HORRY COUNTY PLANNING COMMISSION

Horry County
SOUTH CAROLINA
Committed to Excellence

February 6, 2020

~ 2020 ~

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PC WORKSHOP | PC MEETING | COUNTY COUNCIL | ZBA MEETING | COUNTY HOLIDAYS

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

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

Horry County
SOUTH CAROLINA
Committed to Excellence

Memorandum

To: Planning Commission Members

From: Susi Miller, Planning & Zoning Tech

Date: January 30, 2020

Re: Upcoming Meeting Dates and Times

January 30, 2020 3:00 p.m.	**Planning Commission Workshop** Multi-purpose Room B, 1301 Second Ave, Conway
February 4, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
February 6, 2020 5:30 p.m.	**Planning Commission Meeting** Multi-purpose Room B, 1301 Second Ave, Conway
February 18, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
February 27, 2020 3:00 p.m.	**Planning Commission Workshop** Multi-purpose Room B, 1301 Second Ave, Conway
March 5, 2020 5:30 p.m.	**Planning Commission Meeting** Multi-purpose Room B, 1301 Second Ave, Conway
March 10, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
March 24, 2020 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

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

A.

Comprehensiveness:

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

B.

Changed Conditions:

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

C.

Public Welfare:

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

D.

Reasonableness:

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

Zoning Districts

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

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

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

Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, February 6, 2020 at 5:30 p.m. in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. The Commission members will meet at 4:45 p.m. for refreshments. The Planning Commission Workshop will be held Thursday, January 30, 2020 at 3:00 p.m. All interested persons are urged to attend.

2019-12-005 – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Multi Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway (Council Member – D. Hardee)

2020-01-001 – David Marlowe - Request to rezone 2.23 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 9 W and Kayla Cir in Longs (Council Member – J. Prince)

2020-01-002 – Michael Prince, agent for Charles B & Cecelia Snyder – Request to rezone 19.83 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located on Wise Rd in Conway (Council Member – O. Bellamy)

2020-01-003 – Venture Engineering Inc, agent for KTAD Holdings LLC – Request to rezone 1.7 acres from Residential (MSF10) to Residential (SF6) located at the corner of Atlantic Ave & Elizabeth Dr in Garden City (Council Member – T. Servant)

2020-01-004 – Sylwester Szklarzewski – Request to rezone 5.22 acres from Commercial Forest Agriculture & Outdoor Amusement Commercial (AM2) to Commercial Agriculture (AG2) located at the corner of Hwy 366 & Hwy 554 in Loris (Council Member – D. Hardee)

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

AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT.

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

Text Amendment to the Land Development Regulations Article 2 Section 3-8 regarding additions to Minor Development.

Title VI Notice

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

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como

proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con el la Coordinadores de Titulo VI, al 843-915-7354.

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

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

Horry County
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HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
February 6, 2020 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

III. New Business

IV. Approval of Minutes - Planning Commission Meeting – January 2, 2020

V. Public Input- You must register in the Planning Department one hour prior to the meeting.

VI. Street Names - NO PUBLIC HEARING REQUIRED

VII. Public Hearings

A. <u>Rezoning Requests</u>

1. **PREVIOUSLY DEFERRED 2019-12-001** – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to High Bulk Retail (RE4) located on Pitch Landing Rd in Conway (Council Member – O. Bellamy)

2. **PREVIOUSLY DEFERRED 2019-12-005** – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Multi Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway (Council Member – D. Hardee)

3. **2020-01-001** – David Marlowe - Request to rezone 2.23 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 9 W and Kayla Cir in Longs (Council Member – J. Prince)

4. **2020-01-002** – Michael Prince, agent for Charles B & Cecelia Snyder – Request to rezone 19.83 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located on Wise Rd in Conway (Council Member – O. Bellamy)

5. **2020-01-003** – Venture Engineering Inc, agent for KTAD Holdings LLC – Request to rezone 1.7 acres from Residential (MSF10) to Multi Residential Three (MRD3) located at the corner of Atlantic Ave & Elizabeth Dr in Garden City (Council Member – T. Servant)

6. **2020-01-004** – Sylwester Szklarzewski – Request to rezone 5.22 acres from Commercial Forest Agriculture & Outdoor Amusement Commercial (AM2) to Commercial Agriculture (AG2) located at the corner of Hwy 366 & Hwy 554 in Loris (Council Member – D. Hardee)

B. <u>Text Amendments</u>

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

2. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT.

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

4. TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS.

VIII. Adjourn

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

I. Call to Order – 3:00 p.m.

II. New Business

III. Developments - Street Names - No Public Hearing Required

IV. Street Name – Public Hearing Required

V. Discussion– Minor subdivisions along existing county roads.

1. **426-16-04-0043** (Villages of Arrowhead-Star Point Phase 2) – To convert platted open space into a buildable lot.

2. **363-00-00-0007** (Heritage Downs/Astoria Park) – To approve the installation of the emergency access with the construction of Phase 3A of Astoria Park.

VI. Rezoning Requests

1. **PREVIOUSLY DEFERRED 2019-12-001** – John C Thomas, agent for James Paul Rowe – Request to rezone .87 acre from Residential (SF20) to High Bulk Retail (RE4) located on Pitch Landing Rd in Conway (Council Member – O. Bellamy)

2. **PREVIOUSLY DEFERRED 2019-12-005** – Venture Engineering, Inc., agent for Canebrake Plantation, LLC – Request to rezone 87 acres from Commercial Forest Agriculture (CFA) to Multi Residential One (MRD1) located on Thomas Rd near Old Reaves Ferry Rd in Conway (Council Member – D. Hardee)

   - **DESIGN MODIFICATION**

3. **2020-01-001** – David Marlowe - Request to rezone 2.23 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 9 W and Kayla Cir in Longs (Council Member – J. Prince)

4. **2020-01-002** – Michael Prince, agent for Charles B & Cecelia Snyder – Request to rezone 19.83 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located on Wise Rd in Conway (Council Member – O. Bellamy)

5. **2020-01-003** – Venture Engineering Inc, agent for KTAD Holdings LLC – Request to rezone 1.7 acres from Residential (MSF10) to Multi Residential Three (MRD3) located at the corner of Atlantic Ave & Elizabeth Dr in Garden City (Council Member – T. Servant)

6. **2020-01-004** – Sylwester Szklarzewski – Request to rezone 5.22 acres from Commercial Forest Agriculture & Outdoor Amusement Commercial (AM2) to Commercial Agriculture (AG2) located at the corner of Hwy 366 & Hwy 554 in Loris (Council Member – D. Hardee)

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HORRY COUNTY PLANNING COMMISSION WORKSHOP

VII. Text Amendments

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

2. AN ORDINANCE TO AMEND ZONING APPENDIX B, ARTICLE IV & ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO DEFINITIONS & THE MULTI-RESIDENTIAL DISTRICT.

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

4. TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS ARTICLE 2 SECTION 3-8 REGARDING ADDITIONS TO MINOR DEVELOPMENTS.

VIII. Section 540 Review – PIN 29906040005 – 905 Substation for Horry Electric Cooperative Inc.

IX. Adjourn

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

The Horry County Planning Commission met on Thursday, January 2, 2020 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Steven Neeves, Marvin Heyd, Martin Dawsey, Chris Hennigan, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, Charles Suggs, David Jordan, Kathleen Kelly, Thom Roth, John Danford, David Gilwreath, and Susi Miller. Commission members not present: Charles Brown, Pam Cecala, and Burnett Owens,

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

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

PUBLIC INPUT – None

APPROVAL OF MINUTES
Planning Commission Workshop – November 26, 2019
Planning Commission Meeting – December 5, 2019

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

NEW BUSINESS – None

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED

Myrtle Beach Postal District (29575)
Beach Village
N Reindeer Road
S Reindeer Road
NOTE: Reindeer Road was approved April 5, 2018. The final plat for Beach Village was approved with Reindeer Road bisected by Deerfield Avenue.

Conway Postal District (29526)
Glenmoore, Phase 5
Gladstone Drive
Rutland Court

Chestnut Estates
Old Chimney Lane
Hayloft Circle
Chestnut Farms Road

Conway Postal District (29527)
Bucksport Marine Park
Marine Park Road

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

DESIGN MODIFICATION

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

REZONING REQUESTS

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

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

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

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

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

2019-12-004 – Tyler Mann – Request to rezone 1.42 acres from Limited Forest Agriculture (LFA) to Residential (MSF10) located on Missouria Ln in Conway. David Schwerd gave an overview. There was no public input. David Schwerd stated that staff has issues with the lot size and would recommend disapproval for MSF10. He also stated that if the applicant would change the request to MSF14.5, staff would recommend approval. Tyler Mann stated that he would like to change the request to MSF14.5.

With this request amendment staff recommended approval. Marvin Heyd made a motion to approve the request at MSF14.5 and Jody Prince seconded. The motion carried unanimously.

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

SECTION 540 REVIEW

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

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

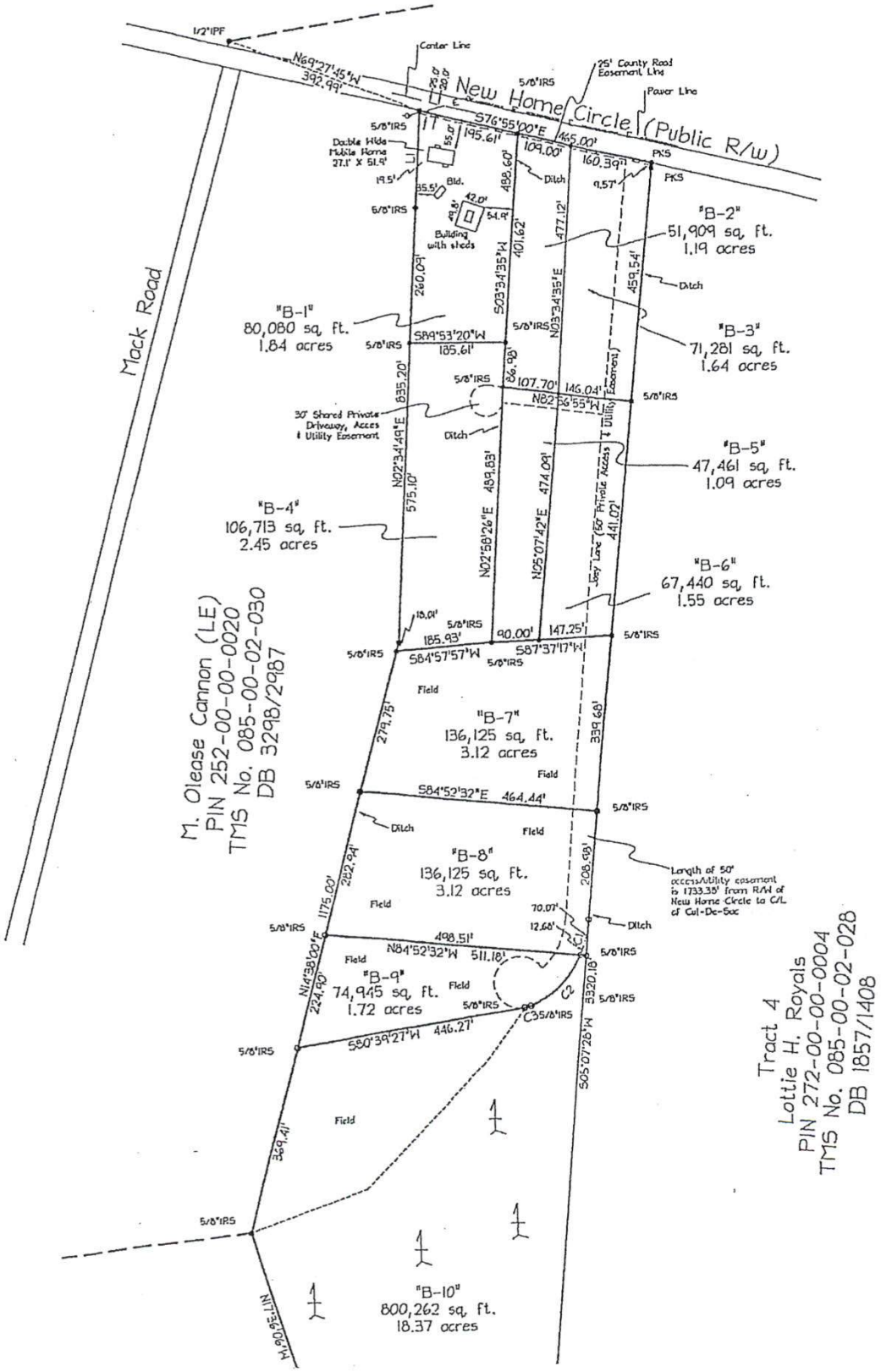
STREET NAMES FOR PC WORKSHOP
January 30, 2020

New Development Street Names – No Public Hearing Required

CONWAY POSTAL DISTRICT (29526)

Minor for PIN 27200000003
Joey Lane

6/19/2019


New Home Circle (Public R/w)
Mack Road
"B-1"
80,080 sq. ft.
1.84 acres
"B-2"
51,909 sq. ft.
1.19 acres
"B-3"
71,281 sq. ft.
1.64 acres
"B-4"
106,713 sq. ft.
2.45 acres
"B-5"
47,461 sq. ft.
1.09 acres
"B-6"
67,440 sq. ft.
1.55 acres
"B-7"
136,125 sq. ft.
3.12 acres
"B-8"
136,125 sq. ft.
3.12 acres
"B-9"
74,945 sq. ft.
1.72 acres
"B-10"
800,262 sq. ft.
18.37 acres
M. Olease Cannon (LE)
PIN 252-00-00-0020
TMS No. 085-00-02-030
DB 3298/2987
Tract 4
Lottie H. Royals
PIN 272-00-00-0004
TMS No. 085-00-02-028
DB 1857/1408
Double Wide Mobile Home 27.1' X 51.9'
Building with sheds
30' Shared Private Driveway, Access & Utility Easement
Lacy Lane (50' Private Access & Utility Easement)
Length of 50' access/utility easement is 1733.35' from R/W of New Home Circle to C/L of Col-De-Sac
Field
Ditch
Center Line
25' County Road Easement Line
Power Line
5/8"IRS
1/2"IPF
PKS

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	12/13/19
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Charles Suggs, Principal Planner
Cleared By:	John Danford, Deputy Director
Regarding:	426-16-04-0043 Villages of Arrowhead-Star Point Phase 2

ISSUE:
Should the Planning Commission amend the Villages of Arrowhead master plan?

PROPOSED ACTION:
Convert recorded open space via amendment of the approved master plan to allow the development of 2 additional single family lots.

RECOMMENDATION:
Approval

BACKGROUND:
Villages of Arrowhead is a master planned community that was approved in 1995. Under the regulations in effect at the time, any amendment to the master plan is required to be approved by Planning Commission. Also, open space was not required at the time the master plan was approved, however the current Land Development Regulations require that open space remain as such in perpetuity (Art. 4 Sec. 6.1G).

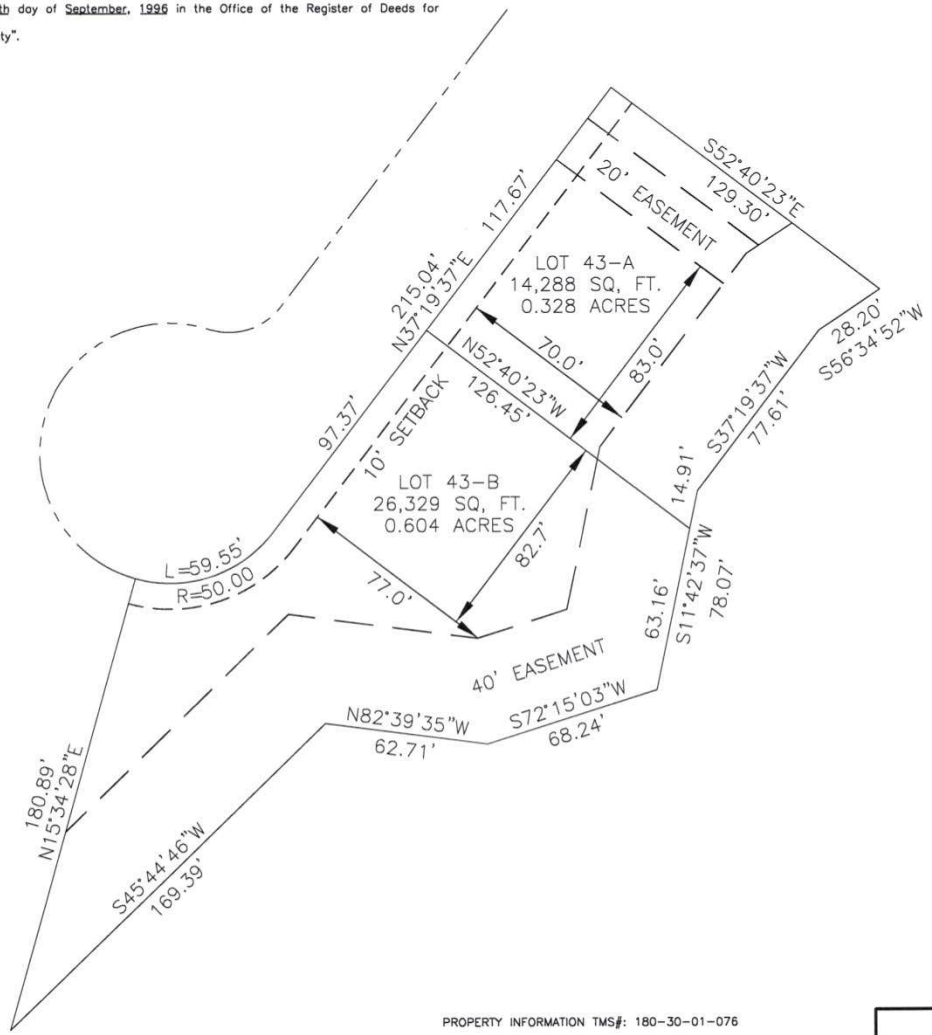
Star Point is within the Villages of the Arrowhead community and consists of two phases. Phase 2 created 41 lots. The parcel in question was the only open space (40,615 sf) created within Phase 2.

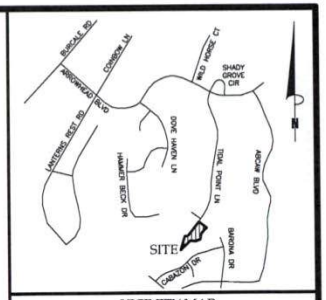
The revised master plan proposes the conversion of land originally shown as Open Space into two additional lots of development. The applicant has provided an approval letter from the HOA for the request and a letter from the adjacent property owners stating there are no objections.

The same design modification was previously heard by the Planning Commission on January 2nd, 2020. Staff recommended disapproval due to the lack of information and concerns of the buildable area as a result of existing site constraints. The constraints included the lack of lot depth, a 40' drainage easement on the rear and a 20' drainage easement on the side abutting Lot 43. Planning Commission disapproved the request.

ANALYSIS:
If approved, Star Point Phase 2 will consist of 43 lots with no recorded open space and the Villages of Arrowhead master plan will be approved for a total of 1,024 units. The plat proposes two lots (43-A & 43-B). Lot 43-A is shown to have a lot size of 14,288 sf. with a buildable footprint of 70'x83'. Lot 43-B is shown to have a lot size of 26,329 sf. and a buildable footprint of 77'x82.7'. The lots have a 0' side setback and must maintain a 12' building separation. Both lots have a 40' drainage easement on the rear and lot 43-A has a 20' drainage easement on the side.

"HOA/POA documents or restrictive covenants and easements for the development shown hereon were recorded in Deed Book 1891, Page 1101 on this 26th day of September, 1996 in the Office of the Register of Deeds for Horry County".





VICINITY MAP
(Not To Scale)

TYPICAL BUILDING SETBACK LINES (Taken from Plat Book 175, Page 139)

Front Setback	10 Feet (County Minimum – Owner may specify Greater Setback)
Side Setback	0 Feet (County Required 12 foot minimum between homes – Owner May Specify Lot Line Setback.)
Rear Setback	20 Feet

MINIMUM LOT SIZE: 4,000 Square Feet
(Taken from the Original Master Plan of Arrowhead Landing and Country Club)

COMPILED MAP

THIS MAP WAS CREATED FROM INFORMATION TAKEN FROM PLAT BOOK 175 PAGE 139 AND DOES NOT REPRESENT A LAND SURVEY AND IS NOT SUITABLE FOR DEEDING PROPERTY OR RECORDATION.

PROPERTY INFORMATION TMS#: 180-30-01-076

OWNER OF RECORD:
THE VILLAGES OF ARROWHEAD HOMEOWNERS ASSOCIATION, INC.

TITLE SOURCE:
DEED BOOK 3072 PAGE 480
OPEN SPACE, PLAT BOOK 175 PAGE 139

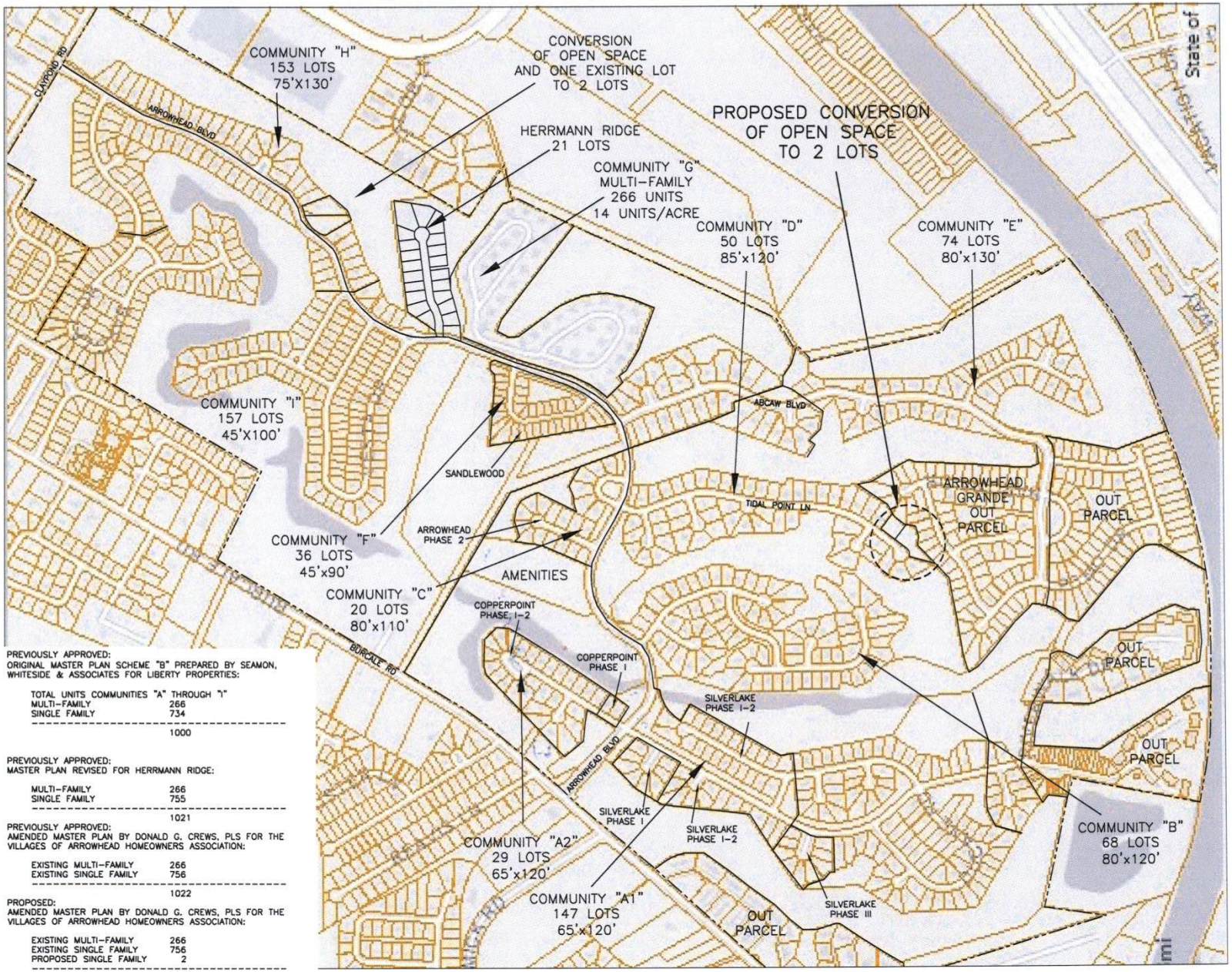
LAST PROPERTY TRANSFER: 1/31/2006

Donald G. Crews, PLS
3501 Arrowhead Blvd.
Myrtle Beach, SC 29579
843-907-1204
DCrews@DGCSurveying.com

30 0 30 60
SCALE: 1" = 30'

Preliminary Plat
of
Lot 43-A and Lot 43-B
Starrpoint Phase 2 at the Villages of Arrowhead
Socastee Township, Horry County, SC
Owners/Developers:
The Villages of Arrowhead
Homeowners Association, Inc.

DATE: 01-10-2020	JOB NO: 19025	SHEET NO: 1 of 1



PREVIOUSLY APPROVED:
ORIGINAL MASTER PLAN SCHEME "B" PREPARED BY SEAMON, WHITESIDE & ASSOCIATES FOR LIBERTY PROPERTIES:

TOTAL UNITS COMMUNITIES "A" THROUGH "I"	
MULTI-FAMILY	266
SINGLE FAMILY	734
	1000

PREVIOUSLY APPROVED:
MASTER PLAN REVISED FOR HERRMANN RIDGE:

MULTI-FAMILY	266
SINGLE FAMILY	755
	1021

PREVIOUSLY APPROVED:
AMENDED MASTER PLAN BY DONALD G. CREWS, PLS FOR THE VILLAGES OF ARROWHEAD HOMEOWNERS ASSOCIATION:

EXISTING MULTI-FAMILY	266
EXISTING SINGLE FAMILY	756
	1022

PROPOSED:
AMENDED MASTER PLAN BY DONALD G. CREWS, PLS FOR THE VILLAGES OF ARROWHEAD HOMEOWNERS ASSOCIATION:

EXISTING MULTI-FAMILY	266
EXISTING SINGLE FAMILY	756
PROPOSED SINGLE FAMILY	2
	1024

Balance of units previously approved for the Arrowhead development shall be allotted to outparcels.
(Owner: Pine Island Land Investors)

Min. Lot Size: 4,000 SF
Minimum Setbacks:
Front 10'
Side 0' (12' Between Houses)
Rear 20'

HORRY COUNTY GIS

Notes:
1. The existing tract lines and lot lines shown hereon were taken from the Horry County on-line GIS.
2. Previously approved lot counts and setbacks taken from approved Master Plan provided by Horry County Planning Department.

THIS IS A COMPILED MAP AND DOES NOT REPRESENT A LAND SURVEY. THIS MAP IS UNSUITABLE FOR DEEDING OF PROPERTY OR RECORDATION.

Amended Master Plan of
Arrowhead Landing and Country Club
Socastee Twsp., Horry County, SC

Prepared for
The Villages of Arrowhead
Homeowners Associations, inc.
Myrtle Beach, SC 29579

DATE: 11-25-2019 | JOB NO: 19025 | SHEET NO: 1 of 1

Donald G. Crews, PLS
3501 Arrowhead Blvd.
Myrtle Beach, SC 29579
843-907-1204
DCrews@DGCSurveying.com

200 0 200 400
SCALE: 1" = 200'

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Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	January 21, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	David Schwerd, Director
Regarding:	363-00-00-0007 (Heritage Downs/Astoria Park)

ISSUE:
Should the Planning Commission authorize the developer to install a temporary emergency access for a phase of development which has more than 50 lots accessing from a single point?

PROPOSED ACTION:
Approve the installation of the emergency access with the construction of Phase 3A of Astoria Park.

RECOMMENDATION:
Approval.

BACKGROUND:
Astoria Park Phase 3A is located within the bound of Heritage Downs PDD. Phase 3A has two external points of access into the phase. However, there are 61 lots located past the intersection of East River Rd and Blackthorn Drive. The applicant proposes extension of the temporary emergency access easement from the temporary end of Blackthorn Drive to Ben Long Rd. Ben Long Rd is an existing ROW that is currently constructed to an all-weather surface as it was used as timber access to the Heritage Preserve property behind this development.

Article 4 Section 2-1.1B (3) states that in major developments which contain more than 100 lots shall provide a minimum of two (2) points of access to every lot or unit unless on a cul de sac with not more than 50 lots. The Land Development Regulations do provide a mechanism for the Planning Commission to approve the installation of a temporary emergency access easement. There is stated a list of conditions in the regulations which require it to be part of a multiphase development, that the easement is shown as part of the future development, that it is platted as part of the development across the remaining un-platted parcel, that they easement is improved to base road standards, that the easement is inspected as part of that phases infrastructure installation and no additional phases are approved until that base road is installed.

ANALYSIS:
The applicant's plans for the temporary emergency access easement meet the requirements as stated in the Land Development Regulations.

Planning & Zoning Department

1301 2nd Ave. Ste. 1D-09
Conway, SC 29526

Horry County
SOUTH CAROLINA
Committed to Excellence

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

www.horrycounty.org

DESIGN MODIFICATION APPLICATION

Date Filed 01/15/2020

1. **Complete the application in its entirety (incomplete applications will not be processed);**
2. **The property owner(s) as listed on the current tax records at the time of submittal must sign this application. In addition, if the property is located within a subdivision with a legal and active Home Owners Association (HOA), approval of the HOA must be provided with the application.**

APPLICANT: (May be Property Owner or Designated Agent) DDC Engineers, Inc.

PROPERTY ADDRESS: Heritage Downs PDD on SC Highway 90

Tax Map No. 363 - _ - 00 - 0007 **Zoning District:** PDD **Subdivision:** Astoria Park Ph. 3A **Acreage:** 28.88

DESCRIPTION OF REQUEST:
Provide a 50-foot emergency access easement from the end of the Phase 3A road to Ben Long Road in accordance with the Land Development Regulations access requirements.

Give the section(s) of the Horry County Land Development Regulations that apply to your application.
Article 4, Section 2-1.1.B.2.

Are There Restrictive Covenants on This Property That Prohibit or Conflict With This Request? Y N

PROPERTY OWNER(S) NAME(S) AP Group II, LLC

Address: 1304 Professional Drive; Myrtle Beach, SC 29577

Telephone: (843) 808-9182 (Work) ___ (Home) ___ (Cell) ___

(E-mail) CLandD.CF@gmail.com

PROPERTY OWNER(S) SIGNATURE 01/15/2020 **DATE**

Plats (plans) provided with application are for Planning Commission benefit and will not be reviewed by staff for additional regulatory infractions. Applicants are advised but not required to submit their plats (plans) for review prior to application, as additional issues may be detected in the course of a formal review.

DESIGNATION OF AGENT (If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agent's Name: Mike Wooten and/or Sean Hoelscher- DDC Engineers, Inc.

Address: 1298 Professional Drive; Myrtle Beach, SC 29577

Telephone: (843) 692-3200 (Work) ___ (Home) ___ (Cell)

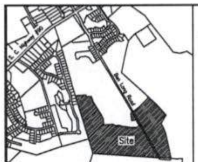
I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a design modification as he/she shall deem necessary and proper.

PROPERTY OWNER(S) SIGNATURE 01/15/2020 **DATE**

PLANNING AND ZONING DEPARTMENT USE ONLY

Have Survey:	Y	N	Property Owner (s) Have Signed:	Y	N
Have HOA Approval (If Applicable)	Y	N	Application fee has been paid:	Y	N

Staff Signature ___ Date ___



Vicinity Map – Not to Scale

Easements

All lots shall have a general utility and drainage easement as follows unless shown otherwise:

Front Yard = 10'
Side Yard = 0'
Rear Yard = 10'

Building Setbacks As Expressed for Planned Development District Zoning Unless Otherwise Noted

Front Yard = 20' — For Corner Lots: Front Yard = 20'
Side Yard = 7.5' — Side Yard = 10'
Rear Yard = 15' — Rear Yard = 15'

Maximum building height = 35.0'

Note: A/C units and other such utilities shall be allowed within the side setback, also an 18" overhang shall be allowed to extend into all setbacks.

Notes

1. This document represents a subdivision plan of an existing parcel of record.
2. This property is subject to all easements and restrictions of record.
3. Parcel Identification No.: 363-00-00-0007
4. No title search performed by this office.
5. Total number of lots is 65 for a single family subdivision and project will consist of site built homes.
6. All roads, drainage and easements labeled public in this development are intended to be public and are to be dedicated to Horry County.
7. This property is located in flood zone "X" as shown on Flood Insurance Rate Map number 45051C0 535H dated 8/23/99 and all flood zone lines shown on the face of this plat (if applicable) are scaled and approximate only.
8. Bearings based on the South Carolina Nad 83 State Plane Coordinate System and all distances shown are horizontal ground distances, not grid distances.
9. Property owner/developer of record: AP Group II, LLC
330 Patterson Drive
Myrtle Beach, SC 29572
10. All lakes, ponds, berms, common areas and open spaces are to be owned and maintained by the Home Owners Association.
11. Gross density of project: 2.26 units / acre
12. All activities, including activities by individual lot owners, will be carried out in accordance with the approved stormwater management and sediment control plan for the subdivision.
13. All drainage easements are to be cleared and remain free and clear of all obstructions and structures.
14. Last property transfer: Deed Book 4177, Page 2782.
15. Minimum finished building pad elevation is to be 18" above the back of curb or centerline of road.
16. Total linear footage of right-of-way centerline: 2,989.5 ± lf
17. Iron pins (5/8" rebar) set at all corners unless otherwise noted.
18. This survey is valid only if a print of the same has the original signature and embossed seal of the surveyor.
19. All side lot swales are to remain free and clear of structures and obstructions and maintained by the lot owners.
20. All areas calculated for lots, open spaces and amenity areas are inclusive of any wetlands, wetland fills and wetland buffers if applicable.
21. Minimum lot size: Lot 162, 7,058.77 sf – 0.16 ac.
22. HOA documents for restrictive covenants and easements for the development shown hereon were recorded in Deed Book 3612, Page 2238 on this 9th day of October, 2012 in the office of the register of deeds for Horry County.
23. All areas on this plat shown as open space shall remain as such in perpetuity.
24. A 10' non-exclusive perpetual utility easement shall extend along the front of all lots within the development, parallel to the road right-of-way.
25. No live oaks 24" (dbh) or greater affect this phase of development.
26. The lake maintenance easements shown hereon shall be measured 12 feet from the top of bank or from the normal water elevation when the side slopes are 5:1 or flatter.
27. Wetland delineation approved per ACEO Permit SAC#2006-2095-3IT.
28. All public and/or private drainage easements are centered on lot lines unless otherwise noted.
29. All temporary cul-de-sacs and temporary access easements shown on the plat are non-exclusive easements that shall be owned and maintained by AP Group II, LLC until such time the road is extended and dedicated as public or private.
30. The 50' emergency access easement is being created to provide ingress-egress of an emergency apparatus as well as temporary vehicular travel during emergencies only.

Certificate of Ownership and Dedication

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

Name ______ Name ______
Signature ______ Signature ______
Date ______ Date ______

Surveyors Certification

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements for a Class "A" survey as specified therein.

Christian Anderson — SCPLS No. 25205 — Date

Centerline Road Summary

East River Road .... 285.8 ± lf
Blackthorn Drive .... 2,341.5 ± lf
Muhly Court .... 362.2 ± lf

Certificate of Required Improvements

I hereby certify to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.

Engineer's Signature ______ , 2019

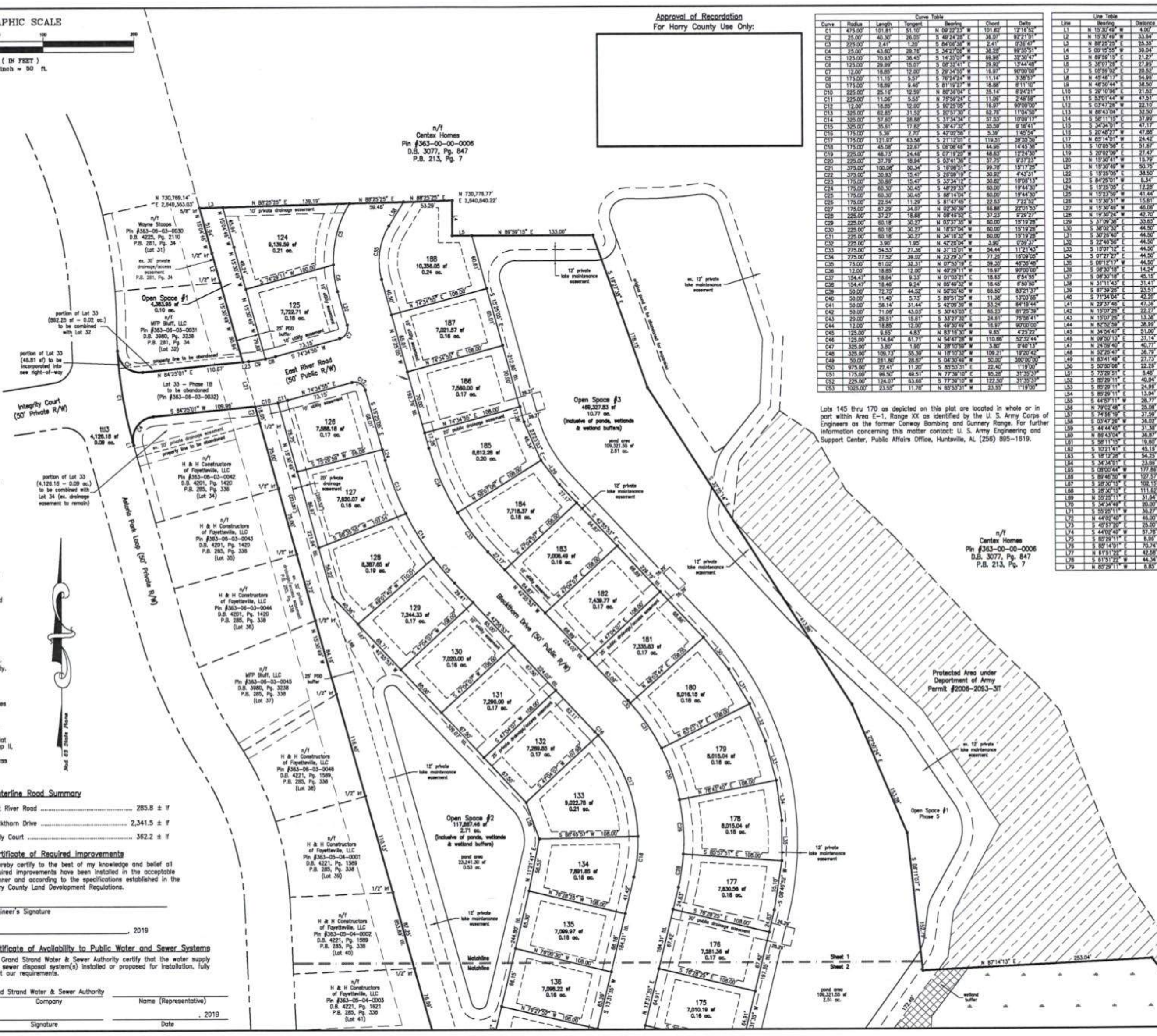
Certificate of Availability to Public Water and Sewer Systems

We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Grand Strand Water & Sewer Authority — Name (Representative)
Company

Signature — Date — , 2019

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Approval of Recordation
For Horry County Use Only:

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1	475.00'	101.81'	51.10'	N 09°22'23" W	101.62'	12°16'52"
C2	25.00'	40.30'	26.05'	S 48°24'28" E	36.07'	92°21'01"
C3	225.00'	2.41'	1.20'	S 84°06'38" W	2.41'	0°36'47"
C4	25.00'	43.60'	29.76'	S 34°27'08" W	38.28'	99°55'51"
C5	125.00'	70.93'	36.45'	S 14°35'07" W	69.98'	32°30'47"
C6	125.00'	29.99'	15.07'	S 08°32'41" E	29.92'	13°44'48"
C7	12.00'	18.85'	12.00'	S 29°34'55" W	16.97'	90°00'00"
C8	175.00'	11.15'	5.57'	S 76°24'24" W	11.14'	3°38'57"
C9	175.00'	18.89'	9.46'	S 81°19'27" W	18.88'	6°11'10"
C10	225.00'	25.16'	12.59'	N 80°38'04" E	25.14'	6°24'21"
C11	225.00'	11.06'	5.53'	N 75°59'24" E	11.06'	2°48'58"
C12	12.00'	18.85'	12.00'	S 60°25'05" E	16.97'	90°00'00"
C13	325.00'	62.85'	31.52'	S 20°57'30" E	62.75'	11°04'50"
C14	325.00'	57.60'	28.88'	S 31°34'34" E	57.53'	10°09'17"
C15	325.00'	35.61'	17.82'	S 39°47'32" E	35.59'	6°16'41"
C16	175.00'	5.39'	2.70'	S 42°02'56" E	5.39'	1°45'54"
C17	175.00'	121.97'	63.58'	S 21°12'01" E	119.51'	39°33'56"
C18	175.00'	45.08'	22.67'	S 06°08'46" W	44.96'	14°45'38"
C19	225.00'	48.73'	24.46'	S 07°19'20" W	48.63'	12°24'30"
C20	225.00'	37.79'	18.94'	S 03°41'36" E	37.75'	9°37'23"
C21	375.00'	100.08'	50.34'	S 16°08'51" E	99.78'	15°17'25"
C22	375.00'	30.93'	15.47'	S 26°09'19" E	30.92'	4°43'31"
C23	175.00'	30.86'	15.47'	S 33°34'12" E	30.82'	10°08'13"
C24	175.00'	60.30'	30.45'	S 48°29'33" E	60.00'	19°44'30"
C25	175.00'	60.30'	30.45'	S 68°14'04" E	60.00'	19°44'30"
C26	175.00'	22.54'	11.29'	S 81°47'45" E	22.53'	7°22'52"
C27	175.00'	67.29'	34.07'	N 02°30'39" E	66.88'	22°01'53"
C28	225.00'	37.27'	18.68'	N 08°48'52" E	37.23'	9°29'27"
C29	225.00'	60.18'	30.27'	N 03°37'35" W	60.00'	15°19'28"
C30	225.00'	60.18'	30.27'	N 18°57'04" W	60.00'	15°19'28"
C31	225.00'	60.18'	30.27'	N 34°16'32" W	60.00'	15°19'28"
C32	225.00'	3.90'	1.95'	N 42°26'04" W	3.90'	0°59'37"
C33	275.00'	54.53'	27.36'	N 37°15'01" W	54.44'	11°21'43"
C34	275.00'	77.52'	39.02'	N 23°29'37" W	77.26'	16°09'05"
C35	75.00'	61.02'	32.31'	N 07°53'19" E	59.35'	46°36'48"
C36	12.00'	18.85'	12.00'	N 40°29'11" W	16.97'	90°00'00"
C37	154.47'	18.64'	9.33'	N 01°03'21" E	18.63'	6°54'55"
C38	154.47'	18.46'	9.24'	N 05°49'32" W	18.45'	6°50'50"
C39	50.00'	72.75'	44.52'	N 50°35'45" W	66.50'	83°21'37"
C40	50.00'	11.40'	5.73'	S 80°51'29" W	11.38'	13°03'55"
C41	50.00'	56.14'	31.44'	S 42°09'39" W	53.24'	64°19'44"
C42	50.00'	71.06'	43.03'	S 30°43'03" E	65.23'	81°25'39"
C43	20.00'	26.51'	15.61'	S 33°27'32" E	24.61'	75°56'41"
C44	12.00'	18.85'	12.00'	S 49°30'49" W	16.97'	90°00'00"
C45	125.00'	9.65'	4.83'	N 83°16'30" W	9.65'	4°25'22"
C46	125.00'	114.64'	61.71'	N 54°47'28" W	110.66'	52°32'44"
C47	325.00'	3.80'	1.90'	N 28°10'59" W	3.80'	0°40'13"
C48	325.00'	109.73'	55.39'	N 18°10'32" W	109.21'	19°20'42"
C49	50.00'	261.80'	28.87'	S 04°30'49" W	50.00'	300°00'00"
C50	975.00'	22.41'	11.20'	S 85°53'31" E	22.40'	1°19'00"
C51	175.00'	96.50'	49.51'	N 77°39'10" E	95.28'	31°35'37"
C52	225.00'	124.07'	63.68'	S 77°39'10" W	122.50'	31°35'37"
C53	1025.00'	23.55'	11.78'	N 85°53'31" W	23.55'	1°19'00"

Lots 145 thru 170 as depicted on this plat are located in whole or in part within Area E-1, Range XX as identified by the U. S. Army Corps of Engineers as the former Conway Bombing and Gunnery Range. For further information concerning this matter contact: U. S. Army Engineering and Support Center, Public Affairs Office, Huntsville, AL (256) 895-1619.

Line	Bearing	Distance
L1	N 15°30'49" W	4.00'
L2	N 15°30'49" W	33.64'
L3	N 88°25'25" E	25.35'
L4	S 00°15'55" W	39.04'
L5	N 89°59'15" E	21.27'
L6	S 36°07'28" E	27.85'
L7	S 05°59'02" E	20.52'
L8	N 45°46'17" E	54.98'
L9	N 46°30'44" E	38.50'
L10	S 29°10'06" E	21.52'
L11	S 53°01'44" W	47.51'
L12	S 03°47'28" W	22.10'
L13	N 88°43'04" E	32.50'
L14	S 58°11'15" E	37.99'
L15	S 34°34'01" E	47.17'
L16	S 20°48'27" W	47.88'
L17	N 85°14'01" W	24.42'
L18	S 10°05'56" E	51.67'
L19	S 20°02'09" E	27.47'
L20	N 15°30'41" W	15.79'
L21	N 15°30'49" W	50.75'
L22	S 15°25'05" E	38.50'
L23	S 84°25'01" W	6.34'
L24	S 15°25'05" E	12.28'
L25	N 15°23'59" W	41.44'
L26	N 15°30'31" W	15.81'
L27	N 15°30'49" W	46.06'
L28	N 19°30'24" W	42.70'
L29	S 37°09'38" E	33.65'
L30	S 38°02'32" E	44.50'
L31	S 30°28'40" E	44.50'
L32	S 22°48'56" E	44.50'
L33	S 15°07'12" E	44.50'
L34	S 07°27'27" E	44.50'
L35	S 00°12'17" W	44.50'
L36	S 08°30'18" E	14.24'
L37	S 08°30'18" E	45.15'
L38	N 31°11'43" E	31.41'
L39	S 87°39'26" E	23.51'
L40	S 71°34'04" E	42.20'
L41	N 29°37'46" E	47.36'
L42	N 15°07'28" E	22.27'
L43	N 15°07'28" E	13.38'
L44	N 82°52'59" E	38.99'
L45	N 34°54'47" E	51.00'
L46	N 09°50'13" E	37.14'
L47	N 24°59'40" E	40.77'
L48	N 52°25'47" E	36.79'
L49	N 83°41'49" E	27.73'
L50	S 50°50'06" E	22.28'
L51	S 73°29'51" E	8.46'
L52	S 85°29'11" E	40.04'
L53	S 85°29'11" E	24.96'
L54	S 85°29'11" E	13.04'
L55	S 44°57'11" W	28.77'
L56	N 79°02'48" E	25.08'
L57	S 74°56'19" E	37.59'
L58	S 03°47'28" W	38.02'
L59	S 44°44'45" E	31.38'
L60	N 88°43'04" E	36.87'
L61	S 58°11'15" E	19.80'
L62	S 10°21'41" E	45.15'
L63	S 18°12'28" E	54.25'
L64	S 34°34'01" E	23.66'
L65	S 08°00'44" W	177.86'
L66	S 89°46'50" W	127.57'
L67	S 28°30'15" E	102.15'
L68	S 28°30'15" E	111.62'
L69	N 55°25'11" E	31.64'
L70	S 34°34'49" E	20.00'
L71	S 55°25'11" W	36.27'
L72	N 44°02'40" E	46.00'
L73	S 45°57'20" E	25.00'
L74	S 44°02'40" W	57.78'
L75	S 85°29'11" E	8.96'
L76	S 85°14'01" E	70.74'
L77	N 61°51'22" E	42.56'
L78	S 61°51'22" W	44.34'
L79	N 85°29'11" W	8.85'

DDC ENGINEERS
Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists
1298 Professional Dr. Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

SOUTH CAROLINA — DDC ENGINEERS, INC. No. C00036
SOUTH CAROLINA — No. 25205

No.	Date	Revision / Description	By
2	1/15/2020	add 50' Emergency Access Easement	Clardy
1	11/26/19	revisions per Horry County comments	Clardy

Proj. No. 18098E — Date: 9/12/19 — Scale: 1" = 50'
Design: TSK — Draft: Clardy — Check: CA
Field Book: — Page:

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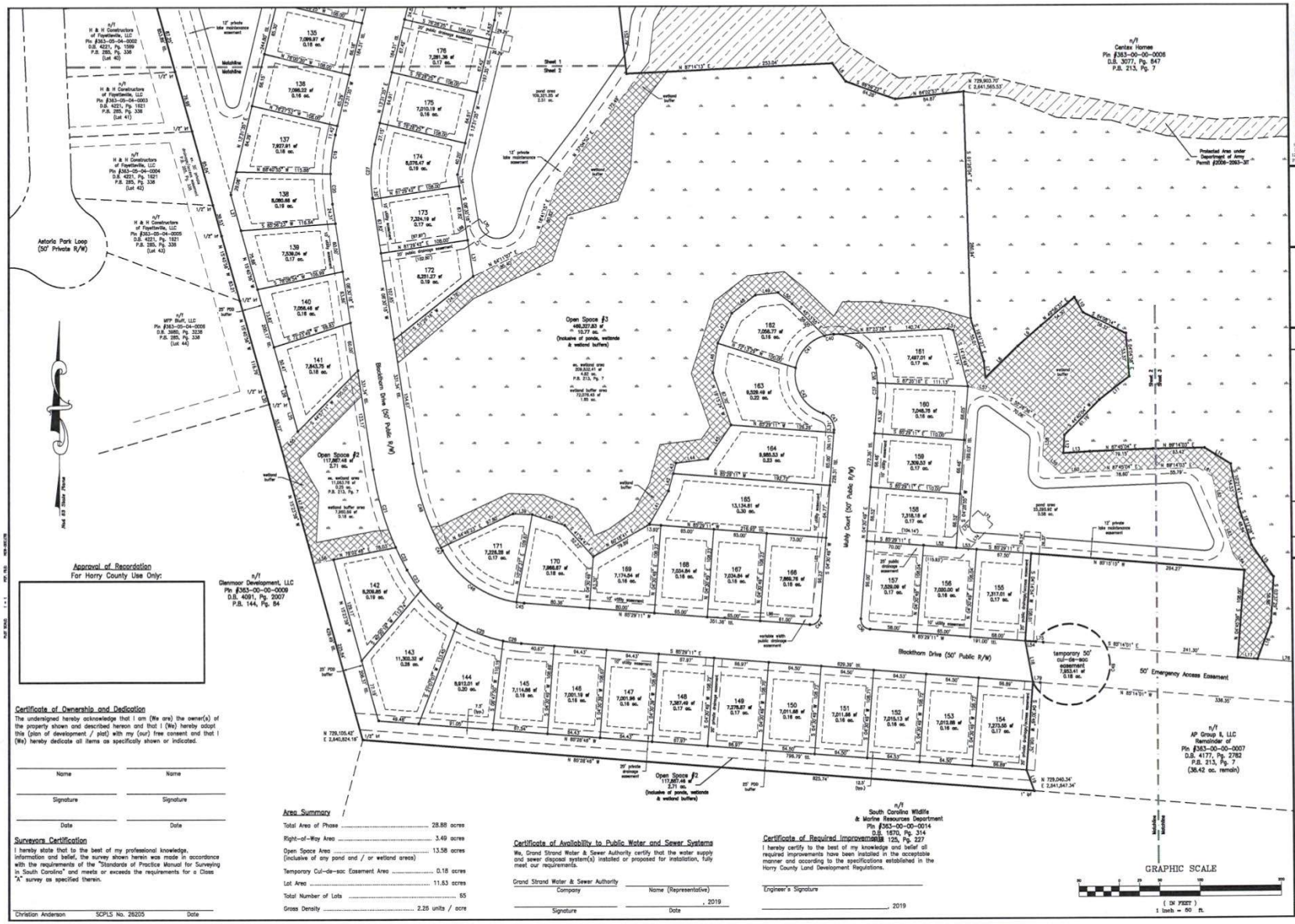
Astoria Park – Phase 3A

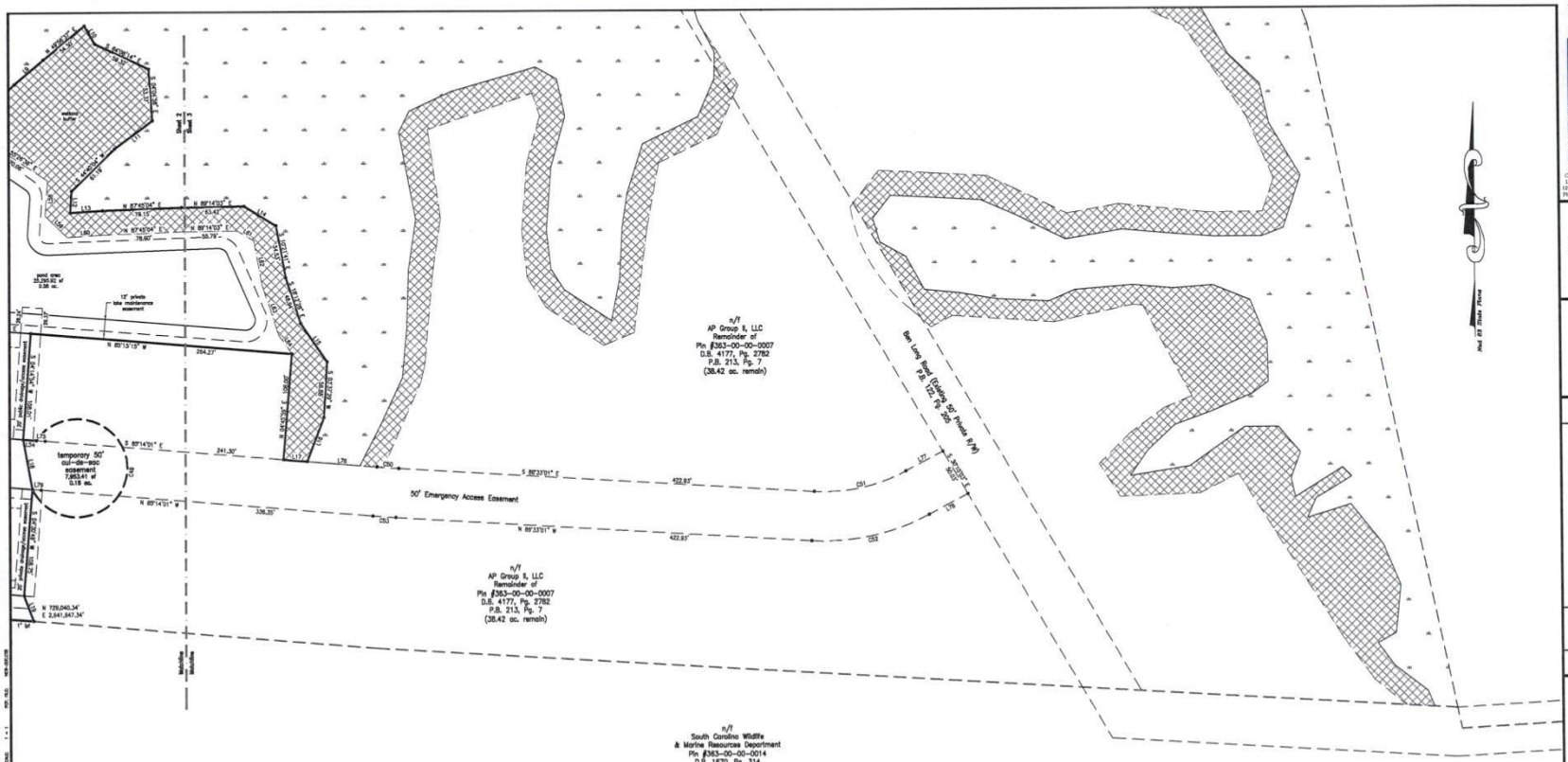
Dogwood Neck Township, Horry County, South Carolina

Preliminary Subdivision Plat

Prepared For: AP Group II, LLC
330 Patterson Drive
Myrtle Beach, SC 29572

File No.: 18098E – PH3A
Sheet No.: 1 of 3


DDC
ENGINEERS
Astoria Park Loop (50' Private R/W)
Blackthorn Drive (50' Public R/W)
Muddy Court (50' Public R/W)
50' Emergency Access Easement
Open Space #2
Open Space #3
Approval of Recordation
For Horry County Use Only:
Certificate of Ownership and Dedication
The undersigned hereby acknowledge that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this (plan of development / plat) with my (our) free consent and that I (We) hereby dedicate all items as specifically shown or indicated.
Name
Signature
Date
Surveyors Certification
I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements for a Class "A" survey as specified therein.
Christian Anderson
SCPLS No. 26205
Date
Area Summary
Total Area of Phase ..... 28.88 acres
Right-of-Way Area ..... 3.49 acres
Open Space Area (inclusive of any pond and / or wetland areas) ..... 13.58 acres
Temporary Cul-de-sac Easement Area ..... 0.18 acres
Lot Area ..... 11.63 acres
Total Number of Lots 65
Gross Density ..... 2.25 units / acre
Certificate of Availability to Public Water and Sewer Systems
We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.
Grand Strand Water & Sewer Authority
Company
Name (Representative)
Signature
Date
, 2019
Certificate of Required Improvements
I hereby certify to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.
Engineer's Signature
, 2019
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
Astoria Park – Phase 3A
Dogwood Neck Township, Horry County, South Carolina
Preliminary Subdivision Plat
Prepared For:
AP Group II, LLC
330 Patterson Drive
Myrtle Beach, SC 29572
File No.: 18098E – PH3A
Sheet No.: 2 of 3



Certificate of Ownership and Dedication

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

Name — Name

Signature — Signature

Date — Date

Surveyors Certification

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements for a Class "A" survey as specified therein.

Christian Anderson — SCPLS No. 29205 — Date

Certificate of Required Improvements

I hereby certify to the best of my knowledge and belief all required improvements have been installed in the acceptable manner and according to the specifications established in the Horry County Land Development Regulations.

Engineer's Signature

, 2019

Certificate of Availability to Public Water and Sewer Systems

We, Grand Strand Water & Sewer Authority certify that the water supply and sewer disposal system(s) installed or proposed for installation, fully meet our requirements.

Grand Strand Water & Sewer Authority — Name (Representative)

Company

Signature — Date

, 2019

Approval of Recordation

For Horry County Use Only:

DDC

ENGINEERS

Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists

1198 Professional Dr. Myrtle Beach, SC 29577

Phone: (843) 492-3200 Fax: (843) 492-3210

SOUTH CAROLINA — DDC ENGINEERS, INC. No. C00036

SOUTH CAROLINA — No. 29205

No.	Date	Description	By
2	1/15/2020	add 50' Emergency Access Easement	Clardy
1	11/26/19	revised per Horry County comments	Clardy

Proj. No. 180986 — Date: 9/13/19 — Scale: 1" = 50'

Design: TSK — Draft: Clardy — Check: CA

Note: Bearings shown are to the grid north of the South Carolina State Plane Coordinate System, as per NAD 83 (2011). Distances are ground distances. Area shown is in US survey feet.

Astoria Park – Phase 3A

Dogwood Neck Township, Horry County, South Carolina

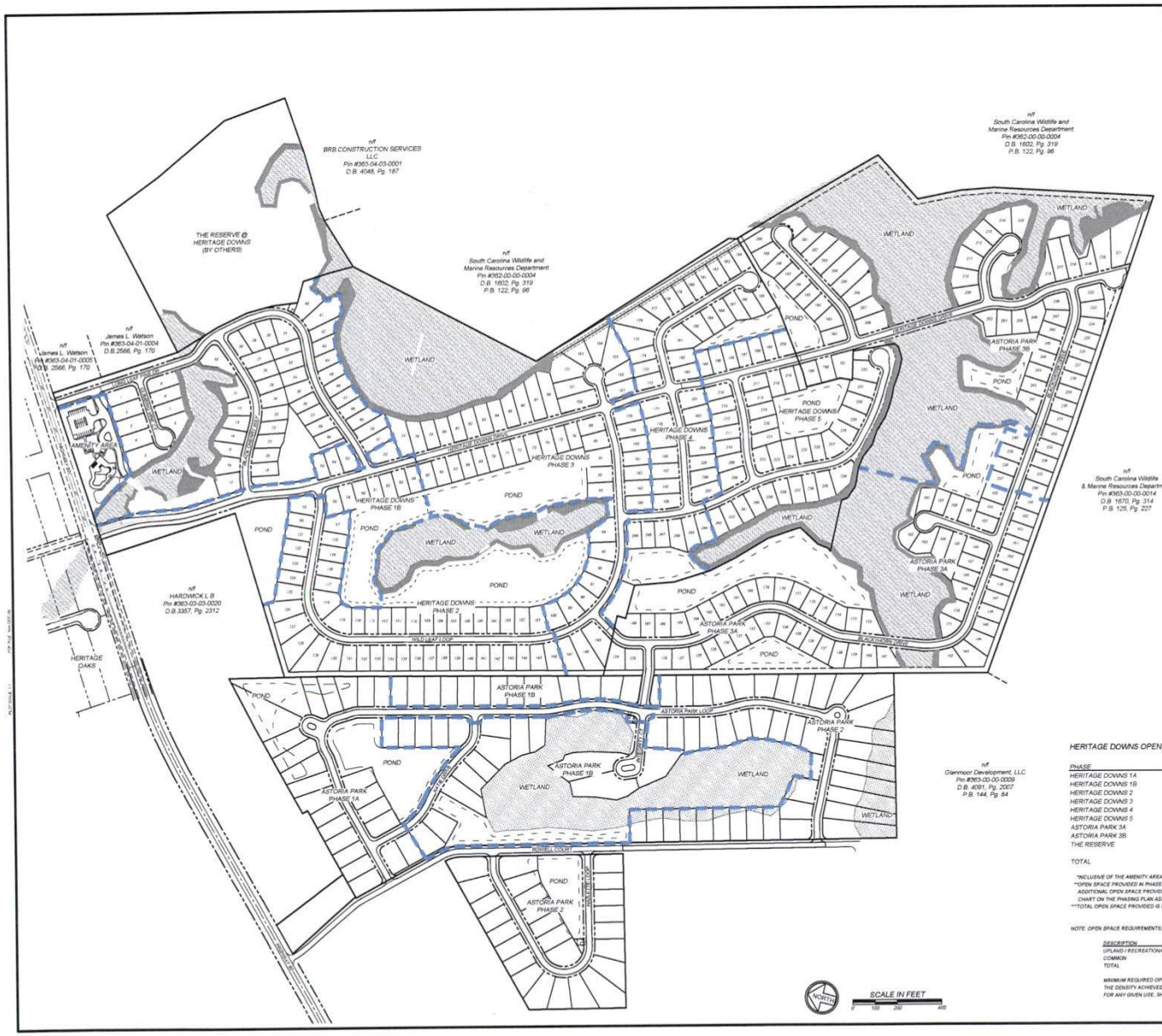
Preliminary Subdivision Plat

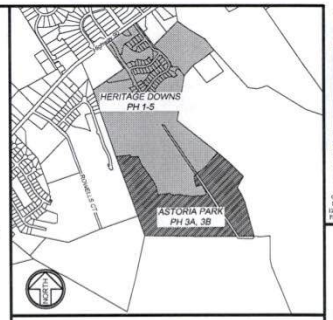
Prepared For:

AP Group II, LLC
339 Pedisonn Drive
Myrtle Beach, SC 29572

File No.: 180986 – PH3A

Sheet No.: 3 of 3





LOCATION MAP

SITE:

HERITAGE DOWNS
PHASE 1A, 1B, 2, 3, 4 AND 5

DEVELOPER - PULTE HOME COMPANY, LLC
4000 FABER DRIVE
SUITE 110
CHARLESTON, SC 29405

ASTORIA PARK
PHASE 3A, 3B

DEVELOPER - AP GROUP II
1304 PROFESSIONAL DRIVE
SUITE C
Myrtle Beach, SC 29577

CURRENT ZONING - PDD
PIN Number - 363-00-00-0005, 363-00-00-0007
TOTAL AREA - 189.95 AC
PROPOSED USAGE - SINGLE FAMILY RESIDENTIAL

SETBACKS
FRONT - 20'
SIDE - 7.5'
CORNER SIDE - 10'
REAR - 15'
MAX. BLDG HEIGHT - 35'
MIN LOT SIZE - 7,000SF
MIN LOT WIDTH - 60'

NOTE:

THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS OWNED, MAINTAINED AND OPERATED BY GRAND STRAND WATER AND SEWER AUTHORITY.

HERITAGE DOWNS OPEN SPACE DATA

PHASE	TOTAL AREA	TOTAL LOTS	OPEN SPACE PROVIDED
HERITAGE DOWNS 1A	±21.36 ACRES	050	±08.13 ACRES*
HERITAGE DOWNS 1B	±08.71 ACRES	011	±04.62 ACRES
HERITAGE DOWNS 2	±20.91 ACRES	049	±06.56 ACRES
HERITAGE DOWNS 3	±27.04 ACRES	054	±12.65 ACRES
HERITAGE DOWNS 4	±13.52 ACRES	042	±02.74 ACRES
HERITAGE DOWNS 5	±15.01 ACRES	042	±04.71 ACRES
ASTORIA PARK 3A	±28.88 ACRES	065	±13.48 ACRES**
ASTORIA PARK 3B	±38.42 ACRES	061	±21.71 ACRES**
THE RESERVE	±16.00 ACRES	022	±01.35 ACRES**
TOTAL	±189.9 ACRES	374	±78.95 ACRES***

*INCLUSIVE OF THE AMENITY AREA (±8.57 ACRES).
**OPEN SPACE PROVIDED IN PHASES NOT YET DESIGNED CURRENTLY INCLUDES ONLY WETLANDS. ADDITIONAL OPEN SPACE PROVIDED IN PHASES NOT YET DESIGNED SHALL BE ADDED TO OPEN SPACE DATA CHART ON THE PHASING PLAN ASSOCIATED WITH THAT PHASE, AS CONSTRUCTION PLANS ARE SUBMITTED.
***TOTAL OPEN SPACE PROVIDED IS INCLUSIVE OF ±38.88 WETLAND ACRES.

NOTE: OPEN SPACE REQUIREMENTS, AS PROVIDED IN THE HERITAGE DOWNS PDD, ARE AS FOLLOWS:

DESCRIPTION	OPEN SPACE REQUIRED
UPLAND / RECREATIONAL	±8.70 ACRES
COMMON	±4.85 ACRES
TOTAL	±14.55 ACRES

MINIMUM REQUIRED OPEN SPACE PROVIDED IS BASED ON A PRO-RATA SHARE OF THE DENSITY ACHIEVED DURING THE INDIVIDUAL PLANNING STAGES. OPEN SPACE, FOR ANY GIVEN USE, SHALL NOT BE REQUIRED TO BE ON THE SAME PARCEL AS USE

DDC ENGINEERS

Consulting Engineers, Surveyors, Planners
Landscape Architects & Environmentalists
1298 Professional Dr., Myrtle Beach, SC 29577
Phone: (843) 692-3200 Fax: (843) 692-3210

SOUTH CAROLINA DDC ENGINEERS, INC. No. C00036 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED PROFESSIONAL No. 9180 JAMES M. WOOTEN

NO.	DATE	REVISION DESCRIPTION	BY

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MASTER PLAN

HERITAGE DOWNS PDD
HORRY COUNTY, SOUTH CAROLINA

PREPARED FOR: AP GROUP II, LLC

SCALE: 1" = 200'
DATE: 12-10-18
DESIGNED BY: SW
DRAWN BY: SW
APRCN. BY: TSK
PROJECT NO.: 190066

1

FILE NO.: 19066-MASTER

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	John C Thomas (Energov # 047437)	**Rezoning Request #**	2019-12-001
PIN #	38108020004	**County Council District #**	7 - Bellamy
Site Location	Pitch Landing Rd in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	James Paul Rowe	**Size (in acres) of Request**	.87

Date Advertised: 12/12/19 **Date Posted:** 12/12/19 **# Property Owners Notified:** 18 **Date Notification Mailed:** 12/12/019 **Report Date:** 12/12/19 **BY:** sm

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	AG3
Proposed Use	Mini-Warehouses

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.5 (Fire)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF20	SF20	SF20
SF20	Subject Property	SF20
SF20	SF20	SF20

COMMENTS

Comprehensive Plan District: Rural Communities

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to AG3 to allow for mini-warehouses on a parcel currently used for single-family residential. A single-family home and a private roadway exist on the property and the adjacent parcels are all zoned SF20 with established residential use. Several rezoning cases were requested within the immediate area for retail and commercial zoning for parcels with frontage on Hwy 707. Current uses of the RE4 parcels appear to be warehouse storage, a gun store, a Dollar General, and a vacant lot.

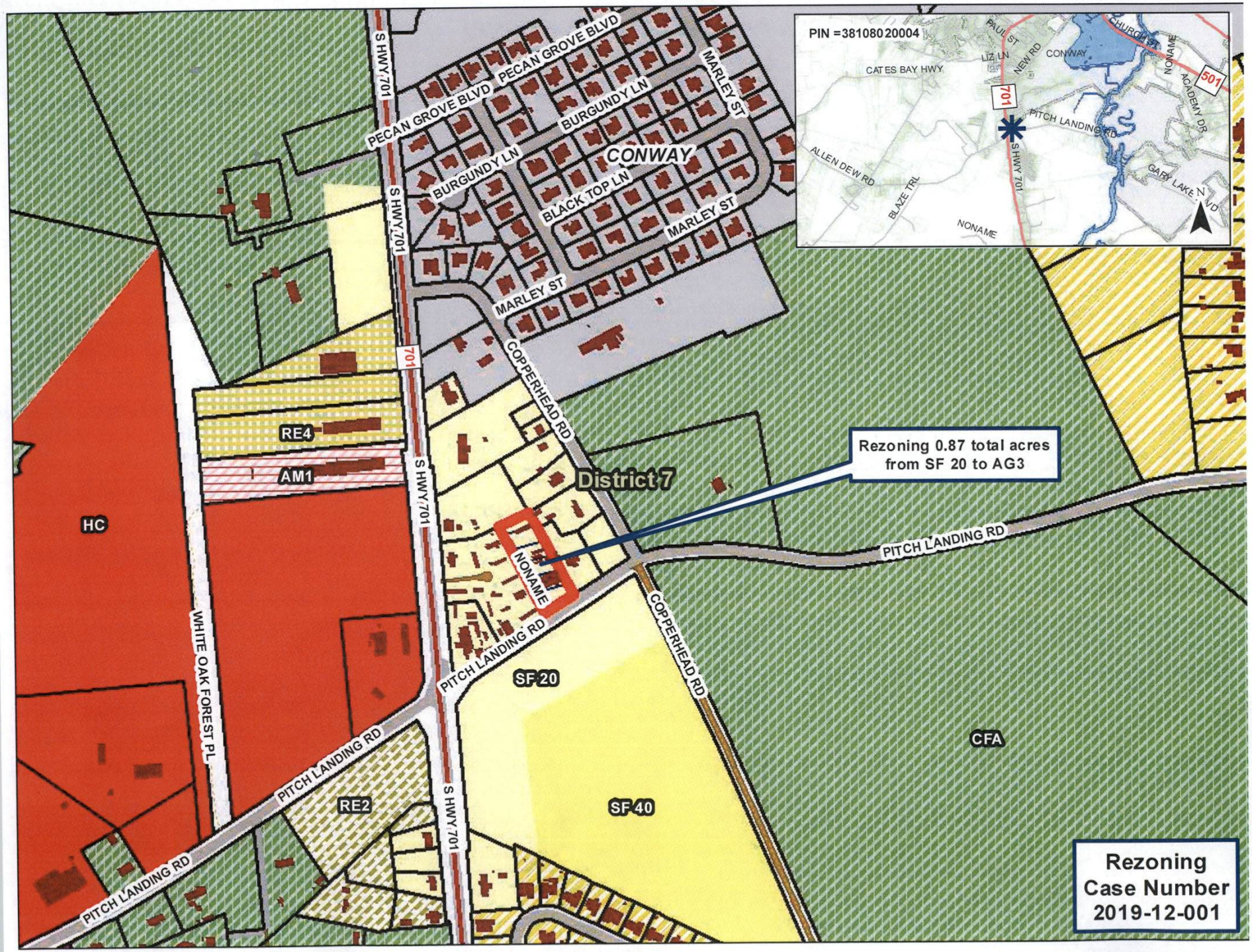
Public Comment:

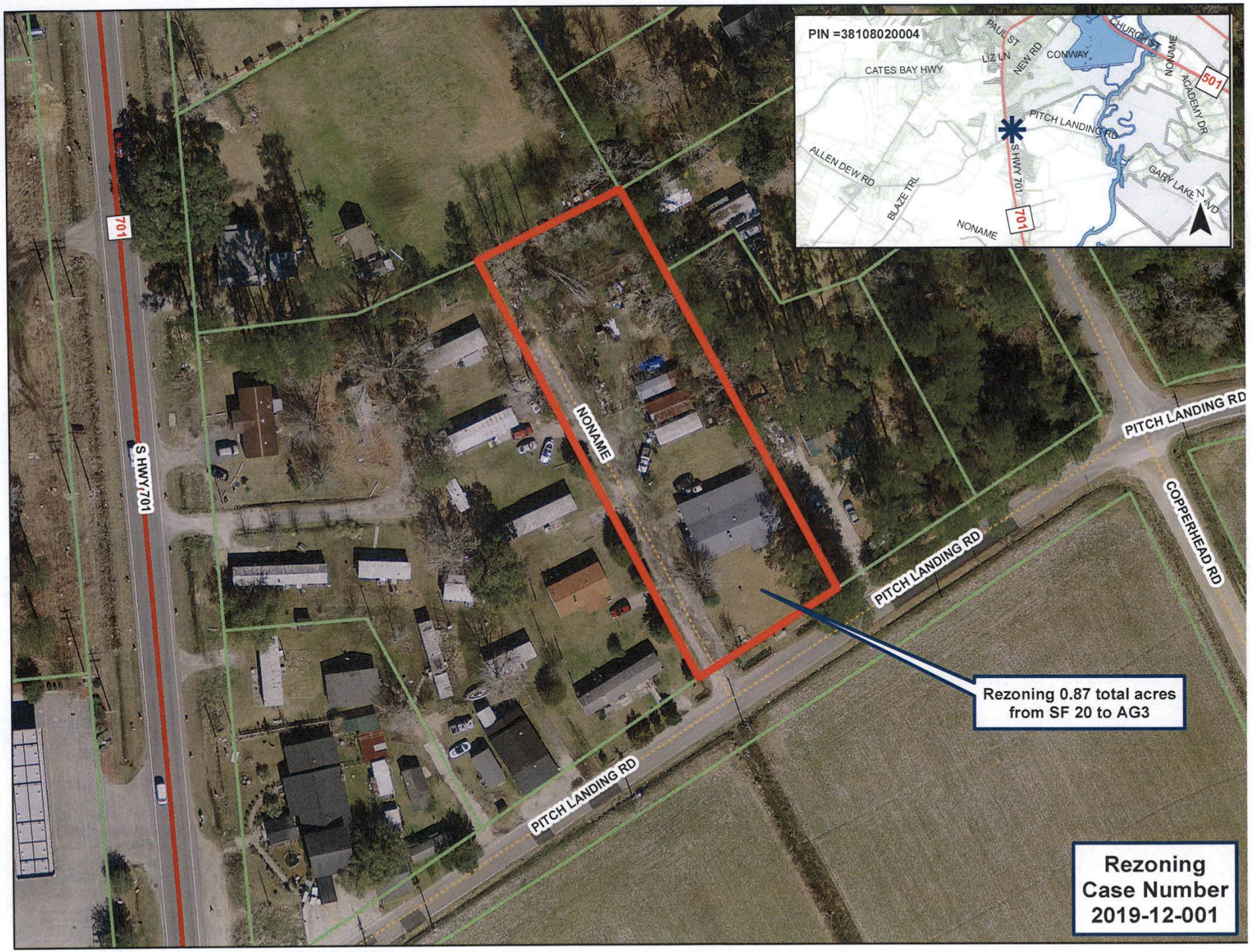
TRANSPORTATION INFORMATION

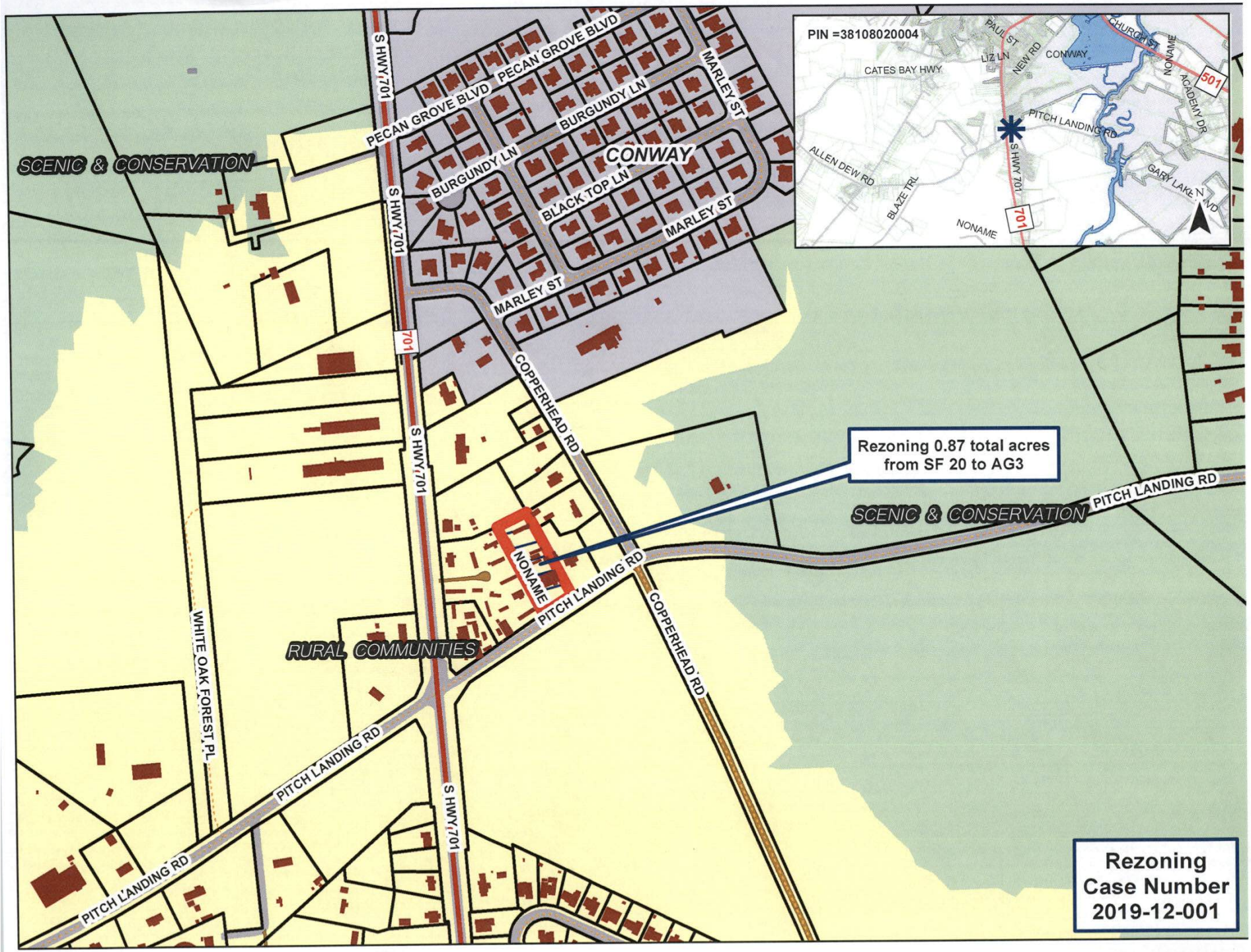
Daily Trips based on existing use / Max Daily Trips based on current zoning	24 / 24	**Existing Road Conditions**	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50 / 200	**Rd, Station, Traffic AADT (2018) % Road Capacity**	US 701, Station 177 13,500 AADT 70% - 75%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG3	SF20	SF20			
Min. Lot Size (in square feet)	10,000	20,000	20,000			
Front Setback	40	40	40			
Side Setback	10	15	15			
Rear Setback	15	25	25			
smBldg. Height	65	35	35			


PIN =38108020004
CATES BAY HWY
LIZ LN
NEW RD
CONWAY
CHURCH ST
NONAME
ACADEMY DR
501
701
PITCH LANDING RD
S HWY 701
ALLEN DEW RD
BLAZE TRL
NONAME
GARY LAKE N
PECAN GROVE BLVD
BURGUNDY LN
MARLEY ST
CONWAY
BLACK TOP LN
COPPERHEAD RD
District 7
Rezoning 0.87 total acres from SF 20 to AG3
NONAME
RE4
AM1
HC
WHITE OAK FOREST PL
RE2
SF 20
SF 40
CFA
Rezoning Case Number 2019-12-001


PIN =38108020004
PAUL ST
CHURCH ST
NONAME
LIZ LN
NEW RD
CONWAY
CATES BAY HWY
501
ACADEMY DR
PITCH LANDING RD
S HWY 701
ALLEN DEW RD
BLAZE TRL
GARY LAKE RD
NONAME
701
701
S HWY 701
NONAME
PITCH LANDING RD
PITCH LANDING RD
COPPERHEAD RD
PITCH LANDING RD
Rezoning 0.87 total acres from SF 20 to AG3
Rezoning Case Number 2019-12-001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CATES BAY HWY
LIZ LN
NEW RD
PAUL ST
CONWAY
CHURCH ST
NONAME
ACADEMY DR
501
PITCH LANDING RD
S HWY 701
ALLEN DEW RD
BLAZE TRL
NONAME
701
GARY LAKE N
SCENIC & CONSERVATION
S HWY 701
PECAN GROVE BLVD
PECAN GROVE BLVD
BURGUNDY LN
BURGUNDY LN
MARLEY ST
CONWAY
BLACK TOP LN
MARLEY ST
MARLEY ST
701
COPPERHEAD RD
S HWY 701
Rezoning 0.87 total acres from SF 20 to AG3
SCENIC & CONSERVATION
PITCH LANDING RD
NONAME
PITCH LANDING RD
COPPERHEAD RD
RURAL COMMUNITIES
WHITE OAK FOREST PL
PITCH LANDING RD
S HWY 701
PITCH LANDING RD
Rezoning Case Number 2019-12-001

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Venture Engineering, Inc (Energov # 047676)	**Rezoning Request #**	2019-12-005
PIN #	34400000039	**County Council District #**	10 - Hardee
Site Location	Thomas Rd near Old Reaves Ferry Rd in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Canebrake Plantation LLC	**Size (in acres) of Request**	81.4

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

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD1
Proposed Use	Residential

LOCATION INFORMATION

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

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
CFA	MRD1	CFA

COMMENTS

Comprehensive Plan District: Scenic & Conservation

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow residential development. The project has been referenced as Phase 3 of Fox Rae Farms. The third phase consists of 97 units with one point of access through Phase 2 of Fox Rae Farms and will include increased open space, community garden and design with trees as sustainable criteria. The first two phases of Fox Rae Farms were rezoned by cases 2018-11-006 & 2019-05-004 and consisted of 80.23 acres with 160 single family detached units and utilized community gardens, sidewalks, and increased open space as sustainable criteria. Collectively, the development would consist of 257 units with a gross density of 1.59 units/ac. Based on the current layout, a design modification for the number of units proposed on a single access point will be required. Directly adjacent to Fox Rae Farms on the West, 2019-06-003 was approved and established 108.6 acres of MRD1 consisting of 58 units single family detached development with a gross density of 0.5 du/ac.

Staff has concerns with the current design as lots are proposed to be platted into existing wetlands. An intent of the MRD is to offer a reduction in lot size to avoid platting/fill within existing wetlands.

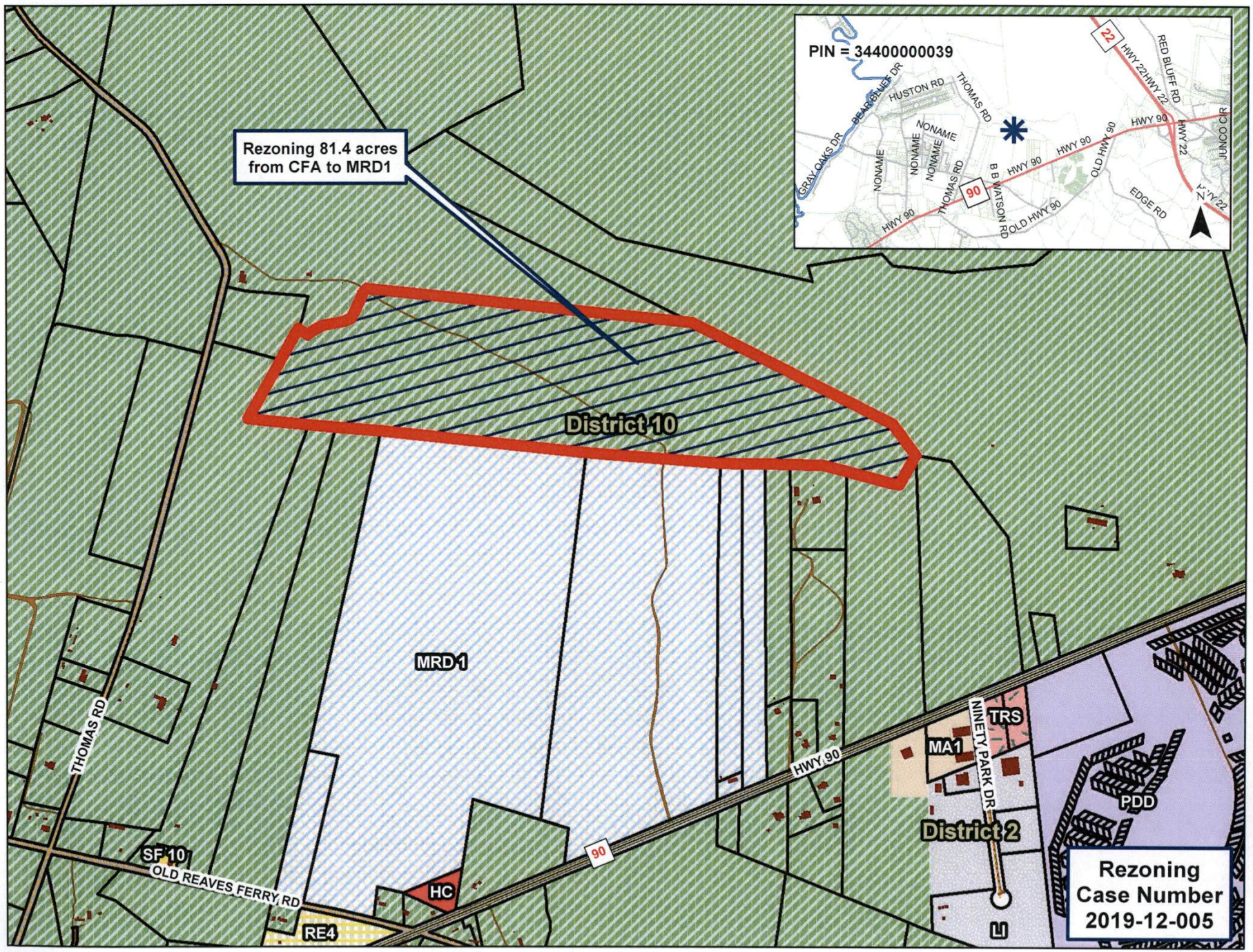
Public Comment:

TRANSPORTATION INFORMATION

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

DIMENSIONAL STANDARDS

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


PIN = 34400000039
Rezoning 81.4 acres from CFA to MRD1
District 10
MRD1
THOMAS RD
SF 10
OLD REAVES FERRY RD
RE4
HC
HWY 90
90
NINETY PARK DR
MA1
TRS
District 2
PDD
LI
Rezoning Case Number 2019-12-005
GRAY OAKS DR
PEACE BLUFF DR
HUSTON RD
NONAME
B B WATSON RD
OLD HWY 90
EDGE RD
RED BLUFF RD
HWY 22
JUNCO CIR
N

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	January 22, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	John Danford, Deputy Director
Prepared By:	David Schwerd, Director
Regarding:	344-00-00-0039 (Canebreak Plantation)

ISSUE:
Should the Planning Commission authorize the use of a 50' R/W to serve as the only access for 114 lots? Should the Planning Commission authorize a dead-end in excess of 1,800 lf?

PROPOSED ACTION:
Approve a single 50' R/W extending approximately 2,115 lf to a dead-end to provide access to 114 lots.

RECOMMENDATION:
Approval with conditions.

All roads serving as access to the lots from SC 90 be elevated to a minimum 20' MSL.
Traffic calming measures subject to Horry County Engineering approval.

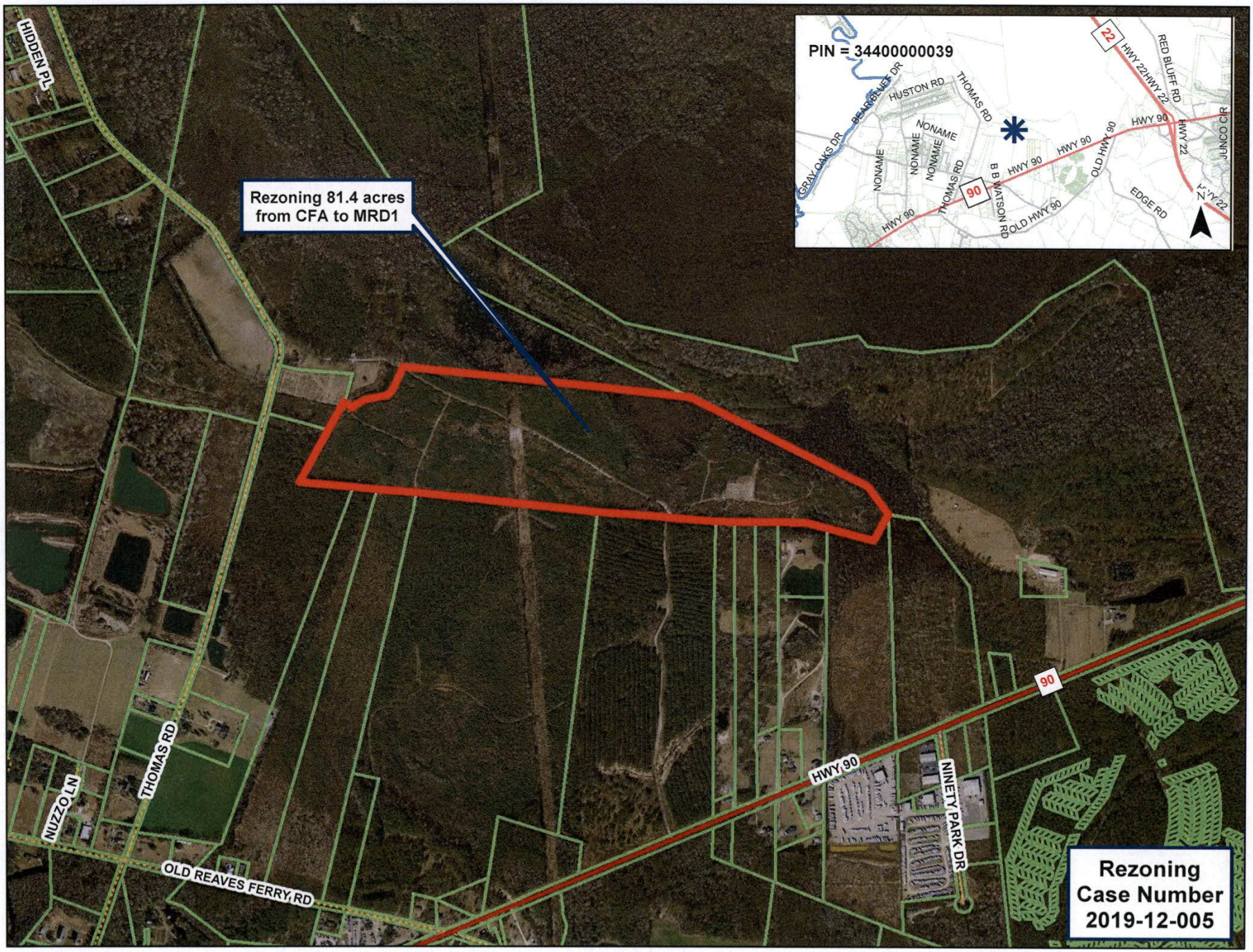
BACKGROUND:
Fox Rae Farms is an approved rezoning (2019-05-004) off of SC 90. The conceptual plan for the MRD-1 indicates a total of 162 lots on 81 acres. The applicant is seeking to add an additional 87 acres to accommodate 97 additional lots and has submitted rezoning request 2019-12-005 (Canebreak Plantation). Canebreak Plantation will have one singular point of access through Fox Rae Farms.

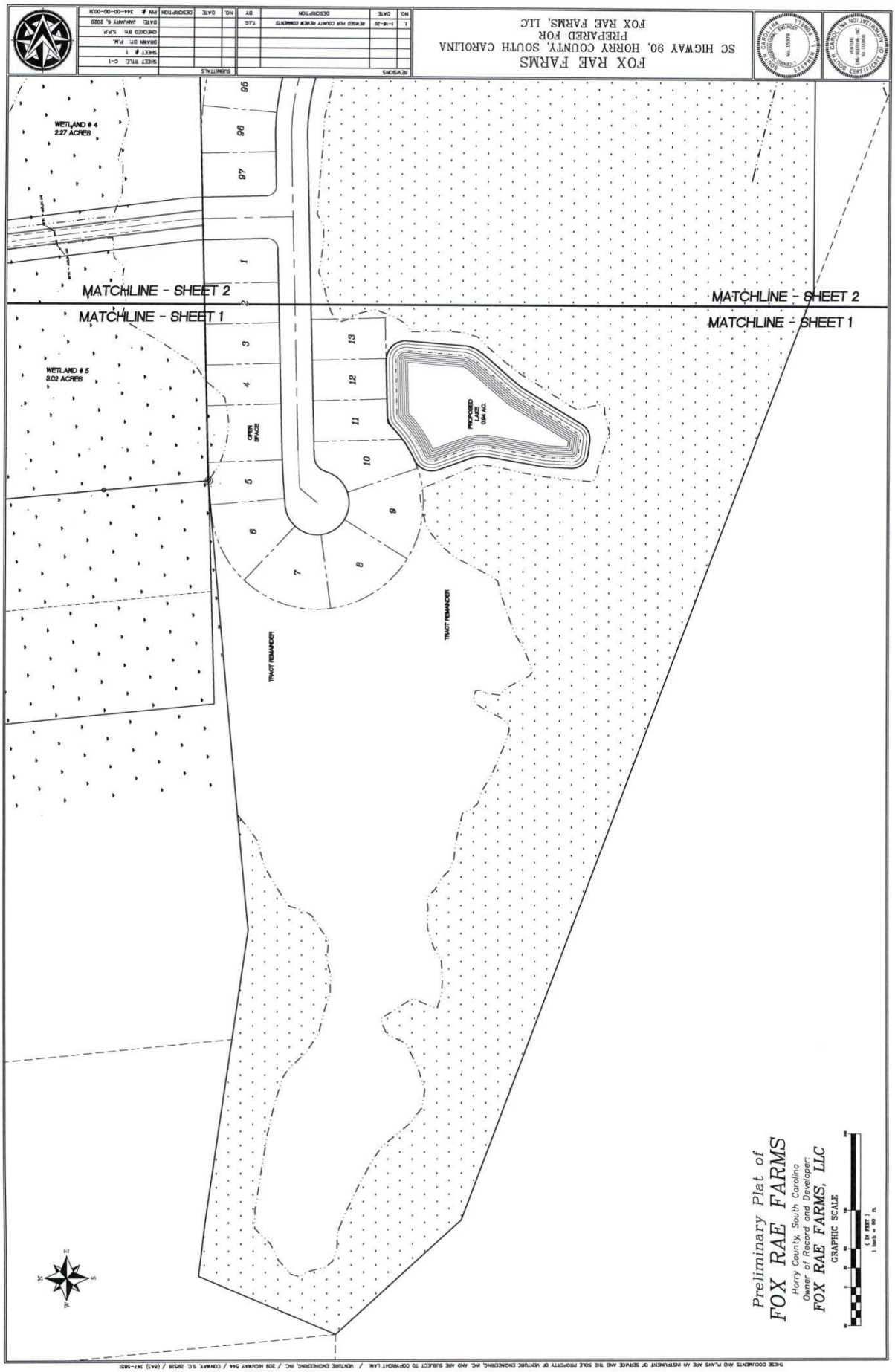
Article 4 Section 2-1.1B (3) states that Major development containing more than 100 lots shall provide a minimum of 2 internal points of paved access to every lot within the development. Table 4-D limits dead-end roads to a length no greater than 1,800 lf.

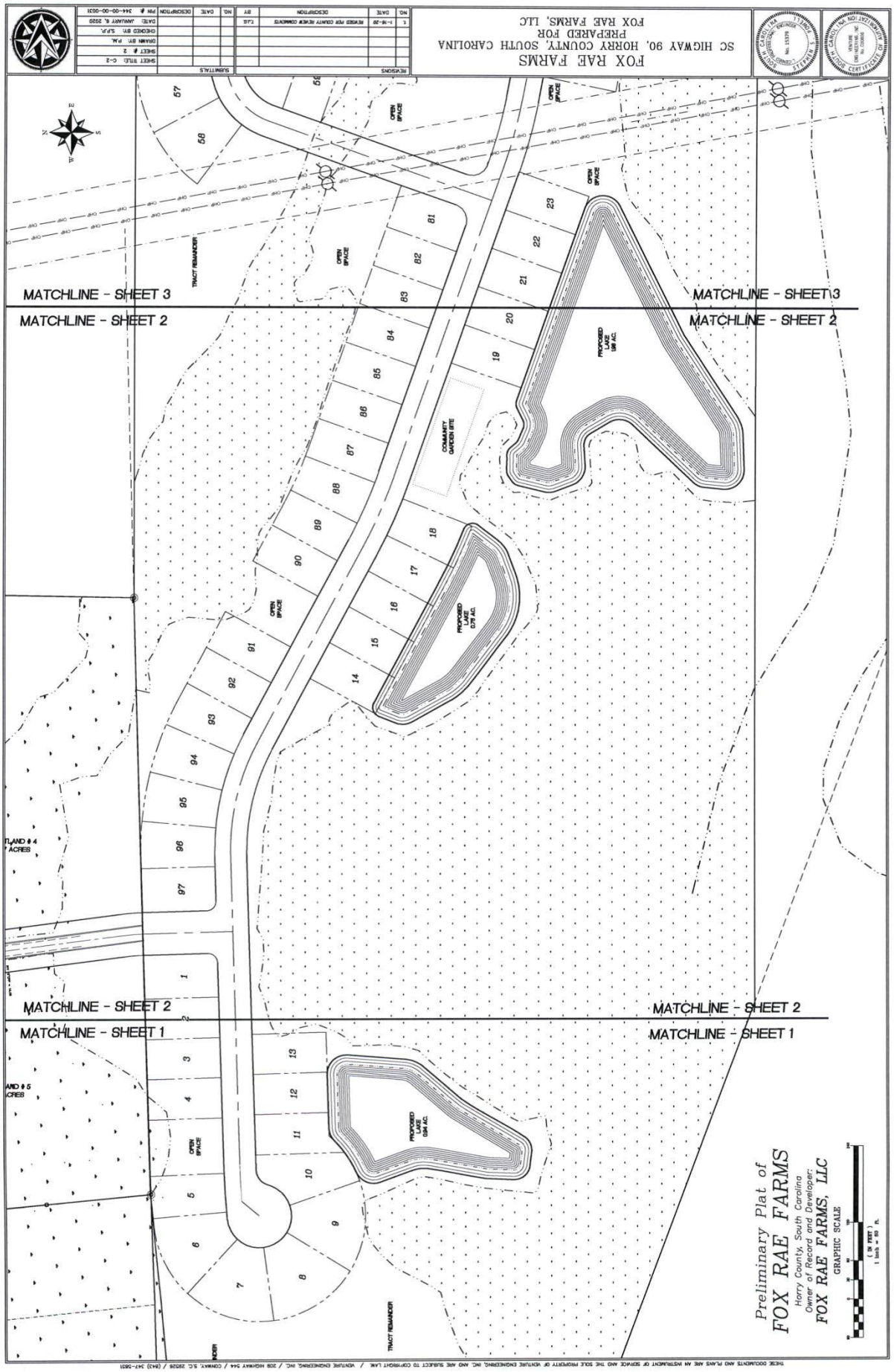
ANALYSIS:
Access to Thomas Road would provide little benefit as a secondary ingress/egress. The road is currently undersized and unpaved. It has also experienced extensive flooding in the past and is therefore not a viable option for safe ingress/egress during flood events.

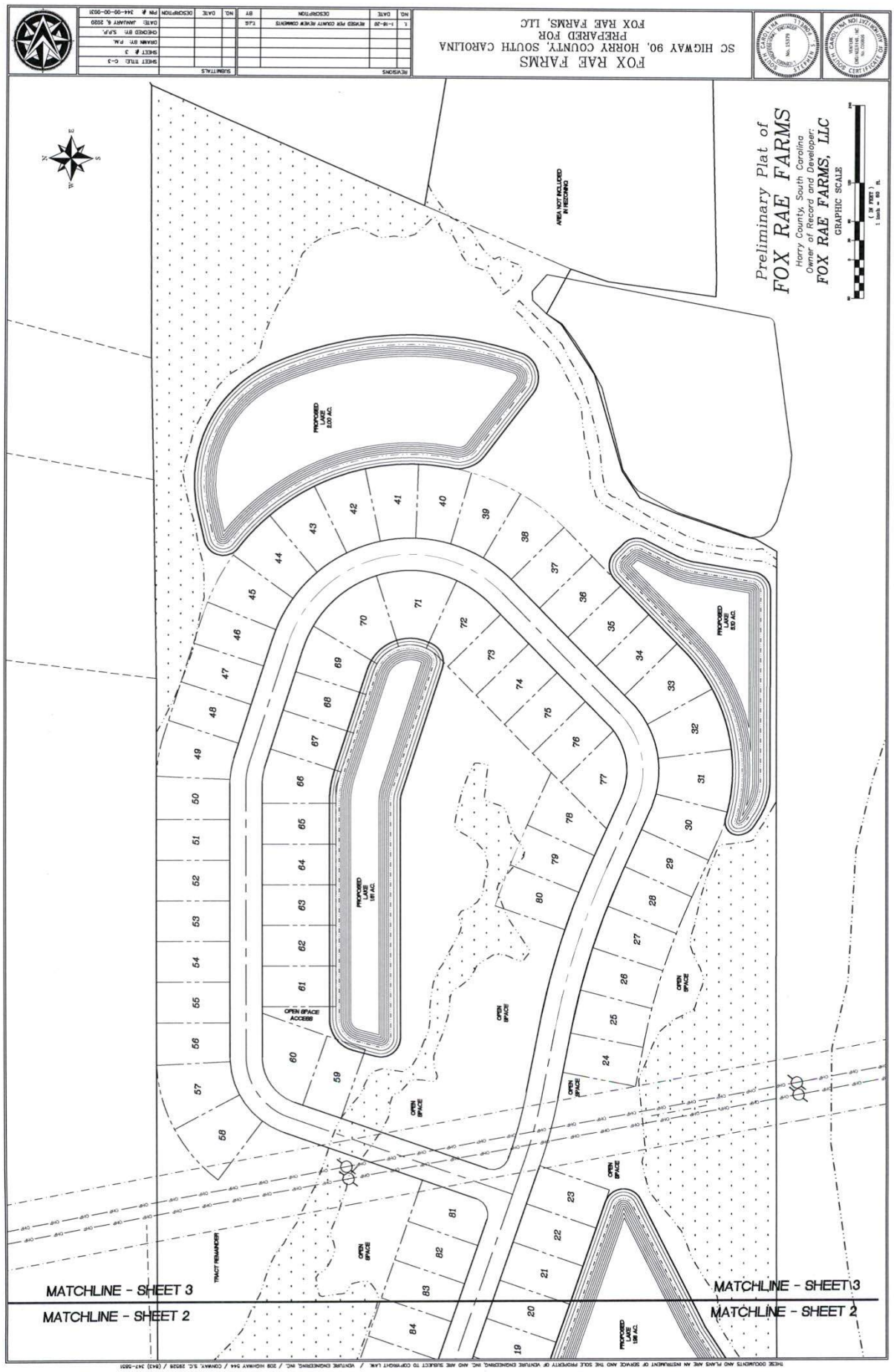
The property itself is known to flood. It was inaccessible during Hurricane Florence and records indicate floodwaters reached 19.5' MSL.

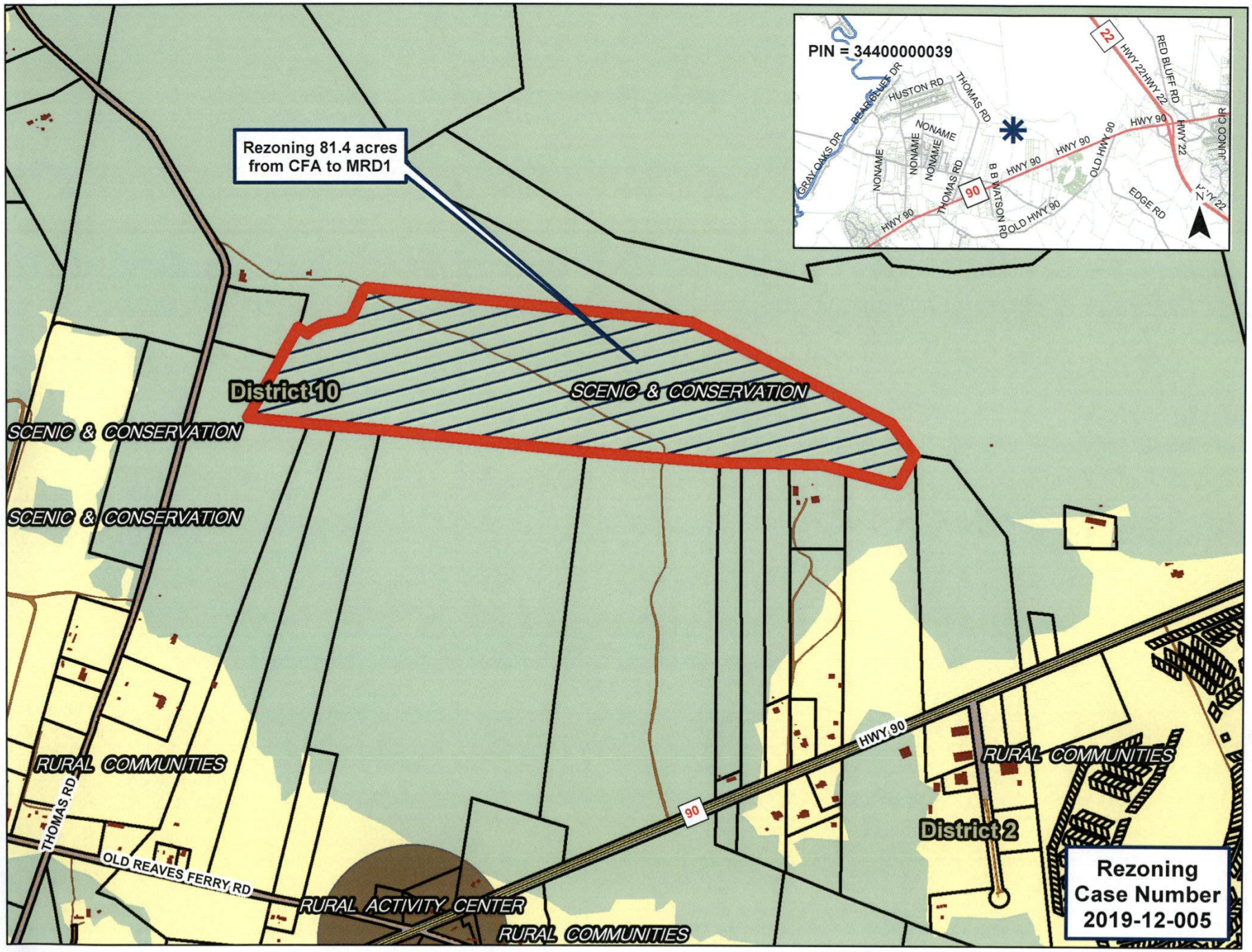
There are special conditions and topographical constraints that justify a Design Modification for the project. Extensive wetlands and floodplain are found on the property and nearby given the close proximity of the Waccamaw River. However, the request for Design Modification compromises the intent of the Land Development Regulations and the applicant has not shown any mitigation or improvements to the contrary. As a result Staff is recommending approval with conditions.

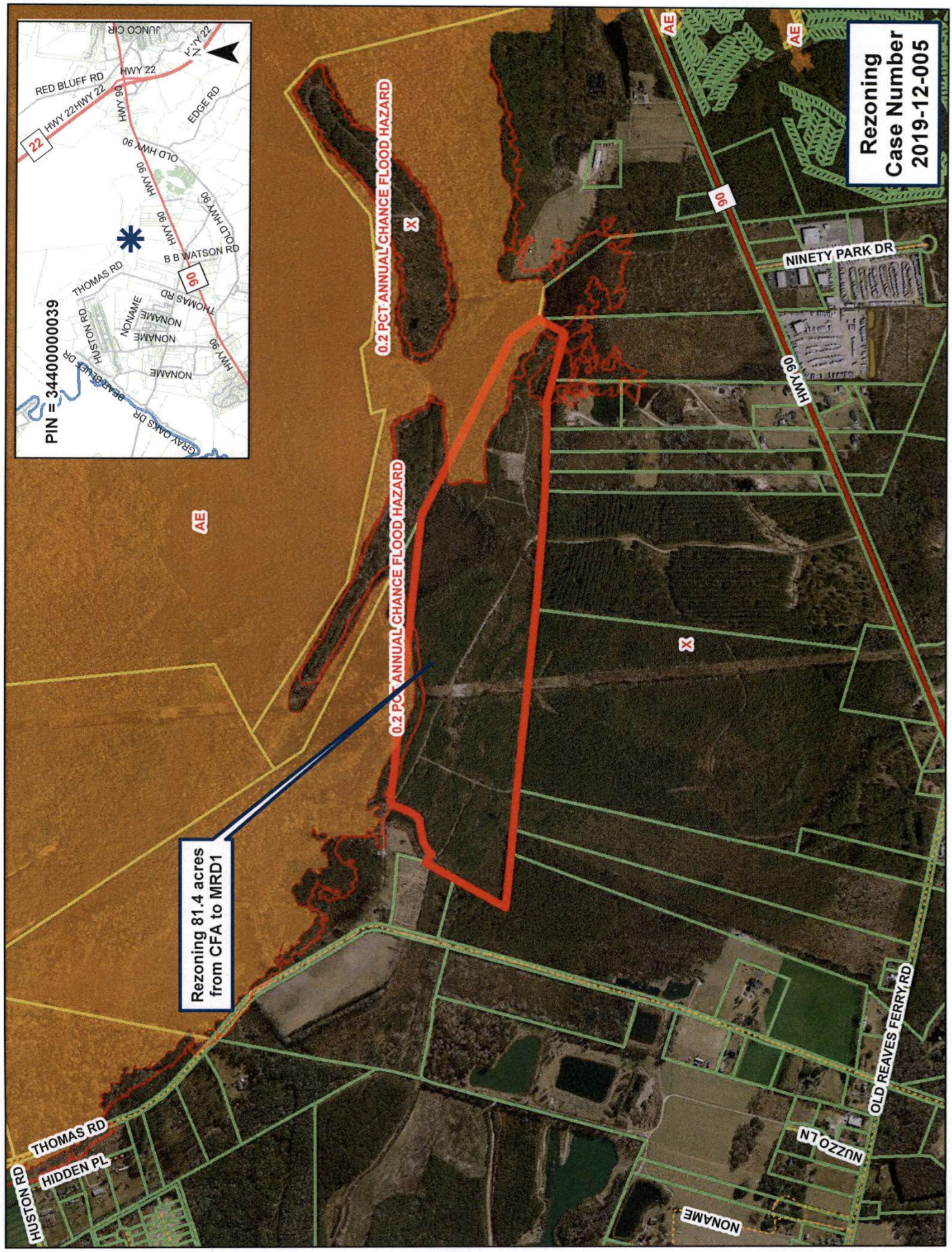

Rezoning 81.4 acres from CFA to MRD1
PIN = 34400000039
HIDDEN PL
NUZZO LN
THOMAS RD
OLD REAVES FERRY RD
HWY 90
NINETY PARK DR
90
HUSTON RD
THOMAS RD
NONAME
GRAY OAKS DR
BEAR BLUFF DR
B B WATSON RD
OLD HWY 90
EDGE RD
HWY 22
RED BLUFF RD
JUNCO CIR
22
Rezoning Case Number 2019-12-005


FOX RAE FARMS
SC HIGHWAY 90, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
FOX RAE FARMS, LLC
REVISIONS
NO. DATE DESCRIPTION BY
1. 1-14-20 REVISED PER COUNTY REVIEW COMMENTS T.L.S.
SUBMITTALS
NO. DATE DESCRIPTION
SHEET TITLE C-1
SHEET # 1
DRAWN BY: P.M.
CHECKED BY: S.P.P.
DATE: JANUARY 6, 2020
PIN # 344-00-00-0031
WETLAND # 4
2.27 ACRES
WETLAND # 5
3.02 ACRES
MATCHLINE - SHEET 2
MATCHLINE - SHEET 1
MATCHLINE - SHEET 2
MATCHLINE - SHEET 1
OPEN SPACE
PROPOSED LAKE 0.84 AC.
TRACT REMAINDER
TRACT REMAINDER
Preliminary Plat of
FOX RAE FARMS
Horry County, South Carolina
Owner of Record and Developer:
FOX RAE FARMS, LLC
GRAPHIC SCALE
1 IN. FEET 1
1 inch = 60 ft.
THESE DOCUMENTS AND PLANS ARE AN INSTRUMENT OF SERVICE AND THE SOLE PROPERTY OF VENTURE ENGINEERING, INC. AND ARE SUBJECT TO COPYRIGHT LAW. / VENTURE ENGINEERING, INC. / 208 HIGHWAY 544 / CONWAY, S.C. 29526 / (843) 347-5801


FOX RAE FARMS
SC HIGHWAY 90, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
FOX RAE FARMS, LLC
REVISIONS
SUBMITTALS
SHEET TITLE: C-2
SHEET # 2
DRAWN BY: P.M.
CHECKED BY: S.P.F.
DATE: JANUARY 6, 2020
PIN # 344-00-00-0031
MATCHLINE - SHEET 3
MATCHLINE - SHEET 2
MATCHLINE - SHEET 1
OPEN SPACE
TRACT REMAINDER
COMMUNITY GARDEN SITE
PROPOSED LAKE 0.79 AC.
PROPOSED LAKE 0.64 AC.
Preliminary Plat of
FOX RAE FARMS
Horry County, South Carolina
Owner of Record and Developer:
FOX RAE FARMS, LLC
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.


FOX RAE FARMS
SC HIGWAY 90, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
FOX RAE FARMS, LLC
Preliminary Plat of
FOX RAE FARMS
Horry County, South Carolina
Owner of Record and Developer:
FOX RAE FARMS, LLC
GRAPHIC SCALE
AREA NOT INCLUDED IN REZONING
PROPOSED LAKE 2.00 AC.
PROPOSED LAKE 2.10 AC.
PROPOSED LAKE 1.81 AC.
PROPOSED LAKE 1.98 AC.
OPEN SPACE ACCESS
OPEN SPACE
TRACT REMAINDER
MATCHLINE - SHEET 3
MATCHLINE - SHEET 2
MATCHLINE - SHEET 3
MATCHLINE - SHEET 2


Rezoning 81.4 acres from CFA to MRD1
District 10
SCENIC & CONSERVATION
SCENIC & CONSERVATION
SCENIC & CONSERVATION
RURAL COMMUNITIES
THOMAS RD
OLD REAVES FERRY RD
RURAL ACTIVITY CENTER
RURAL COMMUNITIES
HWY 90
90
RURAL COMMUNITIES
District 2
Rezoning Case Number 2019-12-005
PIN = 34400000039
HUSTON RD
THOMAS RD
NONAME
NONAME
NONAME
NONAME
THOMAS RD
B B WATSON RD
HWY 90
HWY 90
OLD HWY 90
HWY 90
OLD HWY 90
HWY 90
EDGE RD
HWY 22
HWY 22
HWY 22
RED BLUFF RD
JUNCO CIR
GRAY OAKS DR
BEAR BLUFF DR
22
90
N


Rezoning
Case Number
2019-12-005
Rezoning 81.4 acres
from CFA to MRD1
0.2 PCT ANNUAL CHANCE FLOOD HAZARD
0.2 PCT ANNUAL CHANCE FLOOD HAZARD
PIN = 34400000039
AE
AE
AE
90
90
NINETY PARK DR
HWY 90
OLD REAVES FERRY RD
NUZZO LN
NONAME
THOMAS RD
HIDDEN PL
HUSTON RD
JUNCO CIR
RED BLUFF RD
HWY 22
HWY 22
HWY 22
HWY 90
EDGE RD
OLD HWY 90
HWY 90
HWY 90
OLD HWY 90
B B WATSON RD
THOMAS RD
THOMAS RD
NONAME
NONAME
NONAME
NONAME
HUSTON RD
HWY 90
BEAR BLUFF DR
GRAY OAKS DR

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	David Marlowe (Energov # 047765)	**Rezoning Request #**	2020-01-001
PIN #	22100000012	**County Council District #**	9 - Prince
Site Location	Hwy 9 W & Kayla Cir in Longs	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	David Marlowe	**Size (in acres) of Request**	2.23

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	RE4
Proposed Use	RV Sales

LOCATION INFORMATION

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

ADJACENT PROPERTIES

CFA	CFA	RE4
CFA	Subject Property	RE4
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Suburban

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow the expansion of an existing RV sales facility. In 2008, a 1 acre portion of the parcel was rezoned to allow the existing RV sales facility. The current rezoning request would allow more acreage for storage, display, and customer parking. The parcel fronts on SC-9 but has access via Kayla Circle. On the opposite side of Kayla Circle is an existing convenience store and to the rear of the project is the Myrtle Lakes North subdivision.

Public Comment:

TRANSPORTATION INFORMATION

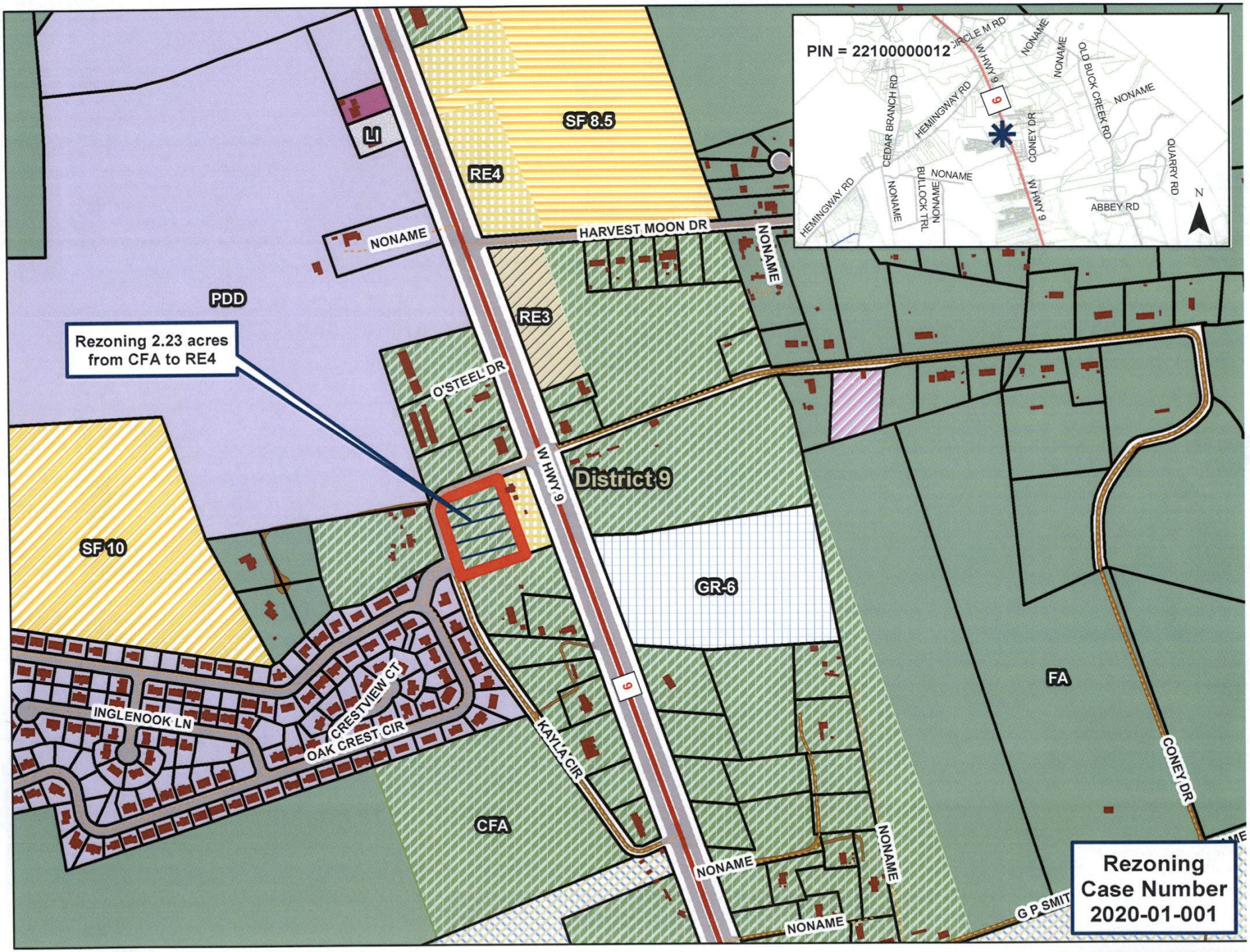
Daily Trips based on existing use / Max Daily Trips based on current zoning	10 / 500	**Existing Road Conditions**	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	50 / 500	**Rd, Station, Traffic AADT (2018) % Road Capacity**	SC 9, Station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

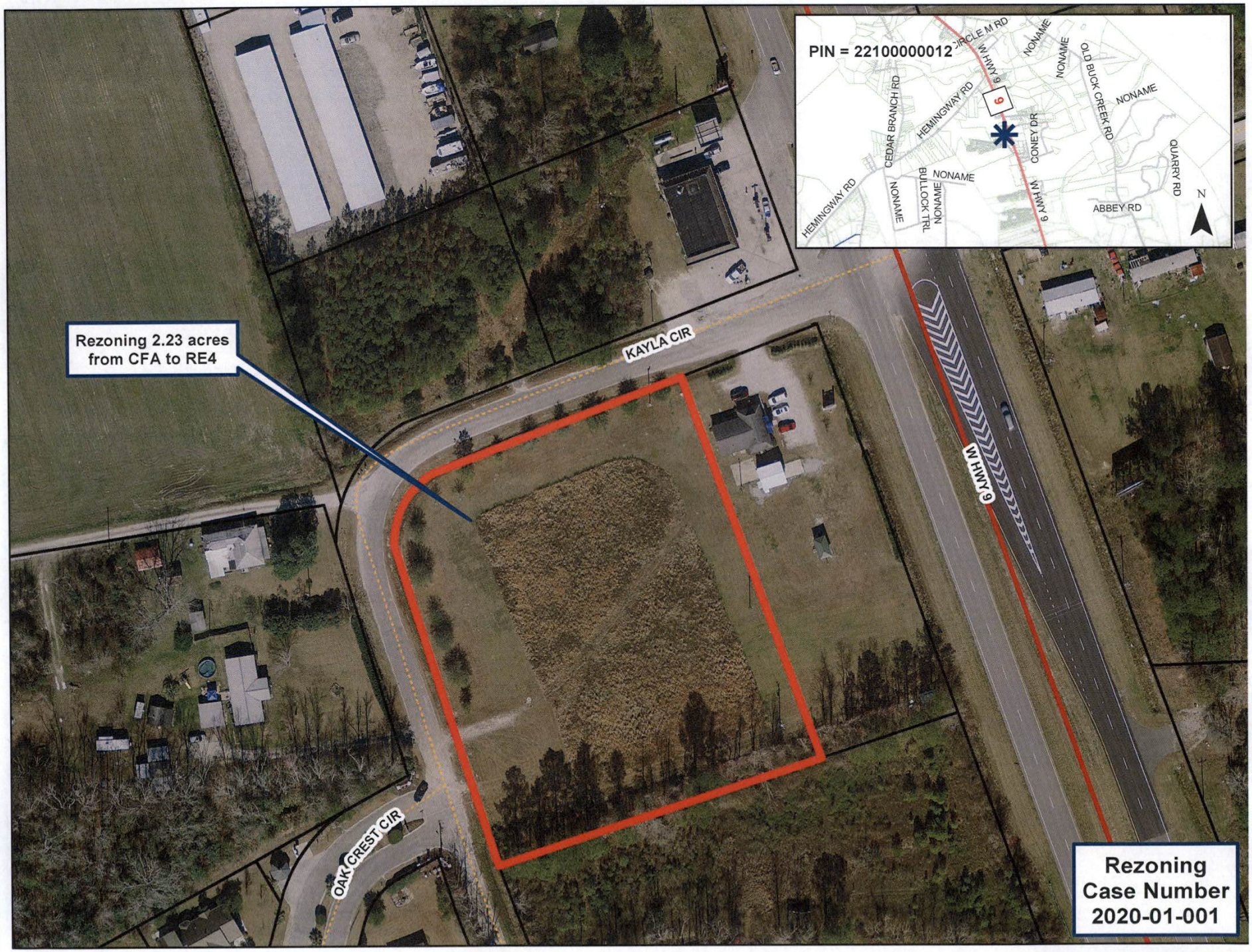
DIMENSIONAL STANDARDS

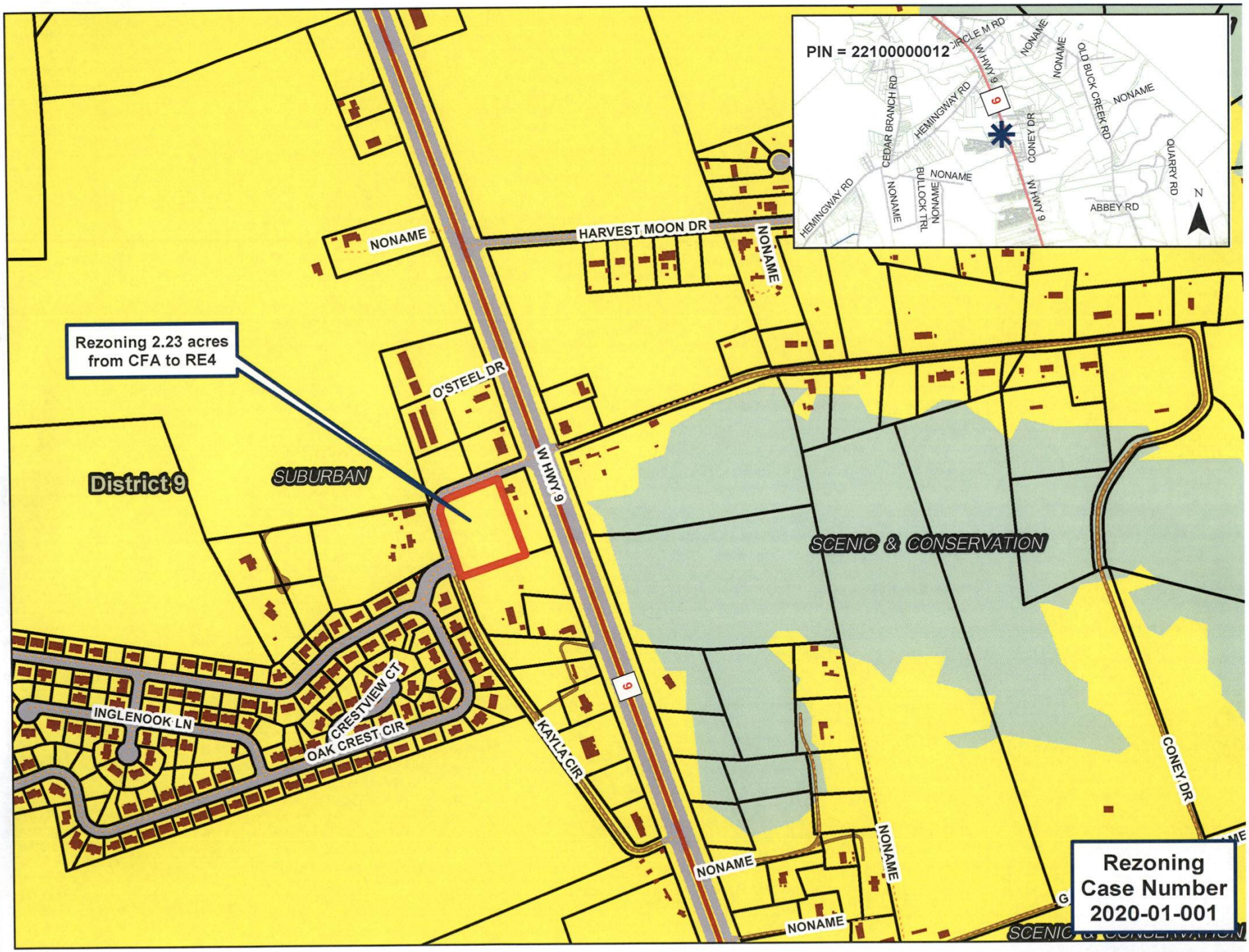
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	RE4	CFA (Com/Res)		
Min. Lot Size (in square feet)	21,780	43,560/21,780	21,780	43,560/21,780		
Front Setback	50	60/25	60	60/25		
Side Setback	10	25/10	10	25/10		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	36*	35	36*	35		

*Per ½ acre; not to exceed 120

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


PIN = 22100000012
CIRCLE M RD
W HWY 9
NONAME
OLD BUCK CREEK RD
NONAME
CEDAR BRANCH RD
HEMINGWAY RD
9
CONEY DR
QUARRY RD
NONAME
BULLOCK TRL
NONAME
HEMINGWAY RD
NONAME
W HWY 9
ABBEY RD
N
SF 8.5
LI
RE4
HARVEST MOON DR
NONAME
NONAME
PDD
RE3
Rezoning 2.23 acres from CFA to RE4
O'STEEL DR
W HWY 9
District 9
SF 10
GR-6
FA
INGLENOOK LN
CRESTVIEW CT
OAK CREST CIR
KAYLA CIR
9
CFA
NONAME
NONAME
NONAME
CONEY DR
G P SMIT
Rezoning Case Number 2020-01-001


PIN = 22100000012
CIRCLE M RD
W HWY 9
NONAME
NONAME
OLD BUCK CREEK RD
NONAME
HEMINGWAY RD
CEDAR BRANCH RD
9
CONEY DR
QUARRY RD
NONAME
BULLOCK TRL
NONAME
NONAME
HEMINGWAY RD
W HWY 9
ABBEY RD
N
Rezoning 2.23 acres from CFA to RE4
KAYLA CIR
W HWY 9
OAK CREST CIR
Rezoning Case Number 2020-01-001


PIN = 22100000012
CIRCLE M RD
W HWY 9
NONAME
OLD BUCK CREEK RD
CEDAR BRANCH RD
HEMINGWAY RD
CONEY DR
QUARRY RD
BULLOCK TRL
ABBEY RD
N
Rezoning 2.23 acres from CFA to RE4
HARVEST MOON DR
O'STEEL DR
District 9
SUBURBAN
SCENIC & CONSERVATION
INGLENOOK LN
CRESTVIEW CT
OAK CREST CIR
KAYLA CIR
CONEY DR
Rezoning Case Number 2020-01-001

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Michael Prince (Energov # 047827)	**Rezoning Request #**	2020-01-002
PIN #	29400000045	**County Council District #**	7 - Bellamy
Site Location	Wise Rd in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Charles B & Cecelia Snyder	**Size (in acres) of Request**	19.83

Date Advertised: 1/16/2020 **Date Posted:** 1/16/2020 **# Property Owners Notified:** 19 **Date Notification Mailed:** 1/16/2020 **Report Date:** 1/16/2020 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MA2
Proposed Use	Power steering refurbishing & manufacturing

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	4.25 (Fire)
Utilities	Public
Character of the Area	Commercial & Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Rural Communities / Scenic & Conservation

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to allow power steering refurbishing & manufacturing. The parcel is located 0.5 miles from the intersection of Wise Road and Hwy 701. While there are some commercial uses closer to Hwy 701, this parcel is surrounded by farmland and scattered residential. Rezoning Request #2019-09-001 was approved to allow general manufacturing and industrial with outdoor storage. Rezoning Request #2006-09-021 was a request to allow a residential development on 21.96 acres with a minimum lot size of 10,000 sf. That request was deferred at Planning Commission and later withdrawn due to community opposition.

This parcel is designated as **Rural Communities and Scenic & Conservation** in the **IMAGINE 2040** comprehensive plan and is located approximately 1.5 miles north of the Homewood **Economic Activity Center** identified near the intersection of US 701 and HWY 319.

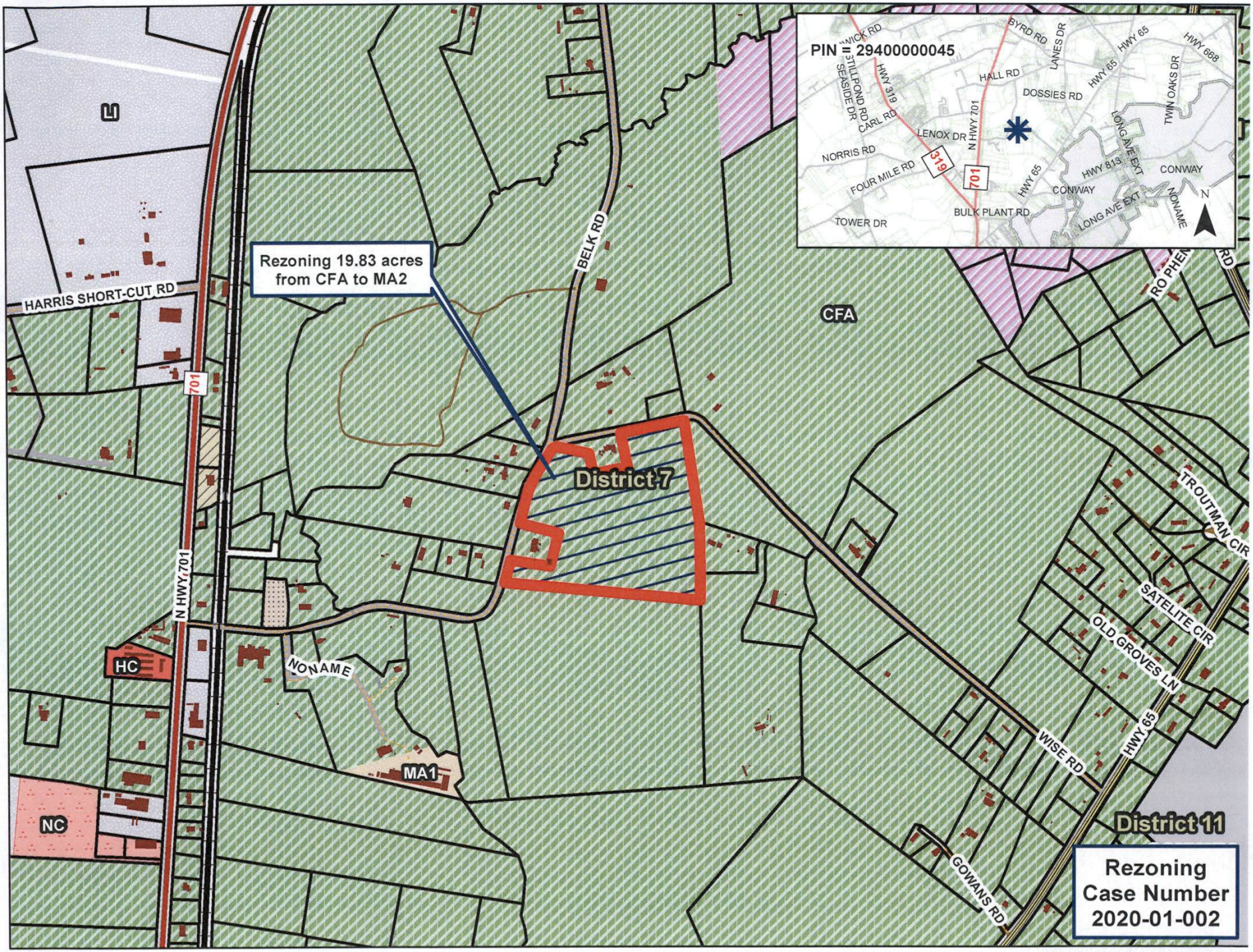
Public Comment:

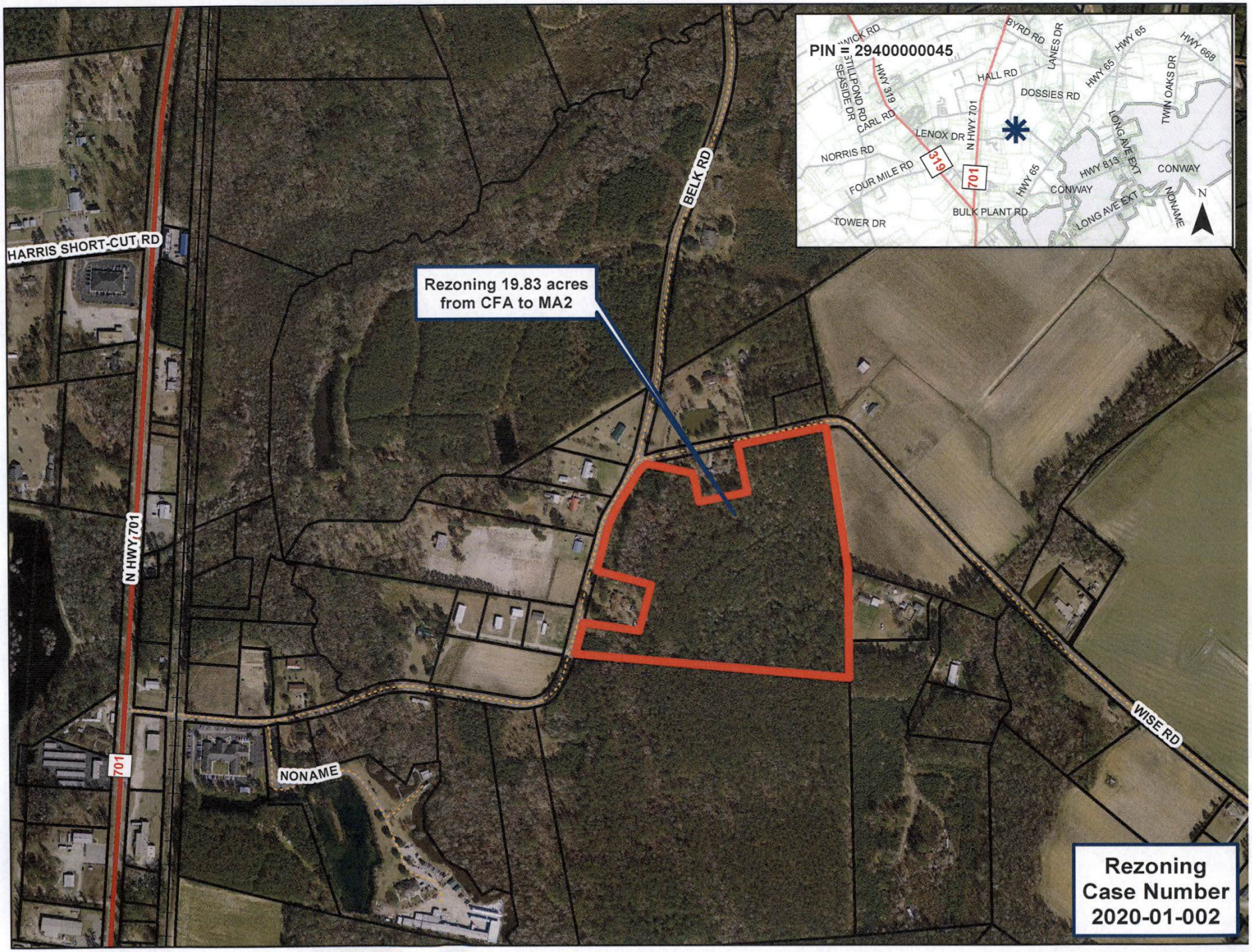
TRANSPORTATION INFORMATION

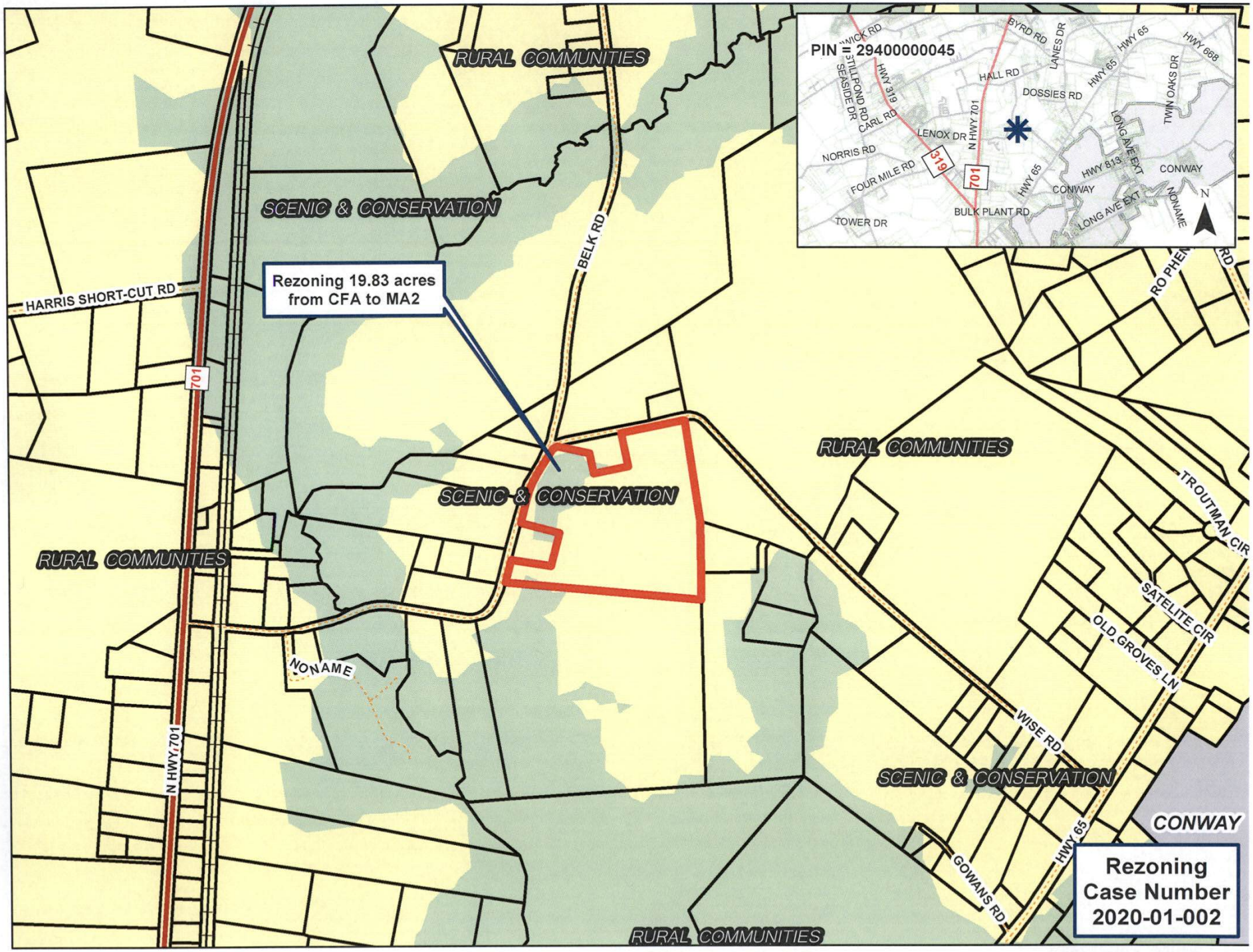
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 100	**Existing Road Conditions**	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	400 / 400	**Rd, Station, Traffic AADT (2018) % Road Capacity**	US 701, Station 187 12,500 AADT 75% - 80%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA2	CFA (Com/Res)	CFA (Com/Res)			
Min. Lot Size (in square feet)	21,780	43,560/21,780	43,560/21,780			
Front Setback	50	60/25	60/25			
Side Setback	25	25/10	25/10			
Rear Setback	25	40/15	40/15			
Bldg. Height	75	35	35			


PIN = 29400000045
Rezoning 19.83 acres from CFA to MA2
District 7
District 11
Rezoning Case Number 2020-01-002
CFA
HC
NC
MA1
HARRIS SHORT-CUT RD
BELK RD
N HWY 701
NONAME
WISE RD
HWY 65
GOWANS RD
OLD GROVES LN
SATELITE CIR
TROUTMAN CIR
RO PHEN
HWY 319
HWY 813
HWY 668
LONG AVE EXT
CONWAY
TWIN OAKS DR
DOSSIES RD
HALL RD
LENOX DR
NORRIS RD
FOUR MILE RD
TOWER DR
BULK PLANT RD
CARL RD
SEASIDE DR
STILLPOND RD
BYRD RD
LANES DR
N


PIN # 29400000045
WICK RD
BYRD RD
LANES DR
HWY 65
HWY 668
HWY 319
HALL RD
HWY 65
TWIN OAKS DR
SEASIDE DR
STILLPOND RD
CARL RD
DOSSIES RD
LENOX DR
N HWY 701
LONG AVE EXT
NORRIS RD
319
701
HWY 813
CONWAY
FOUR MILE RD
HWY 65
CONWAY
NONAME
N
BULK PLANT RD
LONG AVE EXT
TOWER DR
HARRIS SHORT-CUT RD
BELK RD
Rezoning 19.83 acres from CFA to MA2
N HWY 701
701
NONAME
WISE RD
Rezoning Case Number 2020-01-002


PIN = 29400000045
RURAL COMMUNITIES
SCENIC & CONSERVATION
Rezoning 19.83 acres from CFA to MA2
HARRIS SHORT-CUT RD
BELK RD
701
N HWY 701
NONAME
CONWAY
TROUTMAN CIR
SATELITE CIR
OLD GROVES LN
WISE RD
GOWANS RD
HWY 65
Rezoning Case Number 2020-01-002

Rezoning Review Sheet

PROPERTY INFORMATION

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

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

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	MRD3
Proposed Use	Residential

LOCATION INFORMATION

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

ADJACENT PROPERTIES

MHP	MHP	MSF10
MHP	Subject Property	MSF10
MHP	MSF10	MSF10

COMMENTS

Comprehensive Plan District: Mixed Use

Overlay/Area Plan: Garden City Area Land Plan

Discussion: The applicant is requesting to rezone to allow additional residential development. The owner would like to redevelop five existing lots into 10 single family lots with a shared private drive providing access to lots 9 and 10. Several Live Oak trees will need to be considered in the design as they are protected by county ordinance. MRD would not allow manufactured homes, however there are many in this area.

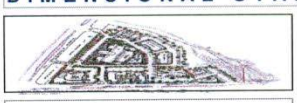
The Garden City Area Plan identities this area as medium density residential. The area plan also encourages smaller lot sizes for single family detached development to discourage the development of Duplexes.

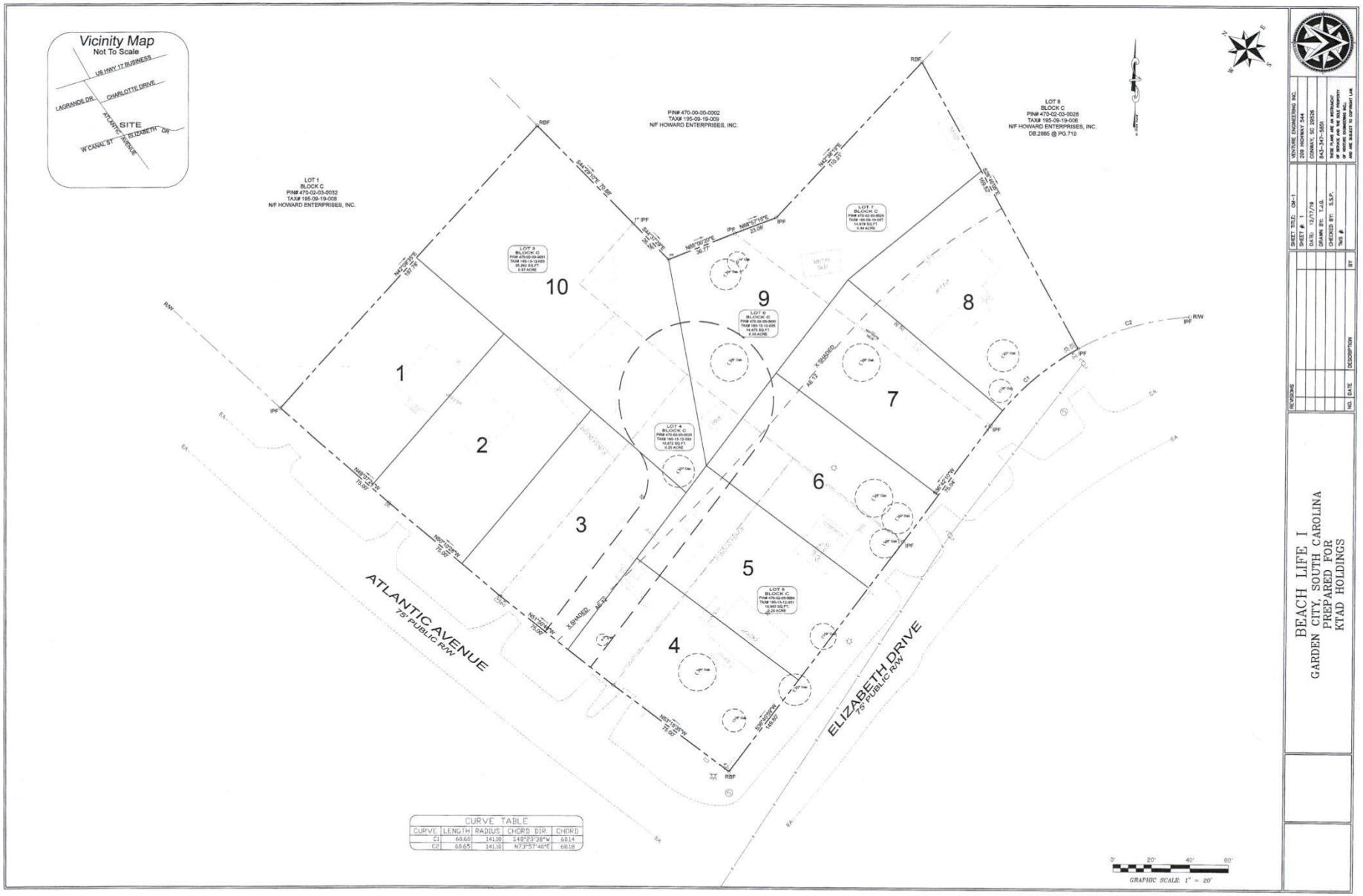
Public Comment:

TRANSPORTATION INFORMATION

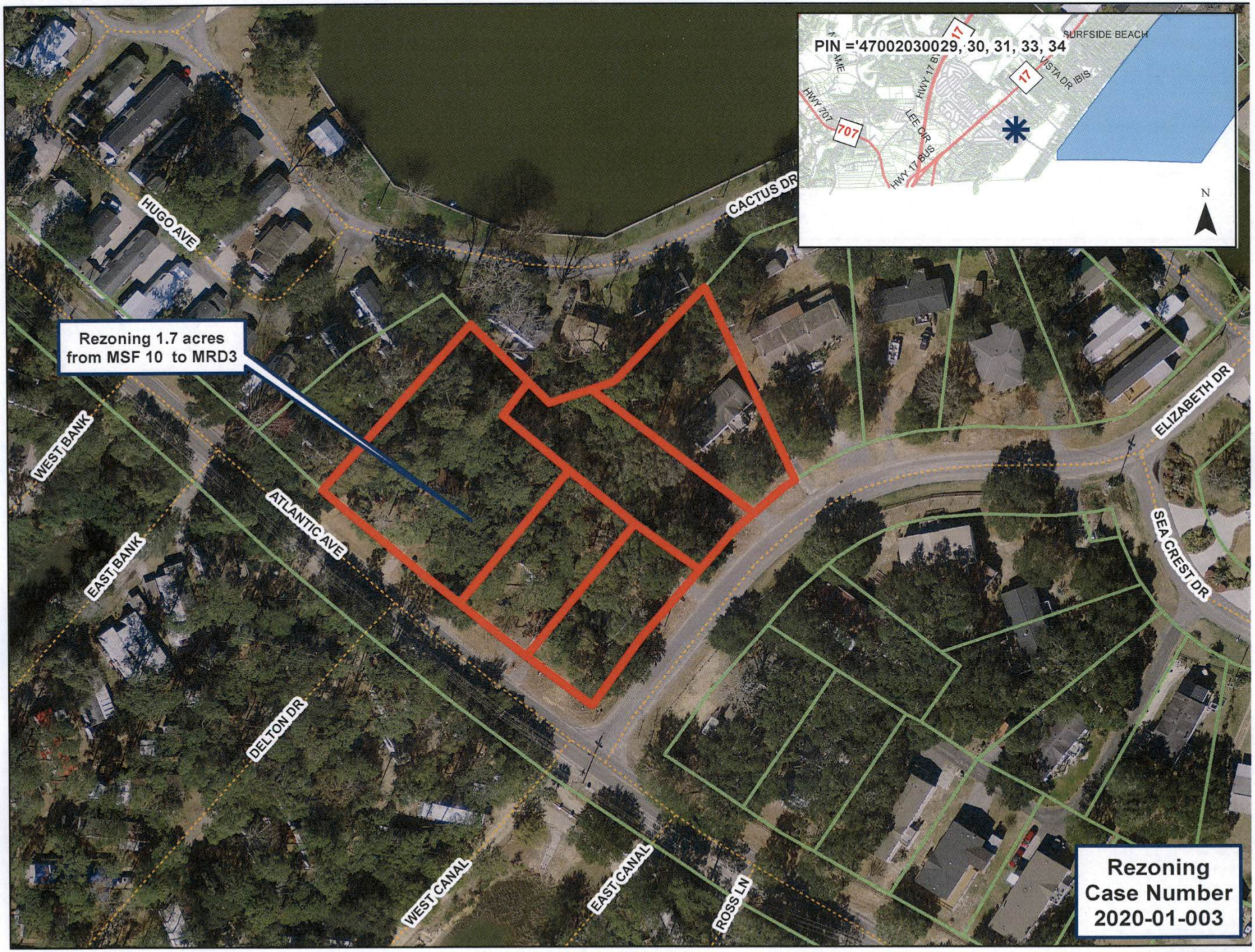
Daily Trips based on existing use / Max Daily Trips based on current zoning	32 / 48	**Existing Road Conditions**	State & County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	80 / 80	**Rd, Station, Traffic AADT (2018) % Road Capacity**	S 51, Station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

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	MSF10	MSF10			
Min. Lot Size (in square feet)	6,000	10,000	10,000			
Front Setback	25	25	25			
Side Setback	10	10	10			
Rear Setback	15	15	15			
Bldg. Height	40	35	35			


Vicinity Map
Not To Scale
US HWY 17 BUSINESS
LAGRANDE DR.
CHARLOTTE DRIVE
SITE
ATLANTIC AVENUE
ELIZABETH DR
W CANAL ST
LOT 1
BLOCK C
PIN# 470-02-03-0032
TAX# 195-09-19-008
N/F HOWARD ENTERPRISES, INC.
PIN# 470-00-00-0002
TAX# 195-09-19-009
N/F HOWARD ENTERPRISES, INC.
LOT 8
BLOCK C
PIN# 470-02-03-0028
TAX# 195-09-19-006
N/F HOWARD ENTERPRISES, INC.
DB.2865 @ PG.719
LOT 3
BLOCK: C
PIN# 470-02-03-0031
TAX# 195-13-12-002
25,662 SQ.FT.
0.57 ACRE
LOT 7
BLOCK: C
PIN# 470-02-03-0029
TAX# 195-13-12-001
14,478 SQ.FT.
0.34 ACRE
LOT 9
BLOCK: C
PIN# 470-02-03-0030
TAX# 195-13-12-005
14,475 SQ.FT.
0.33 ACRE
LOT 4
BLOCK: C
PIN# 470-02-03-0033
TAX# 195-13-12-002
10,872 SQ.FT.
0.25 ACRE
LOT 5
BLOCK: C
PIN# 470-02-03-0034
TAX# 195-13-12-001
10,892 SQ.FT.
0.25 ACRE
1
2
3
4
5
6
7
8
9
10
ATLANTIC AVENUE
75' PUBLIC R/W
ELIZABETH DRIVE
75' PUBLIC R/W
GRAPHIC SCALE: 1" = 20'
CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIR. | CHORD
C1 | 68.66 | 141.10 | S48°23'38"W | 68.14
C2 | 68.65 | 141.10 | N73°57'40"E | 68.18
VENTURE ENGINEERING INC.
209 HIGHWAY 544
CONWAY, SC 29526
843-347-5551
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND THE SOLE PROPERTY OF VENTURE ENGINEERING INC. AND ARE SUBJECT TO COPYRIGHT LAW.
SHEET TITLE: CB-1
SHEET #: 1
DATE: 12/17/19
DRAWN BY: T.J.G.
CHECKED BY: S.S.P.
TMS #:
REVISIONS
NO. DATE DESCRIPTION BY
BEACH LIFE I
GARDEN CITY, SOUTH CAROLINA
PREPARED FOR
KTAD HOLDINGS

PIN ='47002030029, 30, 31, 33, 34
SURFSIDE BEACH
HWY 17 BUS
HWY 707
LEE CIR
VISTA DR IBIS
N
Rezoning 1.7 acres from MSF 10 to MRD3
District 5
JAMESTOWN DR
S HWY 17 BUS
MO NK SQR
YAUPON AVE
MSF 6
SECOND ST
BOUNDARY AVE
LAFRANCE DR
TREASURE AVE
DIAMOND HEAD AVE
AMBER DR
HUCKLEBERRY AVE
CLAM COVE AVE
CHARLOTTE DR
BIG CREEK RD
HC
MIMOSA DR
LAUREL DR
LIVE OAK DR
MARINA DR
LAGRANDE DR
WISTER DR
CLUBHOUSE DR
CACTUS DR
ELIZABETH DR
ELIZABETH STREET PARK
PORTER DR
LAUREL DR
REBECCA LN
ELEMA LN
WEST BANK
EAST BANK
MHP
DELTON DR
WEST CANAL
EAST CANAL
ROSS LN
BRIDGE ST
LAGOON CIR
TUNNOCH RD
YUCCA CIR
SEA CREST DR
CP
CANEL DR
POINT DR
SF 10
JAY ST
ATLANTIC AVE
Rezoning Case Number 2020-01-003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HWY 17 BUS
17
VISTA DR IBIS
HWY 707
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LEE DR
HWY 17 BUS
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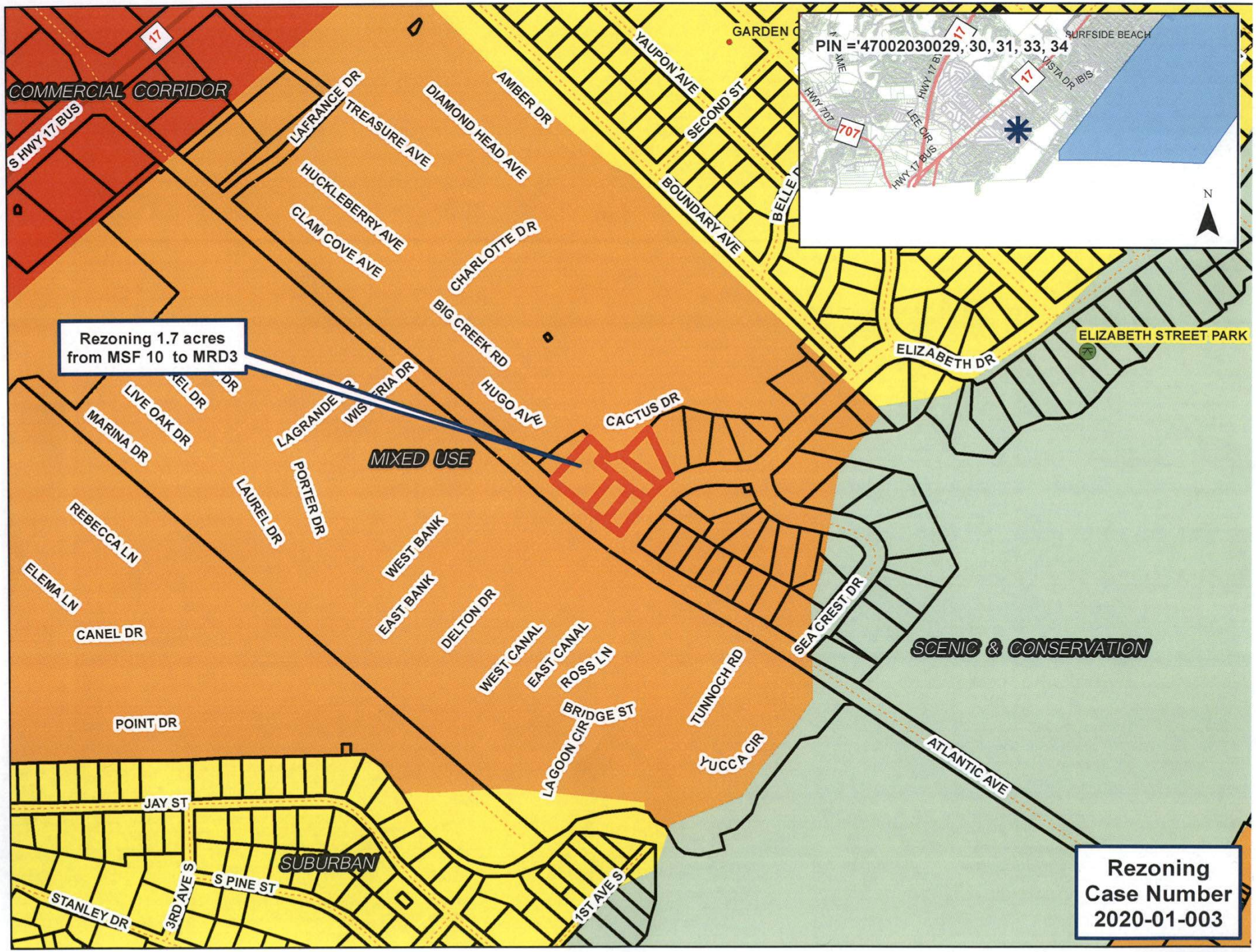
HUGO AVE
CACTUS DR
Rezoning 1.7 acres
from MSF 10 to MRD3
WEST BANK
EAST BANK
ATLANTIC AVE
DELTON DR
WEST CANAL
EAST CANAL
ROSS LN
ELIZABETH DR
SEA CREST DR
Rezoning
Case Number
2020-01-003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LAFRANCE DR
TREASURE AVE
DIAMOND HEAD AVE
AMBER DR
YAUPON AVE
SECOND ST
BOUNDARY AVE
BELLE
HUCKLEBERRY AVE
CLAM COVE AVE
CHARLOTTE DR
BIG CREEK RD
HUGO AVE
Rezoning 1.7 acres
from MSF 10 to MRD3
ELIZABETH DR
ELIZABETH STREET PARK
CACTUS DR
LIVE OAK DR
MARINA DR
LAGRANDE
WISTERIA DR
MIXED USE
PORTER DR
LAUREL DR
REBECCA LN
ELEMA LN
CANEL DR
WEST BANK
EAST BANK
DELTON DR
WEST CANAL
EAST CANAL
ROSS LN
BRIDGE ST
LAGOON CIR
TUNNOCH RD
YUCCA CIR
SEA CREST DR
SCENIC & CONSERVATION
ATLANTIC AVE
POINT DR
JAY ST
SUBURBAN
S PINE ST
STANLEY DR
3RD AVE S
1ST AVE S
Rezoning
Case Number
2020-01-003

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Sylwester Szklarzewski (Energov # 047900)	**Rezoning Request #**	2020-01-004
PIN #	25416030003 & 25416030002	**County Council District #**	10 - Hardee
Site Location	Corner of Hwy 366 & Hwy 554 in Loris	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Sylwester Szklarzewski	**Size (in acres) of Request**	5.22

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

ZONING DISTRICTS

Current Zoning	CFA & AM2
Proposed Zoning	AG2
Proposed Use	Mechanic Shop

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	3.5 (Fire)
Utilities	Septic
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

LFA	LFA	LFA
MSF14.5	Subject Property	CFA
LFA	CFA	LFA

COMMENTS

Comprehensive Plan District: Rural & Scenic Conservation

Overlay/Area Plan: Mt Vernon Rural Area Management Plan

Discussion: The applicant is requesting to rezone to allow a Mechanic Shop.This property was a go cart track for many years. The AG2 zoning would allow an Auto/boat/motorcycle/recreation vehicle/truck/construction and farm equipment service and repair subject to provisions of Section 1207. Rezoning Case 2018-12-002 was a disapproved request to rezone 2.07 acres located at the corner of Hwy 554 and Cleveland Dr. from LFA to MA1 to allow a towing service.

This parcel was previously requested to be rezoned (2019-10-003) to AG6 Agricultural Ranchettes (min lot size 1.5 ac) for stick built residential. This request was disapproved by County Council.

This parcel is located within the Mt Vernon Rural Area Management Plan which requires a community meeting to be held by the applicant prior to the rezoning moving forward. While the request is not to place a manufactured home on the lot, the AG2 district allows manufactured homes as a permitted use. The Area Plan discourages rezoning to allow manufactured homes.

Public Comment:

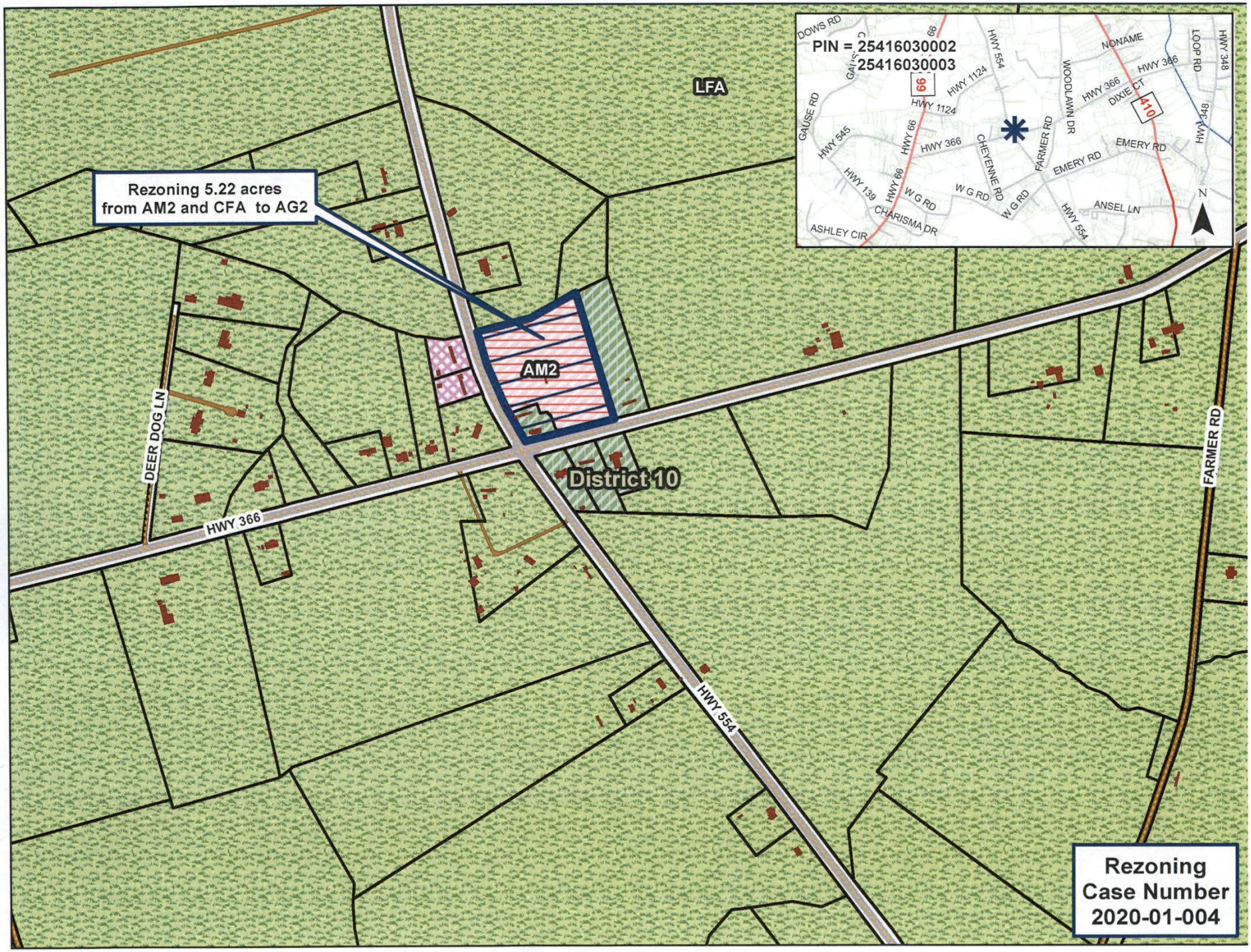
TRANSPORTATION INFORMATION

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

DIMENSIONAL STANDARDS

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

*36' per ½ acre; not to exceed 300


Rezoning 5.22 acres
from AM2 and CFA to AG2
LFA
AM2
District 10
DEER DOG LN
HWY 366
HWY 554
FARMER RD
PIN = 25416030002
25416030003
DOWS RD
GAUSE RD
HWY 545
HWY 139
HWY 66
HWY 1124
HWY 554
HWY 366
CHEYENNE RD
W G RD
CHARISMA DR
ASHLEY CIR
WOODLAWN DR
FARMER RD
EMERY RD
NONAME
HWY 366
DIXIE CT
410
ANSEL LN
LOOP RD
HWY 348
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Rezoning
Case Number
2020-01-004

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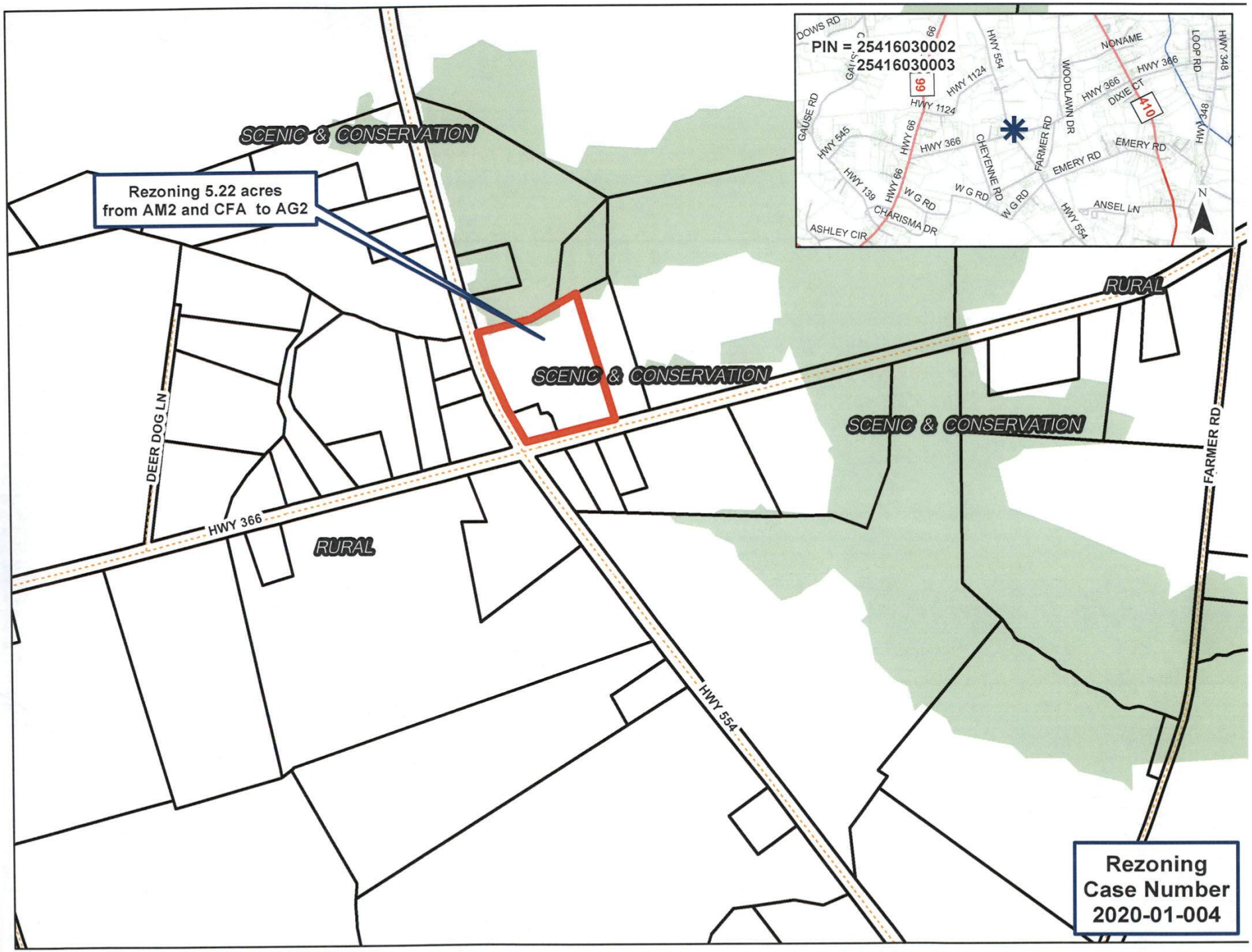
SCENIC & CONSERVATION
Rezoning 5.22 acres
from AM2 and CFA to AG2
SCENIC & CONSERVATION
RURAL
SCENIC & CONSERVATION
DEER DOG LN
HWY 366
RURAL
HWY 554
FARMER RD
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25416030003
DOWS RD
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Rezoning
Case Number
2020-01-004

Planning Commission Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

Approve the proposed amendment to the Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

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

ANALYSIS:

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

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

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

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

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

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

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

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

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

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

703.1 Permitted Uses.

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

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

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

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

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____ , 2020.

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Planning Commission Decision Memorandum
Horry County, South Carolina

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

ISSUE:

Should the Multi-Residential Zoning District (MRD) language be updated to reflect the revisions to the Future Land Use Map within Imagine 2040? Should this update incorporate a greater variety of Sustainable Development Options and Sustainable Development Incentives available to Applicants? In addition to updated MRD standards, should density be defined in terms of gross and net and be relocated to the definitions section of the ordinance?

PROPOSED ACTION:

Approval of the proposed amendments to Appendix B, Article VII, Section 752 and Article IV, Section 435.5 and 445 of the Horry County Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

With Imagine 2040's analysis of Future Lane Uses throughout Horry County, a strategy was formed which expresses the need to establish and proliferate sensible growth patterns that preserve and promote a high standard of living for existing and future residents. One such means to promote these high standards is to foster a higher frequency of sustainable development elements within our growing County. The MRD Zoning District currently incorporates a handful of sustainable development options, of which if they're incorporated into a proposed development, the Applicant is awarded with a number of different incentives (dependent upon the number of options incorporated).

Currently, gross density is defined by the Land Development Regulations and Net density is defined throughout the existing zoning ordinance. The proposed amendment will consolidate the locations to the definition section of the Zoning Ordinance.

ANALYSIS:

The revised MRD ordinance language aligns with the new land use classifications of Imagine 2040. It also improves upon the sustainable development options for Applicants to review and incorporate while simultaneously providing a greater number of sustainable development incentives. The options fall under the broad categories of Environment, Low Impact Development, Firewise, Complete Streets, and Character. The Incentives have been expanded to not only include reductions in setbacks, density bonuses

and lot size reduction, but now incorporate such elements as a reduction in road right-of-way width, extended block and cul-de-sac lengths, and expedited review.

As a means to incorporate a wider range of available options and incentives, a point system has been developed to track the value of the various options selected and the corresponding incentives available to the Applicant.

The proposed amendment aligns with the future land use classifications as well as the Goals and Strategies of Imagine 2040 through the continued and improved use of sustainable development options within residential development.

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

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE MULTI-RESIDENTIAL DISTRICT AND DEFINITIONS.

WHEREAS, County Council adopted the Imagine 2040 Comprehensive plan; and,

WHEREAS, current language needs to be updated to reflect the Future Land Use Map within Imagine 2040; and,

WHEREAS, the revised MRD ordinance language aligns with the new land use classifications of Imagine 2040. It also improves upon the sustainable development options for Applicants to review and incorporate while simultaneously providing a greater number of sustainable development incentives; and,

WHEREAS, gross and net density need to be defined to proliferate sensible growth patterns that preserve and promote a high standard of living for existing and future residents.

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

1. <u>Amendment of Zoning Appendix B, Article VII, Section 752.</u> Section 752 of the Zoning Ordinance is hereby amended as follows:
(All existing text shall be deleted and all text shown shall be-added)

752. Multi-Residential District (MRD).

Intent. The Multi-Residential (MRD) District is intended to provide opportunities for rural, suburban and urban density residential developments consistent with the objectives of the Horry County Comprehensive Plan. The MRD district encourages imaginative approaches to community design that support mixed-residential uses, design flexibility, pedestrian-oriented development, road interconnectivity, and preservation of environmentally sensitive lands and floodplains.
General Provisions

A. *Location.* The following details the appropriate location for the Multi-Residential Districts in relationship to the Future Land Use Map in the Horry County Comprehensive Plan.

Table 1: Location Criteria for MRD Districts

Future Land Use	Rural Density (MRD-1)	Suburban Density (MRD-2)	Urban Density (MRD-3)
Scenic & Conservation[1]	X	X	X
Rural Areas			
Rural Activity Centers			
Rural Communities	X		

Suburban		X	
Commercial Corridors		X	X
Neighborhood Activity Centers		X	X
Mixed Use		X	X
Community Activity Centers		X	X
Economic Activity Centers			X

FOOTNOTES:

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

B. *Permitted Uses.* The following uses or combination of uses may be permitted as fee simple or in-common developments:

Table 2: Permitted Uses by MRD Districts[1]

	MRD-1	MRD-2	MRD-3
Boarding House		C	C
Multi-family		P	P
Tiny Homes	P	P	P
Townhouse	S	P	P
Quadruplex	S	P	P
Patio Home	S	P	P
Semi-detached	P	P	P
Duplex	P	P	P
Single family detached, excluding mobile homes	P	P	P
Accessory dwelling unit	C	C	C

P=Permitted Use C=Conditional Use S=Conditional if Sustainable Criteria Met

FOOTNOTES:

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

C. *Conditional Uses.*

1. Accessory Dwelling Unit, provided that it does not increase the approved density of the project and that it is in conformance with the requirements of Article V, Section 509.
2. Boarding Houses, provided that it meets the requirements of Article IV, Section 412 and other herein, in addition to the following:
    a. The maximum number of occupants per house shall be sixteen (16), including any live-in personnel who are responsible for management and operation.

b. The quarters to be utilized by the boarders and the occupants of the premises shall be in the principal residential structure. Separate structures, accessory buildings and garages are not permitted to be used as boarding rooms.
c. Maximum of two (2) boarding houses per parcel, regardless of the total number of acres.

D. *Development Standards*. The standards enumerated below establish the criteria by which a request to rezone property to the MRD district shall be evaluated. Table 3 lists the Standard Density and Area Requirements allowed for each district. In addition, it includes densities and area requirements when sustainable development standards are achieved as listed in Table 6.

Table 3: MRD Maximum Densities and Minimum Area Requirements by District and Housing Type

	MRD-1		MRD-2		MRD-3	
	Standard	Sustainable	Standard	Sustainable	Standard	Sustainable
Maximum Density[1]	3 du/acre	4 du/acre	4 du/acre	7 du/acre	8 du/acre	20 du/acre
Single-Family	14,500 ft²	10,000 ft²	10,000 ft²	6,000 ft²	6,000 ft²	4,000 ft²
Duplex	14,500 ft²	10,000 ft²	10,000 ft²	8,000 ft²	8,000 ft²	6,000 ft²
Semi-Detached	7,250 ft²	5,000 ft²	5,000 ft²	4,000 ft²	4,000 ft²	3,000 ft²
Patio Home		10,000 ft²	10,000 ft²	6,000 ft²	6,000 ft²	4,000 ft²
Townhome, Quadruplex		N/A	N/A	N/A	N/A	N/A
Multi-Family			N/A	N/A	N/A	N/A
Tiny Home	1,200 ft²	1,200 ft²	1,200 ft²	1,200 ft²	1,200 ft²	1,200 ft²
Boarding Home			1 unit/acre, max 2 units		1 unit/.75 acre, max 2 units	

FOOTNOTES:

1. MRD-1 shall use Net Density, MRD-2 & MRD-3 shall use Gross Density.

E. *Dimensional Standards*. The following dimensional standards shall apply to permitted uses:

Table 4: MRD District Yard and Height Standards

Use	**Setbacks**				**Building Separation**	**Max. Height**
	Front	Side	Rear	Corner		
Boarding House	30'	20'	25'	30'	20'	40'
Tiny Homes	NA	NA	NA	NA	NA	25' (max. 2 stories)
Multi-family, Townhome, Quadraplex (MRD-2)	25' measured from perimeter				20'	45'
Multi-family, Townhome, Quadraplex (MRD-3)	25' measured from perimeter				20'	60'
All Other Residential (MRD-1)*	25'	10'	15'	15'	20'	35'
All Other Residential (MRD-2&3)*	20'	10'	15'	15'	20'	40'

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

F. *Sustainable Development Standards*. Development incentives will be considered for any MRD districts if the following design standards are incorporated into the rezoning submission and incorporated into the development.

1. In order to qualify for any development incentives, all of the following criteria must be met:

(a) No lots or buildings shall be developed or platted within the Special Flood Hazard Area;

(b) No lots, buildings, or roadways shall be developed or platted within any wetland (jurisdictional and non-jurisdictional) over 10,000 sq. ft. in area as shown on ACOE Preliminary Jurisdictional Determination (JD) submittal documents. Wetlands may be disturbed for roadway crossings when said impacts are minimized; and

(c) Additional sustainable development criteria are met that align with the MRD district according to Table 5. All sustainable development options that are utilized must be included with the conceptual plan submitted with the rezoning application. The points earned will qualify the project for incentives in Table 6.

Table 5: Sustainable Development Options by MRD District

Sustainable Development Options	MRD-1	MRD-2	MRD-3	Points
Environment				
25 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	1
50 ft wide, undisturbed wetland and or riparian buffer, platted as open space	X	X	X	3
100 ft wide, undisturbed wetland and or riparian buffer, platted as open space [1]	X	X	X	6
Retain a gross 150" dbh of trees per acre, with a min. of 6" dbh per tree. (Tree survey required with submission.)	X	X	X	3
Required non-active open space area must be contiguous and undisturbed.	X	X	X	3
50% of development is deed restricted and dedicated to a land trust or federal or state agency for conservation.	X	X	X	5
Finished Floor Elevation 2 ft. above finished grade	X	X	X	5
Low Impact Development (Multi-family, Townhomes, Quadraplex, or In-Common Single-Family Projects)				
Impervious coverage not to exceed 35% of the lot		X	X	5
All driveways are comprised of pervious pavement or pervious pavers or other approved LID material.	X	X	X	3
All parking areas are comprised of pervious pavement. (Multifamily only)	X	X	X	3
Firewise				
50' wide fuel reduction area at the wildland interface that is treated to minimize vegetation by maintenance (mow, spray).	X	X		3
100' wide fuel reduction area at the wildland interface that is treated to minimize vegetation by maintenance (mow, spray).	X	X		5

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

30' wide fuel break (located at the wildland interface) treated to minimize vegetation by maintenance (mow, spray) and includes at least a 15 feet wide surface treatment, such as gravel, sand, or pavement. May be included in perimeter buffers.	X	X	X	3
Covenants and Restrictions that prohibit the use of pine straw, vinyl siding, asphalt shingles, and any wood siding or shingles.	X	X	X	3
Additional emergency access point as a named and platted road meeting base road standards, regardless of number of lots. (Above Min req. by LDR)	X	X	X	2
Additional point of paved ingress and egress meeting County road standards with public access, regardless of number of lots. (Above Min Req. by LDR)	X	X	X	5
Complete Streets				
Maximum Block Length (measured at intersection spacing of thru streets)		900 lf.	450 lf.	5
Multi-purpose path (min. 8' wide) minimally on one side of all roads or within open space around the perimeter of the site.	X	X	X	5
Sidewalks (min. 5' wide) as a continuous pedestrian walkway on at least one side of the street.		X	X	2
Sidewalks (min. 5' wide) abutting all units, on both sides of the road		X	X	4
Bicycle Lanes along interior Arterial & Collector roadways (min. 4' wide)		X	X	2
Multi-modal network	X	X	X	6
Street Trees on all roadways	X	X	X	3
Street Lighting along all roadways and external points of access. (Maintained by HOA, POA, or HPR)	X	X	X	3
Character				
25' wide naturally vegetated front buffer, outside of lots	X	X		1
50' wide naturally vegetated front buffer, outside of lots	X	X		3
25' wide naturally vegetated side buffer, outside of lots	X	X		1
50' wide naturally vegetated side buffer, outside of lots	X	X		3
25' wide perimeter buffer (Entire project, external to lots & allows supplemental plantings)	X	X	X	3
25' wide naturally vegetated perimeter buffer (Entire project, external to lots)	X	X	X	5
100% Increase in Active / Recreational Open Space		X	X	2
200% Increase in Active / Recreational Open Space		X	X	4
1,500 sq. ft. Community Garden per 25 dwelling units		X	X	2
All residential lots shall abut active or passive open space, excluding sidewalks	X	X	X	3

2. *Description of Sustainable Development Options:*
   (a) Undisturbed Wetland Buffer: A buffer area from the edge of all wetlands (wetland min. 10,000 sq. ft. in area), as shown on required wetland delineation map (including jurisdictional and non-jurisdictional wetlands) that has not been disturbed or cleared

and will not be disturbed with the proposed project. Option only applies to properties which contain at least one wetland that minimum size requirement.

(b) Gross dbh: A cumulative diameter measurement of existing trees (min. 6" dbh tree), measured at breast height (four and one-half feet above grade).

(c) Low Impact Development: These sustainable development options shall be limited to those projects where the development contains a unified management structure so as to allow for consistent compliance and adherence with the associated options.

(d) Pervious Pavement/Pavers: Also known as permeable pavement or porous concrete, is a specific type of pavement with a high porosity that allows rainwater to pass through it into the ground below. Such pavement material(s) shall be approved by the County.

(e) Firewise: is a set of principles that involves understanding the wildland environment and taking steps to make the community and surrounding area more resilient and survivable from wild fires (maintenance standards shall be included in covenants & restrictions).

(f) Fuel Reduction Area & Fuel Break: The required maintenance of these areas shall be developed per the guidelines of the National Fire Protection Association's (NFPA) Firewise USA program. Such maintenance schedule shall be included within the Conditions, Covenants, & Restrictions (CCR) for the development.

(g) Multi-modal network: The network can include such elements as sidewalks, bike lanes, multi-use paths, and street scape. Such network shall be located on both sides of all roadways, shall be continuous, and interconnected (where applicable). Network elements are permitted with open space areas. Network shall include at least two (2) elements.

(h) Naturally Vegetated Buffers (Streetscape / side buffer): The buffers shall consist of native and existing vegetation of varied ages, heights, and types (i.e. a mixture of canopy, understory, and ground-cover). Supplemental plantings shall be permitted in areas that are less than one-hundred (100) linear feet in length as a means to fill in existing gaps in the vegetation. Such buffers shall be located internal to any existing perimeter drainage conveyances.

(i) Disturbance and Encroachments into Naturally Vegetated Buffers: Any proposed or required disturbance and or encroachment into the buffer shall be limited to ten (10') feet in width. Encroachments and disturbances shall be limited to perpendicular (as practicable) utility crossings, sidewalks, multi-purpose paths, and or bike lanes.

(j) Street Trees: The project shall include a minimum of one tree for every fifty (50) lf. of road length. The tree species shall be listed as a Street Tree, and recommended for planting near sewer lines where applicable, from the Horry County Landscaping Manual.

(k) Active / Recreation Open Space: A 100% increase in the required active recreation open space as defined by the open space requirements, Art. 4 Sec. 6-2 (B) of the land development regulations.

(l) Community Garden: A community garden is a plot of land gardened and managed by a group and/or community of people for the cultivation of fruits, vegetables, and/or ornamentals. A 1,500 sq. ft. plot is required for every twenty-five (25) units, allowing for sixty (60) sq. ft. to be allocated per unit. If less than twenty-five (25) units are

proposed, one 1,500 sq. ft. plot shall suffice. A 1,500 sq. ft. plot would allow for twenty-five (25) four-by-eight foot individual plots (raised bed or at-grade) with a 2' wide path on two sides. The community garden shall be centrally located and accessible from all proposed residential units. The garden shall be accessible by a path (min. 4' wide of gravel or stone) with a max. cross slope of 2%. The garden shall be located on upland open space (excluding wetlands), with adequate sunlight, and provided a water source for irrigation. Community garden shall adhere to the standards of the American Community Gardening Association publication titled "Starting a Community Garden" (or similar publication). The publication is available at the Planning Department. Said garden(s) shall be owned in common and kept in perpetuity. Maintenance shall be the responsibility of the common ownership. A community garden shall be allowed no more than one storage structure (max. 100 sq. ft. in size) per 1,500 sq. ft. of garden space.

3. *Sustainable Development Incentives.* The following details the allowable development incentives according to the Sustainable Development Points earned through design practices. Points within each defined sustainable category shall not be cumulative; however, they may be cumulative if within different sustainable categories.

Table 6: Sustainable Development Incentives

Sustainable Development Incentives	Points Required
5' Side Setback Reduction	6
5' Front Setback Reduction	8
10' Front Setback Reduction	10
Sustainable Density Bonus and Lot Size Reduction, as shown in Table 3	12
15' Front Setback Reduction (MRD-3 Only)	15
20' Min. Lot Frontage	20
Building Height Increase for Multi-Family, up to 2 additional stories	20
1,500 lf. Block & Cul-de-sac Length	30
Expedited Preliminary Development Review (5 business days) (Pre-application meeting with Planning staff required)	35
No area, yard, height requirements, no frontage requirements	40

4. *Development Review*. The approved Sustainable Development Standards, options, and incentives shall be noted and clearly drawn on all plans submitted for review by the Planning Department with the County Ordinance Number clearly marked. Final development review approval shall not be granted until all Standards have been met in accordance with the approved rezoning. All sustainable development standards shall be reviewed and inspected prior to the issuance of a Certificate of Occupancy.

2. <u>Amendment of Zoning Appendix B, Article IV, Section 435.5.</u> Section 435.5 of the Zoning Ordinance is hereby amended as follows: (All text in strikethrough shall be deleted and all

text shown underlined and bolded shall be added)

435.5 Gross Density

The number of dwelling units divided by the total project area.

3. <u>Amendment of Zoning Appendix B, Article IV, Section 445.</u> Section 445 of the Zoning Ordinance is hereby amended as follows: (All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

445. Net ~~area. Gross parcel area minus public dedications streets, etc.~~ **Density.**

The total number of dwelling units divided by the buildable acreage. Buildable acreage being that portion of a tract or parcel of land which can be developed, not including existing platted rights-of-ways and utility easements, natural water bodies (streams/lakes), and wetlands under the jurisdiction of the U.S. Army Corps of Engineers unless such wetlands are to be filled upon issuance of a "fill" permit. Wetland buffers may be included in the developable acreage, but may not be encroached upon unless specified by a permit and approved development plan.

Planning Commission Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

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

ANALYSIS:

Significant revisions to Article XV include:

- Addition to Declaration of Policy that zoning amendments be evaluated for their consistency with the Consolidated Plan, Capital Improvements Plan, and Official Map;
- Allowance for publically initiated text amendment application procedures;
- Amend refund policy to allow PDDs to be refunded all except the cost of a Standard Rezoning fee ($250) if a request for withdraw occurs prior to Planning Commission public hearing;
- New requirement for a Water and Sewer Service Verification Letter to be submitted for all commercially reviewed rezoning requests that are greater than or equal to 3 acres in size or any major residential development;
- Consolidation of rezoning submission requirements for PDD, MRD, and major residential subdivisions with lots less than or equal to 10,000 ft^2;

Article XV. AMENDMENTS

1500. Authority.

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

1501. Requirements for change.

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

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

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

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

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1502. Procedure for Amendments.

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

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

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

1. *Zoning Text Amendment Application*. No application for a text amendment shall be accepted as complete unless it includes the following information:
    a. Signature of applicant or agent.
    b. Written statement explaining the proposed amendment(s) and how it meets the Declaration of Policy in this Article.
    c. If applicable, document of the proposed changes to the Zoning Ordinance in effect and showing proposed text deletions as strike-through text and proposed additions in bold, underlined text.
    d. Any other information that the Planning Commission determines is reasonably necessary to make an informed decision as to whether the application complies with the Standards of this Article.
2. *Official Zoning Map Amendment Application*. No application for an amendment shall be accepted as complete unless it includes the following information:
    a. Signature of current property owner(s) and/or agent.
    b. Proposed zoning classification;
    c. Property Identification Number of the proposed development;
    d. Tract boundaries and total land area;
    e. Existing and proposed land uses throughout the development;
    f. Adjacent property owners and land uses;
    g. Boundary survey of the property, upon request;
    h. Water and Sewer Service Verification Letter. Commercially reviewed uses greater than or equal to 3 acres in size and major residential developments must provide a verification letter from the appropriate water and sewer service provider of their ability to serve the proposed development.
    i. Restrictive covenant affidavit(s) signed by the applicant or current property owner(s) in compliance with state laws, if applicable.
    j. Any rezoning request to establish a PDD, MRD, or major residential development with lots less than or equal to 10,000 ft^2 lots must also present a

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

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

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

- Preliminary wetlands assessment prepared by a qualified wetlands consultant,
- Wetlands verification letter from the Corps of Engineers, or
- Certified wetlands delineation map and preliminary jurisdictional determination letter from the Corps of Engineers.

Project phasing plan and phase completion schedule;

Conceptual Plan shall include, but not limited to:

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

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

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

- North arrow, name of developer, owner, proposed development, and Parcel Identification Number (PIN) and adjacent PINs;
- Location and types of uses;
- General road layout for all pods and phases;
- Amenity areas and/or active and common open space areas; and
- Typical lot layouts per product type and phase.

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k. *Additional Submission Criteria for Request within Scenic and Conservation Area.* Any rezoning request made within a Scenic and Conservation Area of the Comprehensive Plan's Future Land Use Map shall also include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Planning Commission Decision Memorandum
Horry County, South Carolina

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

ISSUE:

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

PROPOSED ACTION:

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

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

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

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

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

ANALYSIS:

3-2. Additions to a Minor Development.

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

~~1. A drainage plan shall be provided indicating how drainage will be managed on the newly created lot(s) and existing roadway; and~~

~~2. Provision of all applicable letters of certification.~~

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

~~1. The new development will be required to meet all applicable major development standards;~~

~~2. The roadway upgrade and/or improvements shall apply to any new or existing streets that provides access to the new lot(s);~~

~~3. Topographic and drainage plans shall be provided for the new lots and effected roadway(s);~~

~~4. Provision of all applicable letters of certification.~~

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

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

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	January 21, 2020
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Thomas Dobrydney, Principal Planner
Cleared By:	John Danford, Deputy Director
Regarding:	540 Review for Hwy 905 Substation

ISSUE:
540 Review for Hwy 905 Substation (for Horry Electric Cooperative Inc.)

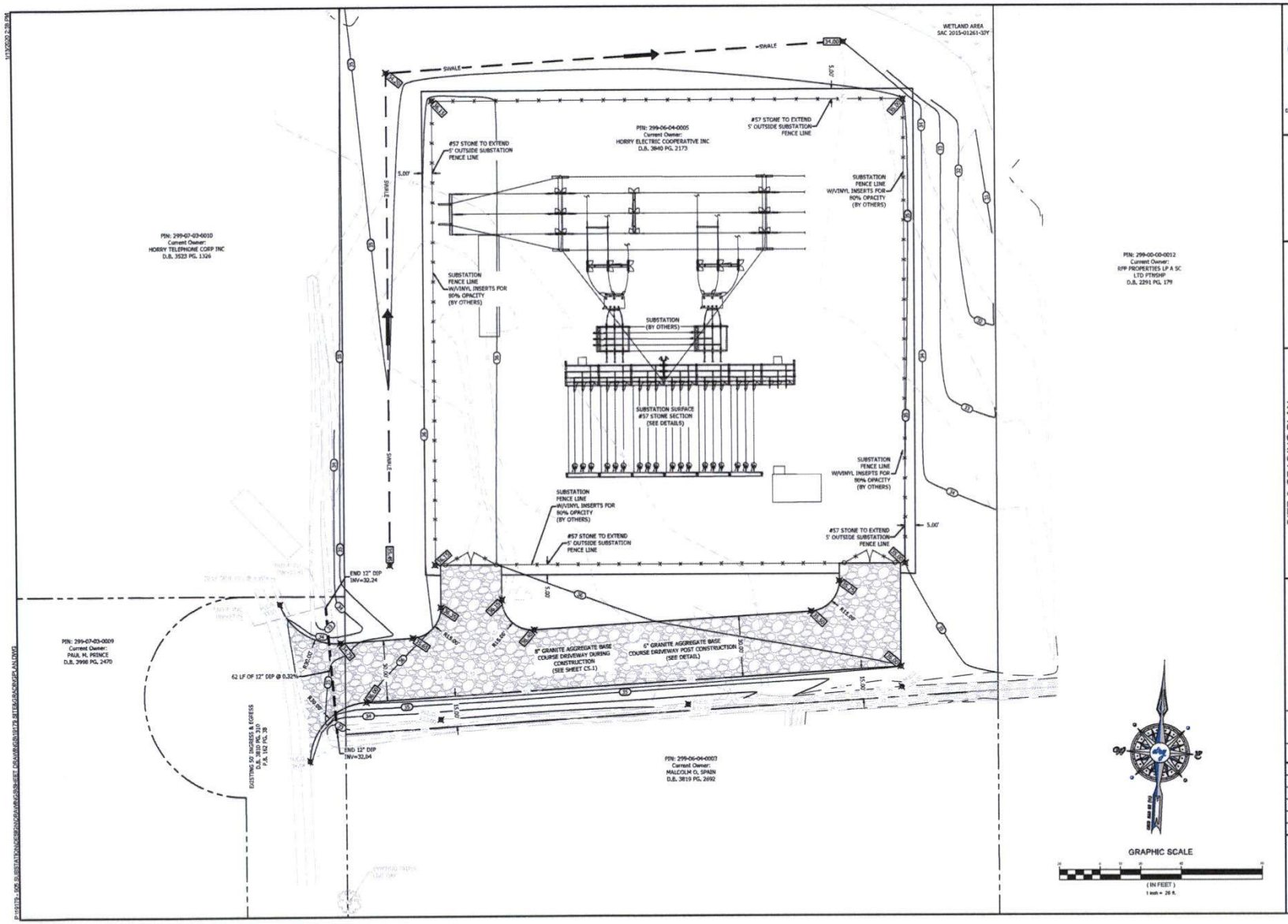
PROPOSED ACTION:
Approve the request as consistent with Imagine 2040 as well as the Horry County Zoning Ordinance.

RECOMMENDATION:
Staff recommends approval of this request for the proposed upgrades. The improvements are not in conflict with the Horry County Comprehensive Plan, nor with Article V, §516 of the Horry County Zoning Ordinance.

BACKGROUND:
Pursuant to Section 6-29-540 of the 1994 S. C. Planning Enabling Legislation, the Planning Commission is required to review proposals such as the one being brought forward by Horry Electric Cooperative Inc. for needed improvements to their system within the County, specifically a new substation, to increase their overall system capacity. PIN 299-06-04-0005. The parcel is +/- 4.13 acres in size, with ~2.5 acres of land disturbance and is located between an existing HTC telecommunications tower and Hwy 22. The site is located in a large natural area, with one single-family dwelling along the southern property line of the project site. The property is zoned NC. The Neighborhood Commercial District [Section 714.2(C)], per the Horry County Zoning Ordinance, allows publicly or privately owned utility substations, sub-installations, and combination office & maintenance/storage facilities provided that § 6-29-540 is met.

ANALYSIS:
Title 6, Chapter 29, Section 540 of the South Carolina State Planning Enabling Act provides that no new public facilities shall be built *until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan of the community*. The proposed site is located at the north-west corner of Hwy 905 and Hwy 22, in a Rural Communities (where lot sizes greater than 14,500 sf. are required) and Economic Activity Center (where commercial development and services should be focused) Future Land Use Areas. The site appears to be centrally located between existing substations, within this corner of the County. Topographic conditions, hydric conditions, and existing infrastructure (transportation & utility) around the project site dictated the use of this site and the substation's specific position on the lot (up-land, near an existing access easement, near existing transmission lines).

In the event the planning commission finds the proposal to be in conflict with the comprehensive plan, the commission shall transmit its findings and the particulars of the nonconformity to the entity proposing the facility. If the entity proposing the facility determines to go forward with the project which conflicts with the comprehensive plan, the governing or policy making body of the entity shall publicly state its intention to proceed and the reasons for the action. A copy of this finding must be sent to the local governing body, the local planning commission, and published as a public notice in a newspaper of general circulation in the community at least 30 days prior to awarding a contract or beginning construction.



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DEVELOPMENT RESOURCE GROUP, LLC
1101 JOHNSON AVENUE, SUITE 300A
MYRTLE BEACH, SC 29577
843-839-5360 | DRGPLLC.COM

SITE & GRADING PLAN

905 SUBSTATION

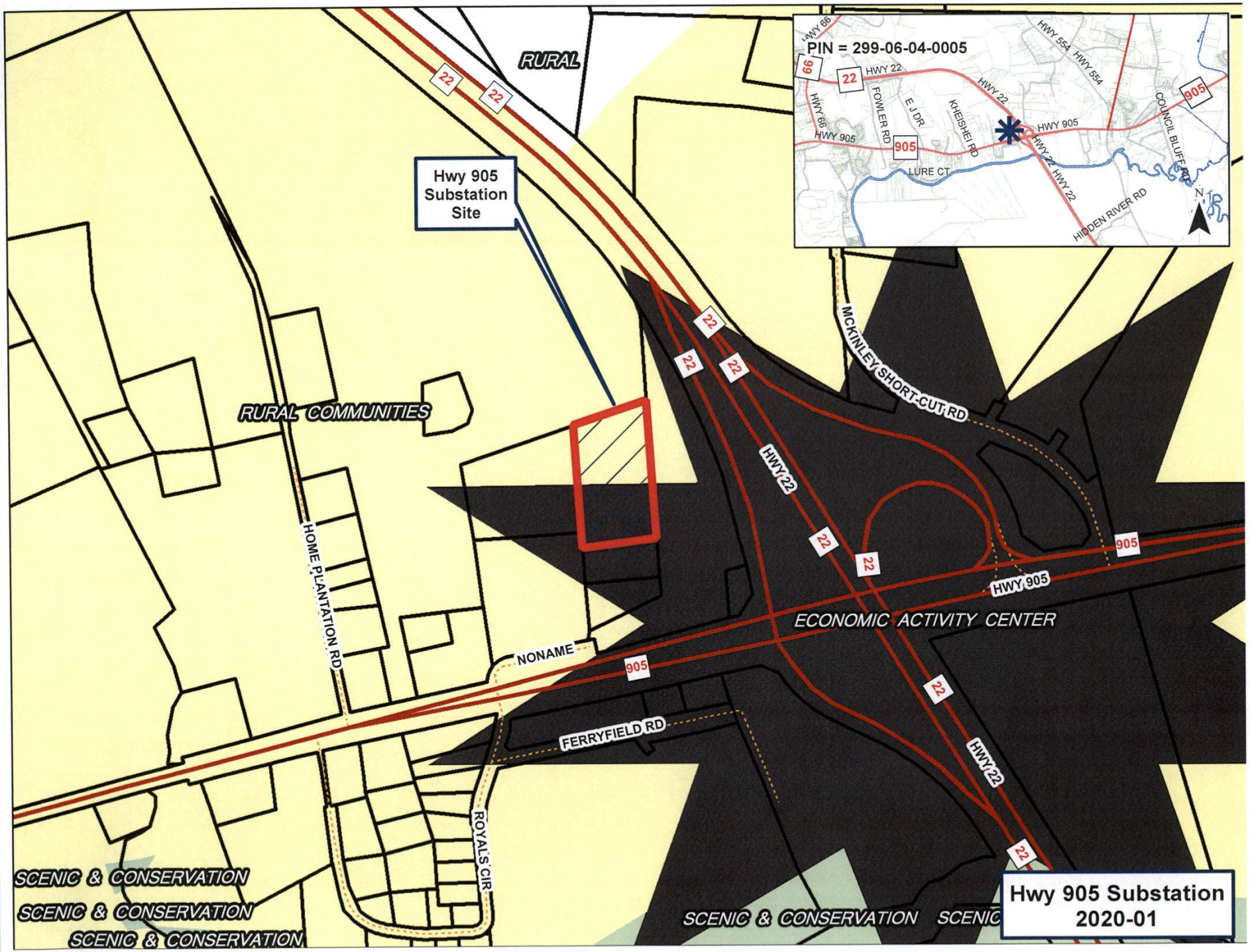
PREPARED FOR:
HORRY ELECTRIC COOPERATIVE
2274 CULTRA ROAD
CONWAY, SC 29526
843.365.2211

90% PLANS
NOT FOR CONSTRUCTION

JOB NO:	19179
SCALE:	1" = 20'
DRAWN BY:	BJW
CHECKED BY:	WAG
APPROVED BY:	WAG
DATE:	01/13/2020

SHEET NUMBER:

C4.0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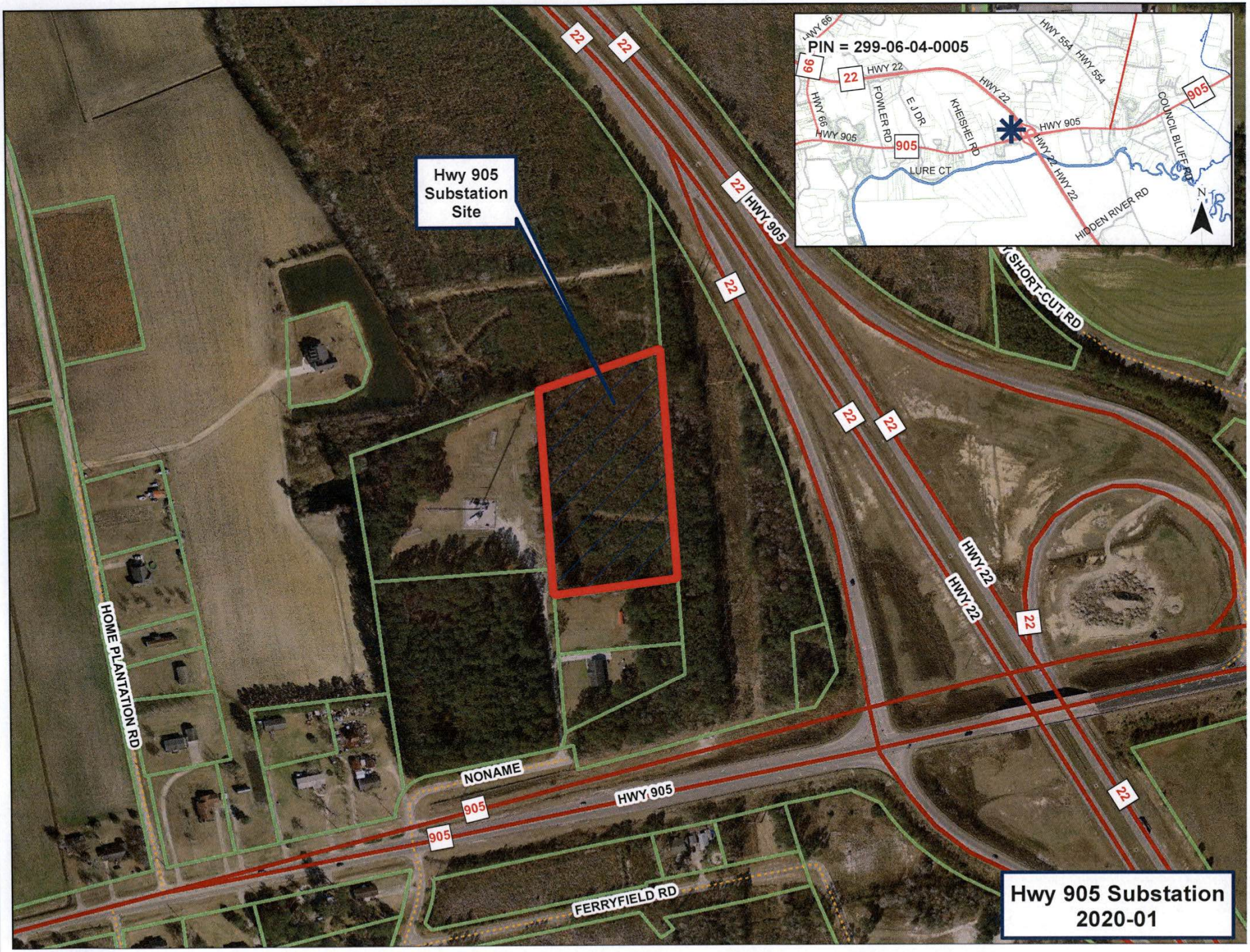
HWY 22
HWY 554
HWY 905
FOWLER RD
E J DR
KHEISHEI RD
COUNCIL BLUFF RD
LURE CT
HIDDEN RIVER RD
N
RURAL
Hwy 905 Substation Site
RURAL COMMUNITIES
MCKINLEY SHORT-CUT RD
HWY 22
HWY 905
ECONOMIC ACTIVITY CENTER
HOME PLANTATION RD
NONAME
FERRYFIELD RD
ROYALS CIR
SCENIC & CONSERVATION
Hwy 905 Substation
2020-01


Hwy 905 Substation Site
PIN = 299-06-04-0005
HWY 22
HWY 905
HWY 66
HWY 554
FOWLER RD
E J DR
KHEISHEI RD
LURE CT
COUNCIL BLUFF RD
HIDDEN RIVER RD
SHORT CUT RD
HOME PLANTATION RD
NONAME
FERRYFIELD RD
Hwy 905 Substation
2020-01

HORRY COUNTY PLANNING COMMISSION

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