Memorandum

To: Planning Commission Members

From: Susi Miller, Planning & Zoning Tech

Date: October 29, 2020

Re: Upcoming Meeting Dates and Times

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>October 29, 2020</td>
<td>Planning Commission Workshop Virtual Meeting</td>
</tr>
<tr>
<td>November 5, 2020</td>
<td>Planning Commission Meeting Multi-purpose Room B, 1301 Second Ave, Conway</td>
</tr>
<tr>
<td>November 17, 2020</td>
<td>County Council Meeting Council Chambers, 1301 Second Ave, Conway</td>
</tr>
<tr>
<td>November 25, 2020</td>
<td>Planning Commission Workshop Virtual Meeting</td>
</tr>
<tr>
<td>December 3, 2020</td>
<td>Planning Commission Meeting Multi-purpose Room B, 1301 Second Ave, Conway</td>
</tr>
<tr>
<td>December 8, 2020</td>
<td>County Council Meeting Council Chambers, 1301 Second Ave, Conway</td>
</tr>
</tbody>
</table>
### Zoning Districts

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

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG1</td>
<td>Agriculture</td>
</tr>
<tr>
<td>AG2</td>
<td>Commercial Agriculture</td>
</tr>
<tr>
<td>AG3</td>
<td>Agricultural Community Services</td>
</tr>
<tr>
<td>AG4</td>
<td>Agricultural Estate</td>
</tr>
<tr>
<td>AG5</td>
<td>Agricultural Manufactured Estate</td>
</tr>
<tr>
<td>AG6</td>
<td>Agricultural Ranchettes</td>
</tr>
<tr>
<td>AG7</td>
<td>Manufactured Agricultural Ranchettes</td>
</tr>
<tr>
<td>LFA</td>
<td>Limited Forest Agriculture</td>
</tr>
<tr>
<td>FA</td>
<td>Forest Agriculture</td>
</tr>
<tr>
<td>CFA</td>
<td>Commercial Forest Agriculture</td>
</tr>
<tr>
<td>CP</td>
<td>Conservation/Preservation</td>
</tr>
<tr>
<td>CO1</td>
<td>Conservation/Preservation</td>
</tr>
<tr>
<td>BO1</td>
<td>Boating/Marine Commercial</td>
</tr>
<tr>
<td>RE</td>
<td>Rural Estates</td>
</tr>
<tr>
<td>SF40</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF20</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF14.5</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF10</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF8.5</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF7</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>SF6</td>
<td>Residential, no mobile homes allowed</td>
</tr>
<tr>
<td>MSF40</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MSF20</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MSF14.5</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MSF10</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MSF8.5</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MSF7</td>
<td>Residential, including mobile homes</td>
</tr>
<tr>
<td>MHP</td>
<td>Mobile Home Park</td>
</tr>
<tr>
<td>MRD 1</td>
<td>Multi-Residential One</td>
</tr>
<tr>
<td>MRD 2</td>
<td>Multi-Residential Two</td>
</tr>
<tr>
<td>MRD 3</td>
<td>Multi-Residential Three</td>
</tr>
<tr>
<td>GR</td>
<td>General Residential</td>
</tr>
<tr>
<td>GRn</td>
<td>General Residential “n”</td>
</tr>
</tbody>
</table>

- **Agribusiness**: For the raising, care and harvesting of trees, plants, animals and crops. Farm related businesses characterized as agriculture-commercial in nature.
- **Agricultural Development**: Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals. Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals.
- **Agricultural Ranchettes**: Residential development of two acres or greater with non-commercial farming activities & horses. Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities.

- **LFA**: Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses.
- **FA**: Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses.
- **CFA**: Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses.
- **CP**: Preserves environmentally sensitive or scenic lands. Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.

- **Boating/Marine Commercial**: Businesses reliant on the ocean, rivers and streams.
- **Rural Estates**: Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial.

- **Residential**:
- SF40: Minimum lot size - 40,000 sq. ft.
- SF20: Minimum lot size - 20,000 sq. ft.
- SF14.5: Minimum lot size - 14,500 sq. ft.
- SF10: Minimum lot size - 10,000 sq. ft.
- SF8.5: Minimum lot size - 8,500 sq. ft.
- SF7: Minimum lot size - 7,000 sq. ft.
- SF6: Minimum lot size - 6,000 sq. ft. (SF) or 8,000 sq. ft. (duplex)

- **Residential, including mobile homes**:
- MSF40: Minimum lot size - 40,000 sq. ft.
- MSF20: Minimum lot size - 20,000 sq. ft.
- MSF14.5: Minimum lot size - 14,500 sq. ft.
- MSF10: Minimum lot size - 10,000 sq. ft.
- MSF8.5: Minimum lot size - 8,500 sq. ft.
- MSF7: Minimum lot size - 7,000 sq. ft.
- MSF6: Minimum lot size - 6,000 sq. ft. (SF) or 8,000 sq. ft. (duplex)

- **Mobile Home Park**: Allows for mixed residential development in the rural areas of the county as identified on the future land use map.
- **Multi-Residential One**: Allows for mixed residential development in the suburban areas of the county as identified on the future land use map.
- **Multi-Residential Three**: Allows for mixed residential development in the urban areas of the county as identified on the future land use map.

- **General Residential**:
- High density development including apartments and condominiums.

- **General Residential “n”**: One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>RR</td>
<td>Resort Residential</td>
</tr>
<tr>
<td>RC</td>
<td>Resort Commercial</td>
</tr>
<tr>
<td>RH</td>
<td>Resort Housing</td>
</tr>
<tr>
<td>AC</td>
<td>Amusement Commercial</td>
</tr>
<tr>
<td>AM1</td>
<td>Indoor Amusement Commercial</td>
</tr>
<tr>
<td>AM2</td>
<td>Outdoor Amusement Commercial</td>
</tr>
<tr>
<td>NC</td>
<td>Neighborhood Commercial</td>
</tr>
<tr>
<td>CC</td>
<td>Community Commercial</td>
</tr>
<tr>
<td>HC</td>
<td>Highway Commercial</td>
</tr>
<tr>
<td>CR</td>
<td>Commercial Recreation</td>
</tr>
<tr>
<td>EIO</td>
<td>Education, Institution, Office</td>
</tr>
<tr>
<td>RCS</td>
<td>Retail Consumer Services</td>
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<tr>
<td>TRS</td>
<td>Transportation Related Services</td>
</tr>
<tr>
<td>RE1</td>
<td>Neighborhood Retail Services</td>
</tr>
<tr>
<td>RE2</td>
<td>Community Retail Services</td>
</tr>
<tr>
<td>RE3</td>
<td>Convenience &amp; Auto-related Services</td>
</tr>
<tr>
<td>RE4</td>
<td>High Bulk Retail</td>
</tr>
<tr>
<td>PA1</td>
<td>Passenger &amp; Product Transportation</td>
</tr>
<tr>
<td>OP1</td>
<td>Office/Professional/Institutional</td>
</tr>
<tr>
<td>PR1</td>
<td>Office-Professional</td>
</tr>
<tr>
<td>PR2</td>
<td>Campus Institution, Office &amp; Research</td>
</tr>
<tr>
<td>ME1</td>
<td>Inpatient Medical Services</td>
</tr>
<tr>
<td>ME2</td>
<td>Outpatient Medical Services</td>
</tr>
<tr>
<td>LI</td>
<td>Limited Industrial</td>
</tr>
<tr>
<td>HI</td>
<td>Heavy Industrial</td>
</tr>
<tr>
<td>MA1</td>
<td>Limited Manufacturing and Industrial</td>
</tr>
<tr>
<td>MA2</td>
<td>General Manufacturing and Industrial</td>
</tr>
<tr>
<td>MA3</td>
<td>Heavy/Intense Manufacturing and Industrial</td>
</tr>
<tr>
<td>PDD</td>
<td>Planned Development District</td>
</tr>
<tr>
<td>DP</td>
<td>Destination Park</td>
</tr>
</tbody>
</table>

- **Hotels, motels and resort condominiums**
- **Hotels, motels, condominiums, and marinas**
- **Medium to high-density housing for transient population**
- **Businesses providing entertainment as its primary activity**
- **Amusement related uses within buildings or facilities**
- **Amusement related uses generally located outside buildings or facilities**
- **Businesses intended to serve the surrounding neighborhood**
- **Pedestrian-oriented commercial centers**
- **Automobile-oriented commercial development**
- **Allows uses focused on commercially operated recreational activities**
- **Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community**
- **Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities**
- **Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities**
- **Retail business or services with limited impacts intended to serve immediate neighborhood**
- **Retail Business uses near communities or along transportation corridors**
- **Retail and service uses located adjacent to arteriels or collector streets**
- **Retail or services businesses requiring outdoor storage areas**
- **Intended for businesses that move people or goods within Horry County or to other destinations**
- **Office developments, hospitals, and nursing homes**
- **Office or institutional uses**
- **Research, institutional & light industrial uses that are developed in "park" settings**
- **Inpatient and outpatient medical services (doctor's office, clinics etc.)**
- **Intense outpatient medical services (drug treatment centers, counseling facilities etc.)**
- **Industries not considered objectionable in terms of smoke noise, etc.**
- **Large scale manufacturing, processing, and assembling operations**
- **Industries that do not pose potential environmental or safety hazards**
- **Industrial and manufacturing uses that may require outdoor storage**
- **Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses**
- **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)**
- **Recreational sites for travel trailers and campers**
REZONING REVIEW CRITERIA

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

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

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

C. **Public Welfare:**
   1. Will change adversely influence living conditions in the neighborhood?
   2. Will change create or excessively increase traffic congestion?
   3. Will change seriously reduce the light and air to adjacent areas?
   4. Will change adversely affect property values in adjacent areas?
   5. Will change be a deterrent to the improvement 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?
Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, November 5, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests, street names, and text amendments. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held virtually on Thursday, October 29, 2020 at 3:00 p.m. All interested persons are urged to attend.

2020-08-002 – Christopher W Holmes & Ira Samuel Holmes – Request to rezone 1.3 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince)

PREVIOUSLY DEFERRED 2020-09-004 – Venture Engineering Inc, agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to High Bulk Retail (RE4) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus)

2020-09-008 – Venture Engineering Inc., agent for Natalie Ruperto Rogers – Request to rezone .88 acre from Residential (MSF20) to Multi-Residential Two (MRD2) located on Causey Rd in Conway (Council Member – Bellamy)

2020-10-001 – Sam Ward, agent for Shelva Jean Lambert Ward – Request to rezone 1.86 acres from Commercial Forest Agriculture (CFA) & High Bulk Retail (RE4) to Commercial Agriculture (AG2) located on Hwy 501 W in Conway (Council Member – Allen)

2020-10-002 – Development Resource Group, LLC, agent for Bear Paw Associates a SC General Partnership – Request to rezone 99.57 acres from Commercial Forest Agriculture (CFA) & Multi-Residential One (MRD1) to Multi-Residential One (MRD1) located on Old Highway 90 in Conway (Council Member – Howard)

2020-10-003 - Development Resource Group, LLC, agent for Landbank Fund VII, LLC – Request to rezone 358.86 acres from General Residential (GR) to Inpatient Medical Services (ME1) located on International Dr. in Myrtle Beach (Council Member – Howard)

2020-10-004 – Janice A Stevens – Request to rezone .42 acre from Residential (SF20) to Residential (MSF20) located on Causey Rd in Conway (Council Member – Bellamy)

2020-10-005 - The Earthworks Group, agent for Loyola Properties LLC – Request to amend the current Planned Unit Development (PUD) located on Loyola Dr. in Myrtle Beach (Council Member – Loftus)

2020-10-006 – Roger Preston Jr & Trina R Kirven – Request to rezone .39 acre from Convenience & Auto-related Services (RE3) to Neighborhood Retail Services (RE1) located on Hwy 90 in Little River (Council Member – Prince)

2020-10-007 – Beverly Homes LLC, agent for David W Norris – Request to rezone a 6.2 (portion) acres from High Bulk Retail (RE4) to Residential (SF20) located on Hwy 905 in Conway (Council Member – Hardee)

2020-10-009 – Mary Anne Dorio, agent for Equity Trust Co – Request to rezone 1.35 acres from Forest Agriculture (FA) to Residential (SF14.5) located on Hwy 747 in Loris (Council Member – Prince)
2020-10-010 – Phillip & Heather Geoghan – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Hwy 66 in Conway (Council Member – Hardee)

**Myrtle Beach Postal District** (29579)
Herrmann McLeroy Place – An unnamed 50’ road off Burcale Road

**ORDINANCE 96-2020** - AN ORDINANCE TO AMEND THE ZONING ORDINANCE, OF HORRY COUNTY AND TO REMOVE MINING PERMITS AND STANDARDS THEREOF.

**NOTICE OF PUBLIC HEARING AND COMMENT PERIOD ON IMAGINE 2040 COMPREHENSIVE PLAN AMENDMENTS**
The Horry County Planning Commission will hold public hearings regarding amendments to the Horry County Comprehensive Plan, IMAGINE 2040, on **Thursday December 3, 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. All interested persons are urged to attend. A public comment period on these amendments will be available until this date. The proposed amendments can be viewed at the Horry County Planning and Zoning Department at 1301 2nd Ave., Suite 1D09, Conway, SC 29526. They are also available for review online at: [https://www.horrycounty.org/Departments/Planning-and-Zoning](https://www.horrycounty.org/Departments/Planning-and-Zoning). Public comments may be mailed to the same address as stated above or by emailing kanel@horrycounty.org.

**PC-2020-3** - A resolution to Horry County Council recommending revisions to mining references within the Imagine 2040 Comprehensive Plan.

**PC-2020-4** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan from Scenic and Conservation and Rural to Rural Communities for areas bounded by Hwy 501 on the west, Horry Rd to the north, properties adjacent to Enoch Rd to the east, and the intersection of Enoch Rd to Hwy 501 to the south.

**PC-2020-5** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 39600000001 from Scenic and Conservation to Suburban.

**PC-2020-6** - A resolution to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 24405030002 from Rural to Rural Communities.

**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 política del Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de la participación o sea negado los beneficios, o sea discriminado bajo cualquiera de sus programas y actividades financiados con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveído 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 reunión es accesible para alías personas con discapacidades. Se puede hacer arreglos de acomodaciónreasonable para alías personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.
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. Approval of Minutes
   1. Planning Commission Workshop – September 24, 2020 .........................................................12-13
   2. Planning Commission Meeting – October 1, 2020 ........................................................................14-28

V. New Business – Planning Commission Review Deadlines for 2021 .............................................19

VI. Street Names - NO PUBLIC HEARING REQUIRED ..............................................................20

VII. Design Modifications
   1. PIN 304-00-00-0036 – To allow a 22’ pavement width for R/W with a high intensity classification .......22-25

VIII. Public Hearings

A. Street Names
   Myrtle Beach Postal District (29579)
   Herrmann McLeary Place – An unnamed 50’ road off Burcale Road ..................................................26

B. Rezoning Requests
   1. 2020-08-002 – Christopher W Holmes & Ira Samuel Holmes – Request to rezone 1.3 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince) (PC Member Marty Dawson) ........28-34

   2. PREVIOUSLY DEFERRED 2020-09-002 - G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders L.L.C – Request to rezone 5.75 acres from Residential (SF20) & Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway (Council Member – Bellamy) (PC Member Chris Hennigan) .................................................................36-41

   3. PREVIOUSLY DEFERRED 2020-09-004 – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to High Bulk Retail (RE4) located on Hwy 707 near Hackamore Dr in Myrtle Beach (Council Member – Loftus) (PC Member Pam Dawson) .........................42-46

   4. DEFERRED to 12/03/2020 2020-09-005 – Venture Engineering Inc., agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway (Council Member – Hardee) (PC Member Jody Prince)

   5. 2020-09-008 – Venture Engineering Inc., agent for Natalie Ruperto Rogers – Request to rezone .88 acre from Residential (MSF20) to Multi-Residential Two (MRD2) located on Causey Rd in Conway (Council Member – Bellamy) (PC Member Chris Hennigan) ..................48-54
6. 2020-10-001 - Sam Ward, agent for Shelva Jean Lambert Ward - Request to rezone 1.86 acres from Commercial Forest Agriculture (CFA) & High Bulk Retail (RE4) to Commercial Agriculture (AG2) located on Hwy 501 W in Conway (Council Member – Allen) (PC Member Charlie Brown) .................................56-61

7. 2020-10-002 - Development Resource Group, LLC, agent for Bear Paw Associates a SC General Partnership – Request to rezone 99.57 acres from Commercial Forest Agriculture (CFA) & Multi-Residential One (MRD1) to Multi-Residential One (MRD1) located on Old Highway 90 in Conway (Council Member – Howard) (PC Member Pam Ceca) .................................62-70

8. 2020-10-003 - Development Resource Group, LLC, agent for Landbank Fund VII, LLC – Request to rezone 358.86 acres from General Residential (GR) to Inpatient Medical Services (ME1) located on International Dr. in Myrtle Beach (Council Member – Howard) (PC Member Pam Ceca) .................................72-77

9. 2020-10-004 - Janice A Stevens – Request to rezone .42 acre from Residential (SF20) to Residential (MSF20) located on Causey Rd in Conway (Council Member – Bellamy) (PC Member Chris Hennigan) .................................78-83

10. 2020-10-005 - The Earthworks Group, agent for Loyola Properties LLC – Request to amend the current Planned Unit Development (PUD) located on Loyola Dr. in Myrtle Beach (Council Member – Loftus) (PC Member Pam Dawson) .................................84-101

11. 2020-10-006 - Roger Preston Jr & Trina R Kirven – Request to rezone .39 acre from Convenience & Auto-related Services (RE3) to Neighborhood Retail Services (RE1) located on Hwy 90 in Little River (Council Member – Prince) (PC Member Marty Dawsey) .................................102-106

12. 2020-10-007 - Beverly Homes LLC, agent for David W Norris – Request to rezone a 6.14 acres from High Bulk Retail (RE4) to Residential (SF20) located on Hwy 905 in Conway (Council Member – Hardee) (PC Member Jody Prince) .................................108-114

13. 2020-10-009 - Mary Anne Doria, agent for Equity Trust Co – Request to rezone 1.35 acres from Forest Agriculture (FA) to Residential (SF14.5) located on Hwy 747 in Loris (Council Member – Prince) (PC Member Marty Dawsey) .................................116-122

14. 2020-10-010 - Phillip & Heather Geoghan – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Hwy 66 in Conway (Council Member – Hardee) (PC Member Jody Prince) .................................124-129

C. Text Amendments

1. ORDINANCE 96-2020 - AN ORDINANCE TO AMEND THE ZONING ORDINANCE, OF HORRY COUNTY AND TO REMOVE MINING PERMITS AND STANDARDS THEREOF .....................130-134

D. Comprehensive Plan Amendments

1. PC 2020-2 - ADOPTION OF THE HORRY COUNTY PRESERVATION PLAN AS AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN, IMAGINE 2040. .....................136-138

IX. Adjourn
HORRY COUNTY PLANNING COMMISSION WORKSHOP
AGENDA
October 29, 2020 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. New Business - Planning Commission Review Deadlines for 2021 ........................................................................................................19

III. Developments - Street Names

III. No Public Hearing Required .................................................................................................................................20

IV. Street Name – Public Hearing Required

[Mylle Beach Postal District (29579)] Hermann McLeroy Place – An unnamed 50’ road off Burcale Road .................................................................................26

V. Rezoning Requests

1. [2020-08-002] – Christopher W Holmes & Ira Samuel Holmes – Request to rezone 1.3 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris (Council Member – Prince) ............................................................28-34

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5. [2020-09-008] – Venture Engineering Inc., agent for Natalie Ruperto Rogers – Request to rezone .88 acre from Residential (MSF20) to Multi-Residential Two (MRD2) located on Causey Rd in Conway (Council Member – Bellamy) ........................................................................................................48-54

6. [2020-10-001] – Sam Ward, agent for Shelva Jean Lambert Ward – Request to rezone 1.86 acres from Commercial Forest Agriculture (CFA) & High Bulk Retail (RE4) to Commercial Agriculture (AG2) located on Hwy 501 W in Conway (Council Member – Allen) ........................................................................56-61

7. [2020-10-002] – Development Resource Group, LLC, agent for Bear Paw Associates a SC General Partnership – Request to rezone 99.57 acres from Commercial Forest Agriculture (CFA) & Multi-Residential One (MRD1) to Multi-Residential One (MRD1) located on Old Highway 90 in Conway (Council Member – Howard) ......62-70

8. [2020-10-003] – Development Resource Group, LLC, agent for Landbank Fund VII, LLC – Request to rezone 358.86 acres from General Residential (GR) to Inpatient Medical Services (ME1) located on International Dr. in Myrtle Beach (Council Member – Howard) ........................................................................72-77
HORRY COUNTY PLANNING COMMISSION WORKSHOP

9. **2020-10-004 – Janice A Stevens** - Request to rezone .42 acre from Residential (SF20) to Residential (MSF20) located on Causey Rd in Conway (Council Member – Bellamy) .......................................................... 78-83

10. **2020-10-005 - The Earthworks Group**, agent for Loyola Properties LLC – Request to amend the current Planned Unit Development (PUD) located on Loyola Dr. in Myrtle Beach (Council Member – Loftus) ............... 84-101

11. **2020-10-006 – Roger Preston Jr & Trina R Kirven** - Request to rezone .39 acre from Convenience & Auto-related Services (RE3) to Neighborhood Retail Services (RE1) located on Hwy 90 in Little River (Council Member – Prince) ................................................................. 102-106

12. **2020-10-007 – Beverly Homes LLC**, agent for David W Norris - Request to rezone 6.14 acres from High Bulk Retail (RE4) to Residential (SF20) located on Hwy 905 in Conway (Council Member – Hardee) ............ 108-114

13. **2020-10-009 – Mary Anne Doria**, agent for Equity Trust Co – Request to rezone 1.35 acres from Forest Agriculture (FA) to Residential (SF14.5) located on Hwy 747 in Loris (Council Member – Prince) .......... 116-122

14. **2020-10-010 – Phillip & Heather Geoghan** - Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Hwy 66 in Conway (Council Member – Hardee) ........................................... 124-129

VI. Text Amendments

1. **ORDINANCE 96-2020** – AN ORDINANCE TO AMEND THE ZONING ORDINANCE, OF HORRY COUNTY AND TO REMOVE MINING PERMITS AND STANDARDS THEREOF. ................................. 130-134

VII. Comprehensive Plan Amendments

1. **PC 2020-2 – ADOPTION OF** THE HORRY COUNTY PRESERVATION PLAN AS AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN, IMAGINE 2040. ................................................................. 136-138

2. **PC-2020-3** - A RESOLUTION TO HORRY COUNTY COUNCIL RECOMMENDING REVISIONS TO MINING REFERENCES WITHIN THE IMAGINE 2040 COMPREHENSIVE PLAN. ............... 140-146

3. **PC-2020-4** - A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FROM SCENIC AND CONSERVATION AND RURAL TO RURAL COMMUNITIES FOR AREAS BOUNDED BY HWY 501 ON THE WEST, HORRY RD TO THE NORTH, PROPERTIES ADJACENT TO ENOCH RD TO THE EAST, AND THE INTERSECTION OF ENOCH RD TO HWY 501 TO THE SOUTH. ....................................................... 148-152

4. **PC-2020-5** - A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 39600000001 FROM SCENIC AND CONSERVATION TO SUBURBAN. ........................................................................ 154-158

5. **PC-2020-6** - A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 24405030002 FROM RURAL TO RURAL COMMUNITIES. ..... 160-164

VIII. Adjourn
The Horry County Planning Commission met on Thursday, September 24, 2020 at 3:00 p.m. for a virtual meeting. The following commission members were present: Steven Neeves, Joey Ray, Hunter Platt, Pam Cecala, Pamela Dawson, Chris Hennigan, Burnett Owens, Martin Dawsey, Jody Prince, and Charles Brown. Staff present included David Schwerd, John Danford, Charles Suggs, David Jordan, Andy Markunas, David Gilreath, Nancy Tindall, Caroline Dyson, and Susi Miller. Commission members not present: Chuck Rhome

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

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

NEW BUSINESS – None

STREET NAMES – Developments - Street Names - No Public Hearing Required – None

STREET NAMES – PUBLIC HEARING REQUIRED – Will be discussed at the meeting

DISCUSSION - ADOPTION OF THE HORRY COUNTY PRESERVATION PLAN AS AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN, IMAGINE 2040. Lou Conklin gave an overview, stating that the purpose of the Horry County Preservation Plan is to enable government officials and citizens to effectively protect historical resources in light of growth, environmental changes and an inexact future.

DESIGN MODIFICATION

PIN 1581501002 – To allow a subdivision on a substandard road without road upgrade easement.

REZONING REQUESTS

PREVIOUSLY DEFERRED 2020-07-003 – Timothy D Davis – Request to rezone 42.61 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at the corner of Willard Rd and Hwy 931 in Conway. John Danford gave an overview. The applicant was not present. Pam Cecala inquired about the submission of a Site Plan, and John Danford stated that one has not yet been received.

ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010 – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach. John Danford gave an overview. Kevin Hackett was present to address questions and concerns.

PREVIOUSLY DEFERRED 2020-08-002 – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris. This rezoning request has been deferred.

PREVIOUSLY DEFERRED 2020-08-003 – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 16.76 acres, Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach. John Danford gave an overview. Steve Strickland and Bentley Thompson were present to address questions and concerns.

2020-09-002 – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC – Request to rezone 7.18 acres from Residential (SF20) & Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway. John Danford gave an overview. Felix Pitts was present to address questions and concerns.

Planning Commission Workshop
September 24, 2020
2020-09-003 - DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the exiting Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach. John Danford gave an overview. Shawn Hoelscher was present to address questions and concerns.

2020-09-004 – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamoore Dr in Myrtle Beach. John Danford gave an overview. Steve Powell was present to address questions and concerns.

2020-09-005 – Venture Engineering Inc, agent for Shaftesbury Glen - Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway. This rezoning request has been deferred.

2020-09-006 – Todd Huffstetler – Request to rezone 1 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway. John Danford gave an overview. The applicant was not present.

2020-09-007 – Venture Engineering Inc., agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River. John Danford gave an overview. Steve Powell was present to address questions and concerns and stated that there are a few items that need to be worked out before the meeting and a new sketch will be submitted.

2020-09-009 – Venture Engineering Inc., agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris. John Danford gave an overview. Steve Powell was present to address questions and concerns and stated that this request is consistent with neighboring parcels.

2020-09-010 – G3 Engineering, agent for Charles L. Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River. John Danford gave an overview. Felix Pitts was present to address questions and concerns.

2020-09-011 – G3 Engineering, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway. John Danford gave an overview. Felix Pitts was present to address questions and concerns.

2020-09-012 – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located at the intersection of Hwy 9 & Hwy 57 in Little River. John Danford gave an overview. Neil Bowers was present to address questions and concerns.

**TEXT AMENDMENTS**

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE VII, SECTION 752 OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT. Tom Dobrydneq gave an overview and outlined the updates to align to the future land use map of the Comp Plan.

With no further business, Chris Hennigan made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:43 p.m.
The Horry County Planning Commission met on Thursday, October 1, 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 Nevees, Pam Ccally, Martin Dawsey, Chris Hennigan, Burnett Owens, Pam Dawson, Joey Ray, and Hunter Platt. Staff present included David Schwerd, David Gilreath, David Jordan, Andy Markunas, Thom Roth, John Danford, Tom Dobrydney, Nancy Tindall, and Crystal Thompson. Commission members not present: Chuck Rhome and Jody Prince.

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

**CALL TO ORDER** – Chairman Steven Nevees called the meeting to order at approximately 5:30 p.m. There was a quorum present. Chris Hennigan led the invocation and the Pledge of Allegiance.

**PUBLIC INPUT** – None

**NEW BUSINESS** – Deputy Planning Director John Danford called attention to the 2021 Calendar of Meetings. He explained the calendar would need to be approved at the November 5 meeting.

**APPROVAL OF MINUTES**
Planning Commission Workshop – August 27, 2020
Planning Commission Meeting – September 3, 2020

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

**NEW STREET NAMES – NO PUBLIC HEARING REQUIRED**
Myrtle Beach Postal District (29588)
Brittmore Park
Brittmore Park Place

Murrells Inlet Postal District (29576)
Swells Cottages
Allure Court
Big Pine Place
Elwick Place
Flatwood Street
Grovewood Way
Julianne Court
Landale Street
Mangrove Drive
Southfield Drive
Manville Place
Peak Place
Penneacamp Drive
Pub Drive
Sandy Point Court
Shelburne Court
Southern Oaks Drive
Tiloo Court

Middlebrooke (Ph 1A & 3A)
Colleston Drive
Livingston Manor Loop
Shetland Pond Drive
Planning Commission Meeting
October 1, 2020
Conway Postal District (29526)
Estates at Bear Bluff
Submariner Court

Red Hill Commons Ph 2
Cygnet Drive

Conway Postal District (29527)
Bucksport Marine Park
Cruiser Street

Phoebe Norris Minor
Addie Grace Court

Conway & Aynor Postal Districts (29526 & 29511)
Woodland Farms
Woodland Farms Circle
Clove Walk Drive
Woodcross Court
Pinewood Lawn Drive

Myrtle Beach Postal District (29579)
Berkshire Village
Chatsworth Street

Forestbrook Estates
Shadowpine Court
Piney Woods Way

Bella Vita, Ph 5A
Da Vinci Drive
St. Clement Avenue
Villa Romana Way
Santa Maria Street
Del Corso Street
Via Roma Avenue
Sistine Street

John Danford gave an overview. A motion was made and seconded to approve the street names as presented. The motion to approve carried unanimously.

DESIGN MODIFICATION - PIN 158-15-01-0002 -- To allow a subdivision on a substandard road without road upgrade easement. Tom Dobrydney gave an overview and recommended disapproval because of potential demand and difficulties placed on Horry County for right of way acquisitions. Pam Dawson made a motion to disapprove and Pam Cecala seconded. The motion carried unanimously.

REZONING REQUESTS

PREVIOUSLY DEFERRED TWICE 2020-07-003 – Timothy Dustin Davis – Request to rezone 42.64
16.15 acres from Agricultural Manufactured Estate (AG5) to Commercial Agriculture (AG2) located at
the corner of Willard Rd and Hwy 931 in Conway. John Danford gave an overview and directed attention
to the revised staff sheet. Mr. Danford also explained the additional uses allowed in AG2. Timothy &
Planning Commission Meeting
October 1, 2020
Lacey Davis explained their request and showed the area they intended to rezone. John Mark Bessant spoke in opposition to this request. They were concerned with a potential mobile home park, number of lots allowed in AG2, and wanted it to stay as is. Reggie Davis, Jason Hucks, and Cory Virgil spoke in favor of Mr. Davis and his request to rezone. Staff recommended approval. After much discussion, Chairman Neaves asked staff to look at adding farming activities to another zoning district that would allow farming and half-acre lot sizes, but not allow commercial activities. Charlie Brown stated Mr. Davis had done what he was asked of him and made a motion to approve the rezoning request. The motion was seconded and, it carried 8:1. Pam Dawson voted nay.

ORDINANCE 76-2020 - (9/18/2020 County Council remanded to Planning Commission for reconsideration) 2020-07-010 – Kevin Hackett – Request to rezone 3 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Circle Ln in Myrtle Beach. John Danford gave an overview. Kevin Hackett presented a list of signatures in support of his rezoning request. He addressed comments and concerns from past speakers. Mike Krokowski spoke in support and five (5) people present stood in support of the request. Bob Ziegler with Greater Burgess Community Association spoke in opposition to this request. He had spoken with several people in the neighborhood who were concerned with having a horse on this parcel. Other concerns included more than one horse, horse security/safety, and spot zoning. Kent Piplinski and Patricia ____ spoke in support of this request. Staff recommended disapproval. Pam Dawson stated her concerns with this being an isolated district and too close to a Neighborhood Activity Center on Hwy 707. She asked the Planning Commission members to recommend disapproval. Pam Cecala stated her appreciation for the neighbors’ support and made a motion to approve the request. Joey Ray seconded and the motion carried 7:2.

DEFERRED 2020-08-002 – Christopher W Holmes – Request to rezone .6 acres from Highway Commercial (HC) & Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on the corner of Hwy 9 E. & Old Loris Longs Rd in Loris.

PREVIOUSLY DEFERRED 2020-08-003 – The Earthworks Group, agent for Lauderdale Bay Estates Development – Request to amend the existing zoning of 18.62 acres zoned Multi Residential Three (MRD3) located on Hwy 17, south of Pompano Ct in Myrtle Beach. John Danford gave an overview and presented USGS pictures showing flooding that occurred during Hurricane Florence. Mr. Danford also explained the Design Modification needed for this phase of the development. Steve Strickland, Ben Thompson, and Bentley Thompson explained the request. They addressed drainage, access to Hwy 17, and decreased density. Becky Warren (president of Harbour Towne HOA) stated she had emailed a petition and letters from Harbour Towne Residents. She stated their main concern was flooding, however they had issues with tree removal and Hwy 17 Bypass widening. April O’Leary (Horry County Rising) referenced FEMA claims and stated NOAA has no gauge in the area of the Intracoastal Waterway. Al Gore was concerned with removing trees, which use 10 gallons of water for every inch in diameter. Steve Strickland addressed buffer, wetland, and flooding in Harbour Towne. Thom Roth addressed stormwater concerns. After some discussion, Staff recommended disapproval of the rezoning request and the Design Modification. Pam Dawson made a motion to approve and Chris Hennigan seconded. The motion to approve failed unanimously.

DEFERRED 2020-09-002 – G3 Engineering & Surveying, agent for Charles Everette Brown / Richardson Custom Builders LLC - Request to rezone 6.48 acres from Residential (SF20) & Commercial Forest Agriculture (CFA) to Multi-Residential One (MRD1) located on Carolina Wren Road in Conway. John Danford stated this rezoning request had deferred.

2020-09-003 – DDC Engineers, agent for Rebecca Collins – Request to amend the boundaries of the existing Multi Residential Three (MRD3) and Planned Unit Development (PUD) located at Hwy 31 & Hwy 544 in Myrtle Beach. John Danford gave an overview. Amber McCann stated she was told she wouldn’t have neighbors behind her. Sean Hoelscher explained the request. Staff recommended
approval. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion to approve carried unanimously.

**DEFERRED 2020-09-004** – Venture Engineering Inc., agent for Nestor Jacome ETAL – Request to rezone 1.85 acres from Residential (MSF6) to Commercial Agriculture (AG2) located on Hwy 707 near Hackamore Drive in Myrtle Beach. This request was deferred.

**DEFERRED TO 11/5/2020 – 2020-09-005** – Venture Engineering Inc., agent for Shaftesbury Glen – Request to amend the existing Planned Development District (PDD) at Shaftesbury Glen Golf & Fish Club along Caines Landing Rd in Conway.

2020-09-006 – Todd Huffstetler – Request to rezone 1.0 acre from Limited Forest Agriculture (LFA) to Residential (SF14.5) located off Hwy 905 near Hwy 22 in Conway. John Danford gave an overview. Todd Huffstetler explained his request. There was no public input. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2020-09-007 – Venture Engineering Inc., agent for DOROB – Request to rezone 9.41 acres from Planned Development District (PDD) to Multi-Residential Three (MRD3) located on Hwy 57 near Stones Edge Blvd in Little River. John Danford gave an overview. Steve Powell explained the request. Norma Scardina, Susan Morrow, Judy Wydicky, and Rich Baruch spoke in opposition to this request. They were concerned with access, buffer, flooding, traffic, and density. Steve Powell addressed questions and concerns. Andy Markunas addressed questions regarding traffic and Hwy 31 North, which is a RIDE 3 project. Thom Roth addressed stormwater issues and explained how the elevations between this development and Stones Edge would be evaluated to ensure there was no harm to Stones Edge. After some discussion, staff recommended approval. Hunter Platt made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2020-09-009 – Venture Engineering Inc., agent for Princefield LLC – Request to rezone 31.69 acres from Residential (SF10) to Residential (MSF10) located on Hwy 66 near Hwy 747 in Loris. John Danford gave an overview. Steve Powell explained the request. There was no Public Input. Staff recommended approval. Pam Cecala made a motion to approve and it was seconded. The motion carried unanimously.

Chris Hennigan left at approximately 8:13 PM.

2020-09-010 – G3 Engineering & Surveying, agent for Charles Permenter & Drada Hydeck – Request to rezone 23.5 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Hwy 90 in Little River. John Danford gave an overview of the rezoning request and the Design Modification. Felix Pitts explained the request. Fred Earnhardt, Will White, and William E. Gordon, III spoke in opposition to this request. They were concerned with traffic safety, access, and stormwater. Andy Markunas addressed questions regarding the widening of Hwy 90. Felix Pitts addressed questions and concerns. Burnett Owens questioned parking. Pam Cecala felt 2-story buildings made more sense than 4-story. Hunter Platt mentioned this project would eventually be annexed into the City of NMB. Martin Dawsey agreed it looked strange, but that was what was coming.

**Design Modification** – The applicant was proposing a 240-unit multifamily project that would provide a left-turn lane and a right-turn lane on SC Hwy 90 for a single point on access. Staff recommended approval of the rezoning request and approval with conditions of the design modification. Charlie Brown made a motion to approve and it was seconded. The motion carried unanimously.

2020-09-011 – G3 Engineering & Surveying, agent for Winyah Property Group II LLC – Request to rezone 41.45 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Enoch Rd in Conway. John Danford gave an overview. Felix Pitts explained the request and stated it was not situated in the Hwy 319 Overlay. Cornelius Squires questioned the entrance to this development, paving Planning Commission Meeting
October 1, 2020
of Rabon Road, wetlands, and stormwater. Charlie Brown discussed allowing MRD in Rural Areas and suggested looking at smaller lot sizes in Rural Areas in the Comprehensive Plan. Charlie Brown made a motion to approve and Joey Ray seconded. Staff recommended disapproval, because 10,000 sf lots is suburban density, and there are no services available (groceries, gas, etc.) in the area.

David Schwerd reminded the Commission they were here to plan for the future and explained the procedure for amending the Comprehensive Plan. He stated any Planning Commission Member could propose an amendment to the Comprehensive Plan provided a super majority voted to add it to the agenda. He suggested the Planning Commission amend the language or amend the Future Land Use map. He explained Mr. Pitts could have proposed an amendment to the Future Land Use map, however that procedure had not been adopted when he submitted this rezoning request. He also explained these amendments would need a 30-day public notice. He explained there would be several coming forward in the next few months.

The motion to approve Rezoning Request 2020-09-012 carried 6:2 with Chairman Neeves and Pam Dawson voting nay. Chairman Neeves questioned the next step, since Planning Commission approved a request that goes against the Comprehensive Plan. Mr. Danford stated it would go forward as a recommendation for approval.

After further discussion, Charlie Brown made a motion to amend the Future Land Use Map for Enoch Road from Hwy 501 to Horry Road changing it from Rural to Rural Communities. It was seconded and the motion carried 7:1 with Pam Dawson voting nay.

2020-09-012 – Neil Bowers, agent for BCWW Partnership – Request to amend the existing Planned Development District (PDD) zoning on 10.57 acres located in at the intersection of Hwy 9 & Hwy 57 in Little River. John Danford gave an overview. There was no public input. Neil Bowers explained his request. Staff recommended approval. Hunter Platt made a motion to approve and Joey Ray seconded. The motion carried unanimously.

**TEXT AMENDMENTS**

An ordinance to amend Zoning, Appendix B, Article VII, Section 752 of the Horry County Code of Ordinances pertaining to the Multi-Residential District. Tom Dobrydne explained an overview and highlighted the changes to this section. Felix Pitts explained the Planning Commission does not have to approve a rezoning request just because it was requested. He explained approving Table 1 would remove MRD with 10,000 sq. ft. lots in Rural Areas. He felt 10,000 sq. ft. lots were appropriate in some Rural areas. Steve Powell discussed affordable home sites and explained 10,000 sq. ft. lots were appropriate in some areas. Steven Neeves asked for clarification. Mr. Dobrydne explained Imagine 2040 Comprehensive Plan states ½ acre lots in Rural Areas. David Schwerd stated good planning says what is or is not appropriate for an area. He also explained Scenic & Conservation looks to the development of the adjacent parcels. He cautioned amending the language of the Comprehensive Plan, but rather amending the Future Land Use Map for a specific area. Mr. Schwerd explained Future Land Use Map amendments currently require a 30-day public hearing notice for Planning Commission and County Council. He explained Planning Commission could amend the Planning Commission public hearing notice to 15 days. There was no one opposed to this change. Mr. Schwerd stated this amendment on the table included changes to the sustainable development criteria. After much discussion, Pam Cecala made a motion to approve, and Joey Ray seconded. The motion to approve carried unanimously.

With no further business, a motion was made to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at 9:48 p.m.
### 2021 Planning Commission Workshop & Meeting Dates

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*Change in regularly scheduled meeting due to conflict with holiday.*
STREET NAMES FOR PC MEETING
November 5, 2020

New Development Street Names – No Public Hearing Required

Conway Postal District (29527)
Beach Gardens
Magnolia Garden Way
Palmetto Sand Loop

Myrtle Beach Postal District (29579)
Chatham Crossing
North Chatham Avenue
Hanover Street

Myrtle Beach Postal District (29588)
Minor for Calvin Causey
Triple C Place

10/21/2020
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**Planning Commission Decision Memorandum**  
Horry County, South Carolina

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<tr>
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<tr>
<td>Cleared By:</td>
<td>Andrew Markunas, County Engineer</td>
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<tr>
<td>Regarding:</td>
<td>Design Modification for PIN# 304-00-00-0036</td>
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**ISSUE:**  
Should the Planning Commission reduce the pavement width from 24’ to 22’ for R/W with a high intensity classification (Article 4 Table 4C)?

**PROPOSED ACTION:**  
The applicant is proposing to reduce roadway asphalt width from 24’ to 22’ in a high density classification.

**RECOMMENDATION:**  
Conditional Approval  
Elimination of lots in Phase 7. A 22’ wide road for the single-loaded section of Sun Colony Blvd in Phase 4 with a transition to the standard 24’ wide road in the double-loaded sections in Phase 4 (that will connect to the existing 24’ wide road in Phase 3 and the future 24’ wide road in Phase 6B).

**BACKGROUND:**  
The LDR (Table 4-C) requires a minimum 24’ pavement width for streets that are classified as having high “development intensity” (minimum lot width less than 60’’ at the front building setback line). Sun Colony Blvd in Phase 4 meets this classification and would need to have a 24’ wide paved surface.

The initial site plan was submitted on August 31st with comments sent back to the engineer firm on September 15th.

**ANALYSIS:**  
Sun Colony Blvd is the main loop road in the Sun Colony subdivision. The existing portions of the loop road have a pavement that is 24’ wide, and it currently ends at the boundaries of Phase 3 and Phase 6A. The proposed road in Phase 4 will be an extension of the existing 24’ wide road in Phase 3, and it will also connect to a future 24’ wide road (also Sun Colony Blvd) that will be built in Phase 6B (and will complete the loop when it connects to the end of the existing 24’ road in Phase 6A).

The interior portion of Sun Colony Blvd in Phase 4 will have a section of single-loaded lots, but both ends of the road in this phase (near the connections to the 24’ road in Phase 3 and Phase 6B) will have double-loaded lots and will need a 24’ road due to the high development intensity.

Reduced traffic demand on this section of Sun Colony Blvd from the elimination of proposed lots in Phase 7 (due to wetland constraints), would lend support to allowing a 22’ road in the single-loaded section of Phase 4.
STREET NAMES FOR PC MEETING  
November 5, 2020

Development Street Names – Public Hearing Required

Myrtle Beach Postal District (29579)

Herrmann McLeRoy Place – An unnamed 50’ road off Burcale Road

10/21/2020
**PROPERTY INFORMATION**

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<tr>
<th>Applicant</th>
<th>Christopher W Holmes (Energov # 049936)</th>
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<tbody>
<tr>
<td>PIN #</td>
<td>21505040005 &amp; 21505040004</td>
<td>County Council District #</td>
<td>9 - Prince</td>
</tr>
<tr>
<td>Site Location</td>
<td>Corner of Hwy 9 E. &amp; Old Loris Longs Rd in Loris</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>Christopher W Holmes &amp; Ira Samuel Holmes</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>1.3</td>
</tr>
</tbody>
</table>

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>HC/CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>RE4</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Outdoor Storage</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>AE</th>
<th>CFA</th>
<th>CFA</th>
<th>HC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.78</td>
<td>CFA</td>
<td>Subject Property</td>
<td>HC</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
<td>CFA</td>
<td>CFA</td>
<td>CFA</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Mining, Agricultural &amp; Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ADJACENT PROPERTIES**

| Comprehensive Plan District: Scenic & Conservation | Overlay/Area Plan: None |

**COMMENTS**

Discussion: The applicant has requested to rezone to the High Bulk Retail (RE4) zoning district to allow outdoor storage. The property is currently zoned Highway Commercial (HC) & Commercial Forest Agricultural (CFA). HC allows stand alone outdoor storage areas, however, CFA only allows outdoor storage as an accessory use. Rezoning the property to RE4 would allow outdoor storage on the entirety of the property without a primary use. The property has been recently cleared and some vehicles are currently being stored on this property.

A fence has been erected close to if not on the property line and there is no landscaping presently along the fence. There has been no commercial development review, zoning compliance or stormwater permit issued for the site improvements. It is very likely modifications to the fence and landscaping will need to be made before the site can be used for outdoor storage.

There are two (2) mining sites in close proximity to this request. One of these existing mines is currently awaiting a rezoning to the new Mineral Extraction (MG) zoning district, request 2020-06-002.

Public Comment:

**TRANSPORTATION INFORMATION**

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 30/500 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 50/500 |

<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
<th>County, Unpaved, Two-lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rd, Station, Traffic AADT (2019) % Road Capacity</td>
<td>SC 9 Main Line, Station (200) 10,000 AADT 25-30%</td>
</tr>
</tbody>
</table>

Proposed Improvements

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>60</td>
<td>25 / 60</td>
<td>50</td>
<td>25 / 60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>10</td>
<td>10 / 25</td>
<td>10</td>
<td>10 / 25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>50</td>
<td>25 / 60</td>
<td>50</td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>50</td>
<td>25 / 60</td>
<td>50</td>
<td>15 / 40</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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## PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>G3 Engineering &amp; Surveying (Energov # 050242)</th>
<th>Rezoning Request #</th>
<th>2020-09-002</th>
</tr>
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<tbody>
<tr>
<td>PIN #</td>
<td>36914040012, 36914040017, 36914040019, 36914040020, 36914040021, 36914040022, 36914040023</td>
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<tr>
<td>Site Location</td>
<td>Carolina Wren Road in Conway</td>
<td>County Council District #</td>
<td>7 - Bellamy</td>
</tr>
<tr>
<td>Property Owner Contact</td>
<td>Charles Everette Brown / Richardson Custom Builders LLC</td>
<td>Staff Recommendation</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>PC Recommendation</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
<td>5.75</td>
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## ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>SF20 &amp; CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MRD1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential</td>
</tr>
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</table>

## LOCATION INFORMATION

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>X</th>
<th>SF20</th>
<th>SF20</th>
<th>SF20</th>
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</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.66 (Fire)</td>
<td>SF20</td>
<td>Subject Property</td>
<td>CFA</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
<td>SF20</td>
<td>SF20</td>
<td>SF20</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## COMMENTS

**Comprehensive Plan District:** Rural Communities  
**Overlay/Area Plan:** None

Discussion: The applicant is requesting to rezone from SF20 and CFA to MRD1 to subdivide 8 lots into 13 lots with a minimum lot size of approximately 14,500 sf. Cherry Knoll is a rural subdivision first platted in 1965 but subsequently adjusted over the years most recently in 2005.

The applicant is seeking the MRD district to achieve a higher density through decreased street frontage requirements (40') over a straight zoned district (minimum 50') however there isn't any innovative design in the conceptual land plan to warrant an MRD designation.

Multiple platting actions over the years have widened parts of the internal roadways in Cherry Knoll to 50' however there are choke points within the system where the RAW drops below the required 50'. This rezoning will be unable to bring these roadways into compliance with the Land Development Regulations as the applicant does not have ownership of the adjacent parcels where the right-of-way needs to be widened.

**Public Comment:**

## TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0/64</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>120/120</td>
</tr>
<tr>
<td>Proposed Improvements</td>
<td></td>
</tr>
<tr>
<td>Rd. Station, Traffic AADT (2019) % Road Capacity</td>
<td></td>
</tr>
<tr>
<td>County, Paved</td>
<td></td>
</tr>
<tr>
<td>S 343 Rd, Station 361 4400 AADT 40-45%</td>
<td></td>
</tr>
</tbody>
</table>

## DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MRD1</td>
<td>SF20/CFA</td>
<td>SF20</td>
<td>CFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>14,500</td>
<td>20000</td>
<td>20000</td>
<td>21780</td>
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<tr>
<td>Front Setback (in feet)</td>
<td>25</td>
<td>40/25</td>
<td>40</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>10</td>
<td>15/10</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>15</td>
<td>25/15</td>
<td>25</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>40</td>
<td>35</td>
<td>35</td>
<td>35</td>
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Report Date: 9/10/2020
Reported By: T. L.
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Venture Engineering Inc  (Energov # 050308)</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>45710040010</td>
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<tr>
<td>Site Location</td>
<td>Hwy 707 near Hackamore Dr in Myrtle Beach</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Nestor Jacome ETAL</td>
</tr>
<tr>
<td>Contact</td>
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<table>
<thead>
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<th>Rezoning Request #</th>
<th>2020-09-004</th>
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<tbody>
<tr>
<td>County Council District #</td>
<td>4 - Loftus</td>
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</table>

| Staff Recommendation | |
| PC Recommendation   | |

| Size (in acres) of Request | 1.85 |

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>MSF6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>RE4</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

Flood and Wetland Information (proposed FEMA maps): X

Public Health & Safety (EMS/fire) in miles: 2.13 (Fire)

Utilities: Public MSF6 RE4 HC

Character of the Area: Residential & Commercial

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>MSF6</th>
<th>MSF6</th>
<th>MSF6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.13</td>
<td>MSF6</td>
<td>Subject Property</td>
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<tr>
<td>Utilities</td>
<td>Public</td>
<td>MSF6</td>
<td>RE4</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential &amp; Commercial</td>
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<td></td>
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</tbody>
</table>

**COMMENTS**

**Comprehensive Plan District**: Scenic & Conservation  
**Overlay/Area Plan**: Burgess Community Area Plan

Discussion: The applicant is requesting to rezone from Residential (MSF6) to High Bulk Retail (RE4) for a commercial landscaping business and accessory outdoor storage. The parcel is approximately 1.85 acres located along SC 707 in the Burgess community. The Highway 707 Overlay and Burgess Community Area Plan are applicable to this rezoning request. Resolution R-51-18 was unanimously adopted by County Council on May 15, 2018 denying the request to rezone this parcel from MSF6 to RE4 for a Nursery and Outdoor Storage.

Zoning staff received a complaint regarding an illegal landscape business operating on the parcel in March 2020. Upon inspection it was determined that the site had been cleared and was being used for a landscape business and outdoor storage. A follow-up inspection was conducted in July 2020. Following the inspection staff was contacted by the agent to begin discussions regarding a rezoning to bring the site into compliance.

Staff has not received a site plan to accompany this rezoning request. Over the years there has been a progressive clearing and potential filling of wetlands on the property. There is no Stormwater permit or Zoning Compliance at this time.

Public Comment: 9/24/20 Applicant requested deferral to amend request from AG2 to RE4 due to setback limitations and discussions with staff.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use</th>
<th>20/104</th>
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</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use</td>
<td>30/500</td>
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</table>

<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
<th>Rd, Station, Traffic AADT (2019)</th>
<th>% Road Capacity</th>
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</thead>
<tbody>
<tr>
<td>State, Paved, Two Lane</td>
<td>SC 707, Station 247 23,800 AADT</td>
<td>65-70%</td>
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</table>

| Proposed Improvements | |

**DIMENTIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>21,780</th>
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<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>60</td>
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<td>Side Setback (in feet)</td>
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<tr>
<td>Corner Side Setback (in feet)</td>
<td>15</td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>15</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>36 per ½ acre 35 35 120 36 per ½ acre</td>
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</table>

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
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</thead>
<tbody>
<tr>
<td>RE4</td>
<td>MSF6</td>
<td>MSF6</td>
<td>HC</td>
<td>RE4</td>
<td>RE4</td>
<td>RE4</td>
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**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Venture Engineering Inc (Energov # 950334)</th>
<th>Rezoning Request #</th>
<th>2020-09-008</th>
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<tr>
<td>PIN #</td>
<td>38203020006</td>
<td>County Council District #</td>
<td>7 - Bellamy</td>
</tr>
<tr>
<td>Site Location</td>
<td>Causey Rd in Conway</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner Contact</td>
<td>Natalie Rupert Rogers</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
<td>.88 acres</td>
</tr>
</tbody>
</table>

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>MSF20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MRD2</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Single-family Residential</td>
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</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
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<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.8 Fire</td>
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<td>Utilities</td>
<td>Public</td>
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<tr>
<td>Character of the Area</td>
<td>Residential &amp; Commercial</td>
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</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>SF20</th>
<th>MSF20</th>
<th>MSF20</th>
</tr>
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<tbody>
<tr>
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<td></td>
<td></td>
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<tr>
<td></td>
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</tbody>
</table>

**COMMENTS**

Comprehensive Plan District: Suburban / Scenic & Conservation

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone from Residential (MSF20) to Multi Residential Two (MRD2) to accommodate 5 single-family attached (duplex and triplex) units in 2 buildings. The buildings have occupied the site since 1972 according to Tax Assessor records. An inspection in 2017 by Code Enforcement found the applicants in violation for building without a permit. A stop work order was issued on interior alterations that were being made to convert one of the structures from a single-family structure into duplex. This Rezoning request along with a Variance Request is an attempt to bring the property into compliance at this time.

The Zoning Board of Appeals granted Variance 2020-09-009 with conditions on 10/12/2020 allowing for a reduction in lot size and building separation to support this rezoning. The Variance is conditioned on successful rezoning to MRD2.

Public Comment:

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>30/8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>30/30</td>
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<tr>
<td>Proposed Improvements</td>
<td></td>
</tr>
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</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>MRD2</td>
<td>MSF20</td>
<td>MSF20</td>
<td>SF20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback (in feet)</td>
<td>25</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>10</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>15</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>40</td>
<td>35</td>
<td>35</td>
<td>35</td>
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<td></td>
</tr>
</tbody>
</table>
HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 11/05/2020
Request Number: 2020-09-008
Request Type: Rezoning PIN #38203020006
Zoning: MSF20 to MRD2

School Attendance Zones: Waccamaw Elementary
Black Water Middle
Carolina Forest High

Comments:

Waccamaw Elementary:
Functional Capacity: 863
2019-20 ADM: 861
Percent Capacity: 100%

Black Water Middle:
Functional Capacity: 833
2019-20 ADM: 752
Percent Capacity: 90%

Carolina Forest High:
Functional Capacity: 2,388
2019-20 ADM: 2,155
Percent Capacity: 90%
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Sam Ward (Energov # 050449)</th>
<th>Rezoning Request #</th>
<th>2020-10-001</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>29108040002 &amp; 29000000052 (Portion)</td>
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<tr>
<td>Site Location</td>
<td>Hwy 501 W in Conway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>Shelve Jean Lambert Ward</td>
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<td></td>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>CFA &amp; RE4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>AG2</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential/Commercial</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>CFA</th>
<th>CFA</th>
<th>HC</th>
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</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>5.2 (Fire)</td>
<td>CFA</td>
<td>Subject Property</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
<td>CFA</td>
<td>CFA</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Rural &amp; Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS**

Comprehensive Plan District: Rural

Overlay/Area Plan: N/A

Discussion: The applicant is seeking to rezone from RE4 and CFA (portion) to AG2 to accommodate a subdivision and lot line adjustment to create to parcels approximately 1.00 acre and 0.86 acre in size respectively. The property is located on US 501 just South of the interchange with SC 22 on the Conway bound side of the highway.

AG2 supports ½ acre lots that can be developed both residential and commercial. Residential can be stick built or manufactured. Commercial uses include tradesshops, convenience stores, contractors offices.

Note the adjacent CFA (parent tract) is a residential use. Any outdoor storage or animal boarding associated with a commercial use on the property will be required to meet a 100° setback as a result.

Public Comment:

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0/1,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>3,000/3,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
<th>State, Paved, Four Lane, Divided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rd, Station, Traffic AADT (2019) % Road Capacity</td>
<td>US 501, Station 150 20,000 AADT 55%</td>
</tr>
</tbody>
</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>AG2 Res / Com</th>
<th>CFA Res / Com</th>
<th>RE4</th>
<th>CFA Res / Com</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>60</td>
<td>25 / 60</td>
<td>60</td>
<td>25 / 60</td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>10 / 60</td>
<td>10 / 25</td>
<td>60</td>
<td>10 / 25</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>15 / 60</td>
<td>n/a</td>
<td>60</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>15 / 60</td>
<td>15 / 40</td>
<td>60</td>
<td>15 / 40</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>35 / 65</td>
<td>35</td>
<td>72</td>
<td>35</td>
</tr>
</tbody>
</table>

Setback Comments: Setbacks are increased to 100° on side and rear for outdoor storage when adjacent to a residential use.
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Rezoning Request #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Resource Group, LLC (Energov # 050584)</td>
<td>2020-10-002</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PIN #</th>
<th>County Council District #</th>
</tr>
</thead>
<tbody>
<tr>
<td>345000000027</td>
<td>2 - Howard</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Location</th>
<th>Staff Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Highway 90 in Conway</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner Contact</th>
<th>PC Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bear Paw Associates a SC General Partnership</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size (in acres) of Request</th>
<th>99.57</th>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>MRD1 &amp; CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MRD1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Single Family Detached</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEEMA maps)</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.1 (Fire)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Undeveloped, Rural Residential, Mining, Campground</td>
</tr>
</tbody>
</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>PDD</th>
<th>CFA</th>
<th>CFA</th>
<th>CFA</th>
</tr>
</thead>
</table>

**COMMENTS**

**Comprehensive Plan District:** Scenic & Conservation  
**Overlay/Area Plan:** N/A  

**Discussion:** The applicant is seeking to rezone from CFA & MRD1 to MRD1 to allow the development of 172 single-family lots with a lot size no less than 10,000 sf.

Case 2018-06-009 was recommended for disapproval by PC and Ord. 92-18 was disapproved by Council on November 13, 2018. While the request was for SF7 and included a larger area (additional ~764 acres), of note is the Bear Paw tract envision 199 lots at SF7 zoning and included a $1000 per lot developer contribution as part of a Development Agreement.

Case 2019-06-005 was a request to rezone a 44.72 portion of the Bear Paw tract to MRD1 to allow 69 single family detached units with a lot size of no less than 10,000 sf. Staff and Planning Commission recommended disapproval (8:2) however Council approved the rezoning request in October 2019 (Ord. 56-19).

The applicant is seeking to amend the previous MRD1 request and rezone the remaining portion of the tract to MRD1 with lot sizes no less than 10,000 sf. The site plan incorporates 3 sustainable development criteria. Surrounding land use is forest and mining. Extensive Carolina Bays and wetlands can be found throughout the area and the nearby Jones Big and Tilly Swamps are habitat corridors between the Waccamaw River and Lewis Ocean Bay.

The southern end of Old Highway 90 is unpaved. With SF10 zoning in place on several nearby large tracts and a portion of this tract already zoned MRD1 it is expected that future intersection improvements will need to be made at SC90 and Old Reeves Ferry and Old Highway 90.

**Public Comment:**

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0/1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>1,376/1,376</td>
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<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
<th>County, Paved, Two-lane</th>
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</thead>
<tbody>
<tr>
<td>Rd, Station, Traffic AADT (2019)</td>
<td>SC-90, Station 224</td>
</tr>
<tr>
<td>% Road Capacity</td>
<td>13,300 AADT</td>
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<tr>
<td>80-85%</td>
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**PROPOSED IMPROVEMENTS**

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>MRD1</th>
<th>CFA Com / Res</th>
<th>MRD1</th>
<th>PDD (Com)</th>
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</table>

**REPORT DATE:** 10/15/2020  
**BY:** JPD
<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>10,000</th>
<th>43,560, 21,780</th>
<th>10,000</th>
<th>20,000</th>
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<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>15</td>
<td>60 / 25</td>
<td>15</td>
<td>25</td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>5</td>
<td>25 / 10</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>15</td>
<td></td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>10</td>
<td>10 / 15</td>
<td>10</td>
<td>25</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>40</td>
<td>35 / 35</td>
<td>40</td>
<td>35</td>
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Setback Comments:
HCS Facilities – Planning Department
Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 11/05/2020

Request Number: 2020-10-002

Request Type: Rezoning PIN #34500000027

Zoning: CFA & MRD1 to MRD1

School Attendance Zones: Waccamaw Elementary
Black Water Middle
Carolina Forest High

Comments:

Waccamaw Elementary:
Functional Capacity: 863
2019-20 ADM: 861
Percent Capacity: 100%

Black Water Middle:
Functional Capacity: 833
2019-20 ADM: 752
Percent Capacity: 90%

Carolina Forest High:
Functional Capacity: 2,388
2019-20 ADM: 2,155
Percent Capacity: 90%
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Development Resource Group, LLC (Energov # 050690)</th>
<th>Rezoning Request #</th>
<th>2020-10-003</th>
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<tbody>
<tr>
<td>PIN #</td>
<td>39600000001</td>
<td>County Council District #</td>
<td>2 - Howard</td>
</tr>
<tr>
<td>Site Location</td>
<td>International Dr. in Myrtle Beach</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner Contact</td>
<td>Landbank Fund VII, LLC</td>
<td>PC Recommendation</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
<td>358.86</td>
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</table>

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>GR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>ME1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Medical Campus</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>X Wetlands = 223 acres</th>
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</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>0.69 (Fire)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential and Conservation</td>
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</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>GR</th>
<th>GR</th>
<th>CP</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**COMMENTS**

**Comprehensive Plan District:** Scenic & Conservation  
**Overlay/Area Plan:** N/A

Discussion: The applicant is seeking to rezone from GR to ME1 for a medical campus. The tract is located on International Drive adjacent to The Farm at Carolina Forest HOA open space, several utilities, a Wildlife Action animal corridor, the newly formed Horry County wetlands mitigation bank property (Independent Republic Heritage Preserve) and across from Lewis Ocean Bays Heritage Preserve. Extensive wetlands and conservation property surround the tract and the property itself is encumbered by 223 acres of wetlands leaving approximately 157 acres of uplands for potential development.

International Drive is gated on both ends for access management during controlled burns by SCDNR. Coordination between SCDNR and any future development of this tract is expected.

The rezoning request conflicts with the future land use designation of Imagine 2040. A request to amend the future land use to Suburban has been submitted.

Public Comment:

**TRANSPORTATION INFORMATION**

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 0/3,500 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 2,500/2,500 |
| Existing Road Conditions | Rd, Station, Traffic AADT (2019) % Road Capacity |
| County, Four Lane, Divided | International Drive 7,500 AADT 15-20% |

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>50</td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>10</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>15</td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>15</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>120</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>ME1</td>
<td>GR</td>
<td>SF / MF</td>
<td>PDD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10,000</td>
<td>6,000 / 1 acre</td>
<td>6,000</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>50</td>
<td>20 / 30</td>
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<tr>
<td>10</td>
<td>10 / 20</td>
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<tr>
<td>15</td>
<td>15 / 30</td>
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<td>10</td>
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<tr>
<td>15</td>
<td>15 / 20</td>
<td></td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>120</td>
<td>35 / 120</td>
<td></td>
<td>35</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Rezoning Review Sheet

Applicant: Janice A Stevens (Energov # 050691)

PIN #: 38203010028

Site Location: Causey Rd in Conway

Property Owner Contact: Janice A Stevens

Rezoning Request #: 2020-10-004

County Council District #: 7 - Bellamy

Staff Recommendation

PC Recommendation

Size (in acres) of Request: .42

Current Zoning: SF20

Proposed Zoning: MSF20

Proposed Use: Single-Family Residential

Area with Flood and Wetlands Information (proposed FEMA maps): X

Public Health & Safety (EMS/fire) in miles: 2.8 (Fire)

Utilities: Public

Character of the Area: Residential & Commercial

Zoning Districts

Location Information

Adjacent Properties

Comments

Comprehensive Plan District: Suburban

Overlay/Area Plan: Highway 501

Discussion: The applicant is seeking to rezone from SF20 to MSF20 to place a single or double wide manufactured home on the property. The site is currently vacant and on the back of the Horry County Schools District office on the US 501 corridor but gains access via Causey Road. The area is predominantly single family large lot development with a mix of stick built and manufactured homes.

While a portion of the property is within the Highway 501 Overlay, the standards of the Overlay will not apply as the request is for a residential use. Causey road experiences a significant amount of cut through traffic from US 501 when there is congestion from vehicles trying to get to SC 544 via West Cox Ferry.

Public Comment:

Transportation Information

Daily Trips based on existing use / Max Daily Trips based on current zoning: 0 / 8

Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning: 0 / 6

Existing Road Conditions: Rd, Station, Traffic AADT (2019) % Road Capacity

US 501, Station 159

40,400 AADT

100-105%

Dimensional Standards

Requested | Current | Adjacent | Adjacent | Adjacent | Adjacent |
---|---|---|---|---|---|
Min. Lot Size (in square feet): MSF20 | 20,000 | 20,000 | 20,000 | 10,000 |
Front Setback (in feet): 40 | 40 | 40 | 50 |
Side Setback (in feet): 15 | 15 | 15 | 10 |
Corner Side Setback (in feet): 22.5 | 22.5 | 22.5 | 15 |
Rear Setback (in feet): 25 | 25 | 25 | 15 |
Bldg. Height (in feet): 35 | 35 | 35 | 120 |
HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 11/05/2020
Request Number: 2020-10-004
Request Type: Rezoning PIN #38203010028
Zoning: SF20 to MSF20

School Attendance Zones: Waccamaw Elementary
Black Water Middle
Carolina Forest High

Comments:

Waccamaw Elementary:
Functional Capacity: 863
2019-20 ADM: 861
Percent Capacity: 100%

Black Water Middle:
Functional Capacity: 833
2019-20 ADM: 752
Percent Capacity: 90%

Carolina Forest High:
Functional Capacity: 2,388
2019-20 ADM: 2,155
Percent Capacity: 90%
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>The Earthworks Group (Energov # 050693)</th>
<th>Rezoning Request #</th>
<th>2020-10-005</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>45804010274</td>
<td>County Council District #</td>
<td>4 - Loftus</td>
</tr>
<tr>
<td>Site Location</td>
<td>Loyola Dr. in Myrtle Beach</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>Loyola Properties LLC</td>
<td>PC Recommendation</td>
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</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>3.09</td>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>PUD</th>
<th>Proposed Zoning</th>
<th>PUD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use</td>
<td>Amend PUD to allow Outdoor Storage</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

| Flood & Wetland Information (proposed FEMA maps) | X |
|-----------------------------------------------|---|---|---|---|---|
| Public Health & Safety (EMS/fire) in miles   | 3.0 | PUD | PUD | PUD |
| Character of the Area                         | Residential & Commercial                |                 |

**ADJACENT PROPERTIES**

| Utilities | Public | PUD | Subject Property | PUD | PUD |

**COMMENTS**

Comprehensive Plan District: Suburban & Commercial Corridor  
Overlay/Area Plan: None

Discussion: The applicant is seeking to amend the Queen's Harbour PUD to allow Outdoor Storage of boats and RV's. The PUD was first approved in January, 1997 (Ord 134-96) and most recently amended in 2019 (Ord 26-19) to allow additional uses in the OPI and HC tracts. At that time, the Zoning Administrator made a determination after discussions with the applicant that the original "Facilities Storage" use in the 1997 PUD meant Mini-warehouse. As such the 2019 amendment did not allow for Outdoor Storage.

The current request seeks to more broadly define "Facilities Storage" to include the outdoor element. The request is the remaining piece of HC to be developed in the Queens Harbour PUD. It is surrounded by high rise condominiums under construction, townhomes under construction, and a newly developed indoor climate controlled storage facility. Parcels fronting the 17 bypass corridor are a mix of retail, restaurant and personal services.

Access is via Loyola Drive. Perimeter landscaping will consist of a 5' landscape strip and a 6' privacy fence internal to the landscaping.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0 / 2,000</th>
<th>Existing Road Conditions</th>
<th>County, Two-Lane, Paved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>50 / 2,000</td>
<td>Rd, Station, Traffic AADT (2019) % Road Capacity</td>
<td>US 17 Bypass (100) 38,400 AADT 105-110%</td>
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</tbody>
</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Narrative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback (in feet)</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
<td>See Narrative</td>
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</tbody>
</table>
COUNTY OF HORRY )

) ORDINANCE NO. __________

STATE OF SOUTH CAROLINA )

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES AND TO APPROVE THE REQUEST TO AMEND A PORTION OF THE PUD FOR QUEENS HARBOUR IN HORRY COUNTY, SOUTH CAROLINA, PIN 45804010274 CONSTITUTING A TOTAL OF 3.09+/- ACRES CURRENTLY ZONED PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, ordinance Number 134-96 was approved on January 21, 1997 which created Queens Harbour Planned Unit Development (PUD); and,

WHEREAS, a request has been filed to amend a portion of the existing Planned Unit Development for the parcel of land identified as PIN# 45804010274; and,

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

WHEREAS, no provision of this ordinance shall supercede the requirements of the Horry County Land Development Regulations; and,

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

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

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

   Approved PUDs and Summary of Uses

   Addition of Attachment A titled “Queens Harbour PUD Design Criteria” Ordinance # ____________.

2) Amendment of Official Zoning Maps of Horry County:

   Parcel of land identified by PIN# 45804010274 and 3.09+/- acres currently zoned Planned Unit Development (PUD) is amended and the use as found in Attachment A, “Queens Harbour PUD Design Criteria” Ordinance # __________,” attached to this ordinance and incorporated herein by reference.

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

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

ADOPTED AND APPROVED by the governing body

Dated this________ day of __________, 2020.
QUEENS HARBOUR

HC / OPI / GR

PUD DESIGN CRITERIA

- TMS # 191-00-01-043 CORNER OF BYPASS 17 SOUTH & PLATTMOOR DRIVE (ACROSS FROM BLUECROSS/BLUESHIELD COMPLEX)
- TOTAL COMBINED ACREAGE: 163.69
- SEE SITE PLAN FOR SPECIFIC ZONING LOCATIONS

TRACT 1 & TRACT 4 (FUTURE DEVELOPMENT)
REQUESTING OPI PUD

APPROXIMATELY 34.45 ACRES IN TRACT 1 & 22.96 ACRES IN TRACT 4
MAXIMUM DENSITY: 5 UNITS/ACRE
TRACT 1 MAX DENSITY: 173 UNITS
TRACT 4 MAX DENSITY: 115 UNITS

- ALLOWED USES:
  
  SURGERY CENTER
  RECOVERY/ADMITTANCE FACILITY
  PHYSICIANS OFFICES
  SUPPLY CENTER
  PHYSICAL THERAPY CENTER
  PHARMACY WITH DRIVE THRU FACILITY
  HOME HEALTH FACILITY
  CAFETERIA/RESTAURANT FACILITY
  LAUNDRY FACILITY
  ADULT DAYCARE FACILITIES – PRINCIPLE OF ACCESSORY USE
  SKILLED NURSING FACILITIES – PATIENT CARE FACILITIES ETC
  INDEPENDENT LIVING FACILITIES – GROUP HOUSING FACILITIES
  ASSISTED LIVING FACILITIES – GROUP HOUSING FACILITIES
  GENERAL BUSINESS OFFICES
  EVENT CENTERS
  CHILD DAYCARE FACILITIES

*ALSO TO INCLUDE ANY OTHER TRADITIONAL ACCESSORY SUPPORT RETAIL OR INDUSTRY RELATED FACILITY WHICH MIGHT HAVE BEEN OMITTED.

- SETBACKS:
  FRONT:  20’
  SIDE:  10’
  REAR:  15’
  CORNER LOT:  15’
  PUD EXTERIOR SETBACK:  25’
SEPARATIONS: 20’

- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’
- MAXIMUM LOT BUILDING COVERAGE: 75%
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE AREA
- PARKING REQUIREMENTS:
  - SURGERY CENTER - 1 SPACE PER DOCTOR, 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT, 1 SPACE PER OPERATING ROOM
  - RECOVERY / ADMITTANCE FACILITY - 1 SPACE PER 6 UNITS
  - PHYSICIANS OFFICES - 5 SPACES PER DOCTOR, 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
  - SUPPLY CENTER - 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
  - PHYSICAL THERAPY CENTER - 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER THERAPIST
  - PHARMACY WITH DRIVE THRU FACILITY: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 SPACE PER 400 SQ FT
  - HOME HEALTH FACILITY: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
  - CAFETERIA/RESTAURANT FACILITY: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
  - LAUNDRY FACILITY: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
  - GENERAL BUSINESS OFFICES: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER INTERNAL OFFICE.

ADULT DAYCARE FACILITY

- SETBACKS:
  - FRONT: 20’
  - SIDE: 10’
  - REAR: 15’
  - PUD EXTERIOR SETBACK: 25’
  - SEPARATIONS: 20’

- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PARKING: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 PER 6 DAYCARE ATTENDEES
- ALL DAYCARE FACILITIES SHALL MEET THE REQUIREMENTS 5 OUTLINED BY THE STATE OF SOUTH CAROLINA AND SC DHEC.
- LANDSCAPING REQUIRMENTS LISTED WITHIN PUD GENERAL NOTES SECTION

SKILLED NURSING FACILITY

- ALLOWED USES:
  - APARTMENTS
  - TOWNHOUSES
  - DORMS
  - PATIO HOMES
  - GROUP HOUSING FACILITIES
  - PATIENT CARE FACILITIES

- SETBACKS:
FRONT: 20’
SIDE: 10’
REAR: 15’
PUD REAR SETBACK: 25’
SEPARATIONS: 20’

- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’ (above finished grade)
- INTERNAL BUFFER – NO INERAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- PARKING: SKILLED NURSING FACILITY: 1 SPACE PER UNIT, 1 ADDITIONAL SPACE PER 10 UNITS, 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION

INDEPENDENT LIVING FACILITY

- ALLOWED USES:
  APARTMENTS
  TOWNHOUSES
  DORMS
  PATIO HOMES
  GROUP HOUSING FACILITIES
  PATIENT CARE FACILITIES

- SETBACKS:
  FRONT: 20’
  SIDE: 10’
  REAR: 15’
PUD REAR SETBACK: 25’
SEPARATIONS: 20’

- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’ (above finished grade)
- INTERNAL BUFFER – NO INERAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- PARKING: SKILLED NURSING FACILITY: 1 SPACE PER UNIT, 1 ADDITIONAL SPACE PER 10 UNITS, 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION
- PARKING REQUIREMENTS FOR OPTIONAL ALLOWED USES:
  APARTMENTS – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  TOWNHOUSES - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  DORMS - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  PATIO HOMES – 2 SPACES PER RESIDENTIAL UNIT
  GROUP HOUSING FACILITIES – 1 PER 6 BEDROOM UNIT
PATIENT CARE FACILITIES – 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER DOCTOR

ASSISTED LIVING FACILITY

- ALLOWEDUSES
  APARTMENTS
  TOWNHOUSES
  DORMS
  PATIO HOMES
  GROUP HOUSING FACILITIES
  PATIENT CARE FACILITIES

- SETBACKS:
  FRONT: 20’
  SIDE: 10’
  REAR: 15’
  PUD EXTERIOR SETBACK: 25’
  SEPARATIONS: 20’

- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’ (above finished grade)
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION
- PARKING REQUIREMENTS FOR OPTIONAL ALLOWED USES:

  APARTMENTS – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  TOWNHOUSES - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  DORMS - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  PATIO HOMES – 2 SPACES PER RESIDENTIAL UNIT
  GROUP HOUSING FACILITIES – 1 PER 6 BEDROOM UNIT
  PATIENT CARE FACILITIES – 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER DOCTOR

TRACT 2 & TRACT 3 (FUTURE DEVELOPMENT)

RESIDENTIAL TRACTS – REQUESTING GR PUD

- APPROXIMATELY 24.92 ACRES IN TRACT 2 & 27.58 ACRES IN TRACT 3
- MAXIMUM DENSITY: 25 UNITS PER ACRE PER TRACT
- ALLOWED USED:
  SINGLE FAMILY RESIDENTIAL – PATIO HOMES OR DUPLEXES
  MULTI-FAMILY - APARTMENTS, TOWNHOUSES, DORMS, DUPLEXES, TRIPLEXES AND QUADRUPLEXES
  ADULT DAYCARE FACILITIES – PRINCIPLE OR ACCESSORY USE
  SKILLED NURSING FACILITIES – PATIENT CARE FACILITIES ETC.
  INDEPENDENT LIVING FACILITIES – GROUP HOUSING FACILITIES
  ASSISTED LIVING FACILITIES – GROUP HOUSING FACILITIES

5
(SF) SINGLE FAMILY PRINCIPLE STRUCTURE

- ALLOWED USES: SINGLE FAMILY, DUPLEXES, TRIPLEXES AND QUADRUPLEXES
- SETBACKS:
  FRONT: 10’
  REAR: 10’ *(PUD exterior lots require a 25’ rear yard setback)
  SIDE: 7.5’ *(PUD exterior lots require a 25’ side yard setback)
  CORNER LOT SIDE: 10’
  EXTERIOR PUD SETBACK: 25’
- MAXIMUM HEIGHT: 50’ (above finished grade)
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM BUILDING COVERAGE: 75% LOT AREA
- INTERNAL BUFFER — NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT LINE BUFFERS — 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- PARKING: 2 SPACES PER RESIDENTIAL UNIT

SF ACCESSORY STRUCTURES

- SETBACKS:
  MIN SEPARATION: 6” (BEHIND PRINCIPLE STRUCTURE)
  SIDE YARD: 7.5’ *(PUD EXTERIOR LOTS REQUIRE A 25’ SIDE YARD SETBACK)
  CORNER LOT SIDE: 10’
  REAR YARD: 10’ *(PUD EXTERIOR LOTS REQUIRE A 25’ REAR YARD SETBACK)
- MAXIMUM BUILDING COVERAGE: 75% LOT AREA
  *(PUD EXTERIOR LOTS REQUIRE A 25’ SIDE YARD SETBACK) *indicates an exception

MF MULTI FAMILY

- ALLOWED USES: APARTMENTS, TOWNHOUSES, DORMS
- SETBACKS:
  SEPARATIONS: 20’ (min bldg. separation)
  REAR: 15’ *(EXTERIOR PUD REQUIRES 25’)
  FRONT: NONE
  *indicates an exception
- MAXIMUM HEIGHT: 120’ (above finished grade)
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM BUILDING COVERAGE: 75% LOT AREA
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NORES SECTION
- PARKING: MULTI-FAMILY – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT.

(MF) ACCESSORY STRUCTURES

NO ACCESSORY STRUCTURES SHALL BE ALLOWED, EXCEPT FOR MAINTENANCE FACILITIES, OR AS OTHERWISE APPROVED BY THE DEVELOPER. ALL SWIMMING POOLS, TENNIS COURTS, OWNERS CLUB FACILITIES OR OTHER AMENITIES SHALL BE APPROVED BY THE DEVELOPER PRIOR TO SUBMISSION TO Horry COUNTY PLANNING COMMISSION FOR CONSIDERATION OF FINAL PHASE PUD APPROVAL.
ACCESSORY USES SHALL INCLUDE: COVERED, UNCOVERED, ENCLOSED OR UNENCLOSED ACCESSORY STRUCTURES ie: GARAGES, STORAGE BUILDINGS, GAZEBOS, SPAS, POOLS, *ELEVATED DECKS OR *PORCHES. *(ELEVATED ABOVE FINISHED GRADE) WHEN DETACHED FROM THE PRINCIPLE STRUCTURE.

ADULT DAYCARE FACILITY

- SETBACKS:
  - FRONT: 20’
  - SIDE: 10’
  - REAR: 15’
  - EXTERIOR PUD SETBACK: 25’
  - SEPARATIONS: 20’
- MAXIMUM BUILDING COVERAGE: 75% LOT AREA
- MINIMUM LOT SIZE: 6000 SQ FT
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PARKING: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 PER 6 DAYCARE ATTENDEES
- ALL DAYCARE FACILITIES SHALL MEET THE REQUIREMENTS AS OUTLINED BY THE STATE OF SOUTH CAROLINA AND SC DHEC.
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION.

SKILLED NURSING FACILITY

- ALLOWED USES:
  - APARTMENTS
  - TOWNHOUSES
  - DORMS
  - PATIO HOMES
  - GROUP HOUSING FACILITIES
  - PATIENT CARE FACILITIES
- SETBACKS:
  - FRONT: 20’
  - SIDE: 10’
  - REAR: 15’
  - PUD EXTERIOR SETBACKS: 25’
  - SEPARATIONS: 20’
- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’ (above finished grade)
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT LINE BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- PARKING: SKILLED NURSING FACILITY: 1 SPACE PER UNIT, 1 ADDITIONAL SPACE PER 10 UNITS, 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION.

INDEPENDENT LIVING FACILITY

- ALLOWED USES:
  - APARTMENTS
TOWNHOUSES
DORMS
PATIO HOMES
GROUP HOUSING FACILITIES
PATIENT CARE FACILITIES

- SETBACKS:
  - FRONT: 20’
  - SIDE: 10’
  - REAR: 15’
  - PUD EXTERIOR SETBACKS: 25’
  - SEPARATIONS: 20’

- MAXIMUM LOT BUILDING COVERAGE: 75%
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM HEIGHT: 85’ (above finished grade)
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT LINE BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION.

PARKING REQUIREMENTS FOR OPTIONAL ALLOWED USES:
- APARTMENTS – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
- TOWNHOUSES – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
- DORMS – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
- PATIO HOMES – 2 SPACES PER RESIDENTIAL UNIT
- GROUP HOUSING FACILITIES – 1 PER 6 BEDROOM UNIT
- PATIENT CARE FACILITIES – 1 SPACING PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER DOCTOR

ASSISTED LIVING FACILITIES

- ALLOWED USES:
  - APARTMENTS
  - TOWNHOUSES
  - DORMS
  - PATIO HOMES
  - GROUP HOUSING FACILITIES
  - PATIENT CARE FACILITIES

- SETBACKS:
  - FRONT: 20’
  - SIDE: 10’
  - REAR: 15’
  - PUD EXTERIOR SETBACK: 25’
  - SEPARATIONS: 20’

- MAXIMUM HEIGHT: 85’
- MINIMUM LOT SIZE: 6000 SQ FT
- MAXIMUM LOT BUILDING COVERAGE: 75%
- INTERNAL BUFFER – NO INTERNAL PHASE BUFFERS SHALL BE REQUIRED
- PHASE DISTRICT LINE BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
- LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION.
• PARKING REQUIREMENTS FOR OPTIONAL ALLOWED USES:
  APARTMENTS – 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  TOWNHOUSES - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  DORMS - 1 PER 1 BEDROOM UNIT, 1.5 PER 2 & 3 BEDROOM UNIT
  PATIO HOMES – 2 SPACES PER RESIDENTIAL UNIT
  GROUP HOUSING FACILITIES – 1 PER 6 BEDROOM UNIT
  PATIENT CARE FACILITIES – 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER DOCTOR

TRACT 5 (FUTURE DEVELOPMENT)
REQUESTING HC PUD
DENSITY OF STRUCTURES SHALL ONLY BE LIMITED TO MEETING CRITERIA FOR SEPARATIONS AND SETBACKS FOR TRACT 5
• APPROXIMATELY 53.78 ACRES
• ALLOWED USES:
  PROFESSIONAL FACILITIES (GENERAL BUSINESS OFFICES)
  ADMINISTRATIVE FACILITIES (GENERAL BUSINESS OFFICES)
  LAUNDRY FACILITIES
  RETAIL FOOD SERVICES/RESTAURANT/LOUNGE FACILITIES
  COMMERCIAL RETAIL
  RECREATIONAL FACILITIES/HEALTH CLUBS
  GUEST LODGING FACILITIES
  SERVICES RELATED RETAIL
  FACILITY STORAGE
  MINI-WAREHOUSES (NO OUTDOOR STORAGE)
  OUTDOOR BOAT AND RV STORAGE FACILITIES
  ASSISTED LIVING FACILITY
• SETBACKS:
  FRONT: 20’
  SIDE: 10’
  REAR: 15’
  PUD EXTERIOR SETBACK: 25’
  SEPARATIONS: 20’
• MAXIMUM HEIGHT: 85’
• MINIMUM LOT SIZE: 6000 SQ FT
• MAXIMUM LOT BUILDING COVERAGE: 75%
• INTERNAL BUFFER – NO INERNAL PHASE BUFFERS SHALL BE REQUIRED
• PHASE DISTRICT LINE BUFFERS – 10’ NATURAL OR PLANTED VEGETATIVE BUFFER
• LANDSCAPING REQUIREMENTS LISTED WITHIN PUD GENERAL NOTES SECTION.
• PARKING:
  PROFESSIONAL FACILITIES: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 2 SPACES PER OFFICE
  ADMINISTRATIVE FACILITIES: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 SPACE PER OFFICE
  LAUNDRY FACILITY: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT
RETAIL FOOD SERVICES/RESTAURANT/LOUNGE FACILITIES: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, SPACES FOR 30% OF MAXIMUM SEATING CAPACITY
COMMERCIAL RETAIL: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 SPACE PER 400 SQ FT OF RETAIL SALES AREA EXCLUSIVE OF STORAGE AREAS
RECREATIONAL FACILITIES/HEALTH CLUBS: 1 SPACE PER 300 SQ FT OF GROSS RECREATIONAL FLOOR AREA
GUEST LODGING FACILITIES: 1 SPACE PER ROOM, 1 ADDITIONAL SPACE FOR EVERY 10 ROOMS OR FRACTION THEREOF, 50% OF SPACES OTHERWISE REQUIRED FOR RESTAURANTS AND LOUNGES
SERVICE RELATED RETAIL: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT, 1 SPACE PER 400 SQ FT
FACILITY STORAGE: 1 SPACE PER EMPLOYEE ON LARGEST SHIFT

GENERAL PUD NOTES

ROW MAINTENANCE

- ALL ROADS AND RIGHTS OF WAY SHALL BE DESIGNED AND BUILT BY THE DEVELOPER AND INSPECTED BY Horry COUNTY ENGINEERING FOR THE PURPOSES OF DEDICATION/MAINTENANCE TO Horry COUNTY GOVERNMENT

PONDS

- POND FEATURES SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

BUFFER/SCREENING

- SHALL BE A MINIMUM OF 10’ NATURAL OR PLANTED VEGETATION ON ALL SIDES THAT ABUT DIFFERENT USE PROJECTS OR EXTERIOR PROPERTY LINES AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

COMBINED USE PARKING

- WHEN USES ARE COMBINED INTO A SINGLE FACILITY 30% OF THE NORMALLY REQUIRED INDIVIDUAL STANDARDS SHALL APPLY.

PARKING LOT LANDSCAPING STANDARDS

- OFF STREET PARKING AREAS THAT CONTAIN FIVE (5) OR MORE PARKING SPACES MUST INCLUDE A FIVE (5) FOOT BUFFER STRIP ALONG EXTERIOR PROPERTY LINES. A THREE (3) FOOT HIGH SCREEN OF DENSE PLANT OR LIGHT IMPEVIOUS MATERIAL SHALL BE PLACED WITHIN THIS BUFFER AREA.
- PARKING AREAS OF MORE THAN THIRTY (30) SPACES WILL BE REQUIRED TO SET ASIDE AN ADDITIONAL 5% OF THE INTERIOR PARKING SPACE FOR LANDSCAPING. INTERIOR PLANTING AREAS SHALL BE A MINIMUM OF 50 SQUARE FEET IN AREA AND SHALL BE ARRANGED IN SUCH A MANNER AS TO DIVIDE OR BREAK UP BROAD EXPANSES OF PAVING AND ALSO PROVIDE DIRECTIONAL GUIDANCE FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC FLOWS.
- A SIGHT TRIANGLE SHALL BE RESERVED AT THE INTERSECTION OF PARKING LOT DRIVEWAYS AND HIGHWAY RIGHT-OF-WAY LINES TO INSURE THAT LANDSCAPE MATERIAL WILL NOT CREATE A DRIVING HAZARD.

GARBAGE COLLECTION
• All garbage containers (dumpsters) must be screened on three of their four sides by a suitable opaque enclosure. The height of the screen shall be one foot greater than the height of the container.

EaseMents
• All drainage easements shall meet the minimum requirements of the Horry County Engineering Department specifications where required for public dedication/maintenance.

Postal Centers
• Community postal mailbox centers may be provided and maintained by the property owners association.

Highway Entrance Signage
• 500 sq ft each side of right-of-way or 750 sq ft within the centerline median for entry feature and signage.

Traffic Control Signage
• Street and traffic control signage shall be installed by the developer and dedicated to Horry County for maintenance.

Utility Providers
Water/SeWER – Grand Strand WSA
Electric – Horry Electric
Cable – Jones Intercable
Phone – Horry Telephone

Adjacent Land Uses
North: undeveloped forest/agriculture
East: undeveloped highway commercial/FA Church
West: undeveloped forest/agriculture
South: undeveloped forest/agriculture

Fema Information
This site is located within zone X as shown on FEMA map # 45051CO306 E dated September 30, 1988
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Roger Preston Jr &amp; Trina R Kirven (Energov # 050665)</th>
<th>Rezoning Request #</th>
<th>2020-10-006</th>
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<tbody>
<tr>
<td>PIN #</td>
<td>35003010014</td>
<td>County Council District #</td>
<td>9 - Prince</td>
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<tr>
<td>Site Location</td>
<td>Hwy 90 in Little River</td>
<td>Staff Recommendation</td>
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<td>Property Owner/Contact</td>
<td>Roger Preston Jr &amp; Trina R Kirven</td>
<td>PC Recommendation</td>
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<tr>
<td></td>
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<td>Size (in acres) of Request</td>
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**ZONING DISTRICTS**

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<tr>
<th>Current Zoning</th>
<th>RE3</th>
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<tr>
<td>Proposed Zoning</td>
<td>RE1</td>
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<td>Proposed Use</td>
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**LOCATION INFORMATION**

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<th>Flood and Wetland Information (proposed FEMA maps)</th>
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<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.6 (Fire)</td>
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<td>Utilities</td>
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<td>Character of the Area</td>
<td>Residential, linear Commercial</td>
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**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>CFA</th>
<th>CFA</th>
<th>RE3</th>
</tr>
</thead>
</table>

**COMMENTS**

Comprehensive Plan District: Suburban Communtiy
Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone from Convenience and Auto-retailed Services District (RE3) to Neighborhood Retail Services District (RE1) to be able to list their home for sale.

The property was previously rezoned from CFA to RE3 in 2008 (Ord 36-08) to allow for a pet boarding and grooming facility. The applicant would like the ability to market the property as a residential or commercial property however the current RE3 zoning does not allow for a single family dwelling. The existing house was permitted as a single family dwelling prior to the original rezoning in 2008 and can be occupied under the residential Code if rezoned to RE1.

RE1 allows a mix of residential and limited personal commercial uses including pet boarding and grooming. Setbacks in RE1 are less than those in the current RE3 district although lot size remains the same. RE3 allows for more intense uses such as tradesshops, mini-warehouses, gas stations and grocery stores.

**TRANSPORTATION INFORMATION**

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 8 / 8 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 8 / 8 |
| Proposed Improvements | |

Existing Road Conditions: State, Two-Lane, Paved
Rd, Station, Traffic AADT (2019) % Road Capacity
SC 90 Main Line, Station 227
12,500 AADT
85-90%

**DIMENSIONAL STANDARDS**

<table>
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<tr>
<th>Min. Lot Size (in square feet)</th>
<th>10,000</th>
<th>10,000</th>
<th>21,780</th>
<th>10,000</th>
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<tbody>
<tr>
<td>Front Setback (in feet)</td>
<td>60</td>
<td>50</td>
<td>25</td>
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<td>Side Setback (in feet)</td>
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<td>Corner Side Setback (in feet)</td>
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<td>Rear Setback (in feet)</td>
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</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>35</td>
<td>48</td>
<td>35</td>
<td>48</td>
</tr>
</tbody>
</table>
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## Property Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Beverly Homes LLC (Energov # 050636)</th>
<th>Rezoning Request #</th>
<th>2020-10-007</th>
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<tbody>
<tr>
<td>PIN #</td>
<td>34003020007 (Portion)</td>
<td>County Council District #</td>
<td>10 - Hardee</td>
</tr>
<tr>
<td>Site Location</td>
<td>Hwy 905 in Conway</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner/Contact</td>
<td>David W Norris</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
<td>6.14</td>
</tr>
</tbody>
</table>

## Zoning Districts

| Current Zoning | RE4                                      |
|               | Proposed Zoning: SF20                   |
|               | Proposed Use: Single-Family Residential |

## Location Information

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>1.9 (Fire)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
</tr>
</tbody>
</table>

## Adjacent Properties

<table>
<thead>
<tr>
<th>HC</th>
<th>NC</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF10</td>
<td>Subject Property</td>
<td>RE3</td>
</tr>
<tr>
<td>FA</td>
<td>SF40</td>
<td>RE3</td>
</tr>
</tbody>
</table>

## Comments

**Comprehensive Plan District:** Rural Communities  
**Overlay/Area Plan:** None

**Discussion:** The applicant is requesting to rezone a portion of the property from High Bulk Retail District (RE4) to Single-Family Residential (SF20).

This parcel was rezoned from SF40 to RE4 in 2017 (Ord. 68-17) to allow tradeshops, businesses, or a parts house. As such this could be considered a substantial down zoning from the current commercial designation.

A 1.91 acre portion of the property is proposed to remain under the RE4 designation with approximately 170' of frontage on SC 905. The remaining acreage will be rezoned to SF 20 and subdivided into 7 lots utilizing a 50' private access easement. 10 total lots will have one point of access to SC 905.

**Public Comment:**

---

## Transportation Information

| Daily Trips based on existing use / Max Daily Trips based on current zoning | 8 / 750 |
| Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning | 80 / 80 |

**Existing Road Conditions:** SC 905, Station (251)  
9,700 AADT  
55-60%

**State, Two-Lane, Paved**

## Dimensional Standards

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>SF20</td>
<td>RE4</td>
<td>HC</td>
<td>NC</td>
<td>SF40</td>
<td>SF10</td>
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<tr>
<td>Min. Lot Size (in square feet)</td>
<td>20,000</td>
<td>21,780</td>
<td>43,560</td>
<td>10,000</td>
<td>40,000</td>
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<td>Front Setback (in feet)</td>
<td>40</td>
<td>50</td>
<td>50</td>
<td>25</td>
<td>50</td>
<td>25</td>
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<tr>
<td>Side Setback (in feet)</td>
<td>15</td>
<td>10</td>
<td>10</td>
<td>10</td>
<td>20</td>
<td>10</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td>22.5</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>30</td>
<td>15</td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>25</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>30</td>
<td>15</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>35</td>
<td>36' per ½ acre, not to exceed 120</td>
<td>120</td>
<td>35</td>
<td>35</td>
<td>35</td>
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</table>
HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 11/05/2020
Request Number: 2020-10-007
Request Type: Rezoning PIN #34003020007
Zoning: RE4 to SF20

School Attendance Zones: Kingston Elementary
Conway Middle
Conway High

Comments:

**Kingston Elementary:**
Functional Capacity: 618
2019-20 ADM: 464
Percent Capacity: 75%

**Conway Middle:**
Functional Capacity: 657
2019-20 ADM: 615
Percent Capacity: 94%

**Conway High:**
Functional Capacity: 2,095
2019-20 ADM: 1,280
Percent Capacity: 61%
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**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Mary Anne Dorio (Energov # 050689)</th>
<th>Rezoning Request #</th>
<th>2020-10-009</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>17701030004</td>
<td>County Council District #</td>
<td>9 - Prince</td>
</tr>
<tr>
<td>Site Location</td>
<td>Hwy 747 In Loris</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>Equity Trust Co</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>1.35</td>
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</table>

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>FA</th>
<th>Proposed Zoning</th>
<th>SF14.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use</td>
<td>Single-Family Residential</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.0 (Fire)</td>
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<tr>
<td>Utilities Public</td>
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<tr>
<td>Character of the Area Rural Residential</td>
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**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Property</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FA</td>
</tr>
</tbody>
</table>

**COMMENTS**

**Comprehensive Plan District:** Rural Community  
**Overlay/Area Plan:** None

Discussion: The applicant is seeking to rezone to FA to SF14.5. The applicant did not specify if the intent is to subdivide the property however a demolition permit for both the residential structure and mobile home were recently pulled (September 2011) and the site is cleared. This rezoning request could potentially support a subdivision of up to four lots.

If subdivided equally into 4 lots each would have 81 feet of corridor frontage. SCDOT could require the applicant utilize shared driveways instead of individual curb cuts on Hwy 747.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>8 / 50</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>16 / 24</td>
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</table>

**State, Two-Lane, Paved**

| SC 9 Main Line, Station 197 | 10,400 AADT 25-30% |

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>14,500</td>
<td>SF14.5</td>
<td>FA</td>
<td>FA</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Front Setback (in feet) | 25 | 25 / 60 | 25 / 60 |          |          |          |
| Side Setback (in feet)  | 10 | 10 / 25 | 10 / 25 |          |          |          |
| Corner Side Setback (in feet) | 15 | 15 / 37.5 | 15 / 37.5 |          |          |          |
| Rear Setback (in feet)   | 15 | 15 / 40 | 15 / 40 |          |          |          |
| Bldg. Height (in feet)   | 15 | 35      | 35       |          |          |          |
Rezoning 1.35 Acres from FA to SF 14.5

Rezoning Case Number 2020-10-009
HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 11/05/2020

Request Number: 2020-10-009

Request Type: Rezoning PIN #17701030004

Zoning: FA to SF14.5

School Attendance Zones: Loris Elementary
                         Loris Middle
                         Loris High

Comments:

Loris Elementary:
Functional Capacity: 874
2019-20 ADM: 798
Percent Capacity: 91%

Loris Middle:
Functional Capacity: 859
2019-20 ADM: 659
Percent Capacity: 77%

Loris High:
Functional Capacity: 1059
2019-20 ADM: 656
Percent Capacity: 62%
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### Property Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Phillip &amp; Heather Geoghan (Energov # 050748)</th>
<th>Rezoning Request #</th>
<th>2020-10-010</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>29808010001</td>
<td>County Council District #</td>
<td>10 – Hardee</td>
</tr>
<tr>
<td>Site Location</td>
<td>Hwy 66 in Conway</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner Contact</td>
<td>Phillip &amp; Heather Geoghan</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Size (in acres) of Request</td>
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### Zoning Districts

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>LFA</th>
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<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF20</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

### Location Information

<table>
<thead>
<tr>
<th>Flood and Wetland Information (proposed FEMA maps)</th>
<th>X</th>
<th>MSF20</th>
<th>LFA</th>
<th>LFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>4.74 (Fire)</td>
<td>LFA</td>
<td>Subject Property</td>
<td>LFA</td>
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<tr>
<td>Utilities</td>
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<td>LFA</td>
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</tr>
<tr>
<td>Character of the Area</td>
<td>Rural Residential</td>
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<td></td>
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</table>

### Comments

**Comprehensive Plan District:** Rural Communities  
**Overlay/Area Plan:** None  

**Discussion:** The applicant is seeking to rezone from LFA to MSF20 to subdivide the 1 acre tract into two parcels for residential purposes. The property is located in close proximity to Shaftesbury Glen Golf Course and the SC 22 corridor. Currently a site built home sits on the property and any subdivision will require the existing structure meet a 15' side setback from any newly established side property line.

Existing land uses are rural residential and agricultural fields nearby. The adjacent MSF20 was rezoned in 2001 (Ord. 83-01) and more recently MSF20 was introduced at the corner of Hwy 66 and Bluebird Loop (Ord. 97-17).

### Transportation Information

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

### Dimensional Standards

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSF20</td>
<td>20,000</td>
<td>43,560</td>
<td>20,000</td>
</tr>
<tr>
<td>Front Setback (in feet)</td>
<td>40</td>
<td>60</td>
<td>40</td>
</tr>
<tr>
<td>Side Setback (in feet)</td>
<td>15</td>
<td>25</td>
<td>15</td>
</tr>
<tr>
<td>Corner Side Setback (in feet)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback (in feet)</td>
<td>25</td>
<td>40</td>
<td>25</td>
</tr>
<tr>
<td>Bldg. Height (in feet)</td>
<td>35</td>
<td>35</td>
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</tbody>
</table>
HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

<table>
<thead>
<tr>
<th>Public Hearing Date:</th>
<th>11/05/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Request Number:</td>
<td>2020-10-010</td>
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<td>Request Type:</td>
<td>Rezoning PIN #29808010001</td>
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<tr>
<td>Zoning:</td>
<td>LFA to MSF20</td>
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<table>
<thead>
<tr>
<th>School Attendance Zones:</th>
<th>Kingston Elementary</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Conway Middle</td>
</tr>
<tr>
<td></td>
<td>Conway High</td>
</tr>
</tbody>
</table>

**Comments:**

**Kingston Elementary:**
- Functional Capacity: 618
- 2019-20 ADM: 464
- Percent Capacity: 75%

**Conway Middle:**
- Functional Capacity: 657
- 2019-20 ADM: 615
- Percent Capacity: 94%

**Conway High:**
- Functional Capacity: 2,095
- 2019-20 ADM: 1,280
- Percent Capacity: 61%
County Council Decision Memorandum
Horry County, South Carolina

Date: November 5, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwert, Planning Director
Regarding: Section 532 - Mining

ISSUE:
Should Horry County amend the regulations affecting Section 532 Mining?

PROPOSED ACTION:
Approve the proposed amendment.

RECOMMENDATION:
County Council approved 1st reading 10/06/2020.

BACKGROUND:
Section 532 of the Horry County Zoning Ordinance requires issuance of a Zoning Compliance for a mining operation. Several exemptions and conditions apply and the larger the excavation the more stringent the conditions. Mines governed by SCDHEC regulations are limited to certain zoning districts within the Horry County Code as conditional uses in the AG1, AG2, FA and CFA districts. Examples of these conditions include screening, buffering, traffic routing and a road maintenance plan, issuance of a Horry County Stormwater permit, and a Mining Permit issued by Horry County Council.

ANALYSIS:
The proposed ordinance exempts all mining activity from Horry County zoning requirements if the activity is subject to a state or federal approval. Mines greater than 5 acres will be a conditional use in all zoning districts if not subject to state or federal approval. This includes all SCDHEC permitted mines. Additionally, mines and ponds up to and including 5 acres must meet a 25’ setback from property lines and wetlands.
AN ORDINANCE TO AMEND THE ZONING ORDINANCE, OF HORRY COUNTY AND TO REMOVE MINING PERMITS AND STANDARDS THEREOF.

WHEREAS, Horry County Council approved Ordinance 141-05 on February 7, 2006 establishing conditional use standard for all commercial mining in the AG1, AG2, LFA, FA, CFA, R-1, R-2, and RE zoning districts; and

WHEREAS, Horry County Council believes that it would also be appropriate to allow mines providing material specially for any public project, including projects undertaken by the Federal Government, the State or any political subdivision of the state, including Horry County, public agency or special purpose district should have the same exceptions as mines that operate for the benefit of SCDOT; and

WHEREAS, the South Carolina Mining Act and Mining Compact, along with Federal laws, provide comprehensive regulation and permitting requirements for the operation of mines, which preempt County ordinances and regulation, with the exception of zoning laws that do not otherwise conflict with the State and Federal laws; and

WHEREAS, The purpose and intent of this section, as amended herein, is to promote mining as a source of essential materials required to facilitate the construction in Horry County in a manner that promotes economic development and ensures the protection of environment, health, safety, and welfare of the citizens of Horry County. This section, as amended herein, is not intended to supersede regulations from state or federal agencies or to supersede state or federal law. This section, as amended herein, specifically recognizes that mining operation and activities are controlled by: (i) South Carolina Mining Act, S.C. Code Ann. §§ 48-20-10 et seq.; (ii) South Carolina Mining Compact, S.C. Code Ann. §§ 48-21-10 et seq.; (iii) Stormwater Management and Sediment Reduction Act §§48-14-10, et al., (iv) the Clean Water Act, 33 U.S.C. §§1251, et seq., (v) South Carolina Pollution Control Act, S.C. Code Ann. §§ 48-1-10, et. seq., (vi) Clean Air Act, 42, U.S.C. 7401 et. seq. and (ix) regulations promulgated thereto. This section, as amended, recognizes that the South Carolina Department of Health and Environmental is the agency responsible for administering the South Carolina Mining Act, South Carolina Pollution Control Act, Clean Water Act, Clean Air Act and Stormwater Management and Sediment Reduction Act and regulations promulgated thereunder. The listing of these specific statutes is not intended to be exhaustive but is intended to be illustrative of the scheme governing mining activities in Horry County and these statutes, inter alia, are the controlling authority for mining in Horry County. The intent of this section, as amended, is no act shall be taken that conflicts with these authorities; and
WHEREAS, Horry County Council sees a need to remove from County regulation and ordinance mining requirements that are already subject to regulation and permitting by, *inter alia*, the Clean Water Act, National Pollutant Discharge Elimination System (“NPDES”) program, South Carolina Pollution Control Act, South Carolina Mining Act, South Carolina Mining Compact Act, and similar programs and regulations which are appropriately and adequately administered by the South Carolina Department of Health and Environmental Control (“SCDHEC”).

NOW THEREFORE 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 be the General Assembly of the State ordain it ordained that:

1) **Amendment of Horry County Code of Ordinances to delete Article VI Mining Permits of Chapter 13 of the Horry County Code of Ordinances in its entirety.**

2) **Amendment of Horry County Code of Ordinances:** Appendix B, Article V Section 532 of the Horry County Code of Ordinances shall be as amended to read as follows:

532. - Mining.

Unless exempt, a certificate of zoning compliance must be obtained by the property owner or operator of any mining operation prior to removal of excavated materials to be hauled off-site. The following exemptions, performance and design criteria and levels of review and approval are hereby established for mining.

A. The following uses or acreages are exempt from this section:

1. If all excavated material is kept on-site, no review or approval is required and said excavation is exempt from this section.
2. A mining operation subject to a state or federal approval, Mining Operating Permit, Mining General Permit, mine-related permit for Mining discharges and stormwater, or air emission permitting program is deemed compliant with all county zoning ordinances and is exempt from this section.
3. The removal and hauling of excavated material for the construction of a commercial development or residential subdivision that has received construction plan approval and a county stormwater permit is exempt from this section.
4. The removal and hauling of excavated material if all excavated materials from a site are used solely for the construction of a public project, including projects undertaken by the federal government, the state or any political subdivision of the state, including Horry County, public agency or special purpose district (a “Public Project”) is exempt from this section. The exemption in this subsection is limited to the Public Project or SCDOT contract. To qualify for an exemption pursuant to this paragraph, the following information
and documentation must be provided by the property owner and/or site operator to the Zoning Administrator:

(a) A letter from the South Carolina Department of Transportation ("SCDOT") or Public Project engineer identifying the contractor, the SCDOT file# or Public Project name, the start date and end date of the contract, and copy of the Mine-Related NPDES permit for Discharges and Stormwater issued by SCDHEC.

5. Mines / ponds up to and including five (5) acres are exempt from the requirements of this sub-section. To qualify for an exemption pursuant to this section, the following design criteria is established:

(a) Mines / ponds shall be a minimum of twenty-five (25) feet from waters of the U.S. and State, unless a Clean Water Act §404 permit is issued by U.S. Army Corps of Engineers;

(b) Ponds shall be a minimum of twenty-five (25) feet from a property line unless a written agreement with an adjacent property owner is obtained; and

(c) Permits or approvals may be required from SCDHEC and/or USDA for farm pond approvals.

B. All other mining activity shall be allowed in all zoning districts as conditional uses subject to the following conditions:

1. Mining activity greater than five (5) acres shall be allowed as conditional uses in all zoning districts subject to the following design and performance criteria:

(a) Mines shall be a minimum of twenty-five (25) feet from waters of the U.S. and State, unless Clean Water Act §404 permit is issued by U.S. Army Corps of Engineers;

(b) Mines shall be a minimum of twenty-five (25) feet from a property line unless a written agreement with an adjacent property owner is obtained; and

(c) Where an unpaved county road is used to access the site, the owner and/or operator shall maintain two hundred (200) feet in the direction of traffic to and from the site, using Best Management Practices, as defined in S.C. DHEC regulations and maintaining the road in a condition such that the road conditions are not less than the pre-existing condition prior to commencement of any mining activity.

(d) A pre-construction meeting with county engineering must be held to assess county road conditions for the two hundred feet of site access in the direction of travel and develop a maintenance plan for such roads, which maintenance plan shall address:

(i) grading and watering for county dirt roads;
(ii) sweeping for county paved roads;
(iii) shall show the anticipated routing of all truck traffic to minimize impact to surrounding residences; and
(iv) identify areas that require signage, if needed, for safety purposes.
(e) Mining operations must be screened and buffered as follows: (i) by a six (6) foot high opaque screen of natural vegetation within a fifty (50) foot buffer area; or (ii) a six (6) foot high berm, or fence with an opaque privacy screen or wall at least six (6) feet in height above grade shall be required within a twenty-five (25) foot buffer area. Provided, however, that no screen is required along any property boundary where the mining operations are setback two hundred and fifty (250) feet, or more from the property line. These screening and buffering provisions shall supersede the requirements of the parking, landscape, buffer, stormwater and tree preservation standards otherwise delineated in Horry County Code of Ordinances.

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 on third reading.

**AND IT IS SO ORDAINTED, ENACTED AND ORDERED.**

**HORRY COUNTY COUNCIL**

Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11

Bill Howard, District 2  
Gary Loftus, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

Attest:

Patricia S. Hartley, Clerk to Council

First Reading:
Second Reading:
Third Reading:
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Planning Commission Decision Memorandum  
Horry County, South Carolina

Date: November 5, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Lou Conklin, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Horry County Historic Preservation Plan

ISSUE:

Should the Planning Commission consider adoption of the Horry County Preservation Plan as an amendment to the Horry County Comprehensive Plan, “IMAGINE 2040”?

PROPOSED ACTION:

Adoption of the Horry County Preservation Plan as an amendment to the Horry County Comprehensive Plan, “IMAGINE 2040.”

RECOMMENDATION:

The Horry County Historic Preservation Commission and Planning Staff recommend adoption of the Horry County Preservation Plan.

BACKGROUND:

The Horry County Preservation Plan sets forth policies and a course of action for treatment of cultural resources within Horry County. It is designed to recognize the County’s unique historic and cultural resources, create strategies for their care and capitalize on their social and economic potential.

ANALYSIS:

The Plan considers a broad spectrum of historic preservation related topics, including:

- Historic Resources and Studies
- Historic Properties
- Benefits of Historic Preservation including Incentives and Economics
- Threats to Historic Preservation including Hazard Mitigation Planning
- Preservation and Education
- Projects of the HPC

For each of the above topics, community goals are obtained, and strategies to implement those goals are detailed. This Plan will give guidance to the Historic Preservation Commission, County Staff and Horry County Council on issues related to the historic resources of Horry County.


Planning Commission Decision Memorandum – Horry County Preservation Plan
COUNTY OF HORRY  
STATE OF SOUTH CAROLINA  

PLANNING COMMISSION  
RESOLUTION NO. PC-2020-02  

A RESOLUTION OF THE HORRY COUNTY PLANNING COMMISSION TO THE HORRY COUNTY COUNCIL RECOMMENDING AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN, IMAGINE 2040 TO INCLUDE THE HORRY COUNTY PRESERVATION PLAN.

WHEREAS, the purpose of the Horry County Comprehensive Plan, Imagine 2040, is to ensure that there is a guide that citizens can use to help manage present and future growth in conjunction with the County’s social, physical and natural environments; and,

WHEREAS, the Horry County Preservation Plan sets forth policies and a course of action for treatment of cultural resources within Horry County and recognizes the county’s unique historic and cultural resources, creates strategies for their care and capitalizes on their social and economic potential; and,

WHEREAS, the Horry County Preservation Plan considers a broad spectrum of historic preservation related topics, including: National Register Properties; Horry County Historic Property Register; Benefits of Preservation including Economics; Threats to Preservation; Hazard Mitigation Planning; Preservation and Education; and, Projects of the HPC; and,

WHEREAS, the Horry County Historic Preservation Commission has developed the Horry County Preservation Plan through the Planning Department. The information contained therein was gathered from throughout Horry County with assistance from various members of the community including the Horry County Historical Society, the Archives Center at Coastal Carolina University, and the Horry County Museum; and,

WHEREAS, the Horry County Historic Preservation Commission has recommended approval of the Horry County Preservation Plan on January 21, 2020; and,

WHEREAS, the Planning Commission has recommended the adoption of the Horry County Preservation Plan as an amendment to the Horry County Comprehensive Plan, Imagine 2040.

BE IT THEREFORE RESOLVED THAT:

The Horry County Planning Commission recommends to the Horry County Council that the Horry County Comprehensive Plan, Imagine 2040, be amended to include the Horry County Preservation Plan by ordinance as required by S.C. Code § 6-29-530.
AND IT IS SO RESOLVED.

Dated this 5th day of November, 2020.

HORRY COUNTY PLANNING COMMISSION

Signed: Steven Neeves, District 6, CHAIRMAN

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Hunter Platt, District 1  Pamela Cecala, District 2

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Chuck Rhome, District 3  Pamela Dawson, District 4

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Joseph C. Ray, Jr. District 5  Chris Hennigan, District 7

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Burnett Owens, District 8  Martin Dawsey, District 9

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W. Jody Prince, District 10  Charles Brown, District 11

Attest: Susan Miller, Clerk to Planning Commission
Planning Commission Briefing Memorandum
Horry County, South Carolina

Date: October 19, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Director of Planning

ISSUE:

Should Horry County amend the Imagine 2040 Comprehensive Plan to be consistent with mining regulations that are currently being amended?

BACKGROUND:

Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040. Chapter 4 of the Comprehensive Plan identifies the number of active mines in Horry County, along with current practices and local regulations. In addition, mining is referenced within the future land use definitions and within the goals and strategies of the plan. Horry County is currently revising the zoning ordinance to remove mining regulations from local review. This could result in inconsistencies where mining is referred to in the plan.

The attached Comprehensive Plan amendment, which has been advertised for a Planning Commission Public Hearing on December 3, 2020. Public comments can be submitted directly to staff and will be shared with Planning Commissioners until that date.

CONCLUSION:

County Council has requested that the Comprehensive Plan regarding mining align with the regulatory changes that are currently going through the approval process. This amendment to the Comprehensive Plan received first reading at the October 20, 2020 Council Meeting.

A majority of the full membership of the Planning Commission must recommend the amendment in order for the changes to the Comprehensive Plan to be adopted by County Council.
COUNTY OF HORRY )
) PLANNING COMMISSION
) RESOLUTION NO. PC 2020-3
STATE OF SOUTH CAROLINA )

A RESOLUTION TO AMEND THE COMPREHENSIVE PLAN, IMAGINE 2040, OF HORRY COUNTY IN REGARDS TO MINING OPERATIONS.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, Horry County Council deems it appropriate to remove from County regulation and ordinance mining requirements that are already subject to regulation and permitting by, inter alia, the Clean Water Act, National Pollutant Discharge Elimination System (“NPDES”) program, South Carolina Pollution Control Act, South Carolina Mining Act, South Carolina Mining Compact Act, and similar programs and regulations which are appropriately and adequately administered by the South Carolina Department of Health and Environmental Control (“SCDHEC”); and

WHEREAS, Horry County Council sees a need to amend the Horry County Comprehensive Plan to clarify the intent and policy of Horry County as to its role in the regulation of mining and otherwise update the Comprehensive Plan in accordance with shifts in County policy regarding future land use; and

WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

WHEREAS, Horry County Planning Commission deems that the proposed changes are necessary to ensure that the Comprehensive Plan is consistent with current County policies; and

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 Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 4 to permit mining as explained above. Pages 4.15-4.16 of the Comprehensive Plan shall be amended as follows. (All text in strikethrough shall be deleted and all text underlined and bolded shall be added.)

MINING
There are several types of surface mining done in South Carolina, including open pit, strip mines, and dredging from river bottoms. The SC Mining Act of 1974 defines mining as the removal of ores from the ground for sale or for use in a business. The Act and regulations outline the application process, how to conduct mine
operations, and minimum reclamation standards. Mine permits and certificates are issued through DHEC’s Division of Mining and Solid Waste Management.

There are 45 SCDHEC permitted mines in the County (SCDHEC, 2018). The material coming out of these mines is primarily used for road construction and development projects. Borrow pits operated by or for the SC Department of Transportation (SCDOT), SC State Ports Authority, SC Department of Commerce - Division of Public Railways borrow pits operated by or for are exempt from mining permits if the material is used solely for the building or repair of South Carolina public roads, SC State Port Authority’s shipping container terminals, or public rail infrastructure of the State. Practices such as farming and on-site construction are also may be exempt from mining permits from SCDHEC.

Horry County specifically recognizes that mining operation and activities are controlled by: (i) South Carolina Mining Act, S.C. Code Ann. §§ 48-20-10 et seq.; (ii) South Carolina Mining Compact, S.C. Code Ann. §§ 48-21-10 et seq.; (iii) Stormwater Management and Sediment Reduction Act §§48-14-10, et. al., (iv) the Clean Water Act, 33 U.S.C. §§1251, et seq., (v) South Carolina Pollution Control Act, S.C. Code Ann. §§ 48-1-10, et. Seq., (vi) Clean Air Act, 42, U.S.C. 7401 et. seq. and (ix) regulations promulgated thereto. Horry County recognizes that the South Carolina Department of Health and Environmental is the agency responsible for administering the South Carolina Mining Act, South Carolina Pollution Control Act, Clean Water Act, Clean Air Act and Stormwater Management and Sediment Reduction Act and regulations promulgated thereunder. The listing of these specific statutes is not intended to be exhaustive but is intended to be illustrative of the scheme governing mining activities in Horry County and these statutes, inter alia, are the controlling authority for mining in Horry County. Horry County’s intent is that no Horry County ordinance conflict with these authorities and that Horry County removes itself from regulation of mining, which is best left to federal and state authorities.

RECOMMENDED LAND USES

1. Uses: Mining is permitted in accordance with § 532 of the Zoning Ordinance of Horry County.

POLICY GUIDANCE:

The purpose and intent of this section is to promote mining as a source of essential materials required to facilitate the construction in Horry County in a manner that promotes economic development and ensures the protection of environment, health, safety, and welfare of the citizens of Horry County while simultaneously recognizing that mining is regulated by federal and state law.
In 2006, Horry County Council began permitting new mining operations as conditional uses in Forest Agriculture or Commercial Forest Agricultural zoning classifications.
Recently, zones AG1 & AG2 also began allowing new mining operations. Ponds less than two acres in size, farm ponds less than five acres, and all stormwater ponds associated with an approved development, do not require mining permits from SC DHEC or Horry County Council.

2) Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 11 to remove references to mining from the Scenic & Conservation Future Land Use definition. Page 11.19 of the Comprehensive Plan shall be amended as follows. (All text in strike-through shall be deleted and all text underlined and bolded shall be added.)

RECOMMENDED LAND USES
Primary Land Uses: Open space, nature-based recreation, timberland, agriculture and agricultural/forestry support uses.
Secondary Land Uses: Permanent and temporary educational and research facilities, eco-tourism and agritourism operations.
Conditional Uses: Mining, outdoor shooting ranges, campgrounds.

POLICY GUIDANCE
1. If Scenic & Conservation Areas make up a portion of a property, it should not prohibit the remaining portion of the property from being developed.
2. These areas should be considered to meet or mitigate open space criteria within major residential subdivisions, as defined within the Land Development Regulations.
3. If the County pursues the development of a Density Bonus Program, Scenic & Conservation Areas should be identified as “sending” areas for transferring out development rights to higher density “receiving” areas.
4. If mining operations or outdoor shooting ranges are pursued, an evaluation of the surrounding natural resources and communities should strongly be taken into consideration.

3) Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040, Chapter 11 to remove references to mining from the Rural Future Land Use definition. Page 11.20 of the Comprehensive Plan shall be amended as follows. (All text in strike-through shall be deleted.)

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, and mining operations.
TRANSPORTATION
These areas have limited opportunities for alternative transportation, unless an
identified project within a transportation plan.

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. If rural amusement, outdoor shooting ranges, or campgrounds, or mining
operations are pursued, an evaluation of the surrounding natural resources and
communities should strongly be taken into consideration.
4. 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.

4) Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040,
Chapter 11 to remove references to mining from Community Engagement. Page
11.29 of the Comprehensive Plan shall be amended as follows. (All text in strikethrough
shall be deleted.)

Keeping the public informed about County initiatives is a necessity in order to keep
people engaged in the public process and to determine the needs of the community.
Long-range planning is one facet of County engagement. In addition, communication
with the public regarding rezoning, variance, mining, telecommunications, and other
such requests is imperative.

5) Amendment of Horry County Ordinance 54-19 Comprehensive Plan, Imagine 2040,
Chapter 12 to remove references to mining from Goals and Strategies. Page 12.13 of
the Comprehensive Plan shall be amended as follows. (All text in strikethrough shall be
deleted.)

Objective: Make information readily available to the public in regards to future
development and development proposals.
• Create an online map showing all active rezoning, variance, mining, and
telecommunications proposals. [short-term]
• Develop and track all major subdivisions and remaining units to be constructed
in tabular and GIS format and make publicly available. [short-term]
• Upgrade Municode Contract by FY20 to allow for immediate upload of regulatory
changes to minimize the lag time between Council approval and reflection in online
code. [mid-term]
• Revise the public noticing mailing process to include notifying of all addresses,
in addition to the current process of notifying property owners within a specified
distance of rezonings, variances, mining, telecommunications, and agritourism
applications. [mid-term]
AND IT IS SO RESOLVED.

Dated this 3rd day of December, 2020.

HORRY COUNTY PLANNING COMMISSION

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Steve Nevees, District 6, CHAIRMAN

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Hunter Platt, District 1

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Chuck Rhome, District 3

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Joseph C. Ray, Jr. District 5

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Burnett Owens, District 8

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W. Jody Prince, District 10

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Pamela Cecala, District 2

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Pamela Dawson, District 4

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Chris Hennigan, District 7

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Martin Dawsey, District 9

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Charles Brown, District 11

Attest: Susan Miller, Clerk to Planning Commission
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Planning Commission Briefing Memorandum
Horry County, South Carolina

Date: October 19, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Deputy Director
Cleared By: David Schwerd, Director of Planning

ISSUE:
Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Scenic and Conservation and Rural to Rural Communities for areas bounded by Highway 501 on the West, Horry Road to the North, properties adjacent to Enoch Road to the East, and the intersection of Enoch Road to Highway 501 to the South?

BACKGROUND:
Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040 and the Future Land Use Map therein.

The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The Scenic and Conservation land use is applied to areas of the County that scored exceptionally high on the environmental analysis and/or received strong recommendation from the community for future conservation. Undeveloped beachfront, estuarine and forested wetlands, and agricultural lands are some examples of Scenic and Conservation. While not "off limits" to development, policy guidance is clear; in cases where more site specific information is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented...to be considered for uses other than those defined”.

The Rural land use is applied to areas of the County with prime agricultural soils, extensive farm and timberlands, as well as natural resources and scenic views. These areas scored high in terms of soil and land cover data, have associated rural area management plans, and/or received feedback from the community for future preservation as a rural land use. Policy guidance suggests the County protect active agricultural and forestry operations, farmland and erodible soils in the rural areas by minimizing residential subdivisions, but also consider such things as rural tourism and a potential density transfer program.

At the September 24, 2020 Planning Commission Workshop, the Planning Commission requested that staff prepare a future land use map amendment for Enoch Rd and surrounding areas for them to review. Staff has prepared the requested future land use map amendment, which has been advertised for a
Planning Commission Public Hearing on December 3, 2020. Public comments can be submitted directly to staff and will be shared with Planning Commissioners until that date.

CONCLUSION:
Amending the Enoch Road corridor to Rural Communities suggests the corridor is currently experiencing a transition from low growth to moderate due to favorable conditions, such as proximity to a municipality or within their future annexation area, access to services that support growth (ie. EMS, fire, police, solid waste, schools, parks and recreation, etc), and improvements to the transportation network. While still rural in exterior character, residential subdivisions with lot sizes of 10,000 sf using the MRD1 zoning district and sustainable development criteria are allowed in Rural Communities so long as they preserve substantial open space and natural features, utilize buffers for screening from roadways and adjacent properties, avoid natural hazards, and not impede on adjacent farming operations.

A majority of the full membership of the Planning Commission must recommend the future land use map amendment in order for it to continue to County Council for their consideration.
COUNTY OF Horry )  
) 
STATE OF SOUTH CAROLINA )  

PLANNING COMMISSION  
RESOLUTION NO. PC 2020-4  

A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FROM SCENIC AND CONSERVATION AND RURAL TO RURAL COMMUNITIES FOR AREAS BOUNDED BY HWY 501 ON THE WEST, HORRY RD TO THE NORTH, PROPERTIES ADJACENT TO ENOCH RD TO THE EAST, AND THE INTERSECTION OF ENOCH RD TO HWY 501 TO THE SOUTH.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, Horry County Planning Commission requested staff prepare an amendment to the Future Land Use Map of the Comprehensive Plan to reflect land use changes within the community; and

WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed changes are necessary to ensure that the Comprehensive Plan is consistent with changing conditions in the County; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

1) **The following map indicates the amendment to the Future Land Use Map.**
(Map A indicates the existing Future Land Use Map and associated land use designations, while Map B identifies the proposed change to the Future Land Use Map).
AND IT IS SO RESOLVED.

Dated this 3rd day of December, 2020.

HORRY COUNTY PLANNING COMMISSION

Steven Neeves, District 6, CHAIRMAN

Hunter Platt, District 1 ____________________ Pamela Cecala, District 2 ____________________

Chuck Rhome, District 3 ____________________ Pamela Dawson, District 4 ____________________

Joseph C. Ray, Jr. District 5 ____________________ Chris Hennigan, District 7 ____________________

Burnett Owens, District 8 ____________________ Martin Dawsey, District 9 ____________________

W. Jody Prince, District 10 ____________________ Charles Brown, District 11 ____________________

Attest: Susan Miller, Clerk to Planning Commission
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Planning Commission Briefing Memorandum
Horry County, South Carolina

Date:          October 19, 2020
From:         Planning and Zoning
Division:   Infrastructure and Regulation
Prepared By:   Leigh Kane, Principal Planner
Cleared By:  David Schwert, Director of Planning

ISSUE:
Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Scenic and Conservation to Suburban for PIN 39600000001?

BACKGROUND:
Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040 and the Future Land Use Map therein.

The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The Scenic and Conservation land use is applied to areas of the County that scored exceptionally high on the environmental analysis and/or received strong recommendation from the community for future conservation. Undeveloped beachfront, estuarine and forested wetlands, and agricultural lands are some examples of Scenic and Conservation. While not “off limits” to development, policy guidance is clear; in cases where more site specific information is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented...to be considered for uses other than those defined”.

The property owner for PIN 39600000001 has applied for a future land use map amendment that would change the future land use from Scenic and Conservation to Suburban. Staff has prepared the future land use map amendment, which has been advertised for a Planning Commission Public Hearing on December 3, 2020. Public comments can be submitted directly to staff and will be shared with Planning Commissioners until that date.

CONCLUSION:
Amending the future land use for PIN 39600000001 to Suburban suggests that the property is not environmentally constrained or in an area prone to natural hazards. It would also suggest that residential development of 3-7 units per gross acre would be appropriate, with lot sizes as small as 6,000 sf for single-family dwellings. Multi-family development would also be considered appropriate. Commercial activities and services would be supported near Mixed Uses and Community Activity Centers and along major corridors. Development would support walkability and be designed around significant natural resources and account for natural hazards.
A majority of the full membership of the Planning Commission must recommend the future land use map amendment in order for it to continue to County Council for their consideration.
A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 39600000001 FROM SCENIC AND CONSERVATION TO SUBURBAN.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, the property owner requested an amendment the Future Land Use Map of the Comprehensive Plan; and

WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed change is necessary to ensure that the Comprehensive Plan is consistent with changing conditions in the County; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

1) The following map indicates the amendment to the Future Land Use Map.
(Map A indicates the existing Future Land Use Map and associated land use designations, while Map B identifies the proposed change to the Future Land Use Map).
Map A: Adopted Imagine 2040 Future Land Use Map

Map B: Recommended Amendment to the Imagine 2040 Future Land Use Map
AND IT IS SO RESOLVED.

Dated this 3rd day of December, 2020.

HORRY COUNTY PLANNING COMMISSION

Steven Neeves, District 6, CHAIRMAN

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Hunter Platt, District 1          Pamela Cecala, District 2

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Chuck Rhome, District 3          Pamela Dawson, District 4

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Joseph C. Ray, Jr. District 5    Chris Hennigan, District 7

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Burnett Owens, District 8        Martin Dawsey, District 9

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W. Jody Prince, District 10      Charles Brown, District 11

Attest: Susan Miller, Clerk to Planning Commission
Planning Commission Briefing Memorandum
Horry County, South Carolina

Date: October 19, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Leigh Kane, Principal Planner
Cleared By: David Schwerd, Director of Planning

ISSUE:
Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Rural to Rural Communities for PIN 24405030002?

BACKGROUND:
Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040 and the Future Land Use Map therein.

The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The Rural land use is applied to areas of the County with prime agricultural soils, extensive farm and timberlands, as well as natural resources and scenic views. These areas scored high in terms of soil and land cover data, have associated rural area management plans, and/or received feedback from the community for future preservation as a rural land use. Policy guidance suggests the County protect active agricultural and forestry operations, farmland and erodible soils in the rural areas by minimizing residential subdivisions, but also consider such things as rural tourism and a potential density transfer program.

The property owner for PIN 24405030002 has applied for a future land use map amendment that would change the future land use from Rural to Rural Communities. Staff has prepared the future land use map amendment, which has been advertised for a Planning Commission Public Hearing on December 3, 2020. Public comments can be submitted directly to staff and will be shared with Planning Commissioners until that date.

CONCLUSION:
Amending the future land use for PIN 24405030002 suggests that this area of the County is currently experiencing a transition from low growth to moderate due to favorable conditions, such as proximity to a municipality or within their future annexation area, access to services that support growth (ie. EMS, fire, police, solid waste, schools, parks and recreation, etc), and improvements to the transportation network. Rural Communities would allow for lot sizes of 14,500 sf or 3 net units per acre. It would also allow for MRD1 zoning with lot sizes as small as 10,000 sf if sustainable development criteria are used.
to preserve substantial open space and natural features, utilize buffers for screening from roadways and adjacent properties, avoid natural hazards, and not impede on adjacent farming operations

A majority of the full membership of the Planning Commission must recommend the future land use map amendment in order for it to continue to County Council for their consideration.
A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 24405030002 FROM RURAL TO RURAL COMMUNITIES.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, the property owner requested an amendment the Future Land Use Map of the Comprehensive Plan; and

WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan more than 30-days in advance of a public hearing to meet the requirements of S.C. Code § 6-29-530; and

WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed change is necessary to ensure that the Comprehensive Plan is consistent with changing conditions in the County; and

NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

1) **The following map indicates the amendment to the Future Land Use Map.**
(Map A indicates the existing Future Land Use Map and associated land use designations, while Map B identifies the proposed change to the Future Land Use Map).
Map A: Adopted Imagine 2040 Future Land Use Map

Map B: Recommended Amendment to the Imagine 2040 Future Land Use Map
AND IT IS SO RESOLVED.

Dated this 3rd day of December, 2020.

HORRY COUNTY PLANNING COMMISSION

Steven Neeves, District 6, CHAIRMAN

Hunter Platt, District 1
Pamela Cecala, District 2

Chuck Rhome, District 3
Pamela Dawson, District 4

Joseph C. Ray, Jr. District 5
Chris Hennigan, District 7

Burnett Owens, District 8
Martin Dawsey, District 9

W. Jody Prince, District 10
Charles Brown, District 11

Attest: Susan Miller, Clerk to Planning Commission
# Horry County Planning Commission

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<td>CHAIRMAN</td>
<td></td>
<td>6/30/2021</td>
<td>#6</td>
<td>3 Sioux Trail</td>
<td>Steven Neeves 843-251-2100</td>
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<td>Myrtle Beach, SC 29588</td>
<td>e-mail: <a href="mailto:jsneeves@gmail.com">jsneeves@gmail.com</a></td>
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<td>VICE CHAIRMAN</td>
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<td>6/30/2021</td>
<td>#5</td>
<td>568 Mt. Gilead Rd</td>
<td>Joey Ray 843-877-2496</td>
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<td>Murrells Inlet, SC 29576</td>
<td>e-mail: <a href="mailto:joeyray742@gmail.com">joeyray742@gmail.com</a></td>
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<td>Hunter Platt 843-315-6061</td>
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<td>1039 44th Ave N, Ste 203</td>
<td>Office: 843-424-8280</td>
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<td>Taylor Architecture, PA</td>
<td>Pam Cecala 586-612-3378</td>
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<td>PO Box 51434</td>
<td>Office: 843-471-3748</td>
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<td>Myrtle Beach, SC 29579</td>
<td>e-mail: <a href="mailto:ptarch@scccoast.net">ptarch@scccoast.net</a></td>
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<td>#3</td>
<td>415 McKendree Lane</td>
<td>Chuck Rhome 843-222-4428</td>
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<td>Myrtle Beach, SC 29579</td>
<td>Home: 586-612-3378</td>
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<td>#4</td>
<td>113 Dreamland Dr</td>
<td>Pamela Dawson 843-347-4794</td>
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<td>Murrells Inlet, SC 29576</td>
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<td>e-mail: <a href="mailto:pdawson.hcpc@gmail.com">pdawson.hcpc@gmail.com</a></td>
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<td>#7</td>
<td>1910 Winburn Street</td>
<td>Chris Hennigan 843-916-7173</td>
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<td>Conway, SC 29527</td>
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<td>121 Citadel Dr.</td>
<td>Burnett Owens 843-916-7173</td>
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<td>#9</td>
<td>4432 Plantation Harbor Dr.</td>
<td>Martin Dawsey 843-283-8451</td>
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<td>Little River, SC 29566</td>
<td>Office: 843-397-5850</td>
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<td>Cell: 843-458-6658</td>
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<td>#10</td>
<td>3090 Graceland Rd</td>
<td>Jody Prince 843-397-5850</td>
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<td>Loris, SC 29569</td>
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<td>#11</td>
<td>6876 Cates Bay Hwy</td>
<td>Charles Brown 843-397-5850</td>
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<td>e-mail: cab16%@ymail.com</td>
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