

HORRY COUNTY PLANNING COMMISSION



July 2, 2020

~ 2020 ~

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PC WORKSHOP

PC MEETING

COUNTY COUNCIL

ZBA MEETING

COUNTY HOLIDAYS

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

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



Memorandum

To: Planning Commission Members
From: Susi Miller, Planning & Zoning Tech
Date: June 25, 2020
Re: Upcoming Meeting Dates and Times

June 25, 2020

3:00 p.m.

Planning Commission Workshop

Multi-purpose Room B, 1301 Second Ave, Conway

July 2, 2020

5:30 p.m.

Planning Commission Meeting

Multi-purpose Room B, 1301 Second Ave, Conway

July 3, 2020

County Holiday

July 14, 2020

6:00 p.m.

County Council Meeting

Council Chambers, 1301 Second Ave, Conway

July 30, 2020

3:00 p.m.

Planning Commission Workshop

Multi-purpose Room B, 1301 Second Ave, Conway

August 6, 2020

5:30 p.m.

Planning Commission Meeting

Multi-purpose Room B, 1301 Second Ave, Conway

August 18, 2020

6:00 p.m.

County Council Meeting

Council Chambers, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

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

A.

Comprehensiveness:

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

B.

Changed Conditions:

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

C.

Public Welfare:

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

D.

Reasonableness:

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

Zoning Districts

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

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

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



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

- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- IV. Election of Officers**
 - 1. Chairman
 - 2. Vice Chairman
- V. Approval of Minutes**
 - 1. Planning Commission Workshop – May 28, 2020**10-11**
 - 2. Planning Commission Meeting – June 4, 2020**12-14**
- VI. Street Names - NO PUBLIC HEARING REQUIRED15**
- VII. Design Modifications**
 - 1. **PIN 281-00-00-0060** – To allow a Shared Private Drive in excess of 1,800 linear feet.**16-20**
 - 2. **PIN 427-00-00-0010** – To allow a 40’ Right-of-Way to serve as sole access to a Major residential subdivision.**22-27**
 - 3. **PIN 450-00-00-0004** – To allow a 34’ gated Right-of-Way to serve as secondary access for a 1,292 lot/unit subdivision.**28-32**
 - 4. **PIN 336-16-04-0012** – To allow 63 lots off a single point of access. Allow a cul de sac to exceed the 1800lf requirement.**34-36**
- VIII. Rezoning Requests**
 - 1. **PREVIOUSLY DEFERRED TWICE 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)**38-41**
 - 2. **PREVIOUSLY DEFERRED 2020-05-005** - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr in Myrtle Beach (Council Member – Servant)**42-45**
 - 3. **2020-06-001** - Keane McLaughlin, agent for Shark Investments, LLC – Request to rezone 45.5 acres from Highway Commercial (HC) to Convenience & Auto-Related Services (RE3) located near the intersection of Waccamaw Pines and Hospitality Lane in Myrtle Beach (Council Member – Vaught)**46-50**



HORRY COUNTY PLANNING COMMISSION MEETING

- 4. **2020-06-002** – DDC Engineers Inc, agent for Wake Stone Corporation – Request to rezone 1553.61 acres from Commercial Forest Agriculture (CFA) to Mining (MG) located on Hwy 9 Bypass and Cedar Branch Rd in Loris (Council Member – Prince)**52-57**

- 5. **2020-06-003** – Robert E. Turner, IV, PE, agent for Hawksbill Lake LLC – Request to rezone 100.04 acres from Forest Agriculture (FA) to Mining (MG) located on Hewitt Rd off Hwy 66 in Loris (Council Member – Prince)**58-64**

- 6. **2020-06-004** – ROWE Professional Services Company, agent for Burroughs Brothers Properties Inc – Request to rezone 72.57 acres from Residential (SF40) to Residential (SF6) located southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach (Council Member – Loftus)**66-72**

IX. Adjourn



HORRY COUNTY PLANNING COMMISSION WORKSHOP
AGENDA
June 25, 2020 – 3:00 p.m.

- I. Call to Order – 3:00 p.m.**
- II. New Business**
- III. Developments - Street Names - No Public Hearing Required**
- IV. Rezoning Requests**
 - 1. PREVIOUSLY DEFERRED TWICE 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)**38-41**
 - 2. PREVIOUSLY DEFERRED 2020-05-005** - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr in Myrtle Beach (Council Member – Servant)**42-45**
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 - 4. 2020-06-002** – DDC Engineers Inc, agent for Wake Stone Corporation – Request to rezone 1553.61 acres from Commercial Forest Agriculture (CFA) to Mining (MG) located on Hwy 9 Bypass and Cedar Branch Rd in Loris (Council Member – Prince)**52-57**
 - 5. 2020-06-003** – Robert E. Turner, IV, PE, agent for Hawksbill Lake LLC – Request to rezone 100.04 acres from Forest Agriculture (FA) to Mining (MG) located on Hewitt Rd off Hwy 66 in Loris (Council Member – Prince)**58-64**
 - 6. 2020-06-004** – ROWE Professional Services Company, agent for Burroughs Brothers Properties Inc – Request to rezone 72.57 acres from Residential (SF40) to Residential (SF6) located southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach (Council Member – Loftus)**66-72**
- V. Comprehensive Plan Amendment – Rural Land Use Definition74-75**
- VI. Adjourn**

The Horry County Planning Commission held a virtual meeting on Thursday, May 28, 2020 at 3:00 PM in 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, Pam Cecala, Martin Dawsey, Burnett Owens, Jody Prince, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, Charles Suggs, David Jordan, Andy Markunas, Thom Roth, David Gilreath, and Nancy Tindall. Others present were: Pam Dawson, Bob Ziegler, and Tyler Fleming. Commission members not present: Charles Brown, Chris Hennigan, and Jerome Randall.

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

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

STREET NAMES – Public Hearing Required

Loris Postal District (29569)

Cherub Lane – a 50’ improved private access easement replacing an existing shared private drive off Hwy 9 in Loris.

David Schwerd gave an overview and explained the public hearing would be held at the Planning Commission meeting on June 4.

REZONING REQUESTS

1. **PREVIOUSLY DEFERRED 2020-04-008-** Colby Jenerette, agent for Beth Clarke - Request to rezone 9.7 acres from Forest/Agriculture (FA) to Commercial Agriculture (AG2) located on Ford Taylor Rd in Conway (Council Member - Allen). David Schwerd gave an overview, and Colby Jenerette was available to address questions and concerns. Chuck Rhome questioned why the applicant did not request to rezone the entire parcel at the start. Mr. Jenerette stated he had no plans to expand at this time, but he may in the future.
2. **PREVIOUSLY DEFERRED 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) David Schwerd gave an overview. The applicant was unavailable.
3. **2020-05-001 -** Darrell W & Sandra A Avery – Request to rezone .77 acre from Residential (SF20) to Residential (MSF20) and is located on Horseshoe Cir in Conway (Council Member – Bellamy) David Schwerd gave an overview. Darrell Avery explained his request. There was some discussion regarding the number of mobile homes in the area. Mr. Schwerd explained while this street was not zoned for manufactured homes, there were a few that predated zoning and were considered legal non-conforming uses.
4. **2020-05-002 -** DDC Engineers Inc., agent for Mark Karavan – Request to rezone 51.10 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Bear Bluff Rd in Conway (Council Member – Hardee) David Schwerd gave an overview and mentioned there was an email sent to them earlier. Sean Hoelscher and Mike Wooten explained the request. Chuck Rhome asked if the residents of the area were satisfied, and Mr. Wooten explained he was hoping to setup a meeting prior to the Planning Commission Meeting.

5. **2020-05-003** - Robert Guyton, agent for International Drive Land Holding Co LLC - Request to rezone 30.36 acres from Highway Commercial (HC) & Resort Commercial (RC) to Multi-Residential Three (MRD3) located at Carolina Towne Centre, between Hinson Dr & SC Hwy 31 in Myrtle Beach (Council Member – Howard) David Schwerd gave an overview. Shep Guyton and Jessica Wise were available to address questions and concerns. Chairman Neeves questioned interconnectivity and Mr. Rhome questioned the completion date. Mr. Guyton stated the start date would be 2021. It would take approximately eight (8) months for infrastructure and twelve (12) months for buildings. Mr. Rhome said he was very concerned with traffic, because this area was exploding.
6. **2020-05-004** - Beach Flowers Inc. - Request to rezone 7.84 acres from Commercial Forest Agriculture (CFA) to Residential (MSF6) located off Hwy 707, on Fern Moss Rd in Myrtle Beach (Council Member – Crawford) David Schwerd gave an overview and explained the design modification. He called attention to the email received from a resident on Blue Stem Drive. The developer is not planning to connect, if the design modification is approved.
7. **2020-05-005** - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr in Myrtle Beach (Council Member – Servant) David Schwerd gave an overview and explained the applicant had requested a deferral.
8. **2020-05-006** – Venture Engineering Inc, agent for Christopher W Holmes – Request to rezone 4.75 acres from Forest Agriculture (FA) to Residential (SF14.5) located off Samuel Rd in Loris (Council Member – Prince) David Schwerd gave an overview and stated we had received several letters in opposition. Steve Powell explained the request. Chairman Neeves questioned why the residents were opposed to SF14.5. Mr. Powell stated ½ acre lots with roads were not affordable, and SF14.5 was consistent with the Comprehensive Plan.

Text Amendments

1. AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HORRY COUNTY TO ESTABLISH THE MINING (MG) FLOATING ZONE AND STANDARDS THEREOF – David Schwerd gave an overview. He explained County Council had passed 1st Reading and enacted Pending Ordinance. He also stated we had received two rezoning applications for next month. Jody Prince asked where the mines were located, and Mr. Schwerd told him one application was bringing the Wakestone mine into compliance.
2. AN ORDINANCE TO AMEND APPENDIX B, ZONING ARTICLE V SECTION 536, ARTICLE VII SECTION 750, AND ARTICLE XVII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION – David Schwerd gave an overview and explained this amendment was establishing historic district procedures, as well as changing the name from Board of Architectural Review to Historic Preservation Commission.

With no further business, Chuck Rhome made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 3:58 PM.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) **Horry County Planning Commission**
) **Planning Commission Meeting**
) **Thursday, June 4, 2020**

The Horry County Planning Commission met on Thursday, June 4, 2020 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Burnett Owens, Jody Prince, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Gilreath, Charles Suggs, David Jordan, Andy Markunas, Thom Roth, and Nancy Tindall. Commission members not present: Chris Hennigan and Jerome Randall.

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

CALL TO ORDER – Chairman Steven Neeves called the meeting to order at approximately 5:30 PM. There was a quorum present. Marvin Heyd led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – None

APPROVAL OF MINUTES

Planning Commission Workshop – April 30, 2020

Planning Commission Meeting – May 7, 2020

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

NEW BUSINESS – None

STREET NAMES – PUBLIC HEARING REQUIRED

Loris Postal District (29569)

Cherub Lane – A 50’ improved private access easement replacing an existing shared private drive off Hwy 9 in Loris

David Schwerd gave an overview. A motion to approve was made and seconded. The motion to approve carried unanimously.

REZONING REQUESTS

PREVIOUSLY DEFERRED 2020-04-008- Colby Jenerette, agent for Beth Clarke - Request to rezone 9.7 acres from Forest/Agriculture (FA) to Commercial Agriculture (AG2) located on Ford Taylor Rd in Conway (Council Member - Allen) – David Schwerd gave an overview. There was no public input. Colby Jenerette was available to address questions and concerns. Staff recommended approval. Chuck Rhome made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

2ND DEFERRAL 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)

2020-05-001 - Darrell W & Sandra A. Avery – Request to rezone .77 acre from Residential (SF20) to Residential (MSF20) and is located on Horseshoe Cir in Conway (Council Member – Bellamy) David

Planning Commission Meeting
June 4, 2020

Schwerd gave an overview. There was no public input. Darrell Avery explained his request. Staff recommended approval. Marvin Heyd made a motion to approve the request and Joey Ray seconded. The motion to approve carried unanimously.

2020-05-002 - DDC Engineers Inc., agent for Mark Karavan – Request to rezone 51.10 acres from Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Bear Bluff Rd in Conway (Council Member – Hardee) David Schwerd gave an overview. Mike Wooten explained the request and addressed questions and concerns regarding stormwater and traffic. Andy Markunas addressed traffic concerns, and Thom Roth addressed stormwater concerns. Staff recommended approval. Jody Prince made a motion to approve, and it was seconded. The motion to approve carried unanimously.

2020-05-003 – Robert (Shep) Guyton, agent for International Drive Land Holding Co LLC - Request to rezone 30.36 acres from Highway Commercial (HC) & Resort Commercial (RC) to Multi-Residential Three (MRD3) located at Carolina Towne Centre, between Hinson Dr. & SC Hwy 31 in Myrtle Beach (Council Member – Howard) Marvin Heyd recused. David Schwerd gave an overview. Shep Guyton explained the request and Jessica Wise was available to answer questions concerning the plan. The request was amended to provide a connection so that the property between Buist Circle and the project will be able to create cross access. Staff recommended approval. Pam Cecala made a motion to approve and Charles Brown seconded. The motion to approve carried unanimously.

2020-05-004 - Beach Flowers Inc. - Request to rezone 7.84 acres from Commercial Forest Agriculture (CFA) to Residential (MSF6) located off Hwy 707, on Fern Moss Rd in Myrtle Beach (Council Member – Crawford) and **Design Modification** – To allow a cul-de-sac greater than 1,800 linear feet. David Schwerd gave an overview of the rezoning request and design modification. Derrick Blanton explained the request and amended the request to SF6, instead of MSF6. There was no public input. Marvin Heyd made a motion to approve the rezoning request of SF6 and the design modification and Joey Ray seconded. The motion to approve carried unanimously.

1ST DEFERRAL - 2020-05-005 - H.B. Springs Co. Real Estate, agent for Carolina Company LLC - Request to rezone 8 acres from Residential (SF6) to Convenience & Auto-related Services (RE3) located at US Bypass 17 at Deerfield Links Dr. in Myrtle Beach (Council Member – Servant)

2020-05-006 – Venture Engineering Inc., agent for Christopher W Holmes – Request to rezone 4.75 acres from Forest Agriculture (FA) to Residential (SF14.5) located off Samuel Rd in Lorris (Council Member – Prince) David Schwerd gave an overview and mentioned we had received several letters in opposition to this request. Steve Powell explained the request. John Trussell and Joseph Stillman spoke in opposition. They were concerned with increased stormwater, smaller lot sizes compared to their farming neighborhood, and spot zoning. Staff recommended disapproval. Marvin Heyd made a motion to approve and Pam Cecala seconded. The motion to approve failed unanimously.

TEXT AMENDMENTS

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF HORRY COUNTY TO ESTABLISH THE MINING (MG) FLOATING ZONE AND STANDARDS THEREOF – David Schwerd gave an overview. He and David Jordan explained this amendment was given first reading and pending ordinance at County Council. Robert Turner, Steve Powell, Margarite McLamb, and Benjy Hardee spoke in opposition. They expressed concerns with the following:

- 1) rezoning to a mining district and then twenty years later back to a residential district,
- 2) sites more than 500 ft. from residential properties,
- 3) devaluing mortgaged properties,
- 4) exemptions—all government project should be exempt,

Planning Commission Meeting
June 4, 2020

- 5) farm numbers—farm numbers assigned for soybeans, corn, and tobacco. NOT all farms are issued a farm number, example given was a tree farm.

After much discussion, Chairman Neeves asked staff to setup a workshop with the mining industry and media. Marvin Heyd made a motion to approve and Chuck Rhome seconded. The motion to approve failed unanimously.

AN ORDINANCE TO AMEND APPENDIX B, ZONING ARTICLE V SECTION 536, ARTICLE VII SECTION 750, AND ARTICLE XVII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION – David Schwerd gave an overview. There was no public input. Staff recommended approval. Jody Prince made a motion to approve and Marvin Heyd seconded. The motion to approve carried unanimously.

With no further business, Marvin Heyd made a motion to adjourn and Joey Ray seconded. The motion carried unanimously, and the meeting was adjourned at 7:00 PM.

**STREET NAMES FOR PC MEETING
July 2, 2020**

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

Conway Postal District (29526)

Fox Rae Farms

Fox Rae Drive
Corsac Court
Fennac Loop
Tibetan Street Way Drive
Culpeo Drive

Little River Postal District (29566)

Heather Glen

Grant Street
Irving Drive

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 06/09/20
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwerd, Director
Regarding: 281-00-00-0060 (Paul Hucks)

ISSUE:

Should the Planning Commission waive the access management standards for the creation of a 1.74 acre parcel?

PROPOSED ACTION:

Allow the creation of a 1.74 acre tract to be accessed off of a Shared Private Drive approximately 2,285 linear feet (lf).

RECOMMENDATION:

Approval

BACKGROUND:

PB 248/318 created a 30' Shared Private Drive to access a 7.25 acre parcel in May 2010. An additional 7.44 acres was added via PB 275/306. The applicant is proposing the subdivide 1.74 acres via the creation of a new Shared Private Drive originating from the above. There is an existing occupied house and accessory buildings on the proposed 1.74 acre tract. The plat creating the 1.74 acre tract is not abandoning any portion of the existing Shared Private Drive. As a result the new Shared Private Drive will originate from the existing. The total length will be approximately 2,285 lf.

Table 4-D limits cul-de-sac lengths to no more than 1,800 lf.

ANALYSIS:

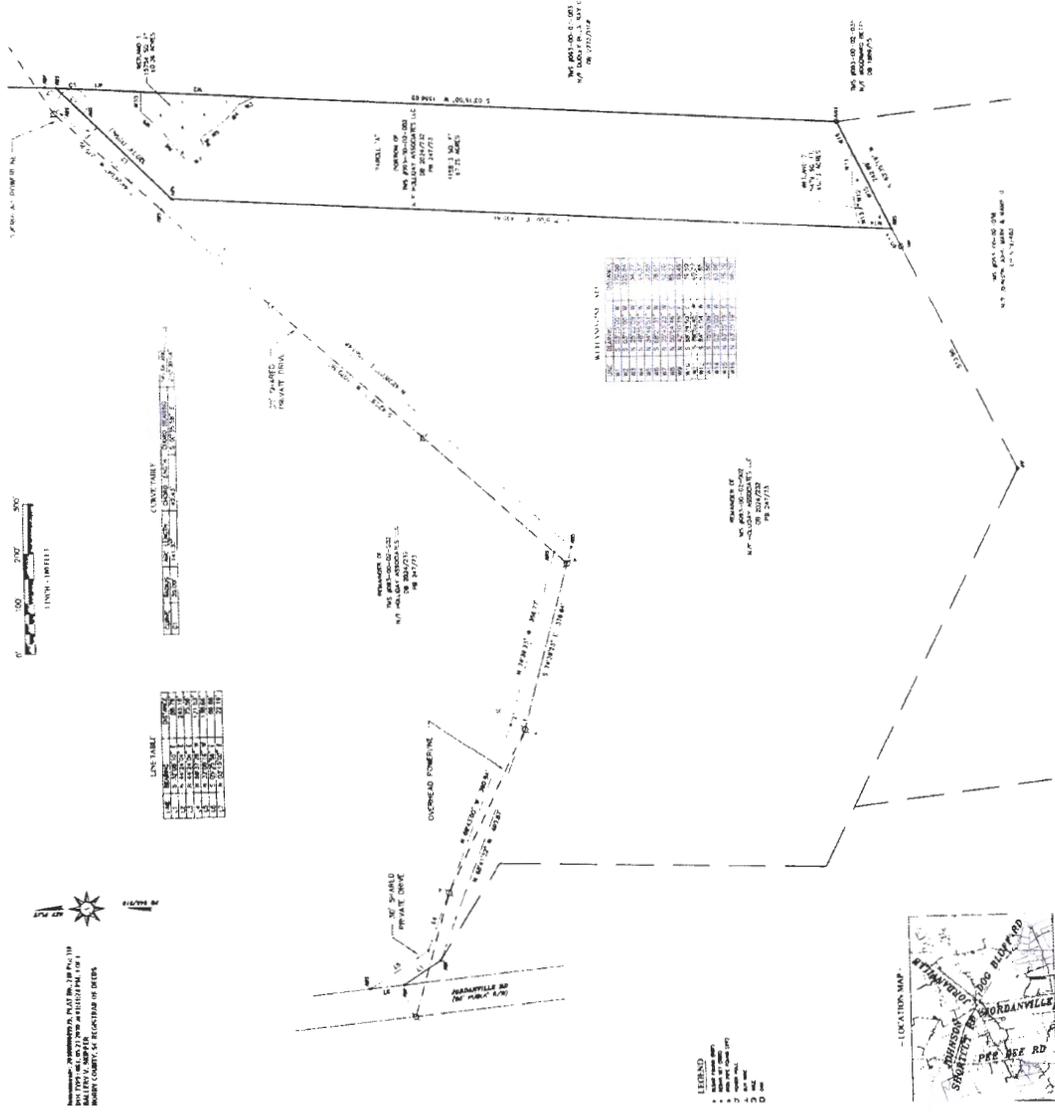
There are no topographical constraints or special considerations with this request. However, the existing Shared Private Drive was created for the initial subdivision of the parent tract and exceeded the 1,800 lf. PB 275/306 abandoned a portion of the Shared Private Drive which the current platting action seeks to re-establish. The request does not compromise the intent of the Land Development Regulations.

Design Modification
281-00-00-0060



Design Modification 281-00-00-0060

PB 248/318



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Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 06/15/20
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwerd, Director
Regarding: 427-00-00-0010 (Murray Tract)

ISSUE:

Should the Planning Commission waive the access management standards for an unknown number of residential lots?

PROPOSED ACTION:

Allow a 40' Right-of-Way (R/W) to serve as sole access to an undisclosed number of residential lots.

RECOMMENDATION:

Disapproval

BACKGROUND:

Access to an existing bridge over Socastee Creek is provided via a 40' public R/W accessed off of John Henry Road. The applicant is requesting to install two 16' median separated lanes tapering to 12' lanes.

Article 4 Table 4D requires a minimum 50' R/W.

ANALYSIS:

There are special conditions that apply to this request however staff is not recommending approval at this time given the lack of development information, road construction and maintenance issues, and existing flood data.

The R/W was created via easement granted to Horry County in 1986 for access to Socastee Creek. Additional R/W is not available at this time and there is no other way to access the land (special condition). The bridge itself was constructed as a "driveway" for a single residential lot however it was constructed to HS-20 standards per the LDR's.

The toe of the bridge is located in the floodway on both sides. Per Article 4 Section 4-2, the applicant is required to provide staff an approved FEMA No-Rise Certificate and the road surface elevation cannot be lower than 1' above normal flood stage. This information has not been provided to staff as part of this request.

Additionally, staff has not received construction plans for the road. It is not clear how construction could be accomplished without disturbing the ground outside of the 40' R/W and without having

roadside drainage swales outside of the R/W. The proposed landscape screening is located adjacent to the 16' travel lane. The LDR's require 4' of roadside clearance in the medianized section of the road.

Staff is also concerned with historical flooding of the property and is not in a position to support a Design Modification that would allow for residential development of a parcel that is prone to excessive flooding. The applicants have not provided any information as to how this Design Modification, if granted, would not compromise the intent and purpose of the LDR's and no mitigation strategies have been offered.

Description of Request for Design Modification

Developments containing 50 lots/units or less shall be accessed by a minimum ROW width of 50' as shown on Table 4-D. The development will have one paved point of ingress and egress subject to the following standards: 1. A 2-lane access paved road within the existing 40' public ROW. 2. No lots will be accessed off this 40' ROW. 3. the 2 way road will be constructed according to Horry County Regulations.

The design modification is justified because of topographical or other special conditions unique to the property.

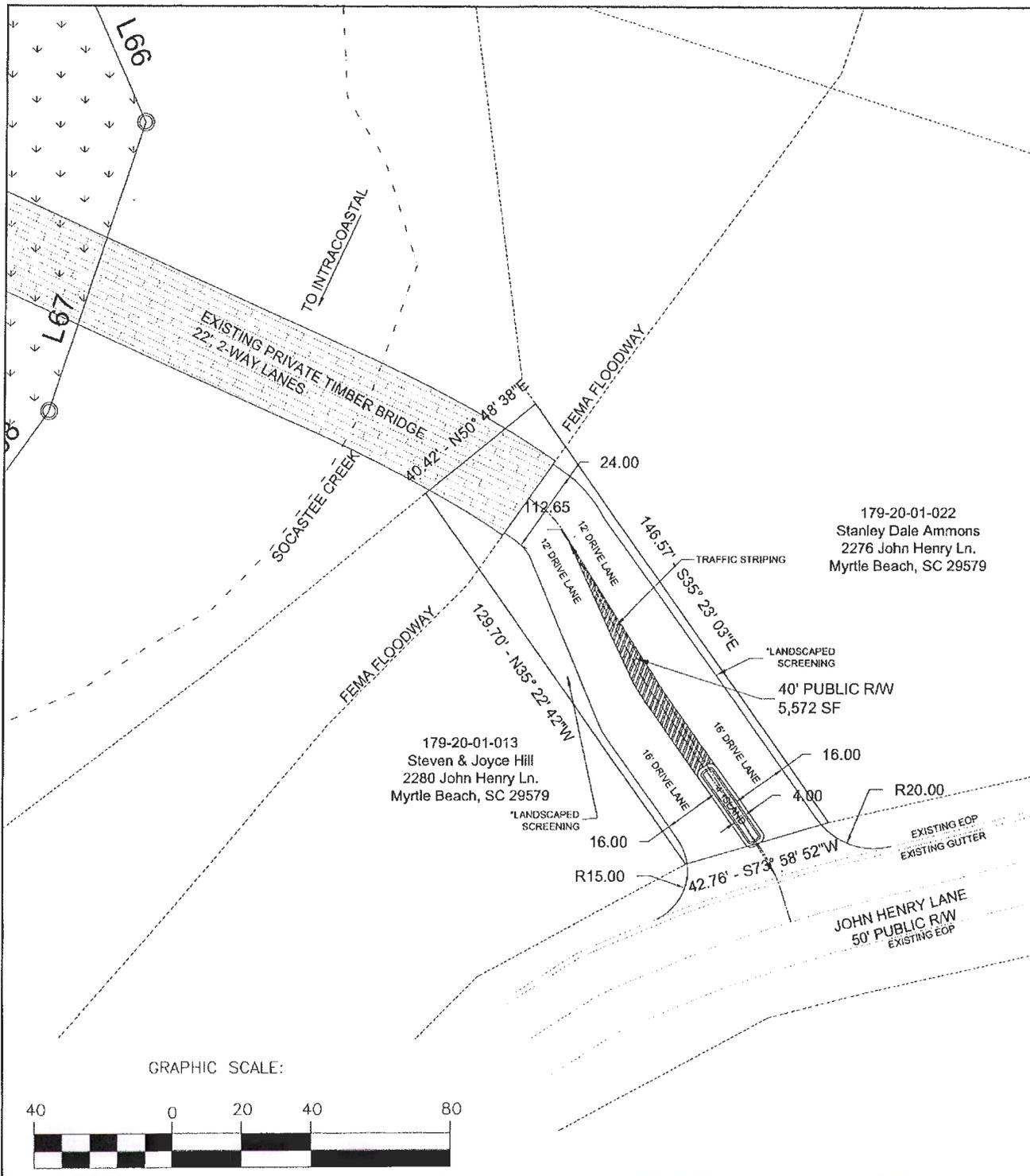
The property owner has a single location to access the site located north of Socastee Creek through a 40 ft right-of-way connected to John Henry Road. This location was created when the original subdivision was recorded in Deed book 1098-475 and a Right of Way granted to Horry County. The properties on either side of the right-of-way are not owned by the applicant. A timber bridge was constructed above the flood zone and approved by Horry County for access to the property as a driveway, and this bridge was constructed to meet HS-20 load requirements to allow for construction traffic and emergency vehicles.

The requested design modifications are: a. Install 2 lanes; an ingress and egress with lane widths of 16 feet and a raised median of 6 feet in width from the existing asphalt into the existing 40' ROW, to taper back to 12' lanes 112 feet from the entrance to the existing timber bridge.

The design modification will not compromise the intent or purpose of the Land Development Regulations. If the design modification is granted, the proposed development will mark the entry road properly to ensure the intent of the Land Development Regulations is maintained.







DATE: 5/27/2020	MURRAY TRACT	EARTHWORKS planning and design consultants
DESIGN BY:		
DRAWN BY: LAO	DESIGN MODIFICATION	11655 HIGHWAY 707 MURRELLS INLET, SC 29576 843.651.7900 (FAX) 843.651.7903 www.earthworksgroup.com
CHECK BY:		
SCALE: 1" = 40'	PREPARED FOR: SCPM, LLC 3546 FORESTBROOK RD. MYRTLE BEACH, SC 29588	
1 of 1		

11655 Highway 707, Myrtle Beach, SC 29576 (843) 651-7900 (843) 651-7903 www.earthworksgroup.com

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 06/15/20
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwerd, Director
Regarding: 450-00-00-0004 (Heron Point Golf Club)

ISSUE:

Should the Planning Commission waive the secondary access management standards for a 1,292 lot/unit subdivision?

PROPOSED ACTION:

Allow the creation of a 34' gated Right-of-way (R/W) approximately 55' in length to serve as secondary access.

RECOMMENDATION:

Approval

BACKGROUND:

Myrtle Beach Golf and Yacht and Cypress River Plantation were developed around a centralized golf course as envisioned in a grandfathered master plan from 1983 (grandfathered in 1987). The developments consist of 845 single family and 187 multi-family (Myrtle Beach Golf and Yacht), and 557 single family (Cypress River Plantation) lots/units. Although master planned there are no internal connections between the two communities as the roads have been gated and bermed (authorized by Planning Commission during Technical Review Committee for Cypress River Plantation). As a result Myrtle Beach Golf and Yacht currently has one point of external access (Blue Heron Boulevard) for the existing 1,032 lots/units.

After several years of litigation and negotiations a sketch plan has been submitted for the redevelopment of the now defunct golf course. The sketch plan indicates an additional 260 single family lots and 16 townhome units with a large portion (62.71 acres) of the defunct golf course being deeded to the Myrtle Beach Golf and Yacht HOA. The proposal includes a second external gated access for egress and emergency ingress that will utilize an old golf car connection to Wisteria Drive. The connection pinches down to 34' in width at the intersection with Wisteria Drive.

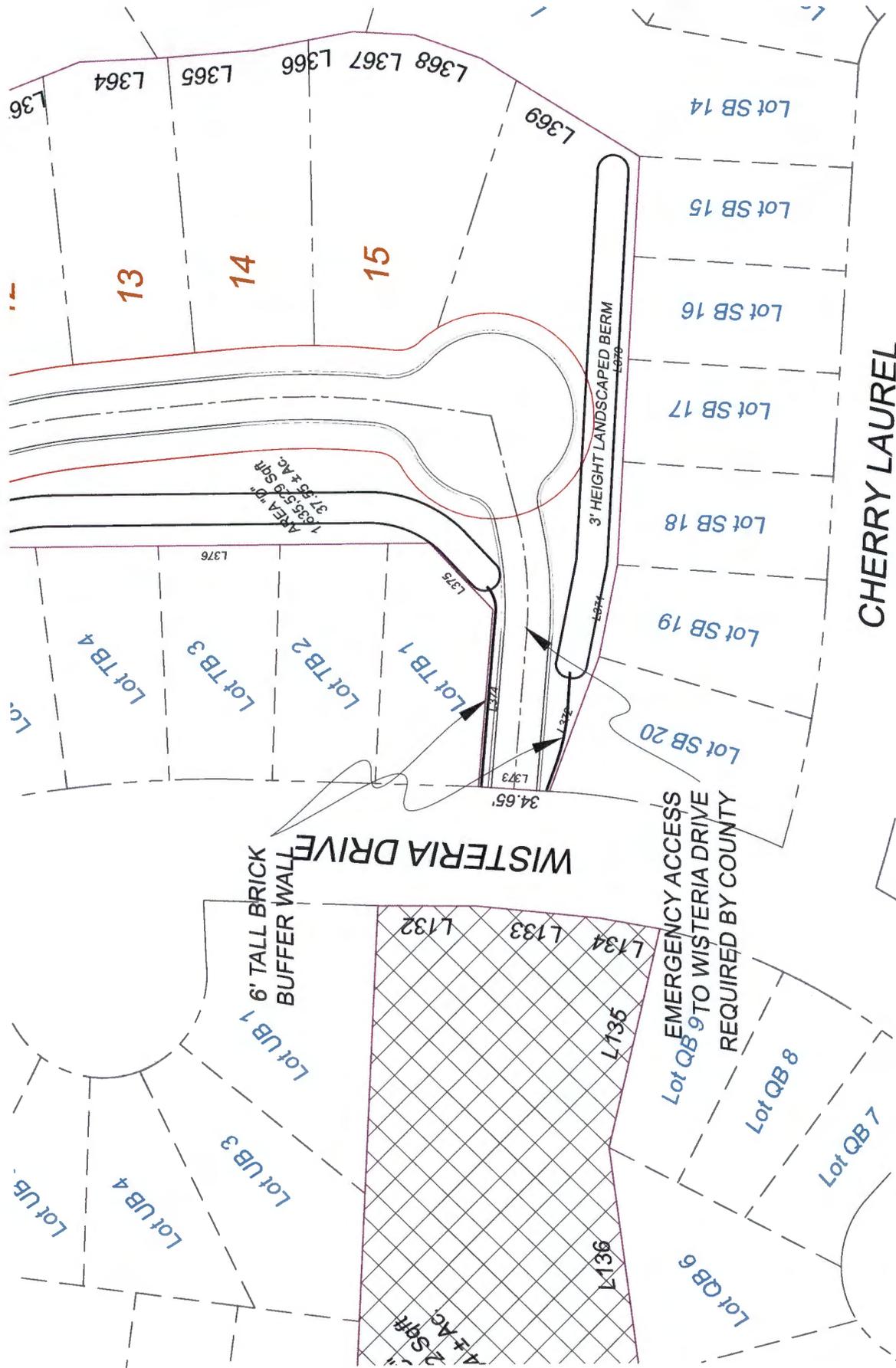
Article 4 Table 4D requires a minimum 50' R/W.

ANALYSIS:

Topographical constraints and special conditions limit the options in regards to providing a secondary access. Myrtle Beach Golf and Yacht was developed with one point of external access (Blue Heron Boulevard) with no physical connection to Cypress River Plantation. Cypress River Plantation was

allowed to gate and berm access to Myrtle Beach Golf and Yacht by the Planning Commission Technical Review Committee.

A significant number of existing lots/units in Myrtle Beach Golf and Yacht will benefit from a secondary egress and emergency ingress in addition to the proposed lots. 34' is sufficient width to maintain a 22' road as the R/W will only be undersized for approximately 55' lf.



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Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 06/15/20
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: David Schwerd, Director
Regarding: 336-16-04-0012 (Redhill Commons Phase 3)

ISSUE:

Should the Planning Commission waive the maximum length of a cul de sac? Allow 63 single family lots with only a 50ft ROW.

PROPOSED ACTION:

Allow 63 lots off a single point of access.
Allow a cul de sac to exceed the 1800lf requirement.

RECOMMENDATION:

Approval with Condition that when any commercial is permitted on PIN#366-16-01-0007 the portion of Clardy between Ole Woodward and Sanderson Drive will be constructed to Horry County standards.

BACKGROUND:

Phase 3 of Red Hill Commons is located at the corner of Sanderson Drive and Hwy 501 Business. Redhill Commons was rezoned to SF 7 and a portion of the property was rezoned to MA1 and MA3. The parcel along the front remains the original Highway Commercial (HC) zoning. The developer owns the industrial MA1 and MA3 parcel as well as the HC portion of property which will become Phase 3 of Redhill Commons.

Clardy Street from Ole Woodward and Sanderson Drive from Clardy Street out to Hwy 501 Business are currently unimproved right of ways. The portion of Clardy Street from Ole Woodward to French Collins is improved.

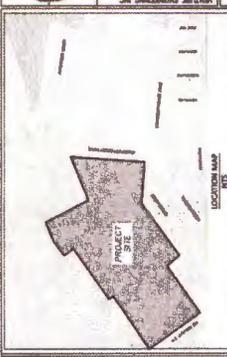
The first two phases of Redhill Commons connects University Forest to existing unimproved Clardy Street/Sanderson Drive intersection. The third phase will improve Sanderson Drive out towards Hwy 501, however the developer is proposing to stop the improved portion roadway at the railroad ROW. Phase 3 will create a 2821 ft long cul de sac as measured from the corner of Ringding Drive and Borrowdale Drive, which is the last point of two connections. The LDR requirements is Table 4-D Note (e) limits the length to 1800lf.

The current layout would also only provide a single 50ft improved ROW to access 63 lots. The internal access requirement Article 4 Section 2-1.2B(2) is that they can have no more than 50 lots on a single dead end road or they must widen the first 125 ft of Borrowdale at the intersection with Ringding and install 3 lanes of travel.

ANALYSIS:

The developer is not wanting to construct section between Ole Woodward and the intersection with Sanderson Drive that is being built with Phase 3. The proposal is that the developer of the commercial parcels will construct the portion of Clardy between the intersection with Sanderson and Ole Woodward at the time in which their commercial property is constructed.

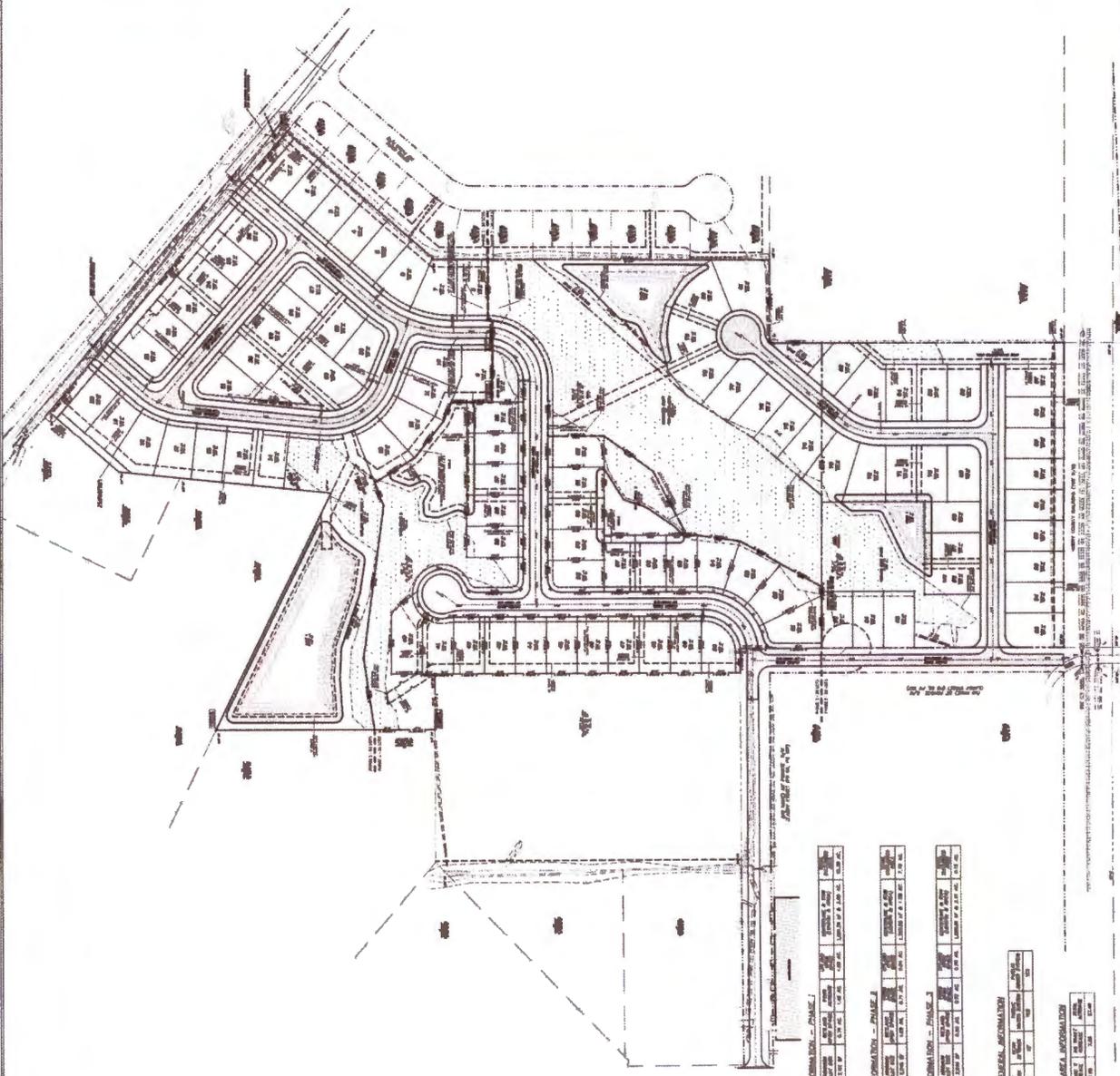
The connection to Hwy 501 at the current location will require significant expenditures in crossing the existing railroad. There is also safety concerns with the connection to Hwy 501. That drive location is also the location of the merge of 544 overpass and Hwy 501 Business and it at the end of a large curve
Once Clardy is constructed from the corner out towards Ole Woodward or when the road is improved to cross the Railroad and connect to Hwy 501 there would be no design modifications needed.



NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

REDHILL COMMONS SUBDIVISION
 HERRING COUNTY, SOUTH CAROLINA
 PREPARED FOR
 BDHP, LLC.

CONCEPTUAL MASTER PLAN
 OF
REDHILL COMMONS
 SUBDIVISION
 HERRING COUNTY, SOUTH CAROLINA
 OWNER OF RECORD AND DEVELOPER
 BDHP, LLC.



BDHP, LLC
 1000 W. 10TH STREET, SUITE 100
 HERRING COUNTY, SOUTH CAROLINA 29554
 (803) 785-1111
 www.bdhp.com

PROJECT INFORMATION - PHASE 1

NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

PROJECT INFORMATION - PHASE 2

NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

PROJECT INFORMATION - PHASE 3

NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

PROJECT GENERAL INFORMATION

NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

PROJECT AREA INFORMATION

NO.	DATE	DESCRIPTION
1	7-27-20	PREPARED FOR HERRING COUNTY SOUTH CAROLINA
2	7-27-20	REVISIONS
3	7-27-20	REVISIONS

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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	
Property Owner Contact	Brandon R Guignon	PC Recommendation	
		Size (in acres) of Request	13.22

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	RE4
Proposed Use	Storage

LOCATION INFORMATION

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

ADJACENT PROPERTIES

MSF10	MSF10	MSF6
MSF10	Subject Property	MSF10
MSF20	MSF10	MSF10

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			

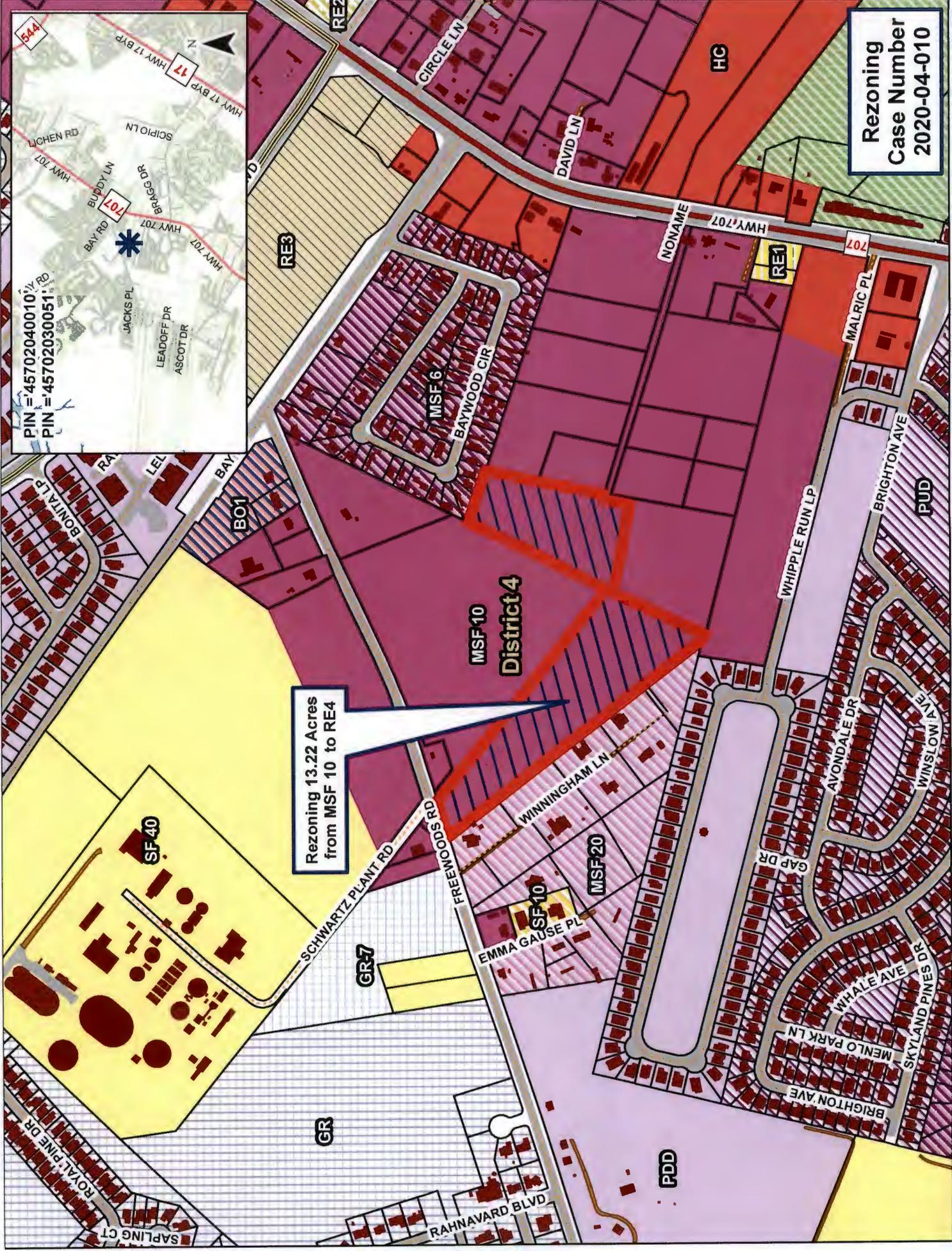
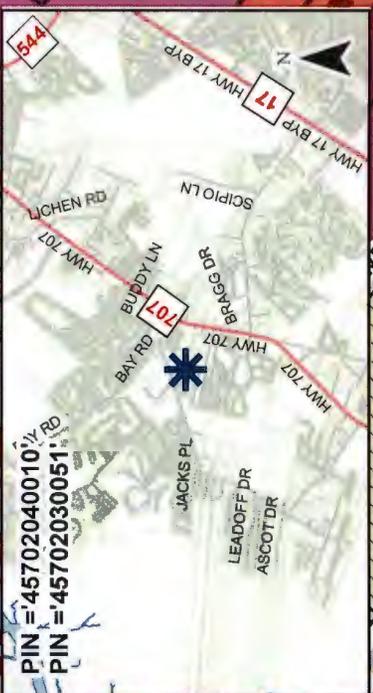
DIMENSIONAL STANDARDS

	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	

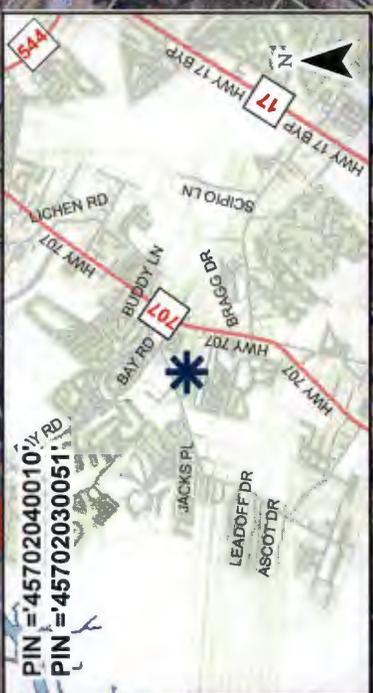
Setback Comments: *RE4 building height:36 per 1/4 acre; not to exceed 120

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
Case Number
2020-04-010



Rezoning
Case Number
2020-04-010



Rezoning 13.22 Acres
from MSF 10 to RE4



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	H.B. Springs Co. Real Estate (Energov # 049140)	Rezoning Request #	2020-05-005
PIN #	45804040015, 45805010027, 45805010028, 45805010029	County Council District #	5 - Servant
Site Location	US Bypass 17 at Deerfield Link Dr in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Carolina Company LLC	PC Recommendation	
		Size (in acres) of Request	8 +/-

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF6	Flood and Wetland Information (proposed FEMA maps)	X	HC	HC	CFA
Proposed Zoning	RE3	Public Health & Safety (EMS/fire) in miles	2.42	RC	Subject Property	HC
Proposed Use	General Highway Business Uses	Utilities	Public	GR-15	SF6	SF6
		Character of the Area	Commercial & Residential			

COMMENTS

Comprehensive Plan District: Commercial Corridors & Suburban **Overlay/Area Plan:**

Discussion: The applicant is requesting Convenience and Auto Related Services (RE3) zoning to allow for general highway business uses. The parcels are located along US-17 Bypass with several commercial zoning districts prevalent in the surrounding area, Highway Commercial (HC), Resort Commercial (RC) & RE3. A nearby parcel recently requested rezoning to RE3, and that request was recommended with approval by the Planning Commission, March 5, 2020.

Access to PIN 458-04-04-0015 is questionable as the parcel does not have legal access to a significant portion of Deerfield Links Drive at this time. SCDOT will not allow direct access to US-17 Bypass for any of these parcels meaning Deerfield Links Drive, designed and constructed for residential traffic, will serve as commercial access. The intersection of US-17 Bypass and Deerfield Links Drive was recently signalized with the development of Beach Village.

Two previous rezoning requests 2005-08-006 and 2008-12-004 were both withdrawn. This was prior to the installation of the traffic signal.

Public Comment:

TRANSPORTATION INFORMATION

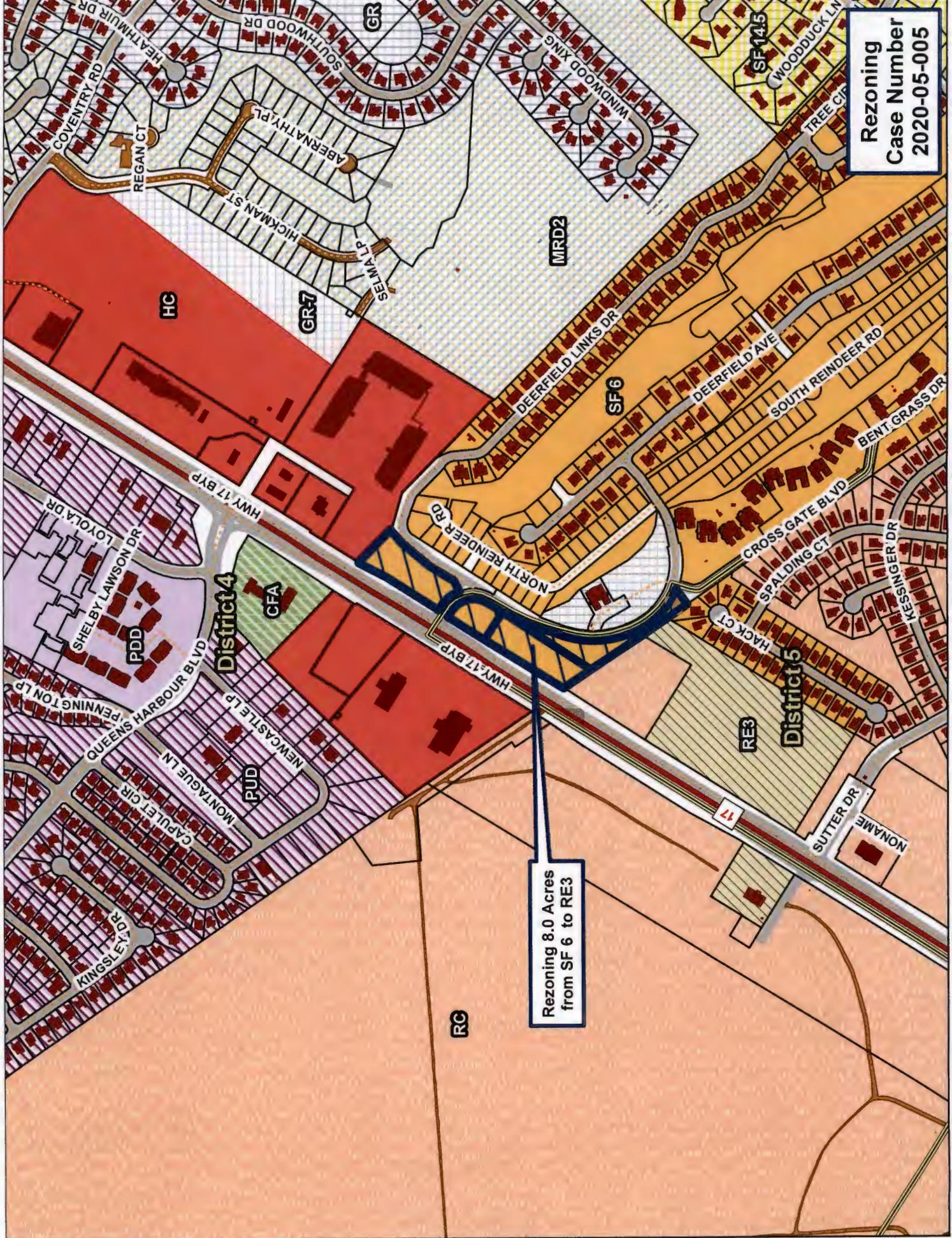
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/450	Existing Road Conditions	State, Paved, Four-lane Private, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,000/2,000	Rd, Station, Traffic AADT (2019) % Road Capacity	US-17 Main Line, Station (100) 38,400 AADT 105-110%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	SF6	CFA Res / Comm	HC	RC	GR-15
Min. Lot Size (in square feet)	10,000	6,000	21,780 / 43,560	10,000	25,000	43,560
Front Setback (in feet)	60	20	25 / 60	50	40	30'
Side Setback (in feet)	10	10	10 / 25	10	30	20'
Corner Side Setback (in feet)	50	15	25 / 60	50	40	30'
Rear Setback (in feet)	15	15	15 / 40	15	25	25'
Bldg. Height (in feet)	48	35	35	120	Unlimited*	120'

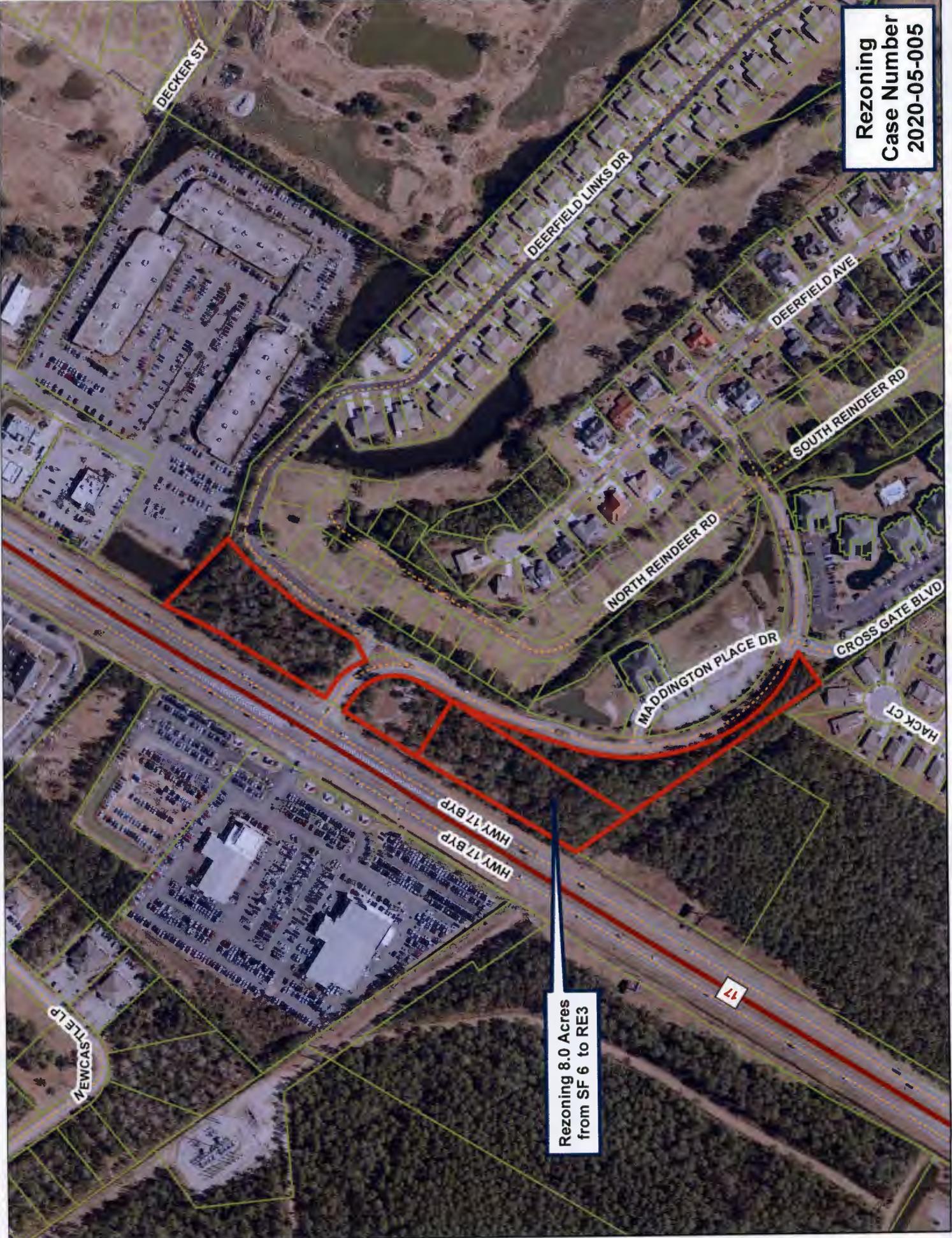
Setback Comments: The front setback for the requested rezoning will increase to 60' because the property line is adjacent to a Table 1 road. Corner sides will be treated as double frontage because of Hwy 17 Bypass being an arterial status road.

Date Advertised: 5/14/2020 Date Posted: 5/15/2020 # Property Owners Notified: 110 Date Notification Mailed: 5/14/2020 Report Date: 5/14/2020



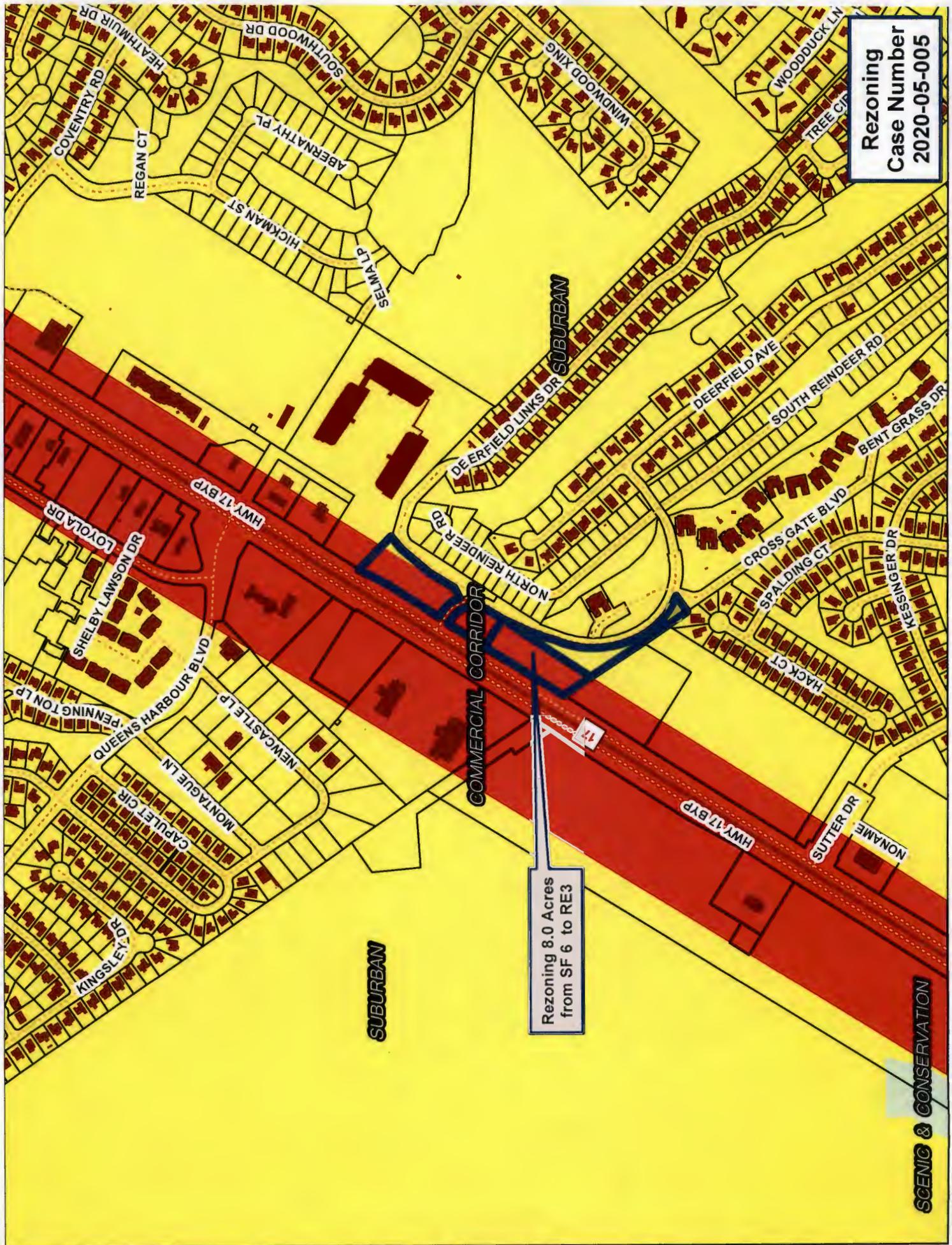
Rezoning 8.0 Acres
from SF 6 to RE3

Rezoning
Case Number
2020-05-005



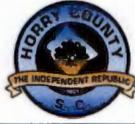
Rezoning 8.0 Acres
from SF 6 to RE3

Rezoning
Case Number
2020-05-005



Rezoning 8.0 Acres
from SF 6 to RE3

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Keane McLaughlin (Energov # 049300)	Rezoning Request #	2020-06-001
PIN #	41700000013	County Council District #	8 - Vaught
Site Location	Near the intersection of Waccamaw Pines & Hospitality Ln in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Shark investments LLC	PC Recommendation	
		Size (in acres) of Request	45.5

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	HC	Flood and Wetland Information (proposed FEMA maps)	X	HC	HC	GR
Proposed Zoning	RE3	Public Health & Safety (EMS/fire) in miles	3.09	HC	Subject Property	GR
Proposed Use	Mixed use of hotel, retail/flex office, townhouses, senior living, medical offices & warehouse storage.	Utilities	Public	HC	CFA	GR
		Character of the Area	Commercial & Residential			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: Hwy 501 Overlay
<p>Discussion: The applicant has requested to rezone to Convenience and Auto-Related services district to allow for mixed use development. Currently the property is the home of the Myrtle Beach Speedway. The property is directly adjacent to a major residential development. There are several commercial uses in close proximity including: an outlet mall, shopping centers and automobile sales. The property is not located in any current or proposed flood zones, however, it is adjacent to a 500 year (0.2%) Annual Chance Flood Hazard and AE flood zone on the proposed FEMA maps. The access for the property is from Hospitality Lane which has a single connection to Waccamaw Pines Drive. This portion of Waccamaw Pines Dr is planned to become a part of the postal way extension. When this site is redeveloped a traffic study should be completed to decide on if any intersection improvements will be necessary.</p>	

Public Comment:

TRANSPORTATION INFORMATION

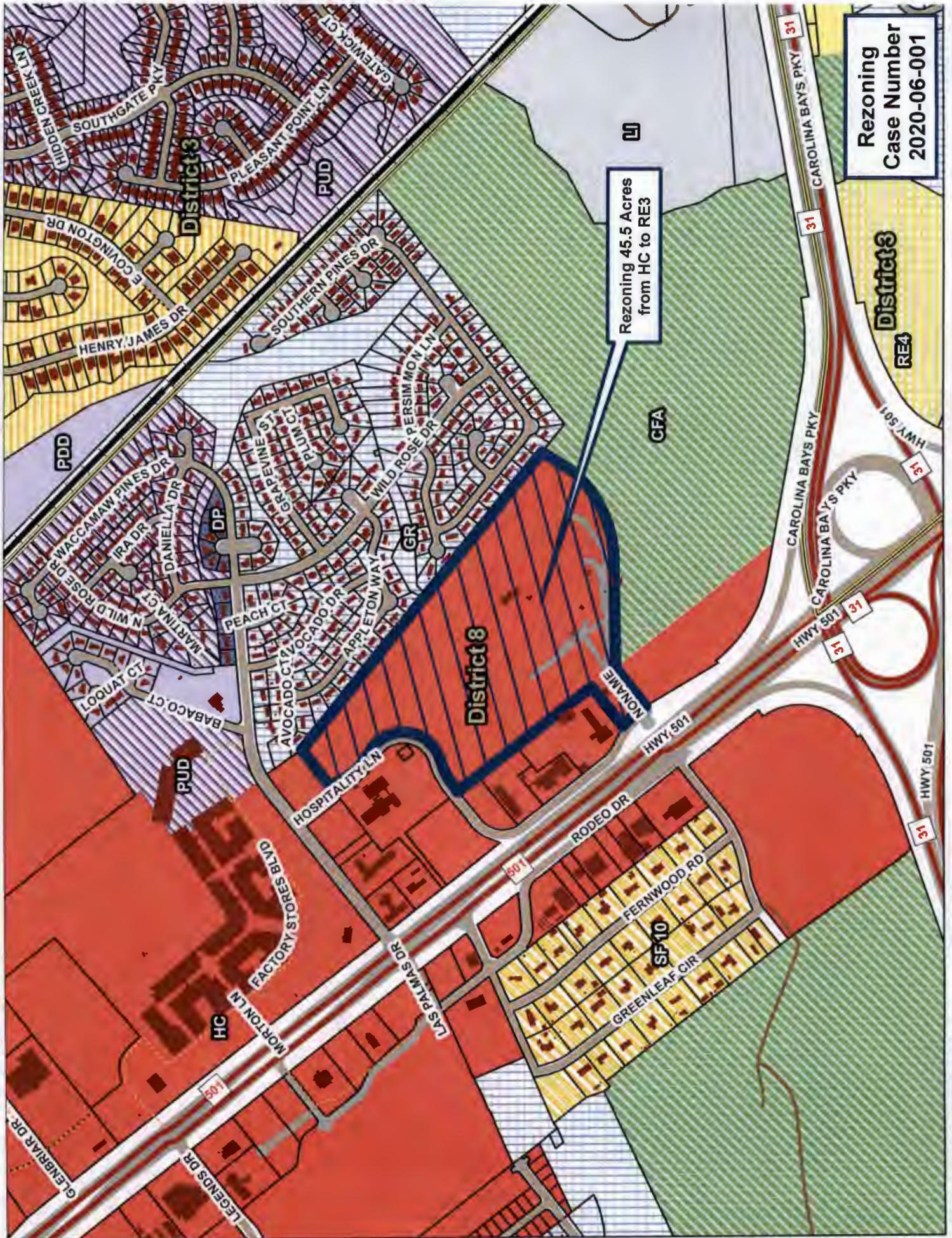
Daily Trips based on existing use / Max Daily Trips based on current zoning	2,000/5,000	Existing Road Conditions	State, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	5,500/5,500	Rd, Station, Traffic AADT (2019) % Road Capacity	US 501 Main Line, Station (161) 53,100 AADT 105-110%
Proposed Improvements	Postal Way Extension		

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE3	HC	HC	GR	CFA Res / Com	
Min. Lot Size (in square feet)	10,000	10,000	10,000	6,000	21,780 / 43,560	
Front Setback (in feet)	50	50	50	20	25 / 60	
Side Setback (in feet)	10	10	10	10	10 / 25	
Corner Side Setback (in feet)	15	15	15	15	n/a	
Rear Setback (in feet)	15	15	15	15	15 / 40	
Bldg. Height (in feet)	48	35	35	35	35	

Setback Comments:

Date Advertised: 6/1/2020 Date Posted: 6/1/2020 # Property Owners Notified: 32 Date Notification Mailed: 6/1/2020 Report Date: 6/1/2020 BY: dj





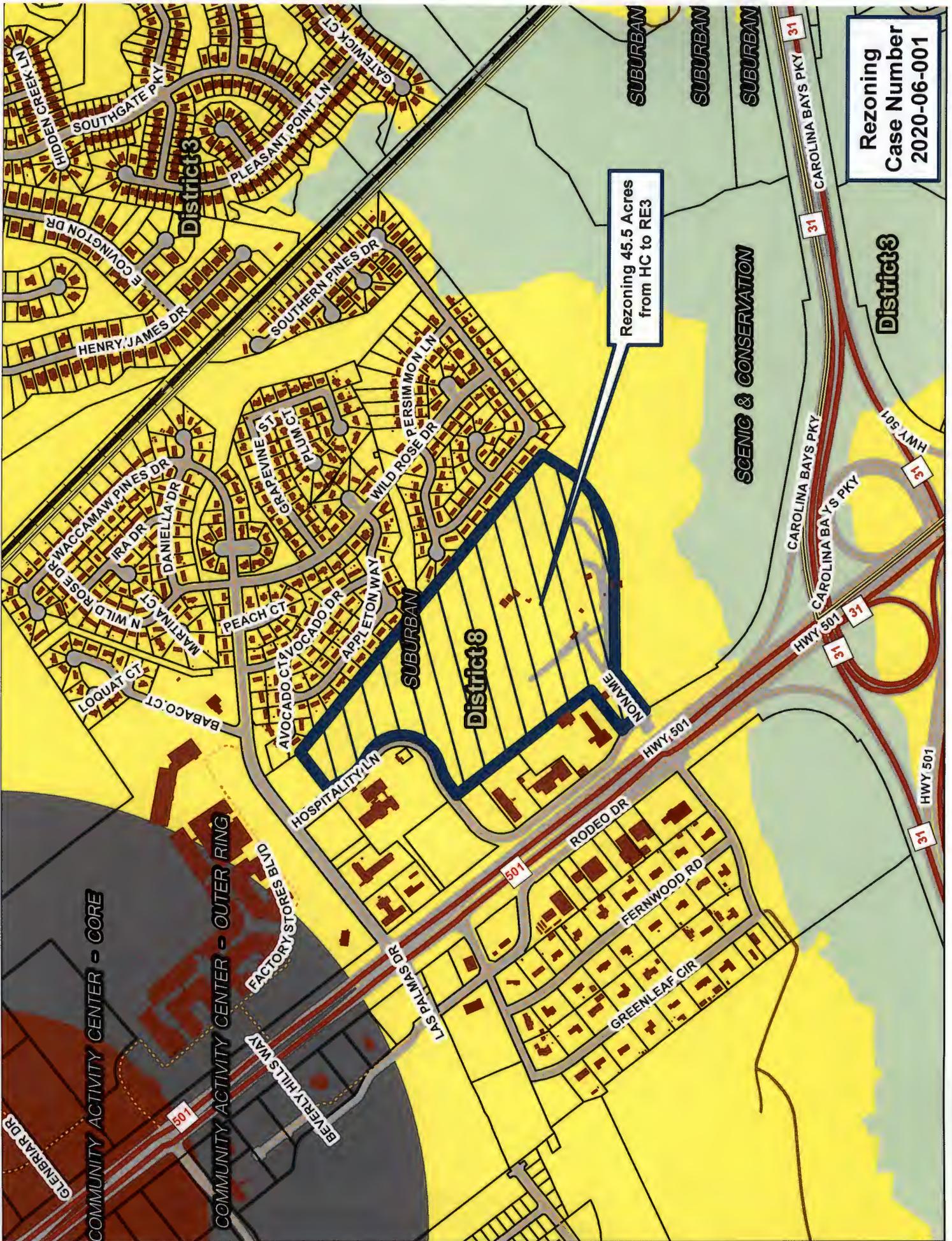
Rezoning 45.5 Acres
from HC to RE3

Rezoning
Case Number
2020-06-001



**Rezoning
Case Number
2020-06-001**

**Rezoning 45.5 Acres
from HC to RE3**



Rezoning
Case Number
2020-06-001

Rezoning 45.5 Acres
from HC to RE3

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	DDC Engineers Inc (Energov # 049398)	Rezoning Request #	2020-06-002
PIN #	21500000036, 21500000028, 21600000049	County Council District #	9 - Prince
Site Location	Hwy 9 Bypass and Cedar Branch Rd in Loris	Staff Recommendation	
Property Owner Contact	Wake Stone Corporation	PC Recommendation	
		Size (in acres) of Request	1553.61

Date Advertised: 6/1/2020 Date Posted: 6/11/2020 # Property Owners Notified: 33 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information (proposed FEMA maps)	A (AE)	PUD	CFA	FA
Proposed Zoning	MG	Public Health & Safety (EMS/fire) in miles	3.57	AG2	Subject Property	FA
Proposed Use	Commercial Mining	Utilities	Public	AG2	AG2	FA
		Character of the Area	Mining, Agricultural & Residential			

COMMENTS

Comprehensive Plan District: Rural and Scenic & Conservation **Overlay/Area Plan:**

Discussion:
 The applicant has requested to rezone to the Mineral Extraction district which allows commercial mining as a conditional use. This location is the site of an existing DHEC approved mine, permit # I-001289. This mine has existed prior to zoning, however, PIN 216-00-00-0049 did receive a Special Exception to mine back in 2002. The site is currently used to mine limestone. There are other mining sites in close proximity, including the Goretown Mine located on the opposite side of Old Loris Long Rd.
 Mining operations are allowed in the Rural and Scenic and Conservation FLU areas provided that an evaluation of the surrounding natural resources and communities is strongly taken into consideration.
 The property is currently in an A flood zone, but is indicated in the AE flood zone on the proposed FEMA maps.

Public Comment:

TRANSPORTATION INFORMATION

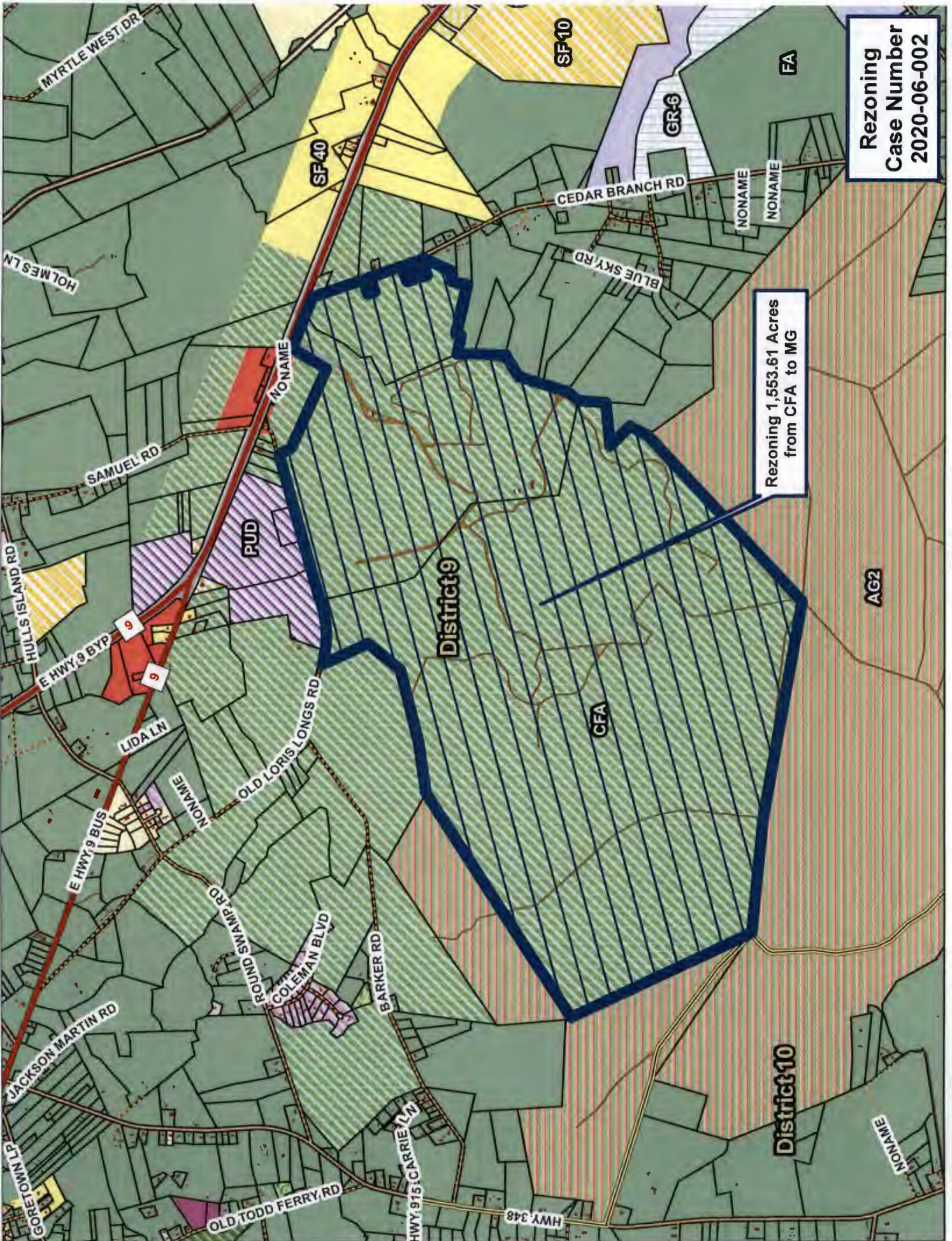
Daily Trips based on existing use / Max Daily Trips based on current zoning	250/600	Existing Road Conditions	County, Unpaved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	300/600	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 9 Main Line, Station (200) 10,000 AADT 25-30%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MG	CFA Res / Comm	CFA Res / Comm	AG2 Res / Comm	FA Res / Comm	(HI/FA) PUD
Min. Lot Size (in square feet)	10 acres	21,780 / 43,560	21,780 / 43,560	21,780	21,780 / 43,560	10 acres
Front Setback (in feet)	50	25 / 60	25 / 60	25 / 50	25 / 60	200
Side Setback (in feet)	50	10 / 25	10 / 25	10 / 10	10 / 25	50
Corner Side Setback (in feet)	n/a	n/a	n/a	n/a	n/a	75
Rear Setback (in feet)	50	15 / 40	15 / 40	15 / 15	15 / 40	50
Bldg. Height (in feet)	35	35	35	35	35	60

Setback Comments: Mining operations must be screened and buffered by a six (6) foot high opaque screen of natural vegetation within a one hundred (100) foot buffer area or a six (6) foot high berm within a fifty (50) foot buffer area

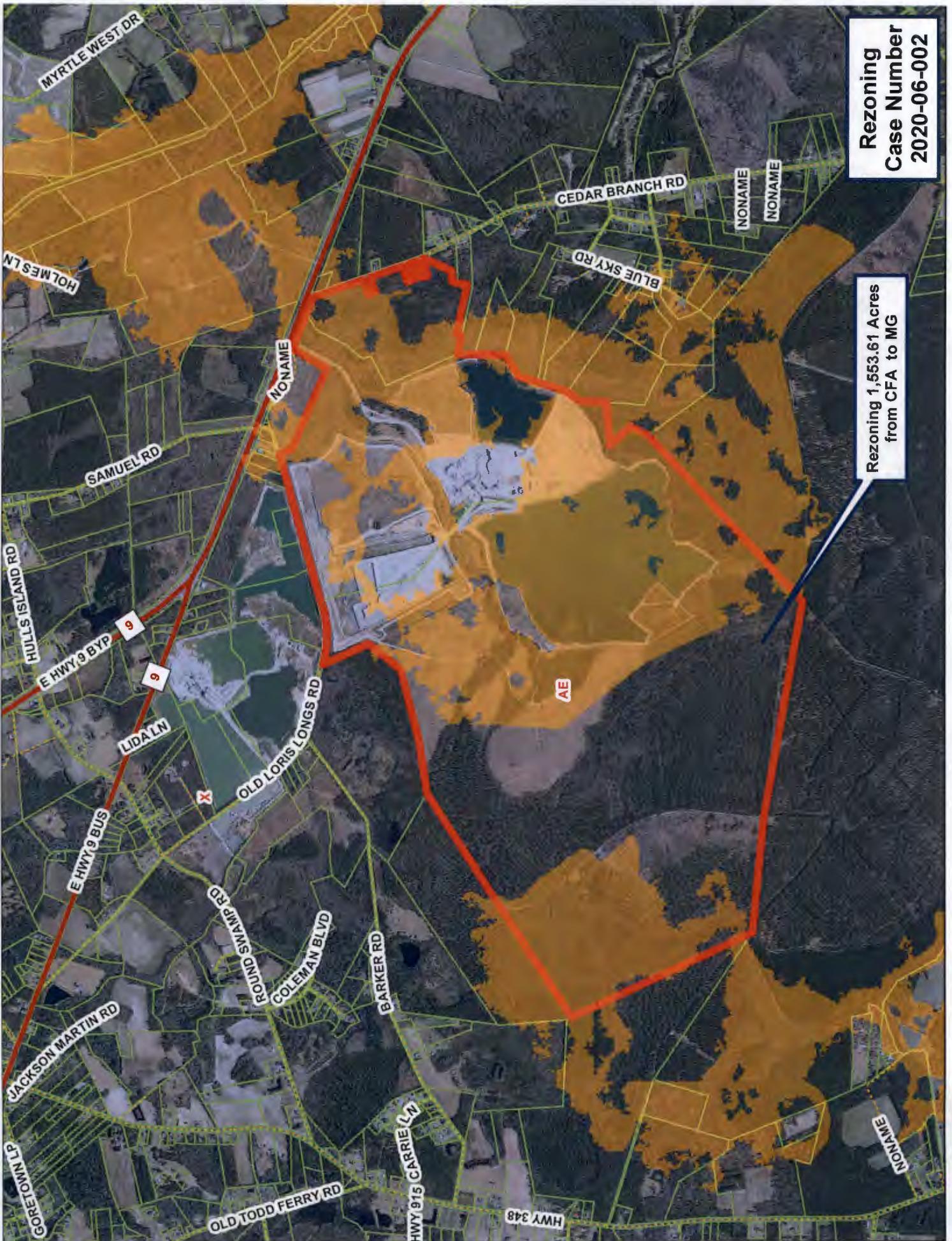
Rezoning
Case Number
2020-06-002



Rezoning
Case Number
2020-06-002

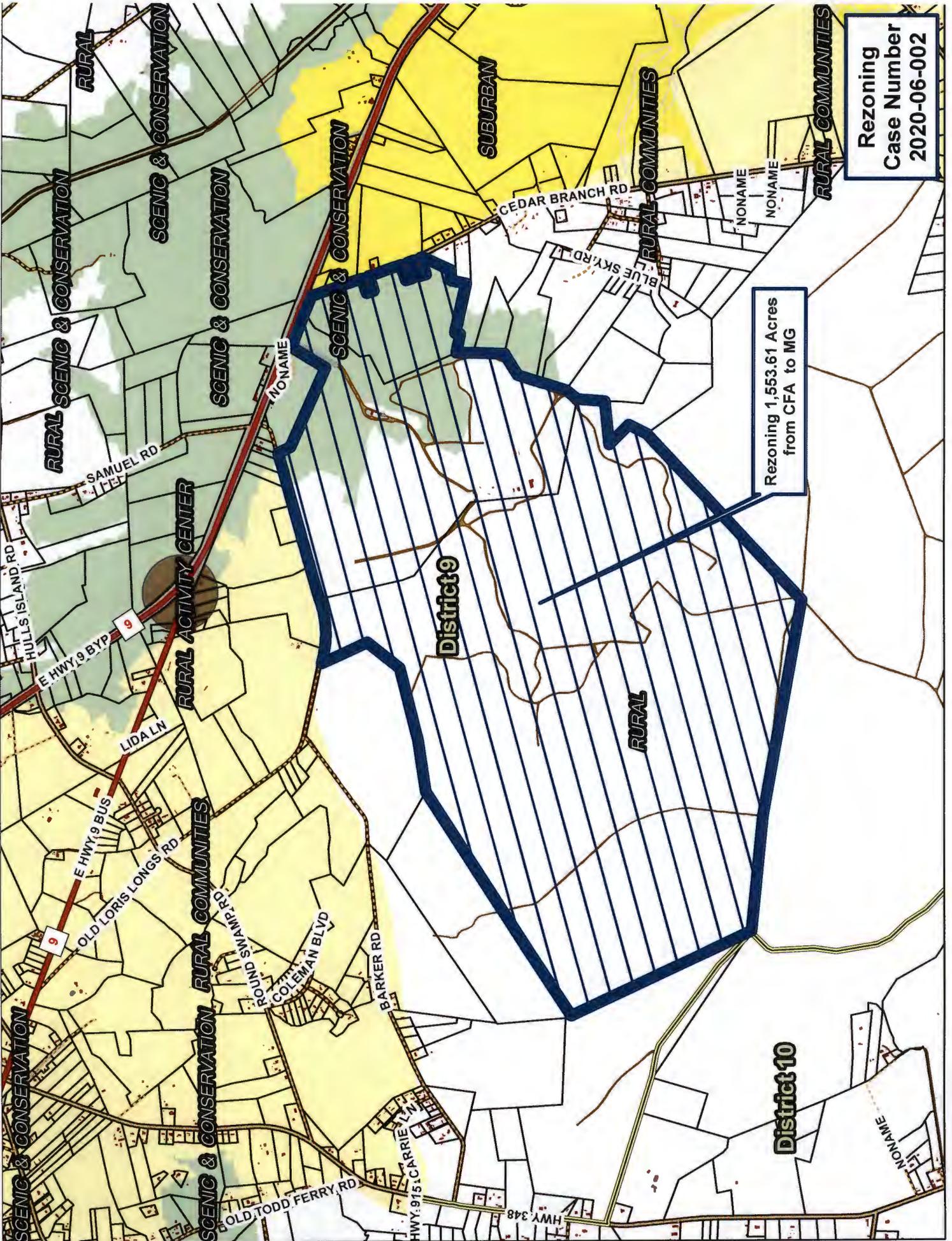


Rezoning 1,553.61 Acres
from CFA to MG



Rezoning Case Number 2020-06-002

Rezoning 1,553.61 Acres from CFA to MG



Rezoning
Case Number
2020-06-002

Rezoning 1,553.61 Acres
from CFA to MG

North Carolina

**Rezoning
Case Number
2020-06-002**

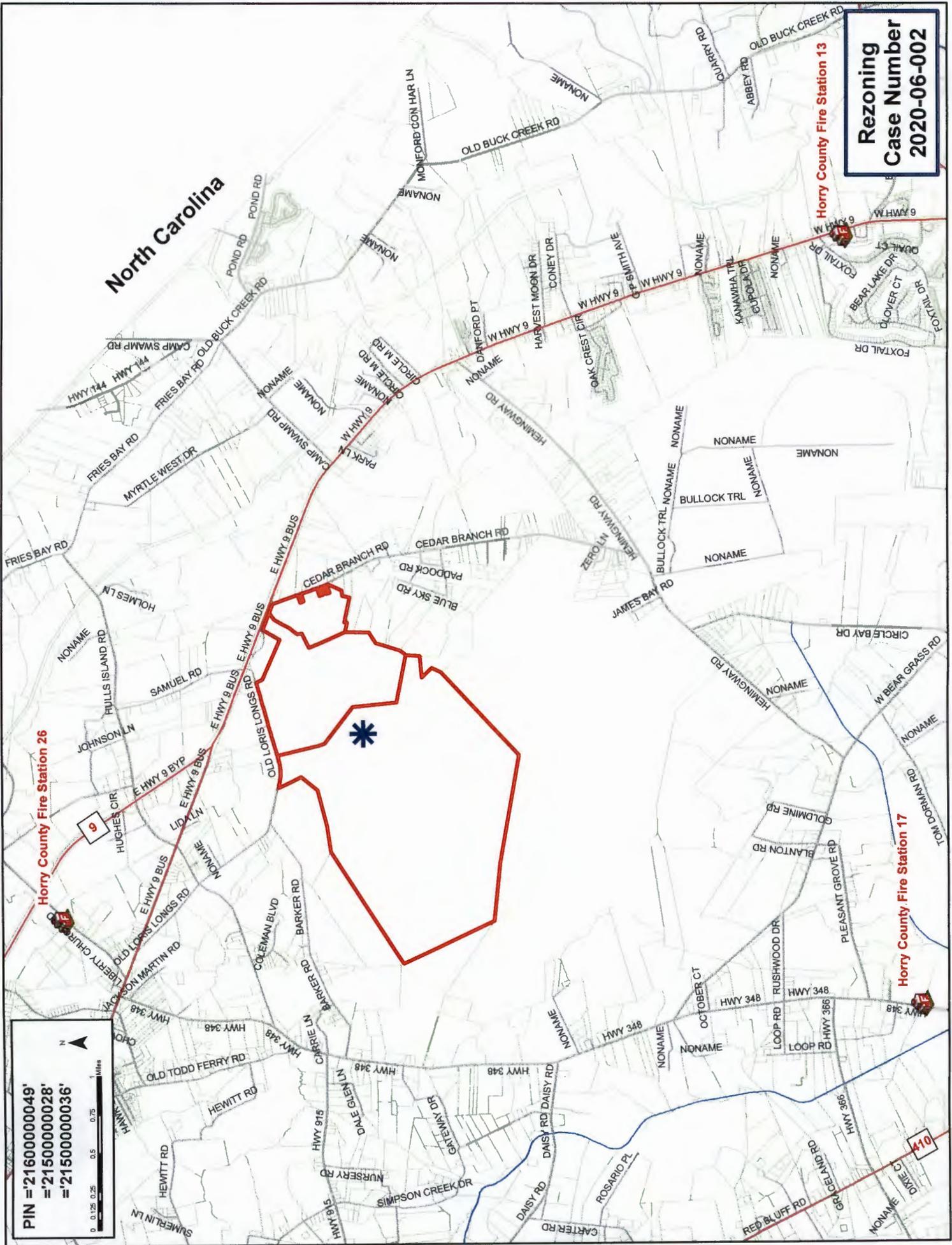
Horry County Fire Station 13

Horry County Fire Station 26

Horry County Fire Station 17

PIN = '21600000049'
= '21500000028'
= '21500000036'

0 0.125 0.25 0.5 0.75 1 Miles



Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Robert E. Turner, IV, PE (Energov # 049400)	Rezoning Request #	2020-06-003
PIN #	18400000038	County Council District #	9 - Prince
Site Location	Hewitt Rd off Hwy 66 in Loris	Staff Recommendation	
Property Owner Contact	Hawksbill Lake LLC	PC Recommendation	
		Size (in acres) of Request	100.04

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 52 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood and Wetland Information (proposed FEMA maps)	X	FA	FA	FA
Proposed Zoning	MG	Public Health & Safety (EMS/fire) in miles	3.29	FA	Subject Property	MSF20
Proposed Use	Commercial Mining	Utilities	Public	FA	FA	HI
		Character of the Area	Residential & Mining			

COMMENTS

Comprehensive Plan District: Rural, Rural Communities and Scenic & Conservation	Overlay/Area Plan:
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Discussion: The applicant has requested to rezone to the Mineral Extraction district which allows commercial mining as a conditional use. This location is the site of an existing DHEC approved mine, permit # GP1-002009. The site is currently used to mine sand. This location has received a mining permit from Horry County for a 2 acre or less pond. There is an existing single family home on the property. Adjacent development includes a residential subdivision and an active sand mine site, Hewitt Road Mine. Additionally, two previous sand mine sites are located across Hewitt road.

Mining operations are allowed in the Rural and Scenic and Conservation FLU areas provided that an evaluation of the surrounding natural resources and communities is strongly taken into consideration. The presence of wetlands on this property provides a natural vegetative buffer between the proposed mine site and the adjacent residential community.

This portion of Hewitt Rd was recently paved as part of the RIDE 3 project.

Public Comment:

TRANSPORTATION INFORMATION

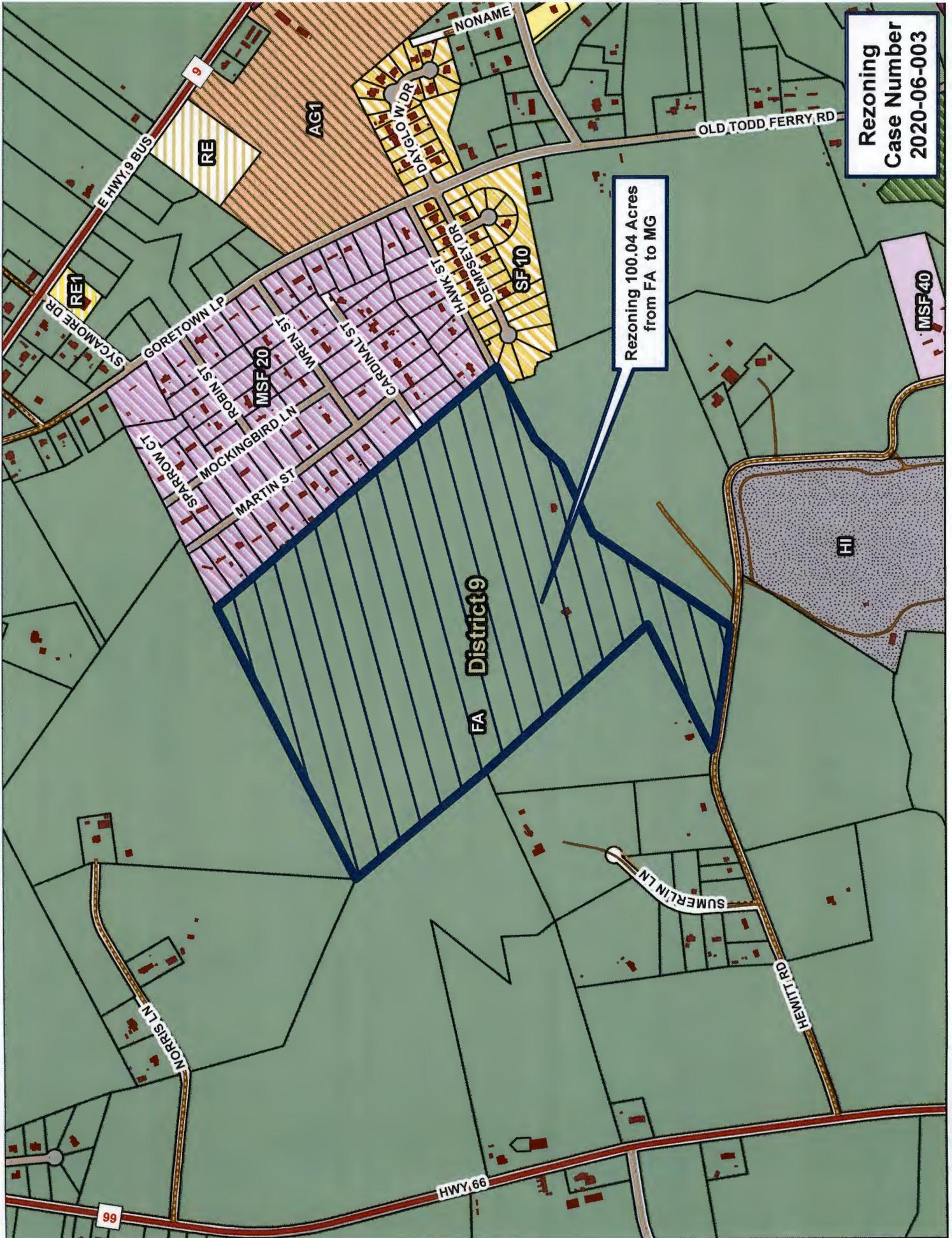
Daily Trips based on existing use / Max Daily Trips based on current zoning	16/100	Existing Road Conditions	County, Paved, Two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200/600	Rd, Station, Traffic AADT (2019) % Road Capacity	S-66 Main Line, Station (453) 2,000 AADT 10-15%
Proposed Improvements			

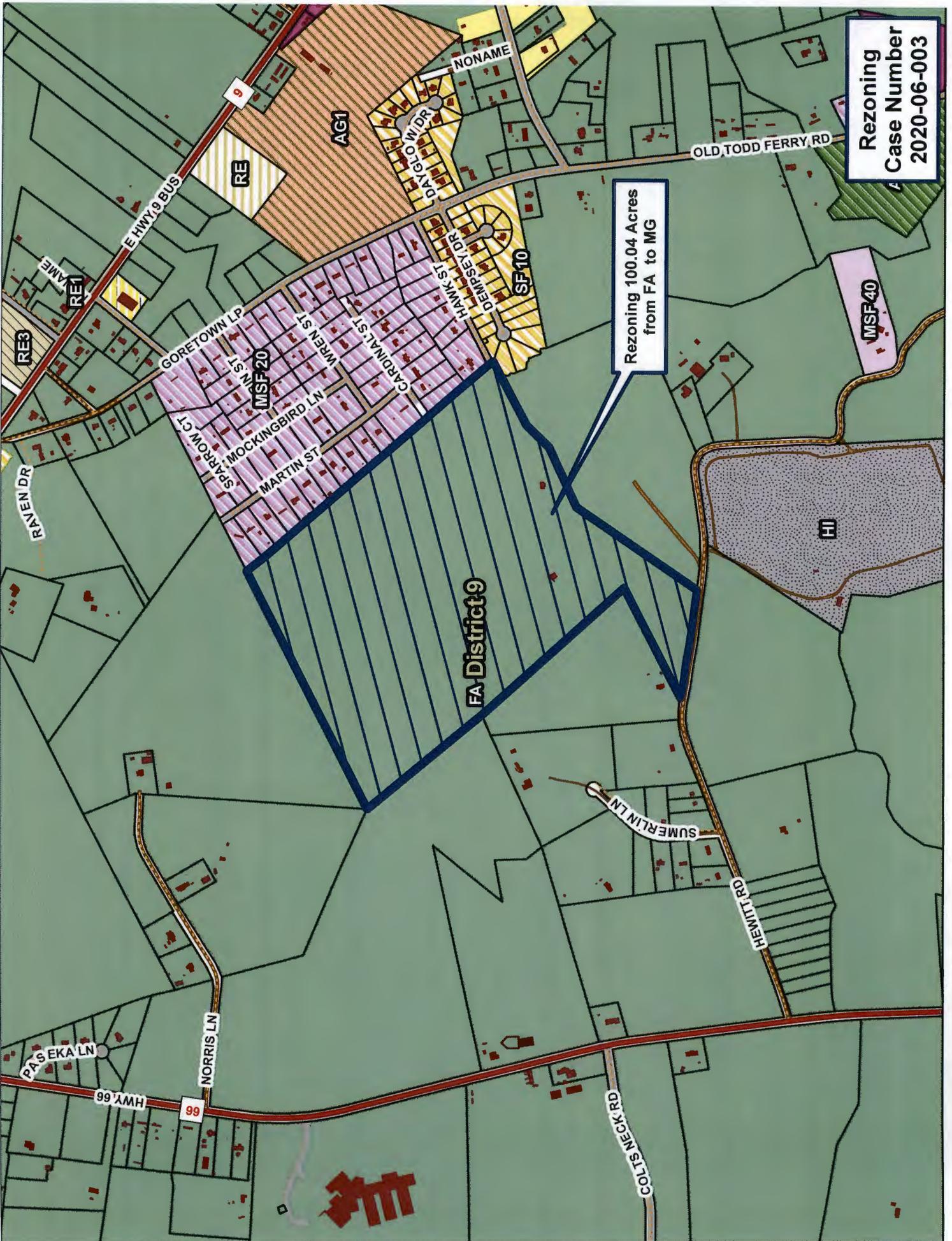
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MG	FA Res / Comm	FA Res / Comm	MSF20	SF10	HI
Min. Lot Size (in square feet)	10 acres	21,780 / 43,560	21,780 / 43,560	20,000	10,000	10 acres
Front Setback (in feet)	50	25 / 60	25 / 60	25	25	200
Side Setback (in feet)	50	10 / 25	10 / 25	10	10	50
Corner Side Setback (in feet)	n/a	n/a	n/a	n/a	n/a	75
Rear Setback (in feet)	50	15 / 40	15 / 40	15	15	50
Bldg. Height (in feet)	35	35	35	35	35	60

Setback Comments: Mining operations must be screened and buffered by a six (6) foot high opaque screen of natural vegetation within a one hundred (100) foot buffer area or a six (6) foot high berm within a fifty (50) foot buffer area

Rezoning
Case Number
2020-06-003





Rezoning
Case Number
2020-06-003

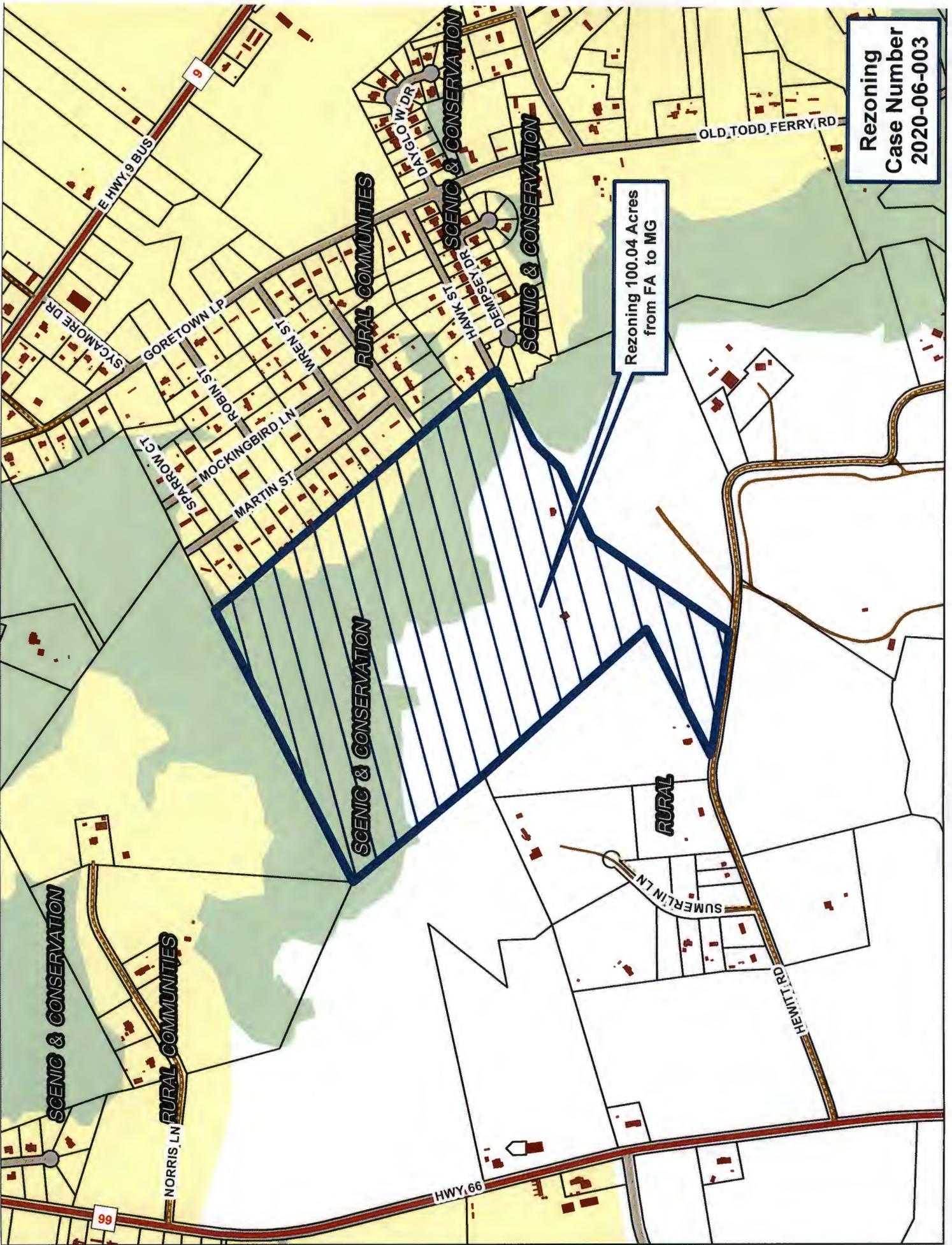
Rezoning 100.04 Acres
from FA to MG





Rezoning
Case Number
2020-06-003

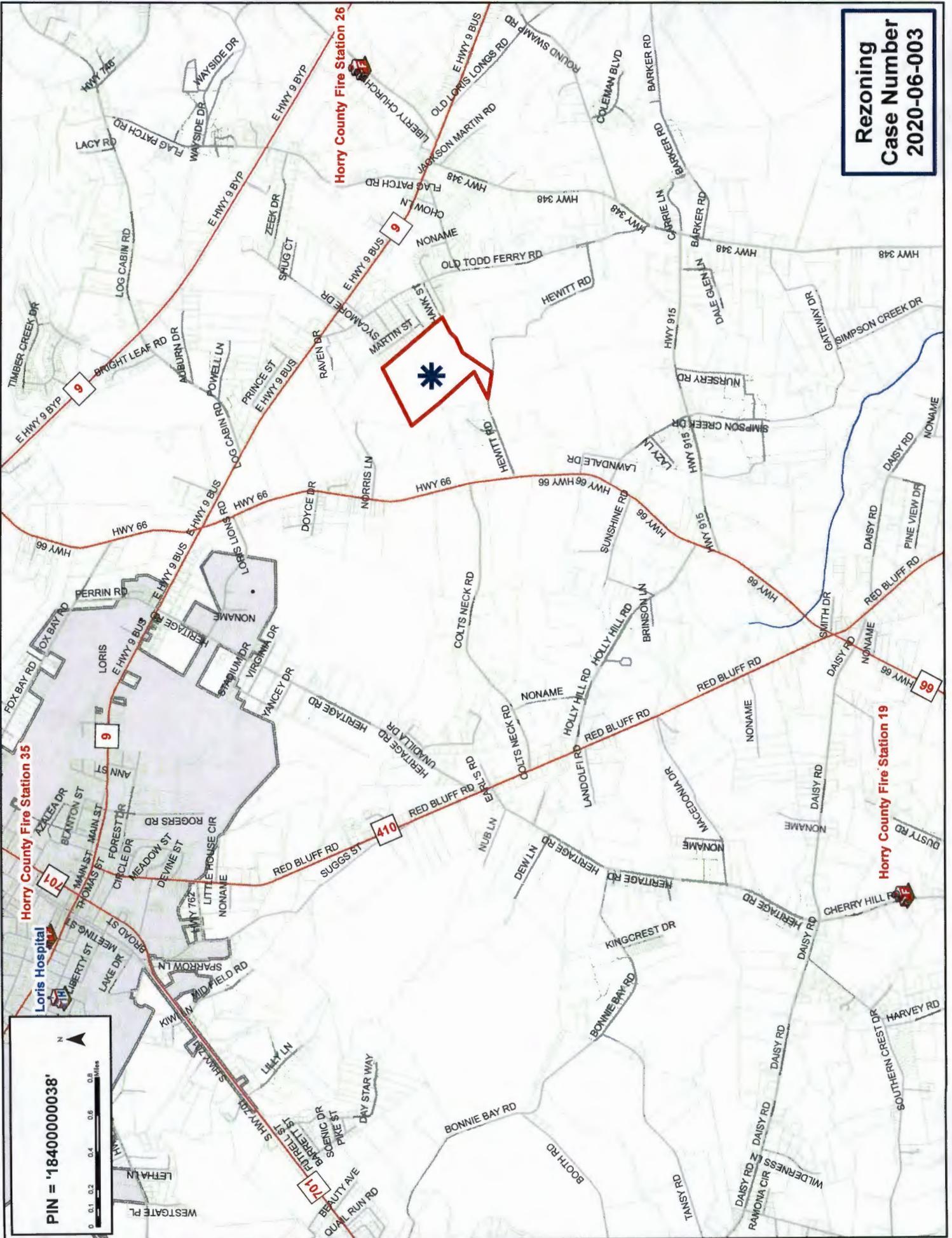
Rezoning 100.04 Acres
from FA to MG



Rezoning
Case Number
2020-06-003

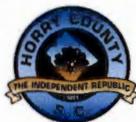
Rezoning 100.04 Acres
from FA to MG

**Rezoning
Case Number
2020-06-003**



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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	ROWE Professional Services Company (Energov # 049403)	Rezoning Request #	2020-06-004
PIN #	4570000019	County Council District #	4 - Loftus
Site Location	Southeast of Freewoods Rd; west of the Farm at Timberlake in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Burroughs Brothers Properties Inc	PC Recommendation	
		Size (in acres) of Request	72.57

Date Advertised: 6/11/2020 Date Posted: 6/11/2020 # Property Owners Notified: 72 Date Notification Mailed: 6/11/2020 Report Date: 6/11/2020 BY: dj

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF40	Flood and Wetland Information (proposed FEMA maps)	X	PDD	PDD	PUD
Proposed Zoning	SF6	Public Health & Safety (EMS/fire) in miles	2.43	SF40	Subject Property	MSF6
Proposed Use	Residential Subdivision	Utilities	Public	SF40	SF40	MSF6
		Character of the Area	Residential			

COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation	Overlay/Area Plan: Burgess Community Area Plan & Hwy 707 Overlay
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Discussion: The applicant has requested to rezone to Residential (SF6) to allow for Phase 3 of the Farm at Timberlake. The proposed sketch plan shows an addition of 141 lots in phase 3 with a density of 2.43 du/ac. The plan proposes three points of access, one onto Timberlake Drive one into Brighton Woods and another from Freewoods Road. The project is located in the Burgess Community Area Plan and the Hwy 707 Overlay district. The parcel does have 14.10 acres of wetlands on the southern portion, however, the current conceptual plan from the applicant shows no development in the wetlands. This project is adjacent to several major residential subdivisions. The adjacent Freewoods Farm PDD allows a variety of commercial uses in a main street style atmosphere as well as farm uses, however, it is currently undeveloped. The developer is proposing an additional amenity area.

Public Comment:

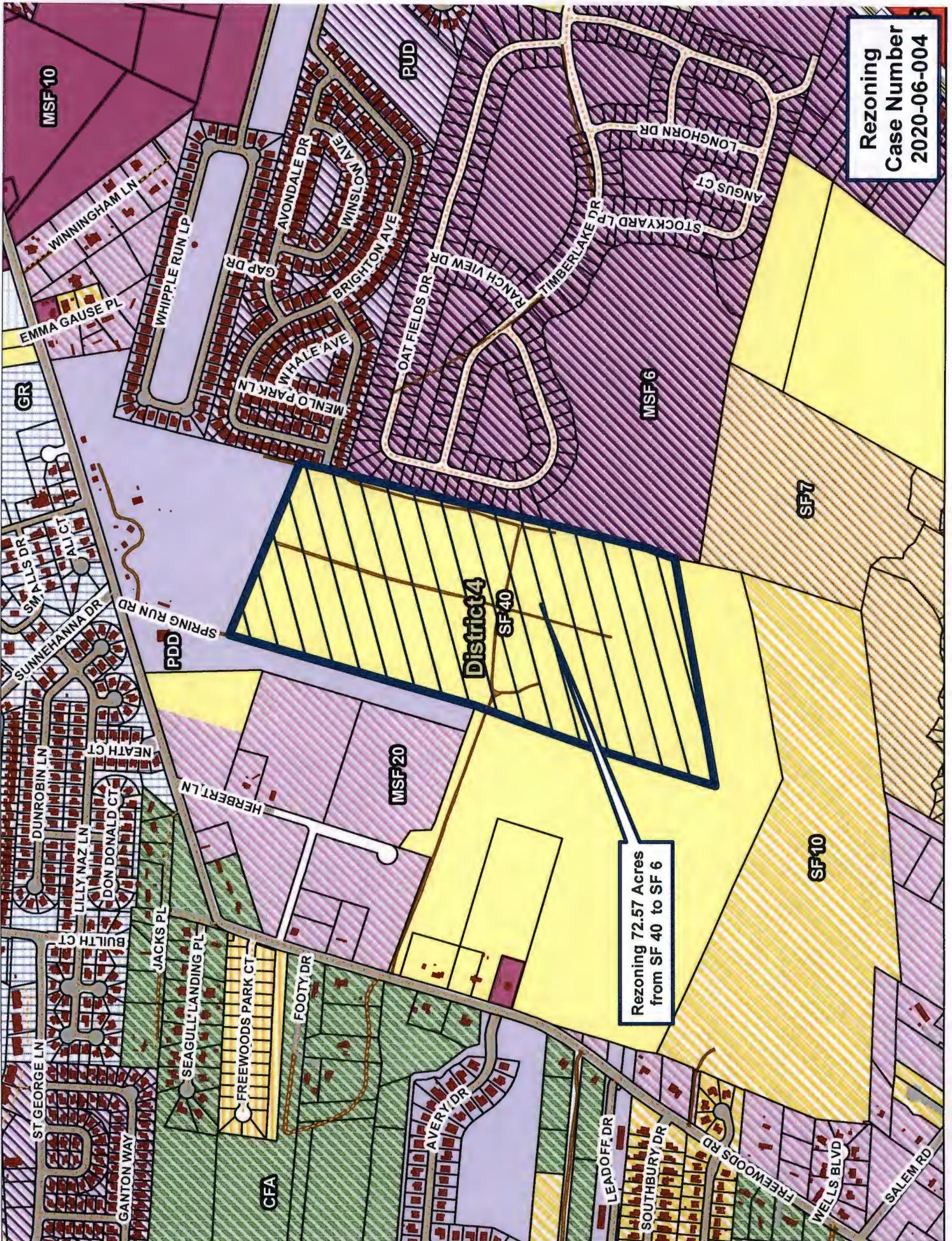
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/320	Existing Road Conditions	County, Paved, two-lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,128/1,300	Rd, Station, Traffic AADT (2019) % Road Capacity	SC 707 Main Line, Station (247) 23,800 AADT 65-70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF6	SF40	PDD	MSF6	SF40	PUD
Min. Lot Size (in square feet)	6,000	40,000	-	6,000	40,000	5,000
Front Setback (in feet)	20	50	50	20	50	20
Side Setback (in feet)	10	20	25	10	20	7.5/0
Corner Side Setback (in feet)	15	30	n/a	15	30	15
Rear Setback (in feet)	15	30	25	15	30	15/25
Bldg. Height (in feet)	35	35	40	35	35	35

Setback Comments:



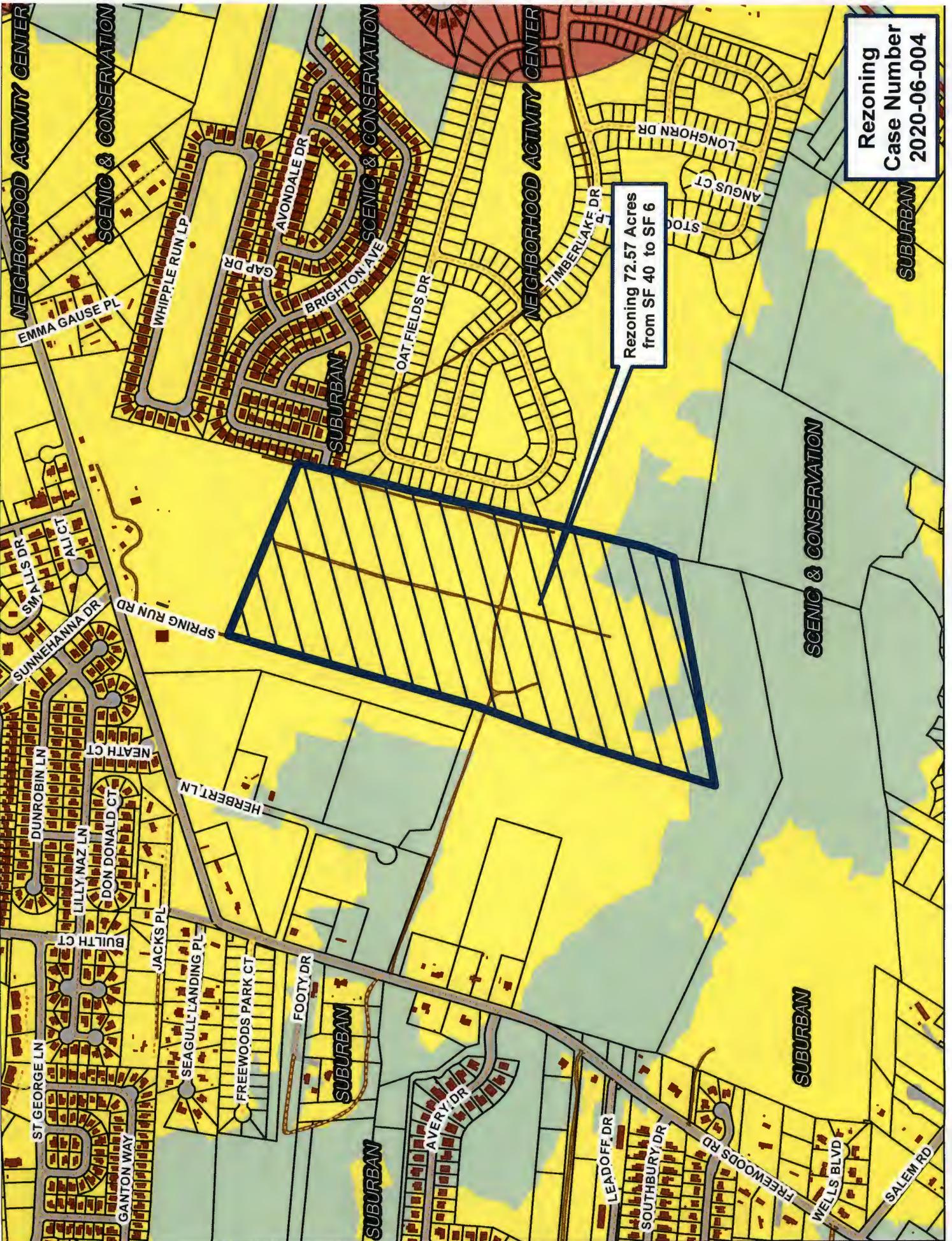


Rezoning 72.57 Acres
from SF 40 to SF 6



Rezoning
Case Number
2020-06-004

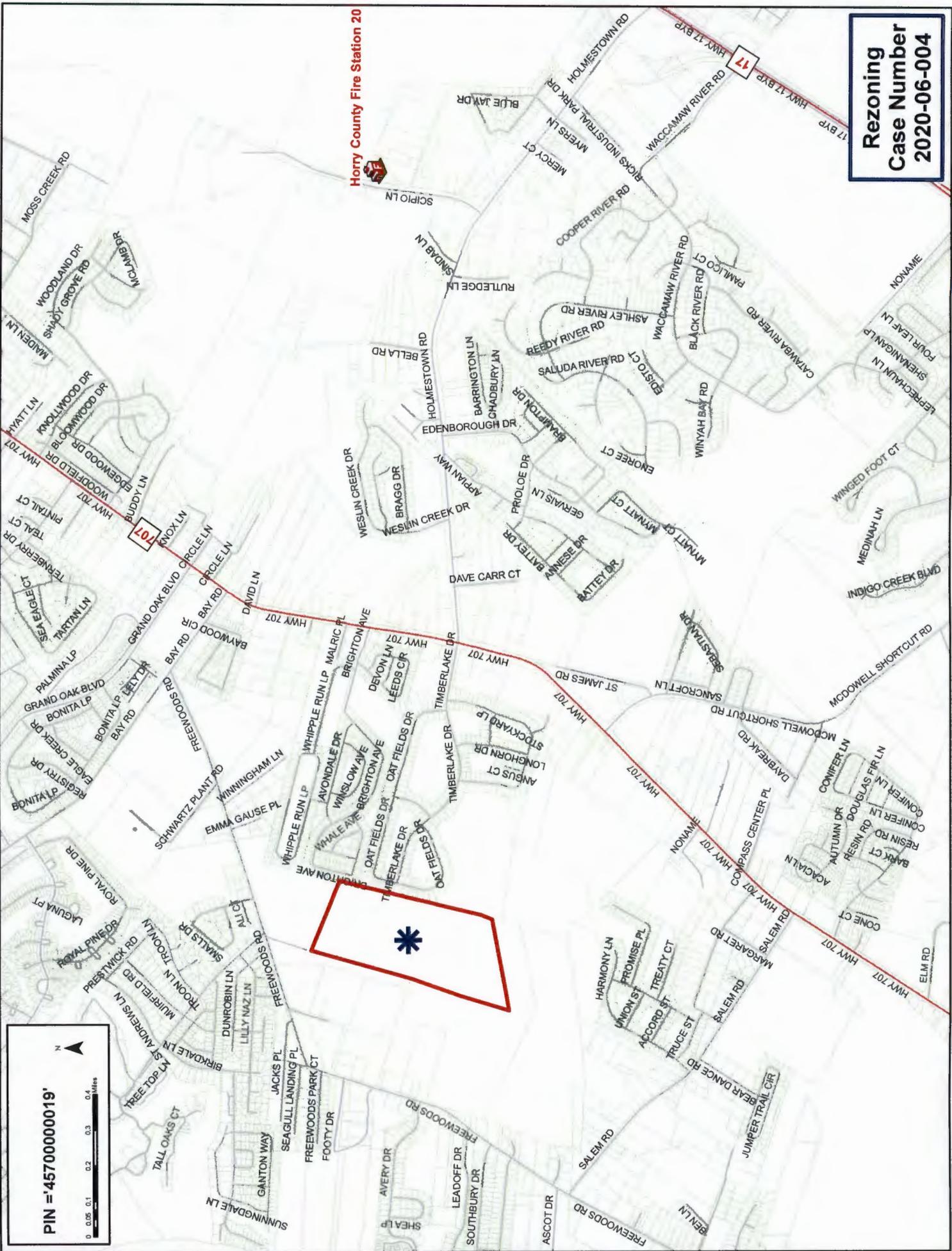
Rezoning 72.57 Acres
from SF 40 to SF 6



Rezoning
Case Number
2020-06-004

Rezoning 72.57 Acres
from SF 40 to SF 6

**Rezoning
Case Number
2020-06-004**



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Planning Commission Briefing Memorandum
Horry County, South Carolina

Date: June 25, 2020
From: Planning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Planning Director
Regarding: Comprehensive Plan Amendment – Rural Land Use Definition

ISSUE:

Should Horry County amend the Rural future land use definition to allow for 10,000 sq. ft residential lots?

CONCLUSION:

Per the direction of Planning Commission, a revision to the Rural future land use definition of the Comprehensive Plan has been drafted to accommodate 10,000 sq ft residential lots.

BACKGROUND:

Imagine 2040 was adopted by County Council on December 10, 2019. It was developed in accordance to requirements established through the SC Planning Enabling Legislation. The plan identifies the appropriate uses and densities throughout the County based on public input and direction by the *Imagine 2040* Steering Committee. On April 2, 2020 during the review of the Multi-Residential District (MRD1) zoning text amendment, Planning Commission directed staff to revise the Rural future land use definition to allow for 10,000 sq ft residential lots.

ANALYSIS:

The *Imagine 2040 Comprehensive Plan* includes three future land use types that address the rural portions of the County, allowing for a step-down in development intensity from urban and suburban areas. These land use definitions include Rural Activity Centers, Rural Communities, and Rural. Rural Activity Centers are intended to accommodate commercial activity and meet the needs of surrounding residents. Rural Communities are intended to accommodate 14,500 sq ft residential lots or greater, in addition to some minor commercial activity along major arterial roadways. 10,000 sq ft residential lots are allowable if designed to meet sustainable development criteria that minimizes impacts on the surrounding areas. Rural areas are intended to preserve the large residential lots (½ acre and larger) and the agrarian character of western Horry County.

The Rural future land use definition has been revised to allow for Multi-Residential District 1 (MRD1), which is proposed to include 14,500 sq ft lot major residential subdivisions with the ability to allow for 10,000 sq ft lot subdivisions if impacts to surrounding land uses and community character are minimized. The future land use amendment would allow for MRD1 near Rural Activity Centers and Rural Communities where similar development intensity or zoning is present. This is to prevent leap-frog development and minimize suburban sprawl into Rural areas.



LAND USE AND CHARACTER

Rural areas should support the preservation of farmland and prime agricultural soils, in addition to the preservation of other natural resources, scenic views, and cultural and historic resources. Land development should retain the rural character by retaining large tracts of land, preserving wide natural buffers between differing land uses, and discouraging land uses that are incompatible to adjacent agricultural uses. Commercial development and services are allowable in Rural Activity Centers, primarily located at historic rural crossroads.

DESIRED DEVELOPMENT PATTERN

Active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre. New master planned subdivisions of 14,500 sq ft lots or greater may be allowable along major arterial roadways and directly adjacent to Rural Activity Centers, Rural Communities, or similarly developed land if impacts are minimized to preserve the rural character and natural resources.

RECOMMENDED LAND USES

Primary Land Uses: Agriculture, timberland, and their support uses and services, including, but not limited to crop and livestock processing facilities, stables, veterinary services and farm equipment sales. Single-family detached houses, including mobile homes, on individual large lots.

Secondary Land Uses: Agritourism and eco-tourism uses.

Conditional Land Uses: Rural amusement, outdoor shooting ranges, campgrounds, end-mining operations, and single family detached subdivisions.

TRANSPORTATION

These areas have limited opportunities for alternative transportation, unless an identified project within a transportation plan or located adjacent to schools, parks, or other community facilities.

POLICY GUIDANCE

1. Protect active agricultural and forestry operations, prime farmland, and erodible soils, in addition to other important natural features.
2. Major residential subdivisions are discouraged to minimize the impact on public services and infrastructure.
3. As an exception, major, master planned developments with lot sizes 14,500 sq ft or greater may be considered appropriate if located along major arterial roadways and directly adjacent to Rural Activity Centers, Rural Communities, or similarly developed land. A proposed development would need to preserve the rural character and viewshed, as opposed to developing a conventional suburban neighborhood in a rural setting. MRD1 development may allow for 10,000 sq ft lots, in exchange for large buffers with limited opacity to minimize impacts on dissimilar uses and visual impacts from collector and arterial roadways, preservation of contiguous open spaces, and other sustainable development criteria. In all cases, the availability of adequate public infrastructure and services, especially in regards to public safety, road capacity, water and sewer, and schools, should be taken into account prior to the approval of major residential rezoning requests.

34. If rural amusement, outdoor shooting ranges, campgrounds, or mining operations are pursued, an evaluation of the surrounding

natural resources and communities should strongly be taken into consideration.

45. If the County pursues the development of a Density Bonus Program, Rural Areas should be identified as "sending" areas for transferring out development rights to higher density "receiving" areas.

RELEVANT PLANS

Highway 319 Rural Heritage Area Plan, Mount Vernon Rural Area Management Plan, Northeast Area Transportation Plan

EXAMPLE ZONING DISTRICTS OF SIMILAR CHARACTER

AG1, AG2, AG4-7, RE, CP, CO1, SF/MSF40, SF/MSF 20, MRD1



HORRY COUNTY PLANNING COMMISSION

CHAIRMAN

Term Expires: 6/30/2021
District #6

Steven Neeves
3 Sioux Trail
Myrtle Beach, SC 29588
e-mail: jsneeves@gmail.com

Cell: 843-251-2100

Term Expires: 6/30/2021
District #1

Jerome Randall
PO Box 93
Little River, SC 29566
e-mail: jerome.randall@hgcddefender.org

Cell: 843-602-3368
Home: 843-280-5749

Term Expires: 6/30/2023
District #2

Pam Cecala
Taylor Architecture, PA
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Myrtle Beach, SC. 29579
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Office: 843-424-8280

Term Expires: 6/30/2023
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Home: 843-903-0500

Term Expires: 6/30/2024
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Cell: 843-471-3748

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Joey Ray
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Cell: 843-877-2496

Term Expires: 6/30/2021
District #7

Chris Hennigan
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Conway, SC 29527
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Cell: 843-222-4428

Term Expires: 6/30/2020
District #8

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District #9

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Office: 843-916-7173

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District #10

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3090 Graceland Rd
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Cell: 843-283-8451

Term Expires: 6/30/2022
District #11

Charles Brown
6876 Cates Bay Hwy
Conway, SC 29527
email: cab169@ymail.com

Office: 843-397-5850
Cell: 843-458-6658