postal District (29588)

Cooper's Bluff
Salty Pine Drive
Dusty Pine Way
Timber Oaks Drive
Shore Breeze Drive
Water Breeze Court

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

DESIGN MODIFICATION - 42700000002 Forestbrook - To allow the creation of a 50' right-of-way for sole access to 90 lots. John Danford gave an overview. Should the Planning Commission waive the internal access management standards for a major subdivision? Staff recommended approval with the following conditions: (1) Installation of traffic control measures subject to Horry County Engineering approval. (2) Creation of four way intersections at Harbison Circle and Harrison Mill Street. Chris Hennigan made a motion to approve with conditions and Pam Cecala seconded. The motion carried unanimously.

REZONING REQUESTS

2020-01-001 – ORD 24-2020 - 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. John Danford gave an overview. Jonathan Martin, owner of Recreation USA was present to address questions and concerns and stated that the business at this location has grown and they need more outdoor storage area. There was no public input. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

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. John Danford gave an overview. Steve Powell was present to address questions and concerns. There was no public input. Staff recommended approval. Joey Ray made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

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. John Danford gave an overview. The board members asked if there has been a community meeting as required by the Mt Vernon Rural Area Management Plan. The applicant stated that there has not been a meeting. Board members suggested the applicant to have a meeting and defer this request until after the meeting has taken place. Sylwester Szklarzewski requested deferral. Chris Hennigan made a motion to defer until the applicant was able to hold a community meeting and Jody Prince seconded. The motion carried unanimously.

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. John Danford gave an overview. Dexter Ford, Jack Gore, and Dorothy Murphy spoke in favor of the request. Nick Cosentino and Bob Pinkaldo spoke in opposition of the request. Their concerns were lot size and aesthetics. Gerald Gore was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Jody Prince seconded. The motion carried 9:1.

2020-03-002 - MEPNJ LTD Partnership - Request to amend the Sayebrook West PDD located on Hwy 544 in Myrtle Beach. John Danford gave an overview. There was no public input. Steve Alger was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

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. John Danford gave an overview. Phillip Johnson spoke in favor of the request. Steve Strickland was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

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. John Danford gave an overview. Vic Wynne and Steve Baston spoke in opposition of the request. Their concerns were setbacks, stormwater runoff and flooding. Will Fairey was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

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

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. John Danford gave an overview. There was no public input. Dana Black was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

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. John Danford gave an overview. Halestine Graham spoke in opposition of the request. Her concerns were flooding and drainage. Steve Strickland was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Joey Ray seconded. The motion carried unanimously.

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. John Danford gave an overview. There was no public input. Mickey Wayne Howell was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

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

TEXT AMENDMENTS

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. David Schwerd gave an overview, stating CFA prohibits these uses from having outside facilities for grazing and exercise. CFA allows the raising, care and handling of animals for commercial purposes on 3 acres. The request is to amend the ordinance to allow vet offices, animal hospitals and boarding facilities to have accessory outside facilities for grazing and exercise on parcels 3 acre or more. There was no public input. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

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. David Schwerd gave an overview, explaining that this change would give more flexibility to the developer. It would protect undisturbed wetlands with separation reductions. This amendment would accommodate the changes from the Imagine 2025 to the Imagine 2040 Comp Plan and the suburban community lot sizes. Steven Neeves stated that he feels this is in line with the Imagine 2040 plan and feels the decision to amend should be up to county council. Charlie Brown stated that he wants to recommend council to amend the Imagine 2040 Plan. Mr. Schwerd stated that an amendment to the Imagine 2040 Comp Plan would be needed to change the required lot sizes and the item in question will need to be deferred. Felix Pitts spoke in opposition of the request and stated that he felt it needed to be completely changed. Jody Prince made a motion to defer this amendment and Charlie Brown seconded. The motion carried unanimously. Charlie Brown made a motion to amend the Imagine 2040 Comprehensive Plan and Marvin Heyd seconded. The motion carried unanimously.

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE XV OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO AMENDMENTS. David Schwerd gave an overview, stating that members have received a copy of the changes:

Article XV. Zoning Amendments.
~ Declaration of Policy - zoning amendment consistency with the Consolidated Plan, Capital Improvements Plan, and Official Map;
~ Allowance for publicly initiated text amendment application procedures; REMOVED
~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; REMOVED
Scenic & Conservation Add'l Submission Criteria
~ ~~Preliminary jurisdictional determination letter for all requests over 2.5 acres;~~ Amended to allows "qualified wetlands consultant. Revised to make significant wetland boundary changes a major amendment requiring a full rezoning
~ ~~Federally or state recognized rare, threatened, and endangered species;~~ Staff will include in their review.
~ ~~Historical or archeological resources; and~~ Staff will include in their review.
Rezoning Review Criteria
~ Updated to reflect current review practices, consistency with Comprehensive Plan, and to provide additional review for areas in Scenic & Conservation.
NEW
~ Cumulative Impacts to Infrastructure and Services?
~ Municipal Annexation Area?
~ Economic Development Project?
~ Environmental Justice and/or Nuisance?
~ Add People and Infrastructure in Hazard Area?

~ Create ISO 10 Areas?
~Scenic & Conservation – Wetland and Floodzone Fill, Habitat and Species of Concern

There was no public input. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

AN ORDINANCE AMENDING THE CODE OF THE COUNTY OF HORRY ESTABLISHING AND ADOPTING A PUBLIC FACILITIES "IMPACT FEE". David Schwerd gave an overview. He stated that Impact Fees are a well-established funding tool nationwide and in South Carolina, it is utilized by the following: Summerville, Goose Creek, Clemson, Mount Pleasant, Georgetown, Fort Mill, Charleston, Rock Hill, Georgetown County, Dorchester County, Berkeley County, Beaufort County, and York County. Mr. Schwerd explained the Adoption Process and the Post-Adoption Protocol and presented the Horry County Impact Fee Study Briefing, which was conducted by TischlerBise. TischlerBise is a forty year consulting practice serving local government nationwide. Mr. Schwerd discussed the Impact Fee Fundamentals, their benefits, and presented a Summary Development Impact Fee Schedule with comparisons to other SC counties and municipalities. Mr. Schwerd presented a series of charts showing the levels of service and growth needs that align with the projected growth of Horry County. Mr. Schwerd stated that if growth continues as proposed in Imagine 2040, staff feels this is a correct assessment of the county needs. This is the maximum amount allowed. A Resolution to approve the Capital Improvement Plan and the amount of the fee is need from Planning Commission.

No member of the public spoke in favor or against the fee and the Chairman asked for discussion. The Chairman stated he was against impact fees and would only support at $1 a piece.
Pam Cecala asked if the capital improvements plan had been approved. David Schwerd explained that the study used the Comprehensive Plan and still feels the Capital improvements Plan is accurate, but how they should be funded is up to County Council. We are not making a recommendation that impact fees should be adopted.
Chris Hennigan asked if this the maximum fee and David Schwerd agreed and said County Council could do a lesser fee.
Jerome Randall asked if they had to vote yes or no on the resolution and asked if they could vote it down. David Schwerd stated they had to vote to show the capital improvements plan is accurate and if the plan is not then it needs to be amended.
Jody Prince stated that if the Planning Commission doesn't agree, then the plan needs to be fixed tonight.
Charlie Brown said he thought the fees were too much on retail and commercial and was not in favor of fees at all. Jody Prince stated that they needed to recommend a change then what we want it to be.
Charlie Brown said it seemed like picking out certain areas.
Steven Neeves stated that to make it reasonable then we would be here all night. We need to stamp it and send to County Council. Don't think the projections will be right with what's going on now. We need to go ahead and pass it.
Marvin Heyd stated our responsibility was to bring the study forward and send to County Council for them to set the fee.
Steven Neeves said he didn't want it to look like the Planning Commission is in favor of the fee.
Jody Prince stated that capital improvements have a cost and if we do this there will be a millage increase.

Marvin Heyd made a motion to move the plan forward. Pam Cecala seconded the motion. The motion carried 9:1

With no further business, Jerome Randall made a motion to adjourn and Chris Hennigan seconded. The motion carried unanimously, and the meeting was adjourned at 9:03 p.m.

STREET NAMES FOR PC MEETING
May 7, 2020

Development Street Names – Public Hearing Required

Loris Postal District **(29569)**

Violet Way – An existing 50' private road right of way off Scenic Drive in Loris

Galivants Ferry Postal District **(29544)**

Ferry Farm Road (proposed name)
Perritt Place (current name)

An existing 50' improved private access easement off Huggins Road in Galivants Ferry

04/17/2020

Instrument#: 2019000012082, PLAT BK: 284 PG: 350 DOCTYPE: 061 02/04/2019 at 08:49:06 AM, 1 OF 1 MARION D. FOXWORTH III, HORRY COUNTY, SC REGISTRAR OF DEEDS

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

P/L LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S77°11'43"W	27.88'
L2	N39°04'07"W	238.24'
L3	N52°14'25"E	25.01'
L4	N39°04'07"W	125.00'
L5	N39°04'07"W	125.00'

ROAD ALIGNMENT TABLE

LINE NO.	BEARING	DISTANCE
L6	N39°04'07"W	25.01'
L7	N52°14'25"E	604.85'
L8	N70°19'08"W	88.98'
L9	N12°53'10"W	73.31'
L10	N12°53'10"W	538.89'
L11	N76°27'59"E	60.92'
L12	S21°53'30"E	213.35'
L13	S51°59'10"E	30.00'

NOTES

CERTIFICATION OF NON-EVALUATION OF WATER AND SEWER AVAILABILITY

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

MATTHEW E. JOHNSON SIGNATURE 2-1-19 DATE

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

MATTHEW E. JOHNSON SIGNATURE 2-1-19 DATE

50' PRIVATE ACCESS EASEMENT

ACCESS IS PROVIDED TO LOTS I, J, AND K THROUGH THE USE OF A 50-FOOT NONEXCLUSIVE AND APPURTENANT ACCESS/UTILITY EASEMENT. THE ACCESS/UTILITY EASEMENT SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER(S) OF THE ADJACENT LOTS. HORRY COUNTY SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE ACCESS/UTILITY EASEMENT.

30' SHARED PRIVATE DRIVEWAY

ACCESS IS PROVIDED TO LOTS I AND J THROUGH THE USE OF A 30-FOOT NONEXCLUSIVE AND APPURTENANT EASEMENT. THE ACCESS EASEMENT AND DRIVEWAY SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER(S) OF THE ADJACENT LOTS. HORRY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF OR THE IMPROVEMENT TO THE EASEMENT.

PROPERTY IS LOCATED IN FLOOD ZONE X AS DESIGNATED ON F.E.M.A. COMM. PANEL NUMBER 45051C 0175 H EFFECTIVE DATE : AUGUST 23, 1999.

N.I.S. ARE 1/2" REBAR O.I.F ARE 5/8" REBAR

STATE OF SOUTH CAROLINA
DATE: NOVEMBER 6, 2018

COUNTY OF HORRY
SCALE: 1" = 200'

SUBDIVISION PLAT

OF LOTS G, H, I, J, AND K WITH DIMENSIONS, SHAPES AND SIZES AS SHOWN. THIS PROPERTY IS LOCATED APPROXIMATELY 0.19 OF A MILE NORTHWEST OF THE INTERSECTION OF FLOYD PAGE ROAD AND HUGGINS SHORTCUT ROAD, ON HUGGINS SHORTCUT ROAD, AND CARVED FROM TMS 052-00-01-035/PIN. 20100000020 AND PIN 20100000033.

SURVEYED FOR

MATTHEW E. JOHNSON

FILE NO. P-39-2018

SURVEYED BY JOHN L. JOHNSON R.L.S. AND P.E. NO. 7220
3417 LAKE SHORE DRIVE FLORENCE, S.C. 29501

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE SURVEY SHOWN HEREON, WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

Approved For Recording
Horry County Planning Department
Date 2/1/19

SCENIC DR
BARRETT ST
SHADY LN
PIKE ST
FUTRELL ST
701
S HWY 701
BEAUTY AVE
BUENA VISTA DR

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	April 6, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Denice Levi, Plan Reviewer
Cleared By:	John Danford, Deputy Director
Regarding:	330-00-00-0005 (Malcolm & Tina Jollie)

ISSUE:
Should the Planning Commission allow a 50' Shared Private Drive to serve as sole access to five lots?

PROPOSED ACTION:
Allow the creation of a fifth lot receiving access via an unimproved 50' Shared Private Drive.

RECOMMENDATION:
Disapproval.

BACKGROUND:
A subdivision plat for PIN 330-07-03-0001 was recorded reflecting the use of said Shared Private Drive in 2001 (PB 177 PG 45); A second subdivision plat for PIN 330-07-04-0001 was recorded reflecting the use of said Shared Private Drive in 2001 (PB 186 PG 109); A third subdivision plat for PIN 330-07-04-0002 was recorded reflecting the use of said Shared Private Drive in 2007 (PB 220 PG 202).

Article 4, Section 3-10 (Streets within Minor Developments): A Shared Private Drive may serve as access to a maximum of three (3) parcels.

Article 4, Section 3-9 (Minor Developments on Adjacent Parcels): Up to 10 lots on a privately owned and maintained roadway require 9 inches of coquina or 6 inches of GABC with drainage facilities to adequately handle roadway drainage.

ANALYSIS:
The proposed subdivision meets the needs of the applicant, however compromises the intent of the Land Development Regulations.

Notes:

1. The 100-Year Flood Boundary was obtained directly from FEMA Flood Map 4505100 325H, (effective date August 23, 1999). This property is located in Flood Zone "X-Out". Flood Zone locations are scaled from current FEMA Maps. Scales vary from 1"=500' to 1"=2000' and are noted as being approximate on said maps. Kenneth D. Jordan, PLS does not certify to or assume responsibility of the accuracy of the flood zone lines. Flood lines are subject to verification by the County FEMA Officer.
2. This plat was prepared without the benefit of a title report. Property is subject to all restrictions noted in recorded deeds and/or established by recorded plats.
3. There has been no determination of wetlands or hazardous waste on this property.

References:

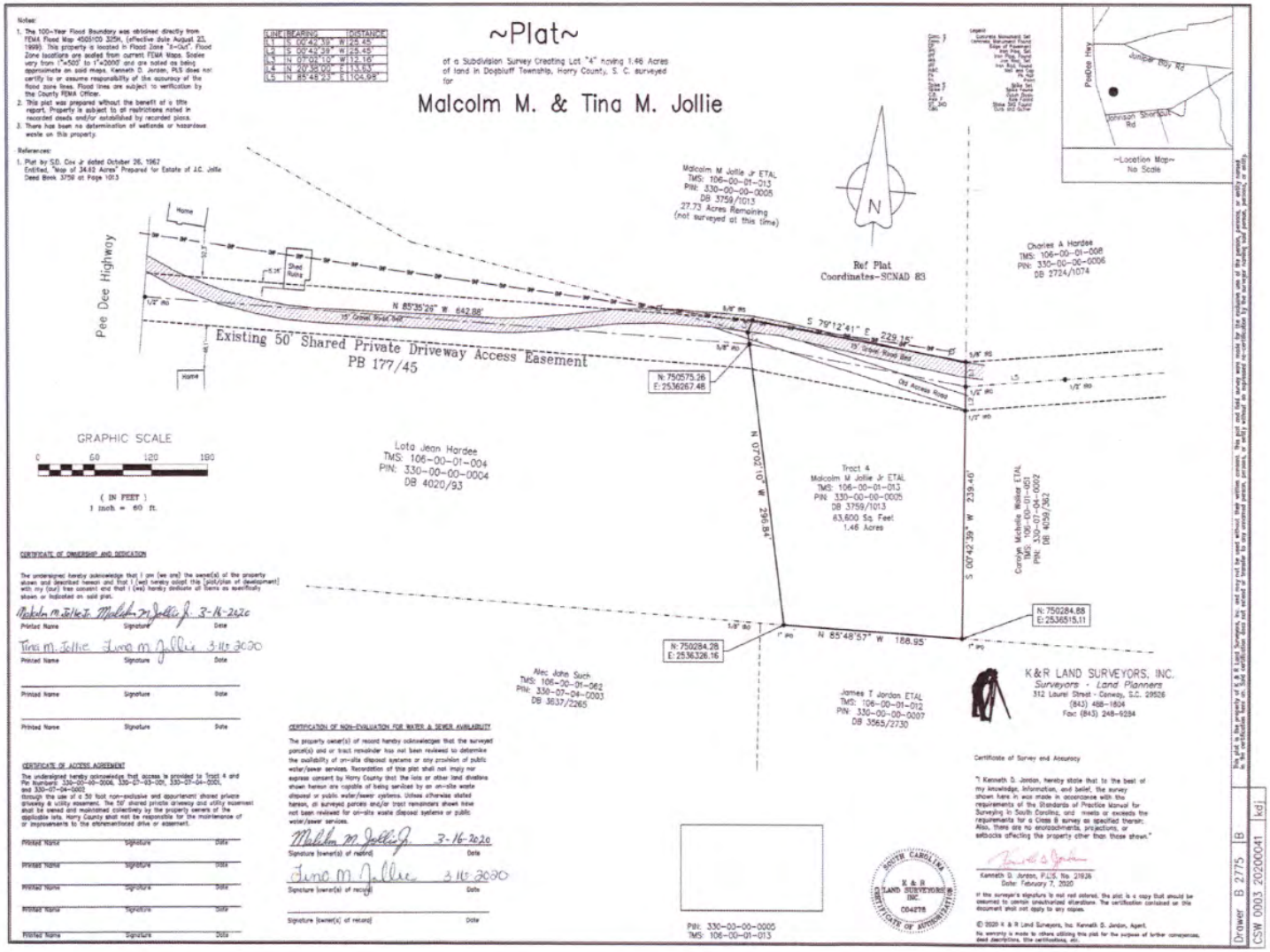
1. Plat by S.D. Cox Jr dated October 26, 1962 Entitled, "Map of 34.62 Acres" Prepared for Estate of J.C. Jollie Deed Book 3759 at Page 1013

LINE	BEARING	DISTANCE
L1	S 00°42'39" W	124.45'
L2	S 00°42'39" W	125.45'
L3	N 07°05'10" W	112.16'
L4	N 00°32'00" E	113.93'
L5	N 85°48'23" E	104.99'

~Plat~

of a Subdivision Survey Creating Lot "4" having 1.46 Acres of land in Dogbluff Township, Horry County, S. C. surveyed for

Malcolm M. & Tina M. Jollie



CERTIFICATE OF OWNERSHIP AND DEDICATION

The undersigned hereby acknowledge that I (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this [plat/plan of development] with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

Malcolm M Jollie Jr. Malcolm M Jollie Jr. 3-16-2020
Printed Name Signature Date

Tina M. Jollie Tina M Jollie 3-16-2020
Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

CERTIFICATE OF ACCESS AGREEMENT

The undersigned hereby acknowledge that access is provided to Tract 4 and Par Numbers 330-00-00-0004, 330-07-03-001, 330-07-04-0001, and 330-07-04-0002 through the use of a 50' foot non-exclusive and appurtenant shared private driveway & utility easement. The 50' shared private driveway and utility easement shall be owned and maintained collectively by the property owners of the applicable lots. Horry County shall not be responsible for the maintenance of or improvements to the aforementioned drive or easement.

Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

Printed Name Signature Date

CERTIFICATION OF NON-EVALUATION FOR WATER & SEWER AVAILABILITY

The property owner(s) of record hereby acknowledges that the surveyed parcel(s) and or tract remainder has not been reviewed to determine the availability of on-site disposal systems or any provision of public water/sewer services. Recordation of this plat shall not imply nor express consent by Horry County that the lots or other land divisions shown hereon are capable of being serviced by an on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders shown have not been reviewed for on-site waste disposal systems or public water/sewer services.

Malcolm M Jollie Jr. 3-16-2020
Signature [owner(s) of record] Date

Tina M Jollie 3-16-2020
Signature [owner(s) of record] Date

Signature [owner(s) of record] Date

K&R LAND SURVEYORS, INC.
Surveyors - Land Planners
312 Laurel Street - Conway, S.C. 29526
(843) 488-1604
Fax: (843) 248-9284

Certificate of Survey and Accuracy

"I Kenneth D. Jordan, hereby state that to the best of my knowledge, information, and belief, the survey shown here in was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein. Also, there are no encroachments, projections, or setbacks affecting the property other than those shown."

Kenneth D. Jordan, P.L.S. No. 21936
Date: February 7, 2020

If the surveyor's signature is not red colored, the plat is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

© 2020 K & R Land Surveyors, Inc. Kenneth D. Jordan, Agent.
No warranty is made to others utilizing this plat for the purpose of further conveyance, deed descriptions, title certifications, etc.

SOUTH CAROLINA K & R LAND SURVEYORS INC. C04278 CERTIFICATE OF AUTHORITY

This plat is the property of K & R Land Surveyors, Inc. and may not be used without their written consent. This plat and field survey work for this exhibit are at the permit, personal, or entity named. Its last certification date or field verification date not extend or transfer to any unnamed person, persons, or entity without an authorized re-certification by the surveyor having said permit, personal, or entity named.

Drawer B 2775 B
CSW 0003 20200041 kdj

PEE DEE HWY

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	April 16, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	John Danford, Deputy Director
Cleared By:	David Schwerd, Director
Regarding:	267-00-00-0012 (Hughes Tract)

ISSUE:
Should the Planning Commission allow a cul-de-sac in excess of 1,800 lf to serve as access to 76 lots?

PROPOSED ACTION:
Allow the creation of an approximately 3,700 lf cul-de-sac to serve as sole access to 76 lots.

RECOMMENDATION:
Approval with conditions. Remove 13 lots and decrease the length of the cul-de-sac to approximately 3,000 lf. Utilize traffic calming measures as approved by Horry County Engineering Department.

BACKGROUND:
The Hughes tract is a sketch plan for 76 single family lots on a single point of access. The cul-de-sac is approximately 3,700 lf from the intersection of SC 905. The tract has extensive wetlands towards the back of the proposed development. A wetland crossing and fill will need to be approved by the Army Corps of Engineers to accommodate 13 of the 76 proposed lots.

The parcel was rezoned in 2005 from FA to SF 8.5 along with adjacent PIN 267-00-00-0039. At the time of rezoning the expectation was a 2nd point of access would be provided via Dusty Lane. PIN 267-00-00-0039 was later bought out of foreclosure and is no longer a part of the project. As such access to Dusty Lane no longer exists with the current sketch plan.

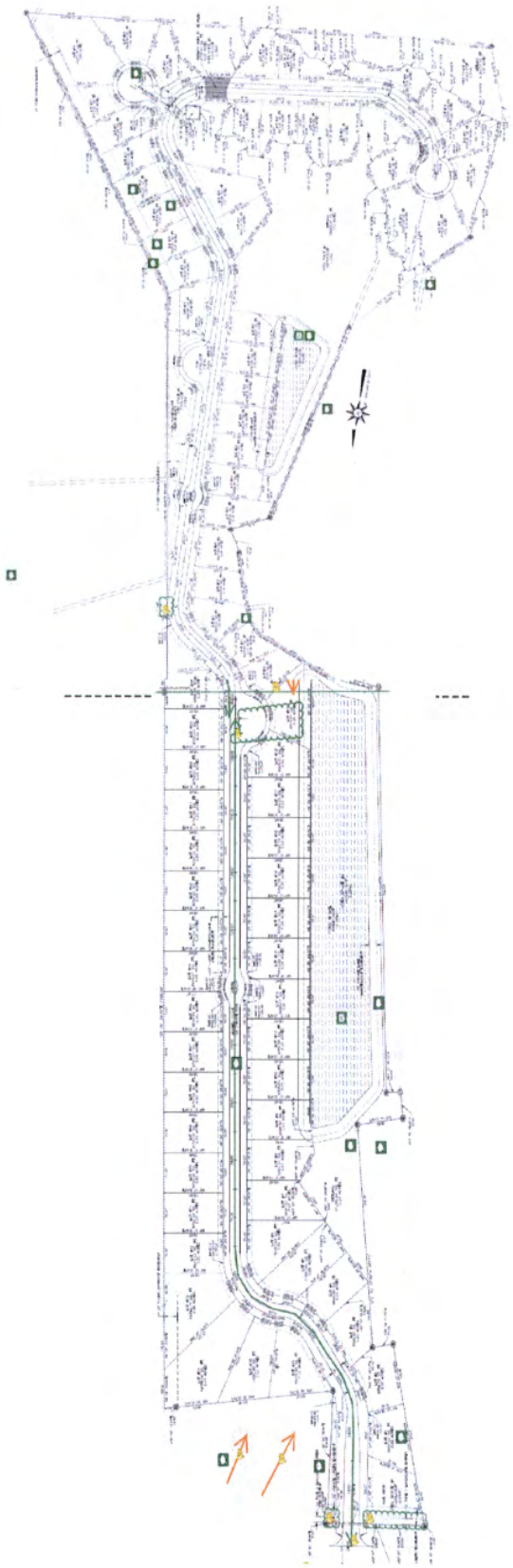
Per Article 4 Table 4-D, cul-de-sacs are limited to no more than 1,800 linear feet.

ANALYSIS:
There are special conditions associated with this Design Modification however there is little in the way of mitigation and as such the intent of the Land Development Regulations would be compromised were it to be approved. The special condition in this case is the lack of a 2nd connection that was planned when the project was originally rezoned, leaving the applicant with one point of access. The applicant states conversations were had with adjacent land owners to gain a 2nd point of ingress/egress but no alternative was identified.

Approximately 650 lf of roadway and 13 lots are proposed via wetland fill. Odd shape lots past the wetland crossing have been designed in an attempt to keep from platting lots in the extensive wetlands at the back of the project. Staff would support a Design Modification with the condition that the project terminate before crossing wetlands, thereby removing 13 lots from the subdivision for a total of 63 lots on an approximate 3,000 lf cul-de-sac.

BRADFORD LN
PLANTATION DR
B BEAR GRASS RD
BILL W WAY
ANNA RUDIGER LN
GILLAM LOOP RD
PERRY CT
FERRY BOX CT
DUSTY LN
TOTOWA LN
MOULTON DR
UTE STATES RD
S HWY 905

WETLAND AREA TO BE FILLED
2709.04 SQ. FT.
0.06 ACRES
OPEN SPACE #5
17116.07SF
0.39AC
PUMP STATION
1024.00SF
OPEN SPACE #4
41460.97SF
0.95AC
WETLAND
41436.51 SQ. FT.
0.95 ACRES
WETLAND
154202.47 SQ. FT.
3.54 ACRES
OPEN SPACE #3
188792.64SF
4.33AC



Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	April 16, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	John Danford, Deputy Director
Cleared By:	David Schwerd, Director
Regarding:	397-00-00-0011 (Parks @ CF Phase 15)

ISSUE:
Should the Planning Commission allow a cul-de-sac in excess of 1,800 lf to serve as access to 48 lots?

PROPOSED ACTION:
Allow the creation of an approximately 2,210 lf cul-de-sac in Phase 15 of The Parks @ Carolina Forest.

RECOMMENDATION:
Approval

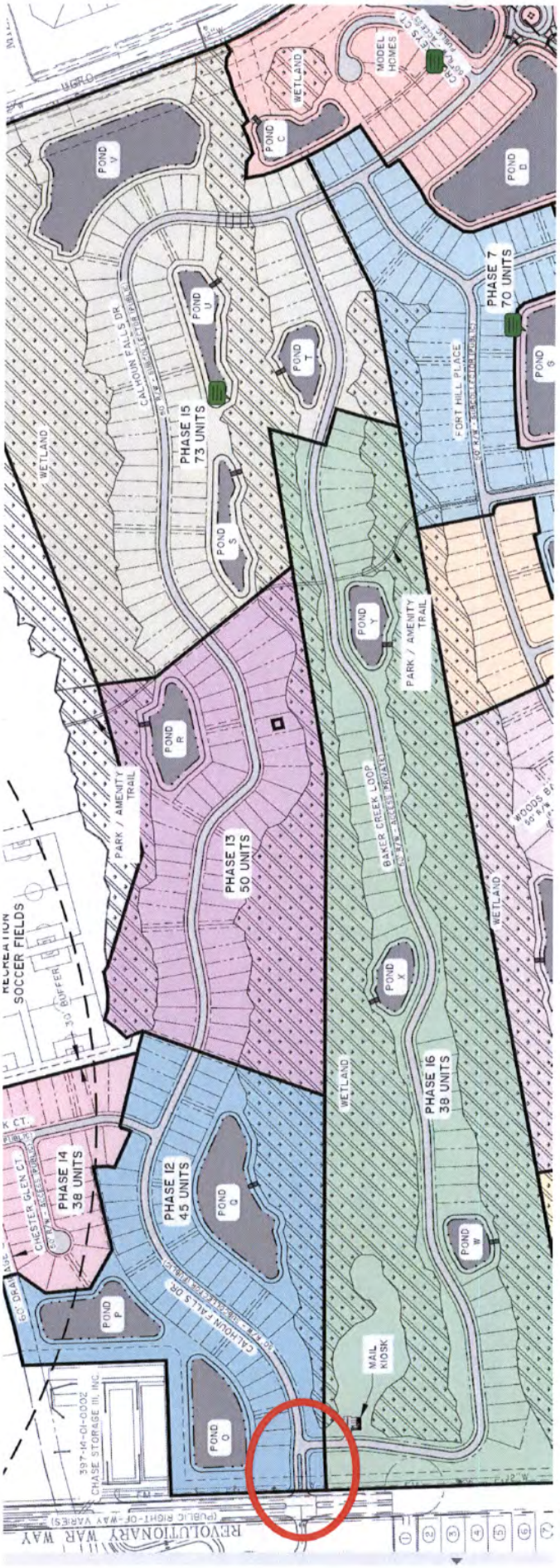
BACKGROUND:
The Parks at Carolina Forest is a multi-phase residential development currently under construction. There are 815 single family units in 16 phases and 276 multi-family units in 1 phase. The applicant is requesting a Design Modification for a cul-de-sac length in Phase 15 which is 48 single family lots.

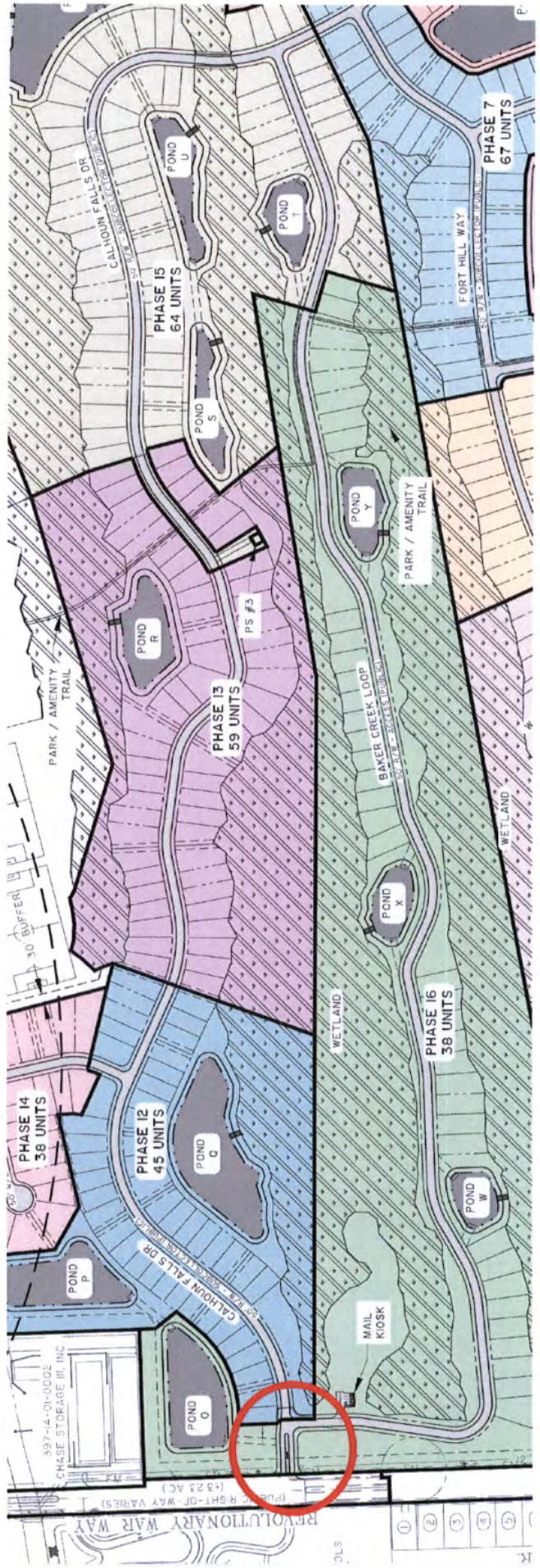
Per Article 4 Table 4-D, cul-de-sacs are limited to no more than 1,800 linear feet.

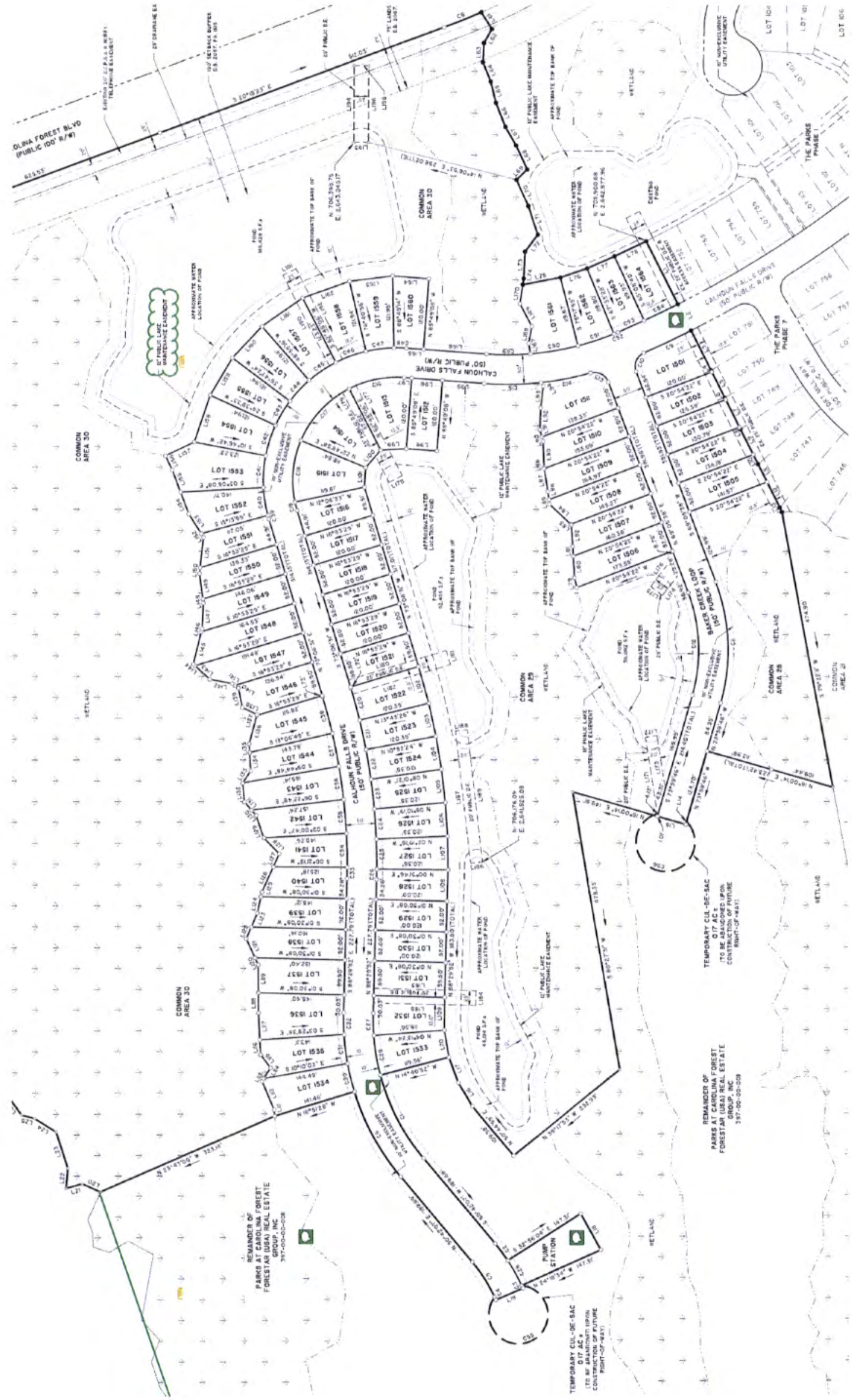
ANALYSIS:
The proposed cul-de-sac meets the needs of the applicant however this Design Modification is the result of a construction sequence that moves Phase 15 ahead of Phases 12 & 13. Phase 12 was originally planned to be the connection to Revolutionary War Way however that connection is now a part of Phase 16. Per the construction sequence on the Phasing Plan, Phase 16 will be constructed shortly after Phase 15. Phases 12 & 13 will be constructed after Phases 15 & 16.

Approximately 480 lf of the road is being constructed to provide access to a pump station with lots only fronting on approximately 1,730 lf of road. As such this request does not compromise the intent of the LDR's as Article 6 would allow a 20' utility easement to serve as access to the pump station. A 50' platted R/W is an upgrade to the minimum access for a utility.

HAYFIELD LN
FARM LAKE DR
RED ROOSTER LN
MORNING FROST PL
WINTER MILL WAY
MILL ST
COBBLER'S CT
PLANTERSVILLE PL
POWDER MILL
HUGAR PARK AVE
CALHOUN FALLS DR
BERKLEY VILLAGE LP
RIVERBRIDGE CT
STAFFORD DR
SOCIETY WAY
INDIGO BAY CIR
CAROLINA FOREST BLVD
REVOLUTIONARY WAR WAY
PLUMBFIELD CT
WATERBRIDGE BLVD
JUKA DR
CAROLINA BAYS PKY


POND V
WETLAND
POND C
MODEL HOMES
POND D
PHASE 7
70 UNITS
POND S
FORT HILL PLACE
POND T
POND U
CALHOUN FALLS DR
PHASE 15
73 UNITS
POND S
WETLAND
POND Y
PARK / AMENITY TRAIL
POND R
PARK / AMENITY TRAIL
PHASE 13
50 UNITS
BAKER CREEK LOOP
WETLAND
POND X
WETLAND
PHASE 16
38 UNITS
POND W
MAIL KIOSK
SOCCER FIELDS
30' BUFFER
CHESTER GLEN CT
PHASE 14
38 UNITS
PHASE 12
45 UNITS
POND Q
POND P
CALHOUN FALLS DR
POND O
397-14-01-0002
CHASE STORAGE III, INC
REVOLUTIONARY WAR WAY


PHASE 7
67 UNITS
FORT HILL WAY
POND U
POND T
CALHOUN FALLS DR
PHASE 15
64 UNITS
POND S
POND Y
PARK / AMENITY TRAIL
PS #3
POND R
PHASE 13
59 UNITS
BAKER CREEK LOOP
WETLAND
POND X
30' BUFFER
PHASE 16
38 UNITS
PHASE 14
38 UNITS
PHASE 12
45 UNITS
POND Q
POND W
POND P
MAIL KIOSK
POND O
397-14-01-0002
CHASE STORAGE III, INC
REVOLUTIONARY WAR WAY


CALHOUN FALLS DRIVE (50' PUBLIC R/W)
BAKER CREEK LOOP (50' PUBLIC R/W)
COMMON AREA 30
COMMON AREA 29
COMMON AREA 28
WETLAND
PUMP STATION
THE PARKS PHASE 7
THE PARKS PHASE 1
REMAINDER OF PARKS AT CAROLINA FOREST FORESTAR (USA) REAL ESTATE GROUP, INC 397-00-00-008
TEMPORARY CUL-DE-SAC 0.17 AC ± (TO BE ABANDONED UPON CONSTRUCTION OF FUTURE RIGHT-OF-WAY)

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	4/20/2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Brent Gerald, Chief Plans Reviewer
Cleared By:	John Danford, Deputy Director
Regarding:	Design Modification for PIN# 379-03-03-0007

ISSUE:

Should the Planning Commission waive the access management standards for a major development located along an unpaved public roadway?

PROPOSED ACTION:

The applicant proposes to subdivide three lots within a major development, fronting on and accessed by Dew Lane, an unpaved county maintained road.

RECOMMENDATION:

Disapproval

BACKGROUND:

5/30/2019 PB 287-003 was recorded, subdividing two tracts from 379-00-00-0011 (an approximately 100 acre parcel that extends beyond the right-of-ways for both Cates Bay Hwy and Dew Lane)

- "Tract 1" (an 8.15 acre parcel), is located south of Cates Bay RW and west of Dew Lane RW,
- "Tract 2" (a 14.95 acre parcel) was located south of Cates Bay RW and east of Dew Lane RW.

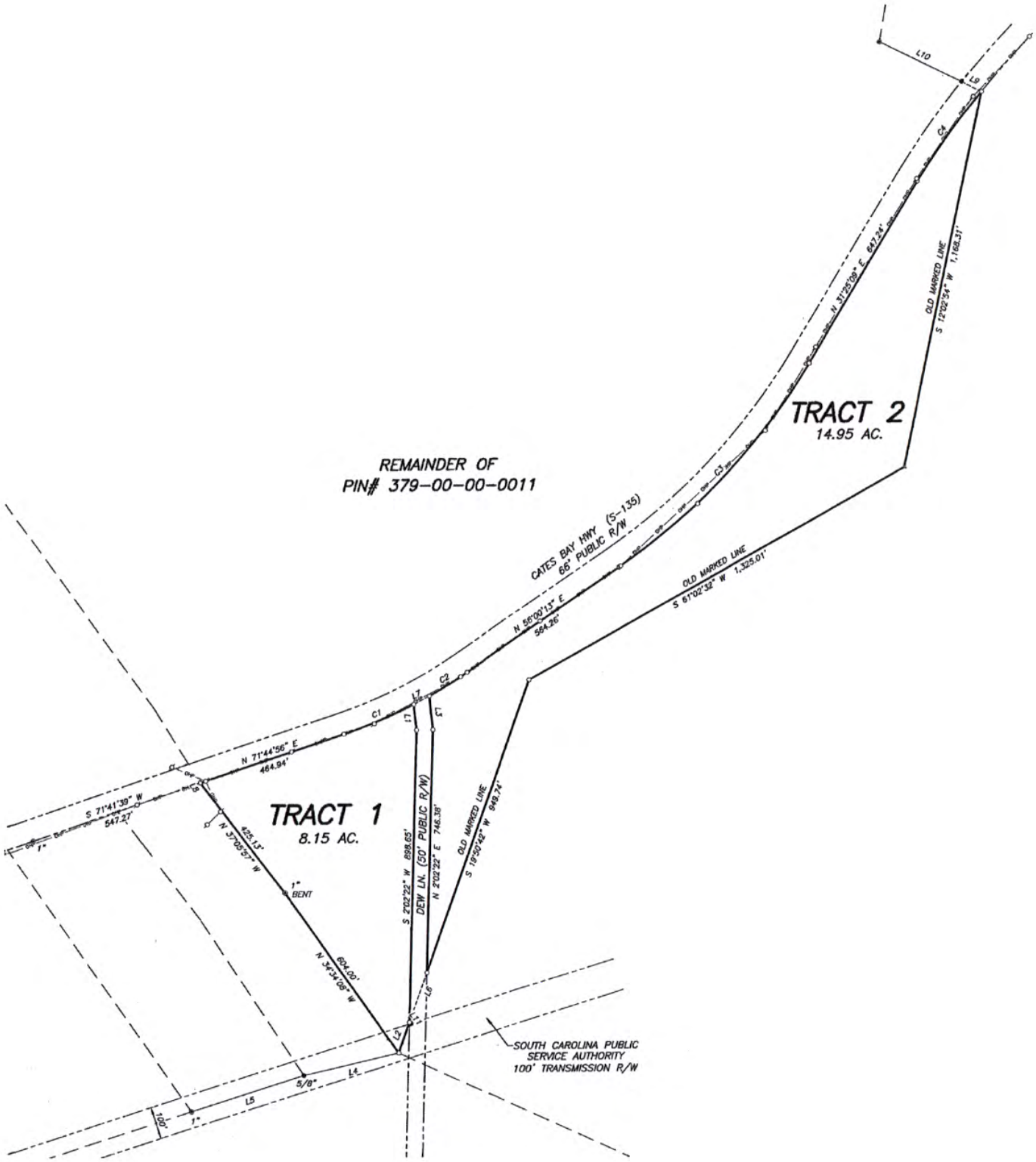
The remainder tract remains northwest of Cate Bay RW

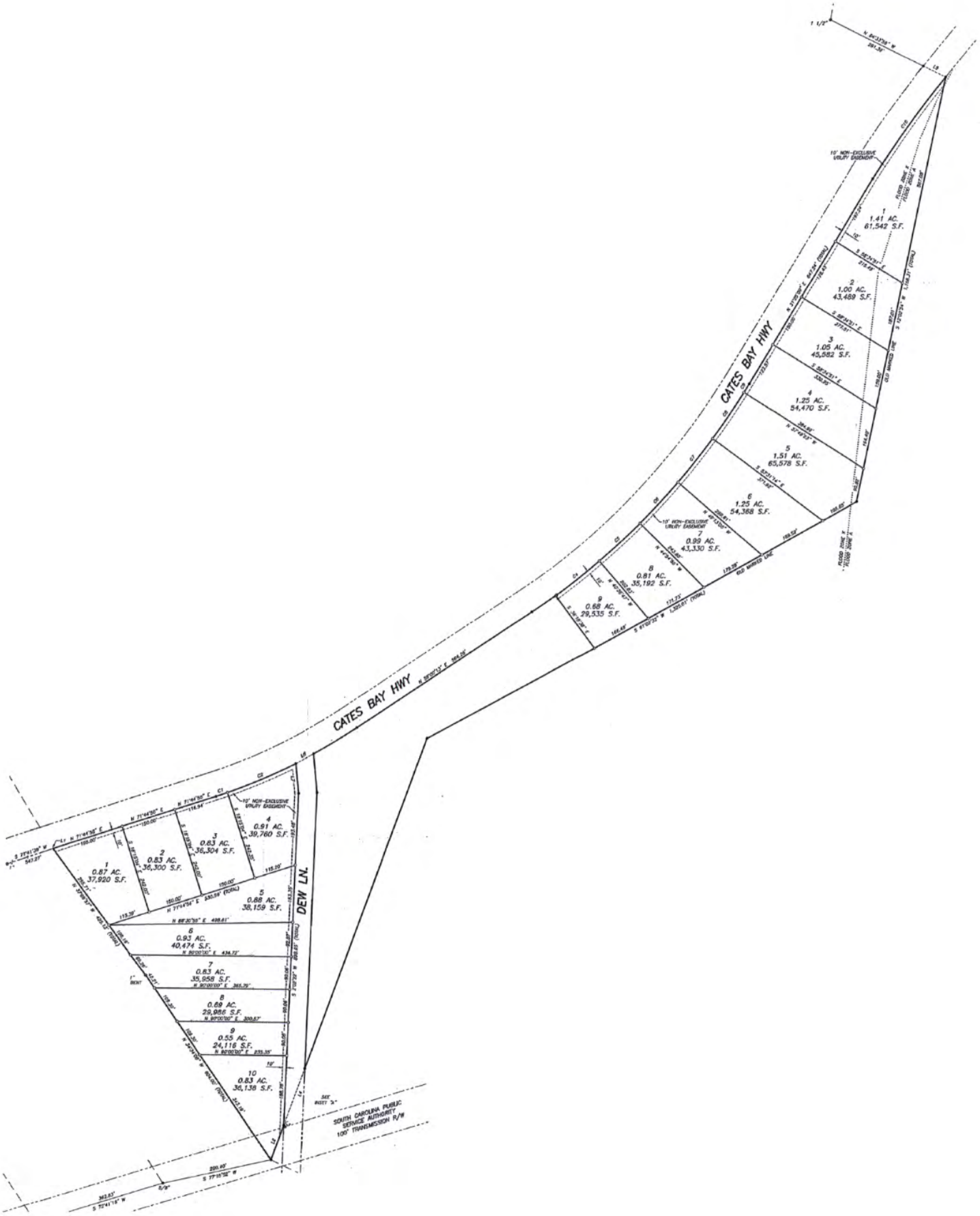
5/30/2019 PB 287-004 was recorded that; split 10 lots out of "Tract 1" and 9 lots out of "Tract 2"… Since the 2 tracts were separated by the roadways, they were determined to be 2 minor developments in accordance with Art. 1 Sec. 14 (footnote: 3)

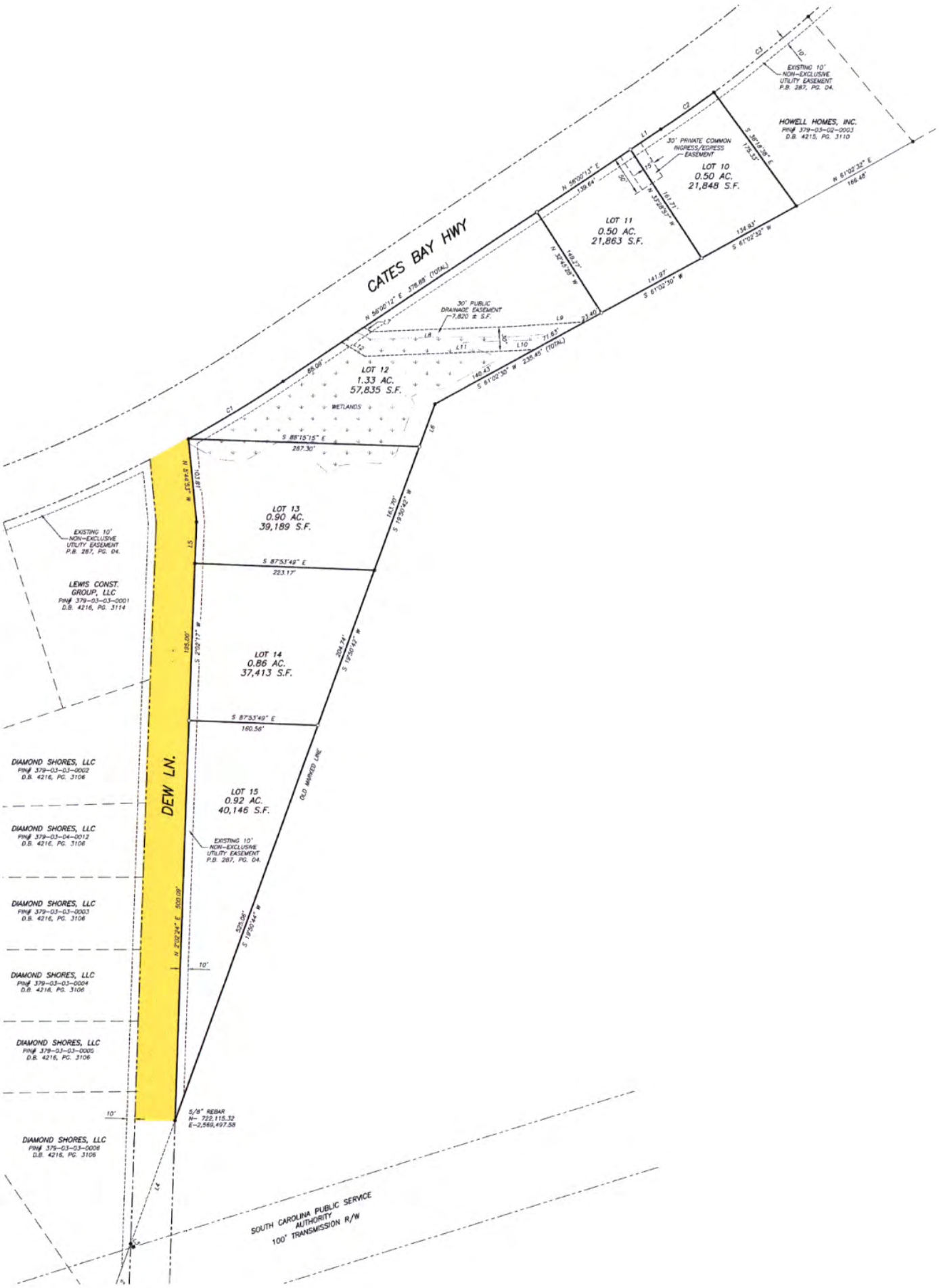
10/04/2019 Preliminary Plats and Plans were submitted for the subdivision of an additional 6 lots from "Tract 2", classifying Dew Bay Subdivision as a major development.

ANALYSIS:

Article 4 Sec. 2-1.1 states that: "*Developments 50 lots/units or less shall be accessed by a minimum of one paved point of ingress/egress*"… since "Lots 13, 14 and 15" of the development will receive access off of Dew Lane, and the road is currently unpaved, Access Management Standards would require the paving of the road and installation of adequate drainage facilities. Table 4-D and Appendix: E


TRACT 2
14.95 AC.
TRACT 1
8.15 AC.
REMAINDER OF
PIN# 379-00-00-0011
CATES BAY HWY (S-135)
66' PUBLIC R/W
N 56°00'13" E
564.26'
N 71°44'56" E
464.94'
S 71°41'39" W
547.27'
N 31°28'09" E 847.24'
OLD MARKED LINE
S 12°02'54" W 1,168.31'
OLD MARKED LINE
S 61°02'32" W 1,325.01'
OLD MARKED LINE
S 19°50'42" W 949.74'
DEW LN. (50' PUBLIC R/W)
S 2°02'22" W 898.63'
N 2°02'22" E 746.38'
425.13'
N 37°08'57" W
604.00'
N 34°34'08" W
1" BENT
5/8"
100'
SOUTH CAROLINA PUBLIC
SERVICE AUTHORITY
100' TRANSMISSION R/W


CATES BAY HWY
CATES BAY HWY
DEW LN.
1 1.41 AC. 61,542 S.F.
2 1.00 AC. 43,489 S.F.
3 1.05 AC. 45,582 S.F.
4 1.25 AC. 54,470 S.F.
5 1.51 AC. 65,578 S.F.
6 1.25 AC. 54,368 S.F.
7 0.99 AC. 43,330 S.F.
8 0.81 AC. 35,192 S.F.
9 0.68 AC. 29,535 S.F.
1 0.87 AC. 37,920 S.F.
2 0.83 AC. 36,300 S.F.
3 0.63 AC. 36,304 S.F.
4 0.91 AC. 39,760 S.F.
5 0.88 AC. 38,159 S.F.
6 0.93 AC. 40,474 S.F.
7 0.83 AC. 35,958 S.F.
8 0.69 AC. 29,986 S.F.
9 0.55 AC. 24,116 S.F.
10 0.83 AC. 36,136 S.F.
SOUTH CAROLINA PUBLIC SERVICE AUTHORITY 100' TRANSMISSION R/W


CATES BAY HWY
DEW LN.
LOT 10
0.50 AC.
21,848 S.F.
LOT 11
0.50 AC.
21,863 S.F.
LOT 12
1.33 AC.
57,835 S.F.
WETLANDS
LOT 13
0.90 AC.
39,189 S.F.
LOT 14
0.86 AC.
37,413 S.F.
LOT 15
0.92 AC.
40,146 S.F.
30' PRIVATE COMMON INGRESS/EGRESS EASEMENT
30' PUBLIC DRAINAGE EASEMENT 7,820 ± S.F.
EXISTING 10' NON-EXCLUSIVE UTILITY EASEMENT P.B. 287, PG. 04.
HOWELL HOMES, INC.
PIN# 379-03-02-0003
D.B. 4215, PG. 3110
LEWIS CONST. GROUP, LLC
PIN# 379-03-03-0001
D.B. 4216, PG. 3114
DIAMOND SHORES, LLC
PIN# 379-03-03-0002
D.B. 4216, PG. 3106
DIAMOND SHORES, LLC
PIN# 379-03-04-0012
D.B. 4216, PG. 3106
DIAMOND SHORES, LLC
PIN# 379-03-03-0003
D.B. 4216, PG. 3106
DIAMOND SHORES, LLC
PIN# 379-03-03-0004
D.B. 4216, PG. 3106
DIAMOND SHORES, LLC
PIN# 379-03-03-0005
D.B. 4216, PG. 3106
DIAMOND SHORES, LLC
PIN# 379-03-03-0006
D.B. 4216, PG. 3106
OLD MARKED LINE
5/8" REBAR
N= 722,115.32
E=2,569,497.58
SOUTH CAROLINA PUBLIC SERVICE AUTHORITY
100' TRANSMISSION R/W

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Tony Chestnut (Energov # 048700)	**Rezoning Request #**	2020-04-001
PIN #	36713030009	**County Council District #**	8 - Vaught
Site Location	Hwy 544 / Hwy 501 Business in Red Hill, Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Schumann Charles M Trustee	**Size (in acres) of Request**	8.08

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 21 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	HC & CFA
Proposed Zoning	MA2
Proposed Use	Automobile Service, Sales, wrecker service and parts sales

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.9
Utilities	Public
Character of the Area	Commercial

ADJACENT PROPERTIES

LI	RE4	HC
LI	Subject Property	HC
HC	HC	HC

COMMENTS

Comprehensive Plan District: Commercial Corridors/Suburban

Overlay/Area Plan: West Hwy 544 Overlay

Discussion: The applicant is requesting to rezone to develop the site for the service and sale of automobiles and autoparts. A portion of the site is proposed to be used for automobile wrecker service. Although the Highway Commercial District allows for the proposed uses, the Commercial Forest Agriculture District portion requires a change in zoning district. The immediate area is predominately zoned commercial with a significant area of Limited Industrial including the adjacent parcel that is operated by a metal recycling company. MA2 is the General Manufacturing and Industrial District that permits the uses allowed in PA1 and MA1 in addition to its intention to provide for uses that require open-air storage of equipment, materials, and products such as furniture, heavy equipment, and automobiles.

Access to the parcel is proposed to be provided from Hwy 501 Business as the parcel does not have frontage on an alternative right of way. This parcel is within an identified Economic Development Center.

Public Comment:

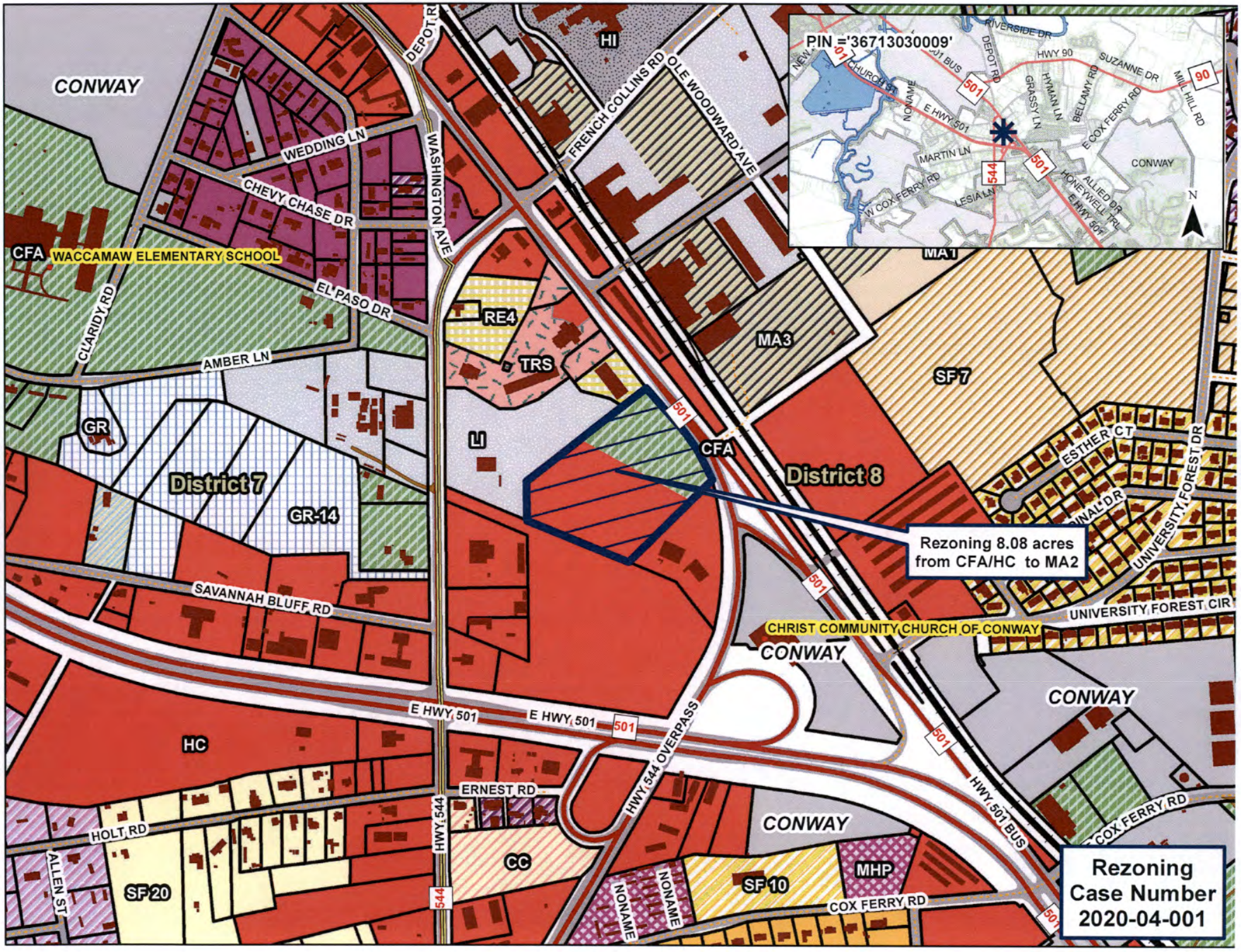
TRANSPORTATION INFORMATION

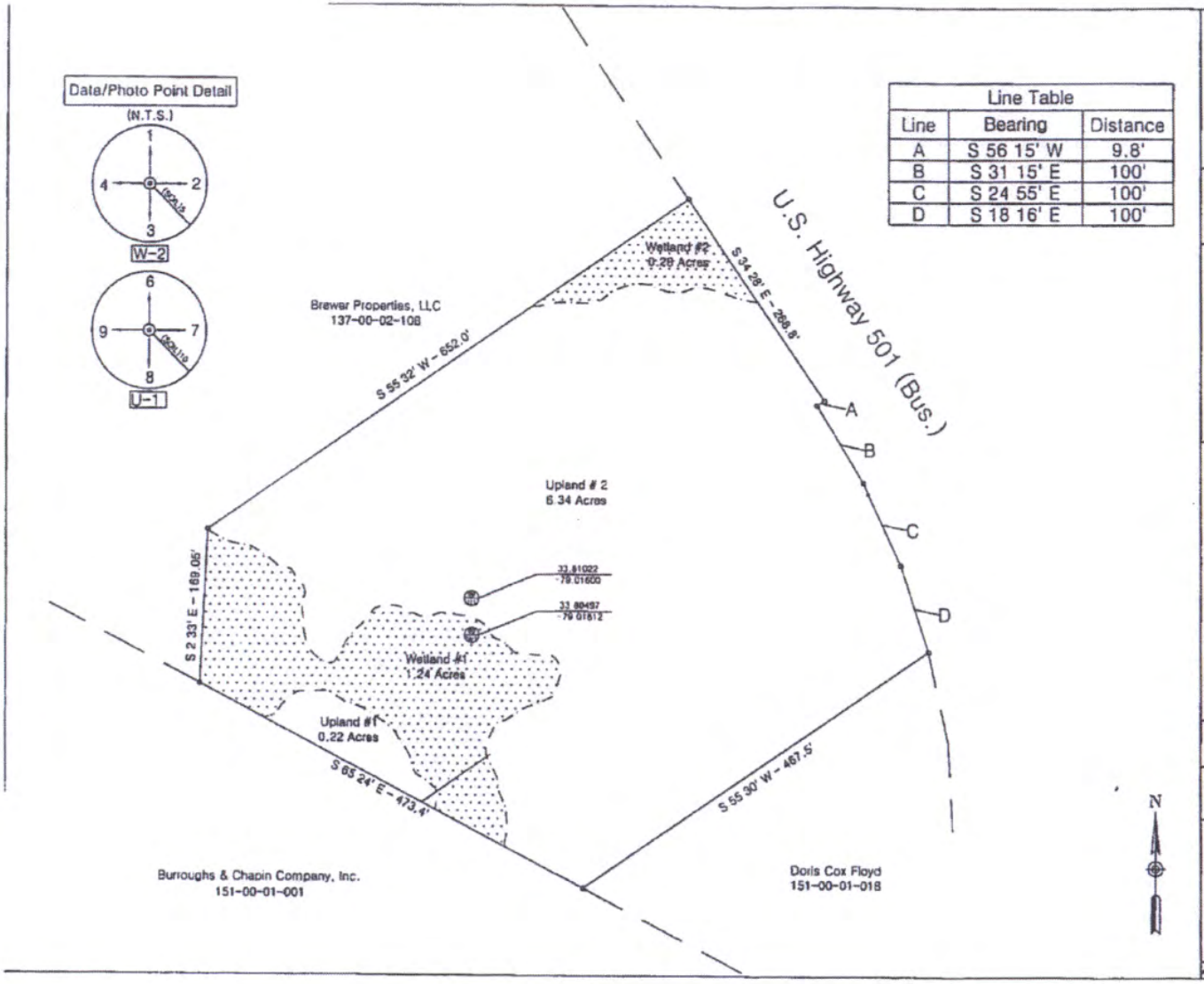
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/2,000	**Existing Road Conditions**	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	150/400	**Rd, Station, Traffic AADT (2019) % Road Capacity**	SC 544 mainline, Station 242 17,700 AADT 85-95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA2	CFA / HC	HC	LI	RE4	
Min. Lot Size (in square feet)	21,780	43560/10000	10,000	21,780	21,780	
Front Setback	60	60/50	50	50	60	
Side Setback	25	25/10	10	20	10	
Corner Side Setback	N/A	N/A	50	N/A	N/A	
Rear Setback	25	40/15	15	25	15	
Bldg. Height	75	35/120	120	60	36	

Setback Comments: The front setback will be increased to 60' in the proposed MA2 because the property is located on a roadway identified in Table 1 of Section 527.


PIN ='36713030009'
CONWAY
WACCAMAW ELEMENTARY SCHOOL
CFA
WEDDING LN
CHEVY CHASE DR
EL PASO DR
CLARIDY RD
AMBER LN
GR
District 7
GR-14
SAVANNAH BLUFF RD
HC
HOLT RD
ALLEN ST
SF 20
DEPOT RD
WASHINGTON AVE
HWY 544
ERNEST RD
CC
HI
RE4
TRS
LI
FRENCH COLLINS RD
OLE WOODWARD AVE
MA3
MA1
SF 7
District 8
CFA
Rezoning 8.08 acres from CFA/HC to MA2
E HWY 501
HWY 544 OVERPASS
CHRIST COMMUNITY CHURCH OF CONWAY
CONWAY
ESTHER CT
UNIVERSITY FOREST DR
UNIVERSITY FOREST CIR
HWY 501 BUS
COX FERRY RD
SF 10
MHP
NONAME
RIVERSIDE DR
HWY 90
SUZANNE DR
MILL HILL RD
BELLAMY RD
HYMAN LN
GRASSY LN
E COX FERRY RD
MARTIN LN
W COX FERRY RD
LESIA LN
ALLIED DR
HONEYWELL TRL
CHURCH ST
Rezoning Case Number 2020-04-001



Line Table		
Line	Bearing	Distance
A	S 56 15' W	9.8'
B	S 31 15' E	100'
C	S 24 55' E	100'
D	S 18 16' E	100'

Wetland Assessment of

Charles M Schumann Trustee Property

City of Conway,
Horry County, South Carolina
Tax Map Number 137-00-02-038

Area Summary:

Jurisdictional Wetlands	0.00
Non-Jurisdictional Wetlands	0.00
Critical Area Wetlands/Section 10	1.52
Uplands	6.34
Total	8.08

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 8-1-2016

Legend

Line Legend
Boundary (surveyed)
Boundary (not surveyed)
Adjacent Boundary
Right of Way
Jurisdictional Ditch
Non-Jurisdictional Ditch
Dirt Road
Bulkhead

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

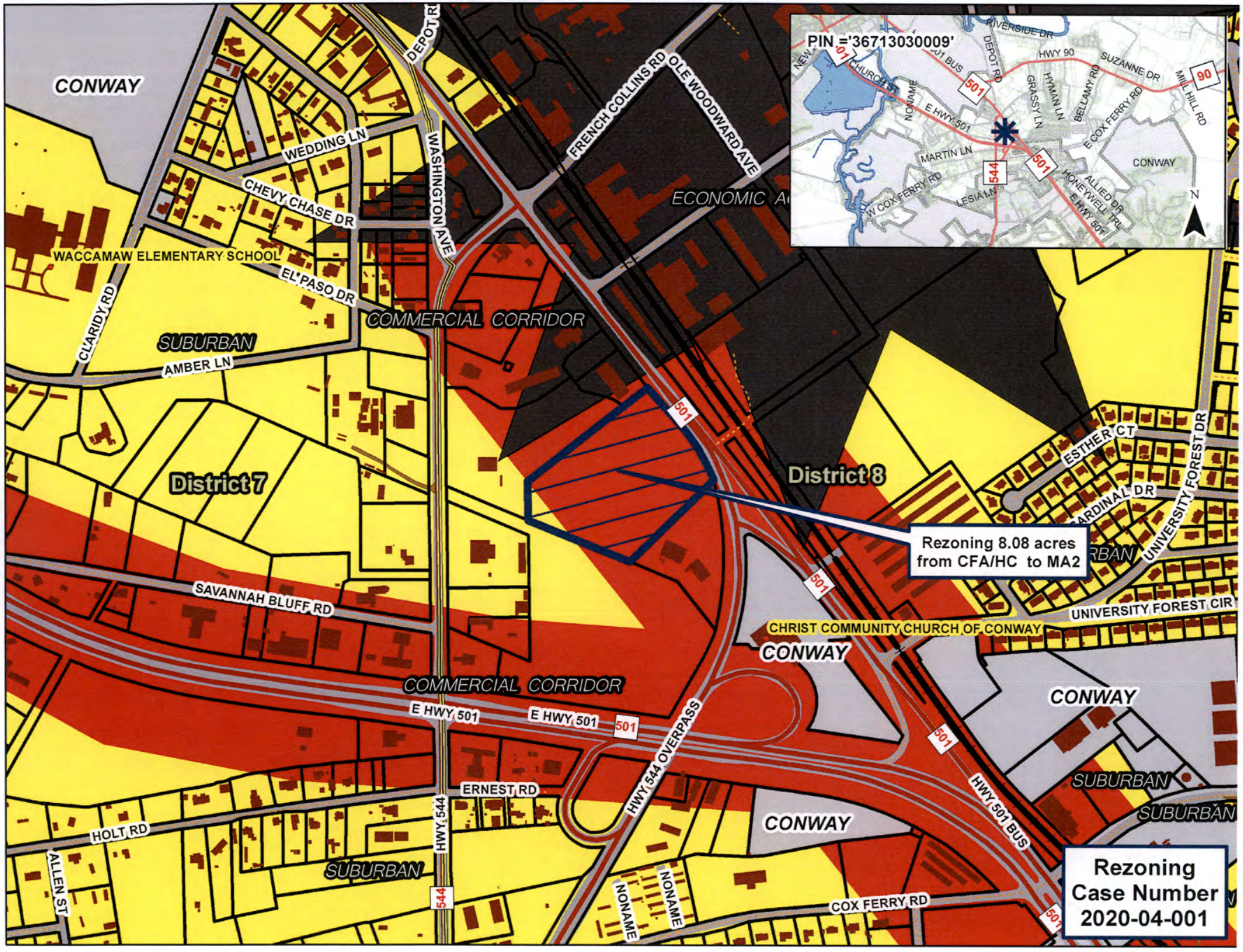
Symbol Legend
Data Point
Photo Point
Property Corner

Prepared For	Levon C. Schuman
Job #	01600-16078
Date	08-04-2016

Graphic Scale
SCALE IN FEET
100' 0 100'

the BRIGMAN COMPANY

P.O. Box 1532 · Conway, SC 29526 · p (843) 248-6386 (843) 248-8586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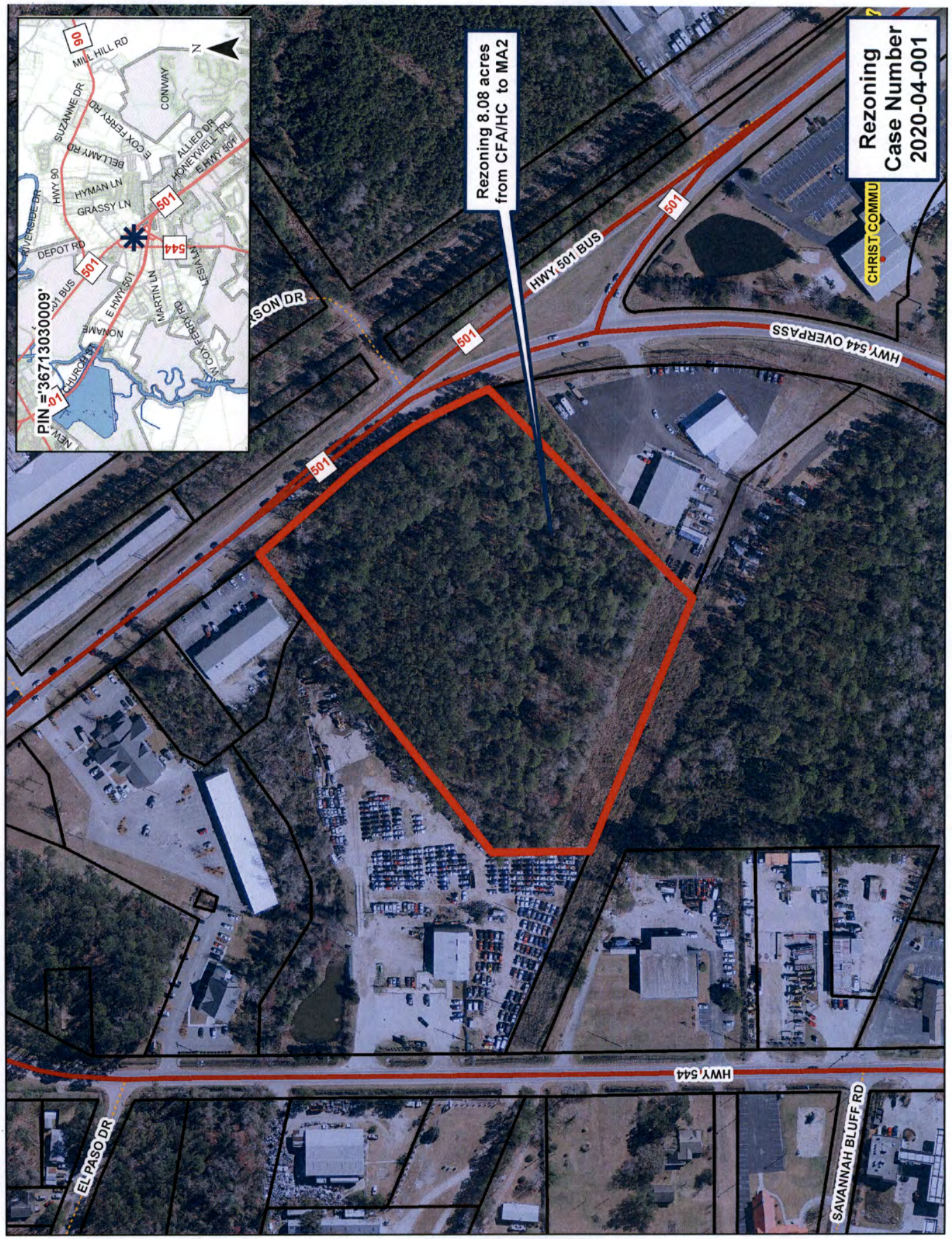
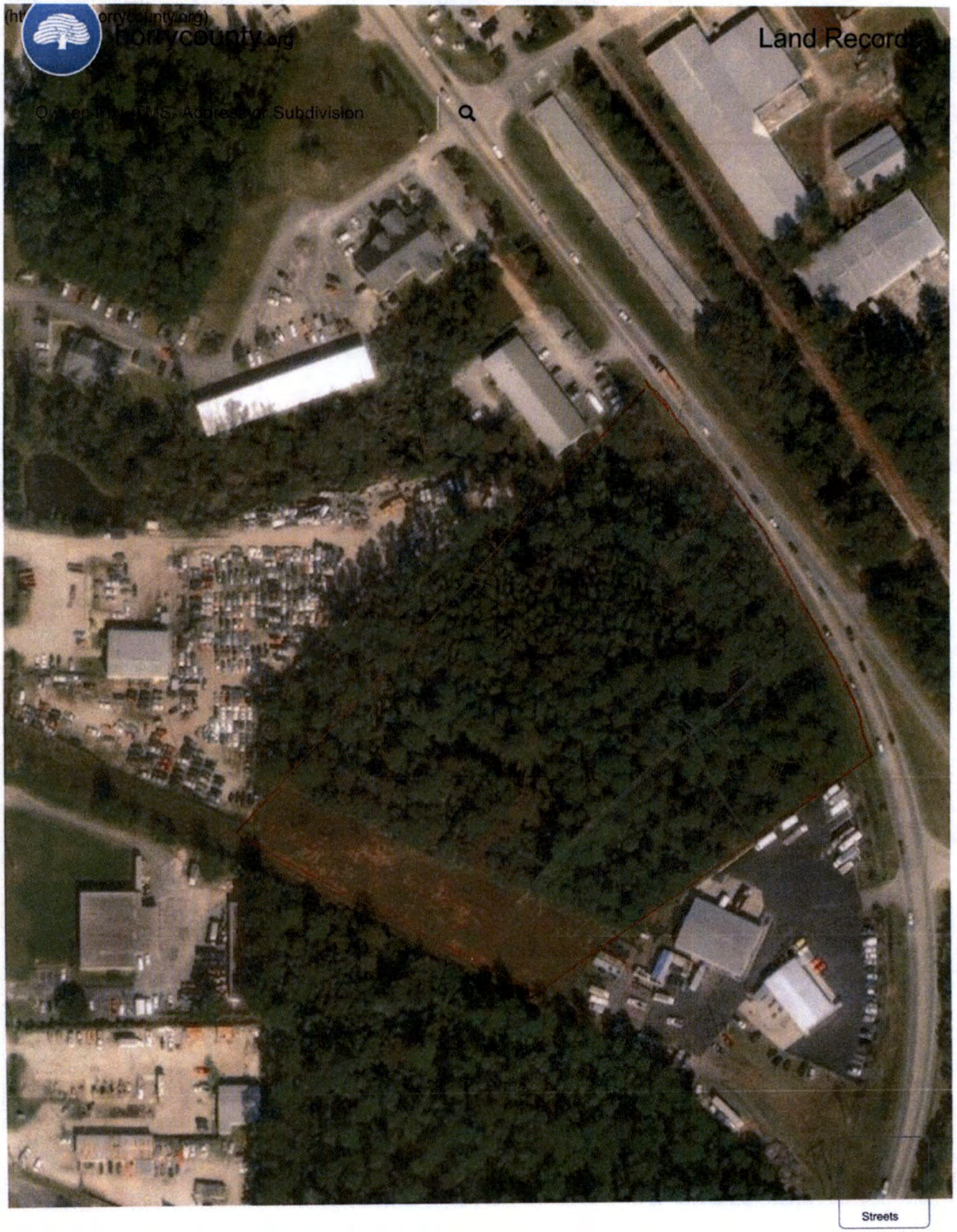
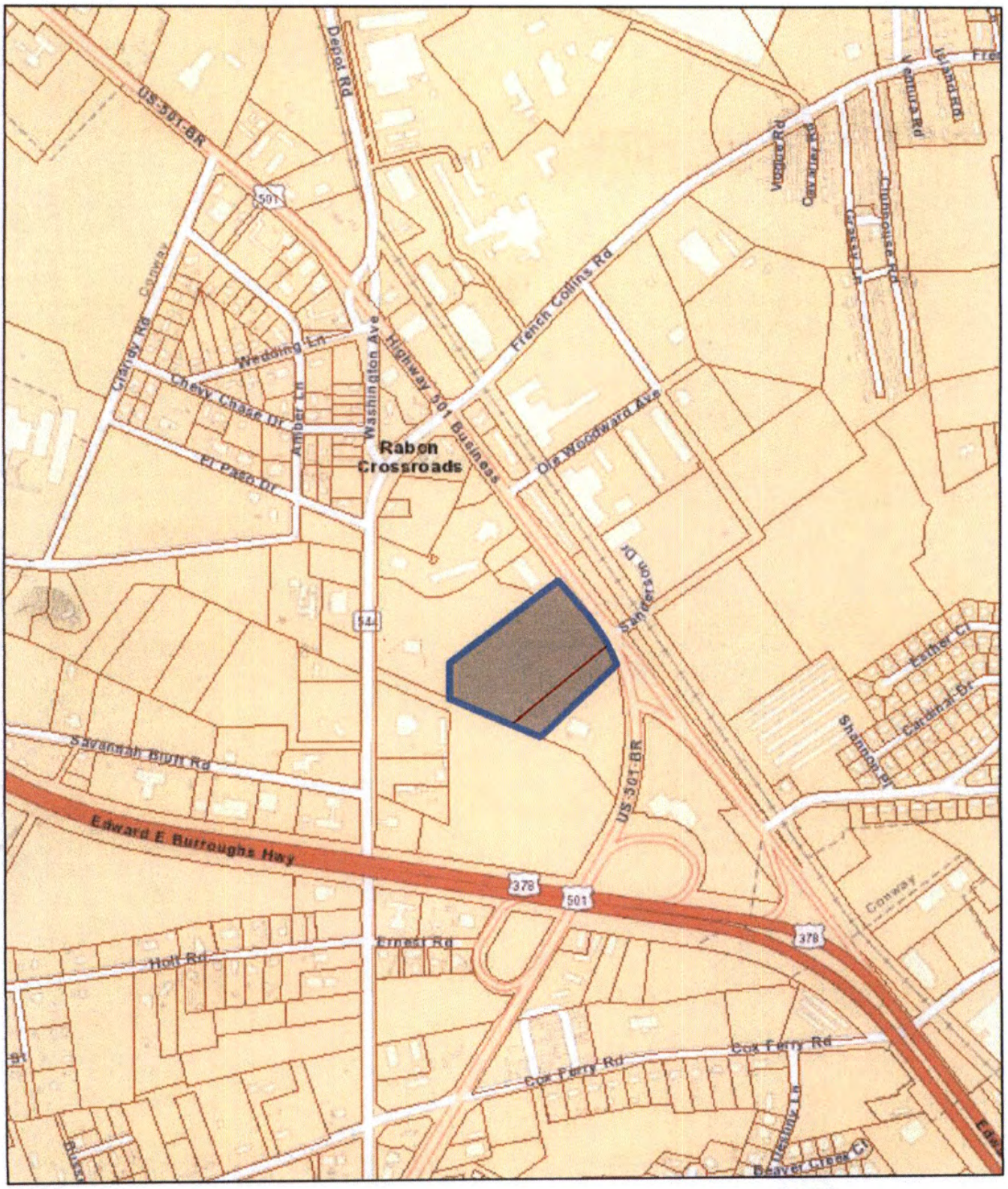
CONWAY
WEDDING LN
CHEVY CHASE DR
WACCAMAW ELEMENTARY SCHOOL
EL PASO DR
CLARIDY RD
SUBURBAN
AMBER LN
DEPOT RD
WASHINGTON AVE
FRENCH COLLINS RD
OLE WOODWARD AVE
COMMERCIAL CORRIDOR
ECONOMIC A
District 7
District 8
501
544
90
Rezoning 8.08 acres from CFA/HC to MA2
ESTHER CT
CARDINAL DR
UNIVERSITY FOREST DR
UNIVERSITY FOREST CIR
SAVANNAH BLUFF RD
CHRIST COMMUNITY CHURCH OF CONWAY
CONWAY
COMMERCIAL CORRIDOR
E HWY 501
HWY 544 OVERPASS
ERNEST RD
HWY 544
HOLT RD
ALLEN ST
SUBURBAN
NONAME
COX FERRY RD
HWY 501 BUS
Rezoning Case Number 2020-04-001


Rezoning
Case Number
2020-04-001
Rezoning 8.08 acres
from CFA/HC to MA2
PIN ='36713030009'
MILL HILL RD
CONWAY
SUZANNE DR
E COX FERRY RD
BELLAMY RD
ALLIED DR
HONEYWELL TRL
E HWY 501
HWY 90
HYMAN LN
GRASSY LN
RIVERSIDE DR
DEPOT RD
E HWY 501
MARTIN LN
LESIA LN
NONAME
CHURCH ST
W COX FERRY RD
HWY 501 BUS
HWY 544 OVERPASS
CHRIST COMMU
HWY 544
EL PASO DR
SAVANNAH BLUFF RD
501
544
90


horrycounty.org
Land Record
Owner Info, TMS, Address or Subdivision
Streets

Schumann Property (8.08 acres) 36713030009



February 18, 2020

1:9,279

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Spoilage

Parcels

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Linda Thompkins Causey (Energov # 048711)	**Rezoning Request #**	2020-04-002
PIN #	43913030002 (Portion)	**County Council District #**	6 - Crawford
Site Location	Enterprise Rd, Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Linda Thompkins Causey	**Size (in acres) of Request**	1.66

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 13 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MSF14.5
Proposed Use	Residential Development

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.8 (Fire 1 SOC)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

RE2	CFA	CFA
CFA	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Rural Communities

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone a portion of a 6.51 acre parcel to subdivide for residential lots with the allowance for mobile homes. Within the immediate vicinity are residential lots zoned SF6, MSF6, and MSF10 clustered within a larger area of CFA and SF40. The existing residential uses surrounding the property are a mix of stick built and mobile single family homes. Rezoning to MSF14.5 allows for the creation of up to 5 parcels on the 1.66 acre portion. The remainder of the CFA zoned parcel will not have frontage on a public right of way and would require ingress and egress across the rezoned property. Access to the lots will need to be a minimum 50' private access easement (currently shown as a Shared Private Drive) which will need to be addressed prior to recording the subdivision.

The subject parcel is within an area identified as Rural Communities in close proximity to future Suburban development off Hwy 707 and Carolina Bays Parkway.

Public Comment:

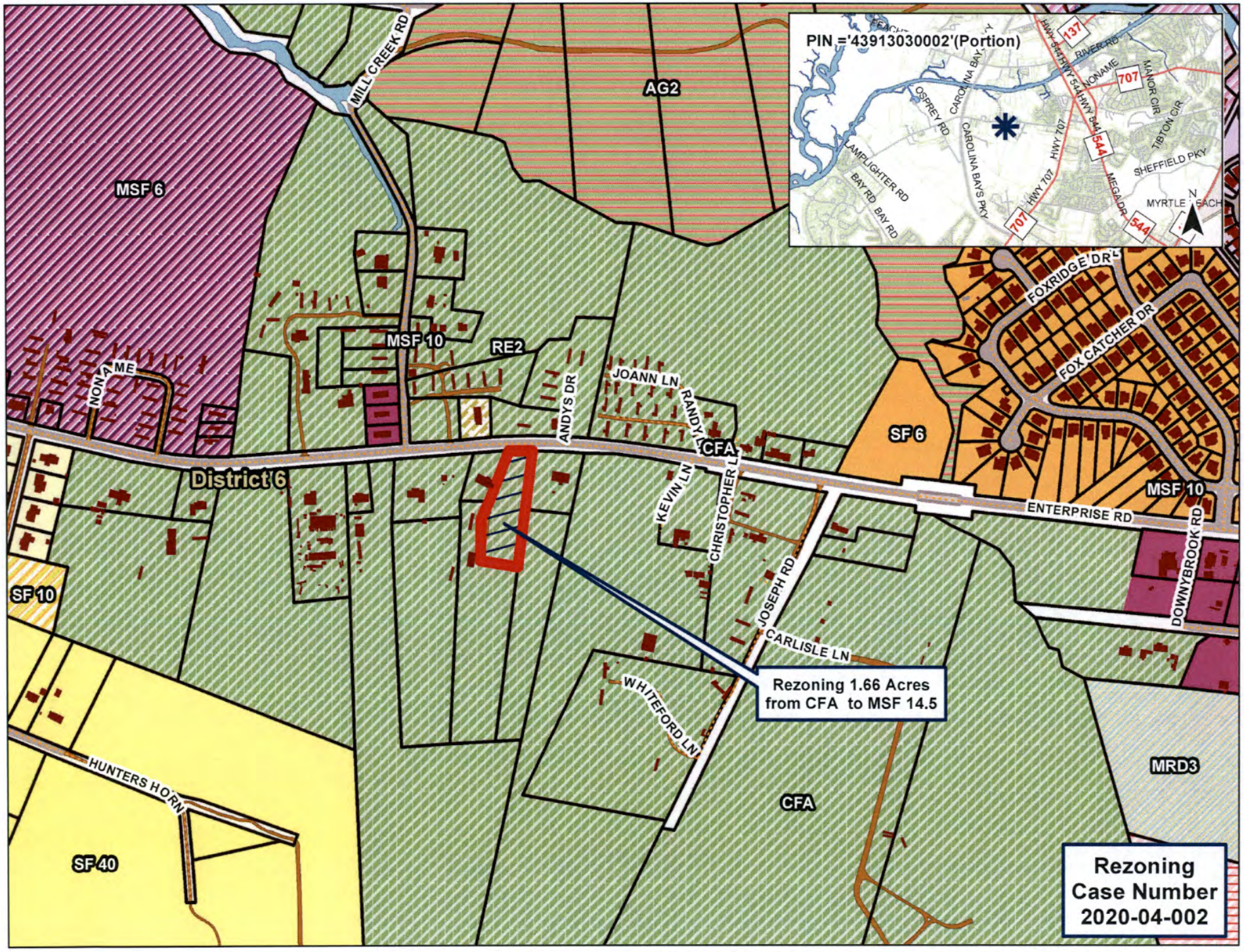
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8/500	**Existing Road Conditions**	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	40/40	**Rd, Station, Traffic AADT (2019) % Road Capacity**	SC 707, Station 247 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	CFA (Com/Res)	RE2	CFA		
Min. Lot Size (in square feet)	14,500	43,560/21,780	10,000	CFA (Com/Res)		
Front Setback	25	60/25	50	60/25		
Side Setback	10	25/10	10	25/10		
Corner Side Setback	25	N/A	N/A	N/A		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	35	35	35	36		

Setback Comment: The property is not currently required to meet a corner side setback. However, upon the proposed subdivision of the property the applicant will be required to meet the corner side setback on the first lot. Because Enterprise Rd is a collector/arterial status road a double front setback will be applied to this lot.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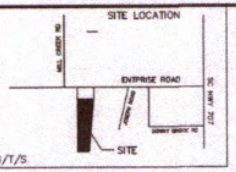
MILL CREEK RD
AG2
MSF 6
MSF 10
RE2
NONAME
ANDYS DR
JOANN LN
RANDY LN
CFA
SF 6
FOXRIDGE DR
FOX CATCHER DR
District 6
KEVIN LN
CHRISTOPHER LN
ENTERPRISE RD
MSF 10
DOWNYBROOK RD
SF 10
JOSEPH RD
CARLISLE LN
WHITEFORD LN
Rezoning 1.66 Acres
from CFA to MSF 14.5
HUNTERS HORN
SF 40
CFA
MRD3
Rezoning
Case Number
2020-04-002
OSPREY RD
CAROLINA BAY
CAROLINA BAYS PKY
LAMPLIGHTER RD
BAY RD
HWY 707
HWY 544
RIVER RD
MANOR CIR
TIBTON CIR
SHEFFIELD PKY
MEGA DR
MYRTLE BEACH
137
707
544

SITE LOCATION



SUBDIVISION PLAT of

5 LOT'S CARVED FROM PIN 439-13-03-0002 LOCATED IN SOCASTEE TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA.

SURVEY & MAP PREPARED FOR

LINDA T. CAUSEY

THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE (ZONE X) ACCORDING TO F.E.M.A. MAP NO.45051C0670 H DATED AUGUST 23, 1999.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

MAP REFERENCE:

MAP OF TWO TRACTS OF LAND PREPARED FOR GERALD E. THOMPKINS BY S.D. COX SURVEYORS INC. DATED JULY 22, 1988. RECORDED IN DEED BOOK 707 AT PAGE 363.

MAP OF 3 LOTS PREPARED FOR ROBERT MARLOW BY CULLER LAND SURVEYING DATED APRIL 11, 2002. RECORDED IN PLAT BOOK 186 AT PAGE 170.

COMBINATION PLAT OF 0.67 ACRES PREPARED FOR CALVIN C. CAUSEY BY WACCAMAW LAND SURVEYORS DATED APRIL 9 2003. RECORDED IN PLAT BOOK 189 AT PAGE 099.

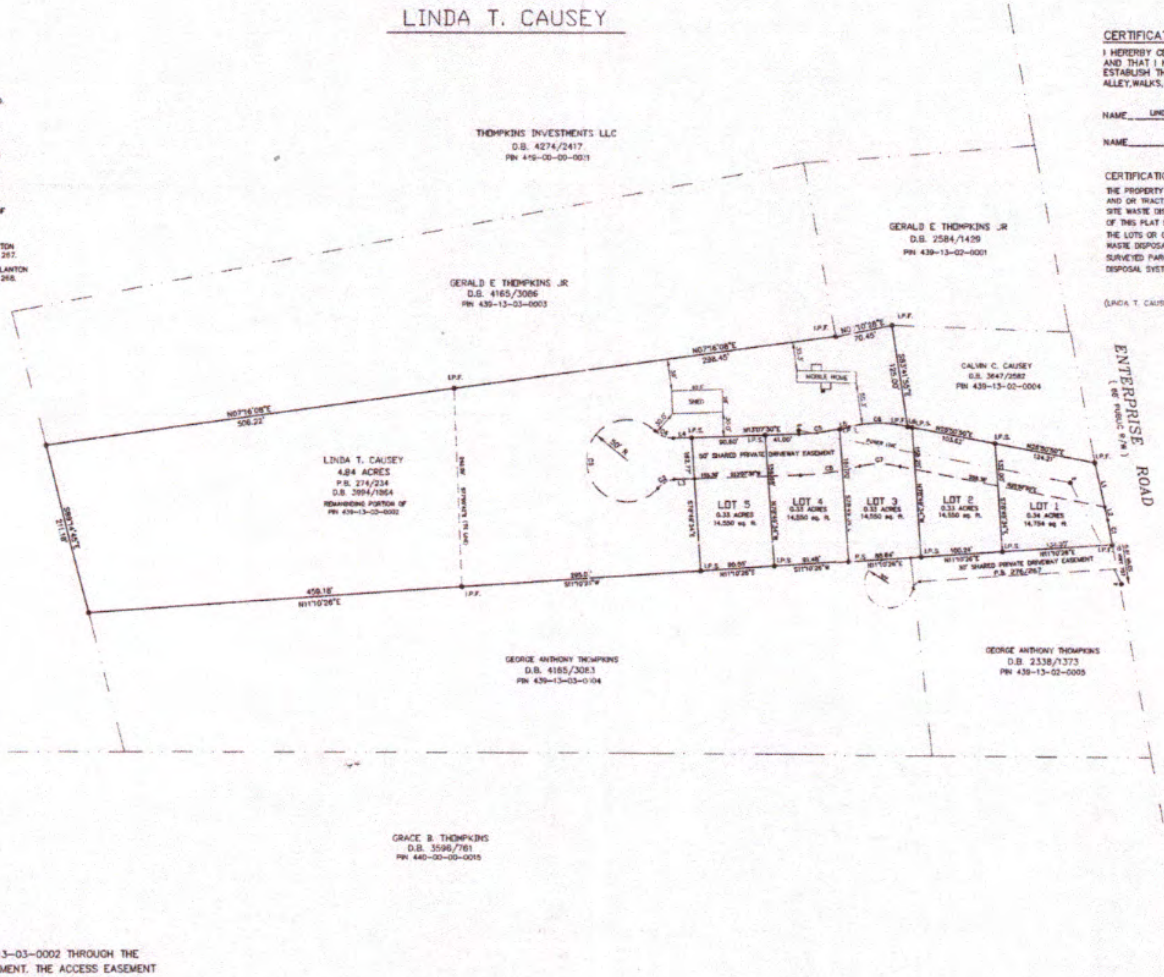
BOUNDARY SURVEY OF TWO PARCELS OF LAND PREPARED FOR THE ESTATE OF GERALD E THOMPKINS BY WACCAMAW LAND SURVEYORS DATED 4/07/2016. RECORDED IN PLAT BOOK 274 AT PAGE 234.

MAP OF 3 PARCELS OF LAND PREPARED FOR GEORGE A. THOMPKINS BY, BLANTON LAND SURVEYING INC. DATED 1/09/2017. RECORDED IN PLAT BOOK 276 PAGE 267.

MAP OF 5.84 ACRES OF LAND PREPARED FOR GERALD E. THOMPKINS JR. BY BLANTON LAND SURVEYING INC. DATED 1/09/2017. RECORDED IN PLAT BOOK 276 PAGE 268.

CURRENT OWNER OF RECORD
PIN 439-13-03-0002
LINDA THOMPKINS CAUSEY
7920 WILL CREEK ROAD
MYRTLE BEACH, SC 29588

I.P.F. = IRON PIPE FOUND
I.P.P. = IRON PIPE PLACED
C.MON = CONCRETE MOUMENT
PP = POWER POLE



CURVE TABLE				
CURVE	LENGTH	RADIUS	Chord	Chord Direction
C1	31.00	3573.62	31.00	N 89°27'18" W
C2	23.04	70.00	22.93	S 01°05'43" E
C3	235.56	60.00	70.04	S 77°42'01" E
C4	23.93	30.00	23.30	N 37°56'47" E
C5	50.79	250.00	50.53	N 07°12'39" E
C6	71.96	150.00	71.27	S 14°47'52" W
C7	49.41	100.00	48.91	S 15°31'23" W
C8	74.50	300.00	74.32	N 06°00'41" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.60	S82°50'38"E
L2	18.03	S82°50'38"E
L3	35.41	N13°07'36"E
L4	22.67	N13°07'36"E
L5	12.24	S00°06'45"W
L6	5.59	N25°50'48"E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEY,WALKS, PARKES AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

NAME LINDA T. CAUSEY (SIGNED)_____ DATE_____

NAME_____ (SIGNED)_____ DATE_____

CERTIFICATION OF NON-EVALUATION FOR WATER & SEWER AVILABILITY

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

(LINDA T. CAUSEY)_____ (DATE)_____

"ACCESS IS PROVIDED TO THE REMAINDER OF PIN 439-13-03-0002 THROUGH THE USE OF A 50' NON-EXCLUSIVE AND APPURENTANT EASEMENT. THE ACCESS EASEMENT AND DRIVEWAY SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER OF THE ADJACENT LOTS. HORRY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF OR THE IMPROVEMENTS TO THE EASEMENT"

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SOUTH CAROLINA
BLANTON LAND SURVEYING INC.
NO. 0026.36
CERTIFICATE OF AUTHORIZATION

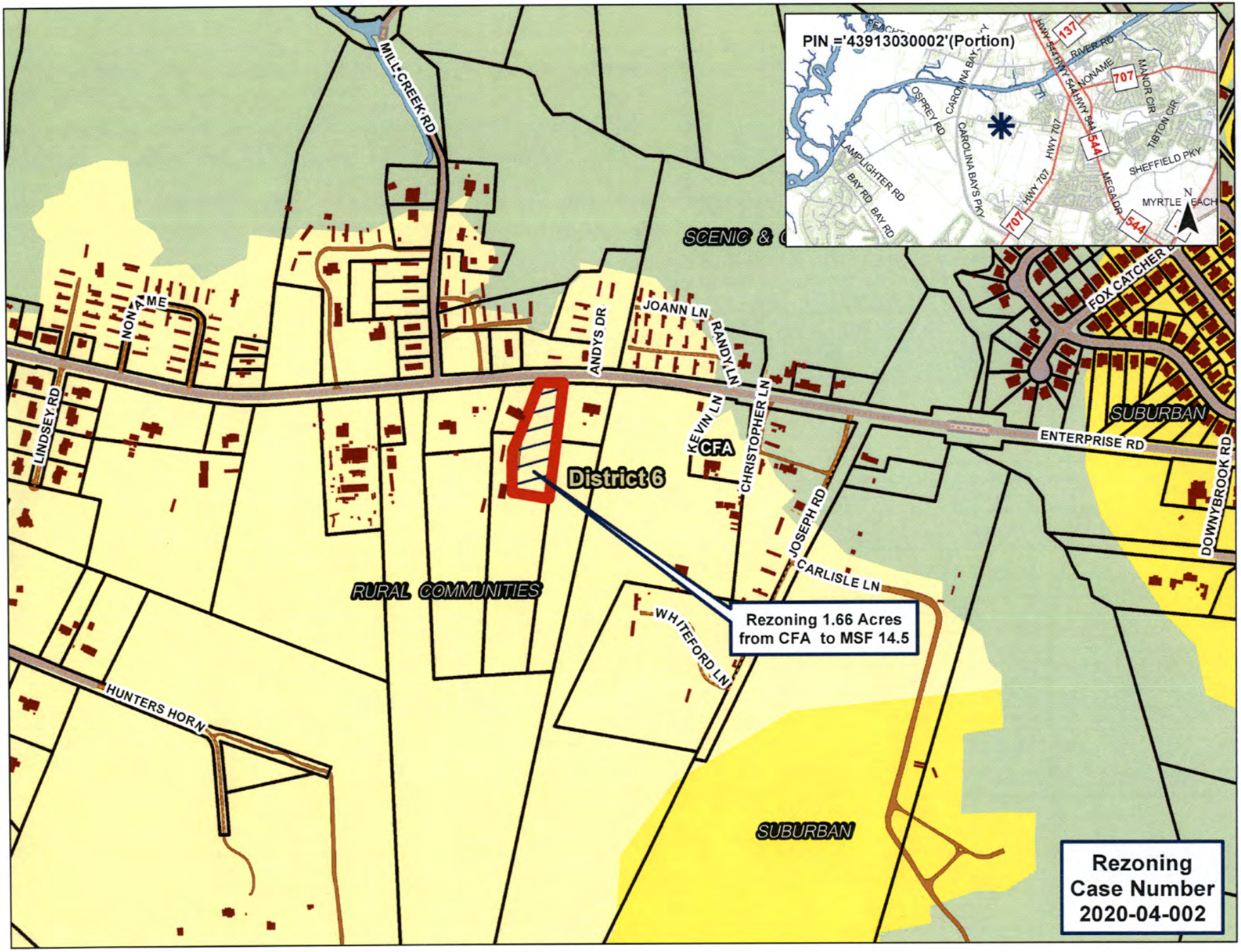
"I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN: ALSO THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

FEBRUARY 13, 2020

JAMES R. BLANTON P.L.S. LIC. NO 15511

BLANTON LAND SURVEYING, INC.
2596 RIVERSIDE DRIVE
MYRTLE BEACH, S.C 29579
PHONE (843) 238-2669 (843) 808-7080 (CELL)

FILE: CALVIN-CAUSEY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MILL CREEK RD
NONAME
LINDSEY RD
ANDYS DR
JOANN LN
RANDY LN
KEVIN LN
CHRISTOPHER LN
JOSEPH RD
CARLISLE LN
WHITEFORD LN
HUNTERS HORN
FOX CATCHER
ENTERPRISE RD
DOWNYBROOK RD
District 6
CFA
SCENIC &
RURAL COMMUNITIES
SUBURBAN
SUBURBAN
Rezoning 1.66 Acres from CFA to MSF 14.5
Rezoning Case Number 2020-04-002
OSPREY RD
CAROLINA BAY
CAROLINA BAYS PKY
LAMPLIGHTER RD
BAY RD
BAY RD
HWY 707
HWY 707
HWY 544
HWY 544
HWY 544
RIVER RD
NONAME
MANOR CIR
TIBTON CIR
SHEFFIELD PKY
MEGA DR
MYRTLE
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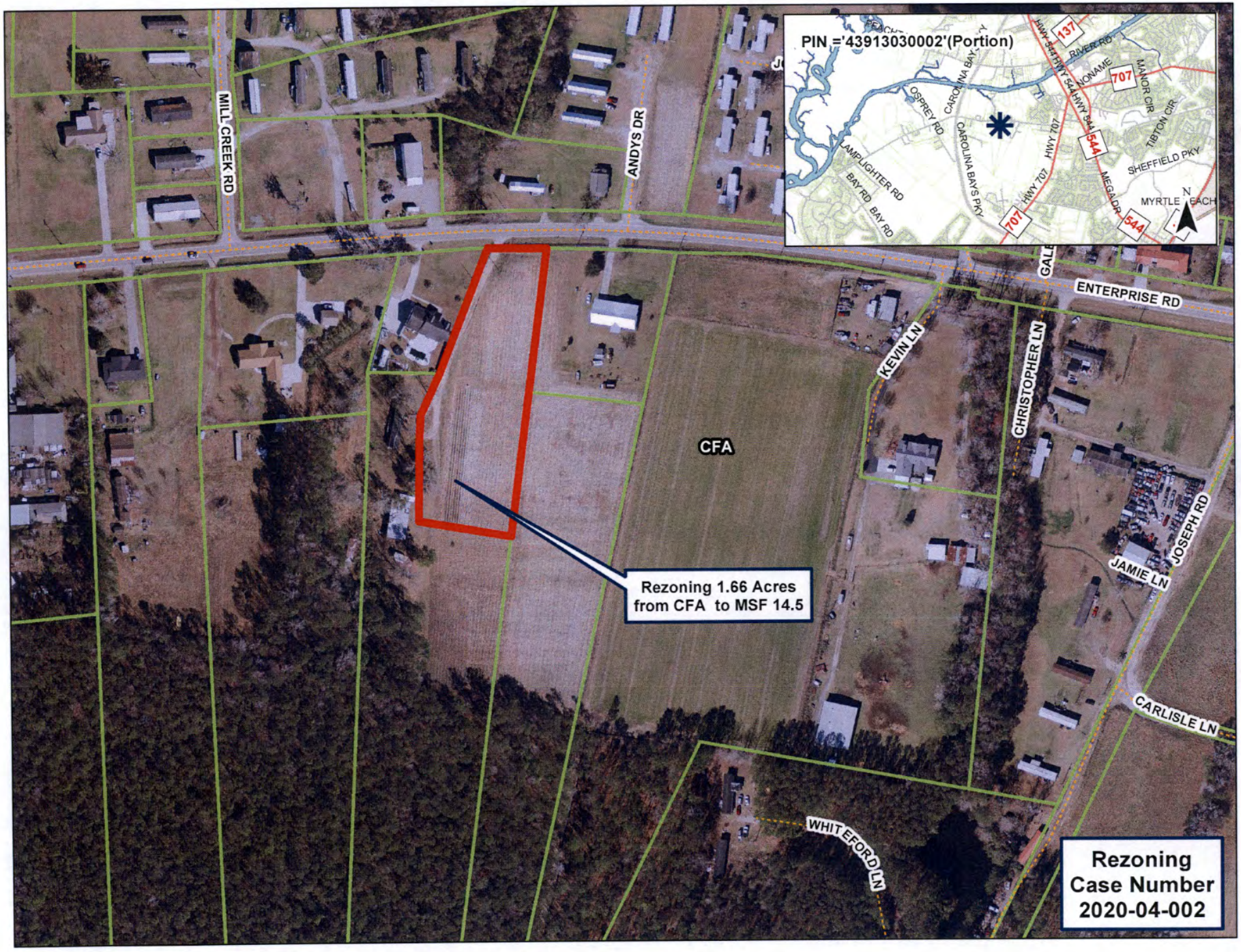
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MILL CREEK RD
ANDYS DR
ENTERPRISE RD
KEVIN LN
CHRISTOPHER LN
JOSEPH RD
JAMIE LN
CARLISLE LN
WHITEFORD LN
CFA
Rezoning 1.66 Acres from CFA to MSF 14.5
Rezoning Case Number 2020-04-002
RIVER RD
MONAME
MANOR CIR
TIBTON CIR
SHEFFIELD PKY
MEGA DR
MYRTLE BEACH
HWY 707
HWY 544
CAROLINA BAYS PKY
OSPREY RD
LAMPLIGHTER RD
BAY RD
137
707
544

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Elizabeth Sisson, Grand Strand Builders LLC (Energov # 048763)	Rezoning Request #	2020-04-003
PIN #	45814030092	County Council District #	5 - Servant
Site Location	Glenns Bay Rd, Myrtle Beach	Staff Recommendation	
Property Owner Contact	Steven Hutchinson	PC Recommendation	
		Size (in acres) of Request	.63

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 65 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	SF6
Proposed Use	Single Family Residence & Residential Duplex

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.3 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

RE4	RE4	SF6
RE3	Subject Property	SF6
SF10	SF10	SF6

COMMENTS

Comprehensive Plan District: Suburban

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow for the placement of a residential duplex and to subdivide the lot to construct an additional single family home. This parcel is located within a mixed-use neighborhood and is directly adjacent to an SF 6 residential development on one side and a RE3/RE4 retail commercial parcel on the other. This area is identified as Suburban and is largely built-out in a manner consistent with a higher density residential community.

Access to both parcels is proposed as a shared ingress/egress utilizing the existing curb cut to avoid impacting the newly installed stormwater infrastructure and sidewalk along Glenns Bay Road.

Public Comment:

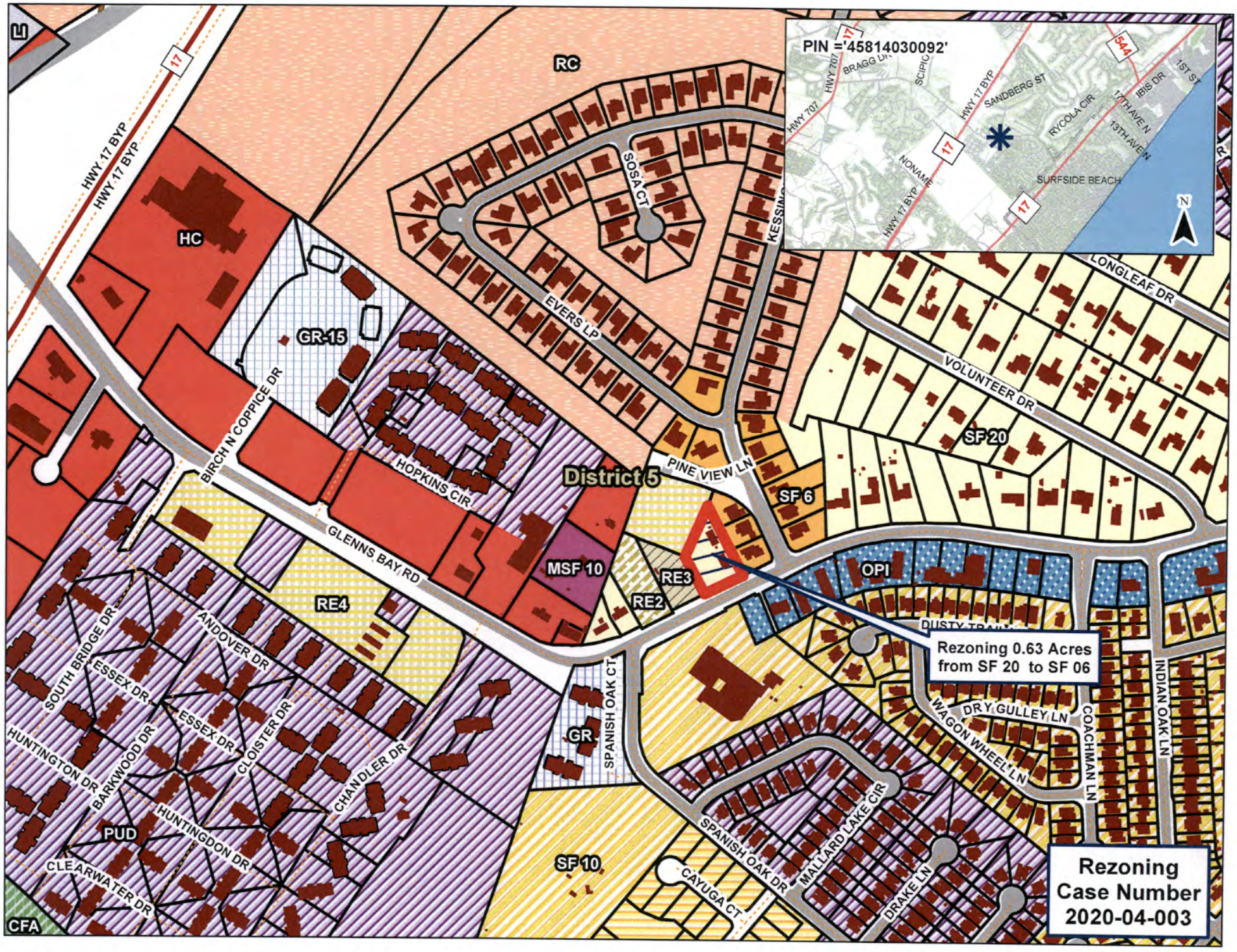
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8/8	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	24/24	Rd, Station, Traffic AADT (2019) % Road Capacity	S-1240, Station 697 13,500 AADT 75-80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	SF20	SF6	SF10	RE3	RE4
Min. Lot Size (in square feet)	6,000 / 8,000	20,000	6,000	10,000	10,000	21,780
Front Setback	20	40	20	25	60	60
Side Setback	10	15	10	10	10	10
Corner Side Setback:	N/A	N/A	20	25	N/A	N/A
Rear Setback	15	25	15	15	15	15
Bldg. Height	35	35	35	35	48	36*

Setback Comment: The SF6 district allows a single family residence on a 6.000 SF lot and a duplex on a 8,000 SF lot,
*RE4 building height:36 per ½ acre; not to exceed 120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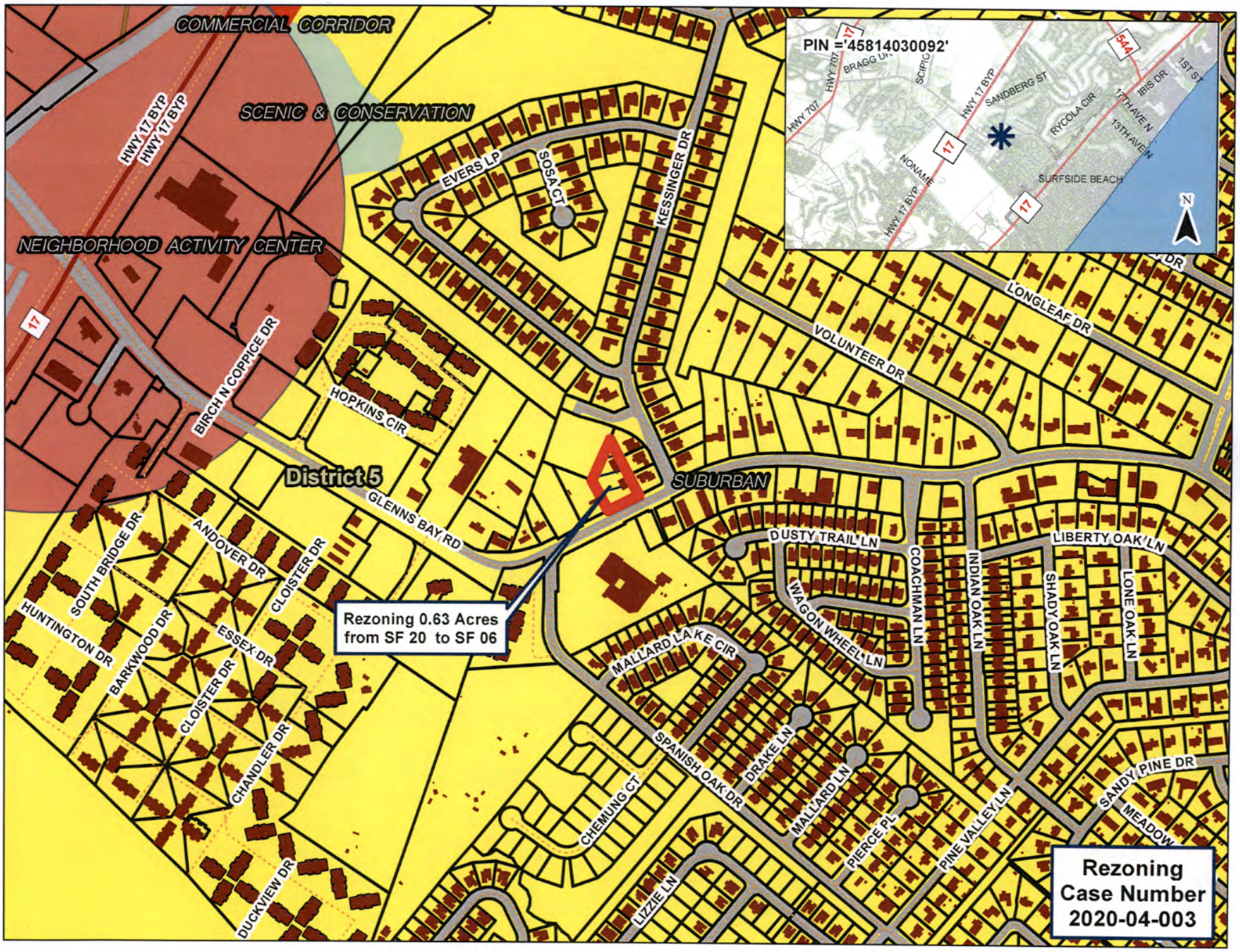
District 5
Rezoning 0.63 Acres from SF 20 to SF 06
Rezoning Case Number 2020-04-003
LI
RC
HC
GR-15
RE4
RE3
RE2
MSF 10
SF 6
SF 20
OPI
GR
SF 10
PUD
CFA
HWY 17 BYP
HWY 707
BRAGG DR
SCIPIO
SANDBERG ST
RYCOLA CIR
17TH AVE N
13TH AVE N
IBIS DR
1ST ST
NONAME
SURFSIDE BEACH
544
SOSA CT
EVERS LP
KESSING
LONGLEAF DR
VOLUNTEER DR
PINE VIEW LN
HOPKINS CIR
BIRCH N COPPICE DR
GLENNS BAY RD
SOUTH BRIDGE DR
ESSEX DR
ANDOVER DR
HUNTINGTON DR
BARKWOOD DR
CLOISTER DR
CHANDLER DR
HUNTINGDON DR
CLEARWATER DR
SPANISH OAK CT
SPANISH OAK DR
CAYUGA CT
MALLARD LAKE CIR
DRAKE LN
DRY GULLEY LN
WAGON WHEEL LN
COACHMAN LN
INDIAN OAK LN

PIN ='45814030092'
HWY 707
HWY 707
BRAGG DR
SCIPIO
HWY 17 BYP
SANDBERG ST
544
IBIS DR
1ST S
RYCOLA CIR
17TH AVE N
13TH AVE N
NONAME
HWY 17 BYP
SURFSIDE BEACH
17
17
17
N
PINE VIEW LN
KESSINGER DR
GLENNS BAY RD
DUSTY TRAIL LN
Rezoning 0.63 Acres
from SF 20 to SF 06
Rezoning
Case Number
2020-04-003


COMMERCIAL CORRIDOR
SCENIC & CONSERVATION
NEIGHBORHOOD ACTIVITY CENTER
HWY 17 BYP
HWY 17 BYP
17
EVERS LP
SOSA CT
KESSINGER DR
BIRCH N COPPICE DR
HOPKINS CIR
District 5
GLENNS BAY RD
SUBURBAN
LONGLEAF DR
VOLUNTEER DR
DUSTY TRAIL LN
COACHMAN LN
INDIAN OAK LN
LIBERTY OAK LN
SHADY OAK LN
LONE OAK LN
WAGON WHEEL LN
MALLARD LAKE CIR
SPANISH OAK DR
DRAKE LN
MALLARD LN
PIERCE PL
PINE VALLEY LN
SANDY PINE DR
MEADOW
CHEMUNG CT
LIZZIE LN
SOUTH BRIDGE DR
ANDOVER DR
CLOISTER DR
HUNTINGTON DR
BARKWOOD DR
ESSEX DR
CLOISTER DR
CHANDLER DR
DUCKVIEW DR
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RYCOLA CIR
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SURFSIDE BEACH
N
Rezoning
Case Number
2020-04-003

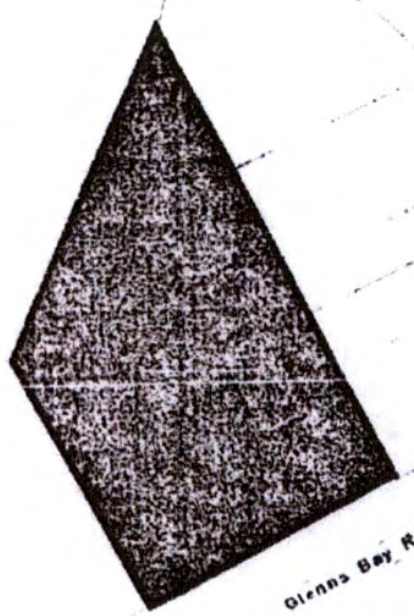
(l.t w.horrycounty.org)
horrycounty.org (https://www.horrycounty.org)

GIS Parcel Application

DISCLAIMER (HTTPS://WWW.HORRYCOUNTY.ORG/GIS/DISCLAIMER/)

Bookmark Zoom To Dismiss

Owner Name	HUTCHINSON STEVEN MARK ETAL
PIN	45814030092
TMS	1911002002
Lot	72 SEC B
Parcel Type	2
Zoning Code	SF 20
Municipality	NONE
Zip Code	29575
District	600
Legal Desc. (Description)	SURF PINE; LT 72 SEC B
Square Footage	31138.06
Acreage	0
Dist. (Council District) Name	DISTRICT 5
Dist. (Council District) Population	24259
Owner Address	1212 WAYVLAND DR SURFSIDE BEACH, SC 29575
Condo Label	
Lots	1
Deed Book	4268
Deed Page	3100
Date Sold	TUE DEC 10 2019



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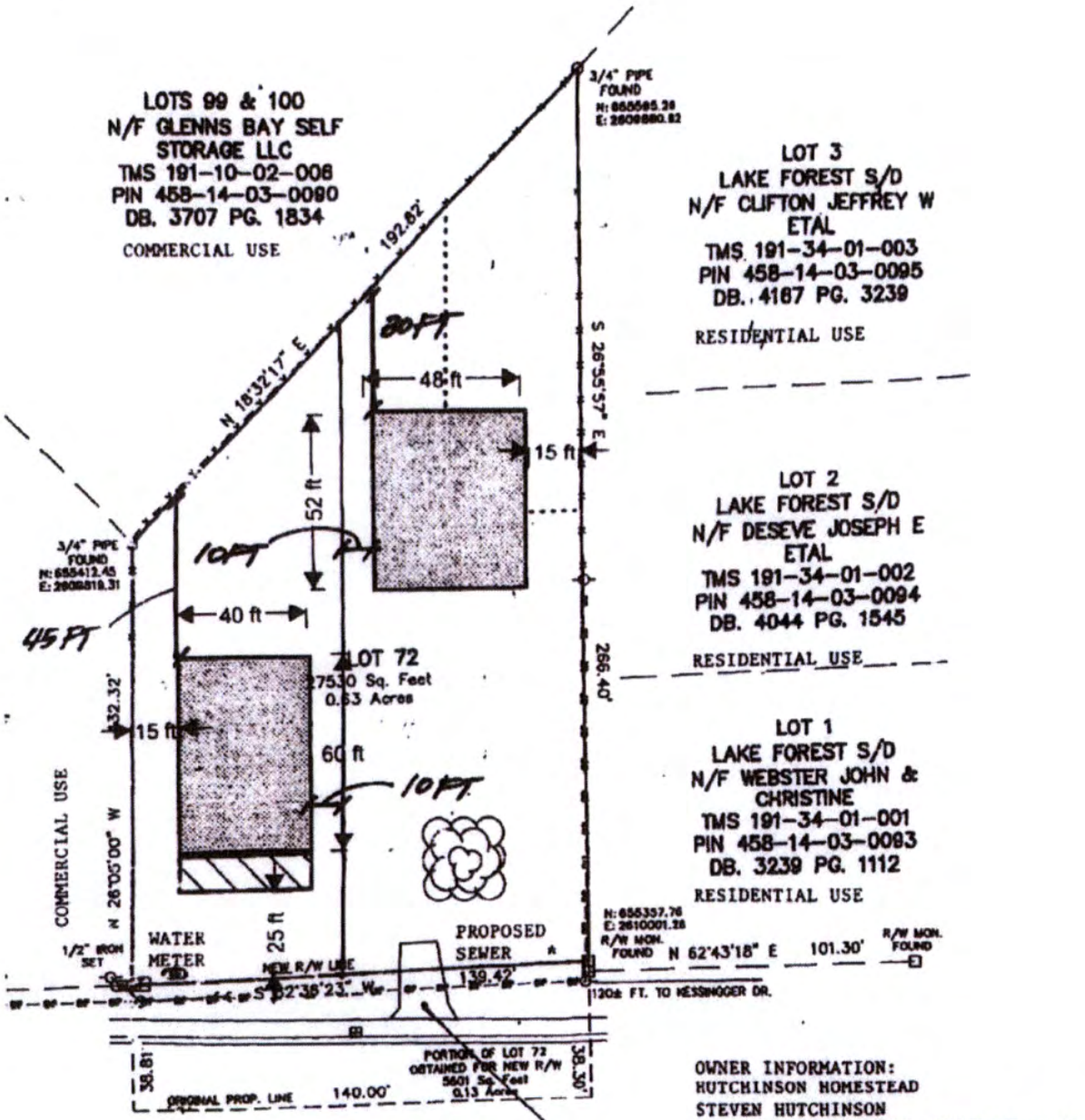

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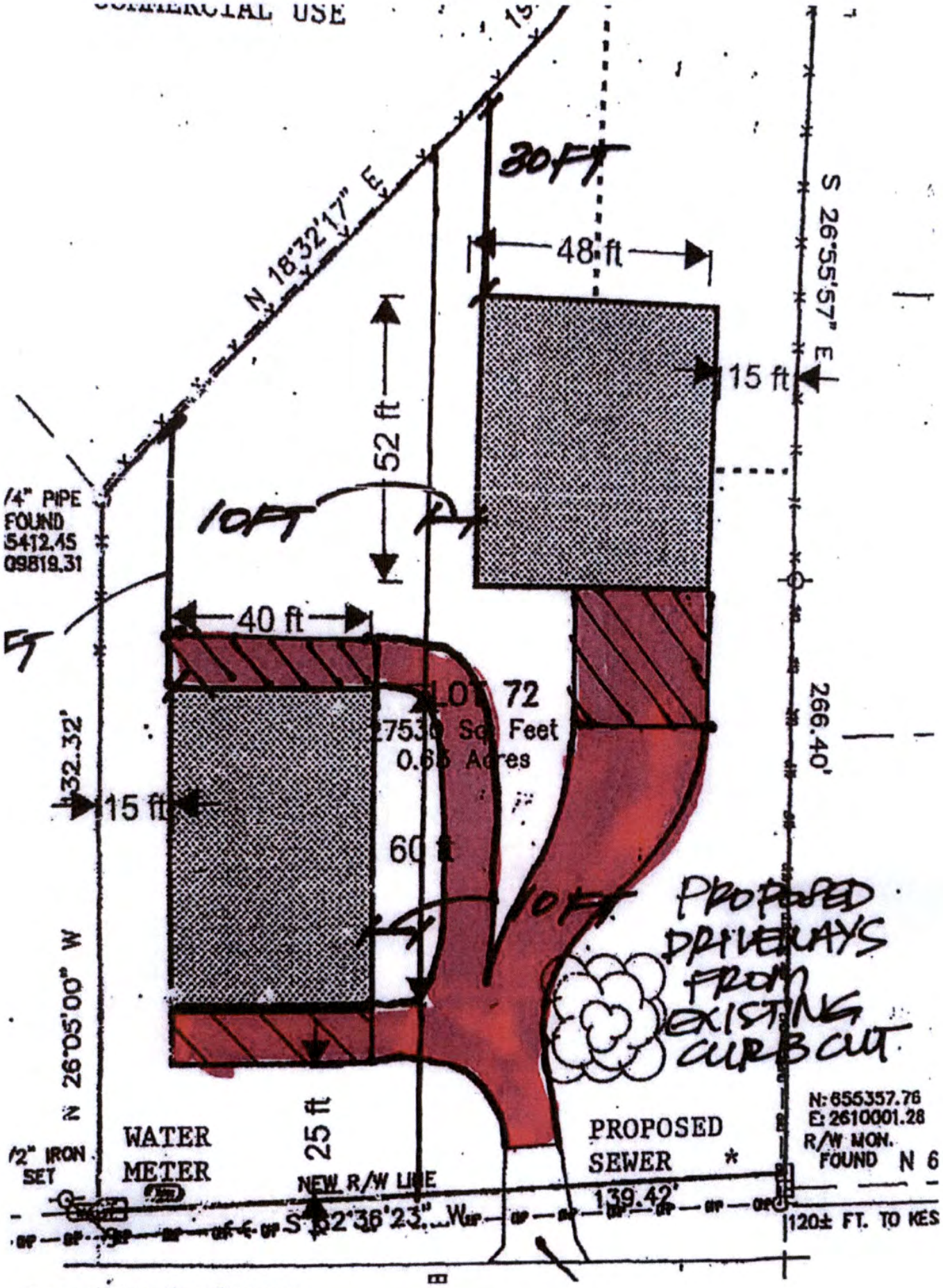

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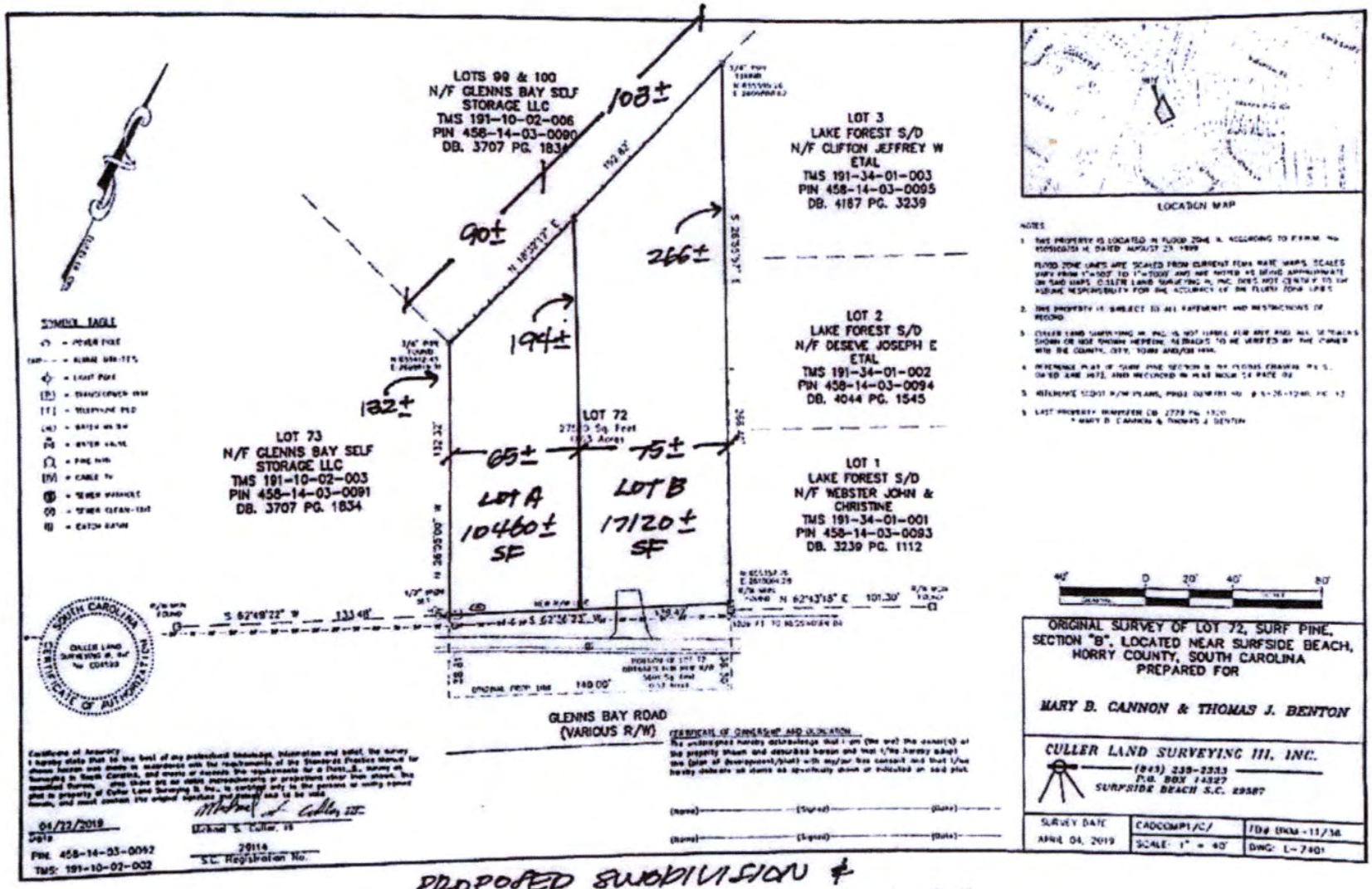
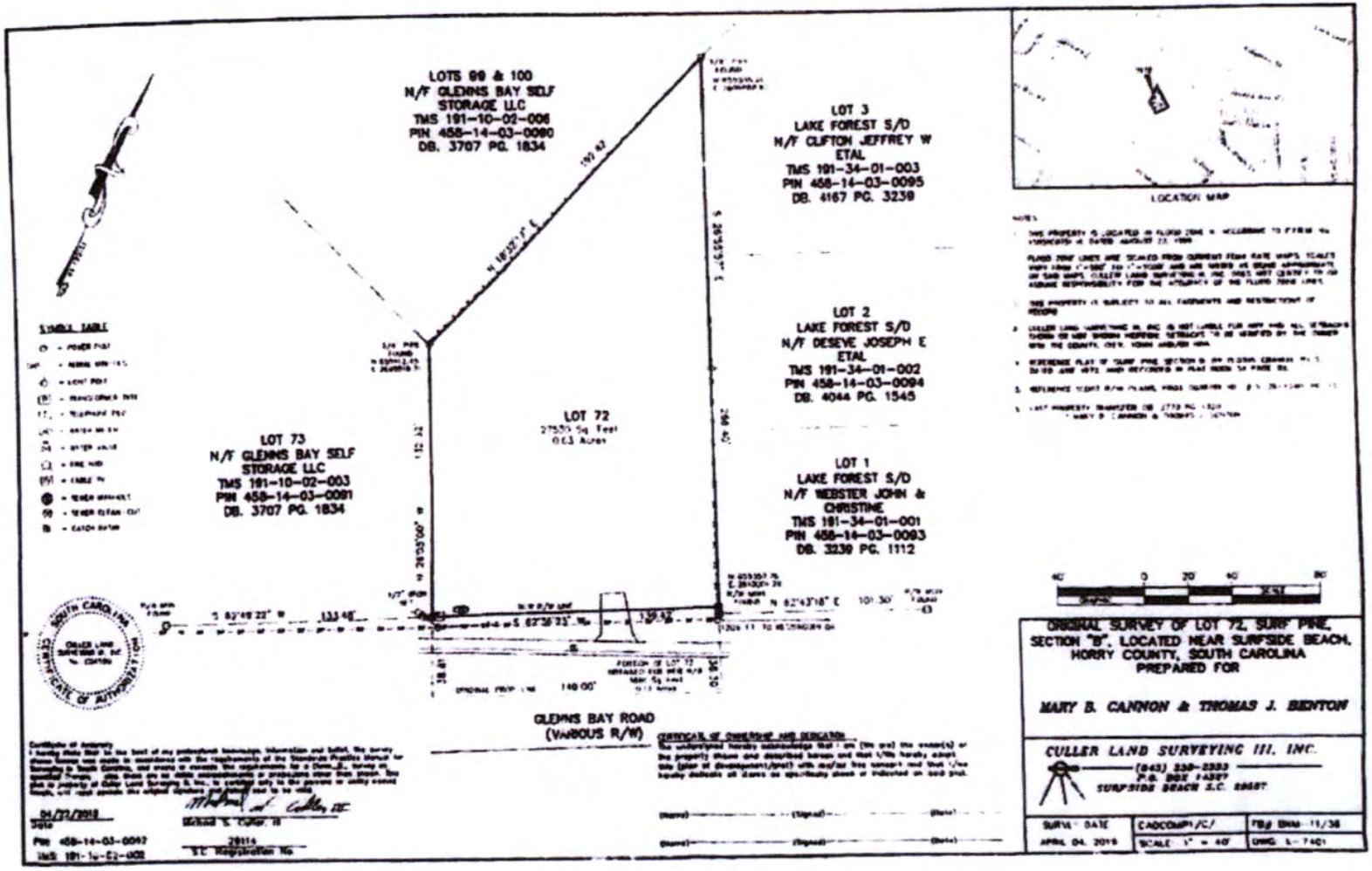


PROPOSED SUBDIVISION &
APPROXIMATE LOT DIMENSIONS

Generated by CamScanner



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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Design Resource Group (Energov # 048785)	**Rezoning Request #**	2020-04-004
PIN #	39600000016	**County Council District #**	2 - Howard
Site Location	Village Center Boulevard in Towne Center, Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	RAD Partners Holdings LLC	**Size (in acres) of Request**	17.0

ZONING DISTRICTS

Current Zoning	HC
Proposed Zoning	MRD-3
Proposed Use	Senior Living Apartments

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	0.6
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

GR	PDD	HC
GR	Subject Property	HC
HC	MRD3	HC

COMMENTS

Comprehensive Plan District: Community Activity Center

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow the development of apartments for a senior living community. A senior living community of single family homes is a permitted use within the existing zoning of Highway Commercial, however the applicant is proposing an in-common apartment style development which requires a rezoning request. As proposed, the design includes three multifamily buildings with 184 units (110 one bed and 74 two bed) for a gross density of 10.8 du/ac. As no sustainable development criteria are included in the design, the MRD is allowed a maxium gross density of 15 du/ac. A large stormwater feature is partially located on the property and a GSW&SA pump station is situated as an island within the parcel.
An approved 12 acre MRD-3 (Ord. 64-18) Isle Cottages project consisting of 99 detached cottage-style homes in-common is located across the road on Village Center Blvd.
The parcel is within an area identified as a Community Activity Center to serve the surrounding Surburban and Mixed-Use neighborhoods.

Public Comment:

TRANSPORTATION INFORMATION

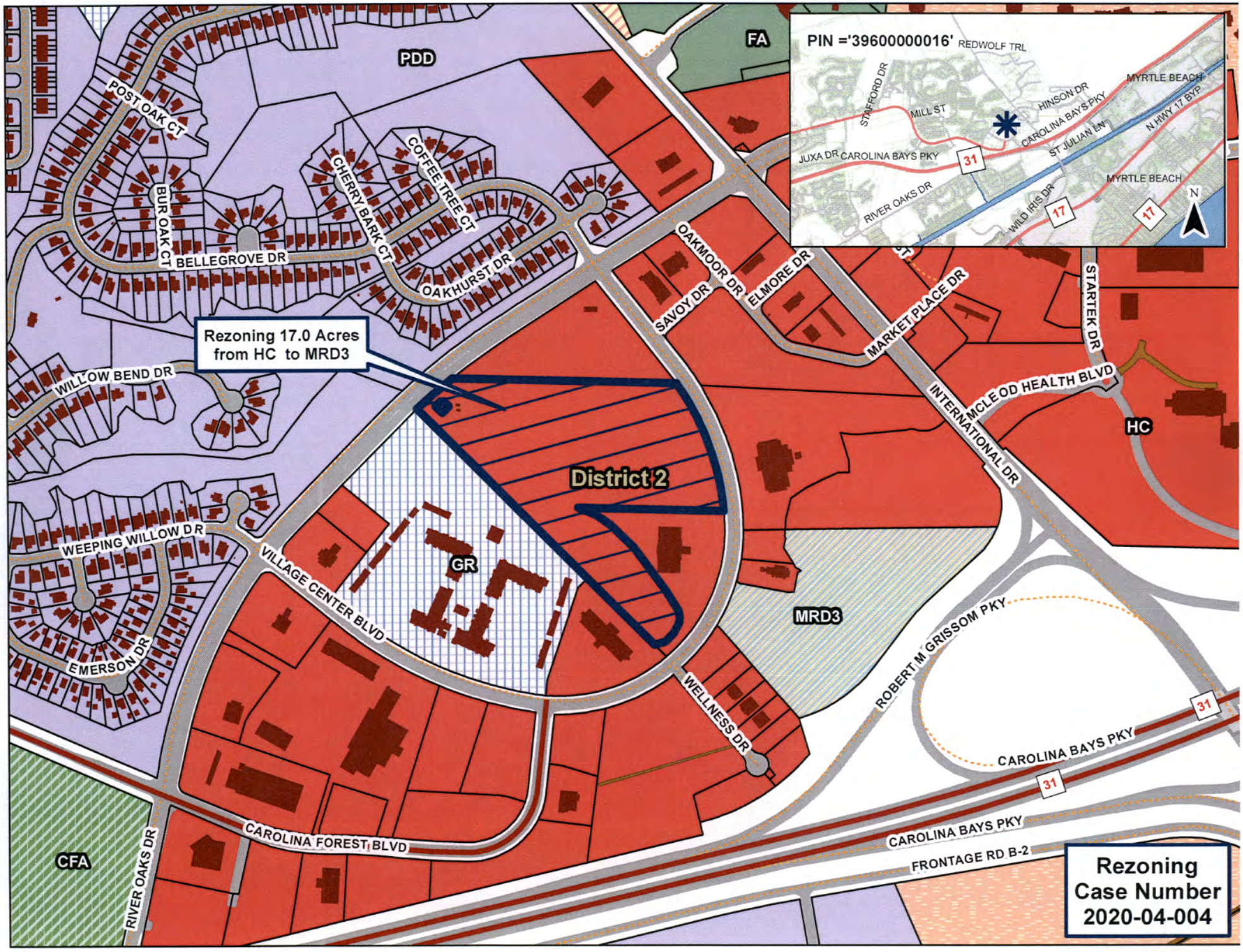
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/3,000	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	650/650	**Rd, Station, Traffic AADT (2019) % Road Capacity**	S-1315, Station 747 33,800 AADT 85-90%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD-3	HC	GR	PDD	MRD-3	
Min. Lot Size (in square feet)	1 Acre	10,000	6,000	5,000	In-common	
Front Setback	30	50	20	20	25 Exterior	
Side Setback	20	10	10	5	25 Exterior	
Corner Side Setback	30	N/A	N/A	7.5	N/A	
Rear Setback	25	15	15	10	25 Exterior	
Bldg. Height	120	120	35	35	40	

Setback Comment:

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 47 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** jpd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STAFFORD DR
MILL ST
HINSON DR
CAROLINA BAYS PKY
MYRTLE BEACH
N HWY 17 BYP
ST JULIAN LN
JUXA DR
CAROLINA BAYS PKY
31
MYRTLE BEACH
RIVER OAKS DR
WILD IRIS DR
17
17
N
PDD
FA
POST OAK CT
BUR OAK CT
BELLEGROVE DR
CHERRY BARK CT
COFFEE TREE CT
OAKHURST DR
OAKMOOR DR
ELMORE DR
SAVOY DR
MARKET PLACE DR
STARTEK DR
MCLEOD HEALTH BLVD
INTERNATIONAL DR
HC
Rezoning 17.0 Acres from HC to MRD3
WILLOW BEND DR
District 2
WEEPING WILLOW DR
GR
VILLAGE CENTER BLVD
MRD3
EMERSON DR
ROBERT M GRISSOM PKY
WELLNESS DR
31
CAROLINA BAYS PKY
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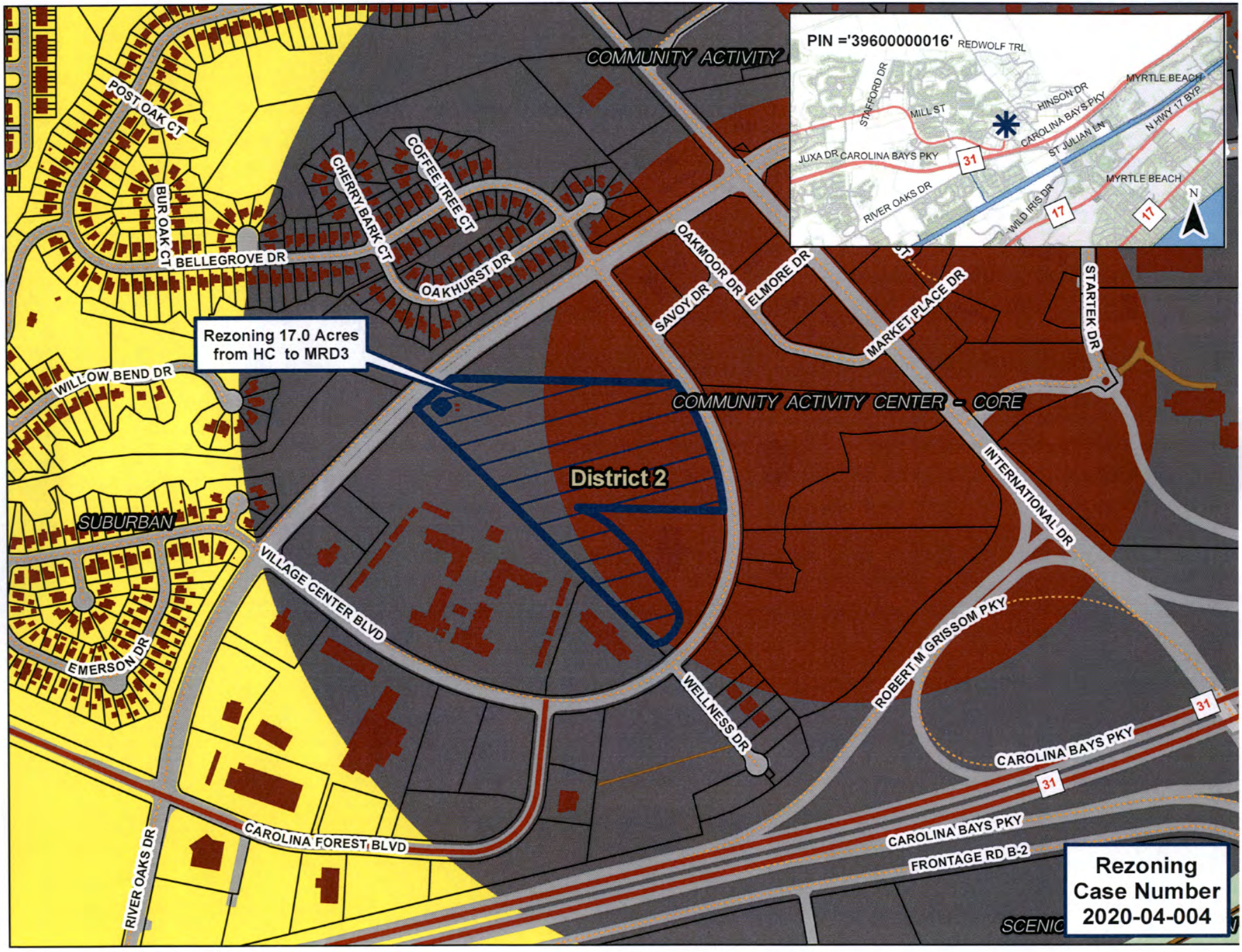
CAROLINA BAYS PKY
CAROLINA FOREST BLVD
FRONTAGE RD B-2
CFA
RIVER OAKS DR
Rezoning Case Number 2020-04-004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ELMORE DR
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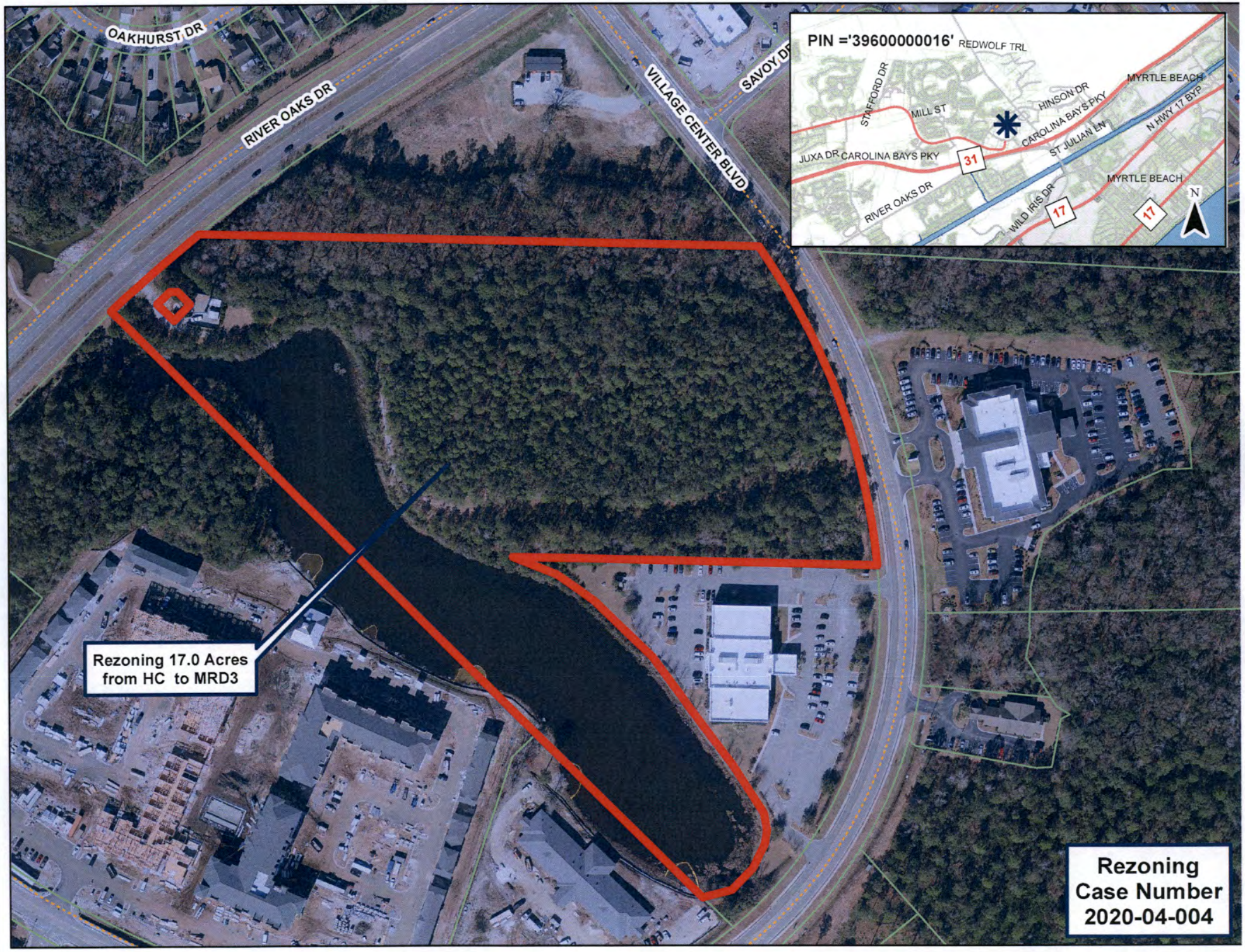
STARTEK DR
Rezoning 17.0 Acres from HC to MRD3
WILLOW BEND DR
COMMUNITY ACTIVITY CENTER - CORE
District 2
INTERNATIONAL DR
SUBURBAN
VILLAGE CENTER BLVD
EMERSON DR
ROBERT M GRISSOM PKY
WELLNESS DR
31
CAROLINA BAYS PKY
31
CAROLINA BAYS PKY
CAROLINA FOREST BLVD
FRONTAGE RD B-2
RIVER OAKS DR
SCENIC
Rezoning Case Number 2020-04-004


OAKHURST DR
RIVER OAKS DR
VILLAGE CENTER BLVD
SAVOY DR
Rezoning 17.0 Acres
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PIN ='39600000016'
REDWOLF TRL
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N HWY 17 BYP
ST JULIAN LN
JUXA DR
CAROLINA BAYS PKY
31
RIVER OAKS DR
WILD IRIS DR
17
MYRTLE BEACH
17
N
Rezoning
Case Number
2020-04-004

LOCATION MAP / VICINITY MAP
SCALE N.T.S.

SUMMARY FOR PARCEL

PARCEL PIN # :	396-00-00-0016
TAX MAP # :	164-00-01-001
CURRENT ZONING :	HC
PROPOSED ZONING:	MRD3
PROPOSED LAND USE :	SENIOR LIVING
PARCEL AREA:	17.00 ACRES
PARCEL SQUARE FEET:	740,520 SQ. FT.
EXISTING LAND USE:	UNDEVELOPED
TOTAL UNITS PROPOSED:	184 UNITS
1 BEDROOM UNITS:	110 UNITS
2 BEDROOM UNITS:	74 UNITS
UNIT DENSITY:	11 UNITS/ACRE

OPEN SPACE SUMMARY:

ACTIVE OPEN SPACE	1.30 ACRES
PASSIVE OPEN SPACE	2.12 ACRES
TOTAL OPEN SPACE	3.42 ACRES

(AREA EXCLUSIVE OF REQUIRED BUFFERS)

SEWER SERVICE:	GSW&SA
WATER SERVICE:	GSW&SA

WETLANDS:	1.39 ACRES
WETLAND BUFFERS:	1.31 ACRES

PARKING SUMMARY:

TOTAL PARKING REQUIRED:	258 SPACES
TOTAL PARKING PROVIDED:	258 SPACES
HANDICAP SPACES REQUIRED:	7 SPACES
STANDARD HANDICAP SPACES:	4 SPACES
HANDICAP VAN SPACES:	4 SPACES

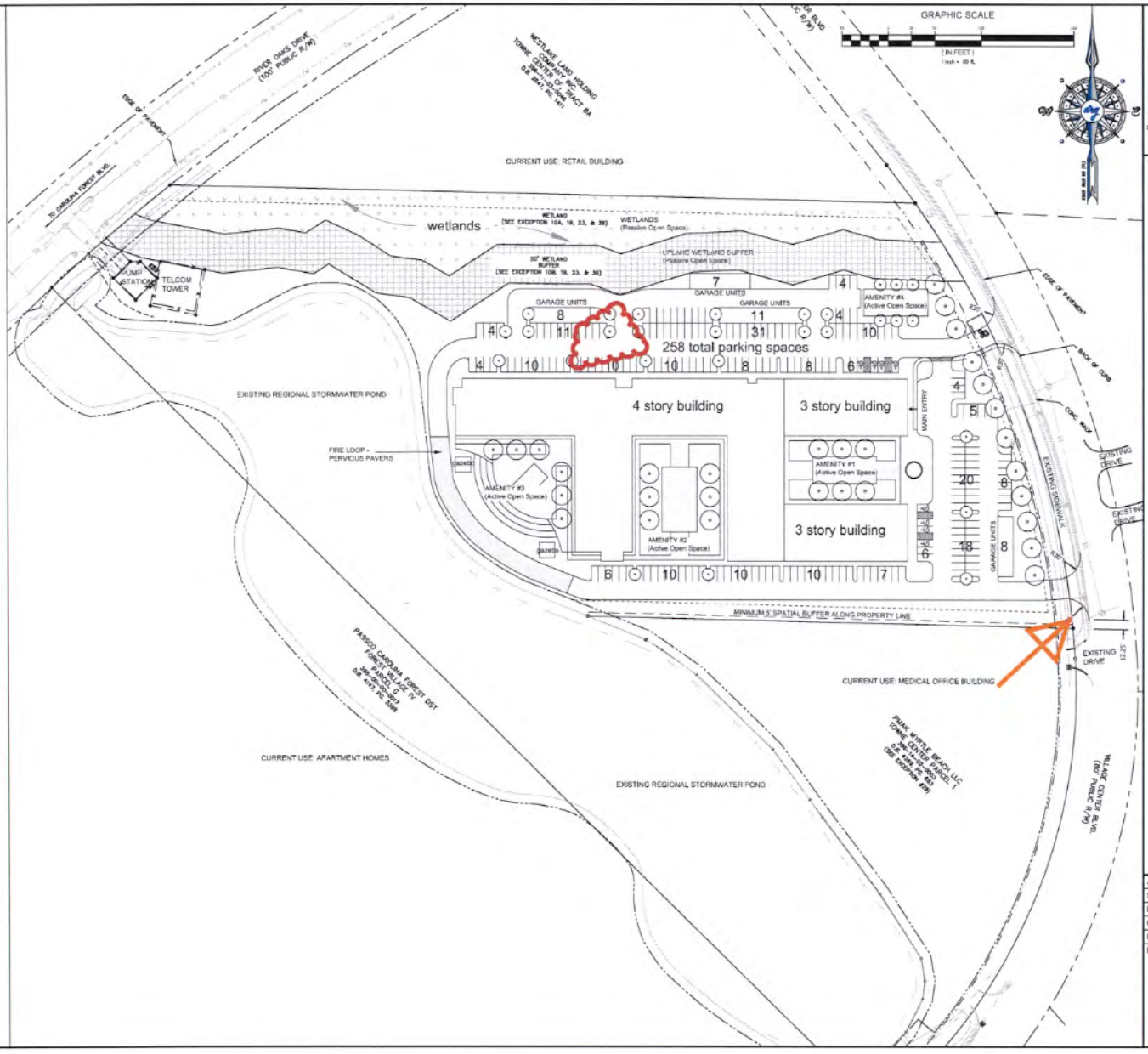
ALL AMENITIES, OPEN SPACE, COMMON AREAS AND PARKING WILL BE SHARED THROUGHOUT THE MRD3 DISTRICT.

LANDSCAPE PLANS FOR THE MRD WILL BE PROVIDED WITH DEVELOPMENT PLANS.

LANDSCAPE BUFFERS WILL BE APPLIED IN ACCORDANCE WITH THE HORRY COUNTY LANDSCAPE BUFFERS AND TREE PRESERVATION ORDINANCE.

PROPERTY OWNER:
RAD PARTNERS HOLDINGS LLC
823 82ND PARKWAY
MYRTLE BEACH, SC 29572

DEVELOPER:
PASSCO COMPANIES
DEVELOPMENT LLC.
2050 MAIN STREET, SUITE 650
IRVINE, CA 92614



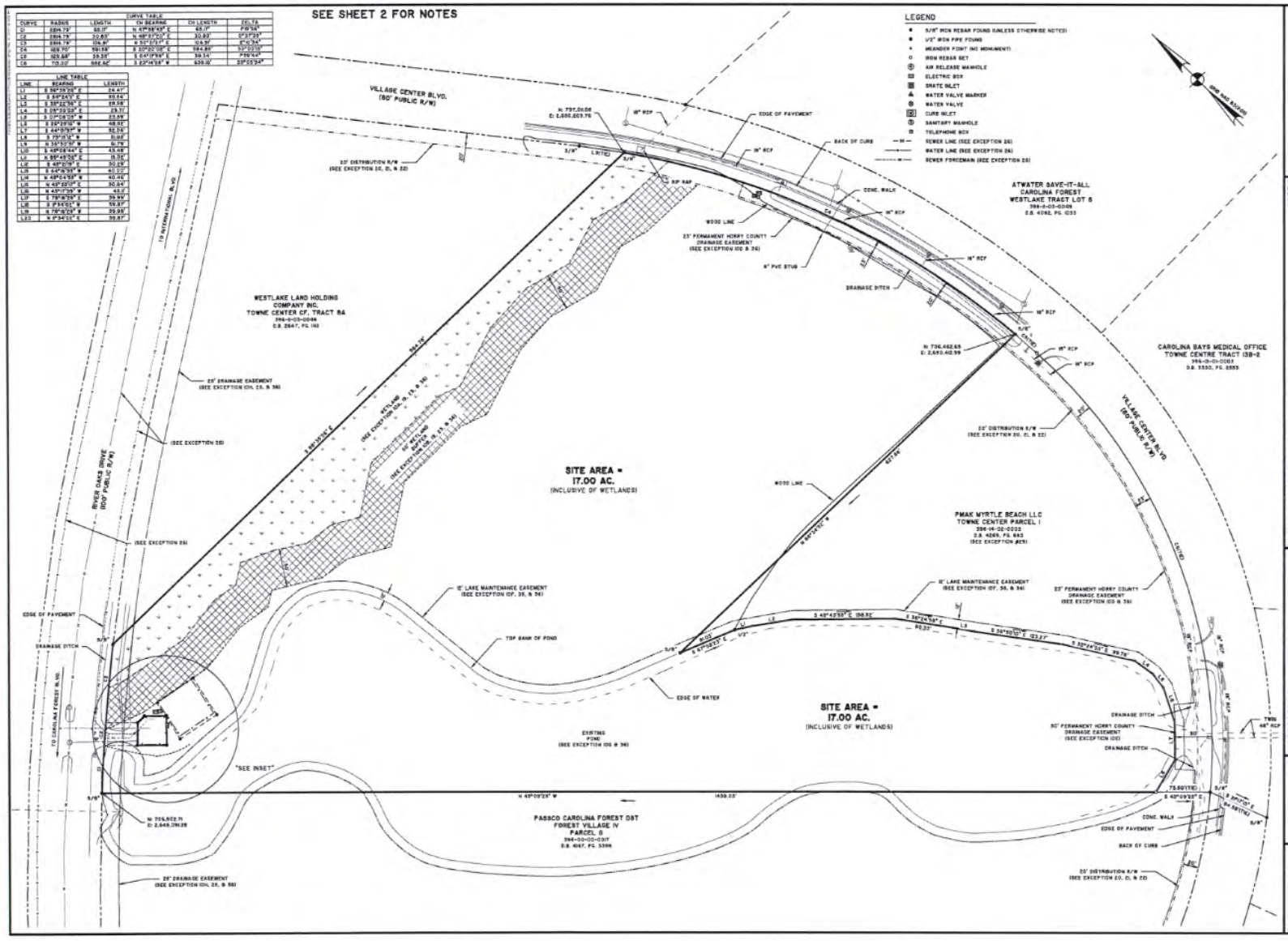
drg
DEVELOPMENT RESOURCE GROUP, LLC
1101 JOHNSON AVENUE, SUITE 300A
MYRTLE BEACH, SC 29577
843-839-0200 | DRGPLLC.COM

SKETCH PLAN

PASSCO SENIOR LIVING COMMUNITY
HORRY COUNTY, SOUTH CAROLINA

JOB NO:	20.117
SCALE:	1" = 60'
DRAWN BY:	JRP
CHECKED BY:	JCP
DATE:	04-17-2020
EXHIBIT NUMBER:	

C-1.0



CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	2864.79'	68.31'	N 49°08'43" E	68.31'	1°08'34"
C2	2864.79'	32.83'	N 48°37'20" E	32.83'	0°37'39"
C3	2864.79'	104.87'	N 50°37'17" E	104.87'	2°06'34"
C4	1658.70'	591.59'	S 50°20'09" E	588.49'	20°26'09"
C5	1625.68'	39.35'	S 64°19'59" E	39.34'	1°39'14"
C6	725.00'	692.92'	S 23°14'58" W	639.00'	55°12'54"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 58°39'20" E	24.47'
L2	S 54°24'51" E	55.64'
L3	S 30°22'56" E	28.58'
L4	S 05°20'35" E	29.37'
L5	S 01°06'15" W	23.99'
L6	S 22°23'05" W	48.92'
L7	S 44°07'57" W	52.50'
L8	S 77°10'31" W	31.02'
L9	N 33°53'36" W	51.79'
L10	S 48°09'44" E	43.48'
L11	N 89°48'20" E	31.32'
L12	S 48°10'06" E	50.69'
L13	S 44°16'35" W	40.00'
L14	N 48°24'55" W	40.46'
L15	N 48°20'10" E	30.64'
L16	N 45°17'39" W	45.07'
L17	S 79°16'35" E	39.99'
L18	S 8°54'01" W	59.97'
L19	S 79°16'35" W	39.99'
L20	N 8°54'01" E	59.97'

VICINITY MAP not to scale

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THOMAS & HUTTON ENGINEERING CO. No. C-0658 — FOR REVIEW — No. 21233

ALTA/NSPS CERTIFICATION
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/16/19.

MATTHEW D. SVEJKOVSKY DATE 12/19/19
S.C. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233

ALTA/NSPS LAND TITLE SURVEY

OF TOWNE CENTRE CAROLINA FOREST TRACT 8B

DOGWOOD NECK TOWNSHIP
HORRY COUNTY, SOUTH CAROLINA

prepared for
PASSCO - TOWNE CENTER CF

No	Revision	By	Date

THOMAS & HUTTON
611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577 • 843.839.3545
www.thomasandhutton.com

60 0 60 120
1 INCH = 60 FEET

plot	drawn	reviewed	field	crew
12/19/19	JED	MDS	12/16/19	JV

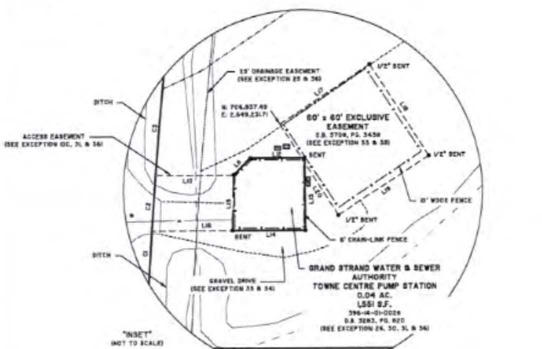
job: 28183.0000os01 SHEET 1 OF 2

EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT
COMMITMENT NUMBER: NCS-982766-LA2
EFFECTIVE DATE: OCT. 15, 2019 AT 9:00 A.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND. (NOT A SURVEY MATTER)
4. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. (UNKNOWN TO SURVEYOR)
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
6. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (UNKNOWN TO SURVEYOR)

NOTE: EXCEPTION NUMBERED ABOVE WILL BE HEREBY DELETED UPON ISSUANCE OF THE LOAN POLICY ONLY.

7. TAXES AND ASSESSMENTS FOR THE YEAR 2019 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
8. THE COMPANY INSURES THE INSURED AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE AMOUNT OF ACREAGE CONTAINED THEREIN.
9. ANY TAXES ASSESSED UNDER THE ROLLBACK PROVISIONS OF SECTION 12-43-220 OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED. (NOT A SURVEY MATTER)
10. MATTERS SHOWN ON THAT CERTAIN PLAT PREPARED FOR TOWNE CENTRE PARTNERS, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED AUGUST 12, 2005 AND RECORDED SEPTEMBER 12, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN PLAT BOOK 207, PAGE 197 (THE "PLAT"), INCLUDING THE FOLLOWING:
    - (A) WETLANDS (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (B) FIFTY (50') FOOT WETLAND BUFFER (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (C) ACCESS EASEMENT (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (D) TWENTY-THREE (23') FOOT PERMANENT DRAINAGE EASEMENT (HORRY COUNTY) (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (E) FIFTY (50') FOOT PERMANENT DRAINAGE EASEMENT (HORRY COUNTY) (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (F) TWELVE (12') FOOT LAKE AND LAKE MAINTENANCE EASEMENT (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (G) POND (AFFECTS PROPERTY AS SHOWN ON SURVEY)
    - (H) TWENTY-FIVE (25') FOOT DRAINAGE EASEMENT (AFFECTS PROPERTY AS SHOWN ON SURVEY)
11. SUCH RIGHTS AND EASEMENT FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATER OF THE POND AS SHOWN UPON THE PLAT. (UNKNOWN TO SURVEYOR)
12. RIPARIAN RIGHTS, WHICH ARE NEITHER GUARANTEED NOR INSURED. (NOT A SURVEY MATTER)
13. THE RIGHT TO HAVE WATER OF THE POND MAINTAINED AT PRESENT OR ANY OTHER LEVEL. (UNKNOWN TO SURVEYOR)
14. ANY LOSS OR DAMAGE RESULTING FROM FLOODING AND/OR EROSION. (NOT A SURVEY MATTER)
15. RIGHT OF WAY IN FAVOR OF SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED APRIL 6, 1990, RECORDED IN DEED BOOK 1359, PAGE 351, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (DOES NOT AFFECT PROPERTY)
16. GRANT OF EASEMENT IN FAVOR OF GRAND STRAND WATER AND SEWER AUTHORITY DATED JUNE 5, 1991, RECORDED IN DEED BOOK 1476, PAGE 209, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (DOES NOT AFFECT PROPERTY)
17. DISTRIBUTION RIGHT OF WAY IN FAVOR OF SCPSA DATED JULY 15, 1998, RECORDED IN DEED BOOK 1941, PAGE 590, RECORDS OF HORRY COUNTY, SOUTH CAROLINA; AS AFFECTED BY THOSE PARTIAL RELEASES RECORDED IN BOOK 4174, PAGE 495, BOOK 3346, PAGE 632 AND BOOK 3346, PAGE 629. (DOES NOT AFFECT PROPERTY)
18. DEVELOPMENT AGREEMENT BETWEEN HORRY COUNTY AND INTERNATIONAL PAPER REALTY CORPORATION RECORDED DECEMBER 12, 1997, IN DEED BOOK 1998, PAGE 740, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (APPLIES TO PROPERTY - NOT PLATTABLE)
19. DECLARATION OF RESTRICTIVE COVENANTS (WETLANDS) BY INTERNATIONAL PAPER REALTY CORPORATION DATED DECEMBER 14, 2000, RECORDED IN DEED BOOK 2326, PAGE 443, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
20. RIGHT OF WAY EASEMENT IN FAVOR OF HORRY TELEPHONE COOPERATIVE, INC. DATED MAY 16, 2001 RECORDED IN BOOK 2403, PAGE 1449, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
21. DISTRIBUTION RIGHT OF WAY IN FAVOR OF SCPSA RECORDED OCTOBER 23, 2001, IN DEED BOOK 2415, PAGE 346, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
22. DISTRIBUTION RIGHT OF WAY IN FAVOR OR SCPSA DATED OCTOBER 4, 2001, RECORDED IN DEED BOOK 2436, PAGE 242, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
23. DECLARATION OF RESTRICTIVE COVENANTS BY INTERNATIONAL PAPER REALTY CORPORATION (WETLANDS) DATED MARCH 9, 2002, RECORDED IN DEED BOOK 2457, PAGE 288, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
24. RIGHT OF WAY EASEMENT IN FAVOR OF HORRY COUNTY DATED JANUARY 30, 2002, RECORDED IN DEED BOOK 2526, PAGE 1408, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (DOES NOT AFFECT PROPERTY)
25. DRAINAGE EASEMENT IN FAVOR OF HORRY COUNTY DATED JANUARY 30, 2002, RECORDED IN DEED BOOK 2526, PAGE 1409, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
26. UTILITY EASEMENT IN FAVOR OF GSWSA DATED APRIL 30, 2002, RECORDED IN DEED BOOK 2674, PAGE 188, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
27. MINERAL RIGHTS RESERVATION AND RELATED RIGHTS CONTAINED IN A DEED FROM INTERNATIONAL PAPER COMPANY TO IP TIMBERLAND OPERATING CO. DATED MARCH 14, 1985, RECORDED IN DEED BOOK 1000, PAGE 849, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (NOT A SURVEY MATTER)
28. RESTRICTIONS, COVENANTS, CONDITIONS, DEVELOPMENT GUIDELINES, MAINTENANCE AGREEMENT, AND RESERVED ACCESS EASEMENT CONTAINED IN A DEED FROM INTERNATIONAL PAPER REALTY CORPORATION TO TOWNE CENTRE PARTNERS, LLC, DATED MARCH 2, 2005, RECORDED IN DEED BOOK 2876, PAGE 540, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY - NOT PLATTABLE)
29. NONEXCLUSIVE APPURTENANT RIGHT AND EASEMENT TO DISCHARGE STORMWATER INTO THE POND IN FAVOR OF CAROLINA FOREST PLAZA, LLC, AS GRANTED IN DEED FROM TOWNE CENTRE PARTNERS, LLC DATED SEPTEMBER 9, 2005, RECORDED IN DEED BOOK 2975, PAGE 679, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY - NOT PLATTABLE)
30. EASEMENTS, RESERVATIONS AND LESS AND EXCEPT PARCEL SET FORTH IN THAT CERTAIN DEED TO RAD PARTNERS HOLDINGS, LLC DATED APRIL 4, 2006, RECORDED APRIL 5, 2006 IN DEED BOOK 3075, PAGE 183, RECORDS OF HORRY COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY - NOT PLATTABLE)
31. NONEXCLUSIVE ACCESS EASEMENT IN FAVOR OF GRAND STRAND WATER AND SEWER AUTHORITY, AS GRANTED IN DEED FROM RAD PARTNERS HOLDINGS, LLC DATED OCTOBER 9, 2007 AND RECORDED OCTOBER 10, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN BOOK 3283, PAGE 820. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
32. LAND ACCESS TO PORTION OF THE POND LOCATED ON EASTERN CORNER OF THE POND IS NOT INSURED. (NOT A SURVEY MATTER)
33. LEASE BETWEEN RAD PARTNERS HOLDINGS, LLC AND BEACON TOWERS, LLC, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED OCTOBER 10, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN BOOK 3283, PAGE 2401 (AFFECTS PROPERTY AS SHOWN ON SURVEY)
34. EASEMENT IN FAVOR OF SBA TOWERS II, LLC RECORDED JANUARY 10, 2014 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN BOOK 3709, PAGE 3459. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
35. POND MAINTENANCE AND RECIPROCAL EASEMENT AGREEMENT BETWEEN RAD PARTNERS HOLDINGS, LLC AND HAMILTON PROPERTIES, LLC RECORDED FEBRUARY 3, 2016 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN BOOK 3889, PAGE 2385. (AFFECTS PROPERTY AS SHOWN ON SURVEY)
36. MATTERS SHOWN ON THAT CERTAIN PLAT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN PLAT BOOK 209, PAGE 244. (AFFECTS PROPERTY AS SHOWN ON SURVEY)



TITLE COMMITMENT LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HORRY, STATE OF SC, AND IS DESCRIBED AS FOLLOWS:

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA, CONTAINING 17.608 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AND DESCRIBED AS PARCEL 2 ON A PLAT ENTITLED "SUBDIVISION PLAT OF TRACT 8B TOWNE CENTRE, CAROLINA FOREST, DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA" ("PLAT"), PREPARED FOR TOWNE CENTRE PARTNERS, LLC, BY THOMAS & HUTTON ENGINEERING CO., DATED AUGUST 12, 2005 AND RECORDED SEPTEMBER 12, 2005 IN PLAT BOOK 207 AT PAGE 197, PUBLIC RECORDS OF HORRY COUNTY, SOUTH CAROLINA, WHICH IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION.

LESS AND EXCEPTING THAT PIECE, PARCEL, OR TRACT OF LAND SHOWN AND IDENTIFIED AS "PUMP STATION 0.036 AC." ON THE PLAT, AS CONVEYED TO GRAND STRAND WATER AND SEWER AUTHORITY PURSUANT TO THAT CERTAIN DEED RECORDED OCTOBER 10, 2007 IN THE OFFICE OF THE REGISTER OF DEEDS FOR HORRY COUNTY IN BOOK 3283 AT PAGE 820.

SUBJECT TO A NON-EXCLUSIVE, APPURTENANT COMMERCIAL RIGHT AND EASEMENT TO DISCHARGE STORM WATER FROM THE ADJACENT PARCEL 1, PREVIOUSLY CONVEYED BY SELLER TO CAROLINA FOREST PLAZA, LLC, INTO THE "EXISTING LAKE" AS SHOWN UPON SAID PLAT, ALONG WITH THE RIGHT (WITHOUT OBLIGATION) TO CLEAN OR OTHERWISE MAINTAIN THE SAID EXISTING LAKE.

FURTHER SUBJECT TO ACCESS EASEMENT TO AND FROM THE AFORESAID "PUMP STATION" PARCEL IN FAVOR OF INTERNATIONAL PAPER REALTY CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS SHOWN UPON SAID PLAT.

REFERENCE MAPS:

1) "SUBDIVISION PLAT OF TRACT 8B TOWNE CENTRE CAROLINA FOREST; PREPARED FOR TOWNE CENTRE PARTNERS, LLC" DATED AUG. 9, 2005 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 207, PG. 197 & P.B. 209, PG. 244.
2) "FINAL PLAT OF TOWNE CENTRE PARKWAY AND BURROUGHS ROAD; PREPARED FOR INTERNATIONAL PAPER REALTY CORPORATION" DATED AUG. 14, 2003 BY SURVEY TECHNOLOGY, INC. & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 194, PG. 207.
3) "PLAT OF WETLAND PRESERVATION & UPLAND BUFFER ESTABLISHMENT TOWNE CENTRE CAROLINA FOREST; PREPARED FOR INTERNATIONAL PAPER REALTY CORPORATION" DATED NOV. 15, 2000 & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 174, PG. 51 & P.B. 186, PG. 56.

NOTES:
1) PIN NO.: 396-00-00-0016.
2) THIS AREA IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45051C 0563H DATED AUG. 23, 1999 NATIONAL FLOOD INSURANCE PROGRAM RATE MAP.
3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD (1983/2011). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE. ALL EXCEPTIONS SUPPLIED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT DATED OCT. 17, 2019.
6) THIS LOT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) PLAT REF.: P.B. 207 PG. 197.
8) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
9) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.
10) CURRENT OWNER: TRADITIONAL HOMEBUILDERS, LLC.
11) DATES OF FIELD SURVEY: DECEMBER 10, 2019.
12) THE PROPERTY SHOWN HERE ON IS ONE CONTIGUOUS PARCEL OF LAND FREE OF GAPS & GORES.
13) S.U.E. UTILITY LOCATIONS WERE NOT A PART OF THIS SURVEY.

VICINITY MAP not to scale

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SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C00200 — SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21233 MATTHEW D. SVEJKOVSKY — FOR REVIEW

ALTA/NSPS CERTIFICATION
TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 11, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/16/19.

MATTHEW D. SVEJKOVSKY
S.C. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233
DATE 12/19/19

ALTA/NSPS LAND TITLE SURVEY

OF TOWNE CENTRE CAROLINA FOREST TRACT 8B

DOGWOOD NECK TOWNSHIP
HORRY COUNTY, SOUTH CAROLINA

prepared for
PASSCO - TOWNE CENTER CF

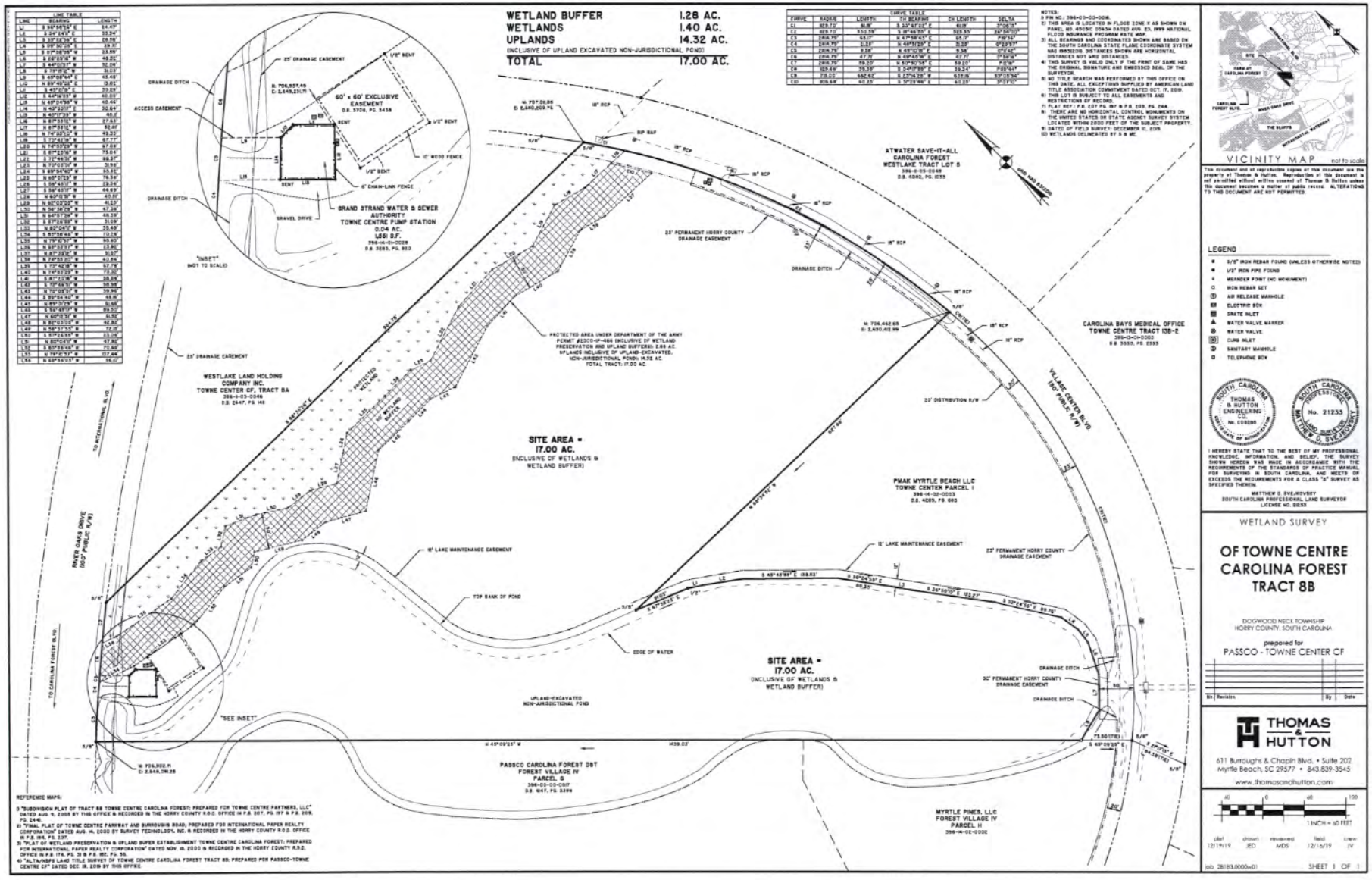
No.	Revision	By	Date

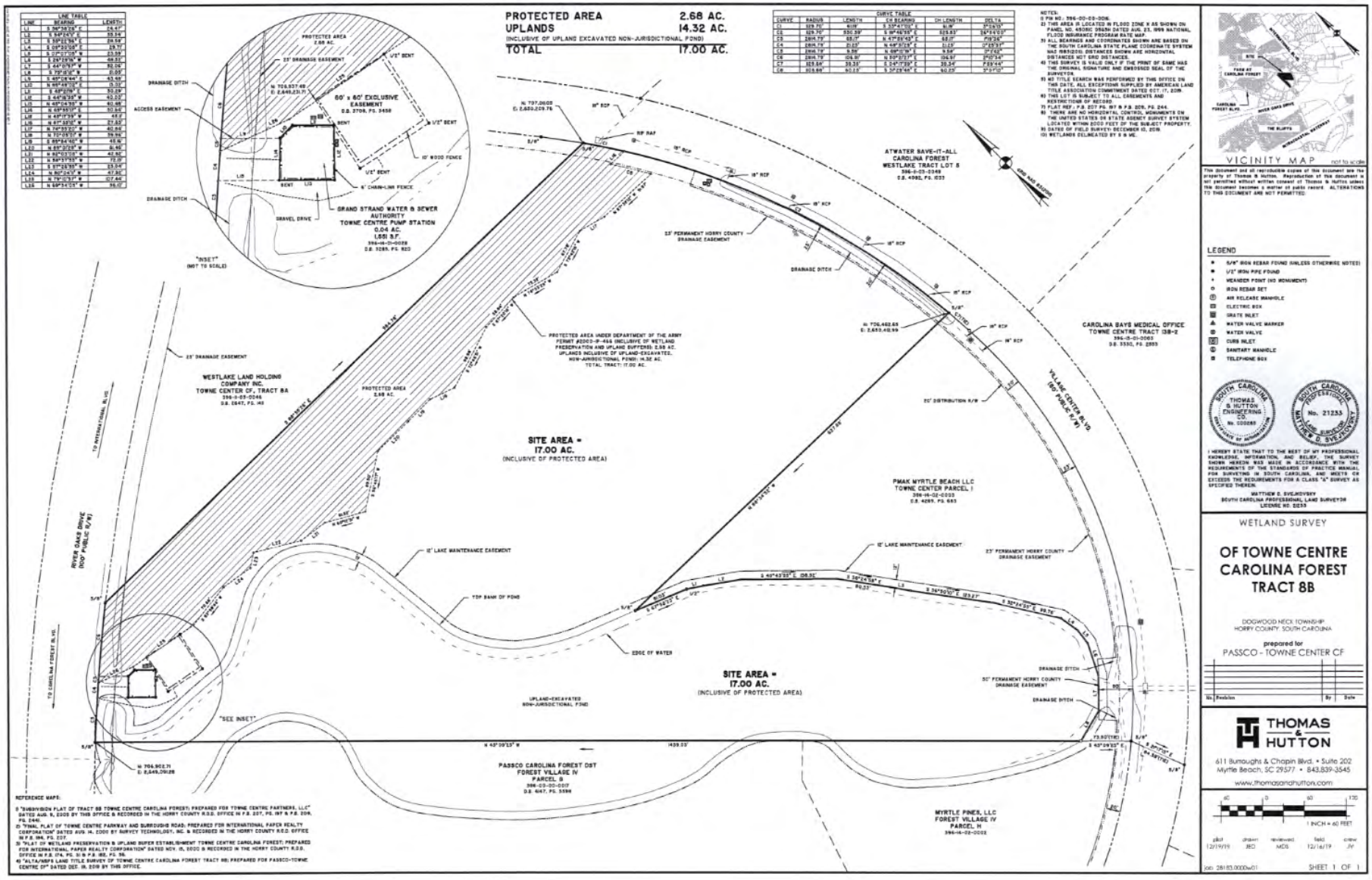
THOMAS & HUTTON
611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577 • 843.839-3545
www.thomasandhutton.com

60 0 60 120
1 INCH = 60 FEET

plot	drawn	reviewed	field	crew
12/19/19	JED	MDS	12/16/19	JV

job: 28183.0000ps01 SHEET 2 OF 2


WETLAND BUFFER 1.28 AC.
WETLANDS 1.40 AC.
UPLANDS 14.32 AC.
(INCLUSIVE OF UPLAND EXCAVATED NON-JURISDICTIONAL POND)
TOTAL 17.00 AC.
LINE TABLE
CURVE TABLE
NOTES:
1) PIN NO.: 396-00-00-0016.
2) THIS AREA IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 4500SC 0063H DATED AUG. 23, 1999 NATIONAL FLOOD INSURANCE PROGRAM RATE MAP.
3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983/2010. DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT ARE DISTANCES.
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE, ALL EXCEPTIONS SUPPLIED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT DATED OCT. 17, 2019.
6) THIS LOT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) PLAT REF.: P.B. 207 PG. 197 & P.B. 209, PG. 244.
8) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
9) DATED OF FIELD SURVEY: DECEMBER 10, 2019
10) WETLANDS DELINEATED BY S & ME.
VICINITY MAP not to scale
LEGEND
5/8" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
1/2" IRON PIPE FOUND
MEANDER POINT (NO MONUMENT)
IRON REBAR SET
AIR RELEASE MANHOLE
ELECTRIC BOX
GRATE INLET
WATER VALVE MARKER
WATER VALVE
CURB INLET
SANITARY MANHOLE
TELEPHONE BOX
SOUTH CAROLINA THOMAS & HUTTON ENGINEERING CO. No. C03295
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 21233 MATTHEW D. SVEJKOVSKY
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.
MATTHEW D. SVEJKOVSKY
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233
WETLAND SURVEY
OF TOWNE CENTRE
CAROLINA FOREST
TRACT 8B
DOGWOOD NECK TOWNSHIP
HORRY COUNTY, SOUTH CAROLINA
prepared for
PASSCO - TOWNE CENTER CF
No. Revision By Date
THOMAS & HUTTON
611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577 • 843.839-3545
www.thomasandhutton.com
1 INCH = 60 FEET
plot 12/19/19 drawn JED reviewed MDS field 12/16/19 crew JV
job 28183.0000w01
SHEET 1 OF 1
60' x 60' EXCLUSIVE EASEMENT
GRAND STRAND WATER & SEWER AUTHORITY TOWNE CENTRE PUMP STATION 0.04 AC. LSSI S.F.
"INSET" (NOT TO SCALE)
WESTLAKE LAND HOLDING COMPANY INC. TOWNE CENTER CF, TRACT 8A
ATWATER SAVE-IT-ALL CAROLINA FOREST WESTLAKE TRACT LOT 5
CAROLINA BAYS MEDICAL OFFICE TOWNE CENTRE TRACT 13B-2
SITE AREA = 17.00 AC. (INCLUSIVE OF WETLANDS & WETLAND BUFFER)
PMAK MYRTLE BEACH LLC TOWNE CENTER PARCEL I
VILLAGE CENTER BLVD (80' PUBLIC R/W)
RIVER OAKS DRIVE (100' PUBLIC R/W)
12' LAKE MAINTENANCE EASEMENT
TOP BANK OF POND
EDGE OF WATER
UPLAND-EXCAVATED NON-JURISDICTIONAL POND
"SEE INSET"
PASSCO CAROLINA FOREST DBT FOREST VILLAGE IV PARCEL G
MYRTLE PINES, LLC FOREST VILLAGE IV PARCEL H
REFERENCE MAPS:
1) "SUBDIVISION PLAT OF TRACT 8B TOWNE CENTRE CAROLINA FOREST; PREPARED FOR TOWNE CENTRE PARTNERS, LLC" DATED AUG. 9, 2005 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 207, PG. 197 & P.B. 209, PG. 244).
2) "FINAL PLAT OF TOWNE CENTRE PARKWAY AND SURROUGHS ROAD; PREPARED FOR INTERNATIONAL PAPER REALTY CORPORATION" DATED AUG. 14, 2000 BY SURVEY TECHNOLOGY, INC. & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 184, PG. 237.
3) "PLAT OF WETLAND PRESERVATION & UPLAND BUFFER ESTABLISHMENT TOWNE CENTRE CAROLINA FOREST; PREPARED FOR INTERNATIONAL PAPER REALTY CORPORATION" DATED NOV. 18, 2000 & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 174, PG. 31 & P.B. 182, PG. 50.
4) "ALTA/NSPS LAND TITLE SURVEY OF TOWNE CENTRE CAROLINA FOREST TRACT 8B; PREPARED FOR PASSCO-TOWNE CENTRE CF" DATED DEC. 18, 2019 BY THIS OFFICE.


PROTECTED AREA 2.68 AC.
UPLANDS 14.32 AC.
(INCLUSIVE OF UPLAND EXCAVATED NON-JURISDICTIONAL POND)
TOTAL 17.00 AC.
LINE TABLE
CURVE TABLE
NOTES:
1) PIN NO.: 396-00-00-0016.
2) THIS AREA IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45051C 0963H DATED AUG. 23, 1999 NATIONAL FLOOD INSURANCE PROGRAM RATE MAP.
3) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983(2011). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
5) NO TITLE SEARCH WAS PERFORMED BY THIS OFFICE ON THIS DATE. ALL EXCEPTIONS SUPPLIED BY AMERICAN LAND TITLE ASSOCIATION COMMITMENT DATED OCT. 17, 2019.
6) THIS LOT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) PLAT REF.: P.B. 207 PG. 197 & P.B. 209, PG. 244.
8) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
9) DATED OF FIELD SURVEY: DECEMBER 12, 2019.
10) WETLANDS DELINEATED BY S & ME.
60' x 60' EXCLUSIVE EASEMENT
GRAND STRAND WATER & SEWER AUTHORITY TOWNE CENTRE PUMP STATION 0.04 AC. L551 S.F.
"INSET" (NOT TO SCALE)
WESTLAKE LAND HOLDING COMPANY INC. TOWNE CENTER CF, TRACT 8A
ATWATER SAVE-IT-ALL CAROLINA FOREST WESTLAKE TRACT LOT 5
CAROLINA BAYS MEDICAL OFFICE TOWNE CENTRE TRACT 13B-2
SITE AREA = 17.00 AC. (INCLUSIVE OF PROTECTED AREA)
PMAK MYRTLE BEACH LLC TOWNE CENTER PARCEL I
SITE AREA = 17.00 AC. (INCLUSIVE OF PROTECTED AREA)
PASSCO CAROLINA FOREST DST FOREST VILLAGE IV PARCEL S
MYRTLE PINES, LLC FOREST VILLAGE IV PARCEL H
RIVER OAKS DRIVE (100' PUBLIC R/W)
VILLAGE CENTER BLVD. (80' PUBLIC R/W)
"SEE INSET"
REFERENCE MAPS:
VICINITY MAP not to scale
LEGEND
WETLAND SURVEY
OF TOWNE CENTRE CAROLINA FOREST TRACT 8B
DOGWOOD NECK TOWNSHIP HORRY COUNTY, SOUTH CAROLINA
prepared for PASSCO - TOWNE CENTER CF
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1 INCH = 60 FEET
SHEET 1 OF 1

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Jay Cortes (Energov # 048823)	Rezoning Request #	2020-04-005
PIN #	30003040004	County Council District #	10 - Hardee
Site Location	169 McNeil Chapel Rd, Longs	Staff Recommendation	
		PC Recommendation	
Property Owner Contact	Jamie Garcia Hernandez	Size (in acres) of Request	1.5

Date Advertised: 4/16/2020 Date Posted: 4/16/2020 # Property Owners Notified: 16 Date Notification Mailed: 4/16/2020 Report Date: 4/16/2020 BY: sm

ZONING DISTRICTS

Current Zoning	LFA
Proposed Zoning	MSF 14.5
Proposed Use	Residential

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	0.5
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

MSF10	LFA	LFA
LFA	Subject Property	SF7
LFA	LFA	LFA

COMMENTS

Comprehensive Plan District: Rural Communities

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to Residential (MSF 14.5) to allow for the subdivision of the parcel into smaller lots for mobile homes. The subject parcel is located within the Highway 905 corridor and several residential rezonings occurred in the immediate vicinity. Adjacent to the property is a small cluster of MSF 10 and both SF 10 and SF 7 are present within 0.25 miles of the rezoning request.

The property is within a preliminary flood zone (AE 20) but is not currently in the regulated floodplain.

An identified Rural Activity Center is located approximately 0.5 miles from this property.

Public Comment:

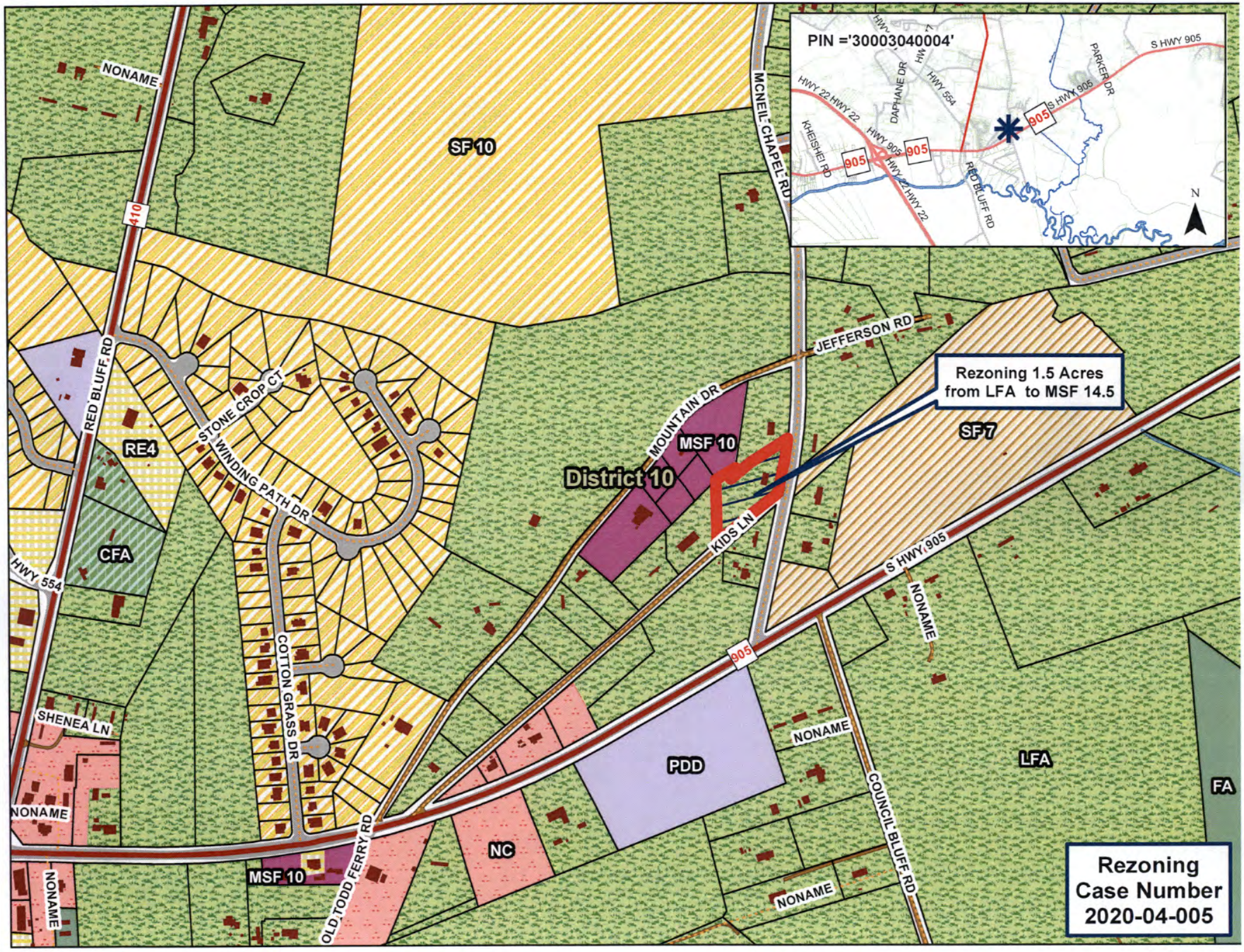
TRANSPORTATION INFORMATION

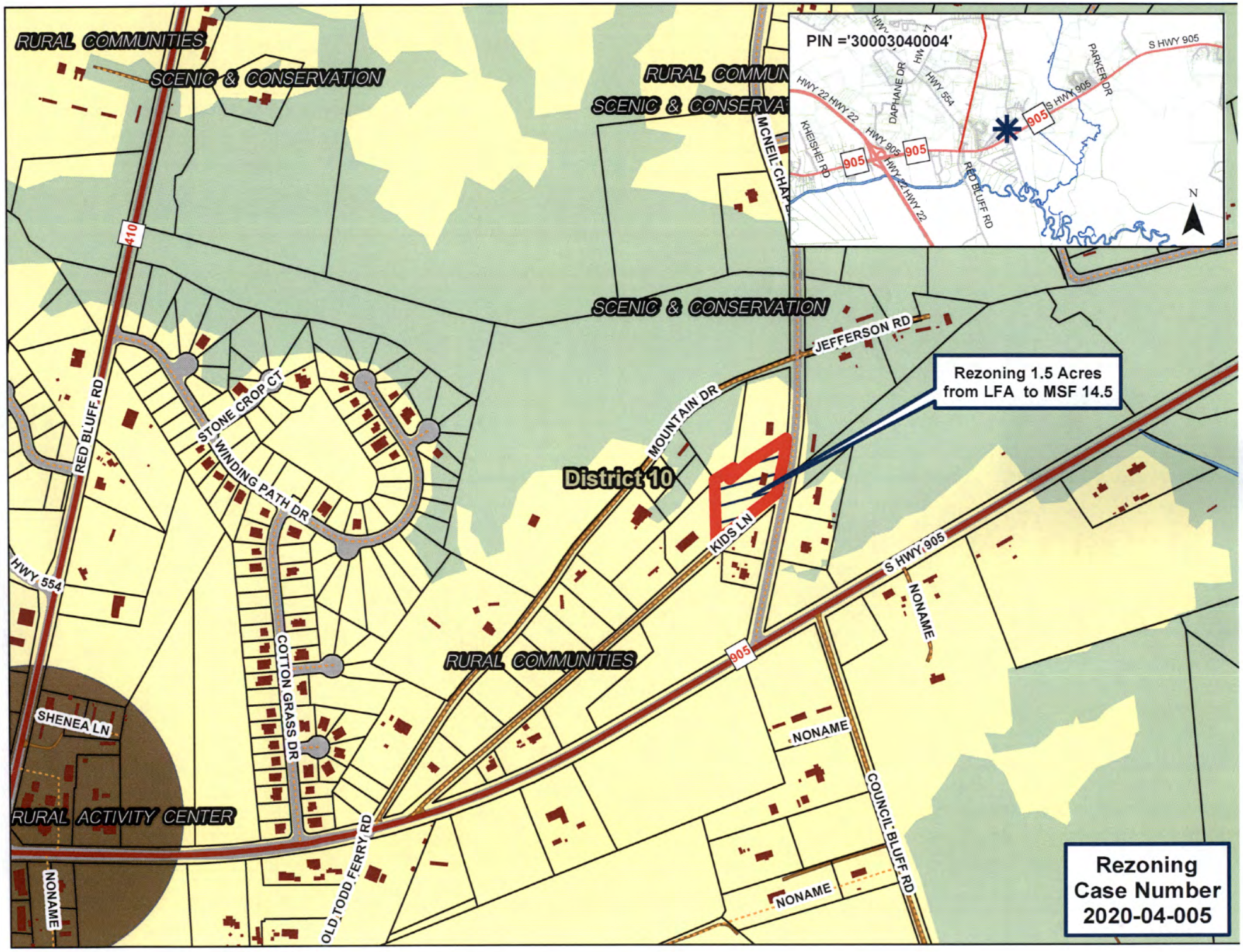
Daily Trips based on existing use / Max Daily Trips based on current zoning	8/100	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	32/32	Rd, Station, Traffic AADT (2019) % Road Capacity	SC - 905, Station 253 6,500 AADT 35-40%
Proposed Improvements			

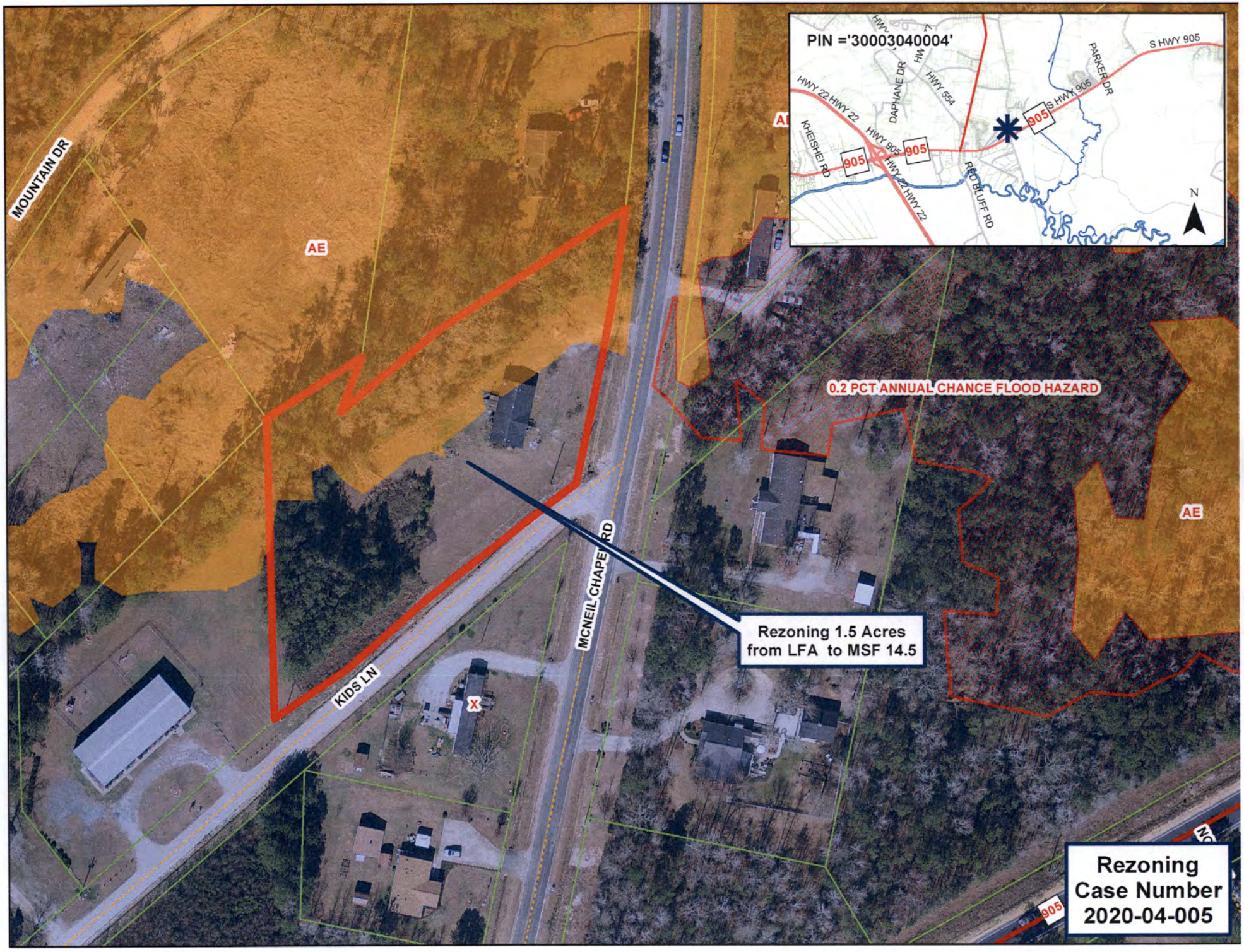
DIMENSIONAL STANDARDS

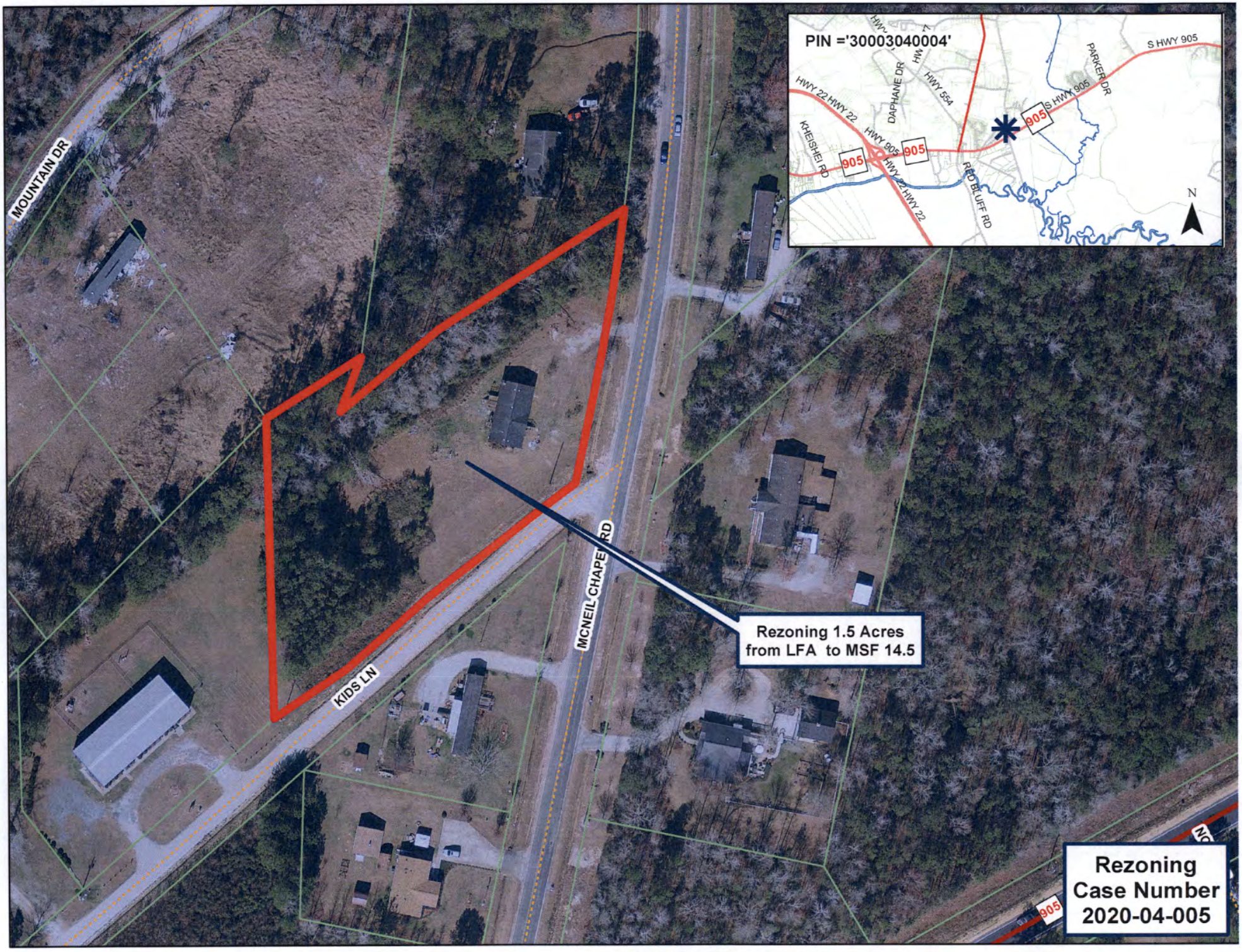
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF14.5	LFA	LFA	MSF10	SF7	
Min. Lot Size (in square feet)	14500	43560	43560	10000	7000	
Front Setback	25	60	60	25	25	
Side Setback	10	25	25	10	10	
Corner Side Setback	15	37.5	37.5	N/A	N/A	
Rear Setback	15	40	40	15	15	
Bldg. Height	35	35	35	35	35	

Setback Comment:


Rezoning 1.5 Acres from LFA to MSF 14.5
Rezoning Case Number 2020-04-005
District 10
PIN ='30003040004'
SF 10
SF 7
MSF 10
RE4
CFA
PDD
NC
LFA
FA
NONAME
RED BLUFF RD
410
HWY 554
STONE CROP CT
WINDING PATH DR
COTTON GRASS DR
SHENEA LN
OLD TODD FERRY RD
MCNEIL CHAPEL RD
JEFFERSON RD
MOUNTAIN DR
KIDS LN
S HWY 905
905
COUNCIL BLUFF RD
HWY 22
DAPHANE DR
KHEISHEI RD
PARKER DR
N


RURAL COMMUNITIES
SCENIC & CONSERVATION
RURAL COMMUN
SCENIC & CONSERVA
MCNEIL CHAP
SCENIC & CONSERVATION
JEFFERSON RD
Rezoning 1.5 Acres from LFA to MSF 14.5
MOUNTAIN DR
District 10
KIDS LN
RED BLUFF RD
410
STONE CROP CT
WINDING PATH DR
HWY 554
COTTON GRASS DR
RURAL COMMUNITIES
905
S HWY 905
NONAME
SHENEA LN
RURAL ACTIVITY CENTER
OLD TODD FERRY RD
COUNCIL BLUFF RD
NONAME
NONAME
NONAME
PIN ='30003040004'
HWY 22 HWY 22
DAPHANE DR
HWY 554
HWY 905
KHEISHEI RD
905
905
905
RED BLUFF RD
S HWY 905
PARKER DR
S HWY 905
N


PIN ='30003040004'
HWY 22 HWY 22
KHEISHEI RD
HWY 905
HWY 22 HWY 22
DAPHANE DR
HWY 554
RED BLUFF RD
S HWY 905
PARKER DR
905
N
MOUNTAIN DR
AE
0.2 PCT ANNUAL CHANCE FLOOD HAZARD
MCNEIL CHAPEL RD
KIDS LN
X
Rezoning 1.5 Acres
from LFA to MSF 14.5
Rezoning
Case Number
2020-04-005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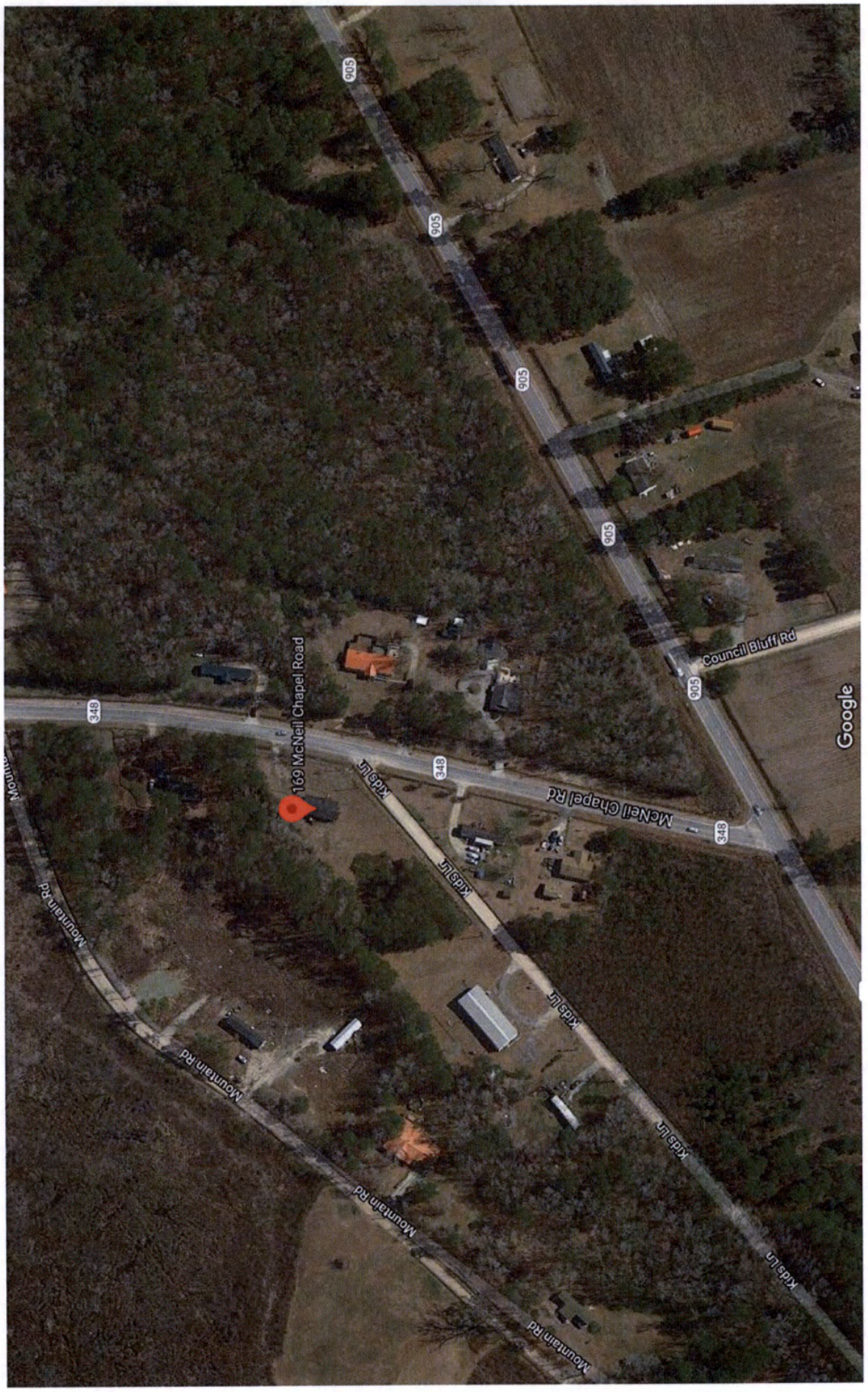
HWY 22 HWY 22
KHEISHEI RD
HWY 905
905
905
DAPHANE DR
HWY 554
RED BLUFF RD
905
S HWY 905
S HWY 905
PARKER DR
N
MOUNTAIN DR
KIDS LN
MCNEIL CHAPEL RD
Rezoning 1.5 Acres
from LFA to MSF 14.5
905
Rezoning
Case Number
2020-04-005


905
905
905
905
905
Council Bluff Rd
Google
348
169 McNeil Chapel Road
McNeil Chapel Rd
348
348
Kids Ln
Kids Ln
Kids Ln
Kids Ln
Kids Ln
Mountain Rd
Mountain Rd
Mountain Rd
Mountain Rd

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Rachel Pitts (Energov # 048824)	**Rezoning Request #**	2020-04-006
PIN #	34608020091	**County Council District #**	9 - Prince
Site Location	2524 Monaca Drive, Longs	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	David Fiaschetti	**Size (in acres) of Request**	.99

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 84 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF14.5
Proposed Use	Subdivide into 2 single family lots

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.5
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
SF8.5	SF8.5	SF8.5

COMMENTS

Comprehensive Plan District: Suburban

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone the property in order to subdivide into 2 single family lots. Construction of a residence on the subject parcel is underway with an approved second driveway entrance to be installed. Once split, the newly created parcel is proposed to use the existing driveway cut to access Monaca Drive. Due to the shape of the parcel and placement of the home under construction, the subdivision of this approximately 1 acre parcel is proposed to create Lot A 0.6 acre parcel and Lot B 0.37 acre parcel. The shape and size of proposed Lot B may result in a variance request for reduced setbacks.

There is a plan to locate a Fire and EMS Station at the Hwy 90/22 Interchange for future service to this area.

Public Comment:

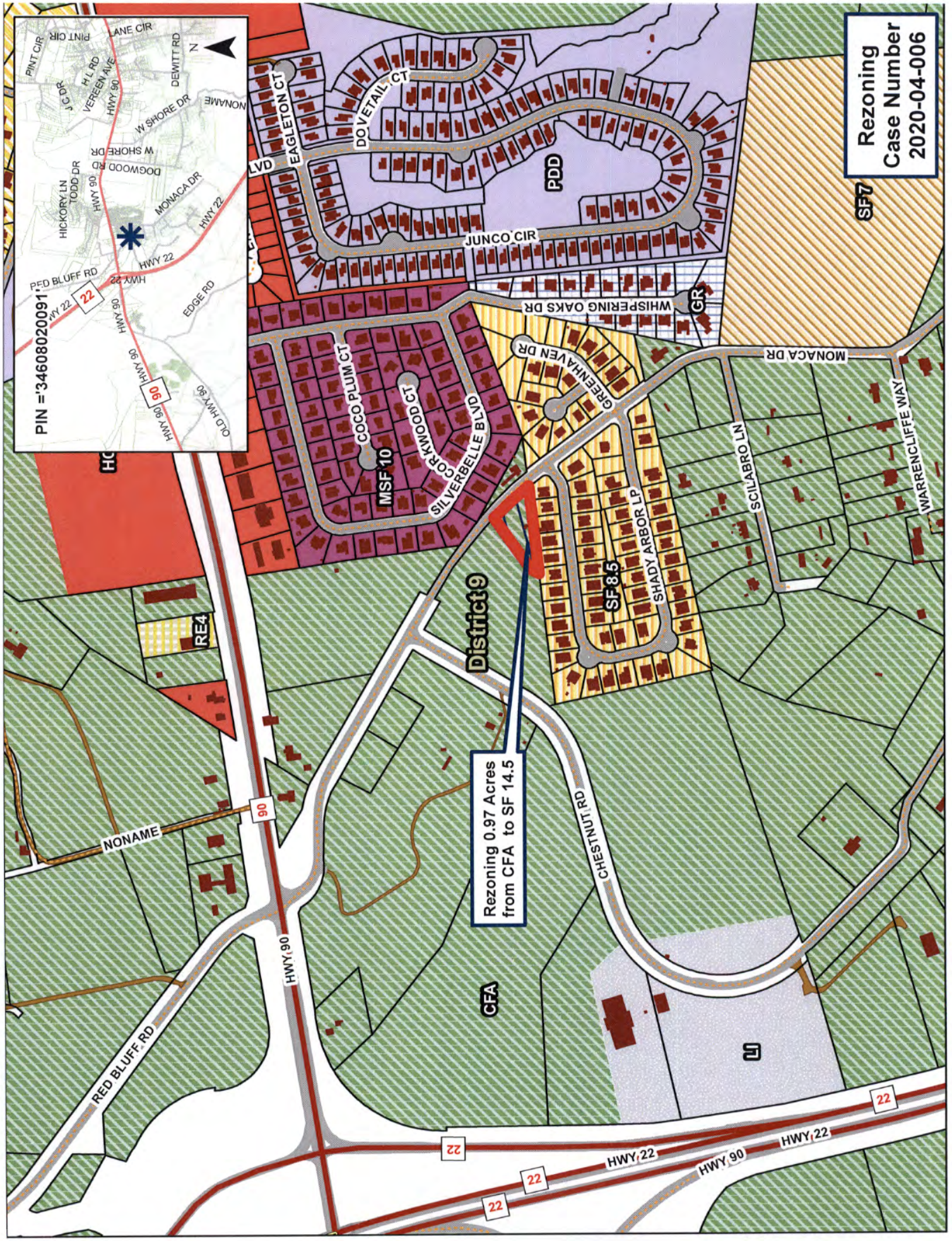
TRANSPORTATION INFORMATION

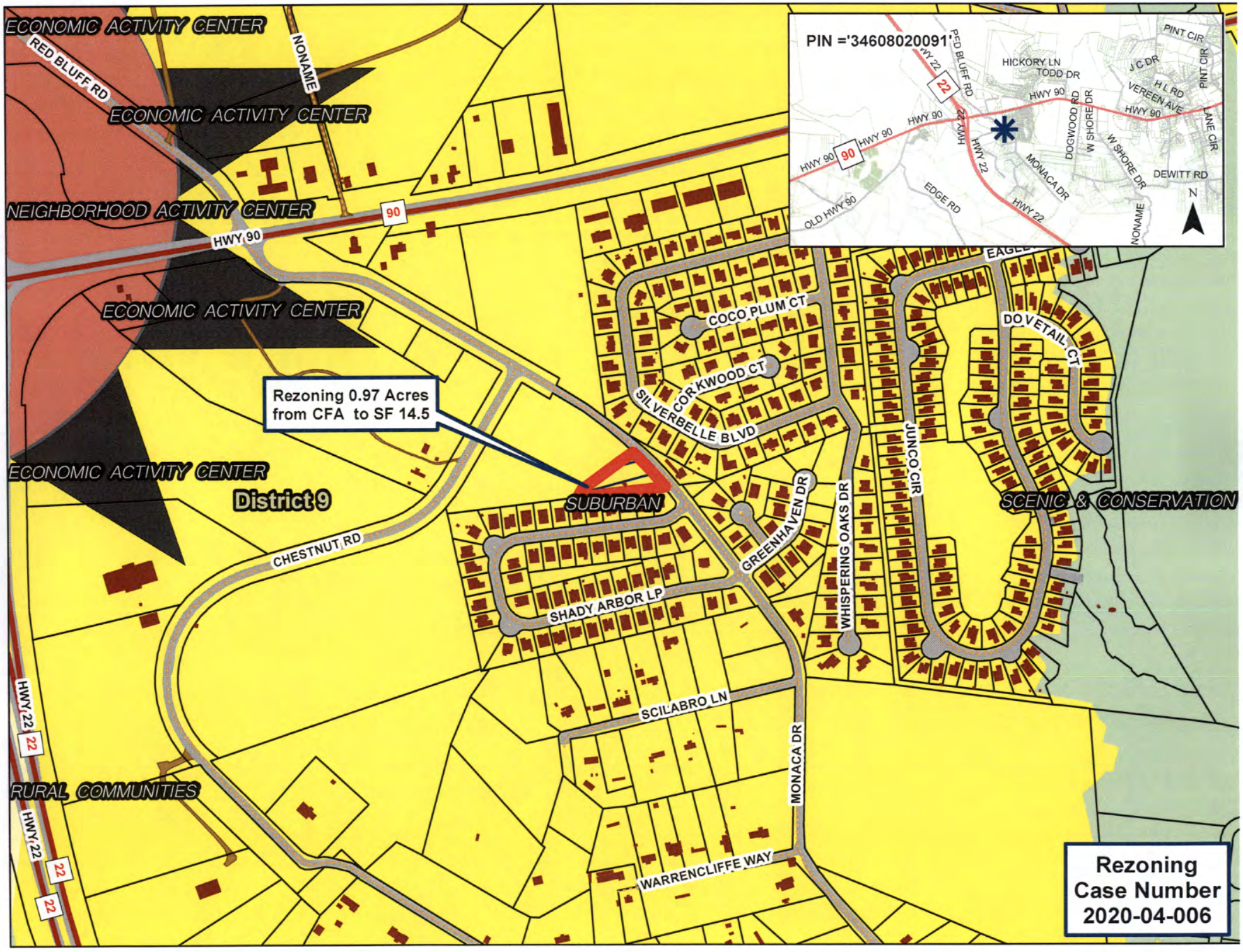
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/100	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16/16	**Rd, Station, Traffic AADT (2019) % Road Capacity**	S-31, Station (270) 5,100 AADT 30-35%
Proposed Improvements			

DIMENSIONAL STANDARDS

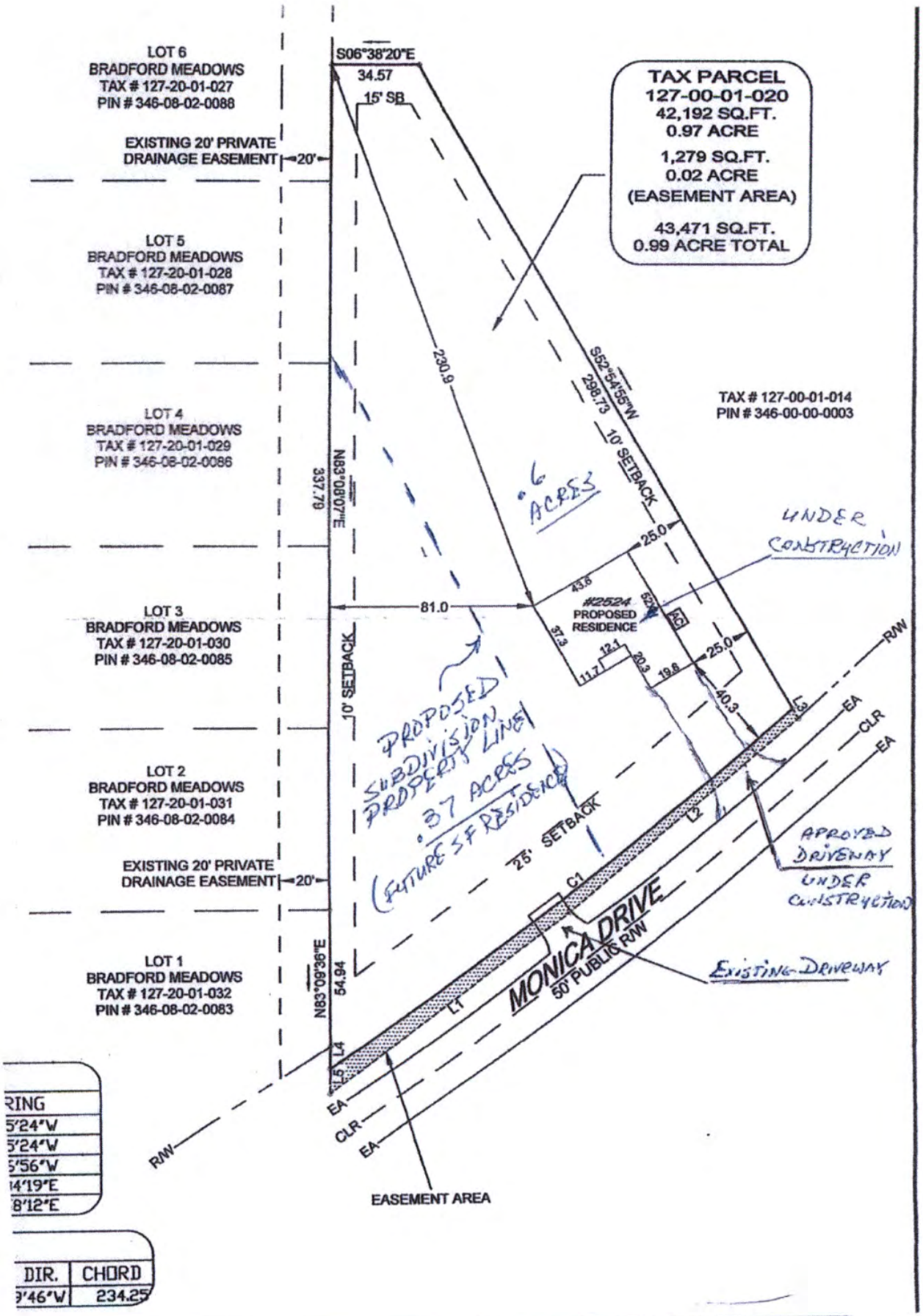
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	CFA (res/comm)	CFA (res/comm)	SF8.5		
Min. Lot Size (in square feet)	14500	21780 / 43560	21780 / 43560	8500		
Front Setback	25	25 / 60	25 / 60	25		
Side Setback	10	10 / 25	10 / 25	10		
Corner Side Setback	N/A	N/A	15/37.5	15		
Rear Setback	15	15 / 40	15 / 40	15		
Bldg. Height	35	35	35	35		

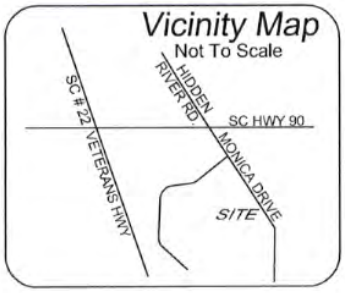
Setback Comment:


Rezoning
Case Number
2020-04-006
PIN ='34608020091'
Rezoning 0.97 Acres
from CFA to SF 14.5
District 9
PDD
SF7
GR
MSF 10
SF 8.5
CFA
RE4
EAGLETON CT
DOVETAIL CT
JUNCO CIR
WHISPERING OAKS DR
GREENHAVEN DR
MONACA DR
COCO PLUM CT
CORKWOOD CT
SILVERBELLE BLVD
SHADY ARBOR LP
SCILABRO LN
WARRENCLIFFE WAY
CHESTNUT RD
NONAME
RED BLUFF RD
HWY 90
HWY 22
LANE CIR
PINT CIR
DEWITT RD
W SHORE DR
DOGWOOD RD
HICKORY LN
TODD DR
EDGE RD
OLD HWY 90
N


ECONOMIC ACTIVITY CENTER
RED BLUFF RD
NONAME
ECONOMIC ACTIVITY CENTER
NEIGHBORHOOD ACTIVITY CENTER
90
HWY 90
ECONOMIC ACTIVITY CENTER
Rezoning 0.97 Acres from CFA to SF 14.5
ECONOMIC ACTIVITY CENTER
District 9
CHESTNUT RD
HWY 22
22
RURAL COMMUNITIES
HWY 22
22
22
COCO PLUM CT
CORKWOOD CT
SILVERBELLE BLVD
SUBURBAN
GREENHAVEN DR
SHADY ARBOR LP
SCILABRO LN
WARRENCLIFFE WAY
MONACA DR
WHISPERING OAKS DR
JUNCO CIR
DOVETAIL CT
SCENIC & CONSERVATION
PIN ='34608020091'
HICKORY LN
TODD DR
HWY 90
HWY 22
RED BLUFF RD
DOGWOOD RD
W SHORE DR
VEREEN AVE
J C DR
H L RD
PINT CIR
LANE CIR
DEWITT RD
MONACA DR
EDGE RD
OLD HWY 90
NONAME
N
Rezoning Case Number 2020-04-006

PIN ='34608020091'
HICKORY LN
TODD DR
PINT CIR
J C DR
H L RD
VEREEN AVE
HWY 90
HWY 22
PED BLUFF RD
DOGWOOD RD
W SHORE DR
LANE CIR
MONACA DR
DEWITT RD
EDGE RD
OLD HWY 90
NONAME
N
CHESTNUT RD
SILVERBELLE BLVD
MONACA DR
SHADY ARBOR LP
Rezoning 0.97 Acres
from CFA to SF 14.5
Rezoning
Case Number
2020-04-006


LOT 6
BRADFORD MEADOWS
TAX # 127-20-01-027
PIN # 346-08-02-0088
EXISTING 20' PRIVATE
DRAINAGE EASEMENT
20'
LOT 5
BRADFORD MEADOWS
TAX # 127-20-01-028
PIN # 346-08-02-0087
LOT 4
BRADFORD MEADOWS
TAX # 127-20-01-029
PIN # 346-08-02-0086
LOT 3
BRADFORD MEADOWS
TAX # 127-20-01-030
PIN # 346-08-02-0085
LOT 2
BRADFORD MEADOWS
TAX # 127-20-01-031
PIN # 346-08-02-0084
EXISTING 20' PRIVATE
DRAINAGE EASEMENT
20'
LOT 1
BRADFORD MEADOWS
TAX # 127-20-01-032
PIN # 346-08-02-0083
S06°38'20"E
34.57
15' SB
TAX PARCEL
127-00-01-020
42,192 SQ.FT.
0.97 ACRE
1,279 SQ.FT.
0.02 ACRE
(EASEMENT AREA)
43,471 SQ.FT.
0.99 ACRE TOTAL
230.9
S52°54'55"W
298.73
10' SETBACK
TAX # 127-00-01-014
PIN # 346-00-00-0003
N83°08'07"E
337.79
.6 ACRES
UNDER CONSTRUCTION
25.0
43.6
#2524
PROPOSED
RESIDENCE
AC
81.0
37.3
12.1
11.7
20.3
19.8
25.0
40.3
10' SETBACK
PROPOSED SUBDIVISION PROPERTY LINE
.37 ACRES
(FUTURE SF RESIDENCE)
25' SETBACK
L3
EA
CLR
EA
R/W
L2
C1
APROVED DRIVEWAY
UNDER CONSTRUCTION
MONICA DRIVE
50' PUBLIC R/W
EXISTING DRIVEWAY
L1
N83°09'36"E
54.94
L4
L5
EA
CLR
EA
R/W
EASEMENT AREA
RING
5'24"W
5'24"W
5'56"W
4'19"E
8'12"E
DIR.
CHORD
9'46"W
234.25



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

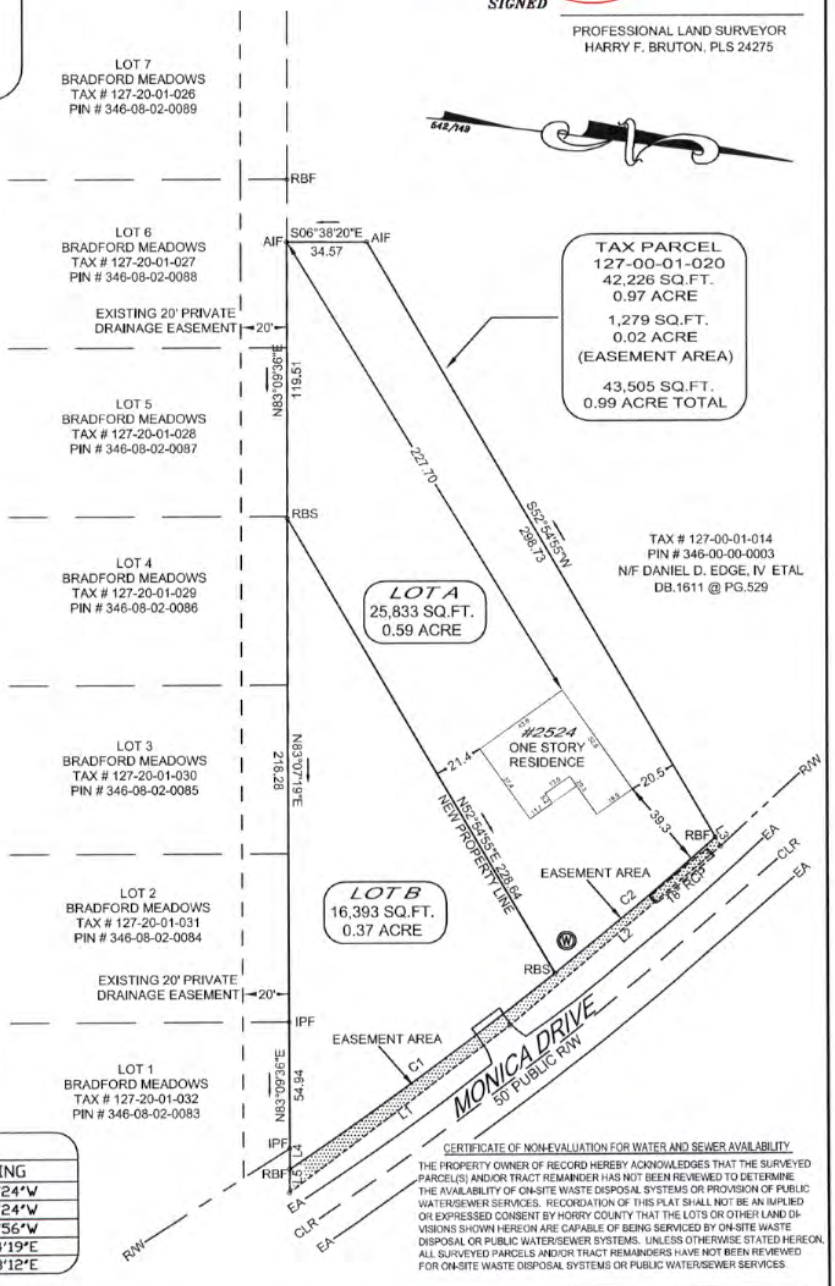
I hereby state to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein; that there are no visible encroachments or projections other than shown; that the unadjusted ratio of precision is 1:10,000+; that this property is subject to any easements of record that may be shown on an up-to-date title search not furnished me this date; that the area was determined by the coordinate method of area calculation. Date: APRIL 9 2020

PRELIMINARY

SIGNED

PROFESSIONAL LAND SURVEYOR
HARRY F. BRUTON, PLS 24275

NOTES:
1. PIN# 346-08-02-0091 (PARENT)
2. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
3. SURVEY SUBJECT TO FULL TITLE SEARCH
4. THIS PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED
5. BUILDER/OWNER TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REQUIREMENTS OF RECORD
6. AREA COMPUTED BY COORDINATE GEOMETRY
7. R/W = RIGHT OF WAY
8. RBF = REBAR FOUND / SET 5/8"
9. EA = EDGE OF ASPHALT
10. TAX# 127-00-01-020 (PARENT)
11. THIS IS A MINOR SUBDIVISION CREATING LOTS A & B, LOT A TOTALING 25,832 SQ.FT., 0.59 ACRE & LOT B 16,368 SQ.FT., 0.37 ACRE.
12. PLAT REFERENCES:
    DB.524 @ PG.149
    PB.227 @ PG.342
    DB.2300 @ PG.1224
    (25' FROM CENTERLINE EASEMENT)
13. CLR = CENTERLINE OF ROAD
14. AIF = ANGLE IRON FOUND
15. IPF = 1" IRON PIPE FOUND
16. (W) = WATER METER
17. RBS = 5/8" IRON REBAR SET



FLOOD NOTE:
THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X PER F.E.M.A. MAP # 45051 CO 560 "J" DATED SEPTEMBER 17, 2003.

LINE TABLE

LINE	LENGTH	BEARING
L1	120.18	N43°55'24"W
L2	120.00	N47°05'24"W
L3	4.53	S52°56'56"W
L4	9.11	N84°04'19"E
L5	10.27	N83°58'12"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD
C1	143.06	1799.76	N43°12'31"W	143.02
C2	91.36	1799.76	N46°56'24"W	91.35

CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY

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

PROPERTY OWNER SIGNATURE (DATE)

CERTIFICATE OF OWNERSHIP & DEDICATION

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

NAME_____ SIGNED_____ DATE_____

Harry F. Bruton & Associates
Professional Land Surveying & Design
RESIDENTAL & COMMERCIAL IN S.C.
905-2 Sea Mountain Hwy.
North Myrtle Beach, SC 29582
hfbruton@gmail.com
OFFICE (843) 281 - 8822
FAX (843) 280 - 0920

PRELIMINARY

A MINOR SUBDIVISION
CREATING
LOTS A & B
ALONG MONICA ROAD

DOGWOOD NECK TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA

SCALE 1"=50'

THE BENEFIT OF DAVID N. FIASCHETTI

MAP REFERENCE IN DEED BOOK 524 PAGE 149

DEED REFERENCE IN BOOK 4096 PAGE 2013

JOB NO. 18130 ACAD: 2524 MONICA DR SUB 4-9-20

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 24275 HARRY F. BRUTON

PRELIMINARY

HARRY F. BRUTON
S.C. REG.# 24275

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Venture Engineering, Inc (Energov # 048825)	**Rezoning Request #**	2020-04-007
PIN #	34300000015	**County Council District #**	10 - Hardee
Site Location	Bear Bluff Rd, Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Wanda Vaught Saunders (LE)	**Size (in acres) of Request**	8.2

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 17 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD-1
Proposed Use	Single Family Development

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.5
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

Discussion: The applicant is requesting the MRD1 zoning district for a single family development. The proposed MRD is designed to be 20 lots for single family homes on an 8.2 acre parcel for a gross density of 2.43 du/ac and a net density of 3.82 du/ac. Several rezoning requests were approved in the immediate vicinity and buildout of planned developments with lot sizes ranging from 8,000-10,000 sq ft is ongoing. Rural Communities has a desired development pattern of residential lots of 14,500 sq ft or greater with an allowance for infill projects 10,000 sq ft with the incorporation of sustainable development criteria.

The development plan includes three sustainable development criteria: 100% increase in open space, community garden, and sidewalks as active open space. Minimum lot size is proposed at 10,000 sq ft with reduced setbacks and density of up to 4 du/ac (standard MRD1 is 3 du/ac, 14,520 sq ft lots and 25/10/15 setbacks).

Public Comment:

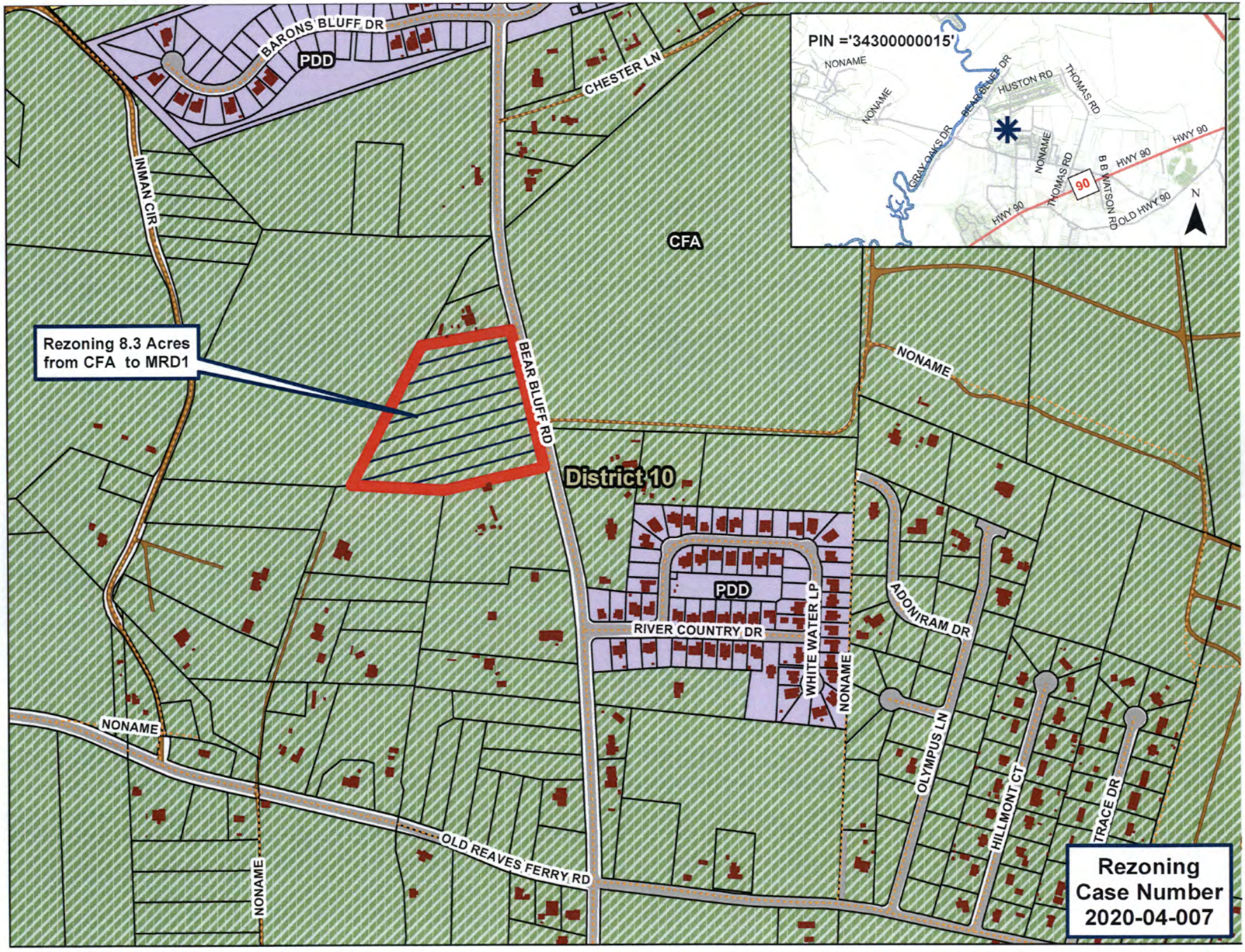
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/150	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	184/184	**Rd, Station, Traffic AADT (2019) % Road Capacity**	SC – 90, Station 224 13,300 AADT 80-85%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD-1	CFA (res/comm)	CFA (res/comm)			
Min. Lot Size (in square feet)	10,000	21780 / 43560	21780 / 43560			
Front Setback	15	25 / 60	25 / 60			
Side Setback	5	10 / 25	10 / 25			
Corner Side Setback	15	N/A	N/A			
Rear Setback	10	15 / 40	15 / 40			
Bldg. Height	40	35	35			

Setback Comment: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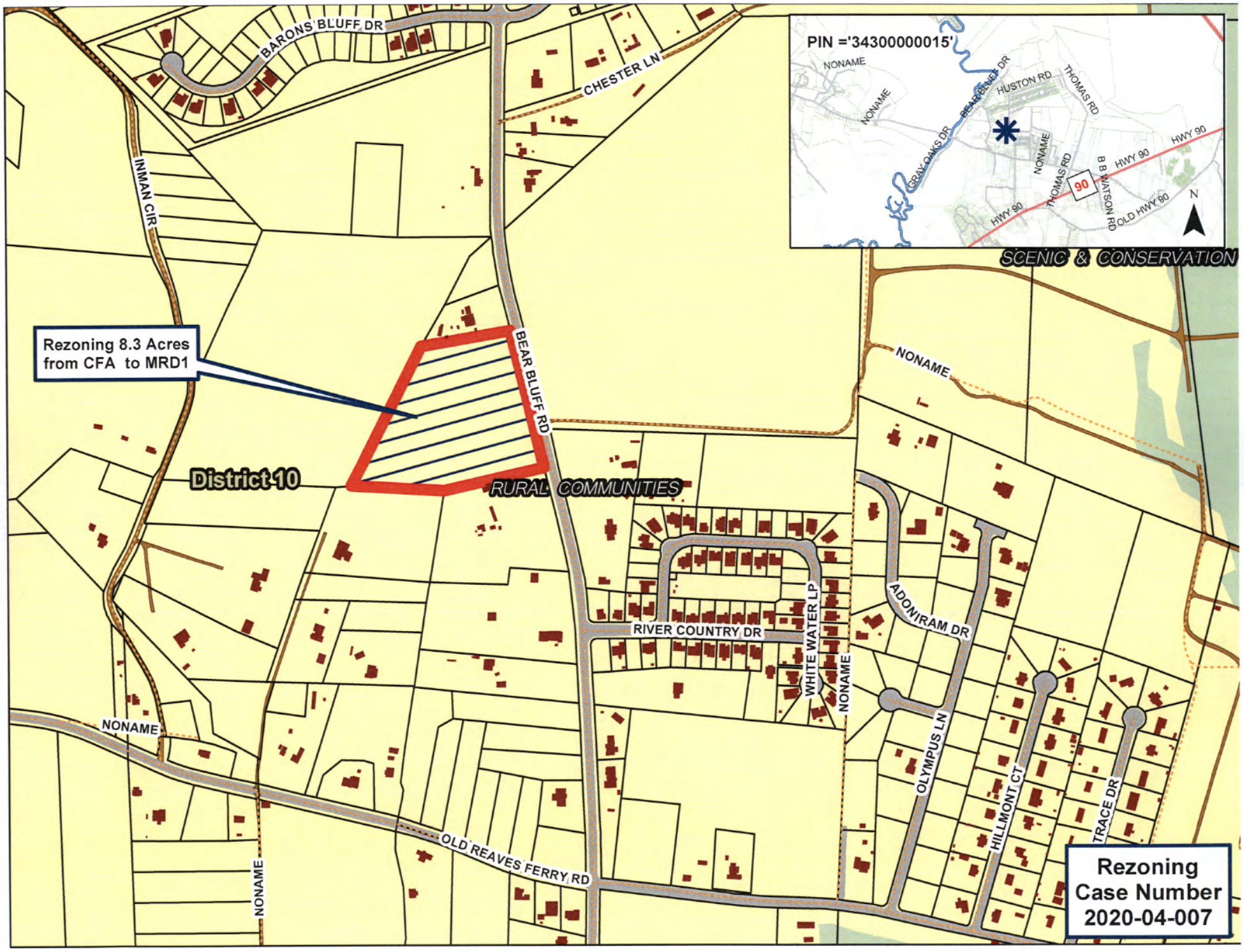
NONAME
BEAR BLUFF DR
HUSTON RD
THOMAS RD
GRAY OAKS DR
NONAME
THOMAS RD
90
B B WATSON RD
HWY 90
HWY 90
HWY 90
OLD HWY 90
N
BARONS BLUFF DR
PDD
CHESTER LN
INMAN CIR
CFA
Rezoning 8.3 Acres from CFA to MRD1
BEAR BLUFF RD
NONAME
District 10
PDD
RIVER COUNTRY DR
WHITE WATER LP
NONAME
ADONIRAM DR
OLYMPUS LN
HILLMONT CT
TRACE DR
NONAME
NONAME
OLD REAVES FERRY RD
Rezoning Case Number 2020-04-007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NONAME
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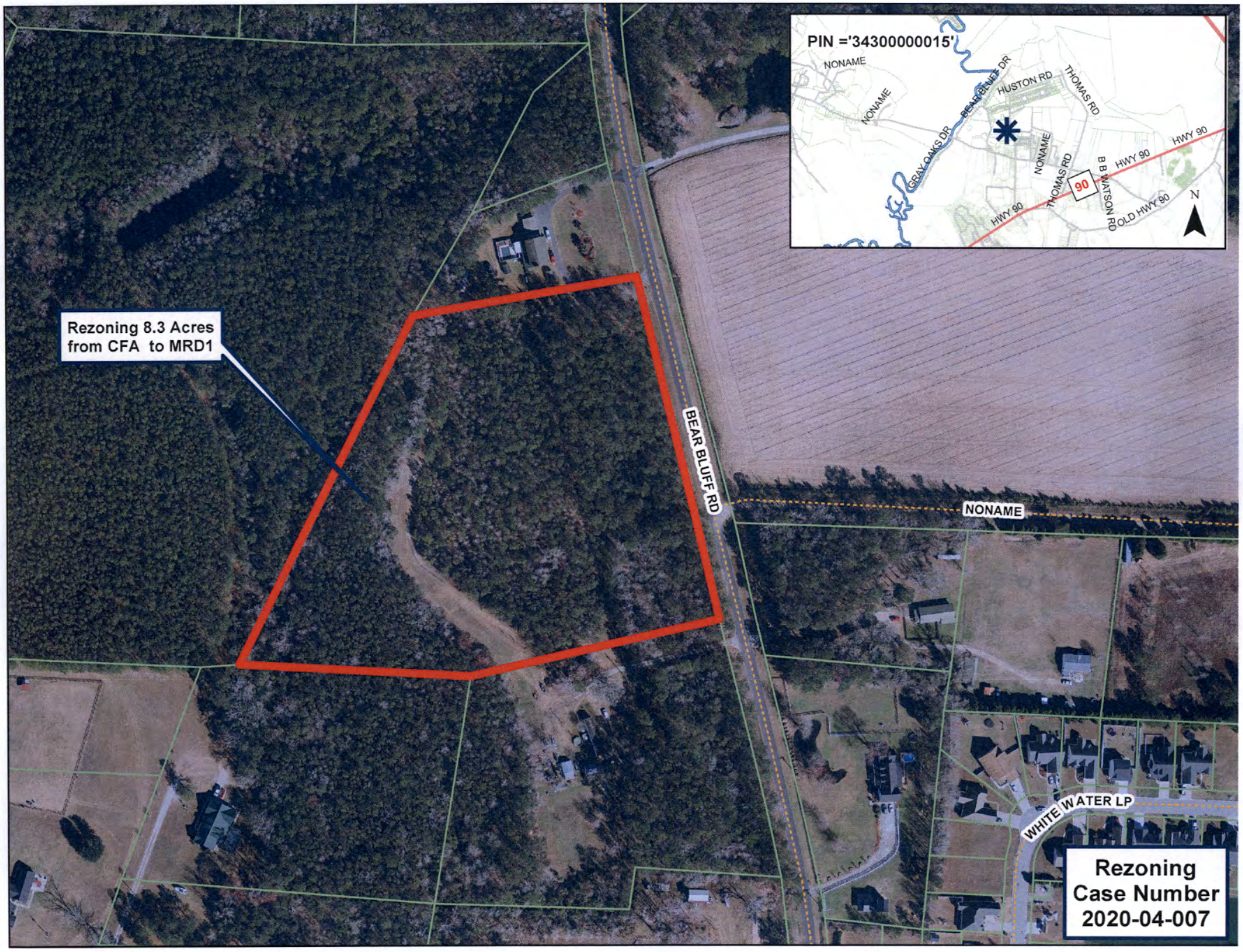
HUSTON RD
THOMAS RD
GRAY OAKS DR
NONAME
THOMAS RD
90
B B WATSON RD
HWY 90
HWY 90
HWY 90
OLD HWY 90
N
SCENIC & CONSERVATION
BARONS BLUFF DR
CHESTER LN
INMAN CIR
Rezoning 8.3 Acres from CFA to MRD1
BEAR BLUFF RD
NONAME
District 10
RURAL COMMUNITIES
RIVER COUNTRY DR
WHITE WATER LP
NONAME
ADONIRAM DR
OLYMPUS LN
HILLMONT CT
TRACE DR
NONAME
NONAME
OLD REAVES FERRY RD
Rezoning Case Number 2020-04-007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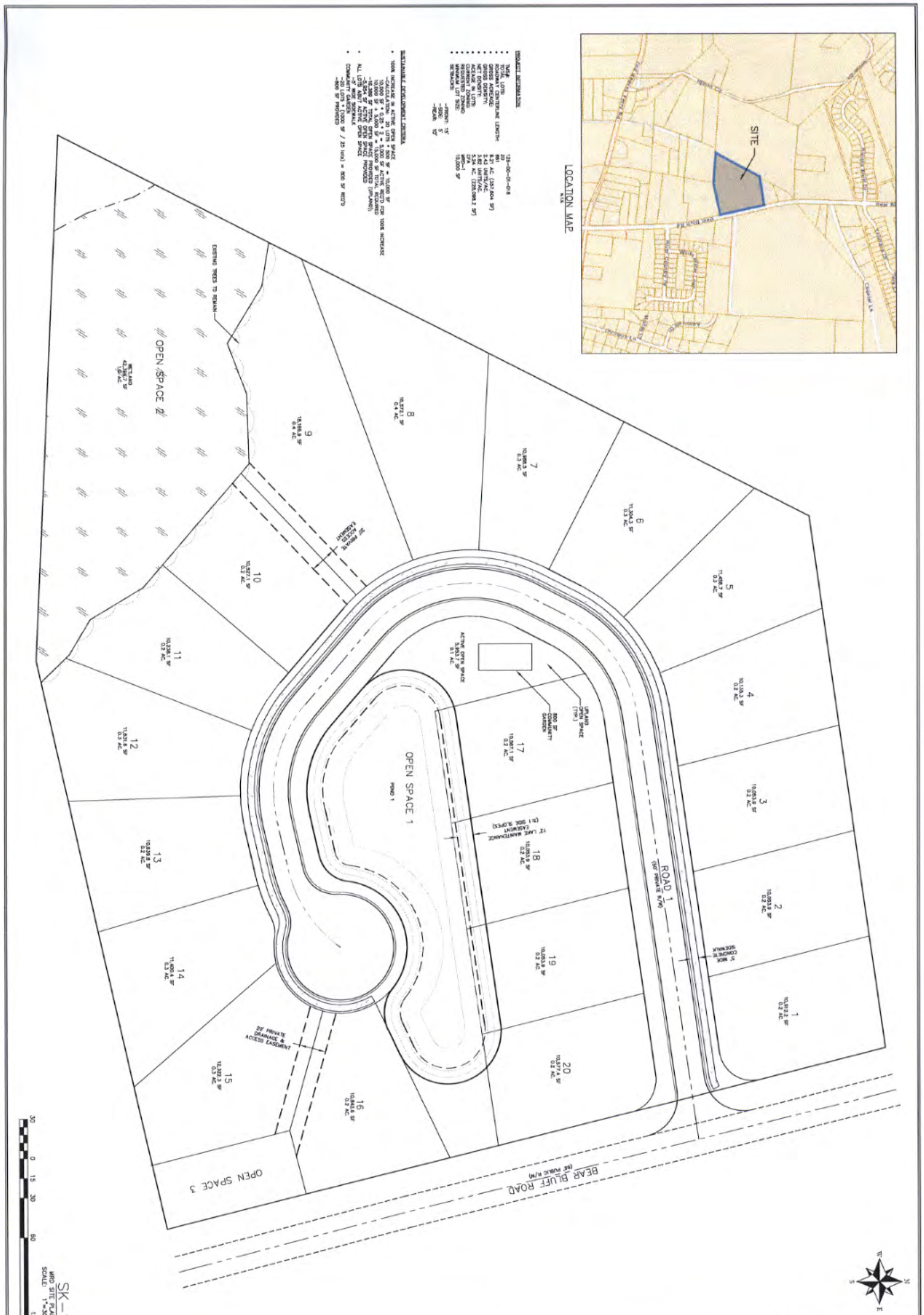
NONAME
BEAR BLUFF DR
HUSTON RD
THOMAS RD
GRAY OAKS DR
NONAME
THOMAS RD
90
B B WATSON RD
HWY 90
HWY 90
HWY 90
OLD HWY 90
N
Rezoning 8.3 Acres from CFA to MRD1
BEAR BLUFF RD
NONAME
WHITE WATER LP
Rezoning Case Number 2020-04-007



BEAR BLUFF COVE
HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
ASL, LLC

REVISIONS			
NO.	DATE	DESCRIPTION	BY

SHEET TITLE: MP-1
SHEET #: 1
DATE: 4.20.20
DRAWN BY: S.H.G.
CHECKED BY: S.H.G.
TMS #: 128-00-01-018

VENTURE ENGINEERING INC.
209 HIGHWAY 544
CONWAY, SC 29526
843-347-5851
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND THE SOLE PROPERTY OF VENTURE ENGINEERING INC. AND ARE SUBJECT TO COPYRIGHT LAW.

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Colby Jenerette (Energov # 048826)	**Rezoning Request #**	2020-04-008
PIN #	32910040007	**County Council District #**	11 - Allen
Site Location	6770 Ford Taylor Rd, Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Beth Clarke	**Size (in acres) of Request**	8.67

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 11 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	FA
Proposed Zoning	AG2
Proposed Use	Landscaping Business & Sod Farm

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.1
Utilities	Septic
Character of the Area	Residential

ADJACENT PROPERTIES

FA	FA	FA
FA	Subject Property	FA
FA	FA	FA

COMMENTS

Comprehensive Plan District: Rural

Overlay/Area Plan:

Discussion: The applicant is requesting to rezone to Commercial Agriculture District (AG2) to bring the current use of the property into compliance. A commercial landscaping business with outside storage of materials and equipment is not a permitted use in FA although farms and nurseries are allowed under the current zoning. No similar rezoning requests were approved in the immediate area and the predominate land uses are agriculture, timberland, and low-density residential. The closest identified Rural Activity Center is at Pee Dee Crossroads approximately 4.5 miles from the subject parcel.

The current use will be required to complete a commercial review to ensure code compliance should the property be rezoned.

Public Comment:

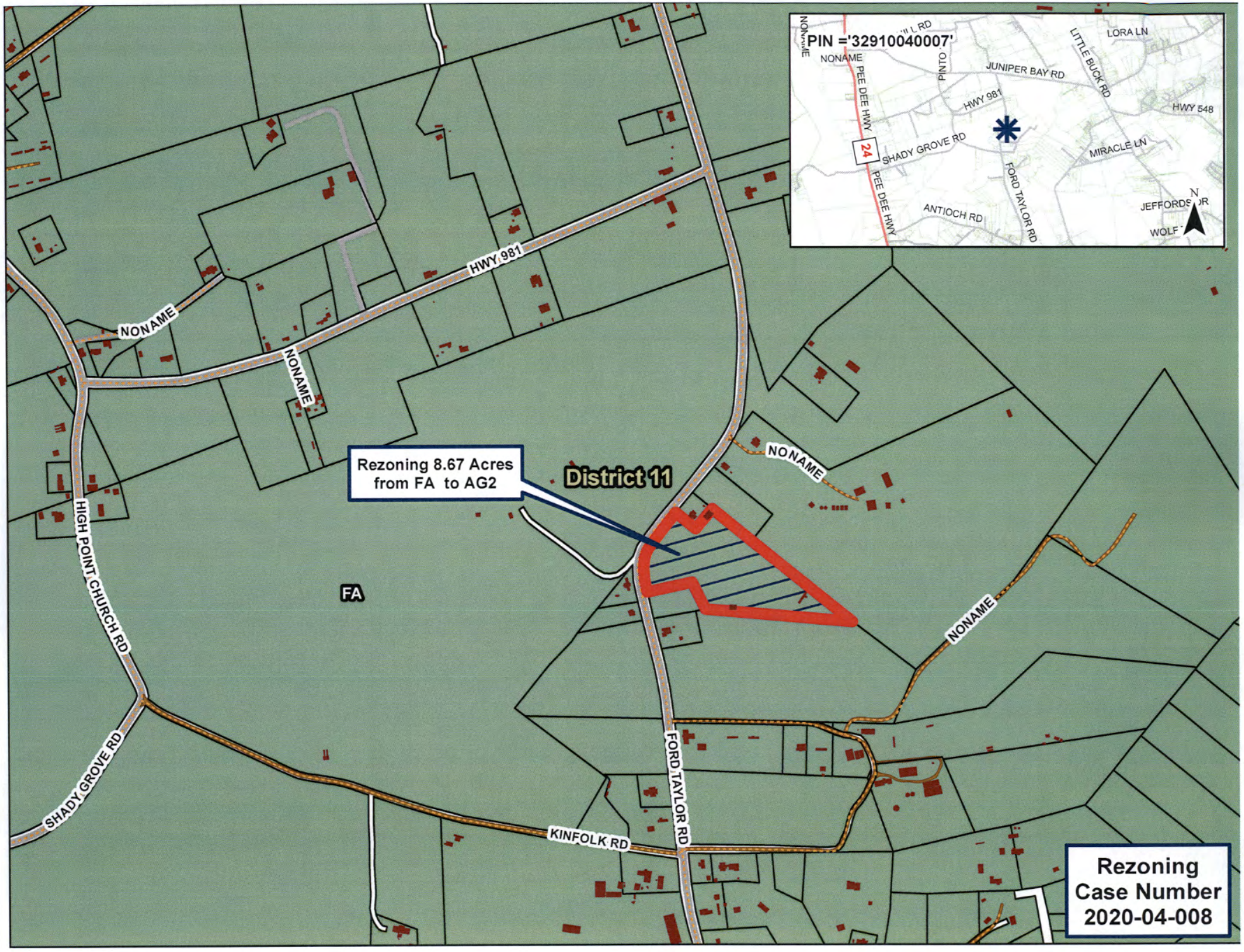
TRANSPORTATION INFORMATION

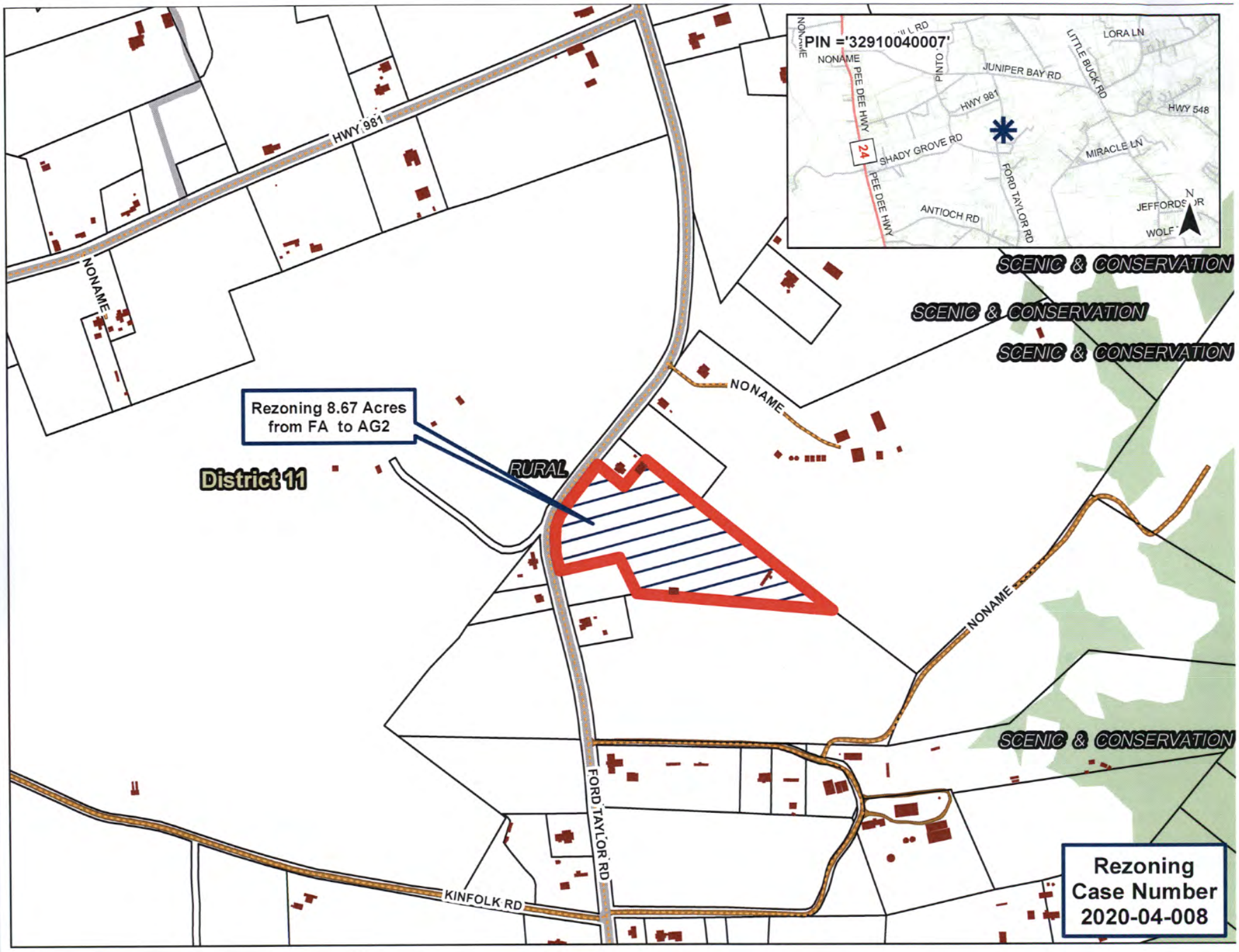
Daily Trips based on existing use / Max Daily Trips based on current zoning	20/100	**Existing Road Conditions**	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	30/100	**Rd, Station, Traffic AADT (2019) % Road Capacity**	US - 378, Station 142 8,800 AADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG2 (res/comm)	FA (res/comm)	FA (res/comm)			
Min. Lot Size (in square feet)	21780	21780 / 43560	21780 / 43560			
Front Setback	25 / 50	25 / 60	25 / 60			
Side Setback	10 / 10	10 / 25	10 / 25			
Corner Side Setback	N/A	N/A	N/A			
Rear Setback	15 / 15	15 / 40	15 / 40			
Bldg. Height	35 / 65	35	35			

Setback Comments:


PIN ='32910040007'
NONAME
PEE DEE HWY
PINTO
JUNIPER BAY RD
LITTLE BUCK RD
LORA LN
HWY 981
HWY 548
24
SHADY GROVE RD
MIRACLE LN
FORD TAYLOR RD
ANTIOCH RD
JEFFORDS
WOLF
N
HWY 981
NONAME
NONAME
NONAME
NONAME
Rezoning 8.67 Acres from FA to AG2
District 11
FA
HIGH POINT CHURCH RD
SHADY GROVE RD
KINFOLK RD
FORD TAYLOR RD
Rezoning Case Number 2020-04-008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PEE DEE HWY
PINTO
JUNIPER BAY RD
LITTLE BUCK RD
LORA LN
HWY 981
HWY 548
24
SHADY GROVE RD
MIRACLE LN
FORD TAYLOR RD
ANTIOCH RD
JEFFORDS DR
WOLF
N
HWY 981
NONAME
NONAME
NONAME
NONAME
SCENIC & CONSERVATION
SCENIC & CONSERVATION
SCENIC & CONSERVATION
SCENIC & CONSERVATION
Rezoning 8.67 Acres from FA to AG2
RURAL
District 11
FORD TAYLOR RD
KINFOLK RD
Rezoning Case Number 2020-04-008

Rezoning 8.67 Acres from FA to AG2
FORD TAYLOR RD
PIN ='32910040007'
NONAME
PEE DEE HWY
PINTO
JUNIPER BAY RD
LITTLE BUCK RD
LORA LN
HWY 981
HWY 548
24
SHADY GROVE RD
MIRACLE LN
FORD TAYLOR RD
ANTIOCH RD
N
Rezoning Case Number 2020-04-008

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	John H. Richards, P.E. (Energov # 048827)	**Rezoning Request #**	2020-04-009
PIN #	31310010014	**County Council District #**	9 - Prince
Site Location	Pecan St, Little River	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	River Park Independent Living LLC	**Size (in acres) of Request**	2.5

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 37 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	RE4
Proposed Zoning	ME1
Proposed Use	Continuing Care Retirement Community

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.7 (Fire 18)
Utilities	Public
Character of the Area	Residential / Commercial

ADJACENT PROPERTIES

ME1	ME1	HC
ME1	Subject Property	HC
MRD-3	MRD –3	MRD - 3

COMMENTS

Comprehensive Plan District: Suburban / Commercial Corridor

Overlay/Area Plan: Secondary Study Area Hwy 57 & 9 Area Plan

Discussion: The applicant is requesting Inpatient Medical Services (ME1) zoning to allow for the expansion of an adjacent Continuing Care Retirement Community. Proposed as part of Phase 3 of the project, the subject parcel will be developed as Duplex units for independent living. Independent Living is an essential component of a Continuing Care Retirement Community. The McLeod Seacoast Hospital is located less than 1 mile from the project. Multi-family developments are an established land use along the Highway 9 corridor. Several rezonings were approved in the immediate vicinity including MRD, PDD, and PUD projects with residential lot sizes ranging from 4,500-10,000 sqft.

Located off Highway 9 and Sea Mountain Highway, the subject parcel is identified as part of a Commercial Corridor within a Suburban area.

Public Comment:

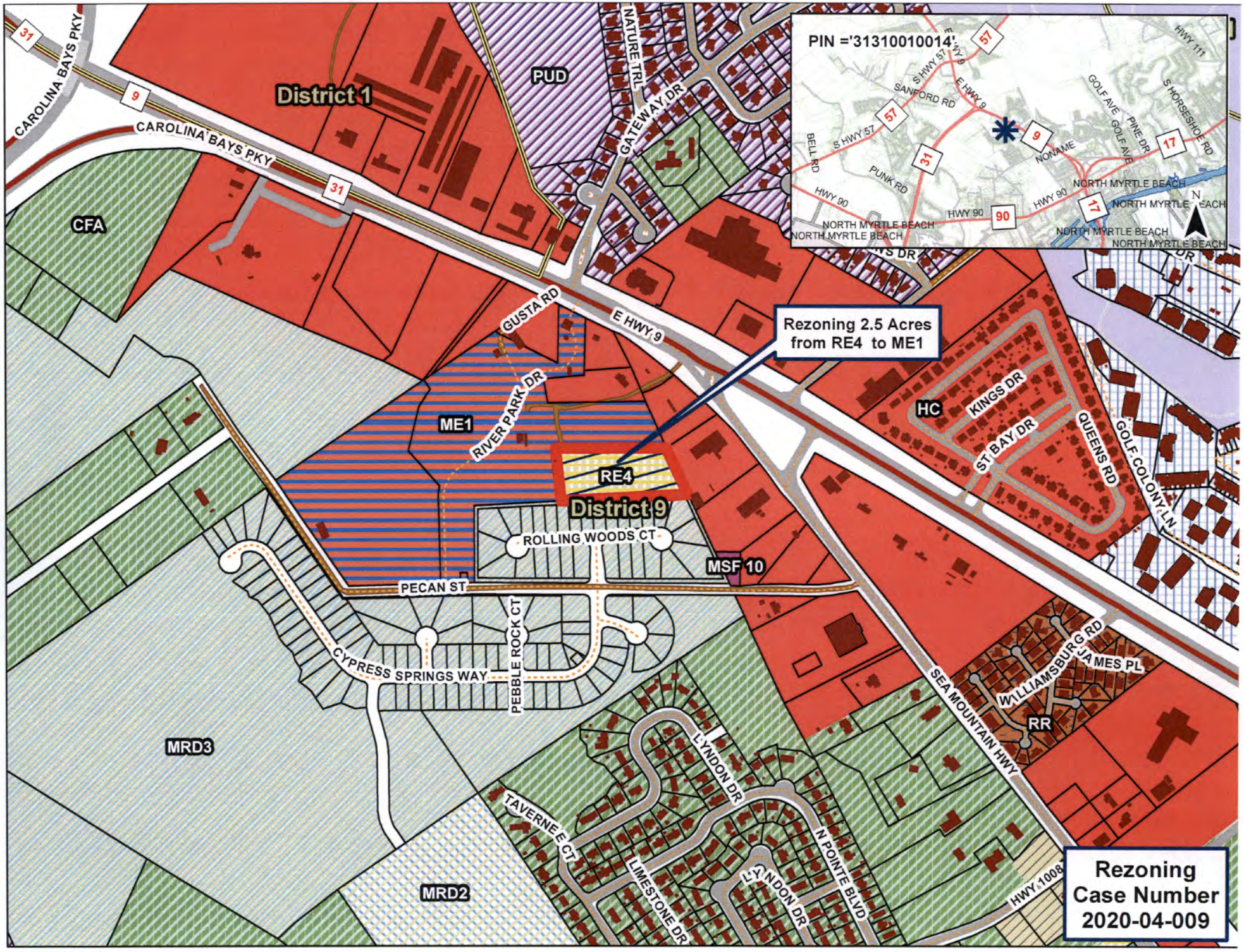
TRANSPORTATION INFORMATION

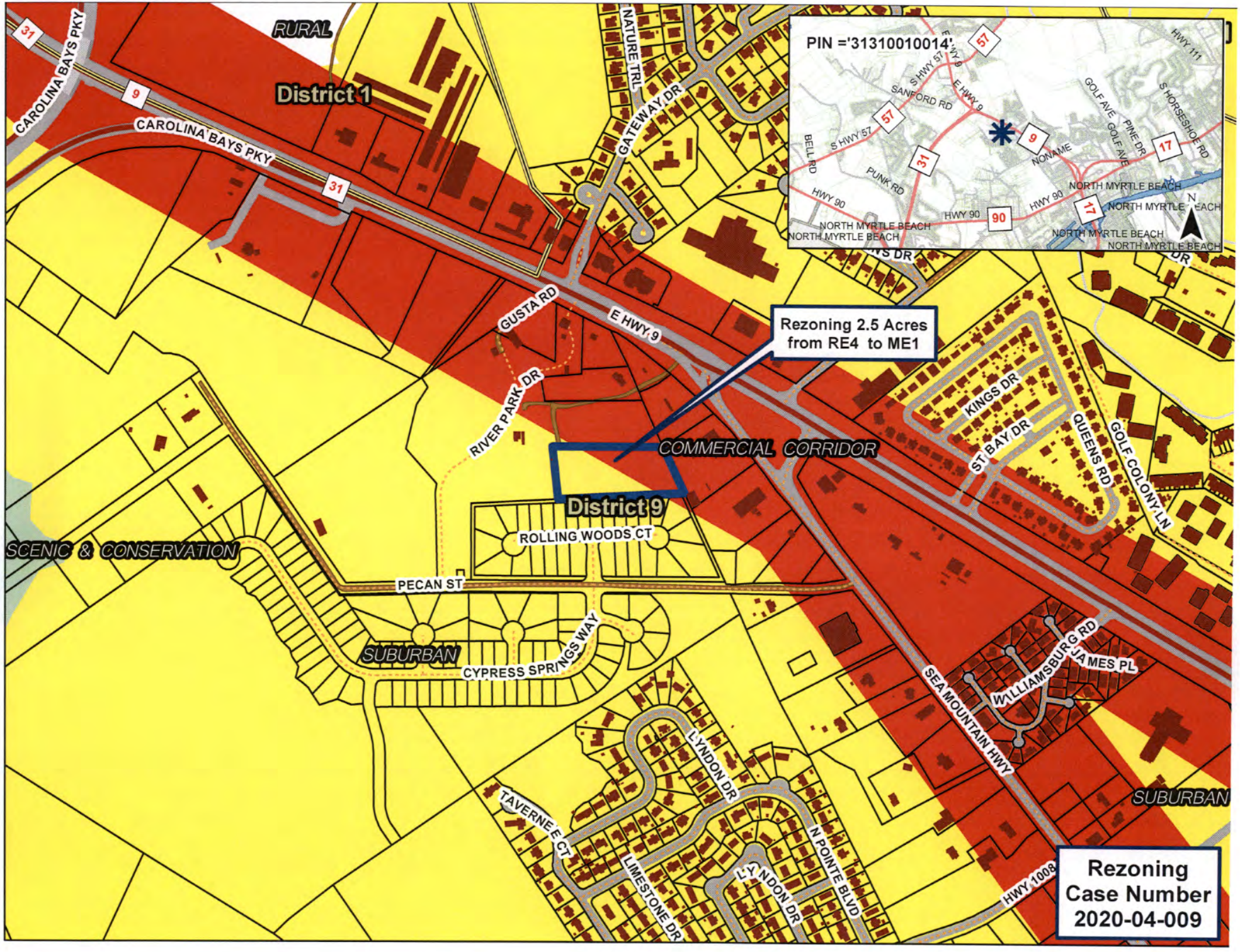
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/200	**Existing Road Conditions**	Private, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	110/1,000	**Rd, Station, Traffic AADT (2019) % Road Capacity**	SC - 9, Station 201 22,300 AADT 60-65%
Proposed Improvements			

DIMENSIONAL STANDARDS

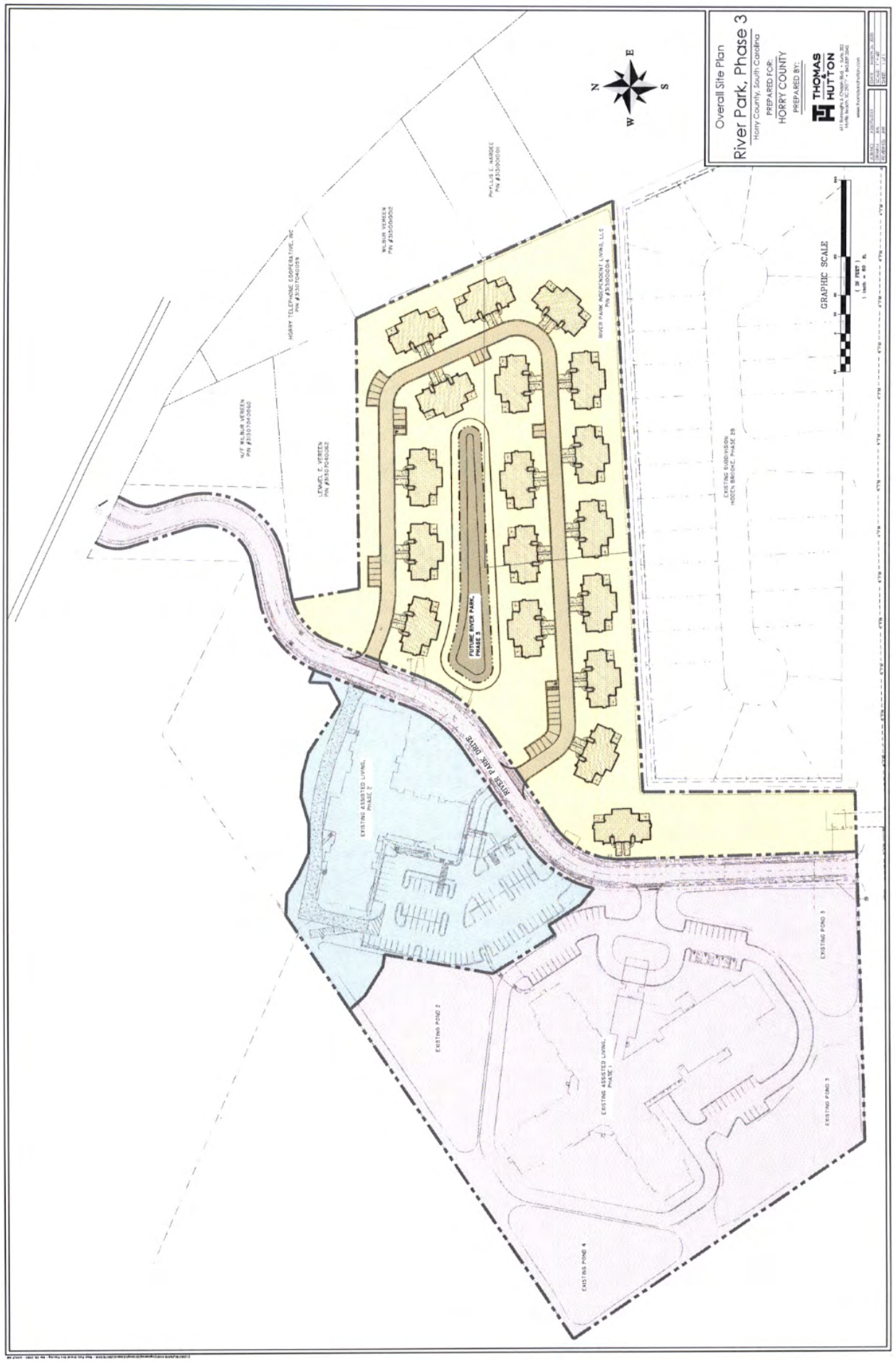
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	ME1	RE4	ME1	HC	MRD-3	
Min. Lot Size (in square feet)	10000	21780	10000	10000	6,000	
Front Setback	25	50	25	50	20'	
Side Setback	10	10	10	10	5'	
Corner Side Setback	N/A	N/A	N/A	N/A	15'	
Rear Setback	15	15	15	15	10'	
Bldg. Height	120	36*	120	120	40'	

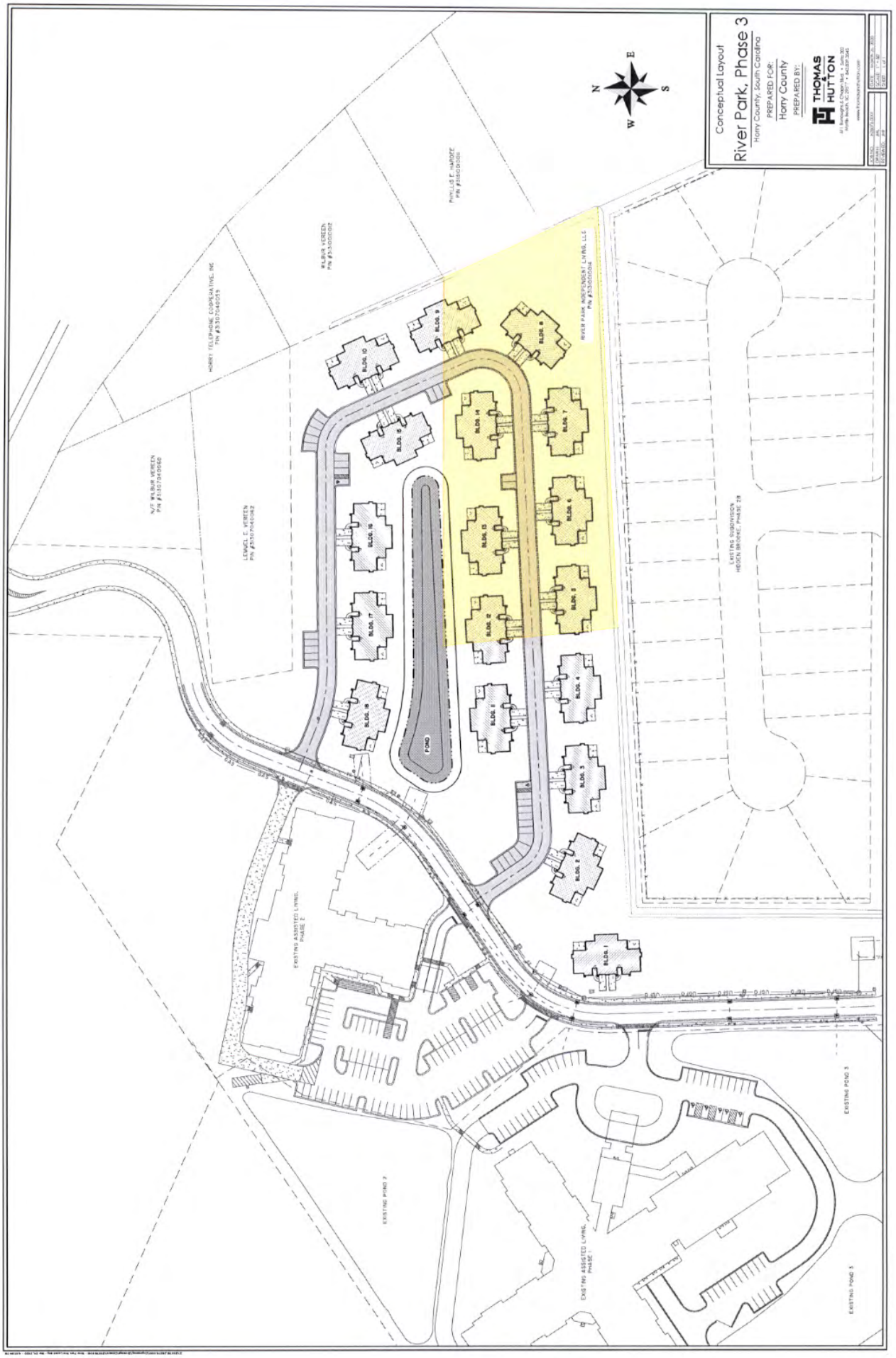
Setback Comments: *RE4 building height:36 per ½ acre; not to exceed 120


PIN ='31310010014'
District 1
PUD
CFA
CAROLINA BAYS PKY
NATURE TRL
GATEWAY DR
GUSTA RD
E HWY 9
RIVER PARK DR
ME1
RE4
District 9
Rezoning 2.5 Acres from RE4 to ME1
ROLLING WOODS CT
MSF 10
PECAN ST
CYPRESS SPRINGS WAY
PEBBLE ROCK CT
MRD3
MRD2
TAVERNE CT
LIMESTONE DR
LYNDON DR
N POINTE BLVD
HC
KINGS DR
ST BAY DR
QUEENS RD
GOLF COLONY LN
SEA MOUNTAIN HWY
WILLIAMSBURG RD
JAMES PL
RR
HWY 1008
Rezoning Case Number 2020-04-009


RURAL
District 1
CAROLINA BAYS PKY
CAROLINA BAYS PKY
NATURE TRL
GATEWAY DR
GUSTA RD
E HWY 9
RIVER PARK DR
Rezoning 2.5 Acres from RE4 to ME1
COMMERCIAL CORRIDOR
District 9
ROLLING WOODS CT
SCENIC & CONSERVATION
PECAN ST
SUBURBAN
CYPRESS SPRINGS WAY
KINGS DR
ST BAY DR
QUEENS RD
GOLF COLONY LN
WILLIAMSBURG RD
JAMES PL
SEA MOUNTAIN HWY
SUBURBAN
LYNDON DR
TAVERNE CT
LIMESTONE DR
LYNDON DR
N POINTE BLVD
HWY 1008
PIN ='31310010014'
SANFORD RD
S HWY 57
E HWY 9
BELL RD
PUNK RD
HWY 90
NORTH MYRTLE BEACH
NONAME
GOLF AVE
PINE DR
S HORSESHOE RD
HWY 111
Rezoning Case Number 2020-04-009

Rezoning
Case Number
2020-04-009


Overall Site Plan
River Park, Phase 3
Horry County, South Carolina
PREPARED FOR:
HORRY COUNTY
PREPARED BY:
THOMAS & HUTTON
GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.
N
E
S
W
FUTURE RIVER PARK, PHASE 3
RIVER PARK DRIVE
EXISTING ASSISTED LIVING, PHASE 2
EXISTING ASSISTED LIVING, PHASE 1
EXISTING POND 2
EXISTING POND 3
EXISTING POND 4
EXISTING POND 3
EXISTING SUBDIVISION HIDDEN BROOKE, PHASE 2B
RIVER PARK INDEPENDENT LIVING, LLC PIN #313000014
PHYLLIS E. HARDEE PIN #313000011
WILBUR VEREEN PIN #313000002
HORRY TELEPHONE COOPERATIVE, INC PIN #313070400059
N/F WILBUR VEREEN PIN #313070400060
LEMUEL E. VEREEN PIN #313070400062


Conceptual Layout
River Park, Phase 3
Horry County, South Carolina
PREPARED FOR:
Horry County
PREPARED BY:
THOMAS & HUTTON
N
E
S
W
PHYLLIS E. HARDEE
WILBUR VEREEN
HORRY TELEPHONE COOPERATIVE, INC.
N/F WILBUR VEREEN
LEMUEL E. VEREEN
RIVER PARK INDEPENDENT LIVING, LLC
EXISTING SUBDIVISION
HIDDEN BROOKE, PHASE 2B
EXISTING ASSISTED LIVING, PHASE 2
EXISTING POND 2
EXISTING ASSISTED LIVING, PHASE 1
EXISTING POND 3
POND
BLDG. 1
BLDG. 2
BLDG. 3
BLDG. 4
BLDG. 5
BLDG. 6
BLDG. 7
BLDG. 8
BLDG. 9
BLDG. 10
BLDG. 11
BLDG. 12
BLDG. 13
BLDG. 14
BLDG. 15
BLDG. 16
BLDG. 17
BLDG. 18

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Kenneth R Moss (Energov # 048831)	**Rezoning Request #**	2020-04-010
PIN #	45702040010 & 45702030051	**County Council District #**	4 - Loftus
Site Location	Freewoods Rd, Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Brandon R Guignon	**Size (in acres) of Request**	13.22

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	RE4
Proposed Use	Storage

LOCATION INFORMATION / ADJACENT PROPERTIES

Flood and Wetland Information	X	MSF10	MSF10	MSF6
Public Health & Safety (EMS/fire) in miles	2.7 (Fire/EMS)	MSF10	Subject Property	MSF10
Utilities	Public	MSF20	MSF10	MSF10
Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban / Scenic & Conservation

Overlay/Area Plan: Burgess Community Area Plan

Discussion: The applicant is requesting to rezone two parcels from Residential (MSF10) to High Bulk Retail (RE4) that permits outdoor storage to bring the current use of the properties into compliance. A zoning complaint was received by the County and a warning issued with the property owner prior to the request for the rezoning of the property. The surrounding neighborhood is predominantly residential and the Burgess Community Area Plan includes a strategy to minimize adverse effects of commercial development on adjacent natural and residential areas.

Typically outdoor storage is requested due to a direct need of a commercial principal use such as a storage facility, trade shop, and auto/equipment related businesses. A change in principal use beyond the continued personal use of the owner was not provided by the applicant.

Public Comment:

TRANSPORTATION INFORMATION

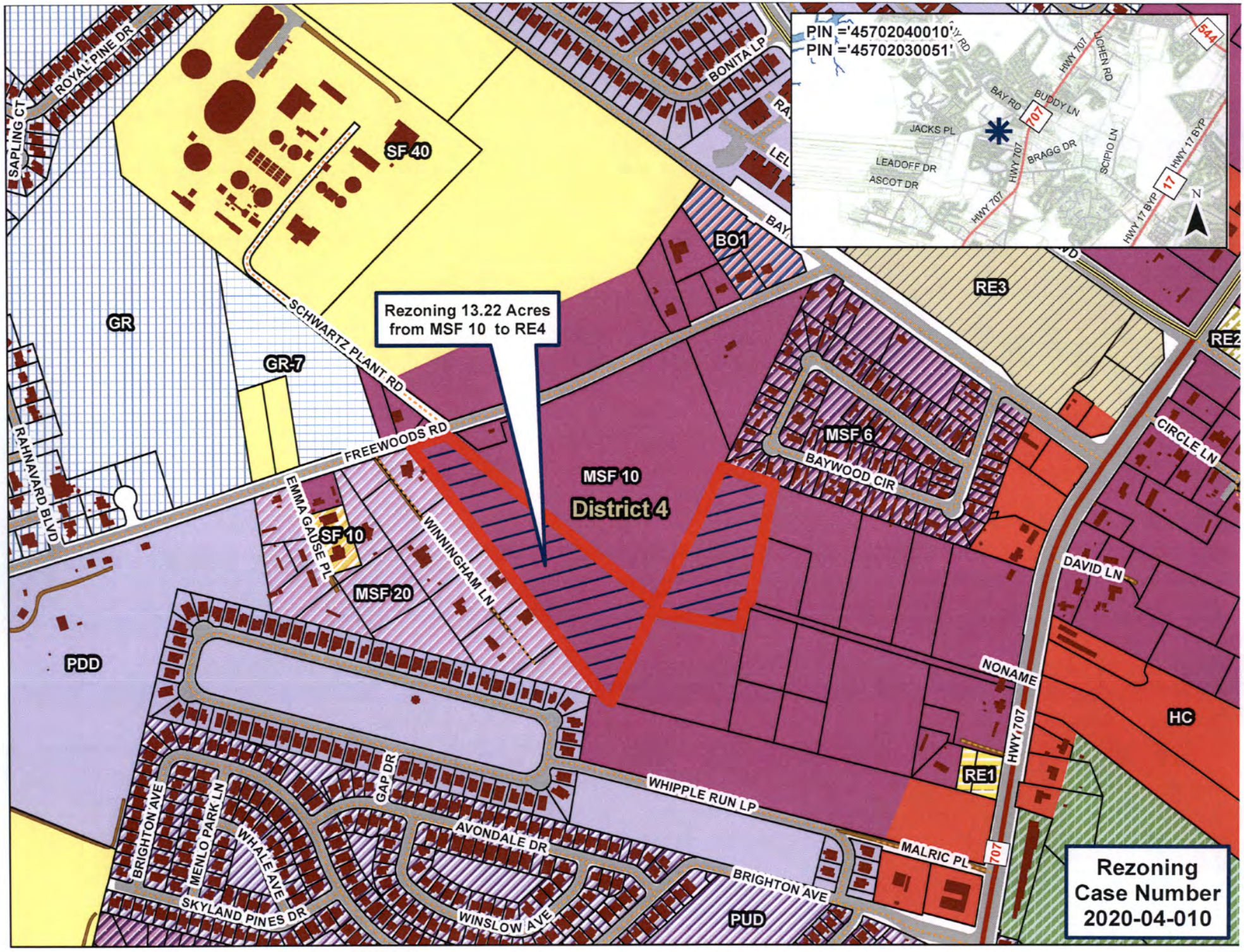
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/400	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100/500	**Rd, Station, Traffic AADT (2019) % Road Capacity**	SC-707, Station 247 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	MSF10	MSF10	MSF6	MSF20	
Min. Lot Size (in square feet)	21780	10000	10000	6000	20000	
Front Setback	50	25	25	20	40	
Side Setback	10	10	10	10	15	
Corner Side Setback	N/A	N/A	N/a	N/A	N/A	
Rear Setback	15	15	15	15	25	
Bldg. Height	36*	35	35	35	35	

Setback Comments: *RE4 building height:36 per ½ acre; not to exceed 120

Date Advertised: 4/16/2020 **Date Posted:** 4/16/2020 **# Property Owners Notified:** 86 **Date Notification Mailed:** 4/16/2020 **Report Date:** 4/16/2020 **BY:** sm


Rezoning 13.22 Acres from MSF 10 to RE4
District 4
MSF 10
MSF 6
MSF 20
SF 40
SF 10
GR
GR-7
BO1
RE3
RE2
RE1
HC
PDD
PUD
SCHWARTZ PLANT RD
FREEWOODS RD
WINNINGHAM LN
EMMA GAUSE PL
BAYWOOD CIR
CIRCLE LN
DAVID LN
NONAME
HWY 707
WHIPPLE RUN LP
MALRIC PL
BRIGHTON AVE
AVONDALE DR
GAP DR
WINSLOW AVE
SKYLAND PINES DR
WHALE AVE
MENLO PARK LN
BRIGHTON AVE
RAHNAVARD BLVD
SAPLING CT
ROYAL PINE DR
BONITA LP
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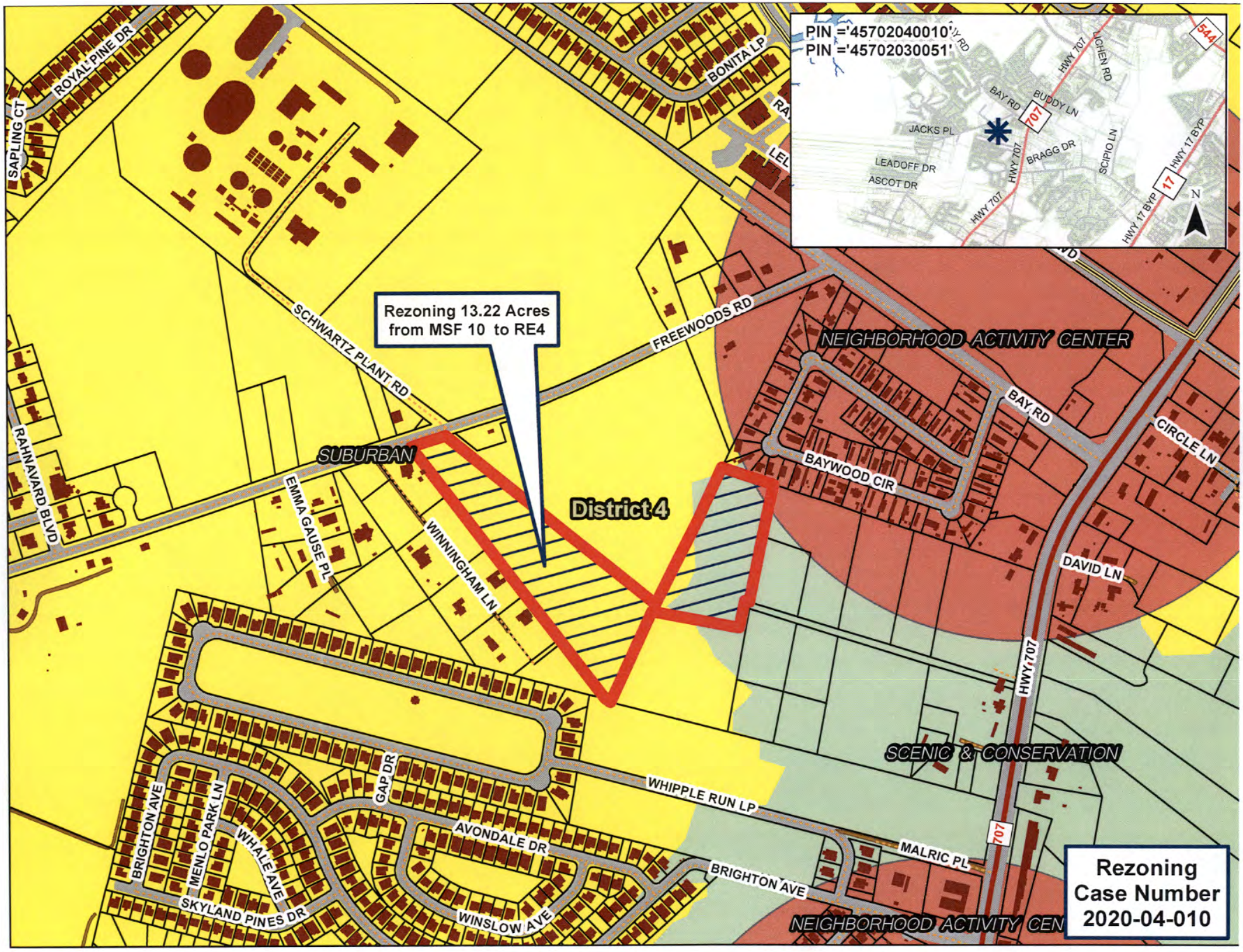
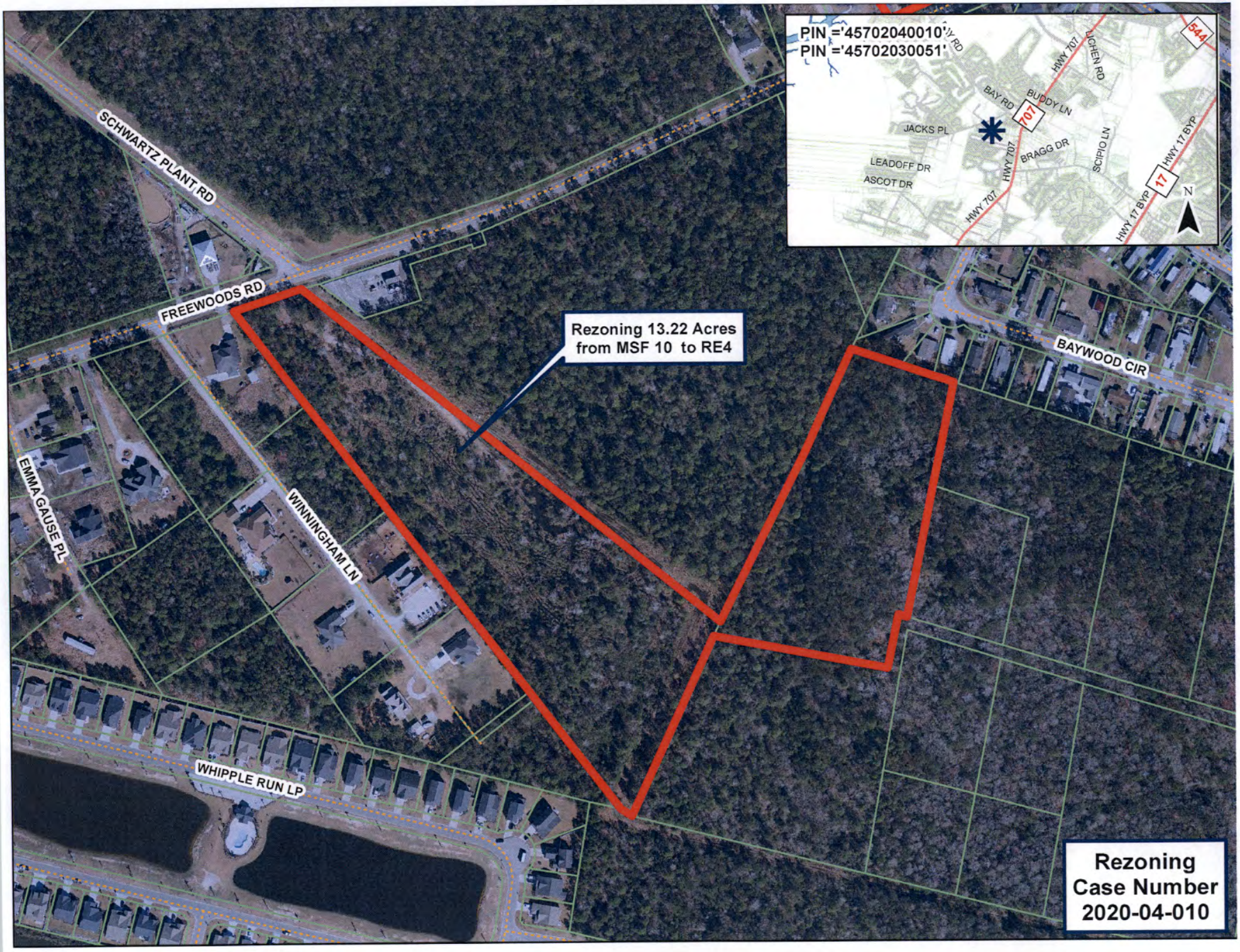
PIN ='45702030051'
BAY RD
BUDDY LN
JACKS PL
LEADOFF DR
ASCOT DR
BRAGG DR
SCIPIO LN
LICHEN RD
HWY 17 BYP
544
707
17
N
Rezoning Case Number 2020-04-010



Rezoning Case Number 2020-04-010


PIN ='45702040010'
PIN ='45702030051'
SCHWARTZ PLANT RD
FREEWOODS RD
Rezoning 13.22 Acres from MSF 10 to RE4
BAYWOOD CIR
EMMA GAUSE PL
WINNINGHAM LN
WHIPPLE RUN LP
BAY RD
BUDDY LN
HWY 707
JACKS PL
BRAGG DR
SCIPIO LN
LEADOFF DR
ASCOT DR
HWY 17 BYP
544
707
17
N
Rezoning Case Number 2020-04-010

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

Date:	April 8, 2020
From:	Planning and Zoning
Division:	Infrastructure & Regulation
Prepared By:	Desiree Jackson, Senior Planner
Cleared By:	David Schwerd, Director of Planning
Regarding:	Campers and recreation vehicles used as a temporary living accommodation

ISSUE:
Should Horry County amend the ordinance to allow campers and recreation vehicles as a temporary living accommodation during special events in the Commercial Forest/ Agricultural (CFA) zoning district?

PROPOSED ACTION:
Amend the ordinance to allow Camper and recreation vehicles in CFA during a special event as a temporary living accommodation.

RECOMMENDATION:
Staff recommends Approval.

BACKGROUND:
Horry County is aware of interest in CFA to allow campers or recreation vehicles as temporary living accommodations during special events. Additionally, this amendment would allow parcels which have historically had this use during special events to be in compliance. CFA already has provisions to allow campers and recreation vehicles as a temporary living accommodation on properties abutting the Waccamaw River and/or North and West of the Waccamaw River. The requested use is already allowed with special provision in HC, RC, CR and TRS during special events for the duration of the event.

ANALYSIS:
The proposed amendment will allow CFA to have campers and recreation vehicles as temporary living accommodations during special events.

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

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO CAMPERS AND RECREATION VEHICLES USED AS A TEMPORARY LIVING ACCOMMODATIONS

WHEREAS, Horry County is aware of interest in the Commercial Forest/ Agricultural (CFA) zoning to allow campers or recreation vehicles as temporary living accommodations during special events; and,

WHEREAS, this amendment would allow parcels which have historically had campers and recreation vehicles during special events to be in compliance with the ordinance; and

WHEREAS, CFA already has provisions to allow campers and recreation vehicles as a temporary living accommodation for 15 days of the calendar month on properties North and West of the Waccamaw River and/or abutting the Waccamaw River; and,

WHEREAS, campers and recreation vehicles as a temporary living accommodation is already provisionally allowed in HC, RC, CR and TRS during special events for the duration of the event; 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, Article XII, Section 1200 B. of the Horry County Code of Ordinances**. Section 1200 B. 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)

1200. - Campers and/or recreation vehicles used as temporary living accommodations.

B. Campers or recreation vehicles are permitted in the **CFA,** HC, RC, CR and TRS zoning districts provided that:

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.

Infrastructure & Regulation Decision Memorandum
Horry County, South Carolina

Date:	April 7, 2020
From:	Planning and Zoning
Division:	Infrastructure & Regulation
Prepared By:	Desiree Jackson, Senior Planner
Cleared By:	David Schwerd, Director of Planning
Regarding:	High Bulk Retail (RE4) and Open Yard Storage

ISSUE:
Should Horry County allow open yard storage as a conditional use in RE4 with the exclusion of salvage operations?

PROPOSED ACTION:
Amend RE4 to allow open yard storage with conditions and exclude salvage uses.

RECOMMENDATION:
Staff recommends Approval.

BACKGROUND:
The county has received requests for open yard storage of materials, vehicles, and equipment as a primary use on properties zoned RE4. It is the stated intent of RE4 to provide opportunities to locate and develop businesses requiring outdoor storage areas. Recently, RE4 was amended erroneously to permit open yard storage with the inclusion of salvage operations. A conditional allowance for open yard storage without the salvage component protects the intent of RE4 without the possibility of introducing the industrial activities of salvage processing to redeveloping commercial districts.

ANALYSIS:
The proposed amendment retains the allowance of open yard storage as a primary use in the RE4 district and clarifies the conditions to prevent undesirable uses in a commercial area. Removing uses related to salvage operations is consistent with the intent of the RE4 district and corrects an inadvertent mistake in in the prior amendment.

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

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE

WHEREAS, Horry County is aware of significant interest in the High Bulk Retail (RE4) zoning as the RE4 district permits open yard uses subject to special provisions; and,

WHEREAS, it is the intent of RE4 to provide opportunities to locate and develop consumer-related businesses requiring outdoor storage areas; and,

WHEREAS, RE4 was previously amended erroneously to include salvage operations in the RE4 district; and,

WHEREAS, removing the salvage use from the open yard storage protects the intent of RE4 without introducing industrial uses to redeveloping commercial areas; 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 748**. Section 748 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)

748.1 Permitted Uses[s]

~~(T) Open yard uses for the sale, rental, and/or storage of new, used or salvaged materials, or equipment subject to provisions of 1209~~

748.2 Conditional Uses.

(A) Open yard storage of new or used materials, equipment or auto/boat /motorcycle/recreation vehicle provided that:

1. **No salvage materials and/or operations for processing of materials allowed.**
2. **No stand-alone tow yards allowed.**

2. **Amendment of Appendix B, Zoning Ordinance, Article XII, Section 1209.** Section 1209 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)

A. The HC ~~and RE4~~ district~~s~~ allow~~s~~ open yard uses for the sale, rental, and/or storage of new, used, or salvaged materials, vehicles or equipment provided that:

1. The use shall be screened according to section 522.
2. No burning of materials or products is conducted on the premises.
3. A privacy fence or wall of at least six (6) feet in height above finished grade will be required along all property lines.
4. No processing of materials including, but not limited to, car crushing, car shredding, grinding, etc.

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. **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.

5. **Effective Date**: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2020.

HORRY COUNTY PLANNING COMMISSION

CHAIRMAN Term Expires: 6/30/21 District #6	**Steven Neeves** 3 Sioux Trail Myrtle Beach, SC 29588 e-mail: jsneeves@gmail.com	Cell: 843-251-2100
VICE CHAIRMAN Term Expires: 6/30/20 District #4	**Marvin Heyd** 7421 N. Kings Hwy. Myrtle Beach, SC 29572 e-mail: Marvin@bhhsmyrtlebeach.com	Office: 843-315-0238 Cell: 843-267-7623
Term Expires: 6/30/21 District #1	**Jerome Randall** PO Box 93 Little River, SC 29566 e-mail: jerome.randall@hgcdefender.org	Cell: 843-602-3368 Home: 843-280-5749
Term Expires: 6/30/23 District #2	**Pam Cecala** Taylor Architecture, PA PO Box 51434 Myrtle Beach, SC. 29579 e-mail: ptarch@sccoast.net	Office: 843-424-8280
Term Expires: 6/30/23 District #3	**Chuck Rhome** 415 McKendree Lane Myrtle Beach, SC 29579 e-mail: rrhome@sc.rr.com	Home: 843-903-0500
Term Expires: 6/30/21 District #5	**Joey Ray** 568 Mt. Gilead RD Murrells Inlet, SC 29576 e-mail: joeyray742@gmail.com	Cell: 843-877-2496
Term Expires: 6/30/21 District #7	**Chris Hennigan** 1910 Winburn Street Conway, SC 29527 e-mail: chriswhennigan@yahoo.com	Cell: 843-222-4428
Term Expires: 6/30/20 District #8	**Burnett Owens** 121 Citadel Dr. Conway, SC 29526 e-mail: owensbj@sccoast.net	Office: 843-347-4794 Cell: 843-340-1260
Term Expires: 6/30/22 District #9	**Martin Dawsey** 4432 Plantation Harbor Dr. Little River, SC 29566 e-mail: mdawsey@bellamylaw.com	Office: 843-916-7173
Term Expires: 6/30/22 District #10	**Jody Prince** 3090 Graceland Rd Loris, SC 29569 e-mail: jody@jodyprince.com	Cell: 843-283-8451
Term Expires: 6/30/22 District #11	**Charles Brown** 6876 Cates Bay Hwy Conway, SC 29527 email: cab169@ymail.com	Office: 843-397-5850 Cell: 843-458-6658