Memorandum

To: Planning Commission Members

From: Susi Miller, Planning & Zoning Tech

Date: November 26, 2019

Re: Upcoming Meeting Dates and Times

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November 26, 2019
3:00 p.m.  Planning Commission Workshop
Multi-purpose Room B, 1301 Second Ave, Conway

December 5, 2019
5:30 p.m.  Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

December 10, 2019
6:00 p.m.  County Council Meeting
Council Chambers, 1301 Second Ave, Conway

December 2019

January 2, 2020
5:30 p.m.  Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

January 7, 2020
6:00 p.m.  County Council Meeting
Council Chambers, 1301 Second Ave, Conway

January 21, 2020
6:00 p.m.  County Council Meeting
Council Chambers, 1301 Second Ave, Conway

January 30, 2020
3:00 p.m.  Planning Commission Workshop
Multi-purpose Room B, 1301 Second Ave, Conway

February 6, 2020
5:30 p.m.  Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway
REZONING REVIEW CRITERIA

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

A.  

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

B.  

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

C.  

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

D.  

*Reasonableness:*
1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?
“Scenic Landscape and Conservation Areas” provide for ecosystem services and are intended to remain undeveloped in perpetuity due to the presence of ecologically significant features.

“Rural Areas” are to support compatible residential and commercial development at current zoning and to promote the rural lifestyle found throughout these areas. Institutional uses such as churches and schools are also found scattered throughout these areas. Increased density is supported through mitigation efforts that support sustainable development.

“Rural Communities” are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement patterns.

“Rural Corridors” are areas of low growth and rural land uses in which any proposed development is compatible with surrounding densities and current settlement patterns.

“Crossroads Communities” are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement.

“Suburban Corridors” are linear transportation routes that support community focused suburban land uses and densities. Corresponding commercial, recreational and institutional development meeting the day-to-day needs of the resident population and businesses are suitable uses for these corridors. Future development using the Suburban Corridor designation to determine use and density must have access to the corridor.

“Economic Activity Centers” are centrally located nodes of regional importance that are capable of supporting transportation services, industrial, commercial, residential, recreational and institutional uses at urban densities.

“Urban Corridors” are linear transportation routes that support regional focused urban land uses and densities. Corresponding transportation services, industrial, commercial, recreational and institutional uses at urban densities, meeting the regional needs of the resident, business and visitor population are suitable for these corridors. Future development using the Urban Corridor designation to determine use and density must have access to the corridor.

“Urban Communities” are settlements with a variety of urban and suburban residential, commercial, institutional, recreational and industrial uses capable of absorbing a large proportion of future growth. Urban Communities are proximate to Urban and Suburban Corridors.

“Transitional Growth Areas” are those lands located near the current municipal boundaries of the Cities of Conway and Loris as well as the Town of Aynor. The Transitional Growth Areas follow the current water and sewer service districts of these jurisdictions. Future uses in these areas include suburban and urban residential, commercial, institutional and recreational at varying densities and intensities.

“Cities” are those areas located within the jurisdictional boundaries of an incorporated city. Land uses within “Cities” are defined according to the future land use maps for each jurisdiction.
### Zoning Districts

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

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG1</td>
<td>Agriculture</td>
<td>Businesses for the raising, care and harvesting of trees, plants, animals and crops.</td>
</tr>
<tr>
<td>AG2</td>
<td>Commercial Agriculture</td>
<td>Farm related businesses characterized as agriculture-commercial in nature.</td>
</tr>
<tr>
<td>AG3</td>
<td>Agricultural Community Services</td>
<td>Intended for businesses that meet the needs of the rural community.</td>
</tr>
<tr>
<td>AG4</td>
<td>Agricultural Estate</td>
<td>Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals.</td>
</tr>
<tr>
<td>AG5</td>
<td>Agricultural Manufactured Estate</td>
<td>Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses &amp; limited farm animals.</td>
</tr>
<tr>
<td>AG6</td>
<td>Agricultural Ranchettes</td>
<td>Residential development on two acres or greater with non-commercial farming activities &amp; horses.</td>
</tr>
<tr>
<td>AG7</td>
<td>Manufactured Agricultural Ranchettes</td>
<td>Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities.</td>
</tr>
<tr>
<td>LFA</td>
<td>Limited Forest Agriculture</td>
<td>Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses.</td>
</tr>
<tr>
<td>FA</td>
<td>Forest Agriculture</td>
<td>Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses.</td>
</tr>
<tr>
<td>CFA</td>
<td>Commercial Forest Agriculture</td>
<td>Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses.</td>
</tr>
<tr>
<td>CP</td>
<td>Conservation/Preservation</td>
<td>Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.</td>
</tr>
<tr>
<td>CO1</td>
<td>Conservation/Preservation</td>
<td>Businesses reliant on the ocean, rivers and streams.</td>
</tr>
<tr>
<td>BO1</td>
<td>Boating/Marine Commercial</td>
<td>Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial.</td>
</tr>
<tr>
<td>RE</td>
<td>Rural Estates</td>
<td>Minimum lot size - 40,000 sq. ft.</td>
</tr>
<tr>
<td>SF40</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 20,000 sq. ft.</td>
</tr>
<tr>
<td>SF20</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 14,500 sq. ft.</td>
</tr>
<tr>
<td>SF10</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 10,000 sq. ft.</td>
</tr>
<tr>
<td>SF8.5</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 8,500 sq. ft.</td>
</tr>
<tr>
<td>SF7</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 7,000 sq. ft.</td>
</tr>
<tr>
<td>SF6</td>
<td>Residential, no mobile homes allowed</td>
<td>Minimum lot size - 6,000 sq. ft.</td>
</tr>
<tr>
<td>MSF40</td>
<td>Residential, including mobile homes</td>
<td>Minimum lot size - 40,000 sq. ft.</td>
</tr>
<tr>
<td>MSF20</td>
<td>Residential, including mobile homes</td>
<td>Minimum lot size - 20,000 sq. ft.</td>
</tr>
<tr>
<td>MSF14.5</td>
<td>Residential, including mobile homes</td>
<td>Minimum lot size - 14,500 sq. ft.</td>
</tr>
<tr>
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</tr>
<tr>
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<td>Residential, including mobile homes</td>
<td>Minimum lot size - 7,000 sq. ft.</td>
</tr>
<tr>
<td>MSF6</td>
<td>Residential, including mobile homes</td>
<td>Minimum lot size - 6,000 sq. ft.</td>
</tr>
<tr>
<td>MHP</td>
<td>Mobile Home Park</td>
<td>Mobile home developments in which lots are leased.</td>
</tr>
<tr>
<td>MRD 1</td>
<td>Multi-Residential One</td>
<td>Allows for mixed residential development in the rural areas of the county as identified on the future land use map.</td>
</tr>
<tr>
<td>MRD 2</td>
<td>Multi-Residential Two</td>
<td>Allows for mixed residential development in the suburban areas of the county as identified on the future land use map.</td>
</tr>
<tr>
<td>MRD 3</td>
<td>Multi-Residential Three</td>
<td>Allows for mixed residential development in the urban areas of the county as identified on the future land use map.</td>
</tr>
<tr>
<td>S R</td>
<td>General Residential</td>
<td>High density development including apartments and condominiums.</td>
</tr>
<tr>
<td>SRm</td>
<td>General Residential “m”</td>
<td>One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Notes</td>
</tr>
<tr>
<td>------</td>
<td>-----------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>RR</td>
<td>Resort Residential</td>
<td>Hotels, motels and resort condominiums</td>
</tr>
<tr>
<td>RC</td>
<td>Resort Commercial</td>
<td>Hotels, motels, condominiums, and marinas</td>
</tr>
<tr>
<td>RH</td>
<td>Resort Housing</td>
<td>Medium to high-density housing for transient population</td>
</tr>
<tr>
<td>AC</td>
<td>Amusement Commercial</td>
<td>Businesses providing entertainment as its primary activity</td>
</tr>
<tr>
<td>AM1</td>
<td>Indoor Amusement Commercial</td>
<td>Amusement related uses within buildings or facilities</td>
</tr>
<tr>
<td>AM2</td>
<td>Outdoor Amusement Commercial</td>
<td>Amusement related uses generally located outside buildings or facilities</td>
</tr>
<tr>
<td>NG</td>
<td>Neighborhood Commercial</td>
<td>Businesses intended to serve the surrounding neighborhood</td>
</tr>
<tr>
<td>CG</td>
<td>Community Commercial</td>
<td>Pedestrian-oriented commercial centers</td>
</tr>
<tr>
<td>HG</td>
<td>Highway Commercial</td>
<td>Automobile-oriented commercial development</td>
</tr>
<tr>
<td>CR</td>
<td>Commercial Recreation</td>
<td>Allows uses focused on commercially operated recreational activities</td>
</tr>
<tr>
<td>EIO</td>
<td>Education, Institution, Office</td>
<td>Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community</td>
</tr>
<tr>
<td>RCS</td>
<td>Retail Consumer Services</td>
<td>Allows uses focused on commercially operated recreational activities</td>
</tr>
<tr>
<td>TRS</td>
<td>Transportation Related Services</td>
<td>Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities</td>
</tr>
<tr>
<td>RE1</td>
<td>Neighborhood Retail Services</td>
<td>Retail business or services with limited impacts intended to serve immediate neighborhood</td>
</tr>
<tr>
<td>RE2</td>
<td>Community Retail Services</td>
<td>Retail Business uses near communities or along transportation corridors</td>
</tr>
<tr>
<td>RE3</td>
<td>Convenience &amp; Auto-related Services</td>
<td>Retail and service uses located adjacent to arterials or collector streets</td>
</tr>
<tr>
<td>RE4</td>
<td>High Bulk Retail</td>
<td>Retail or services businesses requiring outdoor storage areas</td>
</tr>
<tr>
<td>PA1</td>
<td>Passenger &amp; Product Transportation</td>
<td>Intended for businesses that move people or goods within Horry County or to other destinations</td>
</tr>
<tr>
<td>OP1</td>
<td>Office/Professional/Institutional</td>
<td>Office developments, hospitals, and nursing homes</td>
</tr>
<tr>
<td>PR1</td>
<td>Office-Professional</td>
<td>Office or institutional uses</td>
</tr>
<tr>
<td>PR2</td>
<td>Campus Institution, Office &amp; Research</td>
<td>Research, institutional &amp; light industrial uses that are developed in &quot;park&quot; settings</td>
</tr>
<tr>
<td>ME1</td>
<td>Inpatient Medical Services</td>
<td>Inpatient and outpatient medical services (doctor's office, clinics etc.)</td>
</tr>
<tr>
<td>ME2</td>
<td>Outpatient Medical Services</td>
<td>Intense outpatient medical services (drug treatment centers, counseling facilities etc.)</td>
</tr>
<tr>
<td>LI</td>
<td>Limited Industrial</td>
<td>Industries not considered objectionable in terms of smoke noise, etc.</td>
</tr>
<tr>
<td>HI</td>
<td>Heavy Industrial</td>
<td>Large scale manufacturing, processing, and assembling operations</td>
</tr>
<tr>
<td>MA1</td>
<td>Limited Manufacturing and Industrial</td>
<td>Industries that do not pose potential environmental or safety hazards</td>
</tr>
<tr>
<td>MA2</td>
<td>General Manufacturing and Industrial</td>
<td>Industrial and manufacturing uses that may require outdoor storage</td>
</tr>
<tr>
<td>MA3</td>
<td>Heavy/Intense Manufacturing and Industrial</td>
<td>Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses</td>
</tr>
<tr>
<td>PDD</td>
<td>Planned Development District</td>
<td>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)</td>
</tr>
<tr>
<td>DP</td>
<td>Destination Park</td>
<td>Recreational sites for travel trailers and campers</td>
</tr>
</tbody>
</table>
Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, December 5, 2019 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 Tuesday, November 26, 2019 at 3:00 p.m. All interested persons are urged to attend.

2019-11-001 – Ricky Martin – Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C Crawford)

2019-11-002 – Stanley Douglas Barnhill – Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris (Council Member – D Hardee)

2019-11-003 – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway (Council Member – D Hardee)

2019-11-004 – John Russell Davis – Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – A Allen)

2019-11-005 – Donald Long – Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince)

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 (Council Member – G Loftus)

2019-11-007 – Jimmy Rogers ETAL – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley)

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING

Street Names - Consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893

Conway Postal District (29527)
Overcash Place
Camp Crystal Lane

An existing 30’ public right-of-way and a 25’ public road easement currently named IBIS LANE off Dongola Hwy in Conway.

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 Título VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Título VI puede ponerse en contacto con el la Coordinadores de Título 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 Título VI, al 843-915-7354.
HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
December 5, 2019 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

III. New Business

IV. Approval of Minutes
   1. Planning Commission Workshop – October 31, 2019 ..................................................12-14
   2. Planning Commission Meeting – November 7, 2019 .......................................................15-17

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. Rezoning Requests
      1. [PREVIOUSLY DEFERRED 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 (Council Member – G.
         Loftus)........................................................................................................................................30-32
         2. 2019-11-001 – Ricky Martin - Request to rezone 1.12 acres from Commercial Forest Agriculture
            (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C
            Crawford) ........................................................................................................................................34-37
         3. 2019-11-002- Stanley Douglas Barnhill - Request to rezone 1.3 acres from Limited Forest
            Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris. (Council
            Member – D Hardee) ..........................................................................................................................38-40
         4. 2019-11-003 – Jimmy D Fowler Jr, agent for S&H Holdings – Request to rezone .54 acre from
            Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway
            (Council Member – D Hardee) ...........................................................................................................42-45
         5. 2019-11-004 – John Russell Davis - Request to rezone 2.14 acres from Residential (SF20) to
            Residential (MSF20) located on Lake Ann Dr in Conway (Council Member – A Allen) ..........46-48
         6. 2019-11-005 - Donald Long - Request to rezone 5 acres from Neighborhood Commercial (NC) to
            High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince) ......50-52
         7. 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 (Council
            Member – G Loftus) .........................................................................................................................54-59
8. **2019-11-007 – Jimmy Rogers ETAL** – Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley) .................................................................60-63

B. **Text Amendments**

   AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING .................................................................64-66

VIII. **Adjourn**
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

Conway Postal District (29527)
Overcash Place
Camp Crystal Lane

An existing 30’ public right-of-way and a 25’ public road easement currently named IBIS LANE off Dongola Hwy in Conway.

V. Discussion – MRD Minor Amendment Process

VI. Design Modification

1. Design Modification 226-00-00-0058: To allow the creation of 16 lots on an unpaved 50’ private Access Easement.

2. Design Modification 305-09-02-0078: To allow common area to be converted to a residential lot.

VII. Rezoning Requests

1. PREVIOUSLY DEFERRED 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. (Council Member – G. Loftus)

2. 2019-11-001 – Ricky Martin: Request to rezone 1.12 acres from Commercial Forest Agriculture (CFA) to Residential (MSF14.5) located Mill Pond Rd in Myrtle Beach (Council Member – C Crawford)

3. 2019-11-002 – Stanley Douglas Barnhill: Request to rezone 1.3 acres from Limited Forest Agriculture (LFA) to Residential (MSF20) located on Woodyard Bay Rd in Loris (Council Member – D Hardee)

4. 2019-11-003 – Jimmy D Fowler Jr, agent for S&H Holdings: Request to rezone .54 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Huston Rd in Conway (Council Member – D Hardee)

5. 2019-11-004 – John Russell Davis: Request to rezone 2.14 acres from Residential (SF20) to Residential (MSF20) located on Lake Ann Dr. in Conway (Council Member – A Allen)
6. **2019-11-005** – Donald Long - Request to rezone 5 acres from Neighborhood Commercial (NC) to High Bulk Retail (RE4) located on Hwy 9 Bypass E in Loris (Council Member – P Prince) ......50-52

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8. **2019-11-007** – Jimmy Rogers ETAL - Request to rezone .27 acre from Residential (SF10) to Multi-Residential Three (MRD3) located at 244 Park St in Little River (Council Member – H. Worley) ......................................................................................................................60-63

VIII. Text Amendments

1. **AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING .................................................................64-66

IX. Adjourn
The Horry County Planning Commission met on Thursday, October 31, 2019 at 3:00 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jody Prince, Jerome Randall, and Chuck Rhome. Staff present included David Schwerd, John Danford, Pam Thompkins, Charles Suggs, David Jordan, Thom Roth, and Susi Miller. Commission members not present: Steven Neeves and Joey Ray.

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 – Vice Chairman Marvin Heyd called the meeting to order at approximately 3:00 p.m. There was a quorum present.

STREET NAMES – Developments - Street Names - No Public Hearing Required
CONWAY POSTAL DISTRICT (29526)
Minor – Conway SC Rentals LLC
Yellow Handle Place

CONWAY POSTAL DISTRICT (29527)
Minor Development – Hwy 378
Berkman Court

MYRTLE BEACH POSTAL DISTRICT (29588)
Regal Farms
Dorian Loop
Augustine Drive

LITTLE RIVER POSTAL DISTRICT (29566)
Heather Glen, Phases 7,8,9,& 11
Sutherland Drive
Ferguson Drive
McClain Court
Rutherford Court
Cunningham Drive
Kendrick Street
Kelso Court
Melville Court

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


DESIGN MODIFICATIONS
156-00-00-0012 – Kimberly Grayson: To allow an unimproved 50’ private access easement. John Danford gave an overview. Kimberly Grayson was present to address questions and concerns. Staff recommend approval with the condition that the road must be improved to county standards with any future changes to this property. Jody Prince made a motion to approve with stated conditions and Pam Cecala seconded. The motion carried unanimously.

Planning Commission Workshop
October 31, 2019
176-05-02-0010 – William Bellamy: To allow an unimproved 50’ private access easement. John Danford gave an overview. Barry Coats was present to address questions and concerns. Staff recommend approval with the condition that the road must be improved to county standards with any future changes to this property. Chris Hennigan made a motion to approve with stated conditions and Chuck Rhome seconded. The motion carried unanimously.

335-00-00-0007 – Sandy Acres: To allow an unimproved 50’ private right-of-way. John Danford gave an overview. David Johnson was present to address questions and concerns. Chuck Rhome asked if this was the same property that was denied for the same request in 2016. David Johnson stated that it was. Chuck Rhome asked what had changed since then. David Johnson explained that there have been no changes, but he had already sold the property and is unable to provide a deed to the new owner. John Danford stated that since this property is “grandfathered”, any division will have to come before the Planning Commission. Staff recommended disapproval. Chuck Rhome made a motion to approve and Pam Cecala seconded. The motion to approve failed 5:4.

VESTED RIGHTS EXTENSION - 397-00-00-0151 – Waterbridge Phases 2, 3B & 3C. To grant an extension of vested rights for a period of one year. John Danford gave an overview. Sean Hoelscher with DDC Engineers, Inc., was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Jody Prince seconded. The motion carried unanimously.

HWY 319 RURAL HERITAGE AREA PLAN AMENDMENT – To amend the Horry County Comprehensive Plan “Envision 2025” by changing the boundary of the Highway 319 Rural Heritage Area Plan. John Danford gave an overview.

REZONING REQUESTS

PREVIOUSLY DEFERRED TWICE - Ord 86-19 (9/17/16 County Council remanded to Planning Commission for reconsideration) 2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St. in Conway. John Danford gave an overview. The applicant was not present.

PREVIOUSLY DEFERRED TWICE - 2019-08-003 – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway. John Danford gave an overview and stated that there has been a verbal request to withdraw. Since the request to defer has not been confirmed in writing, the board must go forward with the rezoning request.

2019-10-001 – George Raymond Suggs – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Hwy 57 in Little River. John Danford gave an overview. The applicant was not present.

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

2019-10-003 – John W & Donna Coughlin – Request to rezone 4.77 acres from Outdoor Amusement Commercial (AM2) to Manufactured Agricultural Ranchettes (AG7) located on Hwy 554 in Loris. John Danford gave an overview. Donna Coughlin was present to address questions and concerns.

2019-10-004 – Christopher Steele, agent for Tom Pate – Request to rezone 0.68 acres from Highway Commercial (HC) to Outpatient Medical Services (ME2) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview and stated that there were several Code violations on this property, including unpermitted mobile homes, motor homes and unpermitted buildings. Chris Steele was present to address questions and concerns. Chris Steele stated that he wants to rent the building and to improve it. He also

Planning Commission Workshop
October 31, 2019
stated that he will get rid of all unpermitted structures on the property and has permission from the property owner to do so.

2019-10-005 – Mead & Hunt, agent for Chase Storage II, LLC – Request to amend the existing Planned Development District (PDD) located on Carolina Forest Blvd in Myrtle Beach. John Danford gave an overview. Jeff Miller with Mead & Hunt was present to address questions and concerns.

2019-10-006 – Kimberly J Payne – Request to rezone 2 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 in Conway. John Danford gave an overview. The applicant was not present.

2019-10-007 – DDC Engineers, agent for FTTP Bishop Parkway LLC – Request to amend the existing Planned Development District (PDD) located at Fantasy Harbour in Myrtle Beach. John Danford gave an overview. Shawn Hoelscher with DDC Engineers, Inc., was present to address questions and concerns.

2019-10-008 – Gary Ward, agent for Entity Properties LLC – Request to rezone 2.8 acres from Residential (MSF10) to Boating/Marine Commercial (BO1) located at Bay Rd & Freewoods Rd in Myrtle Beach. John Danford gave an overview. Steve Strickland with The Earthworks Group and Gary Ward were present to address questions and concerns.

2019-10-009 – Robert S Guyton agent for Pure Assets LLC – Request to rezone .78 acre from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MAI) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview. Shep Guyton was present to address questions and concerns.

An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation. John Danford gave an overview stating the ordinance will be simplified and some updates will be presented at the upcoming meeting.

An Ordinance to Amend Appendix B, Zoning, Article X, of the Horry County Code of Ordinances pertaining to Sign Regulations. John Danford gave an overview.

An Ordinance to Amend Appendix B, Zoning, Article VII, Section 703 “Commercial Forest/Agriculture District” of the Horry County Code of Ordinances Pertaining to Multi-Family. John Danford gave an overview and stated that this amendment will remove wetlands from acreage for maximum density.

With no further business, Marti Dawsey made a motion to adjourn and Chris Hennigan seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:29 p.m.
The Horry County Planning Commission met on Thursday, November 7, 2019 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, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, David Jordan, Andy Markunas, Thom Roth, John Danford, and Susi Miller. Commission members not present: Jody Prince and Marvin Heyd.

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. Jerome Randall led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – None

APPROVAL OF MINUTES
Planning Commission Workshop – September 26, 2019
Planning Commission Meeting – October 3, 2019

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

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED – None


PUBLIC HEARINGS

Hwy 319 Rural Heritage Area Plan Amendment – Should the Planning Commission consider amending the existing bounds of Highway 319 Rural Area Heritage Plan as an amendment to the Horry County Comprehensive Plan, “Envision 2025”? John Danford gave an overview. Jody Nyers, Bernard Silverman, April O’Leary, and Tamara Tindal spoke in opposition of this request. Their concerns were lot size, density, flooding and traffic. Forrest Beverly spoke in favor of the request and stated that what they have planned will conform to the neighboring property. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion failed 6:2.

PREVIOUSLY DEFERRED TWICE - Ord 86-19 (9/17/16 County Council remanded to Planning Commission for reconsideration) 2019-07-006 – South Causeway Builders L.L. C – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway. John Danford gave an overview. Rebecca Harper, Jody Nyers, and Tamara Tindal spoke in opposition of the request. Their concerns were traffic, stormwater, flooding, and lot size. Forrest Beverly was present to address questions and concerns. Staff recommended disapproval. Chuck Rhome made a motion to approve and Charlie Brown seconded. The motion to approve carried 5:4.

PREVIOUSLY DEFERRED TWICE - 2019-08-003 – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing Planning Commission Meeting November 7, 2019
and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway. John Danford gave an overview. There was no public input. The applicant was not present. Staff recommended disapproval. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion to approve failed unanimously.

2019-10-001 - George Raymond Suggs – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Residential (MSF10) located on Hwy 57 in Little River. John Danford gave an overview. There was no public input. The applicant was not present. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

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. John Danford gave an overview and stated that the applicant is requesting deferral. Pam Cecala made a motion to defer and Chuck Rhome seconded. The motion carried unanimously.

2019-10-003 – John W & Donna Coughlin – Request to rezone 4.77 acres from Outdoor Amusement Commercial (AM2) to Manufactured Agricultural Ranchettes (AG7) located on Hwy 554 in Loris. John Danford gave an overview. There was no public input. Donna Coughlin was present to address questions and concerns. John Danford stated that staff recommends disapproval for AG7, because this falls under the Mount Vernon Rural Area Land Plan (Ordinance 69-08). If the applicant would agree to rezone to AG6 which does not allow manufactured, modular, and mobile homes, staff would recommend approval. Donna Coughlin stated that she would agree to rezone to AG6. With this change staff recommended approval. Jerome Randall made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

2019-10-004 – Christopher Steele, agent for Tom Pate – Request to rezone 0.68 acres from Highway Commercial (HC) to Outpatient Medical Services (ME2) located on Socastee Blvd in Myrtle Beach. John Danford gave an overview. There was no public input. Chris Steele was present to address questions and concerns. Staff recommended disapproval. Jerome Randall made a motion to approve and Pam Cecala seconded. The motion to approve failed 7:1.

2019-10-005 – Mead & Hunt, agent for Chase Storage II, LLC – Request to amend the existing Planned Development District (PDD) located on Carolina Forest Blvd in Myrtle Beach. John Danford gave an overview. There was no public input. Jeff Miller was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-10-006 – Kimberly J Payne – Request to rezone 2 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 501 in Conway. John Danford gave an overview. There was no public input. Frank Payne was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Jerome Randall seconded. The motion carried unanimously.

2019-10-007 – DDC Engineers, agent for FTTP Bishop Parkway LLC – Request to amend the existing Planned Development District (PDD) located at Fantasy Harbour in Myrtle Beach. John Danford gave an overview. There was no public input. Sean Hoelscher was present to address questions and concerns. Staff recommended approval. Joey Ray made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-10-008 – Gary Ward, agent for Entity Properties LLC – Request to rezone 2.8 acres from Residential (MSF10) to Boating/Marine Commercial (BO1) located at Bay Rd & Freewoods Rd in Myrtle Beach. John Danford gave an overview. There was no public input. Steve Strickland and Gary Ward were present to address questions and concerns. Staff recommended approval. Charlie Brown made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-10-009 – Robert S Guyton agent for Pure Assets LLC – Request to rezone .78 acre from Commercial Forest Agriculture (CFA) to Limited Manufacturing and Industrial (MA1) located on
Socastee Blvd in Myrtle Beach. John Danford gave an overview. Martin Dawsey recused himself. There was no public input. Shep Guyton was present to address questions and concerns. Staff recommended approval. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

**TEXT AMENDMENTS**

An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation. John Danford gave an overview. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

An Ordinance to Amend Appendix B, Zoning, Article X, of the Horry County Code of Ordinances pertaining to Sign Regulations. John Danford gave an overview. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously.

An Ordinance to Amend Appendix B, Zoning, Article VII, Section 703 “Commercial Forest/Agriculture District” of the Horry County Code of Ordinances Pertaining to Multi-Family. John Danford gave an overview, stating that this request is to remove wetlands from the density calculations for multi-family developments within the Commercial Forest Agriculture (CFA) district. Felix Pitts from G3 Engineering and Jeff Miller spoke in opposition of the request. April O’Leary spoke in favor of the request. The board members felt that they needed more information before making a decision. Staff did not make a recommendation. Jerome Randall made a motion to approve and Chris Hennigan seconded. The motion to approve failed unanimously.

Marti Dawsey made a motion to reconsider the Design Modification of 335-00-00-0007 – Sandy Acres: To allow an unimproved 50’ private right-of-way. Charlie Brown seconded the motion. The motion to reconsider was approved unanimously. Mr. Johnson was present and stated that he understands that he is not allowed to sell additional lots until the road is improved and he will have to bring the road up to county standards. Mr. Johnson also stated that he would like this to be approved so he can give the new owner of the last lot he sold a deed to his property. The motion to approve remained as is from the October 31, 2019 Planning Commission Workshop. The motion to approve carried 5:4.

With no further business, Chris Hennigan made a motion to adjourn and Joey Ray seconded. The motion carried unanimously, and the meeting was adjourned at 7:46 p.m.
PUBLIC NOTICE

The Horry County Planning Commission will hold a public hearing on December 5, 2019 at 5:30 PM in Multi-purpose Room B at 1301 2nd Avenue in Conway to consider the following street name change. All interested persons are urged to attend. For further information, please call Nancy Tindall (843) 915-7893.

**Conway Postal District**       (29527)

**Overcash Place**
**Camp Crystal Lane**

An existing 30’ public right-of-way and a 25’ public road easement currently named **IBIS LANE** off Dongola Hwy in Conway.

**Run Date: 11/14/19**
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Planning Commission Briefing Memorandum  
Horry County, South Carolina

Date: 11/18/19  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Charles Suggs, Senior Planner  
Cleared By: David Schwerd, Director  
Regarding: Minor MRD Amendments

**ISSUE:**

Can a Minor MRD Amendment be reverted to the original request post staff approval?

**BACKGROUND:**

A rezoning request for a Multi-Residential District includes a site plan that sets the parameters for the development. If approved, the density and type of land use is governed by the approved Ordinance. While the land plan sets the stage for the development, there are alterations to the plan that can be approved at staff level and are referred to as a Minor MRD Amendment. The Minor MRD Amendment can be approved if the request does not breach the 6 approved minor changes as required by Section 752(H) 4.

One of the changes within the amendment process allows the unit type to be altered if it is a decrease in land use intensity. A specific example would be a change from multi-family to single family.

The questions at hand is, once the Minor MRD Amendment has been approved to reduce the intensity of the land use, would a request to revert the single family back to the originally approved multi-family request be allowed under the Minor MRD Amendment purview?
APPLICATION FOR A MINOR CHANGE TO A MRD

APPLICANT/REQUESTED BY

MAILING ADDRESS

PHONE NUMBER

EMAIL ADDRESS

REGARDING PROPERTY LOCATED AT:

TAX MAP NUMBER 

MRD NAME 

PROPERTY OWNER

SIGNATURE OF APPLICANT

DATE OF APPLICATION

I. PLEASE EXPLAIN HOW YOUR REQUEST FALLS WITHIN THE SIX (6) APPROVED MINOR CHANGES AS REQUIRED BY SECTION 752(H) 4

1. Does not increase the density:

2. Does not change the outside (exterior boundaries):

3. Does not change any use; except changes from multi-family residential to single family residential, if density is not increased:

4. Does not materially change the location or amount of land devoted to specific land uses:

5. Does not significantly change the exterior appearance from those on any plans submitted:

6. Is related to: minor shifting of the location of buildings, parking, proposed streets, public or private ways, utility easements, parks, other public open spaces:

II. Please provide a site plan depicting the minor change for which you are seeking approval.

III. A decision will be made by the Zoning Administrator within ten (10) business days of filing.

PLANNING AND ZONING DEPARTMENT USE ONLY

APPROVED: Y N

DECISION RENDERED BY:

SIGNATURE OF ZONING ADMINISTRATOR

DATE

Issue Date:

Request #:
Planning Commission Decision Memorandum
Horry County, South Carolina

Date: November 26, 2019
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Kym Wilkerson, Plan Reviewer
Cleared By: John Danford, Deputy Director
Regarding: 226-00-00-0058 (Dennie Cannon-Bluebird Estates)

**ISSUE:**
Should the Planning Commission waive the access management requirements of a Major subdivision?

**PROPOSED ACTION:**
The applicant proposes to subdivide off of Rose Petal Lane, an existing 1,967-linear foot unpaved 50’ Private Access Easement with the creation of 8 additional lots bringing the total to 16 lots.

**RECOMMENDATION:**
Disapproval

**BACKGROUND:**
Bluebird Estates previously applied for two separate design modifications:

2009: Design Modification approved allowing the creation of a Shared Private Drive (Rose Petal Lane) measuring 1,967 linear feet to receive access via an unimproved 50’ Private Road (Flower Lane). Flower Lane was created in 1999 as part of an eight (8) lot minor development.
(re: PB 166-75 & 248-27)

2010: Design modification approved allowing the creation of eight (8) additional parcels receiving access via Rose Petal Lane with the condition that “all future subdivision beyond the proposed 8 lots will require the entire length of Rose Petal Lane and a portion of Flower Lane between Rose Petal and Bluebird be paved to county standards.”
(re: PB 251-187)

Currently, the applicant has submitted 2 subdivision plats. Both plats propose the creation of 4 new parcels (8 in total), all receiving access via the existing unpaved 50’ Private Access Easement (Rose Petal Lane). These two platting actions would create 16 lots total accessing Rose Petal Lane with the potential of more lots being subdivided off of the remainder.

Article 1, Section 15-2 defines a Major Development as:
1) The creation of a private street greater than 1800’.
2) The creation of more than 10 lots (including parent tract) regardless of whether adequate access already exists.

Article 1, Section 8 does not give the Planning Commission the ability to grant a Design Modification to Article 1 standards, meaning the proposed lots are considered a “Major” subdivision due to the length of the road and the total number of lots.

PC Decision Memo- 226-00-00-0058 (Dennie Cannon-Bluebird Estates)
Article 4, Section 2-1 requires all Major Developments be accessed via a platted and paved fee simple right-of-way.

Article 2, Section 3-8(a) states that a Minor Development expanded beyond 10 lots requires the roadway that provides access to the new lots be upgraded to the standards of a Major Development.

**ANALYSIS:**

Further subdivision on an unpaved 50’ Private Access Easement contradicts the Land Development Regulations intent “to ensure that adequate vehicular access is provided to all land developments” as well as “ensuring that property owners will not experience delays in public safety responses to emergency situations”. There are no special conditions or topographical constraints unique to the property and the applicant is not proposing any mitigation strategies to ensure the intent of the regulations is maintained.
Planning Commission Decision Memorandum
Horry County, South Carolina

Date: 11/13/19
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Charles Suggs, Senior Planner
Cleared By: John Danford, Deputy Director
Regarding: 305-09-02-0078 Stone’s Edge

ISSUE:
Should the Planning Commission allow common area to convert to a residential lot?

PROPOSED ACTION:
Amend the approved master plan to convert common area 5 to a buildable lot.

RECOMMENDATION:
Approval

BACKGROUND:
Stone’s Edge is a master planned community that was approved in 1998. This master planned community consisted of a total of 105 lots and 9.45 acres of common area. The common area in question was conveyed to Kenneth Wilson from Stone’s Edge Owner’s Association in 2010 (DB 3445 PG 1808). The subject parcel was then conveyed to Kirby and Tammy Hunt in October of 2019 (DB 4254 PG 257). Current Land Development Regulations require common area to be conveyed to an HOA/POA to be maintained and held in common.

Prior to 2001 there were no common area/open space requirements for residential subdivisions in Horry County. As such, Common Area 5 was never “required” open space. However, under the current LDR’s any conversion of platted common area/open space requires Planning Commission approval.

ANALYSIS:
The request proposes the conversion of land originally platted as Common Area 5 into a residential lot. If approved, the Stone’s Edge development will have a total of 106 units. This request does not compromise the intent of the Land Development Regulations as the common area is not required.
Rezoning Review Sheet

PROPERTY INFORMATION

Applicant: CT Corporation (Energo # 047001)
PIN #: 42607020004
Site Location: Jesse St in Myrtle Beach
Property Owner: SST II 338 Jesse St LLC

ZONING DISTRICTS

Current Zoning: RCS & HC
Proposed Zoning: RE4
Proposed Use: Outdoor Storage

LOCATION INFORMATION

Flood and Wetland Information: X
Public Health & Safety (EMS/fire) in miles: 2.4 (Fire)
Utilities: Public
Character of the Area: Commercial

ADJACENT PROPERTIES

Current Zoning: RCS & HC
Proposed Zoning: RE4

COMMENTS

Comprehensive Plan District: Urban Communities
Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone from Retail Consumer Services (RCS), a retired zoning district, to High Bulk Retail (RE4) to allow for storage of vehicles within a lot currently used for mini-warehouse and commercial business. A previous rezoning of the subject parcel occurred in 2004 (Ord. 115-04) with a lot combination and a zoning district change from LI/HC to RCS to allow for the mini-warehouse. As the request pertains to the storage of vehicles, a verification that all on-site parking requirements will be necessary prior to approval.

This parcel is designated as Mixed Use in the IMAGINE 2040 comprehensive plan.
1/7/2019 Requested Deferral

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning: 150 / 500
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning: 200 / 550

DIMENSIONAL STANDARDS

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<td>60</td>
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Rezoning 3.57 acres from HC & RCS to RE4

District 8

Rezoning Case Number 201910-002
Rezoning Case Number 201910-002

Rezoning 3.67 acres from HC & RCS to RE4
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**Property Information**

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<th>Applicant</th>
<th>Ricky Martin (Energov # 047073)</th>
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<td>PIN #</td>
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<td>Site Location</td>
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<td>Property Owner</td>
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**Rezoning Request Information**

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**Zoning Districts**

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<td>Proposed Use</td>
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**Location Information**

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**Adjacent Properties**

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**Transportation Information**

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<tr>
<td>State, Paved, Two Lane</td>
<td>SC Hwy 544, Station 244 31,600 AADT 90%-95%</td>
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</table>

**Discussion:** The applicant is requesting to rezone 1.12 acres from CFA to MSF14.5 with the intent to subdivide for residential lots. A mix of residential districts is present within the immediate area including MSF20 and MSF40 with SF10 and MSF10 districts located along HWY 544 in close proximity to the subject parcel. This request includes two existing parcels with one being 0.62 acres and the second being 0.5 acres. The larger parcel has frontage on both Mill Pond Rd and Brothers Hill Rd.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

**Public Comment:**

**Dimensional Standards**

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<td>MSF40</td>
<td>MSF20</td>
<td>MSF40</td>
</tr>
</tbody>
</table>
Rezoning 1.12 total acres from CFA to MSF 14.5

Rezoning Case Number
2019-11-001
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Stanley Douglas Barnhill (Enggov # 047247)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>27011030003</td>
</tr>
<tr>
<td>Site Location</td>
<td>Woodyard Bay Rd in Loris</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Stanley Douglas Barnhill</td>
</tr>
</tbody>
</table>

**County Council District #**
10 - Hardee

**Rezoning Request #**
2019-11-002

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>LFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF20</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Accessory Dwelling</td>
</tr>
</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.25 (Fire/Medic)</td>
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</tbody>
</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Utilities</th>
<th>Private</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LFA</td>
</tr>
<tr>
<td></td>
<td>LFA</td>
</tr>
<tr>
<td></td>
<td>LFA</td>
</tr>
</tbody>
</table>

**COMMENTS**

**Discussion:** The applicant is requesting to rezone to allow for an accessory dwelling on an existing residential lot. The subject lot is located near, but not within, the Mt. Vernon Rural Area Management Plan. Several previous rezonings occurred within close proximity to the parcel to include requests for SF10, AG2, SF14.5.

Current LFA zoning allows for a variety of uses to include single family dwellings including manufactured homes. This request would reduce the minimum lot size to 20,000 square feet and the intended principle land use for MSF20 is low density single family residential although it does allow for non-commercial agriculture, golf courses, accessory uses, and several additional uses subject to the provisions of the Zoning Ordinance.

This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

**TRANSPORTATION INFORMATION**

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

<table>
<thead>
<tr>
<th>Projected Daily Trips based on proposed use</th>
<th>Max Daily Trips based on proposed zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 / 16</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
<th>State, Paved, Two-lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rd, Station, Traffic AADT (2017)</td>
<td>SC 366, Station 549</td>
</tr>
<tr>
<td>% Road Capacity</td>
<td>600 AADT 5%-10%</td>
</tr>
</tbody>
</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MSF20</td>
<td>20,000</td>
<td>43,560</td>
</tr>
<tr>
<td>Front Setback</td>
<td>40</td>
<td>60</td>
<td>60</td>
</tr>
<tr>
<td>Side Setback</td>
<td>15</td>
<td>25</td>
<td>25</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>25</td>
<td>40</td>
<td>40</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
</tbody>
</table>
**Rezoning Review Sheet**

### Property Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Jimmy D Fowler Jr, agent for S&amp;H Holdings (Energov # 047259)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>34304020008</td>
</tr>
<tr>
<td>Site Location</td>
<td>Huston Rd in Conway</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Jimmy D Fowler Jr</td>
</tr>
</tbody>
</table>

### Zoning Districts

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>CFA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>SF10</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential</td>
</tr>
</tbody>
</table>

### Location Information

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2 (Fire)</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
</tr>
</tbody>
</table>

### Adjacent Properties

| Subject Property | SF10 |

### Comments

**Comprehensive Plan District:** Rural Area  
**Overlay/Area Plan:** None  
**Discussion:** The applicant is requesting to rezone to subdivide for two residential lots. Based on the sketch provided both lots will need a variance for minimum lot width at building site. This parcel is located adjacent to the Creekside Custom Homes that rezoned 10.65 acres of CFA to SF10 (Ord. 07-05). Within the immediate vicinity is the Barons Bluff PDD, a single family development with minimum lot area of 8,125 sqft (Ord. 200-06). Bear Bluff Rd is the route for access from the subject parcel for access to Old Reeves Ferry Rd and Highway 90.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

### Transportation Information

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0 / 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>16 / 16</td>
</tr>
</tbody>
</table>

### Dimensional Standards

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>25</td>
<td>25/60</td>
<td>25/60</td>
</tr>
<tr>
<td>Side Setback</td>
<td>10</td>
<td>10/25</td>
<td>10/25</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>15/40</td>
<td>15/40</td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>35</td>
<td>36</td>
<td>35</td>
</tr>
</tbody>
</table>
Rezoning 0.54 total acres from CFA to SF 10
~Sketch~

of a Sito Plan/Subdivision Survey Granting Lot 2-A and 2-B located in Dogwood NeighTownship, Horry County, S.C. surveyed for

S & H Holdings, LLC

K & R LAND SURVEYORS, INC.

Surveyors - Land Planners
212 Laurel Street - Conway, S.C. 29526
Fax: (843) 248-1284

Draft: 2.337 R

Certificate of Survey and Approval

1. Kenneth O. Jordan, Surveyor, hereby certifies that the work of surveying, plotting, and preparing plans, for the property described above, was performed in compliance with the requirements of the South Carolina Board of Surveyors for Surveying. To the best of my knowledge and belief, the survey was performed in accordance with the requirements for a Site Plan as specified herein. Also, there are no written or oral agreements, or other commitments, pertaining to this property other than those shown.  


Date: October 14, 2009

K & R LAND SURVEYORS, INC., Kenneth O. Jordan, P. L. S.

The survey is not to alter the boundary lines but to do so implies a further commitment or obligation, such commitments, if any, are nonexistent.
## Rezonng Review Sheet

### Property Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>John Russell Davis (Enervog # 047314)</th>
<th>Rezoning Request #</th>
<th>2019-11-004</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>37105020016</td>
<td>County Council District #</td>
<td>11 - Allen</td>
</tr>
<tr>
<td>Site Location</td>
<td>Lake Ann Dr in Conway</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>John Russell Davis</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>2.14</td>
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</table>

### Zoning Districts

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>SF20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>MSF20</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Manufactured Home</td>
</tr>
</tbody>
</table>

### Location Information

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>Public Health &amp; Safety (EMS/fire) in miles</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td>FA</td>
<td>Public/Septic</td>
</tr>
<tr>
<td></td>
<td>SF20</td>
<td>FA</td>
</tr>
</tbody>
</table>

### Adjacent Properties

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

### Comments

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

**Discussion:** The applicant is requesting to rezone to allow for manufactured homes on a residential property. Currently the 2.14 acre property is zoned SF20 which does not permit manufactured/mobile homes and there are other SF20 and SF40 zoned properties within the immediate neighborhood. The surrounding area off of HWY 378 is mostly zoned CFA and FA which both allow for manufactured homes on lots with minimum area of 0.5 acres.

This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.

**Public Comment:**

### Transportation Information

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>8 / 8</th>
<th>Existing Road Conditions</th>
<th>County, Unpaved</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>16 / 16</td>
<td>Rd, Station, Traffic AADT (2017) % Road Capacity</td>
<td>US 378, Station 143 11,000 AADT 65%-70%</td>
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</table>

**Proposed Improvements:**

### Dimensional Standards

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
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</tr>
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<tbody>
<tr>
<td>MSF20</td>
<td>SF20</td>
<td>SF20</td>
<td>FA (commercial)</td>
<td></td>
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</tr>
<tr>
<td>Min. Lot Size (in square feet)</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
<td>43,560/21,780</td>
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</tr>
<tr>
<td>Front Setback</td>
<td>40</td>
<td>40</td>
<td>40</td>
<td>60/25</td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>25/10</td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>25</td>
<td>25</td>
<td>25</td>
<td>40/15</td>
<td></td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td>35</td>
<td></td>
</tr>
</tbody>
</table>
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Rezoning Review Sheet

PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Donald Long (Energov # 047374)</th>
<th>Rezoning Request #</th>
<th>2019-11-005</th>
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</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>17713020004</td>
<td>County Council District #</td>
<td>9 - Prince</td>
</tr>
<tr>
<td>Site Location</td>
<td>Hwy 9 Bypass E in Loris</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>Donald E Long Sr, Etal</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>5</td>
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ZONING DISTRICTS

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>NC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td>RE4</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Retail Sales - Furniture</td>
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</tbody>
</table>

LOCATION INFORMATION

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
<th>MSF10</th>
<th>MSF10</th>
<th>MSF10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire in miles)</td>
<td>2.65 (Fire)</td>
<td>MSF10</td>
<td>Subject Property</td>
<td>MSF10</td>
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<tr>
<td>Utilities</td>
<td></td>
<td>FA</td>
<td>FA</td>
<td>MSF10</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential &amp; Commercial</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

ADJACENT PROPERTIES

| Character of the Area | Residential & Commercial |

COMMENTS

Discussion: The applicant is requesting to rezone to allow for retail sales with outdoor storage. Proposed business to sell farm-style furniture on a property that is currently used as a salvage and sale yard. The parcel is located adjacent to the Diamondback Golf Course property. Neighborhood Commercial does not allow outdoor storage and the High Bulk Retail District (RE4) is intended to provide opportunities for businesses with outdoor storage to locate along arterial or collector roadways. The property is within the height overlay for Twin City Airport.

This parcel is designated as Rural Communities and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.

Public Comment:

TRANSPORTATION INFORMATION

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>10 / 500</th>
<th>Existing Road Conditions</th>
<th>SC 9, Station 197</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>100 / 1,000</td>
<td>Rd, Station, Traffic AADT (2017)</td>
<td>9,600 AADT</td>
</tr>
<tr>
<td>% Road Capacity</td>
<td>20%-25%</td>
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<td></td>
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</tbody>
</table>

Proposed Improvements:

DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RE4</td>
<td>NC</td>
<td>FA (com/res)</td>
<td>MSF10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>60</td>
<td>25</td>
<td>60/25</td>
<td>25</td>
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<td>Side Setback</td>
<td>10</td>
<td>10</td>
<td>25/10</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15</td>
<td>15</td>
<td>40/15</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>36</td>
<td>35</td>
<td>35</td>
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<td></td>
<td></td>
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</tr>
</tbody>
</table>
Rezoning 5.0 total acres from NC to RE4

Rezoning Case Number 2019-11-005

PIN = 17713200000

District 9

Rezoning 5.0 total acres from NC to RE4
Rezoning Review Sheet

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>NFP Holdings LLC (Energov # 047405)</th>
<th>Rezoning Request #</th>
<th>2019-11-006</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>44207020008</td>
<td>County Council District #</td>
<td>4 - Loftus</td>
</tr>
<tr>
<td>Site Location</td>
<td>Leon Cir in Myrtle Beach</td>
<td>Staff Recommendation</td>
<td></td>
</tr>
<tr>
<td>Property Owner</td>
<td>NFP Holdings LLC</td>
<td>PC Recommendation</td>
<td></td>
</tr>
<tr>
<td>Contact</td>
<td></td>
<td>Size (in acres) of Request</td>
<td>3.47</td>
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**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>MHP</th>
<th>Proposed Zoning</th>
<th>MRD3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use</td>
<td>Townhomes</td>
<td></td>
<td></td>
</tr>
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**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>5.75</td>
</tr>
<tr>
<td>Utilities</td>
<td>Public</td>
</tr>
<tr>
<td>Character of the Area</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**COMMENTS**

- **Comprehensive Plan District:** Urban Communities
- **Overlay/Area Plan:** None

Discussion: The applicant is requesting to rezone to develop a 38 unit townhome community on a residential lot currently zoned for a mobile home park. As shown, the project would have a gross density of 10.95 units/acre. The project will not incorporate sustainable design criteria and the preliminary wetlands assessment does not identify any wetlands on site. A road closure action may be required prior to approval of this rezoning request due to the location of an existing right of way that is not shown on the proposed site plan. Staff is awaiting a revised land plan.

Myrtle Beach International Airport is located within the immediate vicinity and the City of Myrtle Beach surrounds this neighborhood but did not express interest in bringing this parcel into the municipality by annexation. Several properties within the immediate area were rezoned to MSF6 although the majority of the parcels are zoned MHP.

This parcel is designated as Mixed Use in the IMAGINE 2040 comprehensive plan.

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use / Max Daily Trips based on current zoning</th>
<th>0 / 110</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</td>
<td>228 / 228</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed Improvements</th>
</tr>
</thead>
</table>

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.75 ac</td>
<td>MRD3</td>
<td>MHP</td>
<td>MHP</td>
<td>HC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>25 Exterior</td>
<td>35'</td>
<td>35'</td>
<td>50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>25 Exterior</td>
<td>20' separation</td>
<td>20' separation</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>25 Exterior</td>
<td>25'</td>
<td>25'</td>
<td>15</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bldg. Height</td>
<td>40</td>
<td>35'</td>
<td>35'</td>
<td>120</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Rezoning 3.47 total acres from MHP to MRD3

Rezoning Case Number 2019-11-006
Rezoning Case Number 2019-11-006

Rezoning 3.47 total acres from MHP to MRD3
SKETCH PLAN
NEWMAN PROJECT
LOCATED OFF EMORY ROAD
IN HORRY COUNTY, SOUTH CAROLINA
PUBLISHED BY
NEWMAN BROTHERS INC.

GENERAL NOTE:
CAUTION

GRAPHIC SCALE
November 4, 2019

DN Engineering
4664 Dock Road
Conway, South Carolina 29526

Attention: Mr. David Norris, P.E.

Reference: Wetland Approximation Report
Airport Townhome Tract
Myrtle Beach, Horry County, South Carolina

Dear Mr. Norris:

S&ME, Inc. (S&ME) has completed a Wetland Approximation for the Airport Townhome Tract located north of and adjacent to Emory Road in Myrtle Beach, South Carolina (i.e. the Property). The Property consists of a parcel of land (Horry County TMS# 180-01-01-010) totaling approximately 3.5 acres. The purpose of this Wetland Approximation was to provide our opinion, based on a site visit and publicly available mapping, as to the potential presence of wetland areas within the Property.


Based on our review of the previously noted sources of information, in conjunction with the site observations made on November 4, 2019, we believe that Property does not contain areas that would be considered wetlands by the U.S. Army Corps of Engineers (USACE).

Our findings have been developed in accordance with generally accepted standards of practice in the Charleston District of the USACE. No other warranty is expressed or implied. The client should recognize that the USACE is the sole authority responsible for certifying the presence or absence of jurisdictional and non-jurisdictional wetlands, and future changes in their regulations/guidelines may affect the findings represented in this letter and on the corresponding drawings.
S&ME appreciates the opportunity to be of service to you by conducting a Wetland Approximation on the above-referenced project. Should you have any questions or require additional information, please contact us at (843) 347-7800.

Sincerely,

S&ME, Inc.

Charles Oates
Project Manager
coates@smeinc.com

Attachments: Exhibit 1: Project Area
Exhibit 2: USGS Topographic Map
Exhibit 3: Wetland Approximation Exhibit
Exhibit 4: USDA/SCS Soils Survey Map
Exhibit 5: USF&WS National Wetlands Inventory Map
Site Photographs
Data sheet documenting site conditions
**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Keith Rogers ETAL (Energov # 047443)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PIN #</td>
<td>35004020024</td>
</tr>
<tr>
<td>Site Location</td>
<td>Park St in Little River</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Keith Rogers ETAL</td>
</tr>
<tr>
<td>Contact</td>
<td></td>
</tr>
</tbody>
</table>

**Rezoning Request #** 2019-11-007

**County Council District #** 1 - Worley

**Staff Recommendation**

**PC Recommendation**

**Size (in acres) of Request** 2.7

**ZONING DISTRICTS**

<table>
<thead>
<tr>
<th>Current Zoning</th>
<th>MRD3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Zoning</td>
<td></td>
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</tbody>
</table>

**LOCATION INFORMATION**

<table>
<thead>
<tr>
<th>Flood and Wetland Information</th>
<th>X &amp; AE</th>
<th>SF10</th>
<th>SF10</th>
<th>SF10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health &amp; Safety (EMS/fire) in miles</td>
<td>2.3</td>
<td>SF10</td>
<td>Subject Property</td>
<td>SF10</td>
</tr>
<tr>
<td>Utilities Public</td>
<td>SF10</td>
<td>SF10</td>
<td>SF10</td>
<td></td>
</tr>
</tbody>
</table>

**ADJACENT PROPERTIES**

<table>
<thead>
<tr>
<th>Character of the Area</th>
<th>Residential</th>
</tr>
</thead>
</table>

**COMMENTS**

**Discussion:** The applicant is requesting to rezone to allow for a second dwelling to be placed on an existing residential lot. Rezoning case 2019-06-006 was denied by Council at 2nd Reading on September 17, 2019 due to the intent to develop the site under SF6 as a duplex. The currently proposed MRD3 district requires the applicant to provide a site plan for the property and will only allow for the development of single family detached residences. The parcel is located within the AE Flood Zone and is shown as within the height overlay for Grand Strand Airport. Development of the site based on the proposed site plan will require both lots to persist a minimum lot size variance (76 sq. ft.) from the Zoning Board of Appeals.

This parcel is designated as Suburban in the IMAGINE 2040 comprehensive plan.

**Public Comment:**

**TRANSPORTATION INFORMATION**

<table>
<thead>
<tr>
<th>Daily Trips based on existing use</th>
<th>Max Daily Trips based on current zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 / 8</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 / 16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Road Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rd, Station, Traffic AADT (2017) % Road Capacity</td>
</tr>
<tr>
<td>SC 90, Station 229 15,700 AADT 105-110%</td>
</tr>
</tbody>
</table>

**Proposed Improvements:**

**DIMENSIONAL STANDARDS**

<table>
<thead>
<tr>
<th>Min. Lot Size (in square feet)</th>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,000</td>
<td>MRD</td>
<td>SF10</td>
<td>SF10</td>
</tr>
</tbody>
</table>

| Front Setback | 25 |      |
| Side Setback  | 10 | 10   |
| Rear Setback  | 15 | 15   |
| Bldg. Height  | 40 | 35   |

**Data Advertised:** 11/4/19  **Data Posted:** 11/4/19  **Property Owners Notified:** 11/4/19  **Data Notification Mailed:** 11/4/19  **Report Data:** 11/4/19  **BY:** sm
Rezoning
Case Number
2019-11-007

Rezoning 0.27 total acres from SF 10 to MRD3
The plat is not the basis for flood elevation or flood zone related issues. It is not transferable to additional or subsequent owners. ID only if print has original seal and surveyor.

As been made as a part of this survey to obtain or show data concerning the existence of underground sewer, water, or gas lines or other utilities or any other existing structures.

Made no investigation or independent assessments of record, encumbrances, tenancies, ownership title evidence, or facts that an accurate and current survey may disclose.

No environmental conditions were not considered as a part of this survey. Is made concerning the existence of or underground containers or facilities.
Infrastructure & Regulation Decision Memorandum  
Horry County, South Carolina

Date: November 15, 2019  
From: Planning and Zoning  
Division: Infrastructure & Regulation  
Prepared By: Katie Moore, Senior Planner  
Cleared By: David Schwerd, Director of Planning  
Regarding: General Provisions for Light and Glare pertaining to Exterior Lighting

**ISSUE:**  
Should Horry County amend the General Provisions of the Zoning ordinance to address light and glare produced by exterior lighting?

**PROPOSED ACTION:**  
Approve the proposed amendment to address the intent of light and glare general provisions and considerations for fixtures types along with illumination intensity and direction.

**RECOMMENDATION:**  
Staff recommends Approval.

**BACKGROUND:**  
Horry County currently addresses light and glare within Article V. General Provisions of the Zoning Ordinance. Additional regulation pertaining to exterior lighting of property is presented within several Chapters of the Horry County Code of Ordinances and in Article VII. Requirements by District 723. Overlay zone of the Zoning Ordinance.

Exterior lighting design is typically reviewed to ensure it meets the functional and security needs of a property while minimally impacting the surrounding environment and the use of adjacent properties. Fixture types can vary depending on if the area to be illuminated is predominately horizontal such as parking lots and walkways or non-horizontal such as building facades and towers. In all circumstances, the design should both control and orient light so as to eliminate or maximize the reduction of glare by utilizing full-cutoff light fixtures that are mounted as specified by the manufacturer and in compliance with all Horry County regulations.

Due to the diversity of property uses within Horry County, defining an appropriate lighting design standard is complicated. Properties may exhibit a unique need either for function or safety that requires consideration while maintaining the provision to prohibit illumination beyond the property boundary.

**ANALYSIS:**  
Amending the Zoning Ordinance to address light and glare general provisions pertaining to exterior lighting will allow a property to meet onsite illumination needs while minimizing negative impacts that affect the safety and function of adjacent properties and right-of-way.

Planning Commission Decision Memo – general provisions for light and glare
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 GENERAL PROVISIONS FOR LIGHT AND GLARE REGARDING EXTERIOR LIGHTING.

WHEREAS, the Zoning Ordinance shall address provisions for exterior lighting by adding language regarding the direction, control, and intensity of illumination; and,

WHEREAS, the amended Zoning Ordinance sections shall reference recognized lighting industry standards for exterior fixture types; and,

WHEREAS, exceptions for street lights, temporary, seasonal, decorative, and low wattage lights, and otherwise permitted signs shall be provided; and,

WHEREAS, it is the intent of the County Council to ensure lighting design and illumination accomplishes the on-site need for exterior lighting without trespass onto adjoining properties.

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

1. Amendment of Zoning Appendix B, Article V, Section 520. Section 520 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)

   520. Light and glare. Exterior lighting shall meet functional and security needs in a way that does not adversely affect the adjacent properties or street right-of-way. Lighting shall be oriented and shielded to provide onsite illumination that minimally impacts the surrounding environment.

   520.3 Public streetlights, temporary lighting, seasonal decorations, and decorative lighting are exempt from this requirement.

   520.4 Lighting of predominately horizontal surfaces. Light fixtures shall be full-cutoff that meet Illuminating Engineering Society of North America (IESNA) criteria, and shall be aimed straight down.

   520.5 Lighting of predominately non-horizontal surfaces. Light fixtures in excess of one hundred (100) watts or two hundred (200) lumens shall be full-cutoff or directionally shielded and shall be aimed and controlled so that light is confined, as much as possible, to the objects that are intended to be lit and does not project into the windows of neighboring
residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

520.6 Excessive illumination. Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other property is prohibited. Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature or as permitted as part of a sign in accordance with Article X. Sign Regulations.

5. **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.

6. **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.

7. **Effective Date:** This Ordinance shall become effective upon third reading.
HORRY COUNTY PLANNING COMMISSION

CHAIRMAN
Term Expires: 6/30/21
District #6
Steven Neeves
Cell: 843-251-2100
3 Sioux Trail
Myrtle Beach, SC 29588
e-mail: jsneevets@gmail.com

VICE CHAIRMAN
Term Expires: 6/30/20
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Office: 843-315-0238
Cell: 843-267-7623
7421 N. Kings Hwy.
Myrtle Beach, SC 29572
e-mail: Marvin@bhhsmyrtlebeach.com

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Home: 843-280-5749
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Little River, SC 29566
e-mail: jerome.randall@hgcdefender.org

Term Expires: 6/30/23
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Pam Cecala
Office: 843-424-8280
Taylor Architecture, PA
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e-mail: ptarch@sccoast.net

Term Expires: 6/30/23
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Chuck Rhome
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e-mail: rhome@sc.rr.com

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e-mail: chriswhennigan@yahoo.com

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Office: 843-347-4794
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e-mail: owensbj@sccoast.net

Term Expires: 6/30/22
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e-mail: mdawsey@bellamylaw.com

Term Expires: 6/30/22
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Jody Prince
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Loris, SC 29569
e-mail: jody@jodyprince.com

Term Expires: 6/30/22
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Charles Brown
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Cell: 843-458-6658
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Conway, SC 29527
e-mail: cah169@ymail.com