HORRY COUNTY PLANNING COMMISSION

Horry County
SOUTH CAROLINA

Committed to Excellence

November 7, 2019

2019

January

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PC Workshop

PC Meeting

County Council

ZBA Meeting

County Holidays

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

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

Horry County
SOUTH CAROLINA
Committed to Excellence

Memorandum

To: Planning Commission Members

From: Susi Miller, Planning & Zoning Tech

Date: October 31, 2019

Re: Upcoming Meeting Dates and Times

October 31, 2019 3:00 p.m.	**Planning Commission Workshop** Multi-purpose Room B, 1301 Second Ave, Conway
November 5, 2019 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
November 7, 2019 5:30 p.m.	**Planning Commission Meeting** Multi-purpose Room B, 1301 Second Ave, Conway
November 19, 2019 6:00 p.m.	**County Council Meeting** Council Chambers, 1301 Second Ave, Conway
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	**NO PLANNING COMMISSION WORKSHOP**
January 2, 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)

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, November 7, 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 Thursday, October 31, 2019 at 3:00 p.m. All interested persons are urged to attend.

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 (Council Member – P. Prince)

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)

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 (Council Member – D. Hardee)

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 (Council Member – C. Crawford)

2019-10-005 – Mead & Hunt, agent for Chase Storage II, LLC – Request to amend existing Planned Development District (PDD) located on Carolina Forest Blvd in Myrtle Beach (Council Members – B. Howard & D. DiSabato)

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 (Council Member – A. Allen)

2019-10-007 – DDC Engineers, agent for FTTP Bishop Parkway LLC – Request to amend the existing Planned Development District (PDD) located at Fantasy Harbor in Myrtle Beach (Council Member – G. Loftus)

2019-10-008 – 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 (Council Member – G. Loftus)

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 (Council Member - C. Crawford)

An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation

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

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

Title VI Notice

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

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

Americans with Disabilities Act (ADA) Information

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

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible par alas personas con discapacidades. Se puede hace arreglos de acomodacion reasonable par alas personas con discapacidades, con aviso anticipado, llamando al con la Coordinadores de Titulo VI, al 843-915-7354.

Horry County
SOUTH CAROLINA
Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING
AGENDA
November 7, 2019 – 5:30 p.m.

I. Call to Order – 5:30 p.m.

II. Invocation & Pledge of Allegiance

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

IV. Approval of Minutes

1. Planning Commission Workshop – September 26, 2019.....**12-15**
2. Planning Commission Meeting – October 3, 2019 ..... **16-19**

V. Street Names - NO PUBLIC HEARING REQUIRED

VI. New Business - Planning Commission Review Deadlines for 2020 .....**20**

VII. Public Hearings

A. Hwy 319 Rural Heritage Area Plan Amendment **44-47**

B. <u>Rezoning Requests</u>

1. **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 (Council Member – O. Bellamy) **48-52**

2. **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 (Council Member – A. Allen)... **54-57**

3. **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 (Council Member – P. Prince) **58-61**

4. **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) **62-64**

5. **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 (Council Member – D. Hardee) **66-68**

6. **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 (Council Member – C. Crawford) **70-72**

7. **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 (Council Members – B. Howard & D. DiSabato) **74-82**

8. **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 (Council Member – A Allen). **84-87**

9. **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 (Council Member – G. Loftus) **88-99**

10. **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 (Council Member – G. Loftus) **100-102**

11. **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 (Council Member - C. Crawford) **104-106**

C. <u>Text Amendments</u>

1. An Ordinance to Amend Appendix B, Zoning, Article V, Section 527, of the Horry County Code of Ordinances pertaining to Landscaping and Tree Preservation **108-124**

2. An Ordinance to Amend Appendix B, Zoning, Article X, of the Horry County Code of Ordinances pertaining to Sign Regulations. **126-160**

3. 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 **162-165**

VIII. Adjourn

Horry County
SOUTH CAROLINA
Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP
AGENDA
October 31, 2019 – 3:00 p.m.

I. **Call to Order – 3:00 p.m.**

II. **Developments - Street Names - No Public Hearing Required** **20**

III. **New Business –** Planning Commission Review Deadlines for 2020 ..... **21**

IV. **Design Modification**

1. **156-00-00-0012** – Kimberly Grayson: To allow an unimproved 50' private access easement **22-25**
2. **176-05-02-0010** – William Bellamy: To allow an unimproved 50' private access easement **36-35**
3. **335-00-00-0007** – Sandy Acres: To allow an unimproved 50' private right-of-way **36-39**

V. **Vested Rights Extension - 397-00-00-0151** – Waterbridge Phases 2, 3B & 3C **40-43**

VI. **Hwy 319 Rural Heritage Area Plan Amendment** **44-47**

VII. **Rezoning Requests**

1. **PREVIOUSLY DEFERRED TWICE - Ord 86-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
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IX. Adjourn

STATE OF SOUTH CAROLINA	)	**Horry County Planning Commission**
	)	**Planning Commission Workshop**
COUNTY OF HORRY	)	**Thursday, September 26, 2019**

The Horry County Planning Commission met on Thursday, September 26, 2019 at 3:00 pm 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, Pam Cecala, Martin Dawsey, Chris Hennigan, Jody Prince, Jerome Randall (left at 3:20 pm), and Chuck Rhome. Staff present included David Gilreath, David Schwerd, John Danford, Pam Thompkins, David Jordan, Andy Markunas, Thom Roth, Katie Moore, Thomas Dobrydney, and Nancy Tindall. Commission members not present: Charles Brown, Burnett Owens, 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 – Chairman Steven Neeves called the meeting to order at approximately 3:00 pm. There was a quorum present.

DEVELOPMENT STREET NAMES - No Public Hearing Required
Myrtle Beach Postal District (29588)
Berkshire, Block 16
Gracie Road

David Schwerd gave an overview. Chuck Rhome made a motion to approve, as presented, and Marvin Heyd seconded. The motion carried unanimously.

COMMUNICATIONS
Article V, Section 527, Landscaping and Tree Preservation
Article VII, Section 752, Multi-Residential District (MRD)
Article X, Sign Regulations
Article XV, Amendments
Chapter 15, Horry County Code of Ordinances

David Schwerd gave an overview and explained these items will be on the agenda for public hearing at a future date. He also stated these items are available on the County website for review.

NEW BUSINESS – None

DESIGN MODIFICATIONS – There is one which will be reviewed with the rezoning request.

REZONING REQUESTS

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 (Council Member – O. Bellamy) – David Schwerd recused. John Danford gave an overview. Jody Prince asked for clarification of the Hwy 319 Area Plan and CFA zoning district. This request will need a change to the Comprehensive Plan prior to approval of the rezoning request. Forrest Beverly reported on the Community Meeting with the residents. He stated Beverly Homes would develop the single family project from start to finish if the rezoning request is approved. However, Beverly Homes is not a multifamily developer. He felt it was not feasible to develop ½-acre lots. The residents were concerned about traffic, so he will be working with SCDOT regarding a second access on Oak Street Ext. Steven

Neeves asked him to get with staff before next Thursday to work on an amendment to the Hwy 319 Area Plan of the Comprehensive Plan.

Ord 89-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-001 – G3 Engineering, agent for Robert M Floyd Jr – Request to rezone 72.62 acres from Forest Agriculture (FA) to Residential (SF10) located on Ridge Rd in Galivants Ferry (Council Member – A. Allen) David Schwerd gave an overview. The applicant was unable to attend.

Ord 87-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-002 – ROWE Professional Services Co, agent for Clearwell LLC – Request to rezone 18.8 acres from Commercial Agriculture (AG2) to Residential (SF10) located on Hwy 905 in Conway (Council Member – O. Bellamy) David Schwerd gave an overview. Ryan Harvey explained the request and addressed questions and concerns.

Ord 84-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-004 – Pamela C. Timms – Request to rezone 1 acre from Residential (SF40) to General Manufacturing & Industrial (MA2) located at the Intersection of Hwy 544 & Peachtree Rd in Myrtle Beach (Council Member – C. Crawford) David Schwerd gave an overview. Pamela Timms explained the request for boat storage only. She had met with residents of Harbor Oaks. They were concerned with property values and increased traffic. She stated she had a drawing of the plan, and Steven Neeves asked her to get a copy to staff for review before next Thursday. She is not interested in building homes on this property. Therefore if this rezoning request is not approved, she needs to know what else she can do with the property. Marvin Heyd asked if there was another zoning district that would allow the boat storage without the fear of metal buildings. David Schwerd explained the boat storage would be allowed in BO1.

Ord 82-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-005 – David E Phillips III – Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach (Council Member – H. Worley)

Ord 83-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-007 – David E Phillips III, agent for Kimberly Ann Green – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach (Council Member – H. Worley)

David Schwerd gave an overview of Ord 82-19 and Ord 83-19 together because of their location. He explained the requests were for 6 lots on each parcel. The application was not present.

Ord 88-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-006 – Venture Engineering, agent for Horry Furniture Co – Request to rezone .72 acre from Planned Development District (PDD) to High Bulk Retail (RE4) located on Hwy 544 & Linda Dr. in Conway (Council Member – J. Vaught) David Schwerd gave an overview and explained the history of this property. Steve Powell explained materials would be shipped from this location.

PREVIOUSLY DEFERRED 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 (Council Member – A. Allen) David Schwerd gave an overview. The applicant was not present.

2019-09-001 – Sandy Schumacher, agent for S & H Investments Group, LLC – Request to rezone 1.03 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located at 2429 Wise Rd in Conway (Council Member – O. Bellamy) David Schwerd gave an overview. Sandy Schumacher was available to address questions and concerns.

2019-09-002 – ROWE Professional Services Co, agent for Vivian C Brown – Request to amend the existing Multi-Residential One (MRD1) and to rezone an additional 21.22 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Cates Bay Hwy in Conway (Council Member – A. Allen) David Schwerd gave an overview and explained concerns regarding active open space. Ryan Harvey was available to address questions and concerns.

2019-09-003 – ROWE Professional Services Co, agent for Omero Loredo Ibanez – Request to rezone .8 acre from Residential (SF20) to Residential (SF14.5) located at Monroe Cir in Myrtle Beach (Council Member – C. Crawford) David Schwerd gave an overview. Ryan Harvey was available to address questions and concerns.

2019-09-004 – Sandra Jones & Lee O Edge – Request to rezone .4 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located off Little River Neck Rd in North Myrtle Beach (Council Member – H. Worley) David Schwerd gave an overview. The applicant was not present.

2019-09-005 – DDC Engineers, agent for Rebecca M Collins – Request to amend the existing PUD located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – C. Crawford)

2019-09-006 – DDC Engineers, agent for Rebecca M Collins & Robert C Collins – Request to rezone 266.57 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – C. Crawford)

David Schwerd gave an overview of 2019-09-005 and Ord 2019-09-006 together because of their location. He reviewed the various lot sizes in the surrounding developments, as well as stormwater and traffic issues. Mike Wooten explained the request and addressed questions and concerns.

2019-09-007 – Venture Engineering, agent for Pamela Squires – Request to rezone .6 acre from Residential (SF10) to Office Professional (PR1) located on Hwy 319 in Conway (Council Member – O. Bellamy) David Schwerd gave an overview. Steve Powell was available to address questions and concerns.

2019-09-008 – DRG LLC, agent for Tupelo Grove LLC & Cottonwood Cove LLC - Request to amend the existing PDD, located on River Oaks Dr. in Myrtle Beach (Council Member – B. Howard) David Schwerd gave an overview. David Schwerd gave an overview. He explained this was a request to reduce 1387 Multi-family units to 36 single family units. He reviewed all open space in the Carolina Forest community. Steven Neeves asked if this plan contradicts the Imagine 2040 Comprehensive Plan. Rob Wilfong was available to address questions and concerns.

TEXT AMENDMENTS

An Ordinance to amend the Index Map of the Official Map Ordinance, Ordinance 153-99 for Horry County adding the Conway Perimeter Road to the Horry County Official Index Map – David Schwerd gave an overview.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Value Added Processing - David Schwerd gave an overview.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Building Height and Setback Compliance Regarding the Elevation of Structures within Special Flood Hazard Area – Katie Moore gave an overview.

An Ordinance to amend Appendix B, Zoning Ordinance of the Horry County Code of Ordinances pertaining to Open Yard Storage – David Schwerd gave an overview.

An Ordinance to amend Appendix B Zoning, Article VII, Section 724 "Commercial Zoning Districts" of the Horry County Code of Ordinances – David Schwerd gave an overview.

With no further business, Marvin Heyd made a motion to adjourn and Chuck Rhome seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:28 pm.

STATE OF SOUTH CAROLINA	)	**Horry County Planning Commission**
	)	**Planning Commission Meeting**
COUNTY OF HORRY	)	**Thursday, October 3, 2019**

The Horry County Planning Commission met on Thursday, October 3, 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, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jody Prince, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, Pam Thompkins, David Jordan, Andy Markunas, John Danford, and Susi Miller. Commission members not present: Jerome Randall

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

CALL TO ORDER – Chairman Steven Neeves called the meeting to order at approximately 5:40 p.m. There was a quorum present. Marvin Heyd led the invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES
Planning Commission Workshop – July 25, 2019
Planning Commission Meeting – August 1, 2019
Planning Commission Workshop – August 29, 2019
Planning Commission Meeting – September 5, 2019

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

PUBLIC INPUT – None

NEW BUSINESS – None

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED
Myrtle Beach Postal District (29588)

Island Green
Kelsey Court
Cimo Drive
Sennema Circle
Vaccara Drive

David Schwerd gave an overview. Chuck Rhome made a motion to approve as presented and Marvin Heyd seconded. The motion to approve carried unanimously.

REZONING REQUESTS

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. Charles Brown recused himself. John Danford gave an overview. Forrest Beverly was present to address questions and concerns and requested deferral. Marvin Heyd made a motion to defer and Chuck Rhome seconded. The motion carried unanimously.

Ord 89-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-001 – G3 Engineering, agent for Robert M Floyd Jr – Request to rezone 72.62 acres from Forest Agriculture (FA) to Residential (SF10) located on Ridge Rd in Gallivants Ferry. David Schwerd gave an overview. John Richards, Attorney for adjacent property owner spoke in opposition of the request stating that his clients' property will be landlocked with this rezoning. Felix Pitts was present to address questions and concerns and stated that the adjacent owners will have access and will also have access to public water and sewer. Staff recommended approval. Joey Ray made a motion to approve and Marvin Heyd seconded. The motion carried unanimously.

Ord 87-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-002 – ROWE Professional Services Co, agent for Clearwell LLC – Request to rezone 18.8 acres from Commercial Agriculture (AG2) to Residential (SF10) located on Hwy 905 in Conway. David Schwerd gave an overview. There was no public input. Ryan Harvey was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

Ord 84-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-004 – Pamela C Timms – Request to rezone 1 acre from Residential (SF40) to Boating/Marine Commercial (BO1) located at the Intersection of Hwy 544 & Peachtree Rd in Myrtle Beach. David Schwerd gave an overview. Steven Vasalka, Meg Perrino, Brett Westover and Henry Miller spoke in opposition of the request. Their concerns were home values, traffic, quality of life, safety, and do not want commercial property in residential area. Pamela Timms was present to address questions and concerns. Staff recommended disapproval. Marvin Heyd made a motion to approve and Jody Prince seconded. The motion to approve failed 7-3.

Ord 82-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-005 – David E Phillips III – Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach. David Schwerd gave an overview. Corinne Merrill and Cliff Hackford spoke in opposition of the request. Their concerns were height of new construction, road conditions, flooding, drainage, traffic, and density. David Phillips was present to address questions and concerns and stated that the City of North Myrtle Beach will provide water & sewer but will not annex until property in between Ord 82-19 & 83-19 requests water & sewer service. David Phillips was present to address questions and concerns. Staff recommended approval. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion carried 9:1.

Ord 83-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-007 – David E Phillips III, agent for Kimberly Ann Green – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach. David Schwerd gave an overview. Corinne Merrill and Cliff Hackford spoke in opposition of the request. Their concerns were height of new construction, road conditions, flooding, drainage, traffic, and density. David Phillips was present to address questions and concerns and stated that the City of North Myrtle Beach will provide water & sewer but will not annex until property in between Ord 82-19 & 83-19 requests water & sewer service. David Phillips was present to address questions and concerns. Staff recommended approval. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion carried 9:1.

Ord 88-19 (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-006 – Venture Engineering, agent for Horry Furniture Co – Request to rezone .72 acre from Planned Development District (PDD) to High Bulk Retail (RE4) located on Hwy 544 & Linda Dr. in Conway. Joey Ray recused himself. David Schwerd gave an overview. There was no public input. Steve Powell was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Charles Brown seconded. The motion carried unanimously.

PREVIOUSLY DEFERRED 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. David Schwerd gave an overview and stated that the applicant requested another deferral. Jody Prince made a motion to defer and Pam Cecala seconded. The motion carried unanimously.

Ord 85-19 - 2019-09-001 – Sandy Schumacher, agent for S & H Investments Group, LLC – Request to rezone 1.03 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located at 2429 Wise Rd in Conway. David Schwerd gave an overview. Sandy Davis spoke in favor of the request. Paul Hickman and Kimberly Remalie spoke in opposition of the request, their concerns were land value, access and aesthetics. Sandy Schumacher was present to address questions and concerns. Staff recommended approval. Charles Brown made a motion to approve and Joey Ray seconded. The motion carried unanimously

2019-09-002 – ROWE Professional Services Co, agent for Vivian C Brown – Request to amend the existing Multi-Residential One (MRD1) and to rezone an additional 21.22 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Cates Bay Hwy in Conway. Charles Brown recused himself. David Schwerd gave an overview. There was no public input. Ryan Harvey was present to address questions and concerns. Staff recommended approval. Jody Prince made a motion to approve and Joey Ray seconded. The motion carried unanimously.

2019-09-003 – ROWE Professional Services Co, agent for Omero Loredo Ibanez – Request to rezone .8 acre from Residential (SF20) to Residential (SF14.5) located at Monroe Cir in Myrtle Beach. David Schwerd gave an overview. There was no public input. Ryan Harvey was present to address questions and concerns. There was no public input. Ryan Harvey was present to address questions and concerns. Staff recommended approval. Pam Cecala made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-09-004 – Sandra Jones & Lee O Edge – Request to rezone .4 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located off Little River Neck Rd in North Myrtle Beach. David Schwerd gave an overview. There was no public input. Lee Edge was present to address questions and concerns. Staff recommended approval. Chuck Rhome made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-09-005 – DDC Engineers, agent for Rebecca M Collins – Request to amend the existing PUD located at Hwy 31 & Hwy 544 in Myrtle Beach. David Schwerd gave an overview. Allison Hardin and Helen & Randy Smith spoke in favor of the request. Sara Conrad, Joe McVay, Tiffany Krawcyk, and Patrick Saunders spoke in opposition of the request. Their concerns were traffic, flooding, drainage, stormwater, safety, wildlife, taxes on roads, and density. Mike Wooten was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Martin Dawsey seconded. The motion carried unanimously.

2019-09-006 – DDC Engineers, agent for Rebecca M Collins & Robert C Collins – Request to rezone 266.57 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located at Hwy 31 & Hwy 544 in Myrtle Beach.
Design Modification – Request to waive the block length standards for a major subdivision.

David Schwerd gave an overview. Allison Hardin and Helen & Randy Smith spoke in favor of the request. Sara Conrad, Joe McVay, Tiffany Krawcyk, and Patrick Saunders spoke in opposition of the request. Their concerns were traffic, flooding, drainage, stormwater, safety, wildlife, taxes on roads, and density. Mike Wooten was present to address questions and concerns. Staff recommended approval with Design Modification. Marvin Heyd made a motion to approve with Design Modification and Martin Dawsey seconded. The motion carried unanimously.

2019-09-007 – Venture Engineering, agent for Pamela Squires – Request to rezone .6 acre from Residential (SF10) to Office Professional (PR1) located on Hwy 319 in Conway. David Schwerd gave an overview. Tanna Jamison and Grace Gifford expressed concerns of decreased property values, traffic, and parking. Steve Powell was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

2019-09-008 – DRG LLC, agent for Tupelo Grove LLC & Cottonwood Cove LLC - Request to amend the existing PDD, located on River Oaks Dr in Myrtle Beach.
Design Modification – To waive access management requirements. David Schwerd gave an overview. Sean Hoelscher spoke in favor of the request. Rich Malzone and Brittany Howsare spoke in opposition of the request, their concerns were the existing conservation easement and privacy of the neighboring developments. Rob Wilfong was present to address questions and concerns. Staff recommended approval with Design Modification. Chris Hennigan made a motion to approve with Design Modification and Marvin Heyd seconded. The motion carried unanimously.

TEXT AMENDMENTS

An Ordinance to amend the Index Map of the Official Map Ordinance, Ordinance 153-99 for Horry County adding the Conway Perimeter Road to the Horry County Official Index Map. David Schwerd gave an overview. There was no public input. Staff recommended approval. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Value Added Processing. David Schwerd gave an overview. There was no public input. Staff recommended approval. Chris Hennigan made a motion to approve and Martin Dawsey seconded. The motion carried unanimously.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Building Height and Setback Compliance Regarding the Elevation of Structures within Special Flood Hazard Areas. David Schwerd gave an overview. There was no public input. Staff recommended approval. Joey Ray made a motion to approve and Charles Brown seconded. The motion carried unanimously.

An Ordinance to amend Appendix B, Zoning Ordinance of the Horry County Code of Ordinances pertaining to Open Yard Storage. David Schwerd gave an overview. There was no public input. Staff recommended approval. Chris Hennigan made a motion to approve and Charles Brown seconded. The motion carried unanimously.

An Ordinance to amend Appendix B Zoning, Article VII, Section 724 "Commercial Zoning Districts" of the Horry County Code of Ordinances. David Schwerd gave an overview. There was no public input. Staff recommended approval. Chris Hennigan made a motion to approve and Charles Brown seconded. The motion carried unanimously.

With no further business, Marvin Heyd made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at 9:21 p.m.

STREET NAMES FOR PC WORKSHOP
October 31, 2019

New Development Street Names – No Public Hearing Required

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

10/21/2019

Planning Commission Review Deadlines
2020

Planning Comm Submittals-1	PC Workshop-2	PC Meeting-3	PC Packet Deadline	PC Advertising Deadline	Ad Run & Mailout Date
November 26, 2019	No Workshop*	January 2, 2020	December 13, 2019	December 4, 2019	December 12, 2019
December 31, 2019	January 30, 2020	February 6, 2020	January 17, 2020	January 8, 2020	January 16, 2020
January 28, 2020	February 27, 2020	March 5, 2020	February 14, 2020	February 5, 2020	February 13, 2020
February 25, 2020	March 26, 2020	April 2, 2020	March 13, 2020	March 4, 2020	March 12, 2020
March 24, 2020	April 30,2020	May 7, 2020	April 17, 2020	April 8, 2020	April 16, 2020
April 28, 2020	May 28, 2020	June 4, 2020	May 15, 2020	May 6, 2020	May 14, 2020
May 26, 2020	June 25, 2020	July 2, 2020	June 12, 2020	June 3, 2020	June 11, 2020
June 30, 2020	July 30, 2020	August 6, 2020	July 17, 2020	July 8, 2020	July 16, 2020
July 28, 2020	August 27, 2020	September 3, 2020	August 14, 2020	August 5, 2020	August 13, 2020
August 25, 2020	September 24, 2020	October 1, 2020	September 11, 2020	September 2, 2020	September 10, 2020
September 29, 2020	October 29, 2020	November 5, 2020	October 16, 2020	October 7, 2020	October 15, 2020
October 27, 2020	November 25, 2020	December 3, 2020	November 13, 2020	November 4, 2020	November 12, 2020
November 24, 2020	No Workshop*	January 7, 2021	December 18, 2020	December 9, 2020	December 17, 2020
December 29, 2020	January 28, 2021	February 4, 2021	January 15, 2021	January 6, 2021	January 14, 2021

1-DEADLINE IS 4:00 PM.
2-Planning Commission Workshops are held at 3:00 PM (unless otherwise modified).
3-Meetings are held at 5:30 PM.
* Change in regularly scheduled meeting due to conflict with a holiday.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	October 31, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Kym Wilkerson, Plan Reviewer
Cleared By:	John Danford, Deputy Director
Regarding:	156-00-00-0012 (Kimberly Grayson)

ISSUE:
Should the Planning Commission allow a 50' Private Access Easement to be unimproved?

PROPOSED ACTION:
Allow the creation of a 1-acre parcel with access via an unimproved 50' Private Access Easement.

RECOMMENDATION:
Approval with conditions. Further subdivision will require the 50' Private Access Easement to be improved to County standards.

BACKGROUND:
A 1-acre parcel (PIN# 156-03-03-0003) was created in 2013 with access being provided via a 30' Shared Private Drive (PB 258-20). The applicant is seeking to subdivide from the parent tract a 1-acre parcel utilizing a separate access (50' private access easement). The Land Development Regulations limit the use of shared private drives to one per roadway frontage (Art. 4 Sec. 3-10). Having created a shared private drive with the 2013 subdivision from the parent tract, further subdivision requires the use of an access easement.

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

ANALYSIS:
The proposed subdivision meets the needs of the applicant and does not adversely compromise the intent of the Land Development Regulations requiring a 50' Private Access Easement be built to County standards.

STATE OF SOUTH CAROLINA
HORRY COUNTY

I TIMOTHY L. DAVIS HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

TIMOTHY L. DAVIS, P.L.S. # 27445
P. O. BOX 118
AYNOR, SC 29511
PHONE 843.358.1271
DAVIS118@SCCOAST.NET

Instrument#: 2013000058583, PLAT BK: 258 PG: 20
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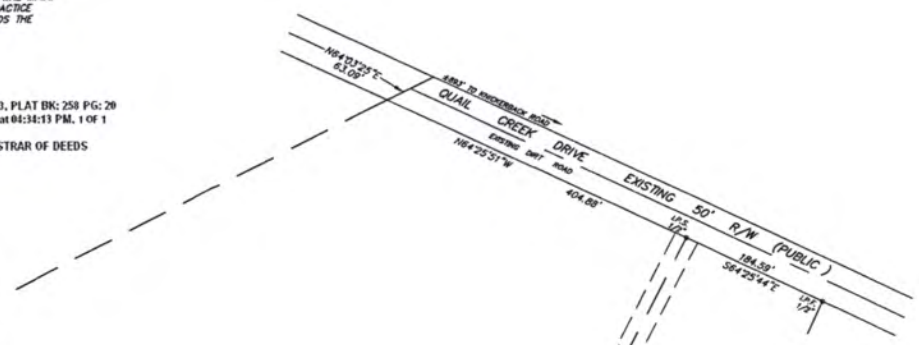
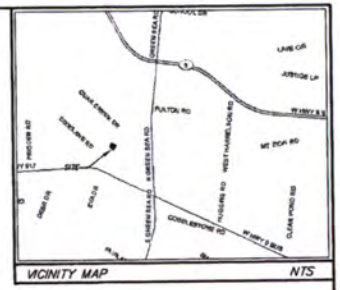
BALLERY V. SKIPPER
HORRY COUNTY, SC REGISTRAR OF DEEDS





NOTES :

1) THIS PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45051C0225J DATED SEPTEMBER 17, 2003 -FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
2) PARENT TAX MAP NO.: TMS # 037-00-01-023
3) DATE OF FIELD SURVEY : APRIL 30, 2013
4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
5) OWNER OF RECORD : STEPHEN JOE FLOYD, II & PHYLLIS M. FLOYD
6) LAND USE : RESIDENTIAL
7) TOTAL ACREAGE : 1.00 ACRES
8) NO S.C. GEODETIC CONTROL FOUND WITHIN 2000'
9) REFERENCE : DEED BOOK 3093, PAGE 845
PLAT BOOK 240, PAGE 153

LEGEND :

I.P.S.	IRON PIPE SET
I.P.F.	IRON PIPE FOUND
I.R.S.	IRON ROD SET
I.R.F.	IRON ROD FOUND
R.B.S.	REBAR SET
R.B.F.	REBAR FOUND
P.K.S.	P.K. NAIL SET
P.K.F.	P.K. NAIL FOUND
C.P.	COMPUTED POINT
R/R S.	RAILROAD SPIKE SET
R/R F.	RAILROAD SPIKE FOUND
CONC. S.	CONCRETE MONUMENT SET
CONC. F.	CONCRETE MONUMENT FOUND
L.W.S.	LIGHTWOOD STAKE FOUND

STEPHEN JOE FLOYD, II
& PHYLLIS M. FLOYD
TMS # 037-00-01-023
PIN # 15800000012
D.B. 3093, PG. 845
P.B. 240, PG. 153

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

NAME: _____ SIGNATURE: Phyllis Floyd DATE: 5-10-13
NAME: _____ SIGNATURE: Stephen Floyd DATE: 5-10-13

NON-EVALUATION CERTIFICATE

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

NAME: _____ SIGNATURE: Phyllis Floyd DATE: 5-10-13
NAME: _____ SIGNATURE: Stephen Floyd DATE: 5-10-13

ACCESS IS PROVIDED TO TRACT (A) THROUGH THE USE OF A (30') NON-EXCLUSIVE AND APPURTENANT EASEMENT. THE ACCESS EASEMENT AND DRIVEWAY SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER(S) OF THE APPLICABLE LOT(S). HORRY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTAINANCE OF OR THE IMPROVEMENT TO THE EASEMENT.

STEPHEN JOE FLOYD, II
& PHYLLIS M. FLOYD
TMS # 037-00-01-023
PIN # 15600000012
D.B. 3093, PG. 845
P.B. 240, PG. 153

Instrument#: 2013000058583, PLAT BK: 258 PG: 20 DOCTYPE: 061 05/17/2013 at 04:34:13 PM, 1 OF 1
BALLERY V. SKIPPER, HORRY COUNTY, SC REGISTRAR OF DEEDS

Approved For Recording
Brent Gerald
Horry County Planning Department
5-15-13
(Date)

Timothy L. Davis, P.L.S.
Land Surveyor
Aynor, SC 29511
843-358-1271

SOUTH CAROLINA LAND SURVEYOR PLS 27445 TIMOTHY L. DAVIS

NEAR FINKLEA
GREEN SEA TOWNSHIP
HORRY COUNTY
SOUTH CAROLINA
SCALE: 1" = 100'
DATE: APRIL 30, 2013
JOB # 071-13

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SUBDIVISION SURVEY FOR
Stephen Joe Floyd, II & Phyllis M. Floyd

STATE OF SOUTH CAROLINA
HORRY COUNTY

I TIMOTHY L. DAVIS HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

TIMOTHY L. DAVIS, P.L.S. # 27445
4618 MAIN STREET
LORIS, S.C. 29569
PHONE 843.756.2029
DAVIS11@SCCOAST.NET

NOTES :

1) THIS PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 4505100225 J DATED SEPTEMBER 17, 2003 -FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
2) PARENT PIN NO.: PIN # 156-00-00-0012
3) DATE OF FIELD SURVEY : MARCH 15, 2019
4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
5) OWNER OF RECORD : STEPHEN JOE FLOYD II & PHYLLIS M FLOYD
6) LAND USE : VACANT LOT
7) TOTAL ACREAGE : 1.00 ACRES
8) NO S.C. GEODETIC CONTROL FOUND WITHIN 2000'
9) REFERENCE : DEED BOOK 3093, PAGE 845
PLAT BOOK 240, PAGE 153

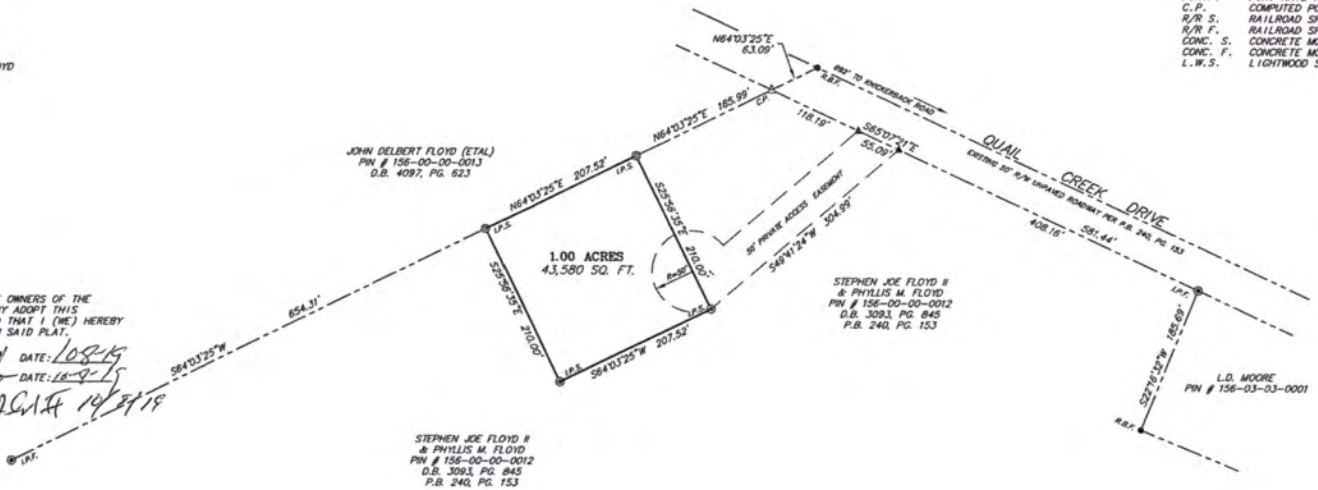
CERTIFICATE OF OWNERSHIP AND DEDICATION

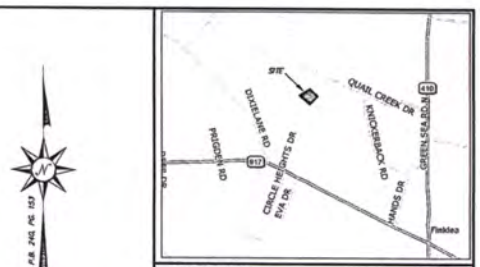
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME: Phyllis Floyd SIGNATURE: Phyllis Floyd DATE: 10-8-19
NAME: Kimberly Grayson SIGNATURE: Kimberly Grayson DATE: 10-9-19
Stephen J Floyd II Stephen J Floyd II 10/8/19

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

NAME: Phyllis Floyd SIGNATURE: Phyllis Floyd DATE: 10-8-19
NAME: Kimberly Grayson SIGNATURE: Kimberly Grayson DATE: 10-9-19
Stephen J Floyd II Stephen J Floyd II 10/8/19





VICINITY MAP NTS

LEGEND :

I.P.S.	IRON PIPE SET
I.P.F.	IRON PIPE FOUND
I.R.S.	IRON ROD SET
I.R.F.	IRON ROD FOUND
R.B.S.	REBAR SET
R.B.F.	REBAR FOUND
P.K.S.	P.K. NAIL SET
P.K.F.	P.K. NAIL FOUND
C.P.	COMPUTED POINT
R/R S.	RAILROAD SPIKE SET
R/R F.	RAILROAD SPIKE FOUND
CONC. S.	CONCRETE MONUMENT SET
CONC. F.	CONCRETE MONUMENT FOUND
L.W.S.	LIGHTWOOD STAKE FOUND

ACCESS IS PROVIDED TO THIS 1.00 ACRES THROUGH THE USE OF A (50') NON-EXCLUSIVE AND APPURTENANT EASEMENT. THE ACCESS EASEMENT AND DRIVEWAY SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER(S) OF THE APPLICABLE LOT(S). HORRY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTAINANCE OF OR THE IMPROVEMENT TO THE EASEMENT.

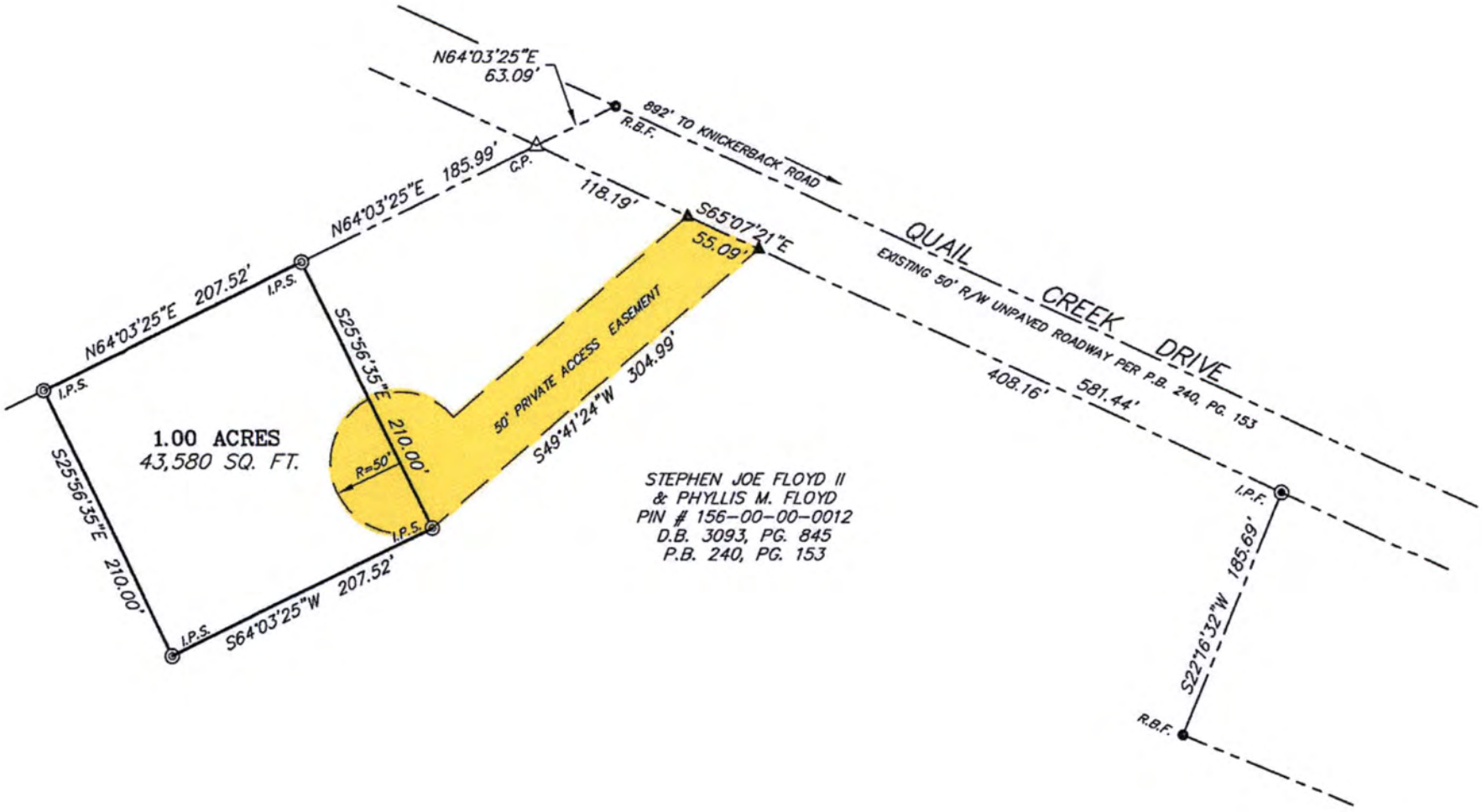
Timothy L. Davis, P.L.S.
Land Surveyor
4618 Main Street
Loris, S.C. 29569
843-756-2029

SOUTH CAROLINA PLS 27445 TIMOTHY L. DAVIS

REVISED 10/8/2019
NEAR FINKLEA
GREEN SEA TOWNSHIP
HORRY COUNTY
SOUTH CAROLINA
SCALE: 1" = 100'
DATE: MARCH 15, 2019
JOB # 035-19

100 0 50 100 200 400

SUBDIVISION SURVEY FOR
Kimberly Grayson


N64°03'25"E
63.09'
892' TO KNICKERBACK ROAD
R.B.F.
C.P.
N64°03'25"E 185.99'
118.19'
S65°07'21"E
55.09'
QUAIL CREEK DRIVE
EXISTING 50' R/W UNPAVED ROADWAY PER P.B. 240, PG. 153
408.16'
581.44'
N64°03'25"E 207.52'
I.P.S.
S25°56'35"E 210.00'
50' PRIVATE ACCESS EASEMENT
S49°41'24"W 304.99'
1.00 ACRES
43,580 SQ. FT.
R=50'
I.P.S.
S25°56'35"E 210.00'
I.P.S.
S64°03'25"W 207.52'
STEPHEN JOE FLOYD II
& PHYLLIS M. FLOYD
PIN # 156-00-00-0012
D.B. 3093, PG. 845
P.B. 240, PG. 153
I.P.F.
S22°16'32"W 185.69'
R.B.F.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	October 31, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Kym Wilkerson, Plan Reviewer
Cleared By:	John Danford, Deputy Director
Regarding:	176-05-02-0010 (William Bellamy)

ISSUE:
Should the Planning Commission allow a 50' Private Access Easement to be unimproved?

PROPOSED ACTION:
Allow the creation of 3 parcels receiving access via an unimproved 50' Private Access Easement.

RECOMMENDATION:
Approval with conditions. Further subdivision will require the 50' Private Access Easement to be improved to County standards.

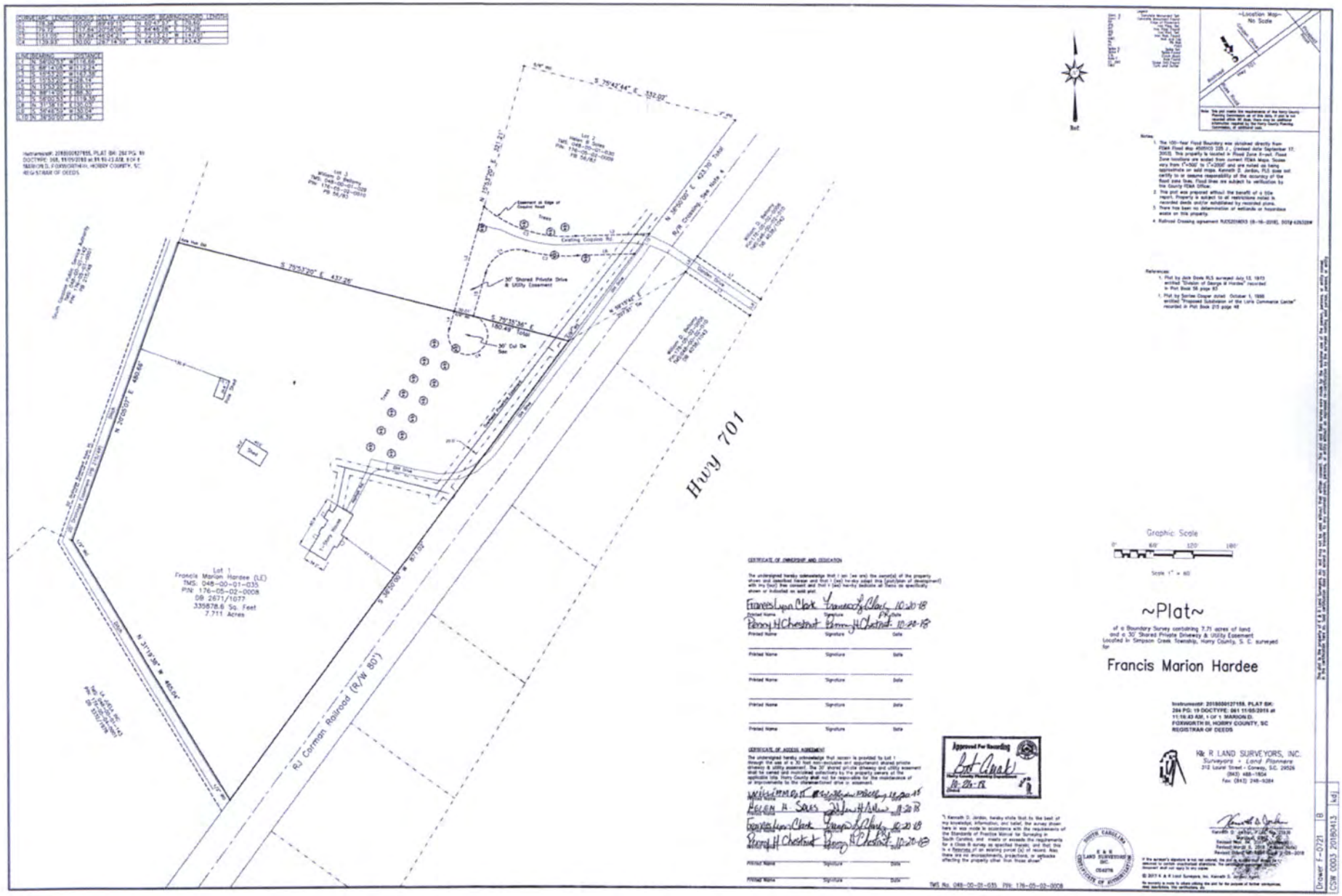
BACKGROUND:
A boundary plat for Francis Marion Hardee (PIN# 176-05-02-0008) creating a 30' Shared Private Drive (PB 284-19) was reviewed concurrently with the William Bellamy plat proposing the creation of Lots A, B & C. Staff notified the Hardee estate that a neighboring property was pursuing a subdivision and that the creation of a 30' shared private drive could potentially impact the ability of William Bellamy to subdivide. With the recording of the Francis Marion Hardee plat, a 30' Shared Private Drive could no longer be used as access to Lots A, B & C; therefore, a 50' Private Access Easement was the next option.

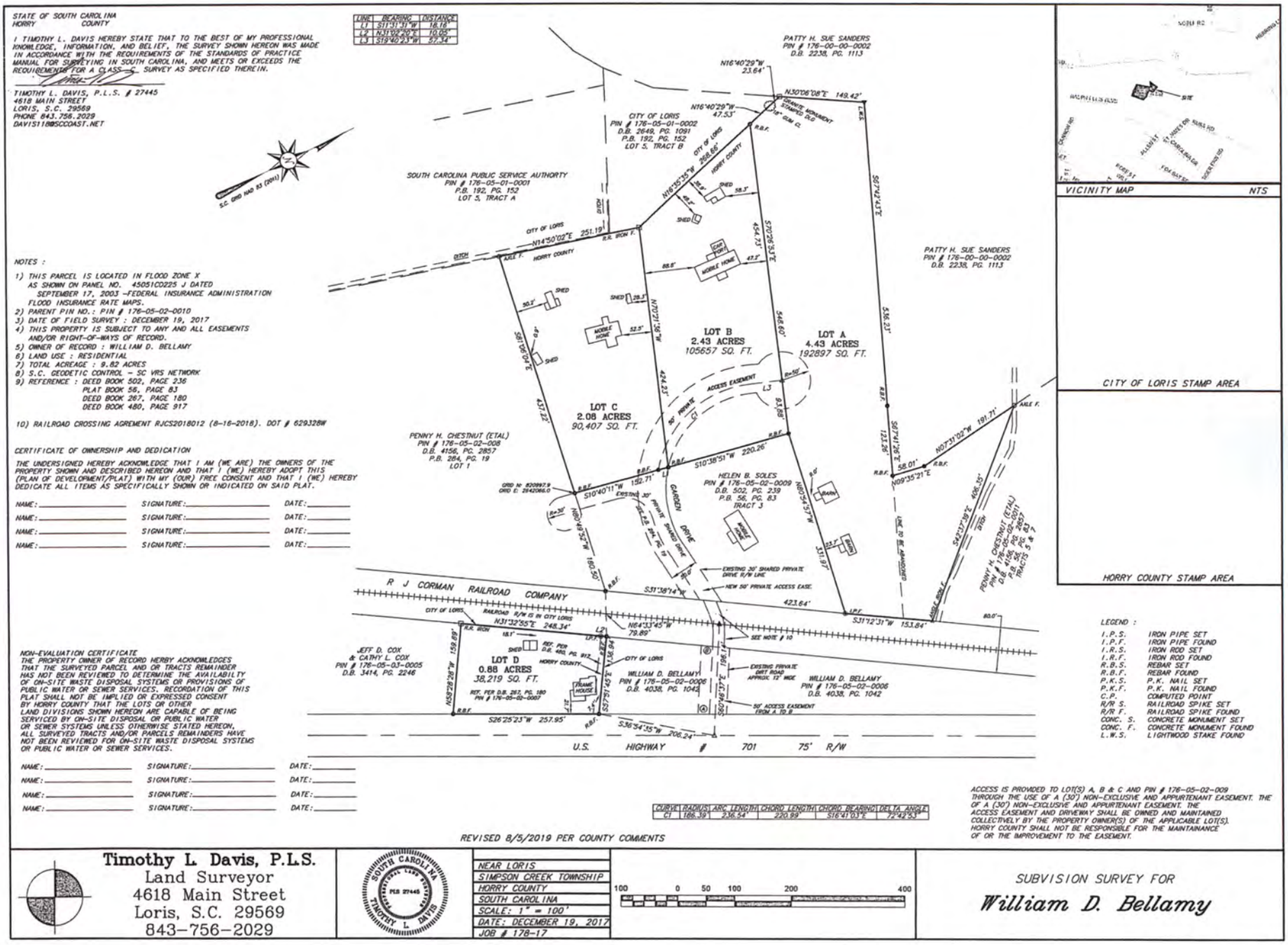
Additionally, a railroad agreement permitting the construction, use and maintenance of a private residential at grade crossing 16' in width was provided to the Planning Department for both the Hardee estate and the Bellamy subdivision.

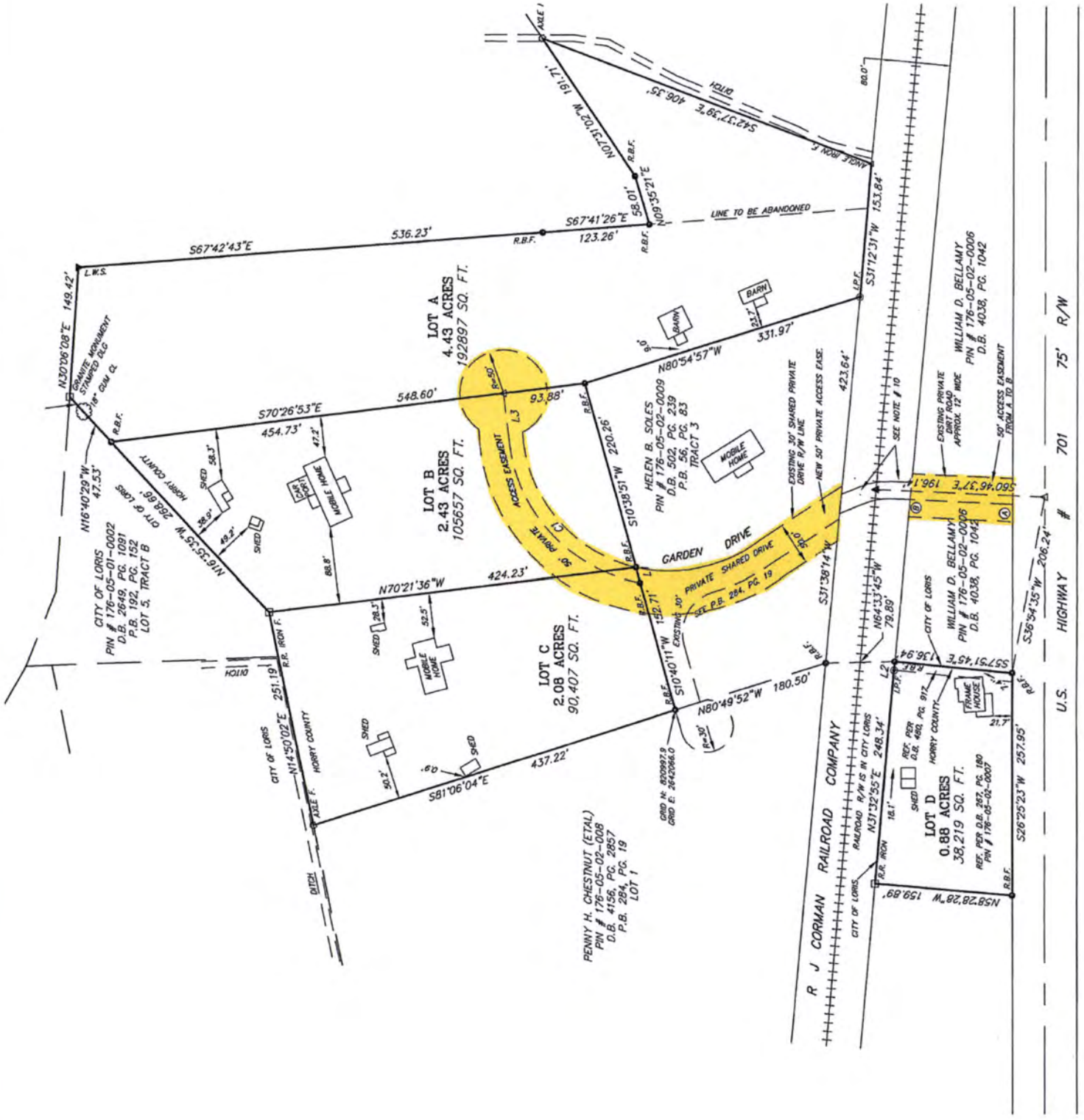
Article 4, Section 3-10 (Streets within Minor Developments): A Shared Private Drive may not originate from another Shared Private Drive and a Shared Private Drive may serve as access to a maximum of three (3) parcels.

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

ANALYSIS:
The proposed subdivision meets the needs of the applicant and does not adversely compromise the intent of the Land Development Regulations requiring a 50' Private Access Easement be built to county standards.


Hwy 701
RJ Corman Railroad (R/W 80')
Lot 1
Francis Marion Hardee (LE)
TMS: 048-00-01-035
PIN: 176-05-02-0008
DB 2671/1077
335878.6 Sq. Feet
7.711 Acres
Graphic Scale
~Plat~
of a Boundary Survey containing 7.71 acres of land
and a 30' Shared Private Driveway & Utility Easement
Located in Simpson Creek Township, Horry County, S. C. surveyed
for
Francis Marion Hardee
K& R LAND SURVEYORS, INC.
Surveyors • Land Planners
Approved For Recording
Drawer F-0721
CSW 0003 20180413


STATE OF SOUTH CAROLINA
HORRY COUNTY
I TIMOTHY L. DAVIS HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.
TIMOTHY L. DAVIS, P.L.S. # 27445
4618 MAIN STREET
LORIS, S.C. 29569
PHONE 843.756.2029
DAVIST118@SCCOAST.NET
S.C. GRID NAD 83 (2011)
NOTES :
1) THIS PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 45051C0225 J DATED SEPTEMBER 17, 2003 -FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
2) PARENT PIN NO.: PIN # 176-05-02-0010
3) DATE OF FIELD SURVEY : DECEMBER 19, 2017
4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
5) OWNER OF RECORD : WILLIAM D. BELLAMY
6) LAND USE : RESIDENTIAL
7) TOTAL ACREAGE : 9.82 ACRES
8) S.C. GEODETIC CONTROL - SC VRS NETWORK
9) REFERENCE : DEED BOOK 502, PAGE 236
PLAT BOOK 56, PAGE 83
DEED BOOK 267, PAGE 180
DEED BOOK 480, PAGE 917
10) RAILROAD CROSSING AGREMENT RJCS2018012 (8-16-2018). DOT # 629328W
CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) HEREBY DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
NON-EVALUATION CERTIFICATE
THE PROPERTY OWNER OF RECORD HERBY ACKNOWLEDGES THAT THE SURVEYED PARCEL AND OR TRACTS REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISIONS OF PUBLIC WATER OR SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE DISPOSAL OR PUBLIC WATER OR SEWER SYSTEMS UNLESS OTHERWISE STATED HEREON, ALL SURVEYED TRACTS AND/OR PARCELS REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER OR SEWER SERVICES.
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
NAME: SIGNATURE: DATE:
LINE BEARING DISTANCE
L1 S11°31'31"W 16.16'
L2 N31°02'29"E 10.05'
L3 S19°40'23"W 57.34'
PATTY H. SUE SANDERS PIN # 176-00-00-0002 D.B. 2238, PG. 111.3
N16°40'29"W 23.64'
N30°06'08"E 149.42'
N16°40'29"W 47.53'
CITY OF LORIS PIN # 176-05-01-0002 D.B. 2649, PG. 1091 P.B. 192, PG. 152 LOT 5, TRACT B
CONCRETE MONUMENT STAMPED D.O.T.
1/2" GLM CT.
R.B.F.
CITY OF LORIS
HORRY COUNTY
N16°35'35"W 268.66'
SOUTH CAROLINA PUBLIC SERVICE AUTHORITY PIN # 176-05-01-0001 P.B. 192, PG. 152 LOT 5, TRACT A
S67°41'37"E 536.23'
S22°26'37"E 454.71'
S46°19'03"E 546.60'
N14°50'02"E 251.19'
R.B. IRON F.
AXLE F.
DITCH
SHED
MOBILE HOME
CAR PORTS
LOT B 2.43 ACRES 105657 SQ. FT.
LOT A 4.43 ACRES 192897 SQ. FT.
N17°21'39"W 424.23'
S67°41'37"E 122.38'
N07°31'02"W 191.71'
S09°35'21"E 58.01'
R=50'
L3
L1
C1
83.89'
ACCESS EASEMENT
50' PRIVATE
LOT C 2.08 ACRES 90,407 SQ. FT.
431.22'
S10°38'51"W 220.26'
PENNY H. CHESTNUT (ETAL) PIN # 176-05-02-008 D.B. 4156, PG. 2857 P.B. 264, PG. 19 LOT 1
GRID N: 8209997.9 GRID E: 2842066.0
S10°40'11"W 152.71'
EXISTING 30' PRIVATE SHARED DRIVE
GARDEN DRIVE
HELEN B. SOLES PIN # 176-05-02-0009 D.B. 502, PG. 239 P.B. 56, PG. 83 TRACT 3
BARN
N80°49'35"W 160.50'
N80°54'37"W 331.97'
EXISTING 20' SHARED PRIVATE DRIVE R/W LINE
NEW 50' PRIVATE ACCESS EASE.
R J CORMAN RAILROAD COMPANY
CITY OF LORIS RAILROAD R/W CL IN CITY LORIS
S31°38'14"W 423.64'
S31°12'31"W 153.84'
N31°32'25"E 248.34'
N64°33'45"W 79.89'
SEE NOTE # 10
JEFF D. COX & CATHY L. COX PIN # 176-05-03-0005 D.B. 3414, PG. 2246
LOT D 0.88 ACRES 38,219 SQ. FT.
REF. PER D.B. 267, PG. 180 PIN # 176-05-02-0007
REF. PER D.B. 480, PG. 917
HORRY COUNTY
CITY OF LORIS
WILLIAM D. BELLAMY PIN # 176-05-02-0006 D.B. 4038, PG. 1042
TRANS. HOUSE
EXISTING PRIVATE DIRT ROAD APPROX. 12' WIDE
50' ACCESS EASEMENT FROM A TO B
N53°29'28"W 159.89'
S26°25'23"W 257.95'
S37°51'45"E 138.94'
S60°48'37"E 196.14'
S36°34'35"W 206.24'
U.S. HIGHWAY # 701 75' R/W
PENNY H. CHESTNUT (ETAL) PIN # 176-05-02-0011 D.B. 4156, PG. 2857 P.B. 56, PG. 83 TRACTS 5 & 7
S42°37'39"E 406.35'
LINE TO BE ABANDONED
VICINITY MAP NTS
CITY OF LORIS STAMP AREA
HORRY COUNTY STAMP AREA
LEGEND :
I.P.S. IRON PIPE SET
I.P.F. IRON PIPE FOUND
I.R.S. IRON ROD SET
I.R.F. IRON ROD FOUND
R.B.S. REBAR SET
R.B.F. REBAR FOUND
P.K.S. P.K. NAIL SET
P.K.F. P.K. NAIL FOUND
C.P. COMPUTED POINT
R/R S. RAILROAD SPIKE SET
R/R F. RAILROAD SPIKE FOUND
CONC. S. CONCRETE MONUMENT SET
CONC. F. CONCRETE MONUMENT FOUND
L.W.S. LIGHTWOOD STAKE FOUND
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE
C1 186.39' 236.54' 220.89' S16°41'03"E 72°42'53"
ACCESS IS PROVIDED TO LOT(S) A, B & C AND PIN # 176-05-02-009 THROUGH THE USE OF A (30') NON-EXCLUSIVE AND APPURTENANT EASEMENT. THE OF A (30') NON-EXCLUSIVE AND APPURTENANT EASEMENT. THE ACCESS EASEMENT AND DRIVEWAY SHALL BE OWNED AND MAINTAINED COLLECTIVELY BY THE PROPERTY OWNER(S) OF THE APPLICABLE LOT(S). HORRY COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTAINANCE OF OR THE IMPROVEMENT TO THE EASEMENT.
REVISED 8/5/2019 PER COUNTY COMMENTS
Timothy L. Davis, P.L.S.
Land Surveyor
4618 Main Street
Loris, S.C. 29569
843-756-2029
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR PLS 27445 TIMOTHY L. DAVIS
NEAR LORIS
SIMPSON CREEK TOWNSHIP
HORRY COUNTY
SOUTH CAROLINA
SCALE: 1" = 100'
DATE: DECEMBER 19, 2017
JOB # 178-17
100 0 50 100 200 400
SUBVISION SURVEY FOR
William D. Bellamy


LOT A
4.43 ACRES
192897 SQ. FT.
LOT B
2.43 ACRES
105657 SQ. FT.
LOT C
2.08 ACRES
90,407 SQ. FT.
LOT D
0.88 ACRES
38,219 SQ. FT.
GARDEN DRIVE
PRIVATE SHARED DRIVE
SEE P.B. 284, PG. 19
ACCESS EASEMENT
50' PRIVATE
HELEN B. SOLES
PIN # 176-05-02-0009
D.B. 502, PG. 239
P.B. 56, PG. 83
TRACT 3
CITY OF LORIS
PIN # 176-05-01-0002
D.B. 2649, PG. 1091
P.B. 192, PG. 152
LOT 5, TRACT B
PENNY H. CHESTNUT (ETAL)
PIN # 176-05-02-008
D.B. 4156, PG. 2857
P.B. 284, PG. 19
LOT 1
WILLIAM D. BELLAMY
PIN # 176-05-02-0006
D.B. 4038, PG. 1042
R J CORMAN RAILROAD COMPANY
U.S. HIGHWAY # 701 75' R/W
LINE TO BE ABANDONED
MOBILE HOME
BARN
CAR PORT
SHED
FRAME HOUSE
HORRY COUNTY
CITY OF LORIS
DITCH
GRANITE MONUMENT STAMPED DLG
18" GUM CL
EXISTING 30' SHARED PRIVATE DRIVE R/W LINE
NEW 50' PRIVATE ACCESS EASE.
EXISTING PRIVATE DIRT ROAD APPROX. 12' WIDE
50' ACCESS EASEMENT FROM A TO B
SEE NOTE # 10
S67°42'43"E 536.23'
S67°41'26"E 123.26'
N07°31'02"W 191.71'
N09°35'21"E 58.01'
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S31°12'31"W 153.84'
N30°06'08"E 149.42'
S70°26'53"E 548.60'
454.73'
93.88'
N80°54'57"W 331.97'
S10°38'51"W 220.26'
N16°40'29"W 47.53'
N16°35'35"W 268.66'
N70°21'36"W 424.23'
S10°40'11"W 152.71'
N80°49'52"W 180.50'
S81°06'04"E 437.22'
N14°50'02"E 251.19'
S31°38'14"W 423.64'
N64°33'45"W 79.89'
S60°46'37"E 196.14'
S57°51'45"E 136.94'
S36°54'35"W 206.24'
N31°32'55"E 248.34'
S26°25'23"W 257.95'
N58°28'28"W 159.89'
GRID N: 820997.9
GRID E: 2642066.0

NONEXCLUSIVE PRIVATE RESIDENTIAL
GRADE CROSSING LICENSE AGREEMENT
RJCS2018012

THIS AGREEMENT, made and effective as of this 16th day of August, 2018, by and between R.J. CORMAN RAILROAD COMPANY/CAROLINA LINES, LLC, the mailing address of which is 101 R. J. Corman Drive, P.O. Box 788, Nicholasville, Kentucky 40340, hereinafter called "Railroad," and WILLIAM D. BELLAMY, whose address, for purposes of this Agreement is 735 Highway 701 North, Loris, South Carolina 29569, hereinafter called "Licensee";

WITNESSETH:

Railroad, subject to the limitations herein, for and in consideration of the covenants, terms, conditions and agreements set out below, hereby grants to Licensee a nonexclusive license to construct, use and maintain a private residential at grade crossing 16 feet in width across the track(s) and property of Railroad, at the end of Garden Drive, and at Railroad's station 2670+70, DOT # 629328W approximately 2,115 feet northeast of Railroad's Milepost 316, in or near the City or Loris in Horry County, South Carolina, hereinafter called the "Crossing,", all as more particularly shown of Exhibit A attached hereto and made a part hereof.

1. DEFINITIONS:

1.1 The term "Licensee" herein shall include the individual named above, and his or her invitees to his or her residence. All words herein referring to Licensee shall be taken to be of such number and gender as the context may require.

1.2 The term "Crossing" herein shall include track crossings and all fixtures, improvements and appurtenances within its right-of-way necessary to permit and facilitate safe vehicular crossing on and over Railroad's track.

1.3 If this Agreement now or in the future pertains to a location on Railroad's right-of – way on which there are more than one track, the term "track" herein shall be construed as including any one or all of said tracks, as the context may require.

2. USE, LIMITATIONS:

2.1 The license hereby granted is subject to: (a) any existing public utilities and other pipe or wireline facilities located in, on, over, under or across the Crossing; (b) such uses of its right- of-way as may, in the sole discretion of Railroad, may be necessary or appropriate for efficient rail carrier operations; and (c) compliance by Licensee with all terms and conditions set out herein.

2.2 The Crossing shall be used solely as a part of a private road for Licensee for the purpose of vehicular access to and from Licensee's private residence for ingress and egress, only.

2.3 This Agreement is a personal license to Licensee and Licensee will not permit or authorize any person other than his or her residential invitees to use the Crossing, nor will Licensee permit any oversized, heavy equipment to travel on or over Railroad's track at any time or for any purpose whatsoever without the prior written consent of Railroad and then only in strict conformity with any and all conditions and limitations set out in such consent.

2.4 If given written notice by Railroad to do so, within 30 days from such notice, Licensee, at its sole cost and expense, shall erect and permanently maintain one or more signs indicating the private nature and limited use of the Crossing, at such location(s) adjacent to the Crossing as may be designated by Railroad.

2.5 Without the separate and specific written consent of Railroad, Licensee shall not dedicate or permit the Crossing to be used for any purpose or in any manner that might in any way support a claim that the Crossing is a public crossing, subject to any public servitude, or subject to any rights whatsoever beyond those granted by this Agreement.

2.6 Railroad reserves and excepts unto itself the paramount right to continue to occupy, possess and use the area of the Crossing for any and all rail carrier purposes. Railroad shall not be obligated to make cuts in its trains to accommodate the Crossing or the use of the same.

2.7 No expressed or implied means of ingress and egress or way of necessity upon, across or over or adjacent lands of Railroad is granted by this Agreement. Licensee, at its own expense, will secure and maintain any necessary means of ingress and egress to the Crossing across lands of others.

2.8 Licensee understands, acknowledges and agrees that the License hereby granted is nonexclusive, and that Railroad is presently granting comparable licenses to other licensees and may grant other comparable licenses in the future.

3. FEE, CHARGES AND REMEDIES FOR NONPAYMENT: Licensee shall pay Railroad a one time administrative processing fee of the sum of One Hundred Fifty Dollars ($150.00) simultaneously with the execution and delivery of this Agreement. Licensee shall also fully cooperate with all other residential licensees of the Crossing in the sharing and payment of all charges to be borne by Licensee(s), and Licensee acknowledges and understands that if any such charges remain unpaid more than 30 days following invoice for the same, in addition to any and all other remedies available to Railroad for such nonpayment, Railroad may, without further notice or demand, close the Crossing. In such event, Railroad's costs of closing and any re-opening of the Crossing shall be borne by and charged to Licensee(s).

4. CONDITION, MAINTENANCE AND CHANGES:

4.1 The Licensee(s) shall be responsible for keeping and maintaining the Crossing in such condition as will simultaneously permit the safe and efficient usage of Railroad's track and right-of-way for rail carrier purposes, and the safe usage of the Crossing for residential vehicular traffic.

4.2 All construction, re-construction, maintenance, repairs and changes of the Crossing within its right-of-way shall be done by Railroad at the sole cost and expense of Licensee(s), and all construction, re-construction, maintenance, repairs and changes of the approaches and any other appurtenances to the Crossing outside of Railroad's right-of-way shall be constructed and maintained by, and at the sole cost and expense of Licensee(s).

5. EXPLOSIVES AND HAZARDOUS MATERIALS: Neither Licensee nor Licensee's contractor(s), agent(s), employee(s) or invitee(s), shall transport, carry or haul any explosive, flammable, combustible or other hazardous or dangerous materials, goods or commodities onto Railroad's right-of-way without the separate prior written consent of Railroad. This restriction shall not apply to gasoline or diesel fuel in the vehicular fuel supply tanks of any vehicle passing over the Crossing.

6. ALTERATIONS AND TRACK CHANGES: In the event that Railroad, in its sole discretion, determines that its rail carrier operating and/or maintenance needs or uses require any change (including any raising, lowering, or additions to), relocation or improvement in its right-of-way, track(s), structures, roadbed, rail communication or other facilities (including fiber optic cable), which necessitate any change of location, height or depth of the Crossing, Railroad shall make such changes in the Crossing and/or the grading, approaches or drainage, within thirty (30) days after notice in writing to Licensee(s), all at Licensee(s)' sole cost and expense.

7. TERM, TERMINATION, REMOVAL:

7.1 This Agreement and the license hereby granted shall be of indefinite term and remain in effect from the delivery of a fully executed original to Railroad by Licensee, for as long, but only as long, as Licensee faithfully, and without demand by Railroad, performs all of Licensee's covenants, obligations and undertakings hereunder.

7.2 Upon failure of Licensee to perform or comply with any term, covenant, clause, duty, obligation or undertaking set out herein, this Agreement and the license hereby granted shall terminate immediately upon written notice to Licensee of such termination, after which, and in addition to any and all other remedies then available to it, Railroad, without notice or demand for performance, may barricade, block or remove the Crossing and all materials appurtenant thereto within its right-of-way

7.3 All rights which Licensee may have hereunder shall cease and end upon such termination; provided, however, that termination of this Agreement and the license hereby granted shall not in any manner affect any claims and liability which may have arisen or accrued hereunder prior to termination, and which, at the time of termination, have not been satisfied.

7.4 The failure of Railroad to enforce any provision of this Agreement or to terminate this Agreement and the license hereby granted for any breach or series of breaches of any obligation of Licensee hereunder shall not create or imply any amendment to this Agreement or the license hereby granted; shall not waive or limit in any manner the right of Railroad to enforce any such provision in the future or any right or remedy of Railroad in the event of any future breach by Licensee; and shall not vest any right in Licensee other than those specifically granted by the

written terms of this Agreement.

7.5 Upon the termination for any reason of this Agreement or the license hereby granted, Railroad shall have the right, but not the obligation, to remove any and all materials, fixtures and other items appurtenant to vehicular traffic on and over its right-of-way and to block or barricade the approaches to the location of the Crossing within said right-of-way.

8. DUTIES, RISK, LIABILITY, INDEMNITY:

8.1 Licensee recognizes that railroad trains have no effective way to stop for or avoid collision with crossing vehicular traffic, that the operators of all vehicular traffic at the Crossing have an absolute duty to yield to oncoming trains; and that in the event of a collision between any train and any vehicle at the Crossing, no act or omission by Railroad or its employees shall be deemed to be a contributing proximate cause of such collision. Licensee understands and expressly acknowledges that Railroad rights-of-way are inherently dangerous, that all persons present on railroad rights-of-way have a duty to use the utmost care for their own safety, and Licensee expressly assumes all risk of loss and damage to, and waives any right to ask or demand damages for, any property of any person or any part thereof, at the Crossing, including loss of or interference with the use of service thereof, regardless of cause, including: (A) any claimed fault, failure or negligence of Railroad in the construction, operation or maintenance of the Crossing or in rail operations on or over the Crossing; and/or (B) any fire, regardless of the source or origin thereof.

8.2 Licensee, with the recognition above, and as further consideration for the license hereby granted, also assumes all liability for, and releases and agrees to defend, indemnify, protect and save Railroad, its agents, officers, directors, employees and contractors harmless from and against:

a. all loss of or damage to any other property, including property in the care, custody or control of Railroad and of third parties, now situated or which may be placed at the Crossing or adjacent thereto, and the loss of or interference with any use or services thereof;

b. all loss and damage on account of injury to or death of any and all persons (including but not limited to employees, invitees of the parties hereto) in any manner attributable to the existence of the Crossing; and

c. all claims and liability for such loss and damage and cost and expenses thereof; arising out of, resulting from, or connected in any manner with the construction, reconstruction, maintenance, existence, use, condition, repair, change, relocation or subsequent removal of the Crossing, any parts thereof or appurtenant structures, regardless of cause, even if occurring or resulting from the sole or joint fault, failure or negligence of Railroad, including such loss, damage or injury: (i) caused in whole or in part by the fault, failure or negligence of Railroad; or (ii) caused in whole or in part by the fault, failure or negligence of Licensee; or (iii) resulting from the creation of this license and additional hazards that the Crossing imposes upon Railroad's operations.

8.3 Licensee shall, within 10 days following receipt of same, notify Railroad in writing,

by Certified Mail or by commercial courier of any claims made against Licensee and/or Railroad arising in any manner from the existence of this Agreement and/or the Crossing.

9. **INSURANCE:** Licensee shall keep in full force and effect throughout the term of this Agreement homeowners or comparable liability coverage, with minimum limits of not less than $300,000 per incident, insuring against all risks of damage or injury to persons or property assumed by Licensee under this Agreement,

10. **MISCELLANEOUS:**

10.1 Neither this Agreement nor any provision hereof or agreement or provision included herein by reference, nor the license hereby granted shall operate or be construed as being for the benefit of any third person.

10.2 This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors and assigns of Railroad, and the heirs, legal representatives, successors or assigns of Licensee, as the case may be, but, the license hereby granted is a personal privilege granted to Licensee and therefore no assignment sublease or sublicense hereof or of any rights or obligations hereunder shall be valid for any purpose without the prior written consent of Railroad.

10.3 This Agreement contains the entire understanding between the parties hereto, and cannot be changed, altered, amended or modified, except by written instrument subsequently executed by the parties hereto.

10.4 The license granted by this Agreement is a "bare bones" license, is granted without any representation or warranty of any kind or nature whatsoever, and neither said license nor the grant of the same implies any duty or obligation of any kind or nature whatsoever on Railroad.

10.5 The grant of the license by this Agreement is not severable from any other term, condition or provision hereof or obligation of Licensee hereunder. If any other term, condition or provision hereof or obligation of Licensee hereunder should fail or be or become unenforceable for any reason whatsoever, the license hereby granted shall fail in its entirety.

Witness for Railroad:

Lisa Barger

R.J. CORMAN RAILROAD COMPANY/
CAROLINA LINES, LLC

By: Deborah J. Hawley

Print/Type Name: Deborah J Hawley

Print/Type Title: Director - Real Estate

Witness for Licensee:

Marsha B Coats

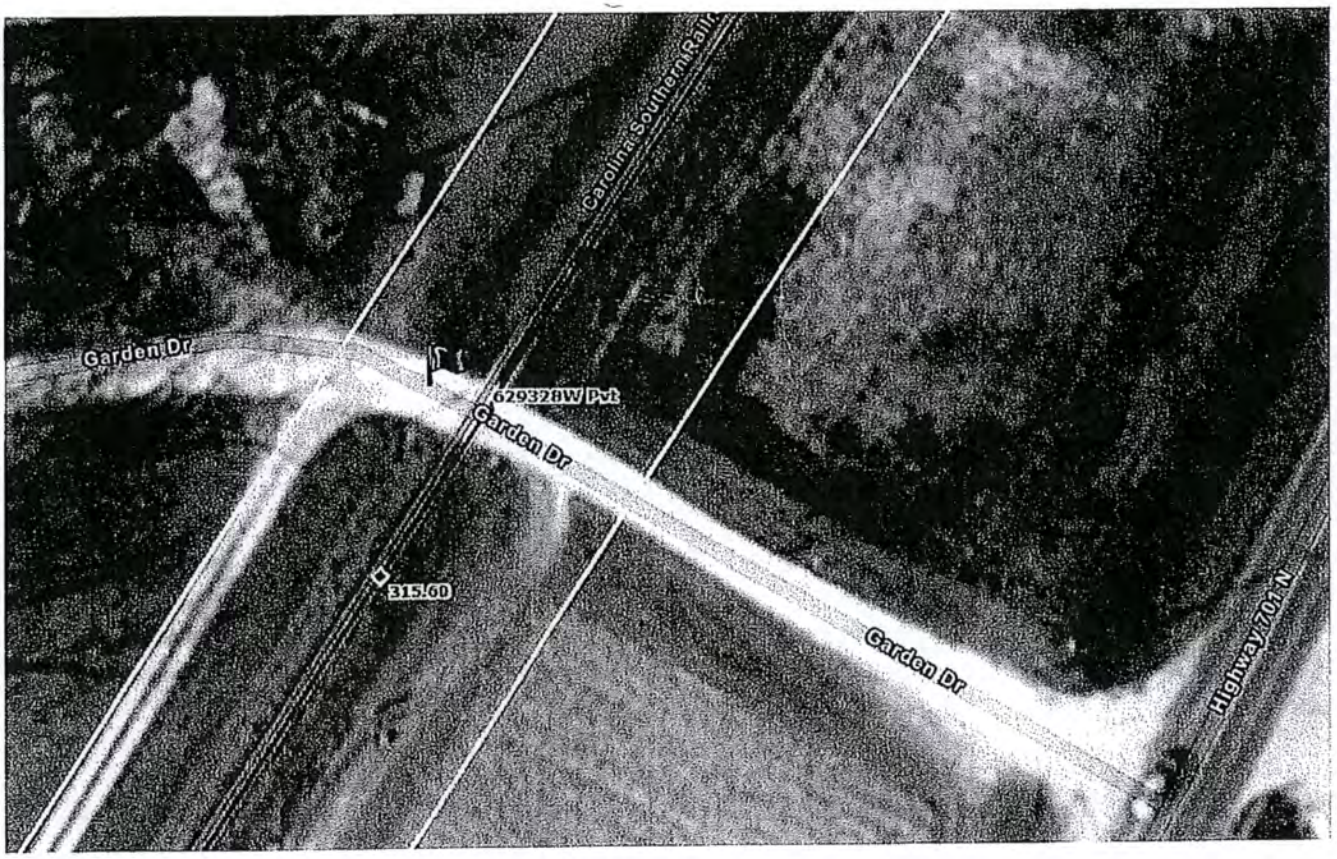
William D Bellamy
WILLIAM D. BELLAMY

EXHIBIT A

Grade Crossing License Agreement RJCS2018012 Dated 8/16/2018

Private Grade Crossing DOT # 629328W

R.J. CORMAN RAILROAD COMPANY/CAROLINA LINES – CONWAY BRANCH



Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	October 31, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	John Danford, Deputy Director
Cleared By:	David Schwerd, Director
Regarding:	335-00-00-0007 (Sandy Acres)

ISSUE:
Should Planning Commission approve a parcel subdivision on a private road that does not meet County standards?

PROPOSED ACTION:
Allow a subdivision of a 0.64 acre parcel on an unimproved private right-of-way.

RECOMMENDATION:
Disapproval

BACKGROUND:
Sandy Acres is a grandfathered subdivision of mobile homes that came into existence back in the early 1980's before Horry County had subdivision, zoning or land development regulations. Over time the subdivision was developed and in 1988 was grandfathered by Birney Blind, Planning Director. Below is a timeline of what has occurred since it was grandfathered.

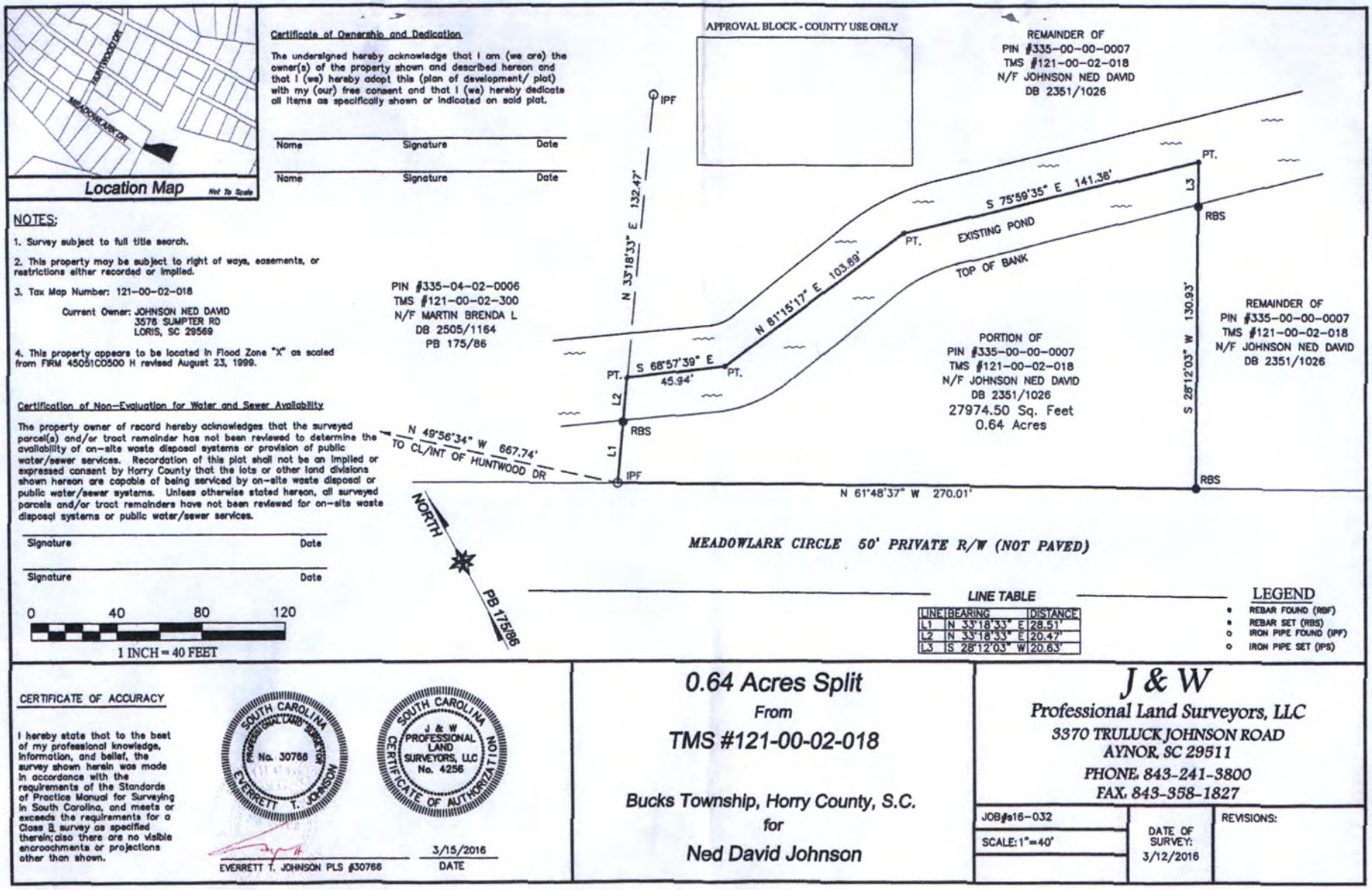
- 41 lots subdivided from 1981 thru August 1990
- Birney Blind, then Director of Planning, gives grandfathered status to a portion of the development on 01/21/1988 (shown in hatched area)
- Per a letter written by Birney Blind on 01/20/1988, any future development of this project must receive subdivision approval from the Planning Commission.
- An additional 8 lots approved by Planning Commission in August 1990
- An additional 18 lots were subdivided from 1990 thru September 1999 and an additional 4 lots approved by staff in 1999. These parcels were approved by staff as exempt parcels due to lots fronting onto existing roads.
- On September 13, 1999, Tom Garigen, then Deputy County Engineer, sent a memorandum to Planner Nell Vereen explaining his concerns about Sandy Acres development. He states he is concerned about the continued approval of "minor" subdivisions and the circumventing of the subdivision regulations. The developer is submitting plans showing less than 10 lot phases with more than 50 lots and they are being approved as "minor subdivisions." He states that it seems to be contrary to the subdivision regulations.
- On July 18, 2000, Tom Garigen, received a letter from the property owner Mr. Ned David Johnson that he would be responsible for the maintenance of the new roads in Sandy Acres until the County would accept them. Mr. Garigen then sent a memorandum to the Plan Reviewer that he had problems with the statement in the letter.

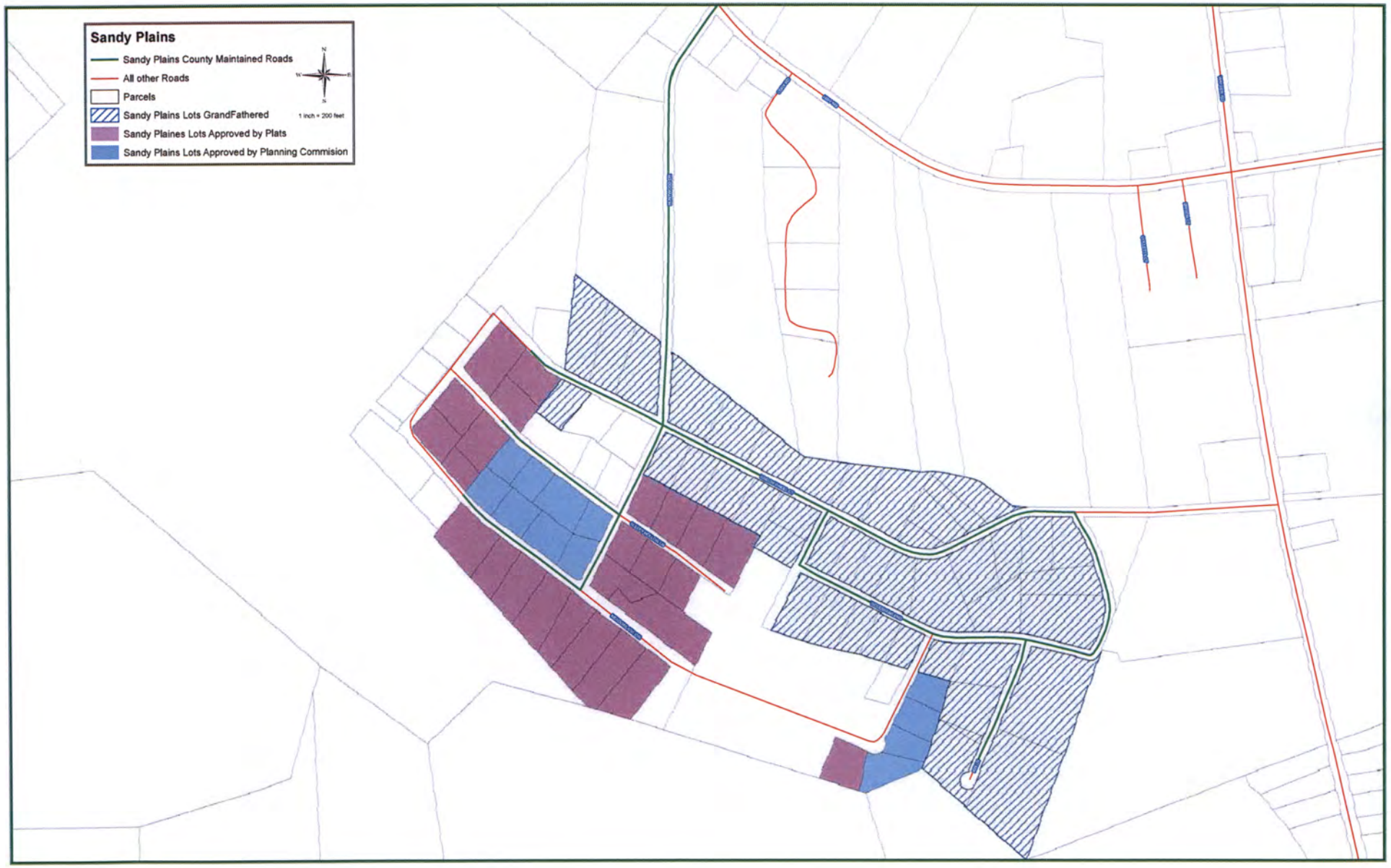
1) Once Mr. Johnson is no longer around there won't be anyone responsible for maintenance of the roads. He suggested then that an HOA be established.
2) The current County ordinances will not allow acceptance of any more dirt roads, therefore the statement by Mr. Johnson could be misleading.

- Roadways are existing and are county maintained except for a portion of Meadowlark Circle. This portion of the road is private, dirt and has no ditching or drainage and does not meet County standards.
- July 28, 2016, Planning Commission disapproves a Design Modification that would have allowed a subdivision of a 0.64 acre parcel on an unimproved private right-of-way

ANALYSIS:

More than 80 lots in total have been subdivided in this development without the requirement or installment of infrastructure and there is still a large portion of the property that is undeveloped. Access management standards of the Land Development Regulations would require all roads be built to meet major development standards as sited in *Art 4 Sect 2-6 (Roadway Design Criteria) and Appendix E & G* which would require a minimum of 20'wide asphalt travel lane paved to County standards. Currently the roads appear to provide a 16'wide soil travel lane. According to the Sandy Acres conceptual plan there are still approximately 14 lots yet to be developed in which will utilize the unimproved roadways for access.


Location Map
Not To Scale
HUNTWOOD DR
MEADOWLARK DR
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 on said plat.
Name Signature Date
Name Signature Date
APPROVAL BLOCK - COUNTY USE ONLY
REMAINDER OF
PIN #335-00-00-0007
TMS #121-00-02-018
N/F JOHNSON NED DAVID
DB 2351/1026
NOTES:
1. Survey subject to full title search.
2. This property may be subject to right of ways, easements, or restrictions either recorded or implied.
3. Tax Map Number: 121-00-02-018
Current Owner: JOHNSON NED DAVID
3576 SUMPTER RD
LORIS, SC 29569
4. This property appears to be located in Flood Zone "X" as scaled from FIRM 45051C0500 H revised August 23, 1999.
PIN #335-04-02-0006
TMS #121-00-02-300
N/F MARTIN BRENDA L
DB 2505/1164
PB 175/86
Certification of Non-Evaluation for Water and Sewer Availability
The property owner of record hereby acknowledges that the surveyed parcel(s) and/or tract remainder has not been reviewed to determine the availability of on-site waste disposal systems or provision of public water/sewer services. Recordation of this plat shall not be an implied or expressed consent by Horry County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services.
Signature Date
Signature Date
0 40 80 120
1 INCH = 40 FEET
IPF
N 33°18'33" E 132.47'
PT.
S 68°57'39" E
45.94'
PT.
N 81°15'17" E 103.89'
PT.
S 75°59'35" E 141.36'
PT.
L3
RBS
EXISTING POND
TOP OF BANK
L2
L1
RBS
IPF
N 49°56'34" W 667.74'
TO CL/INT OF HUNTWOOD DR
S 28°12'03" W 130.93'
RBS
N 61°48'37" W 270.01'
PORTION OF
PIN #335-00-00-0007
TMS #121-00-02-018
N/F JOHNSON NED DAVID
DB 2351/1026
27974.50 Sq. Feet
0.64 Acres
REMAINDER OF
PIN #335-00-00-0007
TMS #121-00-02-018
N/F JOHNSON NED DAVID
DB 2351/1026
MEADOWLARK CIRCLE 50' PRIVATE R/W (NOT PAVED)
NORTH
PB 175/86
LINE TABLE
LINE BEARING DISTANCE
L1 N 33°18'33" E 28.51'
L2 N 33°18'33" E 20.47'
L3 S 28°12'03" W 20.63'
LEGEND
REBAR FOUND (RBF)
REBAR SET (RBS)
IRON PIPE FOUND (IPF)
IRON PIPE SET (IPS)
CERTIFICATE OF ACCURACY
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 B survey as specified therein; also there are no visible encroachments or projections other than shown.
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 30766 EVERRETT T. JOHNSON
SOUTH CAROLINA J & W PROFESSIONAL LAND SURVEYORS, LLC No. 4256 CERTIFICATE OF AUTHORIZATION
EVERRETT T. JOHNSON PLS #30766
3/15/2016
DATE
0.64 Acres Split
From
TMS #121-00-02-018
Bucks Township, Horry County, S.C.
for
Ned David Johnson
J & W
Professional Land Surveyors, LLC
3370 TRULUCK JOHNSON ROAD
AYNOR, SC 29511
PHONE: 843-241-3800
FAX: 843-358-1827
JOB#s16-032
SCALE: 1"=40'
DATE OF SURVEY: 3/12/2016
REVISIONS:


Sandy Plains
Sandy Plains County Maintained Roads
All other Roads
Parcels
Sandy Plains Lots GrandFathered
Sandy Plaines Lots Approved by Plats
Sandy Plains Lots Approved by Planning Commision
1 inch = 200 feet

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	October 31, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	John Danford, Deputy Director
Cleared By:	David Schwerd, Director
Regarding:	Extension of Vested Rights: PIN 397-00-00-0151 (Waterbridge Phases 2, 3B & 3C)

ISSUE:
Should the Planning Commission grant an extension of vested rights for a period of 1-year?

PROPOSED ACTION:
Extend vested rights on Waterbridge Phase 2 and Phases 3B and 3C for a period of 1-year

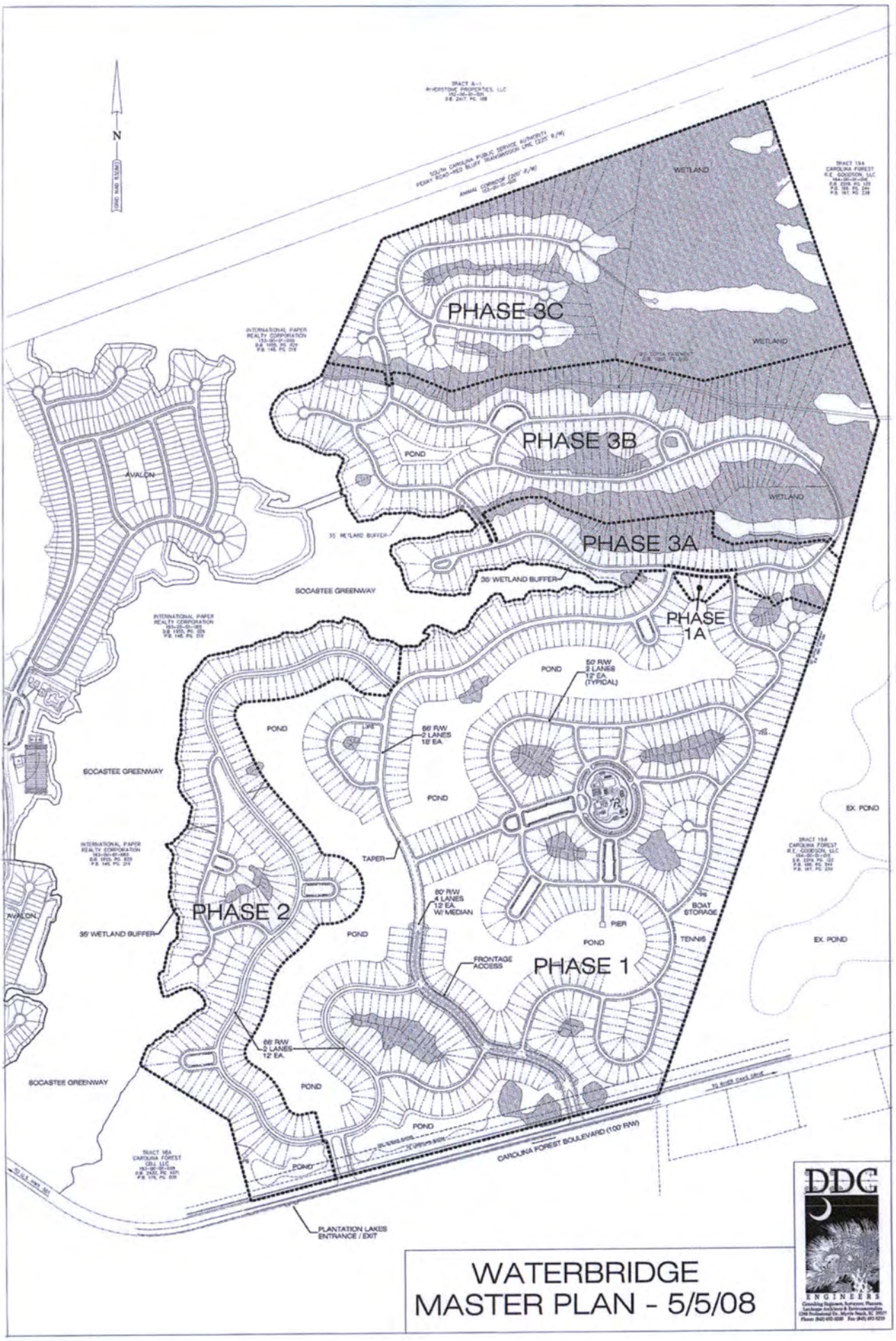
RECOMMENDATION:
Approval

BACKGROUND:
Waterbridge is a multi-phase residential development zoned GR located in Carolina Forest. Phase 2 was approved in October 2008. Phases 3B & 3C were approved in June 25, 2008. Phase 2 was approved for a total of 226 lots and Phase 3B & 3C were approved for a total of 329 lots.

Pursuant to the provisions of the Vested Rights Act adopted in 2004 by the South Carolina Legislature, a multi-phased development is considered to have obtained a vested right when all conditions of preliminary plan approval have been met. Per Article 2, Section E.2 of the Land Development Regulations, requests for extensions of vested rights "*shall be presented to the Planning Commission for consideration. The Planning Commission must approve the annual extension unless an amendment to the land development regulations has been adopted that prohibits approval*".

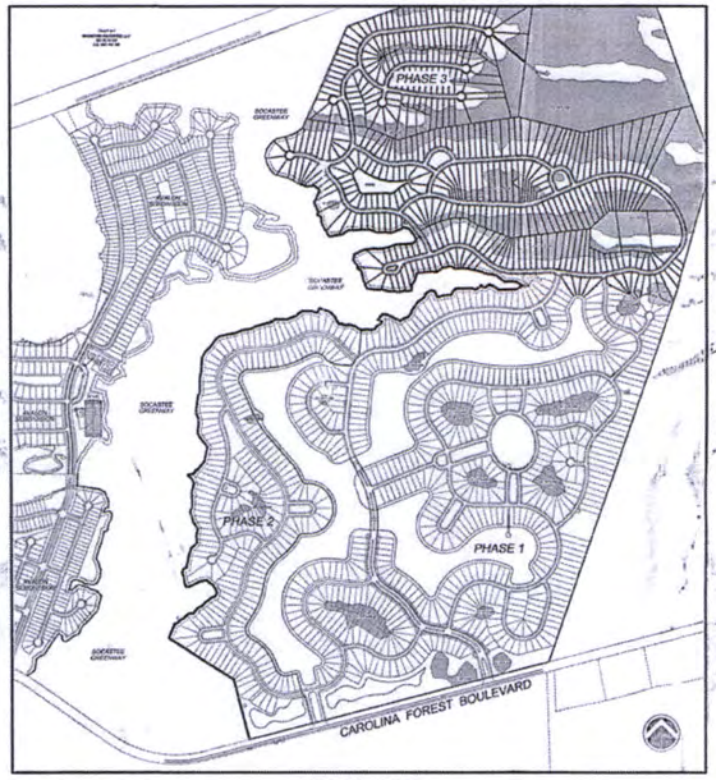
ANALYSIS:
During the recession, the South Carolina Legislature passed and the Governor ratified a Joint Resolution suspending the expiration of vested rights beginning January 1, 2008. The joint resolution was extended in 2013 to suspend the expiration of vested rights until December 31, 2016.

As of January 1, 2017, the 2-year period of vested rights began for Waterbridge Phase 2 and Phases 3B & 3C. An extension was granted by Planning Commission on November 29, 2018. As such, the project will lose vested rights on December 31, 2019. The developer is requesting a 1-year extension in accordance with the Land Development Regulations. Vested rights may be extended in 1-year increments but shall not exceed 5 extensions for a total vested period of 7 years. This will be the 2nd request for an extension of vested rights.


N
PHASE 3C
PHASE 3B
PHASE 3A
PHASE 1A
PHASE 2
PHASE 1
WETLAND
POND
AVALON
SOCASTEE GREENWAY
35' WETLAND BUFFER
50' R/W
2 LANES
12' EA.
(TYPICAL)
66' R/W
2 LANES
12' EA.
80' R/W
4 LANES
12' EA.
W/ MEDIAN
TAPER
FRONTAGE
ACCESS
PIER
BOAT
STORAGE
TENNIS
EX. POND
CAROLINA FOREST BOULEVARD (100' R/W)
PLANTATION LAKES
ENTRANCE / EXIT
WATERBRIDGE
MASTER PLAN - 5/5/08
DDC
ENGINEERS

Site Development Plans
for
WATERBRIDGE PHASE 3

VICINITY MAP



SITE LAYOUT

SITE DATA - PHASE 3

EXISTING ZONING	GR
TAX PARCEL NO.	354-00-01-007
PLAT BOOK NO.	SEE PRELIMINARY PLAN
TOTAL PROJECT AREA	674.84 ACRES
TOTAL WETLAND AREA	150.45 ACRES
TOTAL PHASE 1 AREA	353.0 ACRES
TOTAL PHASE 2 AREA	67.09 ACRES
TOTAL PHASE 3 AREA	270.46 ACRES
TOTAL PHASE 3A AREA	125 ACRES
TOTAL NO. LOTS PHASE 3A	4 (LOTS 448-451)
PHASE 3	
TOTAL AREA OF RIGHT-OF-WAY	25.46 ACRES
TOTAL OPEN SPACE AREA	77.67 ACRES
TOTAL WETLAND AREA (Outside of Lots)	49.74 ACRES
TOTAL AMENITY AREA	N/A
TOTAL AREA OF LOTS (Less Flag Lots)	214.8 ACRES
TOTAL NUMBER OF LOTS	452
GROSS DENSITY	1.50 UNITS / AC.
NET DENSITY	2.11 UNITS / AC.
PROPOSED USAGE	SINGLE FAMILY SUBDIVISION

Set 1 of 2

Owner / Developer:
SOUTH CAROLINA COASTAL DEVELOPMENT I, INC.
110 MATTHEWS STATION STREET, SUITE 2D
MATTHEWS, NC 28105
PHONE: (704) 321-0401

DDC ENGINEERS

42

South Carolina Coastal Development I, Inc.
3129 Springbank Lane
Charlotte, NC 28226

October 3, 2019

Mr. John P. Danford
Principal Planner, Horry County Government
Planning and Zoning
1301 2nd Avenue
Conway, SC 29526

Mr. Danford,

We respectfully request the extension of entitlements and vested rights relating to the Waterbridge residential development, Carolina Forest Boulevard, Horry County, SC. Our understanding is that the extension, if granted, would be for a period of one year extending through December 31, 2020, this being the second one year extension requested. Please don't hesitate to contact me should we need to provide additional information.

Sincerely,

Michael Gouin
Agent, South Carolina Coastal Development I, Inc.
Phone 843-458-2133
mikegouin@yahoo.com

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	October 21, 2019
From:	Planning & Zoning
Division:	Infrastructure and Regulation
Prepared By:	Charles Suggs, Senior Planner
Cleared By:	John Danford, Deputy Director
Regarding:	Highway 319 Rural Heritage Area Plan

ISSUE:
Should the Planning Commission consider amending the existing bounds of Highway 319 Rural Heritage Area Plan as an amendment to the Horry County Comprehensive Plan, "Envision 2025?"

PROPOSED ACTION:
Amend the Horry County Comprehensive Plan "Envision 2025" by changing the boundary of the Highway 319 Rural Heritage Area Plan.

BACKGROUND:
On November 5, 2009, the Planning Commission established the Highway 319 Committee to direct staff in the development of an area plan to be used in consideration of future land-use decisions. The scope of the Plan was intended to address potential growth along the 319 corridor. The primary focus is to preserve the rural heritage and character of the corridor. The Highway 319 Rural Heritage Area Plan was adopted as Ord.31-11 and includes goals, strategies, and implementation timelines that serve as a means to conserve environmental and agricultural resources, preserve the character of Highway 319 as a rural & scenic corridor, limit impact of commercial growth and direct it to suitable areas, and to limit the impact of residential growth to retain rural characteristics.

The proposed amendment will remove those parcels south of Four Mile Road and generally bounded by Highway 319, Oak Street Extension and Cultra Road as depicted in Exhibit A "Highway 319 Rural Heritage Area Plan". City of Conway water and sewer is available. The area is currently a mixture of rural and suburban land uses with some corridor commercial and institutional uses. It is also bifurcated by the Crab Tree watershed (Brown Swamp) although the majority of the land is outside of current and proposed flood zones.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

RESOLUTION _____

A RESOLUTION FROM THE HORRY COUNTY PLANNING COMMISSION TO THE HORRY COUNTY COUNCIL RECOMMENDING THE AMENDMENT OF ORD 36-11 THE HIGHWAY 319 RURAL HERITAGE PLAN AS AN AMENDMENT TO THE HORRY COUNTY COMPREHENSIVE PLAN "ENVISION 2025".

WHEREAS, the Horry County Planning Commission has developed a planning process which provides for the preparation of studies and plans as required as amendments to the Comprehensive Plan in accordance with S.C. Code Sec. 6-29-520 and S.C. Code 6-29-530; and

WHEREAS, the Horry County Council adopted the Highway 319 Area Plan in an effort geared towards the protection of farmland from inconsistent subdivision for residential and commercial development; and

WHEREAS, the Horry County Planning Commission recommends the amendment of the existing bounds of the highway 319 rural heritage area plan to ensure response to changes in growth or direction of development in Horry County; and

BE IT, THEREFORE, RESOLVED THAT:

1. In accordance with S.C. Code Sec. 6-29-520 and 6-29-530, the Horry County Planning Commission has, by majority vote of its entire membership adopted this resolution recommending adoption of the amended bounds within the Highway 319 Rural Heritage Area Plan as part of the Horry County Comprehensive Plan, Envision 2025; and
2. The Horry County Planning Commission resolves to the Horry County Council the recommendation to adopt the amended Highway 319 Rural Heritage Area Plan as an amendment to the Horry County Comprehensive Plan, Envision 2025 by ordinance as required by S.C. Code Sec. 6-29-530.

AND IT IS SO RESOLVED.

Dated this _____ day of _____, 2019.

HORRY COUNTY PLANNING COMMISSION

_____
Steven Neeves, District 6, CHAIRMAN

_____
Jerome Randall, District 1

_____
Pamela Cecala, District 2

_____
Chuck Rhome, District 3

_____
Marvin Heyd, District 4

_____
Joseph C. Ray, Jr. District 5

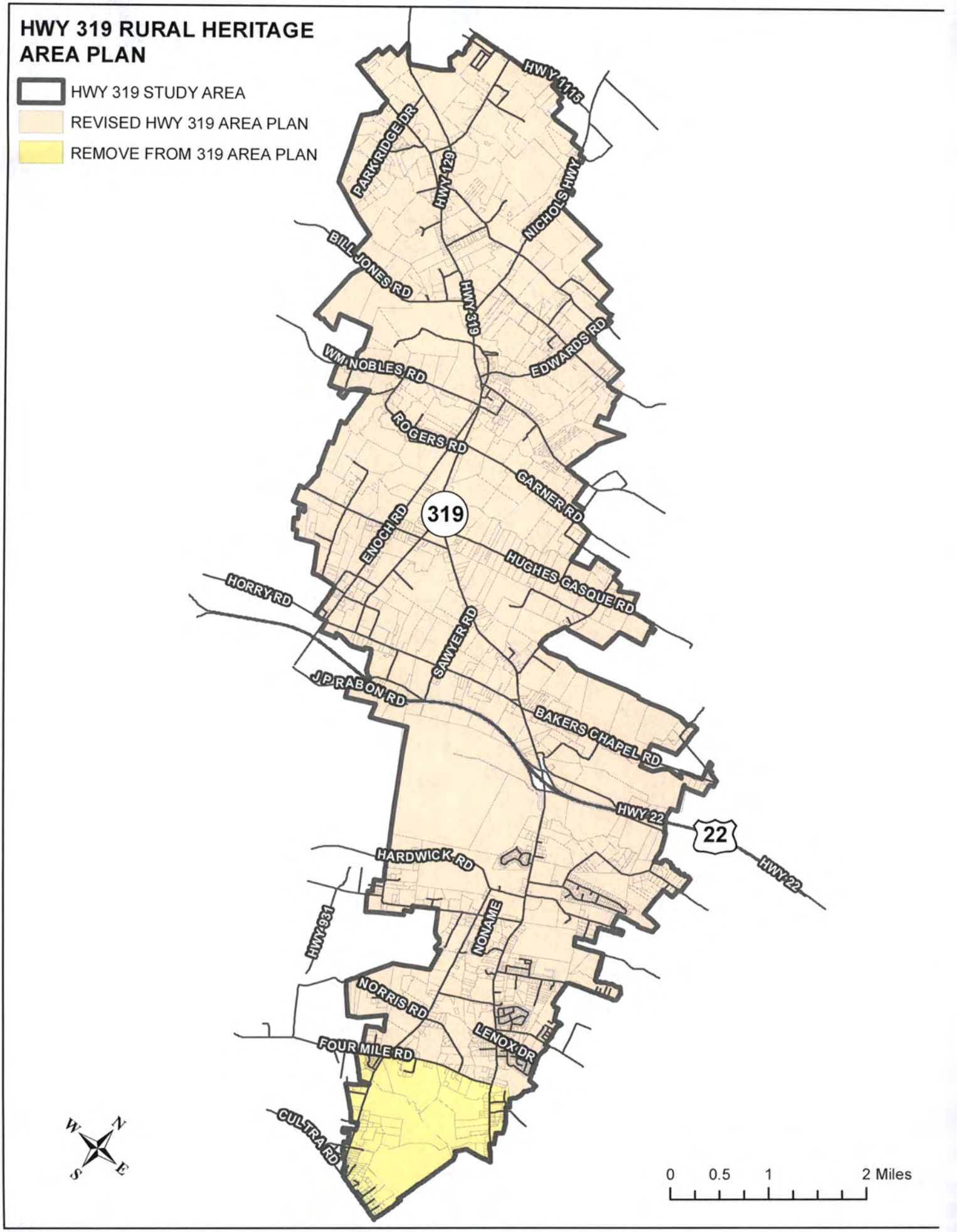
_____
Chris Hennigan, District 7

_____
Burnett Owens, District 8

_____
Martin Dawsey, District 9

_____
Jody Prince, District 10

_____
Charles Brown, District 11


HWY 319 RURAL HERITAGE AREA PLAN
HWY 319 STUDY AREA
REVISED HWY 319 AREA PLAN
REMOVE FROM 319 AREA PLAN
HWY 1115
PARKRIDGE DR
HWY 129
NICHOLS HWY
BILL JONES RD
HWY 319
EDWARDS RD
WM NOBLES RD
ROGERS RD
GARNER RD
319
ENOCH RD
HUGHES GASQUE RD
HORRY RD
SAWYER RD
J P RABON RD
BAKERS CHAPEL RD
HWY 22
22
HWY 22
HARDWICK RD
HWY 931
NONAME
NORRIS RD
LENOX DR
FOUR MILE RD
CULTRA RD
N
W
E
S
0
0.5
1
2 Miles

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	South Causeway Builders LLC (843) 458-2793 (Energov # 046137)	**Rezoning Request #**	**Ord. 86-19** 2019-07-006
PIN #	32500000002	**County Council District #**	7 - Bellamy
Site Location	Four Mile Rd & Oak St in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	South Causeway Builders LLC	**Size (in acres) of Request**	129

Date Advertised: 7/11/19 **Date Posted:**7/11/19 **# Property Owners Notified:**54 **Date Notification Mailed:** 7/11/19 **Report Date:** 7/11/19 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF10
Proposed Use	Residential Subdivision

LOCATION INFORMATION

Flood and Wetland Information	X & A
Public Health & Safety (EMS/fire) in miles	3.2
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

FA	FA	SF40	
SF10	Subject Property	CFA	
CFA	CFA	CFA	

COMMENTS

Comprehensive Plan District: Suburban Corridor & Transitional Growth Area

Overlay/Area Plan: 319 Area Plan

Discussion: The applicant is requesting to rezone to allow a residential development consisting of 202 single family detached units with a minimum lot size of 10,000 sq. ft. As shown, the project would have a gross density of **1.6 units/ac** and a net density of **2.0 units/ac**. The preliminary wetlands assessment identifies 27.2 acres of wetlands. The project proposes three points of access onto Four Mile Rd. One of the access points is via cul-de-sac oriented along the center of the project.

The parcel falls within the bounds of the 319 Area Plan, which was adopted in 2011, post the adoption of the Envision 2025 Comprehensive Plan (2008). The Goals and Strategies of the 319 Area Plan included; limiting the impact of residential growth by assuring new residential development reflects the rural character of the area. To achieve the referenced goal, the area plan encourages limiting further subdivision of land for residential purposes to a minimum of ½ acre in size.

The adjacent project, The Summit, was rezoned to SF10 in 2005, and consists of 52 lots with a gross density of **1.9 units/ac**.

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

Request was deferred on **8/1/19 &10/3/19**
9/17/16 County Council remanded to Planning Commission for reconsideration.

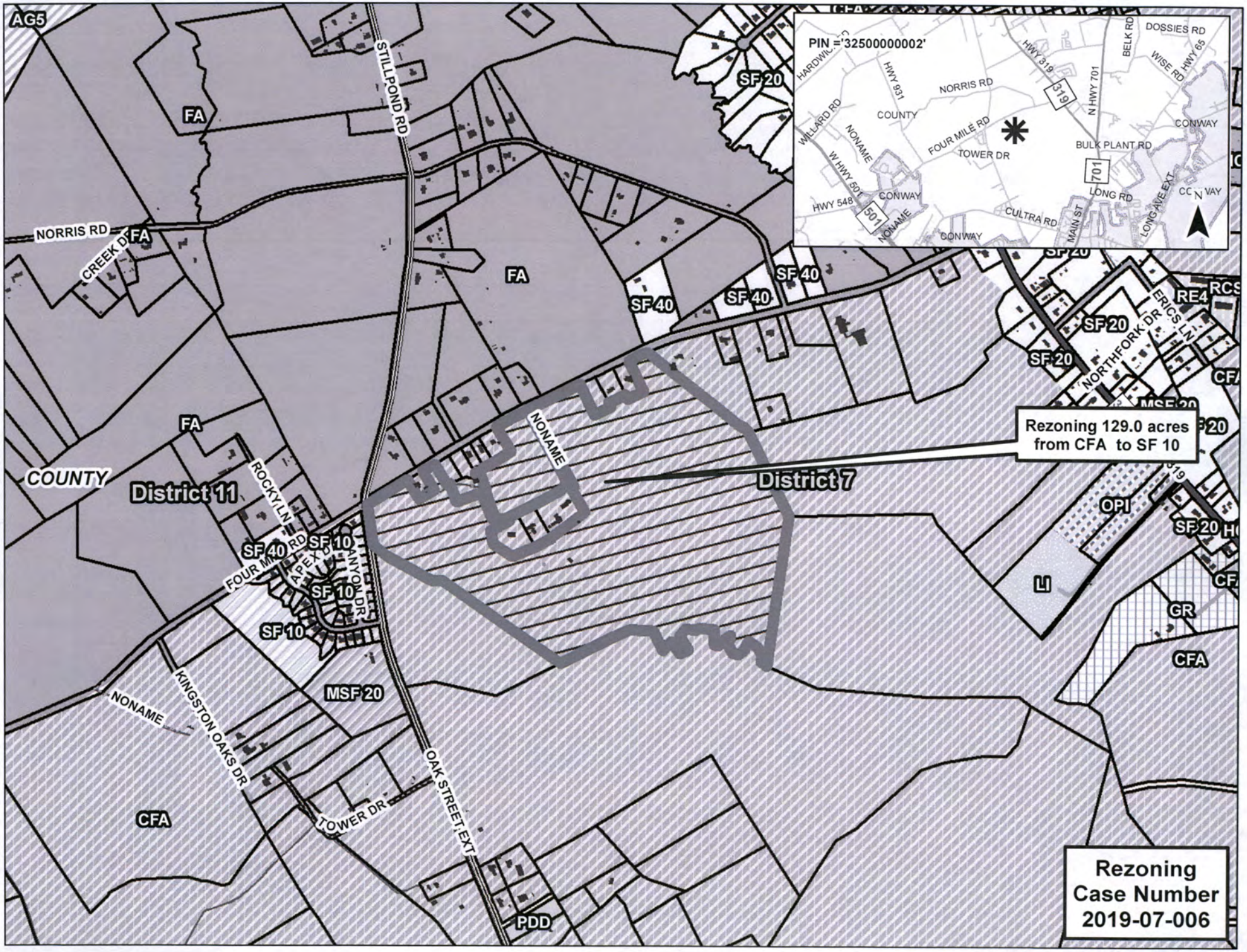
Public Comment:

TRANSPORTATION INFORMATION

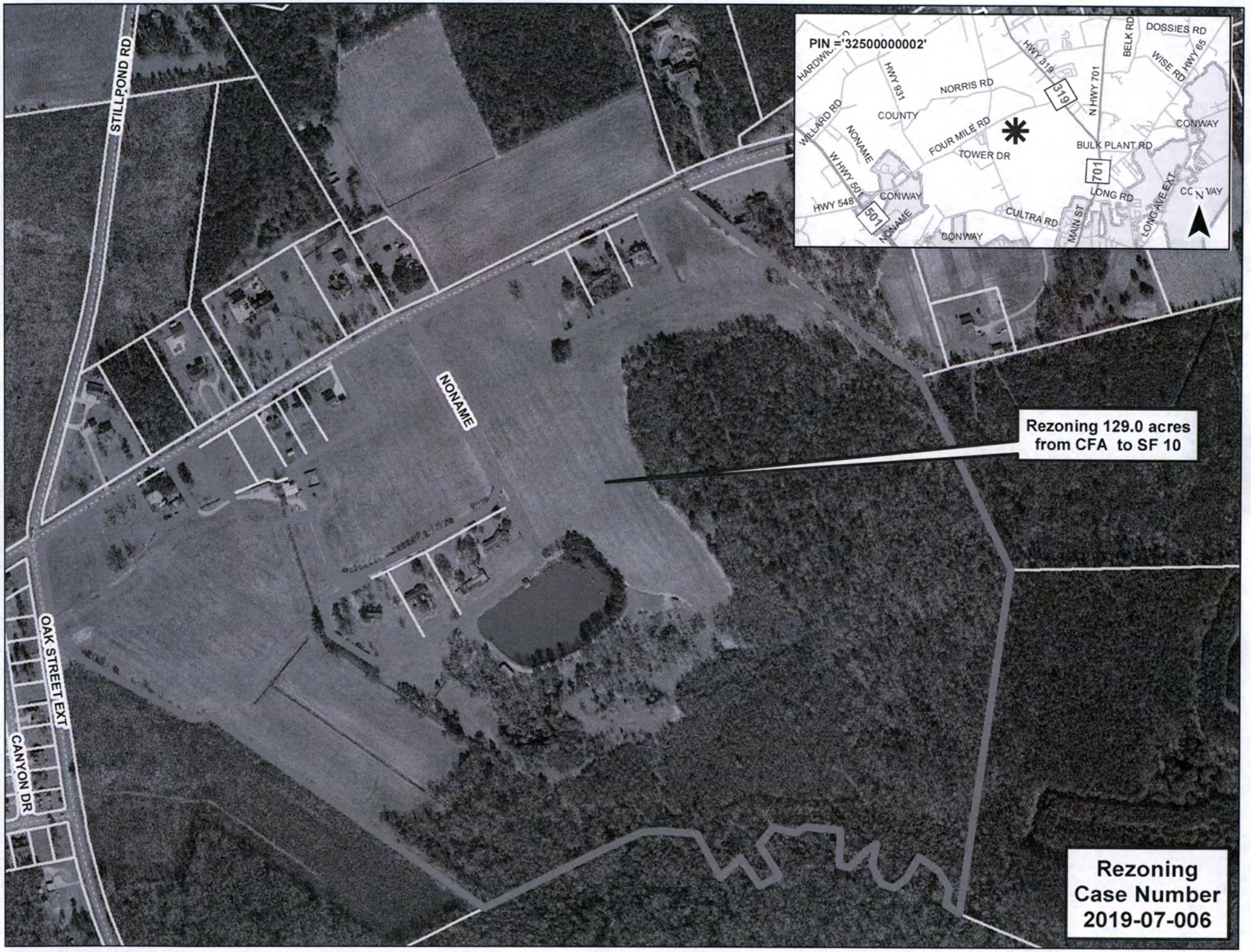
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 1,000	**Existing Road Conditions**	State, Paved, Two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,616 / 2,000	**Rd, Station, Traffic AADT (2018) % Road Capacity**	Four Mile Rd, Station 665 2,800 ADT 15-20%
Proposed Improvements			

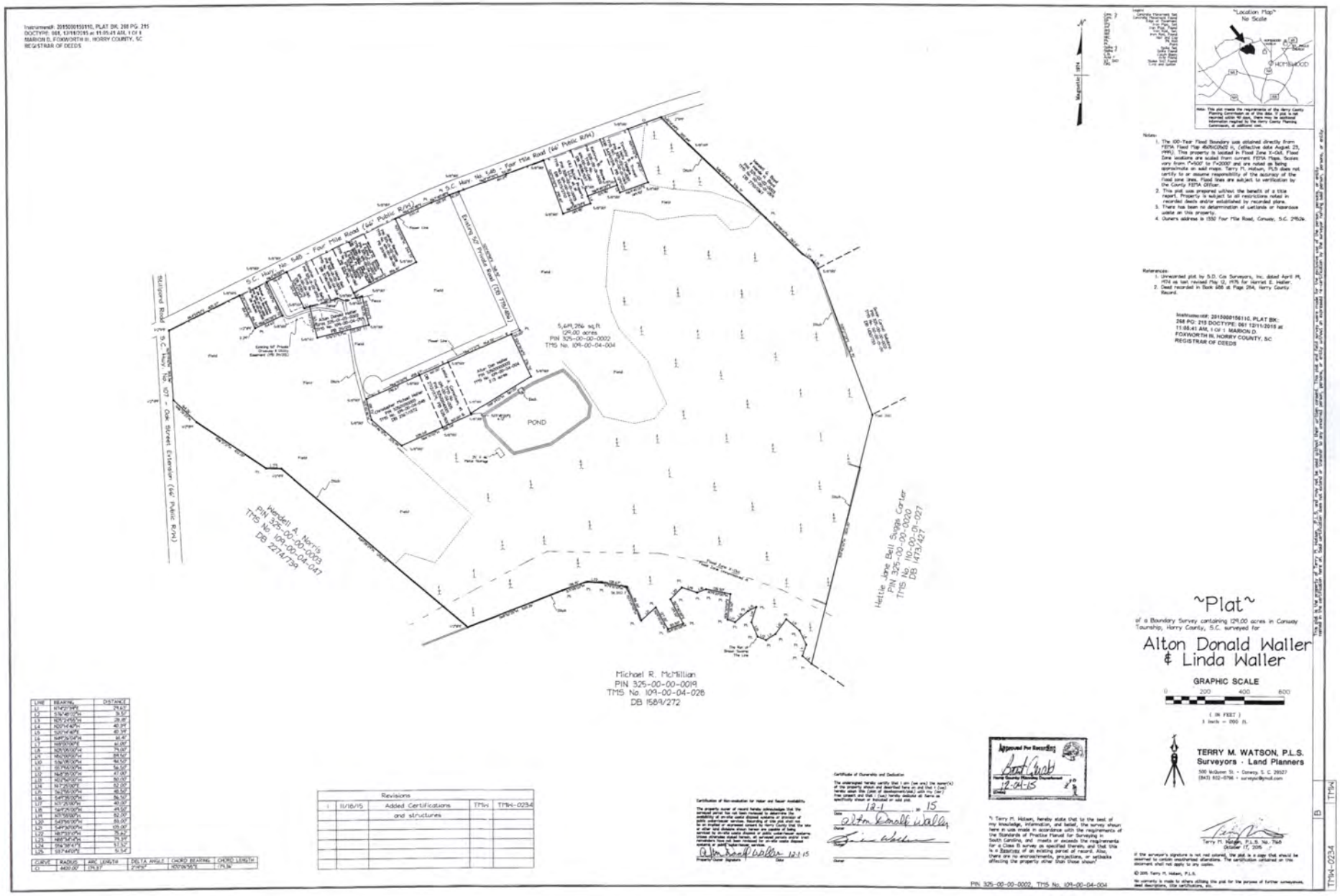
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (com/res)	CFA (com/res)	SF40	SF10	
Min. Lot Size (in square feet)	10000	43560/21780	43560/21780	40000	10000	
Front Setback	25	60/25	60/25	50	25	
Side Setback	10	25/10	25/10	20	10	
Rear Setback	15	40/15	40/15	30	15	
Bldg. Height	35	35/35	35/35	35	35	



Rezoning 129.0 acres from CFA to SF 10
Rezoning Case Number 2019-07-006
District 7
District 11
COUNTY
PIN ='32500000002'
NORRIS RD
STILLPOND RD
CREEK DR
ROCKY LN
FOUR MILE RD
APEX DR
CANYON DR
KINGSTON OAKS DR
TOWER DR
OAK STREET EXT
NONAME
NORTHFORK DR
ERICS LN
HWY 931
HWY 319
N HWY 701
BELK RD
DOSSIES RD
WISE RD
HWY 65
WILLARD RD
W HWY 501
HWY 548
CONWAY
BULK PLANT RD
LONG RD
CULTRA RD
MAIN ST
LONG AVE EXT
FA
SF 20
SF 40
SF 10
MSF 20
OPI
LI
GR
CFA
PDD
RE4
RCS
AG5


PIN ='32500000002'
STILLPOND RD
NONAME
OAK STREET EXT
CANYON DR
Rezoning 129.0 acres from CFA to SF 10
Rezoning Case Number 2019-07-006
HWY 319
BELK RD
DOSSIES RD
WISE RD
HWY 65
HWY 931
NORRIS RD
N HWY 701
COUNTY
WILLARD RD
FOUR MILE RD
TOWER DR
BULK PLANT RD
CONWAY
W HWY 501
HWY 548
LONG RD
LONG AVE EXT
CULTRA RD
MAIN ST
N


Instrument#: 2015000150110, PLAT BK: 268 PG: 215
DOCTYPE: 067, 12/11/2015 at 11:08:41 AM, 1 OF 1
MARION D. FOXWORTH III, HORRY COUNTY, SC
REGISTRAR OF DEEDS
S.C. Hwy No. 548 - Four Mile Road (66' Public R/W)
Easement for Private Road (DB 3791/484)
Stuttgard Road
S.C. Hwy No. 107 - Oak Street Extension (66' Public R/W)
5,649,286 sq.ft.
129.00 acres
PIN 325-00-00-0002
TMS No. 109-00-04-004
POND
Warden A. Norris
PIN 325-00-00-0003
TMS No. 109-00-04-041
DB 2274/734
Michael R. McMillian
PIN 325-00-00-0019
TMS No. 109-00-04-026
DB 1589/272
Hettie Jane Bell Suggs Carter
PIN 325-00-00-0020
TMS No. 110-00-01-007
DB 1473/427
"Location Map"
No Scale
HORSEHEAD
Notes:
1. The 100-Year Flood Boundary was obtained directly from FEMA Flood Map #45I9GIND H, (effective date August 23, 1988). This property is located in Flood Zone X-Out. Flood Zone locations are scaled from current FEMA Maps. Scales vary from 1"=500' to 1"=2000' and are noted as being approximate on said maps. Terry M. Watson, PLS does not certify to or assume responsibility of the accuracy of the Flood zone lines. Flood lines are subject to verification by the County FEMA Officer.
2. This plat was prepared without the benefit of a title report. Property is subject to all restrictions noted in recorded deeds and/or established by recorded plans.
3. There has been no determination of wetlands or hazardous waste on this property.
4. Owners address is 1550 Four Mile Road, Conway, S.C. 29526.
References:
1. Unrecorded plat by S.D. Cox Surveyors, Inc. dated April 19, 1974 as last revised May 12, 1975 for Harriett E. Heller.
2. Deed recorded in Book 3791 at Page 484, Horry County Record.
Instrument#: 2015000150110, PLAT BK: 268 PG: 215 DOCTYPE: 067 12/11/2015 at 11:08:41 AM, 1 OF 1 MARION D. FOXWORTH III, HORRY COUNTY, SC REGISTRAR OF DEEDS
~Plat~
of a Boundary Survey containing 129.00 acres in Conway Township, Horry County, S.C. surveyed for
Alton Donald Waller & Linda Waller
GRAPHIC SCALE
0 200 400 600
(IN FEET)
1 inch = 200 ft.
TERRY M. WATSON, P.L.S.
Surveyors · Land Planners
500 McQueen St. · Conway, S. C. 29527
(843) 602-6796 · surveyor@mail.com
Terry M. Watson, P.L.S. No. 7568
October 17, 2015
If the surveyor's signature is not red colored, the plat is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.
© 2015 Terry M. Watson, P.L.S.
No warranty is made to others utilizing this plat for the purpose of further surveyances, deed descriptions, title certifications, etc.
Approved For Recording
Scott Grate
Horry County Planning Department
12-04-15
Certificate of Ownership and Dedication
12-1 = 15
Alton Donald Waller
Owner
Owner
Certification of Non-evaluation for Water and Sewer Availability
Property Owner Signature
Date
I, Terry M. Watson, hereby state that to the best of my knowledge, information, and belief, the survey shown here in was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein, and that this is a Boundary of an existing parcel of record. Also, there are no encroachments, projections, or setbacks affecting the property other than those shown.
PIN 325-00-00-0002, TMS No. 109-00-04-004
Revisions
1 | 11/18/15 | Added Certifications and structures | TMH | TMH-0234
B | TMH
TMH-0234
LINE | BEARING | DISTANCE
L1 | N14°27'19"W | 74.63'
L2 | S76°48'10"W | 36.50'
L3 | N75°49'50"W | 28.18'
L4 | N20°54'40"W | 40.24'
L5 | S41°34'50"W | 61.39'
L6 | S49°34'50"W | 80.41'
L7 | N89°05'00"W | 64.08'
L8 | N29°39'00"W | 79.09'
L9 | N62°39'00"W | 89.40'
L10 | S76°48'10"W | 94.70'
L11 | S17°49'00"W | 56.50'
L12 | N68°39'00"W | 47.00'
L13 | N21°21'00"E | 90.00'
L14 | N73°21'00"E | 62.00'
L15 | S67°39'00"E | 48.50'
L16 | S49°39'00"W | 86.70'
L17 | N73°21'00"E | 40.00'
L18 | S49°39'00"W | 49.00'
L19 | N73°21'00"E | 62.00'
L20 | S49°39'00"W | 86.00'
L21 | S49°39'00"W | 105.00'
L22 | N82°39'00"W | 78.84'
L23 | N89°54'49"E | 71.35'
L24 | S06°58'43"E | 51.52'
L25 | S17°49'00"E | 51.54'
CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH
C1 | 4400.00' | 174.83' | 2°16'52" | N70°06'56"E | 174.81'

DN ENGINEERING INC.
4664 DOCK ROAD
CONWAY, SC 29526
PHONE: 843-365-0187
FAX: 843-365-6361
EMAIL: SNORRIS@SCCOAST.NET
PRELIMINARY SITE PLAN
WALLER FARM PROJECT
NEW RESIDENTIAL SUBDIVISION
LOCATED AT THE INTERSECTION OF FOUR MILE ROAD & OAK STREET, IN HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR
BEVERLY HOMES
SHEET NUMBER:
C1
1 OF 1
REPRODUCTION OR REUSE OF THIS DRAWING IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION IS STRICTLY FORBIDDEN
Horry County
REZONING
CONCEPTUAL PLAN
DO NOT RECORD
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
FOUR MILE ROAD
STILL POND ROAD
OAK STREET
VICINITY MAP
(NOT TO SCALE)
SITE INFORMATION
TMS #109-00-04-004
PIN #329-00-00-0002
CURRENT OWNER:
SOUTH CAUSEWAY BUILDERS, LLC.
AREA: 129.0 ACRES
CURRENT ZONING: CFA
PROPOSED ZONING: SF10
TOTAL # OF LOTS: 202
MAGNETIC

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Ed Hardee (843) 254-7652 (Energov # 046448)	**Rezoning Request #**	2019-08-003
PIN #	33010030002	**County Council District #**	11 - Allen
Site Location	8856 Pee Dee Hwy in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Palmetto Synergistic Research LLC	**Size (in acres) of Request**	5.96

Date Advertised: 8/15/2019 **Date Posted:** 8/15/2019 **# Property Owners Notified:** 16 **Date Notification Mailed:** 8/15/2019 **Report Date:** 8/15/2019 **BY:** sm

ZONING DISTRICTS

Current Zoning	FA
Proposed Zoning	MA1
Proposed Use	Agricultural Processing

LOCATION INFORMATION

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

ADJACENT PROPERTIES

FA	FA	FA
FA	Subject Property	FA
FA	FA	FA

COMMENTS

Comprehensive Plan District: Rural Area

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone 5.96 acres from FA to MA1 to allow for agriculture-related processing. A 20' landscaped buffer will be required and access will need to be provided via an improved, platted 50' private access easement.

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

.

Rezoning request was deferred on September 5th & October 3rd

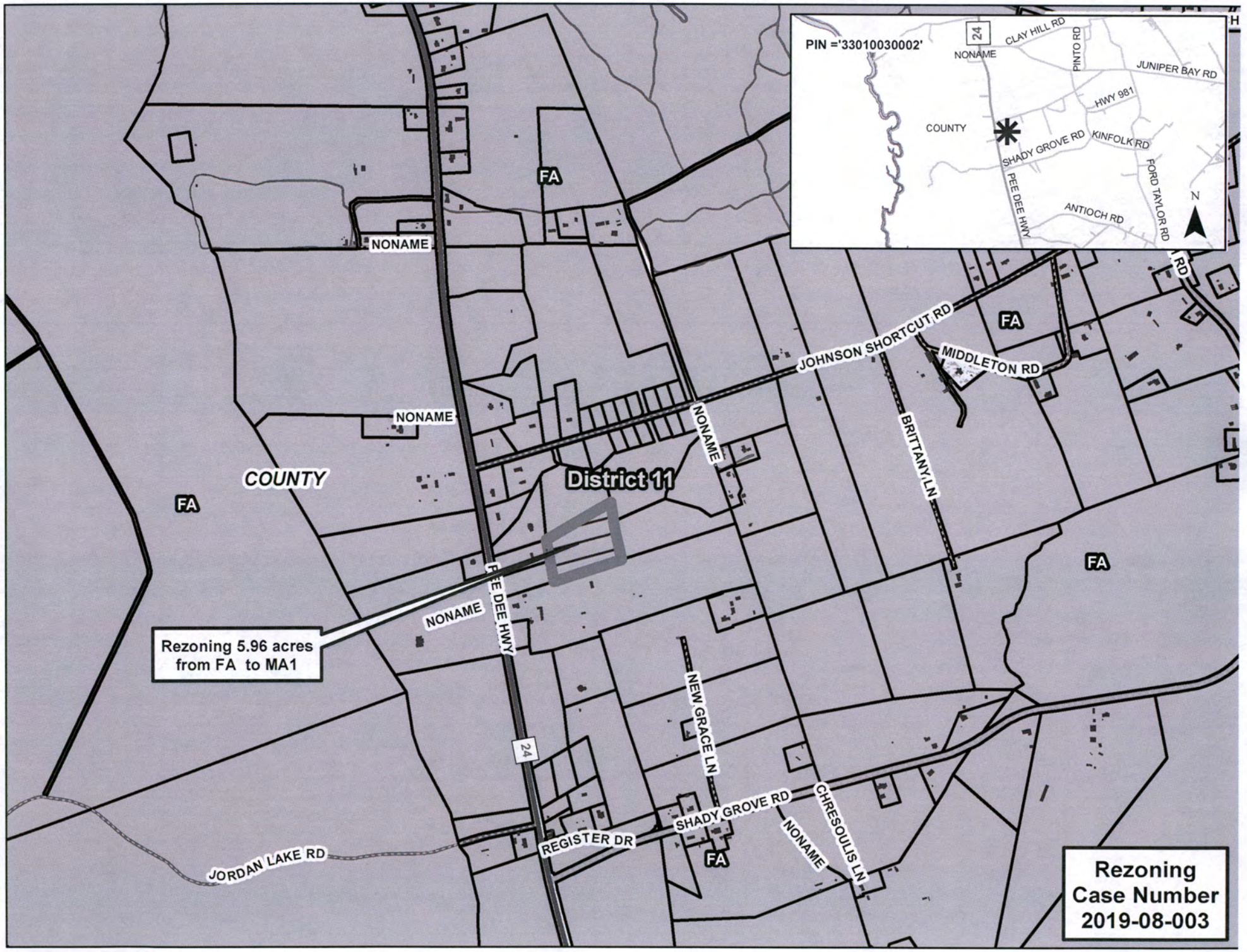
Public Comment:

TRANSPORTATION INFORMATION

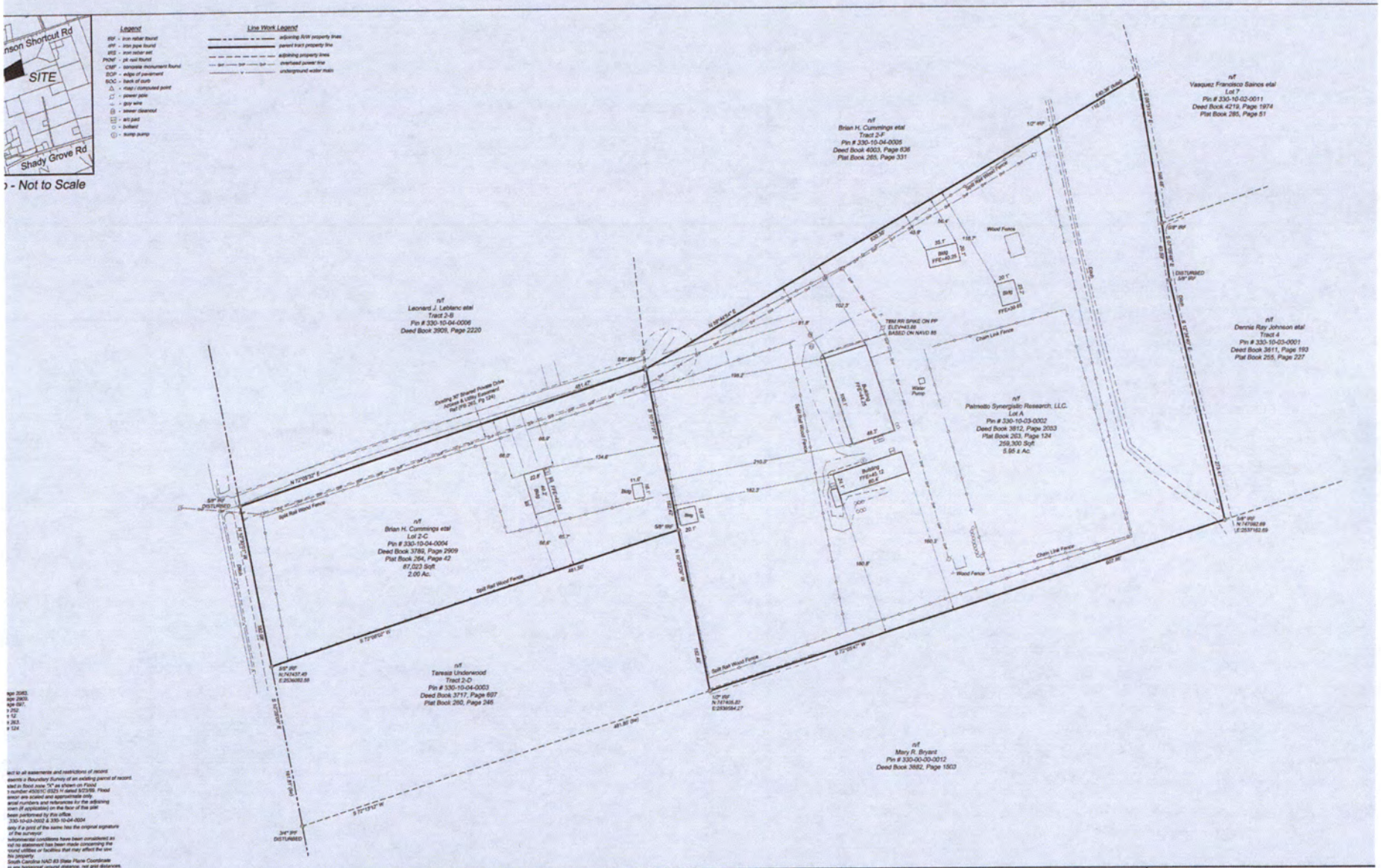
Daily Trips based on existing use / Max Daily Trips based on current zoning	8/50	**Existing Road Conditions**	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	10/150	**Rd, Station, Traffic AADT (2017) % Road Capacity**	S-24, Station 352 1,750 ADT 10-15%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA1	FA	FA			
Min. Lot Size (in square feet)	21780	43560/21780	43560/21780			
Front Setback	50	60/25	60/25			
Side Setback	25	25/10	25/10			
Rear Setback	25	40/15	40/15			
Bldg. Height	60	35/35	35/35			


PIN ='33010030002'
24
NONAME
CLAY HILL RD
PINTO RD
JUNIPER BAY RD
HWY 981
COUNTY
SHADY GROVE RD
KINFOLK RD
FORD TAYLOR RD
PEE DEE HWY
ANTIOCH RD
N
FA
NONAME
JOHNSON SHORTCUT RD
MIDDLETON RD
NONAME
BRITTANY LN
COUNTY
District 11
FA
FA
NONAME
PEE DEE HWY
Rezoning 5.96 acres from FA to MA1
24
NEW GRACE LN
SHADY GROVE RD
CHRESOULIS LN
REGISTER DR
NONAME
FA
JORDAN LAKE RD
Rezoning Case Number 2019-08-003

JOHNSON SHORTCUT RD
PEE DEE HWY
NONAME
Rezoning 5.96 acres from FA to MA1
PIN ='33010030002'
24
NONAME
CLAY HILL RD
PINTO RD
JUNIPER BAY RD
HWY 981
COUNTY
SHADY GROVE RD
KINFOLK RD
PEE DEE HWY
FORD TAYLOR RD
ANTIOCH RD
N
Rezoning
Case Number
2019-08-003



CRESCENT MOON
LAND SURVEYING

643 Hwy 701 S.
Loris, S.C. 29569
Phone: (843) 716-6021

JOB# 2019-373
DATE OF SURVEY: 06/30/2019
REVISIONS:

Boundary Survey
of
Pin# 330-10-03-0002 & 330-10-04-0004
Containing 7.95 ± Acres Total
Dogbluff Township, Horry County, South Carolina
for
Palmetto Synergistic Research, LLC.

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

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 22753 RAY R. ESHELMAN

SOUTH CAROLINA CRESCENT MOON SURVEYING No. C27452 CERTIFICATE OF AUTHORIZATION

Pat R. Esheman PLS# 22753
7/12/19
DATE

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	George Raymond Suggs (Energov # 046812)	**Rezoning Request #**	2019-10-001
PIN #	31409040011	**County Council District #**	9 - Prince
Site Location	Hwy 57 in Little River	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	George Raymond Suggs	**Size (in acres) of Request**	1.25

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MSF10
Proposed Use	Residential

LOCATION INFORMATION

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

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	SF10
CFA	SF10	SF10

COMMENTS

Comprehensive Plan District: Suburban Corridor

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone for the ability to subdivide an existing parcel into residential lots. Kettering Estates, a small SF10 subdivision is located adjacent to the property on Kettering Way. Several larger residential subdivisions are located in the immediate vicinity including the recent MRD2 rezoning (Ord. 15-19) for Waterfall II with minimum lot size of 6,000 sqft. 40' from centerline will need to be provided for a future upgrade to Hwy 57. MSF10 district standards are the same as SF10 except that manufactured/mobile homes are an allowed use.

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

Public Comment:

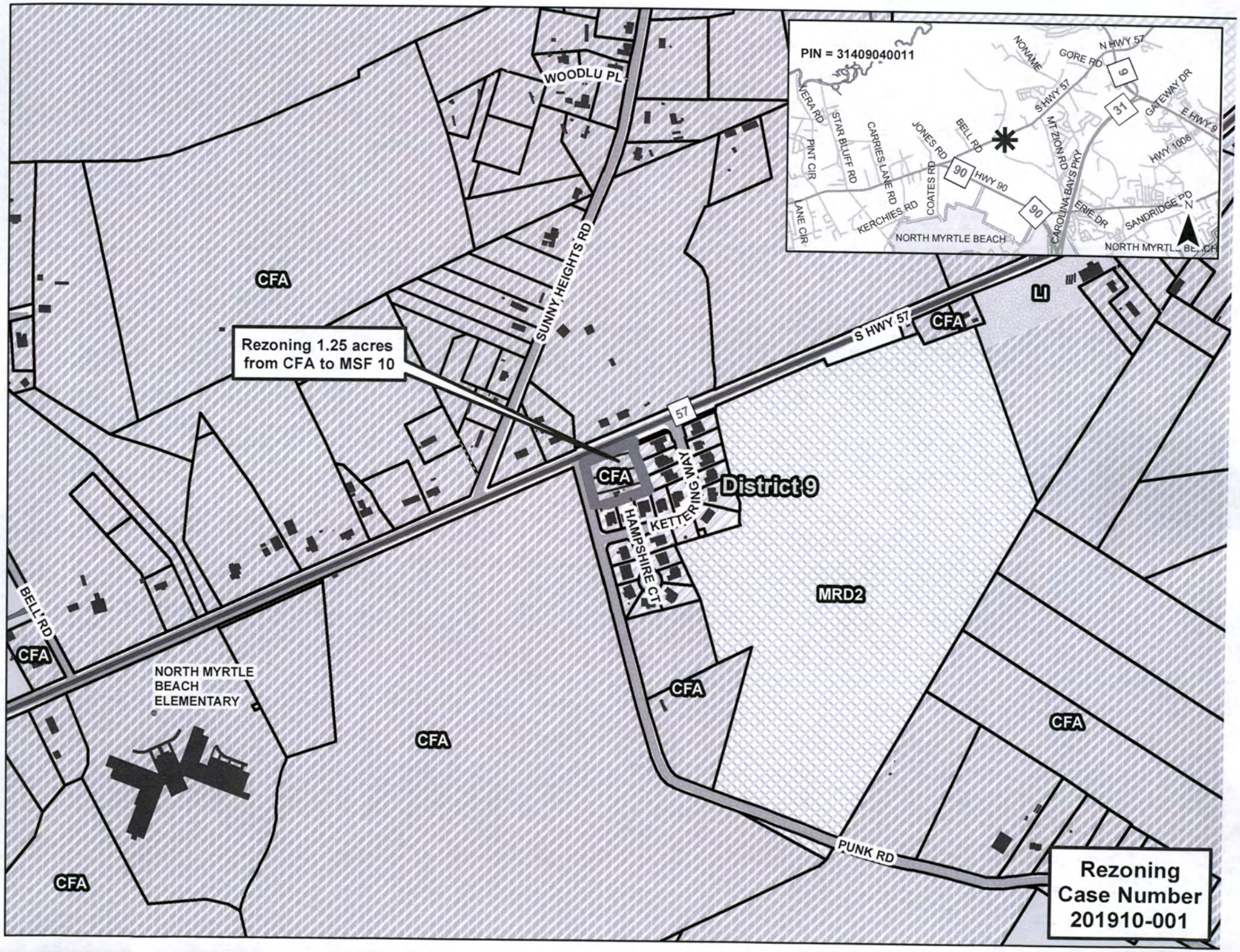
TRANSPORTATION INFORMATION

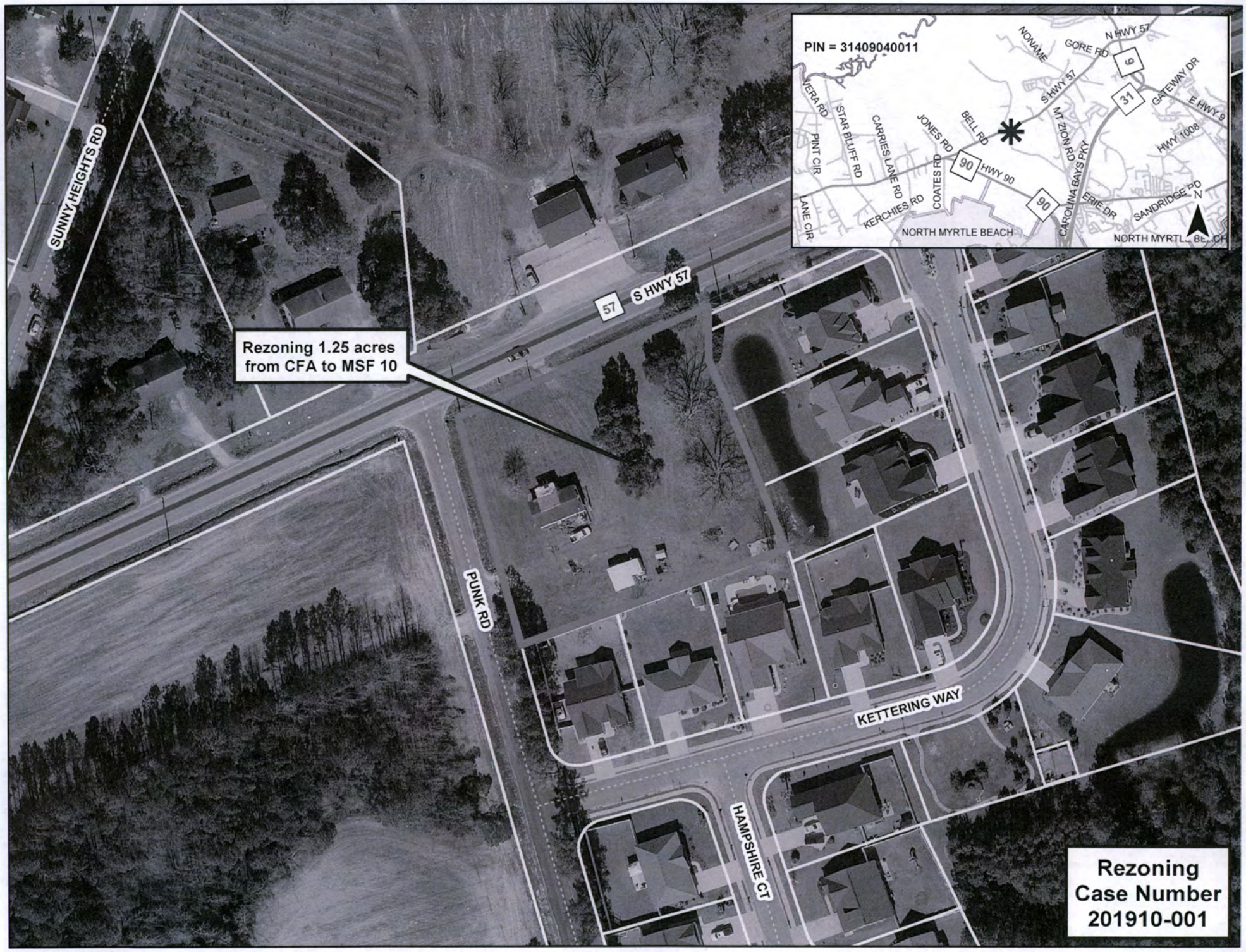
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 250	**Existing Road Conditions**	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	40 / 40	**Rd, Station, Traffic AADT (2017) % Road Capacity**	S-57, Station 447 6,400 AADT 40% - 45%
Proposed Improvements			

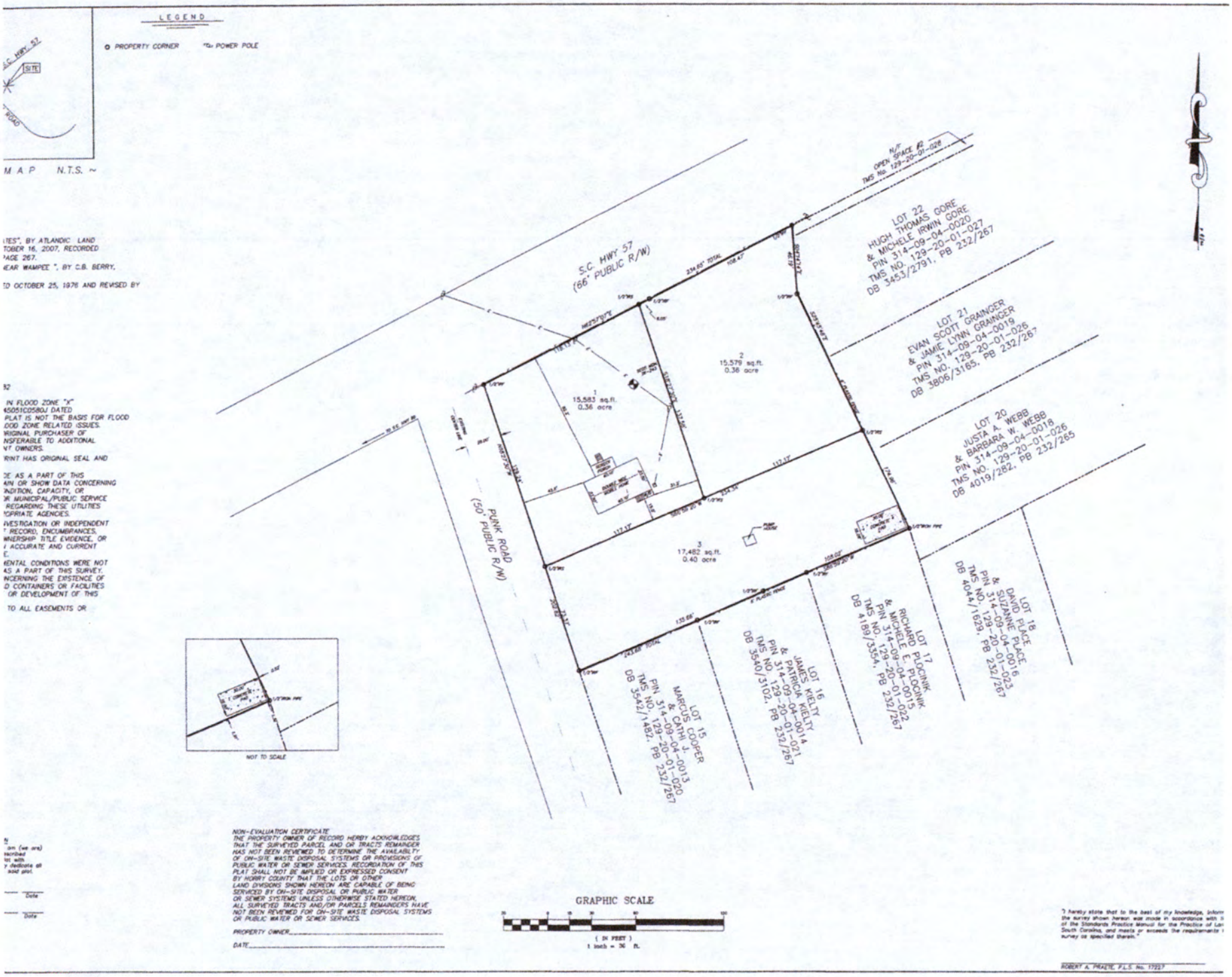
DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF10	CFA	SF10	CFA		
Min. Lot Size (in square feet)	10,000	43,560/21,780	10,000	43,560/21,780		
Front Setback	25	60/25	25	60/25		
Side Setback	10	25/10	10	25/10		
Rear Setback	15	40/15	15	40/15		
Bldg. Height	35	35/35	35	35/35		

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 34 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm


PIN = 31409040011
NONAME
GORE RD
N HWY 57
9
GATEWAY DR
E HWY 9
31
S HWY 57
MT ZION RD
VERA RD
STAR BLUFF RD
CARRIES LANE RD
JONES RD
BELL RD
HWY 1008
PINT CIR
90
HWY 90
COATES RD
CAROLINA BAYS PKY
ERIE DR
SANDRIDGE PD
N
LANE CIR
KERCHIES RD
NORTH MYRTLE BEACH
NORTH MYRTL... BEACH
WOODLU PL
SUNNY HEIGHTS RD
CFA
LI
S HWY 57
CFA
Rezoning 1.25 acres from CFA to MSF 10
57
CFA
District 9
KETTERING WAY
HAMPSHIRE CT
MRD2
BELL RD
CFA
NORTH MYRTLE BEACH ELEMENTARY
CFA
CFA
CFA
CFA
PUNK RD
Rezoning Case Number 201910-001


PIN = 31409040011
SUNNY HEIGHTS RD
57
S HWY 57
Rezoning 1.25 acres from CFA to MSF 10
PUNK RD
KETTERING WAY
HAMPSHIRE CT
NONAME
N HWY 57
GORE RD
9
S HWY 57
31
GATEWAY DR
E HWY 9
VERA RD
STAR BLUFF RD
CARRIES LANE RD
JONES RD
BELL RD
MT ZION RD
HWY 1008
PINT CIR
90
HWY 90
COATES RD
CAROLINA BAYS PKY
ERIE DR
SANDRIDGE RD
LANE CIR
KERCHIES RD
NORTH MYRTLE BEACH
N
Rezoning Case Number 201910-001


LEGEND
PROPERTY CORNER
POWER POLE
S.C. HWY 57
SITE
ROAD
M A P N.T.S. ~
ITES", BY ATLANDIC LAND
TOBER 16, 2007, RECORDED
PAGE 267.
EAR WAMPEE ", BY C.B. BERRY,
ED OCTOBER 25, 1976 AND REVISED BY
32
IN FLOOD ZONE "X"
45051C0580J DATED
PLAT IS NOT THE BASIS FOR FLOOD
OOD ZONE RELATED ISSUES.
RIGINAL PURCHASER OF
NSFERABLE TO ADDITIONAL
NT OWNERS.
RINT HAS ORIGINAL SEAL AND
DE AS A PART OF THIS
AIN OR SHOW DATA CONCERNING
NDITION, CAPACITY, OR
R MUNICIPAL/PUBLIC SERVICE
REGARDING THESE UTILITIES
OPRIATE AGENCIES.
VESTIGATION OR INDEPENDENT
T RECORD, ENCUMBRANCES,
WNERSHIP TITLE EVIDENCE, OR
ACCURATE AND CURRENT
E.
ENTAL CONDITIONS WERE NOT
AS A PART OF THIS SURVEY.
NCERNING THE EXISTENCE OF
D CONTAINERS OR FACILITIES
OR DEVELOPMENT OF THIS
TO ALL EASEMENTS OR
NOT TO SCALE
S.C. HWY 57
(66' PUBLIC R/W)
PUNK ROAD
(50' PUBLIC R/W)
N/F
OPEN SPACE #2
TMS No. 129-20-01-028
LOT 22
HUGH THOMAS GORE
& MICHELE IRWIN GORE
PIN 314-09-04-0020
TMS NO. 129-20-01-027
DB 3453/2791, PB 232/267
LOT 21
EVAN SCOTT GRAINGER
& JAMIE LYNN GRAINGER
PIN 314-09-04-0019
TMS NO. 129-20-01-026
DB 3806/3165, PB 232/267
LOT 20
JUSTA A. WEBB
& BARBARA W. WEBB
PIN 314-09-04-0018
TMS NO. 129-20-01-026
DB 4019/282, PB 232/265
LOT 18
DAVID PLACE
& SUZANNE PLACE
PIN 314-09-04-0016
TMS NO. 129-20-01-023
DB 4044/1629, PB 232/267
LOT 17
RICHARD PLOCINIK
& MICHELE E. PLOCINIK
PIN 314-09-04-0015
TMS NO. 129-20-01-022
DB 4189/3354, PB 232/267
LOT 16
JAMES KIELTY
& PATRICIA KIELTY
PIN 314-09-04-0014
TMS NO. 129-20-01-021
DB 3540/3102, PB 232/267
LOT 15
MARCUS COOPER
& CATHI J.
PIN 314-09-04-0013
TMS NO. 129-20-01-020
DB 3542/1482, PB 232/267
1
15,583 sq.ft.
0.36 acre
2
15,579 sq.ft.
0.36 acre
3
17,482 sq.ft.
0.40 acre
234.65' TOTAL
243.68' TOTAL
NON-EVALUATION CERTIFICATE
THE PROPERTY OWNER OF RECORD HERBY ACKNOWLEDGES THAT THE SURVEYED PARCEL AND OR TRACTS REMAINDER HAS NOT BEEN REVIEWED TO DETERMINE THE AVAILABILTY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISIONS OF PUBLIC WATER OR SEWER SERVICES. RECORDATION OF THIS PLAT SHALL NOT BE IMPLIED OR EXPRESSED CONSENT BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVICED BY ON-SITE DISPOSAL OR PUBLIC WATER OR SEWER SYSTEMS UNLESS OTHERWISE STATED HEREON. ALL SURVEYED TRACTS AND/OR PARCELS REMAINDERS HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC WATER OR SEWER SERVICES.
PROPERTY OWNER
DATE
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
ROBERT A. PRAETE, P.L.S. No. 17227

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	CT Corporation (Energov # 047001)	**Rezoning Request #**	2019-10-002
PIN #	42607020004	**County Council District #**	4 - Loftus
Site Location	Jesse St in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	SST II 338 Jesse St LLC	**Size (in acres) of Request**	3.57

Date Advertised: 11/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 35 **Date Notification Mailed:** 11/17/2019 **Report Date:** 11/17/2019 **BY:** sm

ZONING DISTRICTS

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

LOCATION INFORMATION / ADJACENT PROPERTIES

Flood and Wetland Information	X	LI	LI	MA1
Public Health & Safety (EMS/fire) in miles	2.4 (Fire)	LI	Subject Property	LI
Utilities	Public	HC	HC	PDD
Character of the Area	Commercial			

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.

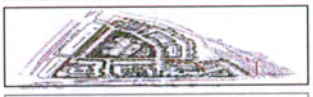
This parcel is designated as **Mixed Use** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

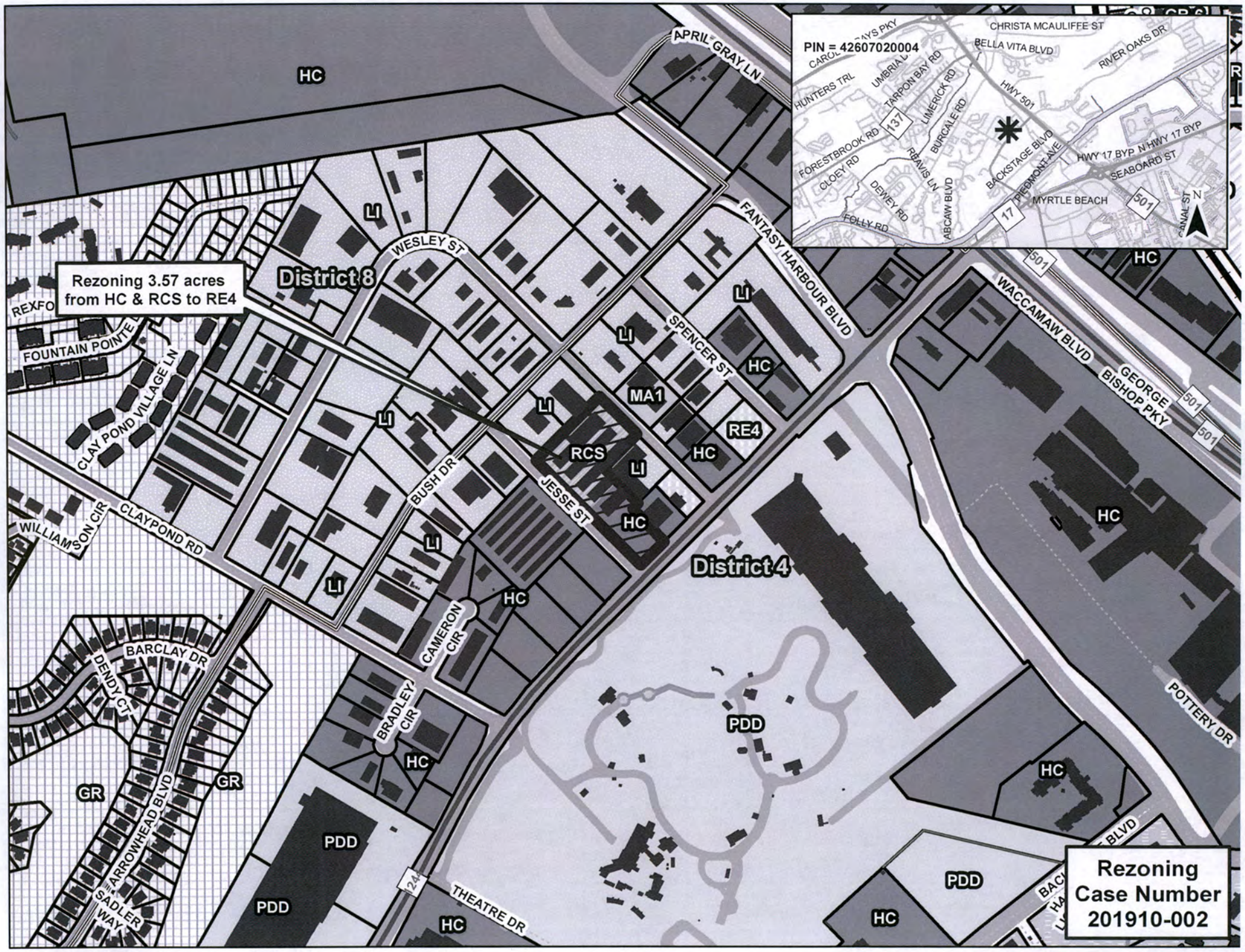
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	150 / 500	**Existing Road Conditions**	County, Paved. Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	200 / 550	**Rd, Station, Traffic AADT (2017) % Road Capacity**	George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%
Proposed Improvements			

DIMENSIONAL STANDARDS



	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	RCS/HC	LI	MA1	PDD	HC
Min. Lot Size (in square feet)	21,780	10,000/10,000	21,780	21,780	NA	10,000
Front Setback	60	50/50	50	50	25	50
Side Setback	10	10/10	20	25	25	10
Rear Setback	15	15/15	25	25	25	15
Bldg. Height	36	65/120	60	60	175	120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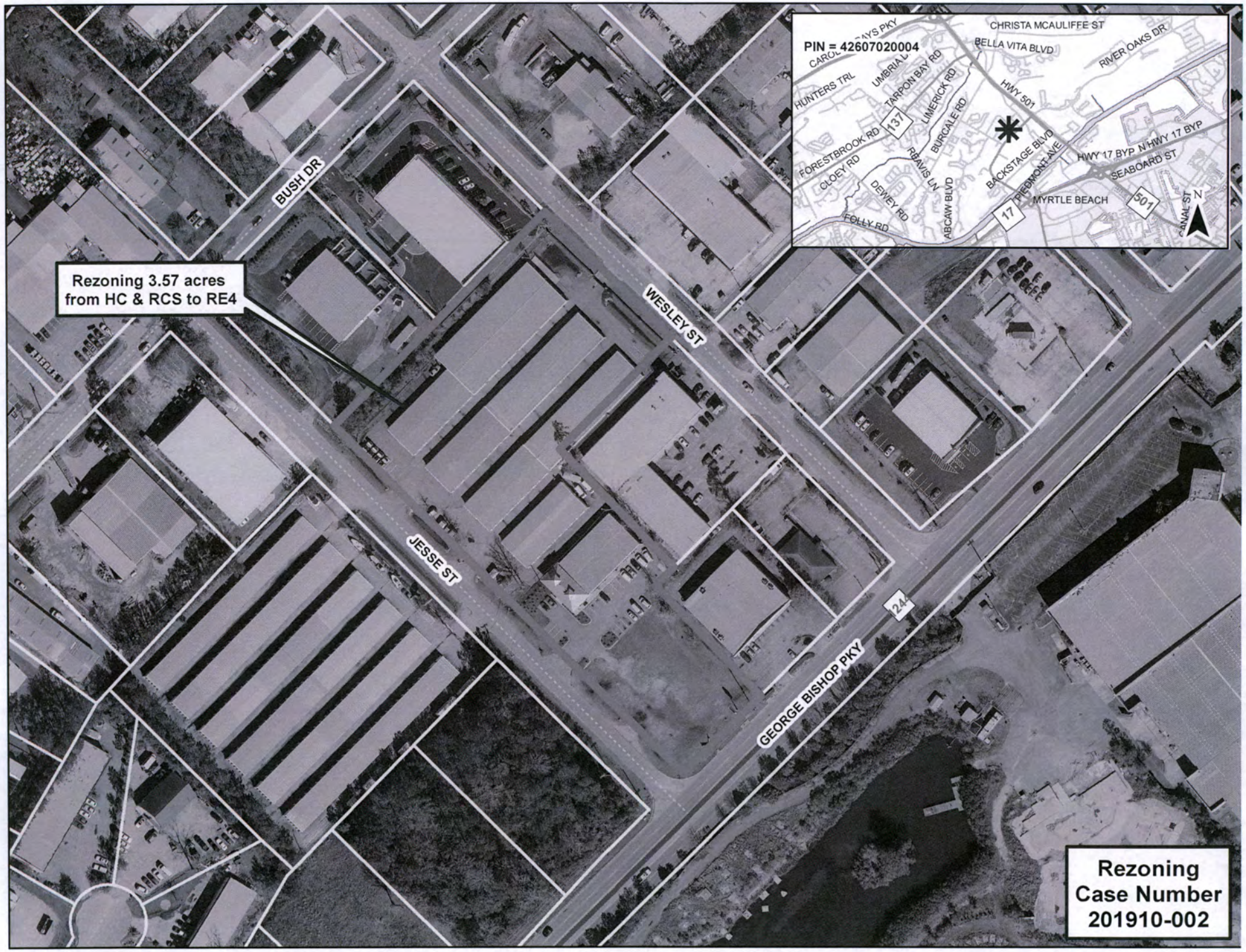
BELLA VITA BLVD
RIVER OAKS DR
HUNTERS TRL
TARPON BAY RD
LIMERICK RD
HWY 501
FORESTBROOK RD
137
BURCALE RD
CLOEY RD
RAVIS LN
BACKSTAGE BLVD
PIEDMONT AVE
HWY 17 BYP N
HWY 17 BYP
SEABOARD ST
DEWEY RD
ABCAW BLVD
17
MYRTLE BEACH
501
FOLLY RD
CANAL ST
N
APRIL GRAY LN
HC
LI
WESLEY ST
District 8
Rezoning 3.57 acres from HC & RCS to RE4
FANTASY HARBOUR BLVD
SPENCER ST
MA1
RE4
RCS
WACCAMAW BLVD
GEORGE BISHOP PKY
FOUNTAIN POINTE
CLAY POND VILLAGE LN
BUSH DR
JESSE ST
WILLIAMSON CIR
CLAYPOND RD
District 4
CAMERON CIR
BARCLAY DR
DENDY CT
BRADLEY CIR
POTTERY DR
PDD
GR
ARROWHEAD BLVD
SADLER WAY
THEATRE DR
24
Rezoning Case Number 201910-002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HWY 501
FORESTBROOK RD
137
BURCALE RD
CLOEY RD
RAVIS LN
BACKSTAGE BLVD
PIEDMONT AVE
HWY 17 BYP N
HWY 17 BYP
SEABOARD ST
DEWEY RD
ABCAW BLVD
MYRTLE BEACH
501
FOLLY RD
17
CANAL ST
N
BUSH DR
Rezoning 3.57 acres from HC & RCS to RE4
WESLEY ST
JESSE ST
24
GEORGE BISHOP PKY
Rezoning Case Number 201910-002

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	John W & Donna Coughlin (Energov # 047010)	**Rezoning Request #**	2019-10-003
PIN #	25416030002	**County Council District #**	10 - Hardee
Site Location	Hwy 554 in Loris	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	John W & Donna Coughlin	**Size (in acres) of Request**	4.77

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 19 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm

ZONING DISTRICTS

Current Zoning	AM2
Proposed Zoning	AG7
Proposed Use	Rezoning to Sell

LOCATION INFORMATION

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

ADJACENT PROPERTIES

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

COMMENTS

Comprehensive Plan District: Rural Area

Overlay/Area Plan: Mt. Vernon Rural Area Management

Discussion: The applicant is requesting to rezone a property formerly used as a racetrack in order to sell for residential development. Zoning District AG7 (Manufactured Agricultural Ranchettes) limits lot size to 1.5 acres or greater, allows for manufactured, modular, and mobile homes, and permits non-commercial farming activities. This request is in compliance with the area plan.

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

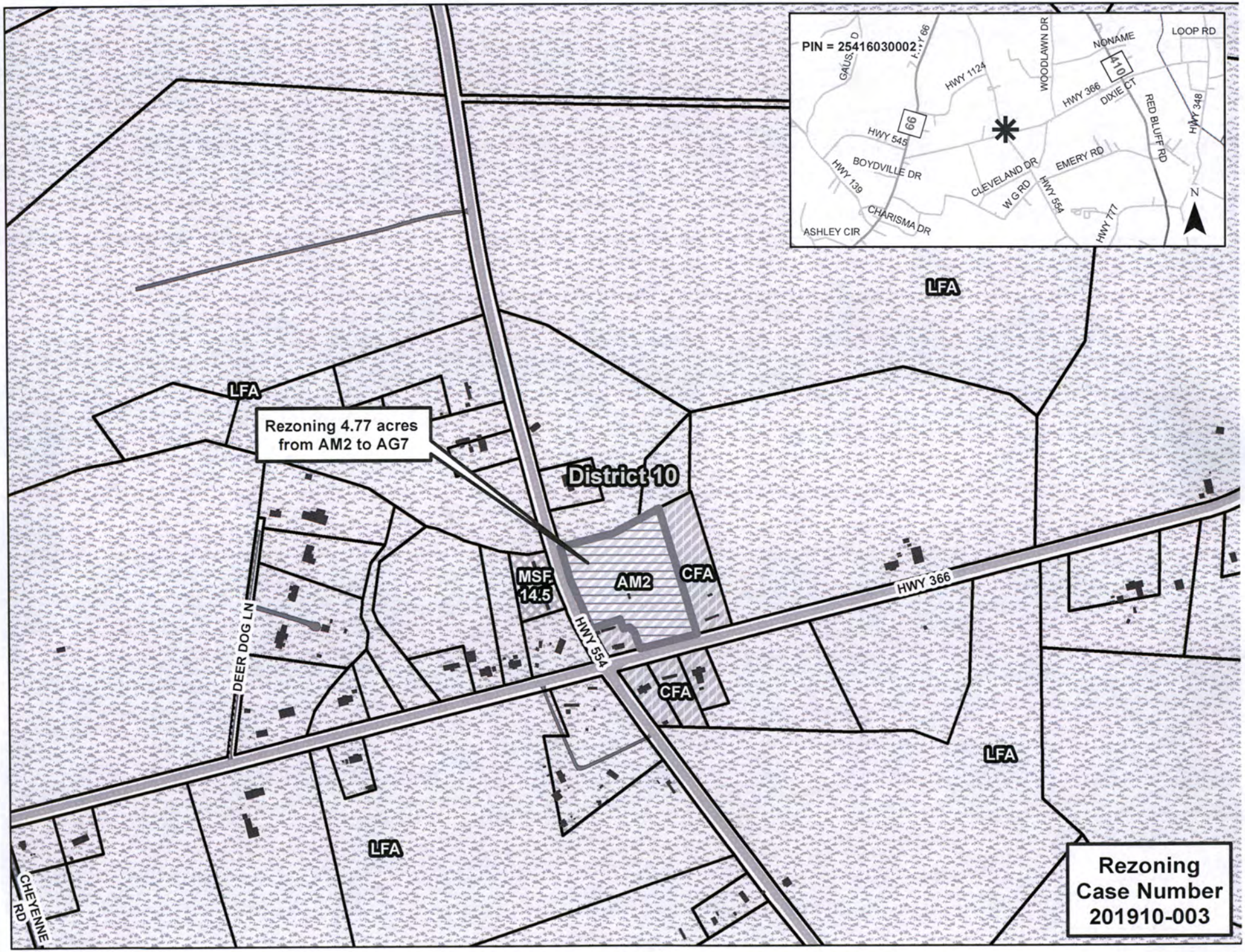
Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 /100	**Existing Road Conditions**	State, Paved. Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	**Rd, Station, Traffic AADT (2017) % Road Capacity**	S-366, Station 649 600 AADT 5% - 10%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AG7	AM2	LFA	CFA	MSF14.5	
Min. Lot Size (in square feet)	65,340	21,780	43,560	43,560/21,780	14,500	
Front Setback	60	50	60	60/25	25	
Side Setback	25	10	25	25/10	10	
Rear Setback	25	15	40	40/15	15	
Bldg. Height	35	36 per ½ acre	35	35/35	35	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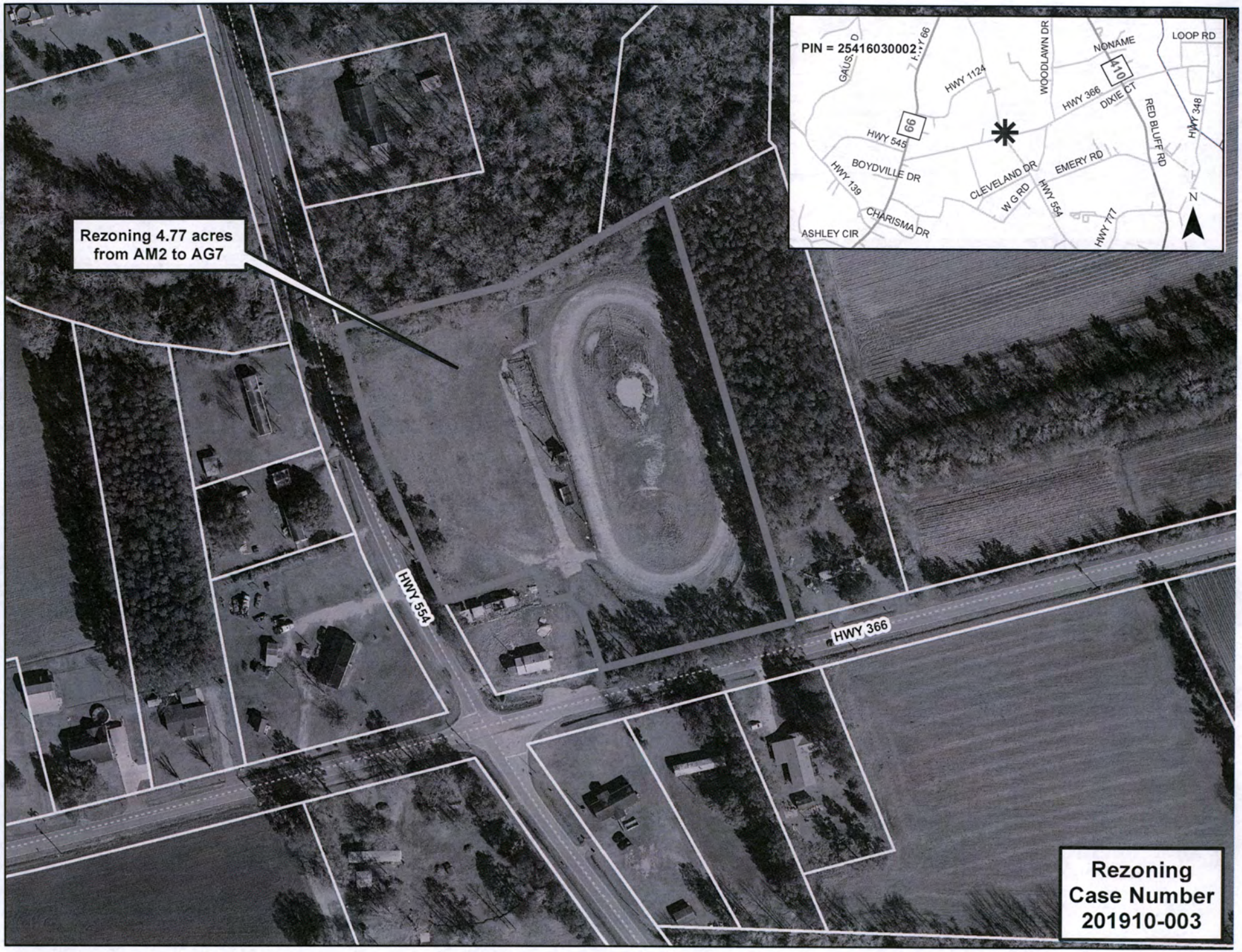
HWY 1124
WOODLAWN DR
NONAME
LOOP RD
410
HWY 366
DIXIE CT
RED BLUFF RD
HWY 348
66
HWY 545
BOYDVILLE DR
HWY 139
CLEVELAND DR
EMERY RD
W G RD
HWY 554
HWY 777
CHARISMA DR
ASHLEY CIR
N
LFA
LFA
Rezoning 4.77 acres from AM2 to AG7
District 10
MSF 14.5
AM2
CFA
HWY 366
DEER DOG LN
HWY 554
CFA
LFA
LFA
CHEYENNE RD
Rezoning Case Number 201910-003


Rezoning 4.77 acres from AM2 to AG7
PIN = 25416030002
HWY 554
HWY 366
Rezoning Case Number 201910-003
GAUSS, D
HWY 66
HWY 1124
WOODLAWN DR
NONAME
LOOP RD
410
HWY 366
DIXIE CT
RED BLUFF RD
HWY 348
66
HWY 545
BOYDVILLE DR
HWY 139
CLEVELAND DR
EMERY RD
W G RD
HWY 554
HWY 777
CHARISMA DR
ASHLEY CIR
N

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Christopher Steele (Energov # 047019)	**Rezoning Request #**	2019-10-004
PIN #	44106040005	**County Council District #**	6 - Crawford
Site Location	3624 Socastee Blvd in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Thomas Pate	**Size (in acres) of Request**	0.68

ZONING DISTRICTS

Current Zoning	HC
Proposed Zoning	ME2
Proposed Use	Tattoo Shop

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.65 (Fire/Medic)
Utilities	Public
Character of the Area	Commercial & Residential

ADJACENT PROPERTIES

MHP	MHP	MSF10
HC	Subject Property	HC
RE3	RCS	City of MB

COMMENTS

Comprehensive Plan District: Urban Communities

Overlay/Area Plan: Socastee Boulevard Overlay

Discussion: The applicant is requesting to rezone for a high-end tattoo shop on an existing commercial property. Formerly the location of a Pawn Shop, the parcel is currently zoned Highway Commercial. Several parcels on the opposite side of Socastee Blvd were previously rezoned for retail and commercial uses. The property is located within the Socastee Blvd Overlay near the Highway 17 overpass and the boundary with the City of Myrtle Beach. ME2 is currently the only district allowing for stand-alone tattoo shops.
Named "Outpatient Medical Services District," ME2 is intended to provide opportunities to locate halfway houses, residential treatment centers, outpatient clinics for the treatment of drug and alcohol addiction, and other facilities of a similar nature. The impacts of these uses are proposed to be mitigated through increased buffering requirements and not allowing these uses to located directly adjacent to existing residential development.

This parcel is designated as within a **Neighborhood Activity Center** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

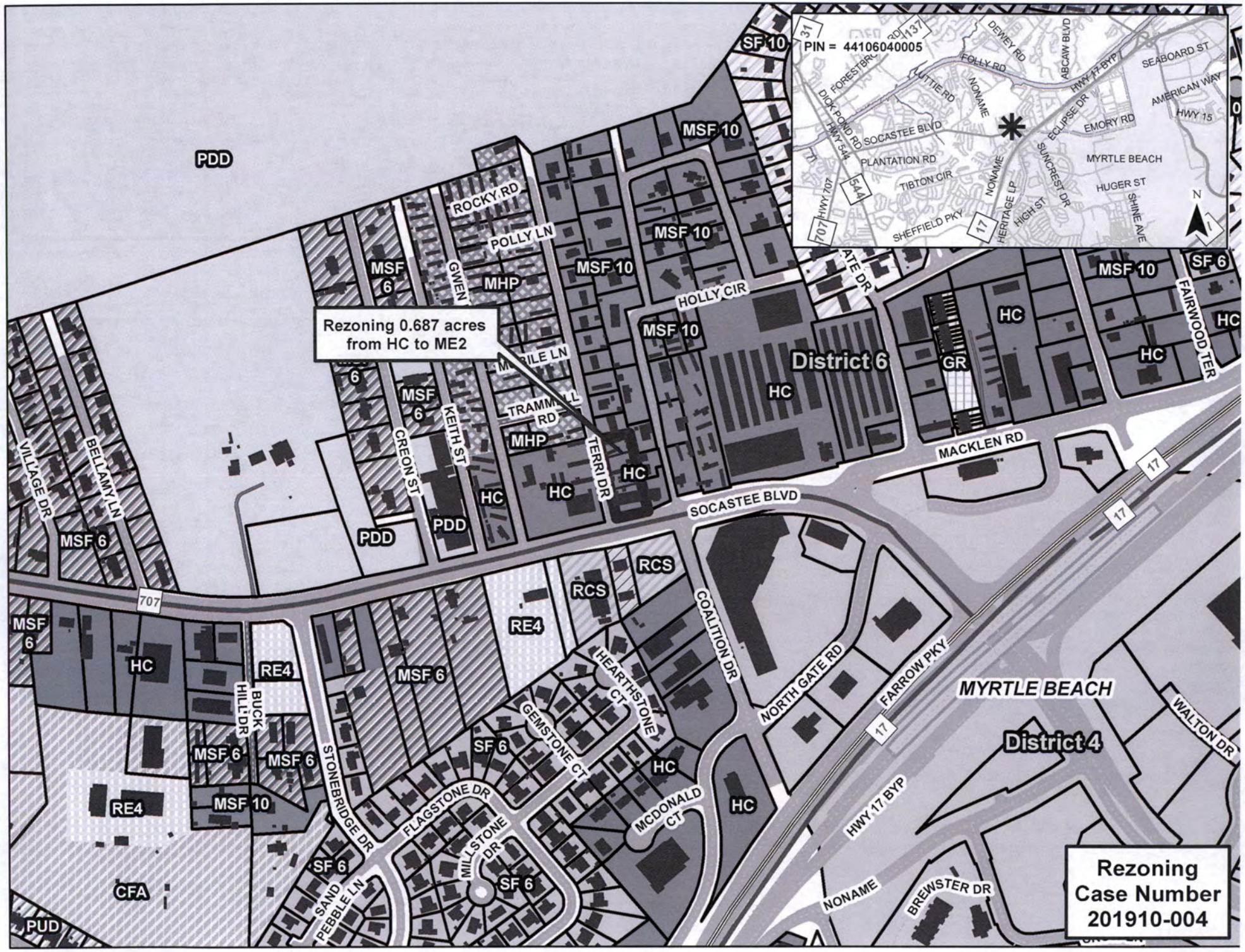
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 500	**Existing Road Conditions**	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	75 / 500	**Rd, Station, Traffic AADT (2017) % Road Capacity**	SC-707 / Socastee Blvd, Station 249 21,800 AADT 60% - 65%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	ME2	HC	RE3	MSF10	HC	RCS
Min. Lot Size (in square feet)	21,780	10,000	10,000	10,000	10,000	10,000
Front Setback	60	50	50	25	50	50
Side Setback	25	10	10	10	10	10
Rear Setback	15	15	15	15	15	15
Bldg. Height	36	120	48	35	120	65

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 32 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm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Rezoning Case Number 201910-004
PDD
SF 10
MSF 10
MSF 6
SF 6
MHP
HC
GR
RCS
RE4
CFA
PUD
District 6
District 4
MYRTLE BEACH
SOCASTEE BLVD
MACKLEN RD
HOLLY CIR
ROCKY RD
POLLY LN
GWEN
KEITH ST
CREON ST
TERRI DR
TRAMMELL RD
VILLAGE DR
BELLAMY LN
707
BUCK HILL DR
STONEBRIDGE DR
SAND PEBBLE LN
FLAGSTONE DR
MILLSTONE DR
GEMSTONE CT
HEARTHSTONE CT
MCDONALD CT
COALITION DR
NORTH GATE RD
FARROW PKY
HWY 17 BYP
NONAME
BREWSTER DR
WALTON DR
FAIRWOOD TER
ATE DR
17
DEWEY RD
ABCAW BLVD
SEABOARD ST
AMERICAN WAY
HWY 15
FOLLY RD
FORESTBROOK RD
DICK POND RD
HWY 544
SUTTIE RD
ECLIPSE DR
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HUGER ST
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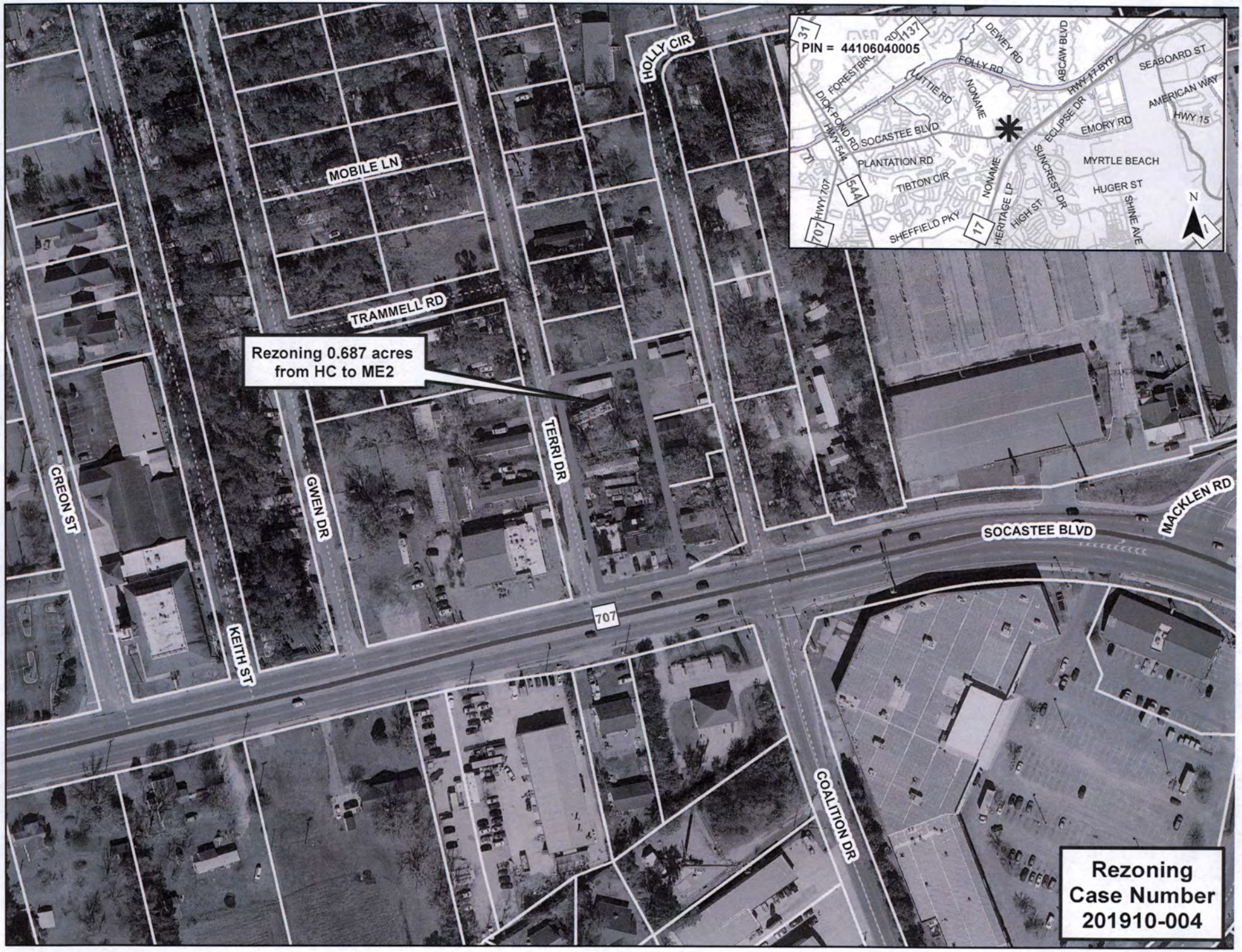
PLANTATION RD
TIBTON CIR
HERITAGE LP
HIGH ST
SHEFFIELD PKY
N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Rezoning 0.687 acres from HC to ME2
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MACKLEN RD
COALITION DR
707
DEWEY RD
FOLLY RD
ABCAW BLVD
HWY 17 BYP
SEABOARD ST
AMERICAN WAY
HWY 15
FORESTBRK RD
DICK POND RD
HWY 544
LITTIE RD
NONAME
ECLIPSE DR
EMORY RD
MYRTLE BEACH
PLANTATION RD
TIBTON CIR
SUNCREST DR
HUGER ST
SHINE AVE
HWY 707
SHEFFIELD PKY
HERITAGE LP
HIGH ST
N
Rezoning Case Number 201910-004

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Mead & Hunt (Energov # 047025)	**Rezoning Request #**	2019-10-005
PIN #	39700000012 & 39714010002	**County Council District #**	2 – Howard 3 - DiSabato
Site Location	2100 Carolina Forest Boulevard in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Chase Storage II, LLC	**Size (in acres) of Request**	15

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 37 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	PDD
Proposed Use	Additional Storage

LOCATION INFORMATION

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

ADJACENT PROPERTIES

GR	GR	GR
GR	Subject Property	MRD3
GR	GR	MRD3

COMMENTS

Comprehensive Plan District: Suburban Corridors

Overlay/Area Plan: None

Discussion: The applicant is requesting to amend the PDD for additional storage allowances for automobile, trailers, recreational vehicles, and similar vehicle storage. Permitted uses within the PDD include miniwarehouse storage units; main office including rental activities, security monitoring of the site, ancillary sales, and property manager residence; accessory structures; and outdoor storage of vehicles. This request is to amend the site plan to allow an additional 2 acres of outdoor storage of vehicles with the conditions of 1) 50ft natural buffer between fence line and property line with Plantation Lakes (Residential); 2) Fence line parallel to Carolina Forest Boulevard will not encroach any closer than 75 ft.; 3) Front of parcel 75 ft. buffer will remain with the exception of stormwater lakes, features, and infrastructure such as stormwater and water lines/fire lines.

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

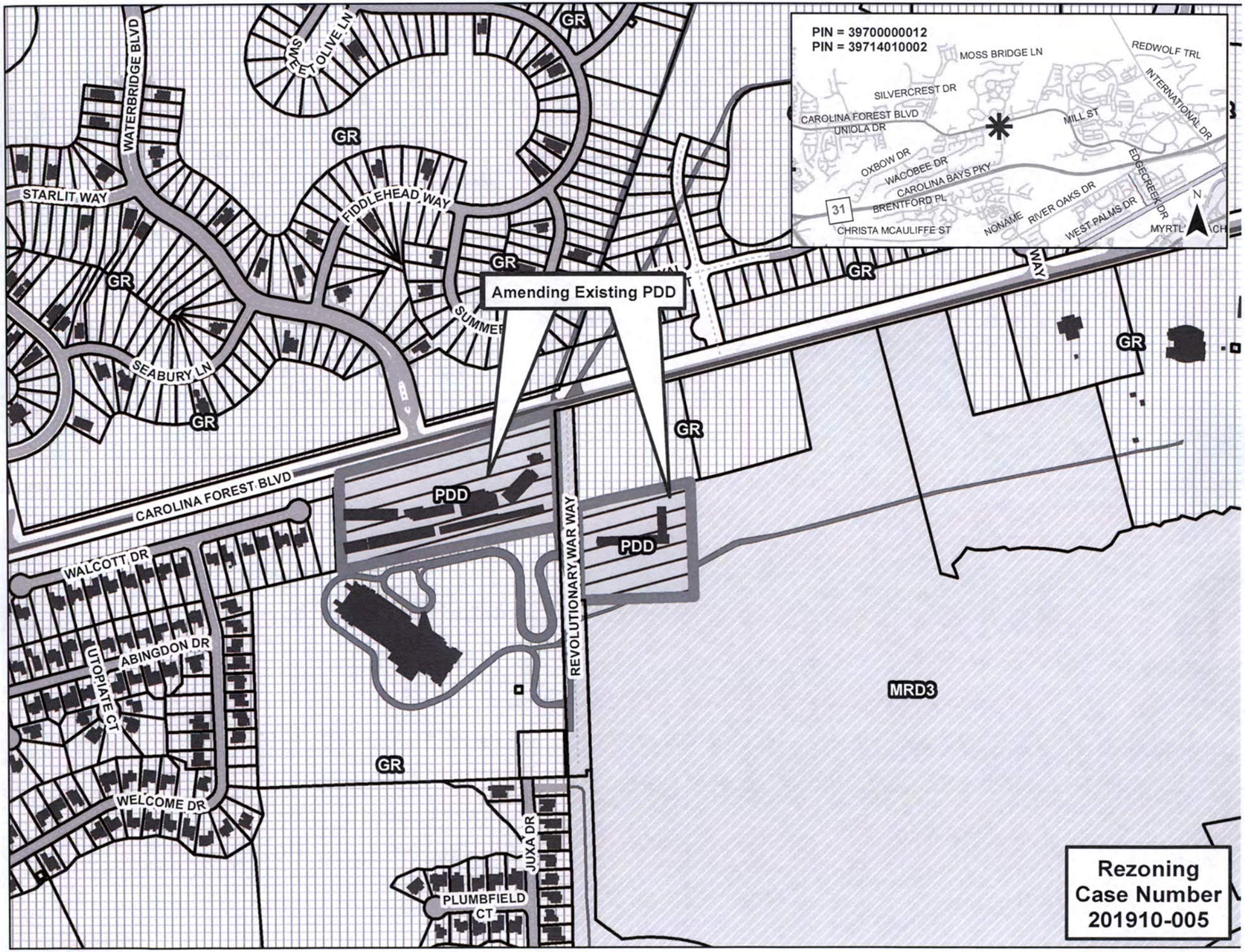
Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	75 / 75	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100 / 100	**Rd, Station, Traffic AADT (2017) % Road Capacity**	County Rd, Carolina Forest Blvd 18,200 AADT 90% - 95%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	GR	MRD3		
Min. Lot Size (in square feet)	15 acre	15 acre	6,000	6,000		
Front Setback	25	25	20	25		
Side Setback	10	10	10	10		
Rear Setback	15	15	15	15		
Bldg. Height	35	35	35	40		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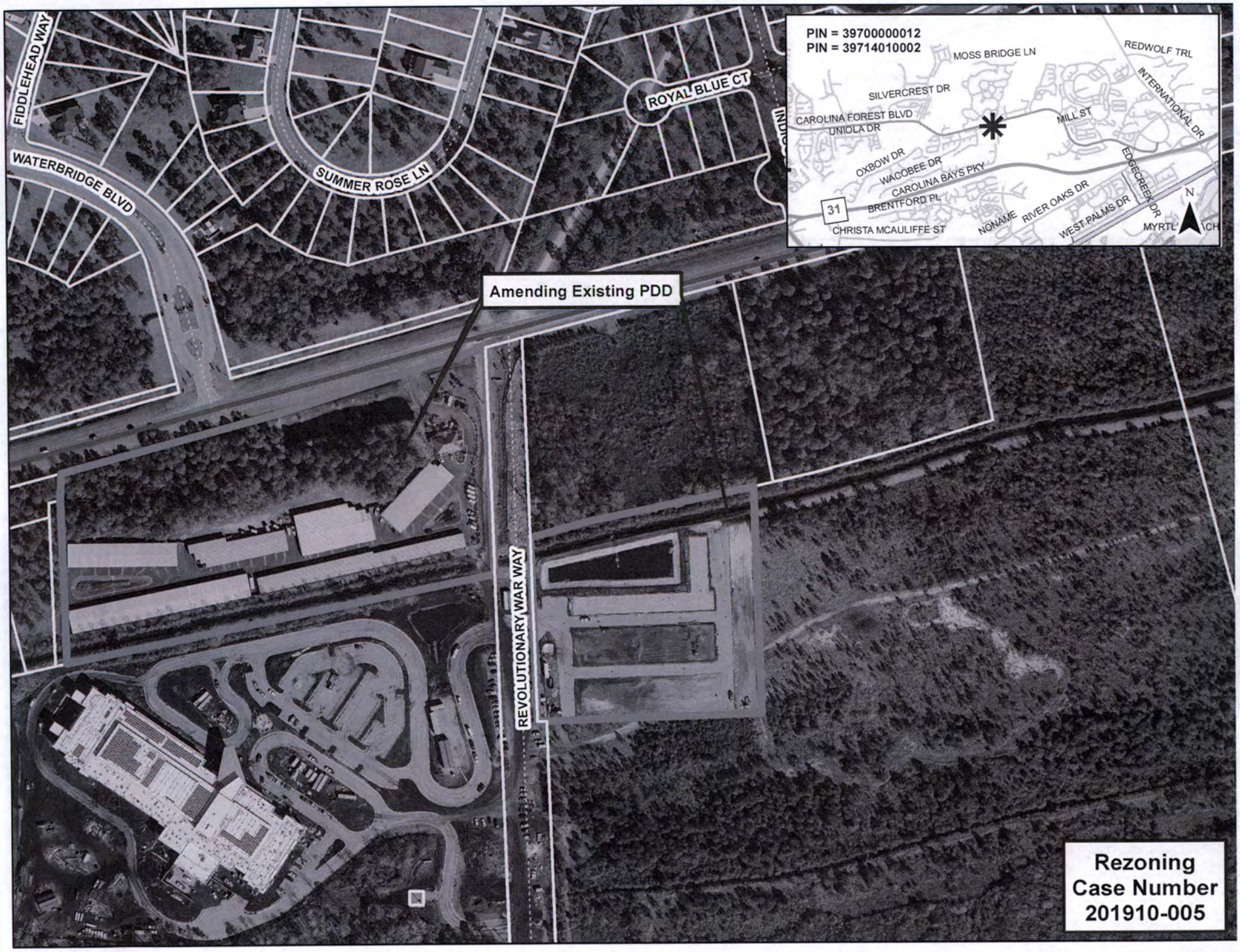
MILL ST
OXBOW DR
WACOBEE DR
CAROLINA BAYS PKY
EDGECREEK DR
BRENTFORD PL
31
CHRISTA MCAULIFFE ST
NONAME
RIVER OAKS DR
WEST PALMS DR
MYRTL
N
WATERBRIDGE BLVD
SWEET OLIVE LN
STARLIT WAY
FIDDLEHEAD WAY
SEABURY LN
GR
Amending Existing PDD
CAROLINA FOREST BLVD
PDD
REVOLUTIONARY WAR WAY
WALCOTT DR
ABINGDON DR
UTOPIATE CT
WELCOME DR
JUXA DR
PLUMBFIELD CT
MRD3
Rezoning
Case Number
201910-005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ROYAL BLUE CT
Amending Existing PDD
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MOSS BRIDGE LN
REDWOLF TRL
SILVERCREST DR
INTERNATIONAL DR
CAROLINA FOREST BLVD
UNIOLA DR
MILL ST
OXBOW DR
WACOBEE DR
CAROLINA BAYS PKY
EDGECREEK DR
BRENTFORD PL
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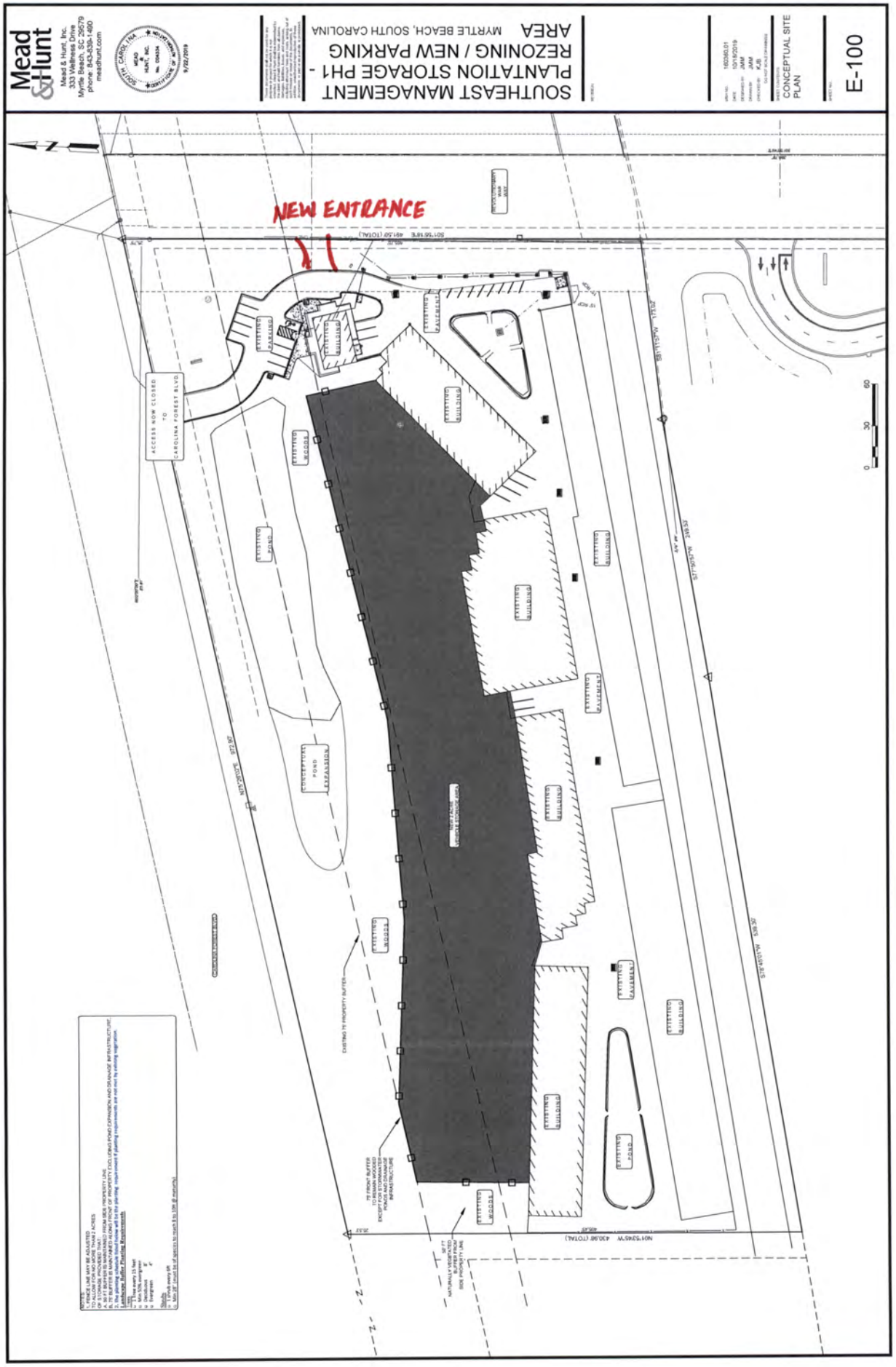
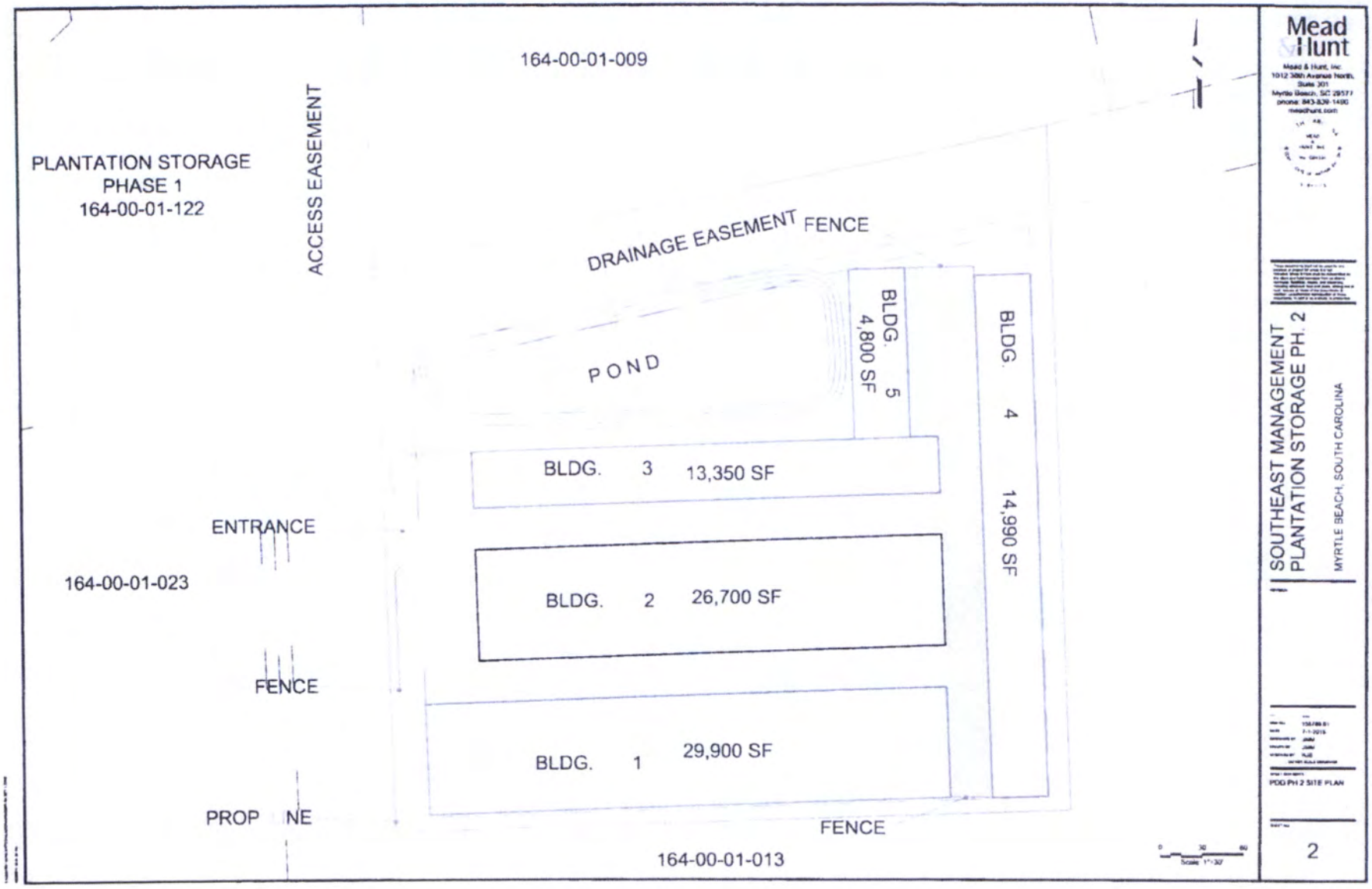
NONAME
RIVER OAKS DR
WEST PALMS DR
MYRTL
N
Rezoning
Case Number
201910-005


Mead & Hunt
Mead & Hunt, Inc.
333 Wellness Drive
Myrtle Beach, SC 29579
phone: 843-839-1490
meadhunt.com
SOUTHEAST MANAGEMENT
PLANTATION STORAGE PH1 -
REZONING / NEW PARKING
AREA
MYRTLE BEACH, SOUTH CAROLINA
CONCEPTUAL SITE
PLAN
E-100
NEW ENTRANCE
ACCESS NOW CLOSED
TO
CAROLINA FOREST BLVD
EXISTING PARKING
EXISTING BUILDING
EXISTING PAVEMENT
EXISTING WOODS
EXISTING POND
CONCEPTUAL
POND
EXPANSION
EXISTING 75' PROPERTY BUFFER
75' FRONT BUFFER
TO REMAIN WOODED
EXCEPT FOR STORMWATER
PONDS AND DRAINAGE
INFRASTRUCTURE
NATURALLY VEGETATED
BUFFER FROM
SIDE PROPERTY LINE
0
30
60

EXISTING PH 2 SITE PLAN



COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES; AND TO APPROVE THE REQUEST TO AMEND ORDINANCE # 61-15, THE PLANNED DEVELOPMENT DISTRICT (PDD) FOR CAROLINA FOREST STORAGE (PIN 39700000012 AND PIN 39714010002) CONSTITUTING A TOTAL OF 15.0+/- ACRES IN HORRY COUNTY, SOUTH CAROLINA.

WHEREAS, ordinance Number 107-04 pertaining to Planned Development Districts (PDD), allows a variation of requirements contained in other zoning districts to accommodate flexibility in uses within the project; and

WHEREAS, the present zoning ordinance allows major changes to existing Planned Development Districts (PDD) by amendment; and

WHEREAS, County Council finds that the current Planned Development District (PDD) is not sufficient for the proposed development in Horry County; and,

WHEREAS, County Council finds that the request to amend the Carolina Forest Storage PDD is in compliance with the Comprehensive Plan, is to the good of the public welfare and is a reasonable request; and,

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

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

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

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

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

   Section 721.8 – Approved PDDs and Summary of Uses

   Addition of Attachment A titled "Summary of Carolina Forest Storage Planned Development District (PDD) Amendment Ordinance # _____," and Exhibit A entitled "Conceptual Site Plan; Carolina Forest Storage"

2) **Amendment of Official Zoning Maps of Horry County:**

Parcels of land identified by PINs 39700000012 & 39714010002 constituting 15.0+/- acres currently zoned Planned Development District (PDD) is herewith amended and is restricted to the uses as found in Attachment A - "Summary of Carolina Forest Storage Planned Development District (PDD) Amendment Ordinance #_____," attached to this ordinance and incorporated herein by reference.

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

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

ADOPTED AND APPROVED by the governing body

this_____ day of _____, 2020.

ATTACHMENT A

Summary of Carolina Forest Storage Development District (PDD) Amendment

ORDINANCE # _____

HCPD Case # 2019.10.005
PINs 39700000012 & 39714010002

The Planned Development District (PDD) for the Carolina Forest Storage includes the development of 15.0+/- acres located on Carolina Forest Boulevard in Horry County, South Carolina.

GENERAL PROVISIONS

1. Permitted Uses

Proposed Use	Acreage	Percentage of Project
Miniwarehouse storage units	10 ac +/-	66%
Main office, including rental activities, security monitoring of the site, ancillary sales, and property manager residence.		
Accessory Structures		
Additional storage site	5 ac +/-	33%

2. Dimensional Standards and Project Density

Proposed Use	Min. Lot Area	Setback				Height [a]
		Front	Side	Rear	Side Corner	
Mini-warehouse Facilities	15 ac +/-	25'	10'	15'	N/A	35'

(a)All storage buildings will be limited to a single story.

SPECIAL PROVISIONS

1. Open Space Requirements
(a) Open space shall meet or exceed the 5% upland open space provision as required.

2. Lighting
(a) Lighting located along the rear and sides of the site will be positioned in such a way as to avoid lighting the surrounding properties. These lights will be motion sensor activated.

3. Perimeter Fence (must be completed prior to receiving Certificate of Occupancy)
(a) A minimum 6ft tall opaque privacy fence will be installed according to the conceptual plan.

4. Outside Storage
Automobiles, trailers, boats, RVs, campers, and other similar vehicles shall be permitted to be stored on site.

5. Tenant Businesses
(a) Tenants will not be allowed to operate a business out of a storage unit.

6. Signage
(a) The main business signage will be ground mounted (monument style).
(b) Off-premise signage will conform to the requirements of the neighborhood commercial regulation in section 1010 of the zoning ordinance.

7. Building Design

(a) All exterior walls of storage units along the outer perimeter of the property shall have no doors. All access to these units will be located internally.

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Kimberley J Payne (Energov # 047038)	**Rezoning Request #**	2019-10-006
PIN #	32609010013	**County Council District #**	11 - Allen
Site Location	3647 Hwy 501 in Conway	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Kimberley J Payne	**Size (in acres) of Request**	2

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	RE4
Proposed Use	Contractor's Office

LOCATION INFORMATION

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

ADJACENT PROPERTIES

MSF20	CFA	HC
MSF20	Subject Property	CFA
CFA	CFA	CFA

COMMENTS

Comprehensive Plan District: Urban Corridor

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to locate a contractors office on currently vacant lot as part of a phased build-out. Under the current CFA zoning, the proposed use is permitted however the applicant would like to rezone to achieve reduced setbacks to increase the buildable area of the 2 acre lot. Several properties in the immediate area are zoned for commercial use including HC, RE4, and MA2 zoning.

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

Public Comment:

TRANSPORTATION INFORMATION

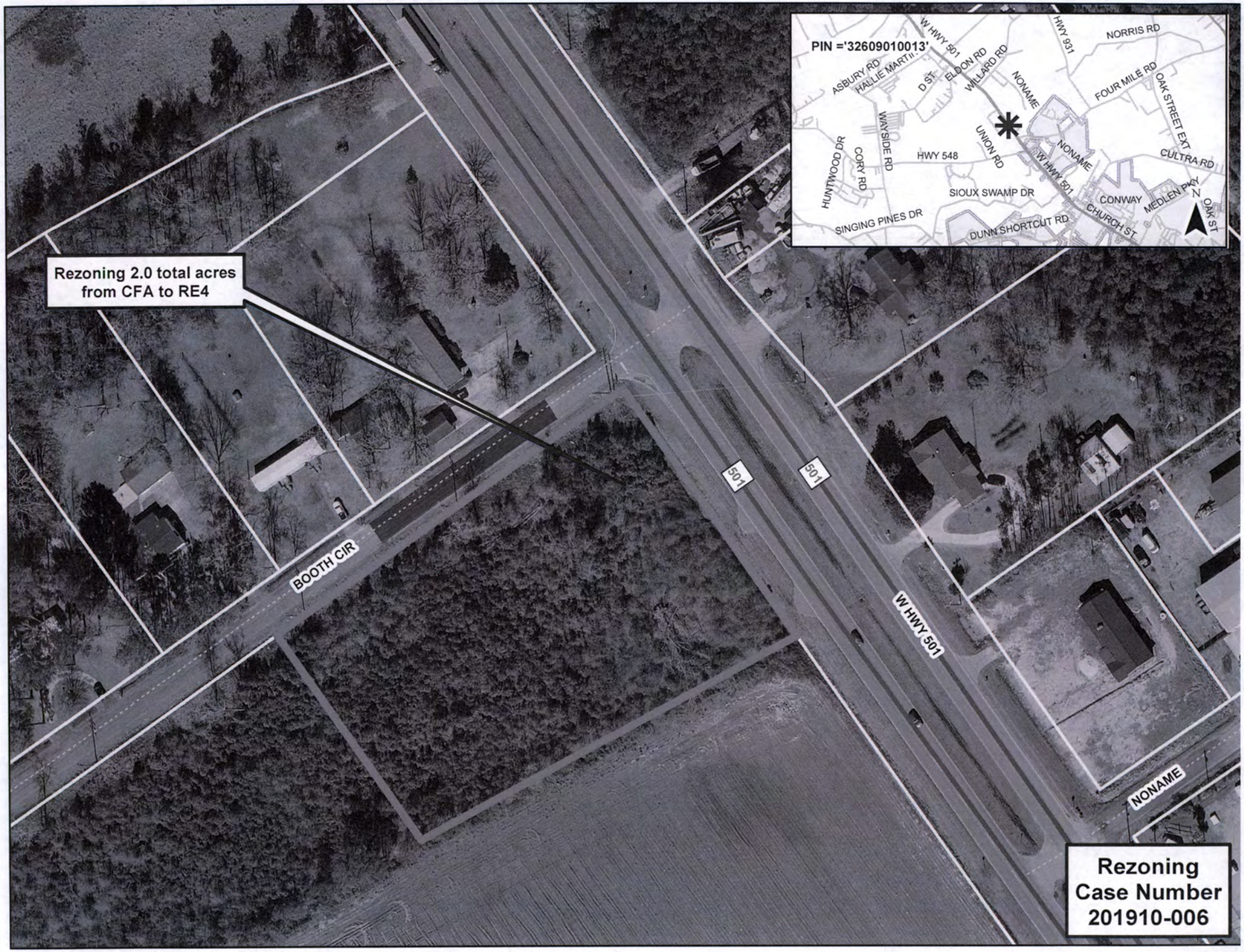
Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 700	**Existing Road Conditions**	State, Paved, Four-Lane, Divided
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	60 / 500	**Rd, Station, Traffic AADT (2017) % Road Capacity**	US 501, Station 150 23,000 AADT 55% - 60%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	CFA (Com/Res)	CFA (Res/Com)	HC	MSF20	
Min. Lot Size (in square feet)	21,780	43,560/21,780	43,560/21,780	10,000	20,000	
Front Setback	60	60/25	60/25	50	40	
Side Setback	10	25/10	25/10	10	15	
Rear Setback	15	40/15	40/15	15	25	
Bldg. Height	36	35	35	120	35	

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 19 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm

PIN ='32609010013'
W HWY 501
HWY 931
NORRIS RD
ASBURY RD
HALLIE MARTIN
D ST
ELDON RD
WILLARD RD
NONAME
FOUR MILE RD
OAK STREET EXT
WAYSIDE RD
UNION RD
HUNTWOOD DR
CORY RD
HWY 548
NONAME
CULTRA RD
SIOUX SWAMP DR
W HWY 501
CONWAY
MEDLEN PKY
SINGING PINES DR
DUNN SHORTCUT RD
CHURCH ST
OAK ST
N
MSF 20
HC
MSF 20
MSF 20
MSF 20
CFA
W HWY 501
501
HC
RE4
BOOTH CIR
HC
CONWAY
MA2
RE4
FA
Rezoning 2.0 total acres from CFA to RE4
RE4
CFA
OLD DUNN LN
CFA
HC
FA
FA
FA
UNION RD
501
FOUR MILE RD
CFA
HC
HWY 548
CHURCH ST
CFA
HC
Rezoning Case Number 201910-006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ELDON RD
WILLARD RD
NONAME
FOUR MILE RD
OAK STREET EXT
WAYSIDE RD
UNION RD
HUNTWOOD DR
CORY RD
HWY 548
NONAME
CULTRA RD
W HWY 501
SIOUX SWAMP DR
CONWAY
MEDLEN PKY
N
OAK ST
SINGING PINES DR
DUNN SHORTCUT RD
CHURCH ST
Rezoning 2.0 total acres from CFA to RE4
BOOTH CIR
501
501
W HWY 501
NONAME
Rezoning Case Number 201910-006

SITE VICINITY MAP
SCALE: 1" = 2500'

SITE DEVELOPMENT NOTES:

PROJECT OWNERS
MICKEY W. HOWELL
PIN #439-03-01-0013
SITE AREA: 2.0 ACRES
BUILDING AREA: 9,600 SF
LANDSCAPING AREA: 0.21 AC
PROJECT ZONING: CFA
SETBACKS:
FRONT: 60'
SIDE CORNER: 60'
SIDE: 25'
REAR: 40'

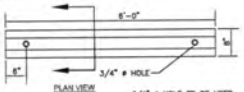
PARKING REQUIRED:
WAREHOUSE: ONE SPACE PER 4,000 SF
WAREHOUSE AREA: 7,520
WAREHOUSE PARKING REQUIRED: 2 SPACES

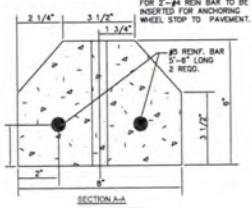
OFFICE: ONE SPACE PER 300 SF
OFFICE AREA: 2,080
OFFICE PARKING REQUIRED: 7 SPACES

TOTAL PARKING REQUIRED = 9 SPACES

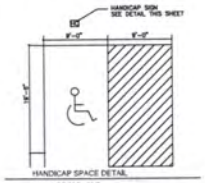
PARKING PROVIDED:
14 SPACES
12 STANDARD SPACES, 2 ADA SPACES

BUILDING USE: WAREHOUSE / OFFICE



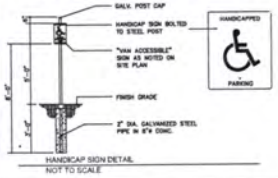


SECTION A-A
WHEEL STOP DETAIL
N.T.S



HANDICAP SPACE DETAIL
VAN ACCESSIBLE

NOTE:
1. HANDICAPPED SPACE AND RAMP CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE, AND COUNTY CODES AND SPECIFICATIONS
2. SURFACES SHALL MEET THE GUIDELINES OF THE ADA STANDARDS FOR ACCESSIBILITY. APPENDIX A, PART 36

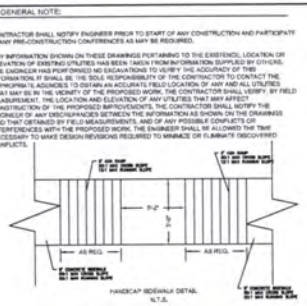


HANDICAP SIGN DETAIL
NOT TO SCALE

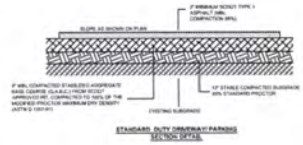
GENERAL NOTE:

CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO START OF ANY CONSTRUCTION AND PARTICIPATE IN ANY PRE-CONSTRUCTION CONFERENCES AS MAY BE REQUIRED.

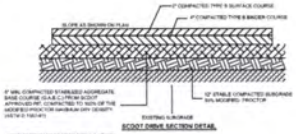
ANY INFORMATION SHOWN ON THESE DRAWINGS PERTAINING TO THE EXISTENCE, LOCATION OR ELEVATION OF EXISTING UTILITIES HAS BEEN TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE ENGINEER HAS PERFORMED NO EXCAVATIONS TO VERIFY THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE AGENCIES TO OBTAIN AN ACCURATE FIELD LOCATION OF ANY AND ALL UTILITIES THAT MAY BE IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY, BY FIELD MEASUREMENT, THE LOCATION AND ELEVATION OF ANY UTILITIES THAT MAY AFFECT CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE INFORMATION AS SHOWN ON THE DRAWINGS AND THAT OBTAINED BY FIELD MEASUREMENTS, AND OF ANY POSSIBLE CONFLICTS OR INTERFERENCES WITH THE PROPOSED WORK. THE ENGINEER SHALL BE ALLOWED THE TIME NECESSARY TO MAKE DESIGN REVISIONS REQUIRED TO MINIMIZE OR ELIMINATE DISCOVERED CONFLICTS.



HANDICAP SIDEWALK DETAIL
N.T.S.

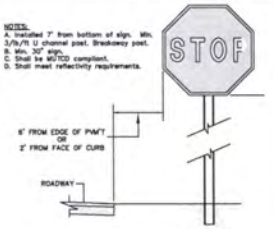


STANDARD DUTY DRIVEWAY/ PARKING SECTION DETAIL

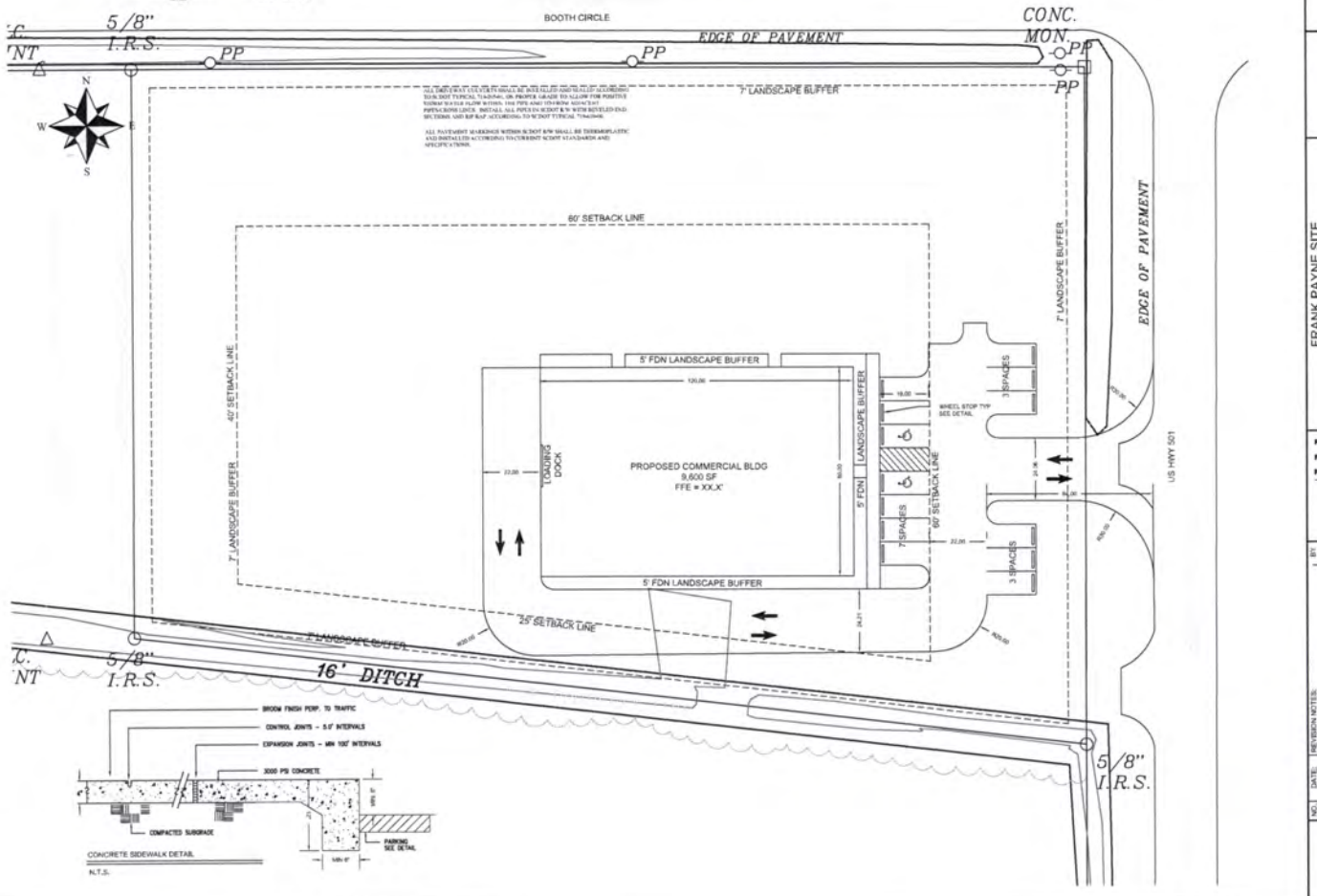


SCDOT DRIVE SECTION DETAIL

NOTES:
A. Installed 7' from bottom of sign. Min. 3/8x1ft U channel post. Breakaway post.
B. Min. 30" sign.
C. Shall be MUTCD compliant.
D. Shall meet reflectivity requirements.



STOP SIGN DETAIL
(NOT TO SCALE)



CONCRETE SIDEWALK DETAIL
N.T.S.

B.C. MOORE ENGINEERING, INC.
3688 PARADISE ESTATES DR.
CONWAY, SC 29526
BCMOORE@SAVVIS.NET
PH 843.655.0733 FAX 843.365.9693

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
B. C. MOORE ENGINEERING, INC.
NO: 004217

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER
NO: 27800
BOBBY C. MOORE II

FRANK PAYNE SITE
SITE PLAN

1"=20' SCALE
PROJECT: 19022

PROJECT DATE: 8/21/19
PREPARED BY: BCM
PREPARED FOR: —

NO	DATE	REVISION NOTES:	BY

SHEET
C1.0

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	DDC Engineers (Energov # 047044)	**Rezoning Request #**	2019-10-007
PIN #	42600000016	**County Council District #**	4 - Loftus
Site Location	Fantasy Harbor in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	FTTP Bishop Parkway, LLC	**Size (in acres) of Request**	135.39

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	PDD
Proposed Use	Additional Uses

LOCATION INFORMATION

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

ADJACENT PROPERTIES

HC	LI		HC
RE4	Subject Property		HC
HC	PDD		HC

COMMENTS

Comprehensive Plan District: Urban Communities

Overlay/Area Plan: None

Discussion: The applicant is requesting to amend the existing Fantasy Harbour (AKA Hard Rock/Freestyle Theme Park) PDD to create a warehousing/distribution district within the PDD. An existing 300,000 sqft building would serve as the primary terminal for the district. As proposed, the distribution district within the PDD would include all uses currently allowed, an additional 29 uses, and any combination of the current and additional uses. Proposed dimensional standards include 50' minimum lot width and 0' setbacks with a 60' height limit. The intent being to create fee-simple units within the existing structure. The site was formerly used for an amusement park including outdoor and indoor activities.

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

Public Comment:

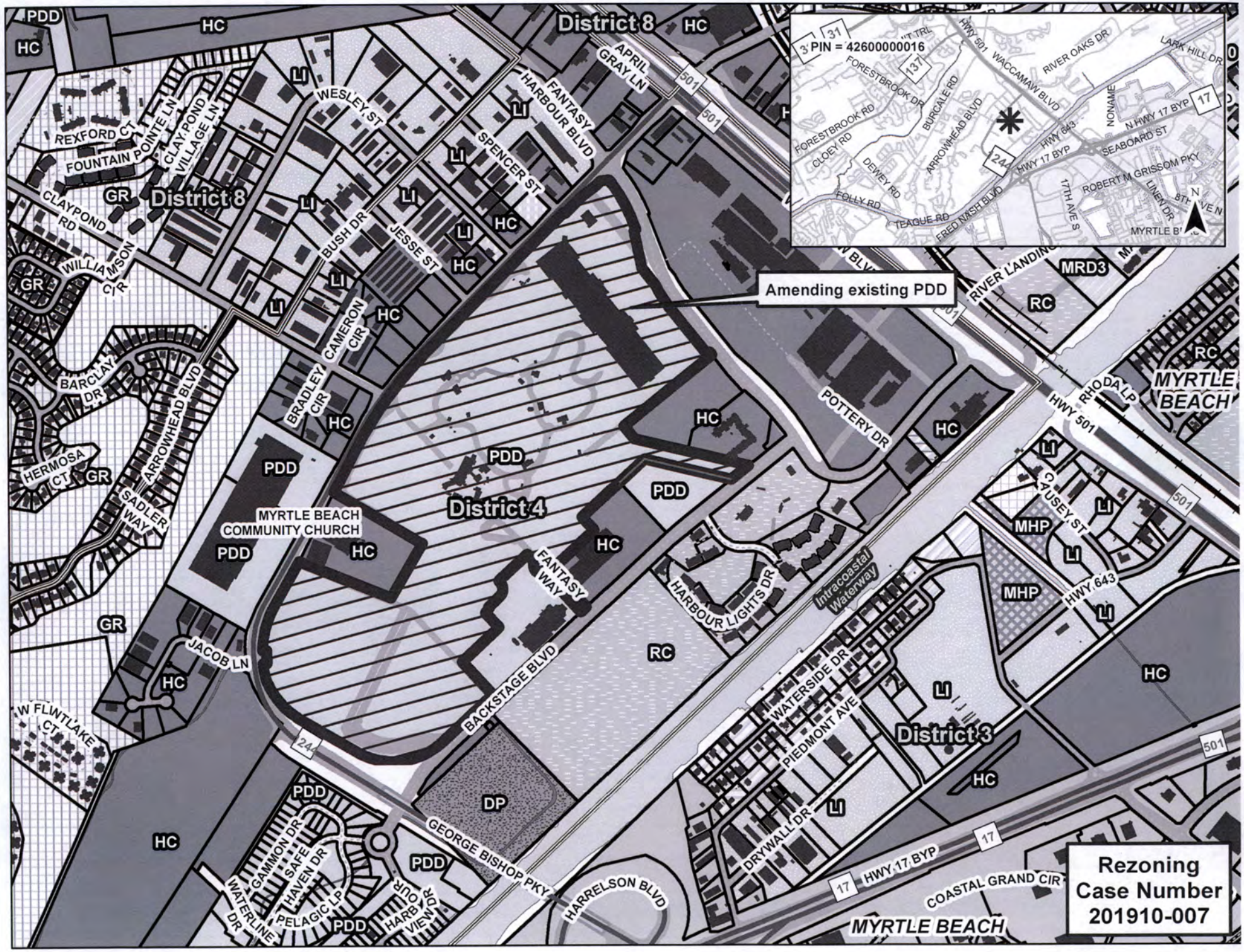
TRANSPORTATION INFORMATION

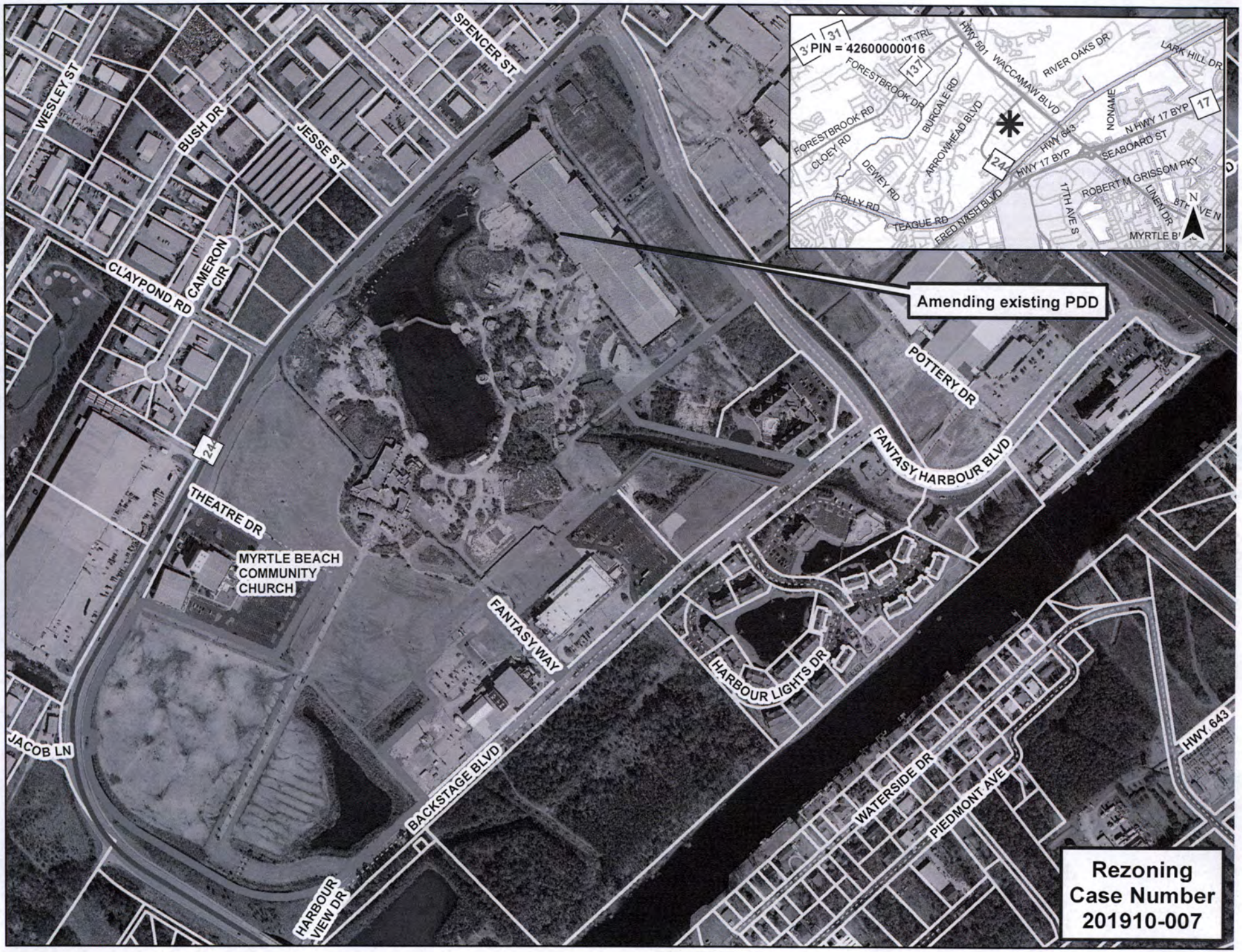
Daily Trips based on existing use / Max Daily Trips based on current zoning	500 / 4,000	**Existing Road Conditions**	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,000 / 5,000	**Rd, Station, Traffic AADT (2017) % Road Capacity**	George Bishop Pkwy, Station 304 18,800 AADT 50% - 55%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	PDD	LI	HC	RE4
Min. Lot Size (in square feet)	5,000	NA	4 acre	21,780	10,000	21,780
Front Setback	0	25	25	50	50	50
Side Setback	0	25	25	20	10	10
Rear Setback	0	25	25	25	15	15
Bldg. Height	60	175	(25)	60	120	36

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 55 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm


PIN = 42600000016
Amending existing PDD
Rezoning
Case Number
201910-007
District 8
District 4
District 3
MYRTLE BEACH
MYRTLE BEACH COMMUNITY CHURCH
Intracoastal Waterway
HWY 501
HWY 17 BYP
HWY 643
WESLEY ST
APRIL GRAY LN
FANTASY HARBOUR BLVD
SPENCER ST
BUSH DR
JESSE ST
CAMERON CIR
BRADLEY CIR
CLAYPOND RD
WILLIAMSON CIR
REXFORD CT
FOUNTAIN POINTE LN
CLAY POND VILLAGE LN
BARCLAY DR
ARROWHEAD BLVD
HERMOSA CT
SADLER WAY
JACOB LN
W FLINTLAKE CT
FANTASY WAY
BACKSTAGE BLVD
HARBOUR LIGHTS DR
POTTERY DR
RIVER LANDING
RHODA LP
CAUSEY ST
WATERSIDE DR
PIEDMONT AVE
DRYWALL DR
GEORGE BISHOP PKY
HARRELSON BLVD
COASTAL GRAND CIR
GAMMON DR
SAFE HAVEN DR
PELAGIC LP
HARBOUR VIEW DR
WATERLINE DR
PDD
HC
LI
GR
RC
MRD3
MHP
DP


PIN = 42600000016
Amending existing PDD
WESLEY ST
BUSH DR
JESSE ST
SPENCER ST
CLAYPOND RD
CAMERON CIR
THEATRE DR
MYRTLE BEACH COMMUNITY CHURCH
JACOB LN
HARBOUR VIEW DR
BACKSTAGE BLVD
FANTASY WAY
POTTERY DR
FANTASY HARBOUR BLVD
HARBOUR LIGHTS DR
WATERSIDE DR
PIEDMONT AVE
HWY 643
FORESTBROOK DR
FORESTBROOK RD
CLOEY RD
BURCALE RD
ARROWHEAD BLVD
DEWEY RD
FOLLY RD
TEAGUE RD
FRED NASH BLVD
HWY 17 BYP
HWY 643
WACCAMAW BLVD
HWY 501
RIVER OAKS DR
LARK HILL DR
NONAME
N HWY 17 BYP
SEABOARD ST
ROBERT M GRISSOM PKY
17TH AVE S
LINEN DR
MYRTLE B
Rezoning Case Number 201910-007

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE, APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES; AND TO APPROVE THE REQUEST TO AMEND ORDINANCE # 15-14, THE PLANNED DEVELOPMENT DISTRICT (PDD) FOR FANTASY HARBOUR (AKA HARD ROCK THEME PARK PDD) (PIN 42600000016) CONSTITUTING A TOTAL OF 129.63+/- ACRES IN HORRY COUNTY, SOUTH CAROLINA.

WHEREAS, ordinance Number 107-04 pertaining to Planned Development Districts (PDD), allows a variation of requirements contained in other zoning districts to accommodate flexibility in uses within the project; and,

WHEREAS, the present zoning ordinance allows major changes to existing Planned Development Districts (PDD) by amendment; and,

WHEREAS, County Council finds that the current Planned Development District (PDD) is not sufficient for the proposed development in Horry County; and,

WHEREAS, County Council finds that the request to amend the Fantasy Harbour PDD is in compliance with the Comprehensive Plan, is to the good of the public welfare and is a reasonable request; and,

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

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

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

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

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

   Section 721.8 – Approved PDDs and Summary of Uses

Addition of Attachment A titled "Summary of Fantasy Harbour Planned Development District (PDD) Amendment Ordinance # _____," and Exhibit A entitled "Conceptual Site Plan; Fantasy Harbour Planned Development District.

2) **Amendment of Official Zoning Maps of Horry County:**

Parcels of land identified by PIN 42600000016 constituting 129.63+/- acres currently zoned Planned Development District (PDD) is herewith amended and is restricted to the uses as found in Attachment A - "Summary of Fantasy Harbour Planned Development District (PDD) Amendment Ordinance #_____," attached to this ordinance and incorporated herein by reference.

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

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

ADOPTED AND APPROVED by the governing body

this_____ day of _____, 2020.

ATTACHMENT A

Summary of Fantasy Harbour Planned Development District (PDD) Amendment
ORDINANCE # _____

HCPD Case # 2019.10.007
PIN 42600000016

The Planned Development District (PDD) for Fantasy Harbour includes the development of approximately 135.39+/- acres bound, more or less, by Outlet Boulevard, George Bishop Parkway, Harbour Boulevard, and programmed Fantasy Harbour Bridge in Horry County, South Carolina.

GENERAL PROVISIONS

1. **Permitted Uses**
   a. **Amusement District**

The principal land use of the proposed POD is a (69± acres) Theme Park featuring an assortment of single-themed attractions and rides; electronic game arcades; character and street performers; concert and show facilities to accommodate live-action stunt shows, multi-media and live entertainment venues; live animal, bird and reptile displays; pyrotechnic and laser light displays; active and passive open space; film, video and performing arts theaters; film production and sound stages; music, broadcast, dance and visual art studios; special historic displays, pavilions and museums.

The proposed Theme Park will also incorporate a wide variety of transient accommodations, retail commercial, and food and beverage establishments, to include: hotels, motels, and tourist homes; coffee shops, ice cream shops, family restaurants and grills; food carts and snack bars; thematic bars and nightclubs; antique shops, boutiques, kiosks, and vendor carts; commercial marina; wedding chapels and churches; hobby, craft and photography studios.

Administrative, management, human resources, sales and marketing offices; employee training facilities and break rooms, dressing rooms, and rehearsal studios; nursery or daycare center; surface and structured parking facilities; warehouse, materials storage, fuel depot, fabrication, maintenance and production facilities; food preparation and catering facilities; control and operations center; specially secured spaces (i.e., vault, counting room, computer network room, chemical and pyrotechnics storage); employee and public restrooms; medical office and first aid stations; public safety/security facilities; guardhouses; ticket booths; veterinary office and kennels; service yards; solid waste management facilities and other customary accessory uses will also be located within the proposed POD.

b. Distribution District

1. All uses currently allowed in the Approved PDD.
2. All uses allowed in Horry County's Light Industrial (LI) District.

3. All commercial retail and wholesale uses.
4. Brewery, distillery and winery.
5. Indoor and Outdoor storage including climate controlled storage.
6. Office uses.
7. Government offices and services.
8. Public utilities.
9. Transportation and distribution services.
10. Light manufacturing and assemblage.
11. Construction and manufacturing services.
12. Assembly and worship.
13. Automotive distribution, maintenance and vehicle storage.
14. Warehousing.
15. Commercial indoor recreation.
16. Automotive/RV/Boat/surplus storage.
17. Business storage.
18. Cold storage.
19. Mini storage.
20. Indoor aquaculture.
21. Indoor agriculture.
22. Landscape/Nursery retail and wholesale.
23. Parking (indoor and outdoor).
24. Convenience store.
25. Recreational vehicle accommodations.
26. Commercial and/or residential in common.
27. Produce, fruit, dairy and juice processing, bottling, and distribution.
28. Furniture and home goods warehousing, distribution, sales and manufacturing.

2. Dimension Standards

Proposed Use**	Lot Area (in sq. ft.)	Density (units/lots per acre)	Setbacks (in feet)				Height (in feet)*
			Front	Side	Rear	Corner Side	
Theme Park	NA	NA	25'	25'	25'	25'	175'
Structured Parking	NA	NA	25'	10'	10'	10'	75'
Distribution District	5,000	NA	0	0	0	0	60'

*Such building or structure will not interfere with any airport approach zones or flight patterns. All structures will comply with the requirements of the Building and Fire Safety Codes adopted by Horry County.
** A minimum 25' Building Setback is required along the entire perimeter of the project site.

3. **Parking Standards**

a. **Amusement District ***

Parking Type*	Minimum Parking Space	Minimum Driveway Width Parking Angle (in degrees)					
		30	45	60	70	80	90
Surface Parking – One Way Aisles	9' x 18'	11'	13'	18'	19'	22'	22'
Surface Parking – Two Way Aisles	9' x 18'	22'	22'	22'	22'	22'	22'
Structured Parking (Phase II)	9' x 19'	22'	22'	22'	22'	22'	22'

*Handicapped Parking Spaces will be provided in conformance with the requirements of the ADA and standards adopted by Horry County.

Proposed Use	Parking Required	Parking Proposed
Amusement (Theme) Park & Commercial Recreational Uses	1 space per 4 patrons @ maximum occupancy	1 space per 100 sf GFA
Outdoor Recreational	1 space per 4 patrons @ maximum occupancy	
Outdoor Theater	1 space per 3 patrons @ maximum occupancy	
Arcades & Billiard Parlors	1 space per 200 sf GFA	
Theaters & Auditoriums	1 space per 3 (fixed) seats 1 space per 150 sf GFA (no fixed seating)	
Commercial Retail & Office Uses	1 space per 300 sf GFA	
Restaurants, Lounges, Nightclubs	1 space for each 3 seating accommodations + 1 space per 2 employees on largest shift OR 1 space per 100 sf GFA whichever is greater	
Miniature Golf	2 spaces per hole	
Skating Rink, Ice Rink & Skate Park	1 space per 300 sf GFA	
Warehouse	1 space per 4,000 sf GFA	
Medical & Veterinary Offices	5 spaces per doctor	
Hotels, Motels, Tourist Homes	1 space per room or suite + 1 space per every 5 rooms + 1 space per 3 patrons @ maximum capacity of meeting rooms	1 space per room or suite + 1 space per every 5 rooms + 1 space per 3 patrons @ maximum capacity of meeting rooms
Churches	1 space per 4 seats in main assembly room	1 space per 4 seats in main assembly room
Unique Land Uses not specifically mentioned	As determined by Zoning Administrator	As determined by Zoning Administrator
Handicapped Parking	20 spaces + 1 for every 100 over 1,000 spaces	20 spaces + 1 for every 100 over 1,000 spaces

Speed parking, an innovative parking management tool developed by the Entertainment Industry, will be used to minimize traffic congestion on public roads and maximize parking capacity and utilization. This type of parking system utilizes a special tandem configuration of (9' x 18') angle parking spaces, one-way and two-way driveways to facilitate extremely safe, convenient, rapid ingress and egress. A special commercial bus entry and terminal facility will be located at the main gate. Commercial vehicle and RV parking facilities will be provided both on-site and off-site, further mitigating traffic congestion on public streets and highways.

b. Distribution District

i. No minimum parking requirement for the distribution district.
ii. District is to be exempt from the current Horry County parking standards.
iii. Existing parking fields within the district may be resurfaced and or reconfigured as needed per phase.
iv. Additional parking fields within the district may be allowed and shall be exempt from current Horry County Parking Standards.

4. Open Space

Open Space Description	Type of open space*			Acreage Required	Acreage Provided	Phase	Ownership	
	Common	Active	Passive				Public	Private
Theme Park	NA	12.0	2.0	8.0	14	I	0%	100%
Theme Park	NA	9.0	1.0	8.0	10	II	0%	100%
Surface Parking					78±	I	0%	100%
Lakes & Ponds					24±	I	0%	100%

Heavily programmed Common Open Spaces will be located throughout the proposed Theme Park, and may include plazas, boardwalks, streets and shaded lawns. Active recreational Open Space may include an amphitheater, fixed and festival seating areas, parade route, outdoor game courts, children's playground, BMX track, and inline skate and skateboard park. Passive recreational Open Spaces may include family picnic areas, outdoor seating, water fountains and sculpture garden.

5. Landscaping

a. Amusement District

i. Minimum 15 trees per acre for each developed acre of land not in ponds or lakes.
ii. 2. No greater than 25 parking spaces in a row without Landscape Island break on sites for park patron parking. No minimum spacing between trees or parking spaces.
iii. 7' strip required around standard parking areas
iv. To reiterate; buffers not required as the proposed PDD is located within an existing commercial district surrounded by an existing road

b. Distribution District

i. Perimeter landscape improvements to be installed per phase as shown in table below and in the general location a depicted in Exhibit B "Fantasy Harbour Phasing Plan" along George Bishop Parkway and Fantasy Harbour Boulevard.
ii. Minimum 25% evergreen variety.
iii. No Landscaping shall be required between districts and or phases.

Landscaping Schedule*	
Phase 1A	7 understory trees & 148 shrubs
Phase 1B	2 understory trees & 21 shrubs
Phase 1C	3 understory trees & 16 shrubs
Phase D	2 understory trees & 12 shrubs
Phase 2A	1 understory trees & 3 shrubs
Phase 2B	0 understory trees & 0 shrub
Phase 2C	0 understory trees & 0 shrubs
Phase 2D	9 understory trees & 56 shrubs
Phase 3	21 understory trees & 146 shrubs
Phase 4	6 understory trees & 35 shrubs

*If encroachment for landscaping within the right of way is not granted, all landscaping will be required internal to the project's bounds.

6. Signage

a. Amusement District

i. Beacon, laser, search or stroboscopic light or reflector which may be visible from the public right-of-way may not reflect or emit glaring light so as to impair driver vision, nor shall the source be visible from adjacent property.
ii. Animated signs are allowed.
iii. Flags and pennants associated with outdoor amusements uses within the PDD district.
iv. On and off-site directional signs no taller than 10" or 32 sf in area.
v. One freestanding identification sign for religious, public, and recreational or other permitted land uses provided it shall not exceed 40 sf in area nor 10' in height.
vi. Hotels and motels and other commercial uses shall be permitted business identification signs. One freestanding sign shall be allowed per street frontage not to exceed 25' in height or 200 sf in area.
vii. Wall signs are allowed that do not exceed 15% of the surface area of the wall For property with road frontage greater than 400 feet, 1 additional on premise sign will be allowed for each additional 400 feet of road frontage; not to exceed 100 feet in height.
viii. Wall signs shall not exceed 50% of the surface area.
ix. Banners shall not be attached to utility poles.

b. Distribution District

i. Signage will be required to comply with Horry County Sign Ordinances.

7. Exhibits (attached):

A. Exhibit A- Fantasy Harbour District Plan.
B. Exhibit B- Fantasy Harbour Phasing Plan.

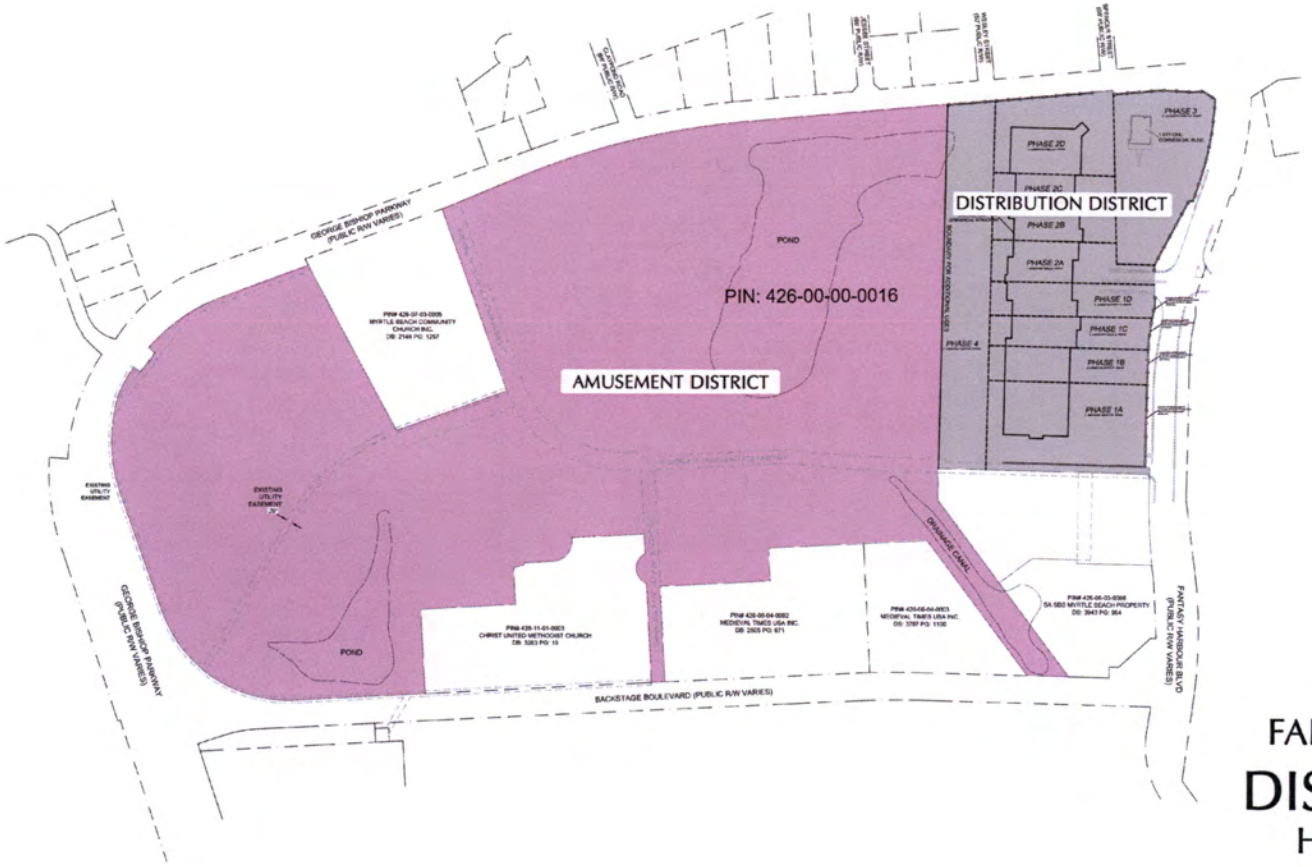


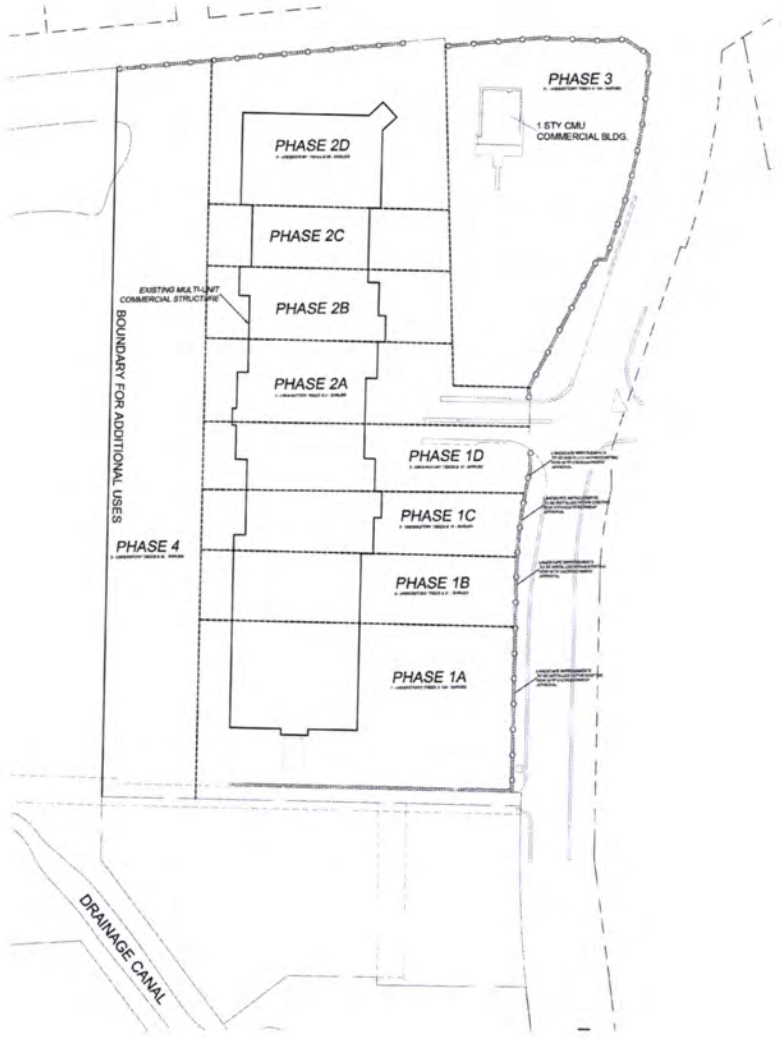
EXHIBIT A

0 100 200 400
Scale: 1" = 200'

FANTASY HARBOUR
DISTRICT PLAN
Horry County, SC

Prepared For: FTPP BISHOP PARKWAY LLC
10/10/2019

DISTRIBUTION DISTRICT



DISTRIBUTION DISTRICT NOTES:

1. PERIMETER LANDSCAPE IMPROVEMENTS TO BE INSTALLED PER PHASE AT THE QUANTITY AND TYPE DEPICTED BELOW PER PHASE.
2. FACADE IMPROVEMENTS TO EXISTING STRUCTURES TO BE INSTALLED PER PHASE.
3. NO SPECIFIC FACADE TYPE OR MATERIALS REQUIRED WITHIN THE DISTRICT.
4. DISTRICT TO CONTAIN A ZERO MINIMUM PARKING REQUIREMENT BETWEEN ALL PHASES OF THE DISTRICT. NO PARKING MAXIMUM.
5. DISTRICT TO BE EXEMPT FROM CURRENT PARKING STANDARDS BOTH IN MINIMUM QUANTITY PER USE AND IMPROVEMENT STANDARDS INCLUDING BUT NOT LIMITED TO INTERNAL LANDSCAPING.
6. EXISTING PARKING FIELDS WITHIN THE DISTRICT MAY BE RESURFACED, RESTRIPED, AND/OR RECONFIGURED AS NEEDED PER PHASE.
7. ADDITIONAL PARKING FIELDS WITHIN THE DISTRICT MAY BE INSTALLED, HOWEVER ANY ADDITIONAL PARKING SHALL BE EXEMPT FROM CURRENT PARKING STANDARDS.
8. NO REQUIRED LANDSCAPE BUFFER AND/OR BUFFER STIPS BETWEEN DISTRICTS, PHASES, AND/OR PARCELS.
9. PERIMETER LANDSCAPING SHOWN FOR PHASE 1A THROUGH 1D TO BE LOCATED INTERNAL TO EACH INDIVIDUAL PHASE PROPERTY LINE ONLY IF DOT ENCROACHMENT NOT GRANTED.
10. THE PERIMETER LANDSCAPING SHALL BE A MINIMUM OF 25% EVERGREEN SPECIES PER EACH PHASE.

EXHIBIT B

0 50 100 200
Scale: 1" = 100'

FANTASY HARBOUR
PHASING PLAN
Horry County, SC

Prepared For: FTPP BISHOP PARKWAY LLC
10/10/2019

Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Gary Ward (Energov # 047042)	**Rezoning Request #**	2019-10-008
PIN #	45702020032 & 45702020033	**County Council District #**	4 - Loftus
Site Location	Bay Rd & Freewoods Rd in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Entity Properties LLC	**Size (in acres) of Request**	2.8

ZONING DISTRICTS

Current Zoning	MSF10
Proposed Zoning	BO1
Proposed Use	Boat Repair and Storage

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.6 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF40	PDD	PDD
MSF10	Subject Property	RE3
MSF10	MSF10	MSF6

COMMENTS

Comprehensive Plan District: Suburban Corridor

Overlay/Area Plan: Burgess Area Plan

Discussion: The applicant is requesting to rezone to allow for boat storage and repair within an area that is predominately residential and is located near the commercial corridor of Highway 707. Enterprise Landing on the Waccamaw is located at the end of Bay Road and Osprey Marina is located off Enterprise Landing. The Grand Strand Water and Sewer Authority Schwartz Wastewater Treatment Plant is within the immediate neighborhood within a primarily residential area. As proposed, this rezoning would require 60' setbacks along Bay Road and Freewoods Road and a 25' landscape buffer to adjacent residential properties.

The Burgess Community Area Plan identifies commercial nodes for future development. This rezoning request is outside of the commercial node identified at the intersection of Bay Rd. and Hwy 707.

These parcels are designated as **Suburban** and **Neighborhood Activity Center** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

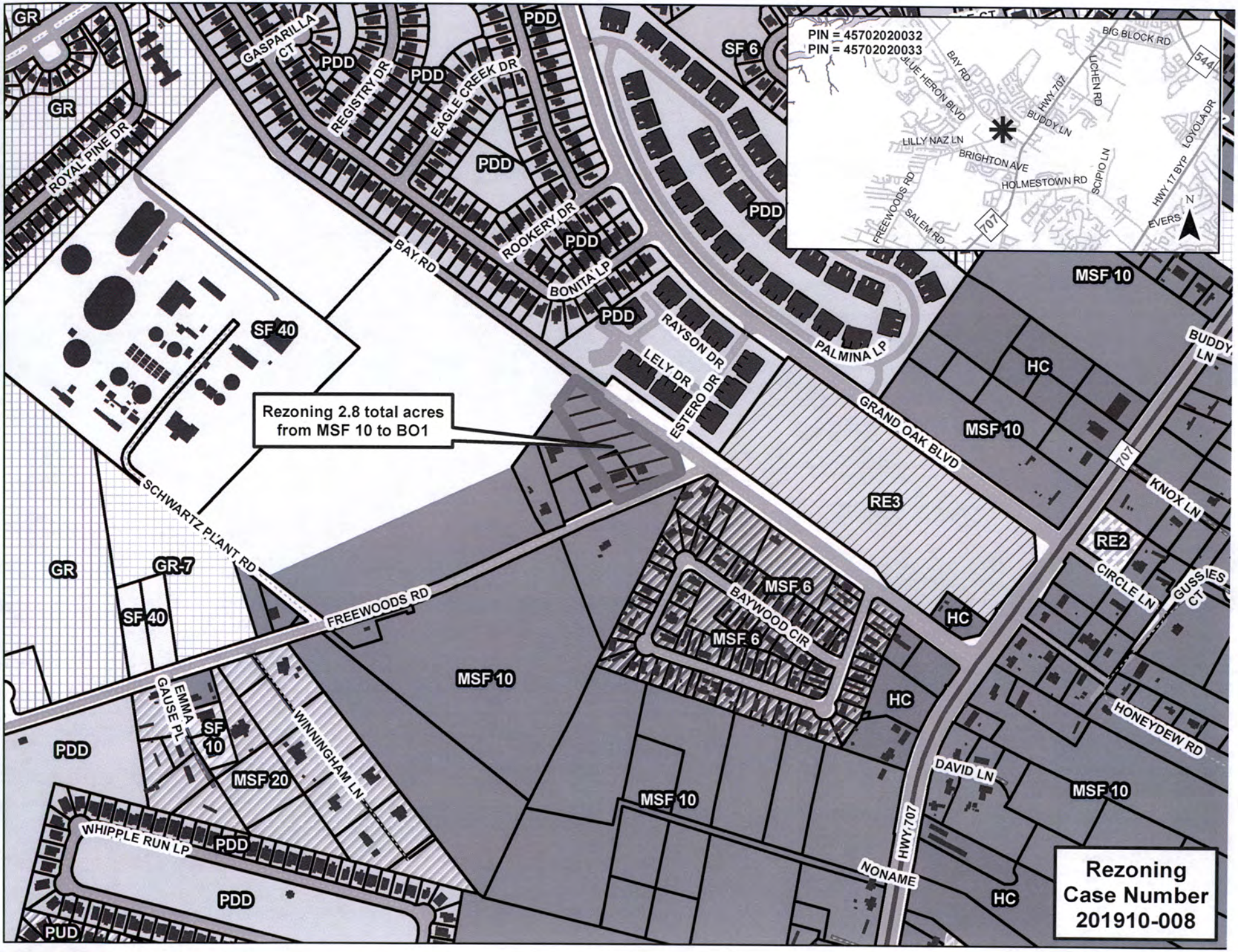
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 96	**Existing Road Conditions**	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	150 / 150	**Rd, Station, Traffic AADT (2017) % Road Capacity**	SC 707 , Station 247 23,400 AADT 65% - 70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	BO1	MSF10	PDD (Cameron Village)	MSF6	MSF10	SF40
Min. Lot Size (in square feet)	10,000	10,000	10,000	6,000	10,000	40,000
Front Setback	60	25	30	20	25	50
Side Setback	10	10	20	10	10	20
Rear Setback	15	15	20	15	15	30
Bldg. Height	65	35	55	35	35	35

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 82 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm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PIN = 45702020033
Rezoning 2.8 total acres from MSF 10 to BO1
Rezoning Case Number 201910-008
GR
GR
GR-7
SF 40
SF 40
SF 6
SF 10
MSF 10
MSF 10
MSF 10
MSF 10
MSF 20
MSF 6
MSF 6
RE3
RE2
HC
HC
HC
HC
PDD
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PDD
PDD
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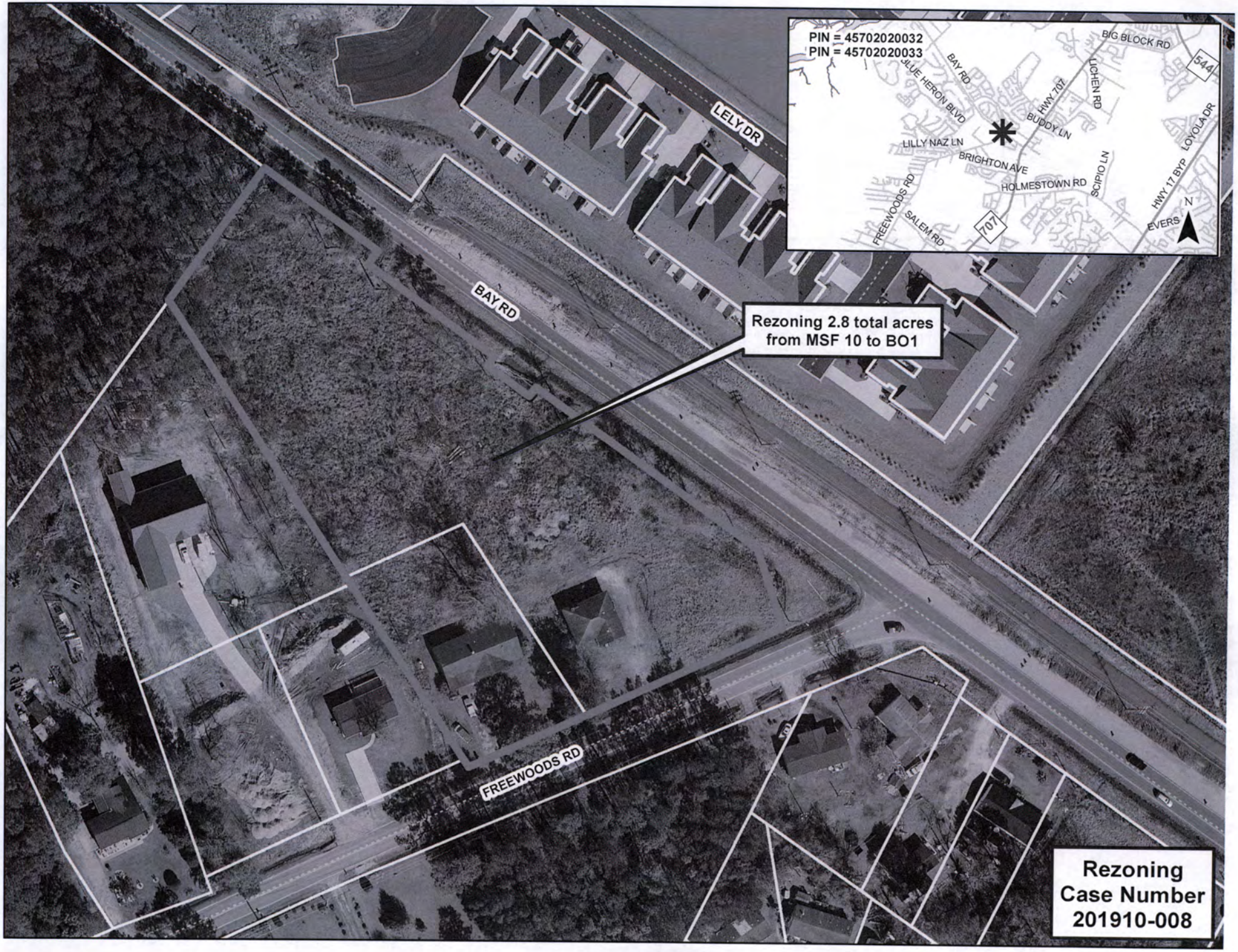
PDD
PDD
PDD
PUD
GASPARILLA CT
REGISTRY DR
EAGLE CREEK DR
ROOKERY DR
BONITA LP
BAY RD
ROYAL PINE DR
RAYSON DR
LELY DR
ESTERO DR
PALMINA LP
GRAND OAK BLVD
SCHWARTZ PLANT RD
FREEWOODS RD
BAYWOOD CIR
EMMA GAUSE PL
WINNINGHAM LN
WHIPPLE RUN LP
NONAME
HWY 707
BUDDY LN
KNOX LN
CIRCLE LN
GUSSIES CT
HONEYDEW RD
DAVID LN
BIG BLOCK RD
BLUE HERON BLVD
LICHEN RD
LILLY NAZ LN
BRIGHTON AVE
HOLMESTOWN RD
SCIPIO LN
LOYOLA DR
HWY 17 BYP
FREEWOODS RD
SALEM RD
EVERS
544
707
N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PIN = 45702020033
BIG BLOCK RD
544
BAY RD
BLUE HERON BLVD
HWY 707
LICHEN RD
BUDDY LN
LELY DR
LILLY NAZ LN
BRIGHTON AVE
HOLMESTOWN RD
SCIPIO LN
HWY 17 BYP
LOYOLA DR
FREEWOODS RD
SALEM RD
707
EVERS
N
BAY RD
Rezoning 2.8 total acres from MSF 10 to BO1
FREEWOODS RD
Rezoning Case Number 201910-008

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Rezoning Review Sheet

PROPERTY INFORMATION

Applicant	Robert S. Guyton (Energov # 047046)	**Rezoning Request #**	2019-10-009
PIN #	44110020050	**County Council District #**	6 - Crawford
Site Location	3835 Socastee Blvd in Myrtle Beach	**Staff Recommendation**	
		PC Recommendation	
Property Owner Contact	Pure Assets, LLC	**Size (in acres) of Request**	0.78

Date Advertised: 10/17/2019 **Date Posted:** 10/9/2019 **# Property Owners Notified:** 32 **Date Notification Mailed:** 10/17/2019 **Report Date:** 10/17/2019 **BY:** sm

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MA1
Proposed Use	Agricultural Processing

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.3 (Fire/Medic)
Utilities	Public
Character of the Area	Commercial & Residential

ADJACENT PROPERTIES

HC	HC	HC
CFA	Subject Property	MSF6
RE4	RE4	MSF6

COMMENTS

Comprehensive Plan District: Urban Community

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone an office property within Socastee Industrial Park to allow for agricultural hemp processing. Several rezoning requests for retail have occurred in the immediate vicinity. The property is located off of Socastee Boulevard within a neighborhood containing a mix of residential and commercial zoning districts. A shared driveway provides vehicle access to the property and the parcel does not have frontage on Socastee Boulevard.
The MA1 (Limited Manufacturing and Industrial District) zoning is intended for manufacturing that does not pose environmental or safety hazards for nearby businesses or residents. Permitted uses would include processing of food or substances for human consumption, pool service companies, automobile storage, autobody shops including painting and upholstering, professional offices, warehouses, trade shops, wholesale suppliers, and printing/publishing industries.

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

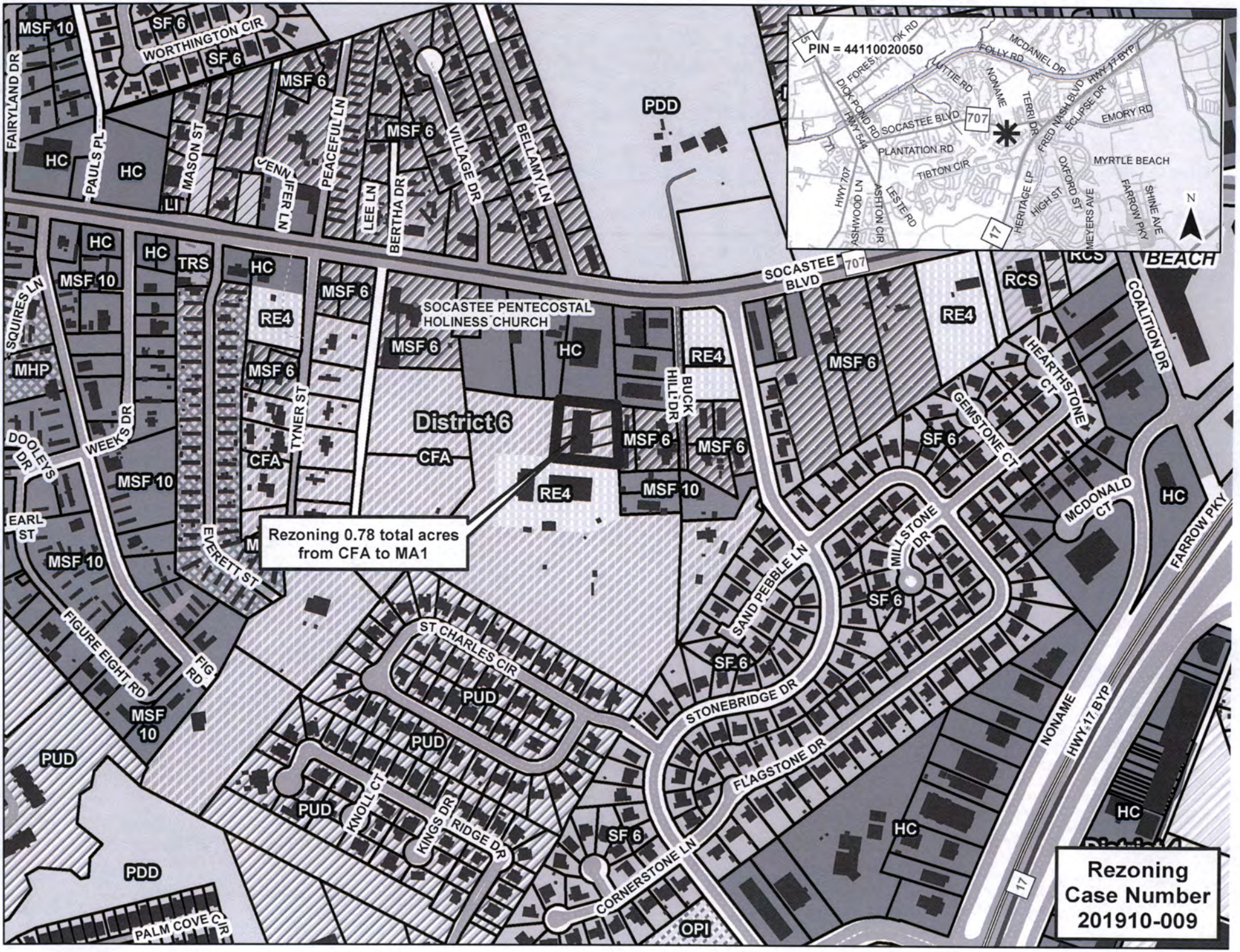
Public Comment:

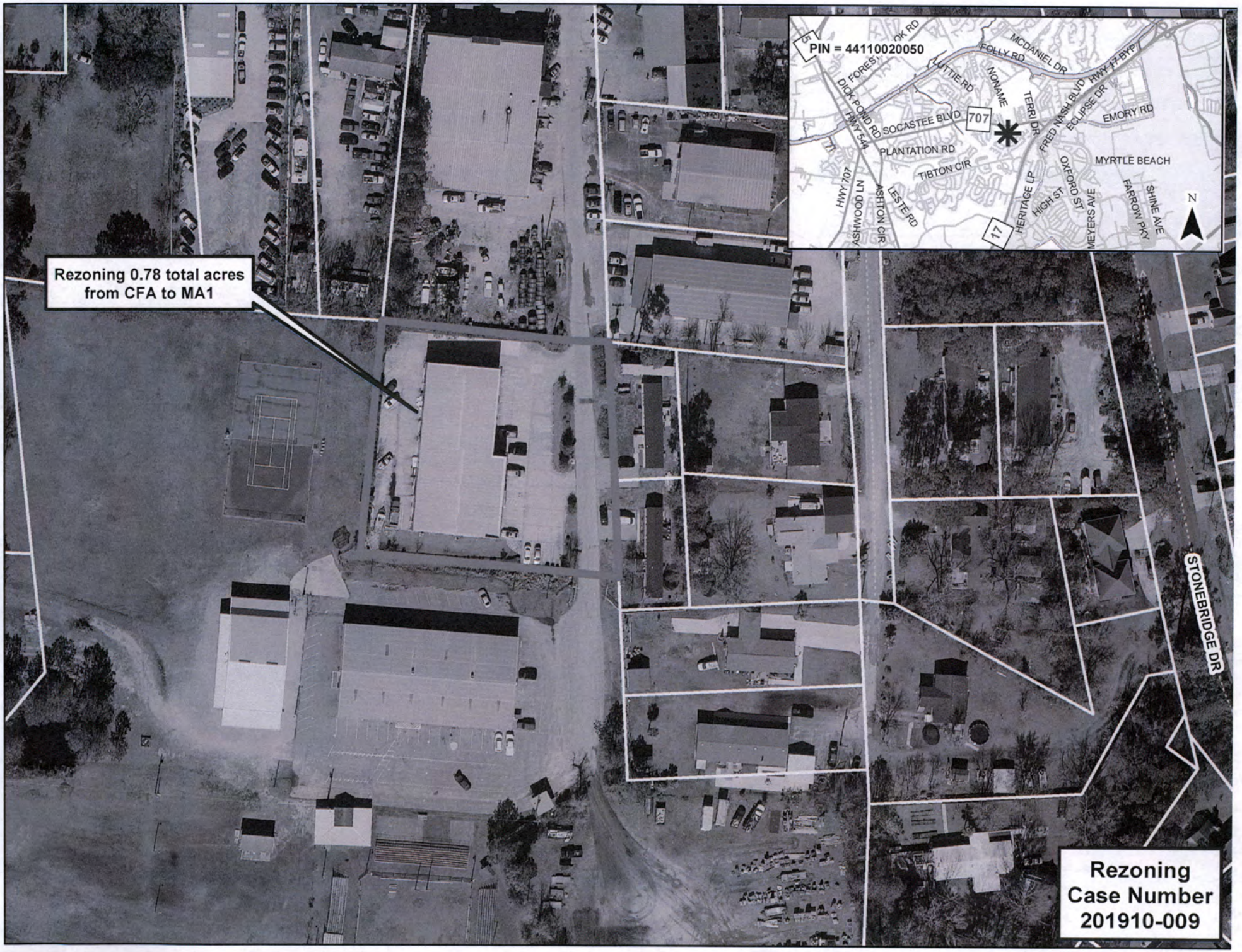
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	75 / 250	**Existing Road Conditions**	State, Paved, Four-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100 / 250	**Rd, Station, Traffic AADT (2017) % Road Capacity**	SC 707, Station 249 21,800 AADT 60% - 65%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA1	CFA (Com/Res)	HC	MSF6	RE4	CFA (Com/Res)
Min. Lot Size (in square feet)	21,780	43,560/21,780	10,000	6,000	21,780	43,560/21,780
Front Setback	50	60/25	50	20	50	60/25
Side Setback	25	25/10	10	10	10	25/10
Rear Setback	25	40/15	15	15	15	40/15
Bldg. Height	60	35	120	35	36	35


Rezoning
Case Number
201910-009
Rezoning 0.78 total acres
from CFA to MA1
District 6
SOCASTEE PENTECOSTAL
HOLINESS CHURCH
SOCASTEE BLVD
707
PIN = 44110020050
MSF 10
SF 6
WORTHINGTON CIR
FAIRYLAND DR
PAULS PL
HC
MASON ST
LI
PEACEFUL LN
LEE LN
BERTHA DR
VILLAGE DR
BELLAMY LN
PDD
TRS
RE4
MHP
SQUIRES LN
WEEKS DR
DOOLEYS DR
EARL ST
EVERETT ST
TYNER ST
CFA
FIGURE EIGHT RD
FIG RD
ST CHARLES CIR
PUD
KNOLL CT
KINGS DR
RIDGE DR
CORNERSTONE LN
PALM COVE CIR
OPI
BUCK HILL DR
SAND PEBBLE LN
STONEBRIDGE DR
FLAGSTONE DR
MILLSTONE DR
GEMSTONE CT
HEARTHSTONE CT
MCDONALD CT
COALITION DR
FARROW PKY
NONAME
HWY 17 BYP
RCS
BEACH
MYRTLE BEACH
EMORY RD
ECLIPSE DR
FRED NASH BLVD
HWY 17 BYP
TERRI DR
NONAME
FOLLY RD
MCDANIEL DR
LUTTIE RD
DICK POND RD
HWY 544
SOCASTEE BLVD
PLANTATION RD
TIBTON CIR
HWY 707
ASHWOOD LN
ASHTON CIR
LESTE RD
HERITAGE LP
HIGH ST
OXFORD ST
MEYERS AVE
FARROW PKY
SHINE AVE
17
N


PIN = 44110020050
Rezoning 0.78 total acres from CFA to MA1
Rezoning Case Number 201910-009
STONEBRIDGE DR
MYRTLE BEACH
SOCASTEE BLVD
PLANTATION RD
TIBTON CIR
FOLLY RD
MCDANIEL DR
HWY 17 BYP
EMORY RD
ECLIPSE DR
FRED NASH BLVD
TERRI DR
NONAME
LITTIE RD
DICK POND RD
HWY 544
HWY 707
ASHWOOD LN
ASHTON CIR
LESTER RD
HERITAGE LP
HIGH ST
OXFORD ST
MEYERS AVE
FARROW PKY
SHINE AVE
707
17
N

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Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	July 26, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Hannah Slyce, Intern
Cleared By:	David Schwerd, Planning Director
Regarding:	Section 527: Landscape Buffers and Tree Preservation Ordinance

ISSUE:
Should Horry County amend the landscape ordinance to simplify the Landscape Buffer and Tree Preservation requirements?

PROPOSED ACTION:
Approve the proposed amendment to the landscape ordinance.

RECOMMENDATION:
Staff recommends approval.

BACKGROUND:
The Horry County Landscape Buffer and Tree Preservation Ordinance was adopted in 2001 and has undergone a few minor updates since its adoption. Current standards are unclear and provide undue complications to staff and applicants when tasked with interpretation. Landscape Buffers are established based on zoning classifications and utilize large, redundant tables for identification of buffer requirements. Tree Preservation standards are unclear and wordy.

ANALYSIS:
The revised landscape buffers and tree preservation ordinance mirrors recent overlay updates, specifically Highway 501 (Section 723.3), as it exhibits ideal clarity and simplicity of landscape standards.

The proposed changes organize the requirements to fit a more logical flow, simplify buffer types and width criteria, and incentivize the use of preserved trees and onsite vegetation. A simplification of the required buffer tables reflects land use rather than zoning designation.

Incentives for the preservation of existing vegetation in buffers and the use of low impact development for stormwater requirements have been established.

The inclusion of criteria and credits for low impact development will meet current Horry County Stormwater standards. This change will greatly improve environmental quality by reducing stormwater runoff and pollution.

The use of existing vegetation as required buffers provides more opacity than new plantings and preserves existing native foliage and habitat.

527.1- Landscape and Tree Preservation

A. Intent.

The landscaping and preservation standards of this section are intended to accomplish the following:

1. To protect and preserve the character and aesthetics of the natural environment within Horry County;
2. To enhance property values by ensuring proper transition between land uses;
3. To reduce noise, air and visual pollution, heat island effects, and stormwater runoff; and
4. Improve appearance of parking areas and reduce glare from vehicle lighting.

B. Applicability.

1. Landscape Design Standards set by 527.2 apply to any non-residential or multifamily parcels within unincorporated Horry County that are being developed or redeveloped. Major residential subdivisions must comply with perimeter buffer requirements if located along a road found within *Table 1: Applicable Roads.*
    a. Properties where renovations modify or expand a structure or business wherein the percent of value, calculated as the cost of modification divided by the existing structure improvement value multiplied by 100, is greater than 50% shall trigger full compliance to the landscaping requirements set forth. General maintenance and repairs including interior work, are exempt from the standards.
    b. If an existing business is damaged or destroyed due to an act of nature (flood, hurricane, tornado, etc.), or catastrophic event and is reconstructed within twelve (12) months of such damage or destruction, the standards contained herein shall not apply. This exemption, however, shall not relieve the property owner of having to meet applicable building or zoning regulations that are in place during time of reconstruction.
    c. Additional design requirements may be set by an overlay district found in section 723.
    d. The Zoning Administrator or authorized designee has the authority to allow variation of design standards (527.2) and tree preservation (527.3) requirements for unique and challenging projects.
2. Non-residential or multifamily projects that are located along *Table 1: Applicable Roads* must meet the Tree Preservation Standards set in 527.3 in addition to the required landscape plantings set by 527.2.
3. Live Oak Standards set by 527.3C apply to any property within Horry County including single family residential.

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Table 1: Applicable Roads		
US 17 (includes bypass & business)	SC 905	International Drive
US 378	SC 917	Kings Road
US 501 (includes business)	Atlantic Avenue	Lake Arrowhead Road
US 701	Bay Road	Little River Neck Road
Carolina Bays Parkway (SC 31)	Beaver Run Boulevard	McDowell Shortcut
Veterans Highway (SC 22)	Big Block Road	Myrtle Ridge Drive
SC 9 (includes business)	Burcale Road	Northgate Boulevard
SC 31	Carolina Forest Boulevard	Postal Way
SC 50	Chestnut Road	River Oaks Boulevard
SC 57	Cox Ferry Road (West/East)	Robert Edge Parkway
SC 65	Dick Pond Road	Ronald McNair Boulevard
SC 66	Enterprise Road	Salem Road
SC 90	Freewoods Road	Scipio Lane
SC 111	Forestbrook Road	Sea Mountain Highway
SC 179	Garden City Connector	Singleton Ridge Road
SC 236	Gardner Lacy Road	Tournament Road
SC 319	Gateway Drive	TPC Boulevard
SC 410	George Bishop Parkway	Village Center Boulevard
SC 544 (includes connector)	Glenn's Bay Road	Waccamaw Boulevard
SC 701	Holmestown Road	
SC 707	Inlet Square Drive	

DRAFT

C. Business Licensing.

1. If a Horry County business license is required for any ditching, clearing, excavating or grading of land or planting, cutting, trimming, pruning, removing, or otherwise modifying trees, applicants must sign an affidavit stating receipt and comprehension of these standards.

D. Requirements.

1. *Landscaping Plan:* To comply with the regulations set by the Landscape Buffer and Tree Preservation Standards, applications shall include a landscape plan demonstrating how existing and proposed landscaping and tree preservations comply with the requirements of the following sections prior to the issuance of a building permit. Plans shall comply with Horry County plan submittal requirements and contain enough detail to illustrate that the landscape requirements of this ordinance have been met. At a minimum a landscaping plan will include:
    a. Location of any structures (existing and proposed);
    b. Any preserved tree or shrub indicating species along with diameter at breast height (DBH) of any trees and heights of shrubs. Dripline should be indicated if DBH is greater than twenty four (24) inches. A tree protection method detail will need to be supplied for those trees to be retained on-site;
    c. Any planted landscaping and non-vegetated requirements;
    d. Vehicle use and parking areas;
    e. Easements, overhead and underground utilities, and ditches; and
    f. Irrigation.
        i. Plantings must be mechanically irrigated.

ii. Required planting areas associated with vehicle use areas containing less than thirty (30) spaces are not required to be mechanically irrigated, however all supplemental plantings shall be located within one hundred (100) feet of a water hose bib on-site. Any alternative water sources will require approval from the Zoning Administrator or designee.

2. *Maintenance*: Maintenance of landscaping shall be the responsibility of the property owner. All areas shall be properly maintained to ensure proper functioning, capacity and growth. Landscaping shall be continuously monitored and maintained for the lifetime of the use to assess the need to remove dead, dying or diseased vegetation, along with debris or litter within required areas and ensuring fencing, berms, or walls are in good condition.
    a. Any required landscaping that is removed must be replaced in a like for like fashion and must meet the minimum standards herein.
    b. Protected and Specimen Trees may be periodically pruned to enhance growth and prevent public endangerment. Pruning techniques must meet the most recent American National Pruning Standard ANSI A-300 publication.
3. *Exemptions*: The following land use activities are hereby exempt from the requirements of the following sections.
    a. Agriculture activities involving the continuous cultivation of field crop, livestock, and evergreen and nursery stock for profit.
    b. Aquaculture activities involving the continuous production of fish, amphibian, or crustaceans for profit.
    c. Forest management activity including but not limited to timber harvesting, forest regeneration, thinning, site preparation, forest road construction, prescribed burns, reforestation, pesticide application, vector control, wildfire control, animal damage control, and other generally accepted forestry methods and practices as defined by the Dictionary of Forestry published by the Society of American Foresters.
    d. Individual residential properties are exempt from all requirements except the Live Oak Protections set forth in the Tree Preservation sections. This exemption does not apply to major subdivisions for which perimeter buffers or streetscape is required.
    e. Tee, green, and fairways associated with regulation golf courses and Par 3 golf courses, except for presence of Protected and Specimen trees. Clubhouses and maintenance facilities are not exempt.
    f. Roadway, drainage maintenance, and stormwater control activities of Horry County, South Carolina Department of Transportation or any other public agency.
    g. Utility (electric, cable, telephone, etc.) and easements involved in facility construction, maintenance, repair or replacement are exempt from the tree preservation sections.
    h. Airports provided the removal is for the purpose of maintaining safe clearance for aircrafts as per federal law.
    i. Sites classified as home occupations by the Zoning Administrator.
4. *Penalties*: It shall be illegal to remove or cause the removal of any Protected or Specimen tree or any required landscaping.
    a. Removal of said trees without proper permits or permissions are in violation of this ordinance and shall require replacement of such removed trees at four (4) times the rate required for mitigation for Preserved or Specimen Trees.

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b. Failure to comply may result in a misdemeanor punishable by the maximum fine of $500.00 per removal. Each tree removed constitutes a separate offense.
c. Deviation from the approved landscape plan or failure to comply with industry standard landscape maintenance may also be subject to fines and penalties.

527.2 – Landscape Design Standards

A. General.

Any new required plantings shall meet the standards described in this section and referenced within the supplemental Landscape Handbook.

1. *Landscaping Preservation*:
    a. Preservation of existing vegetation is the preferred method to meet the buffer requirements.
    b. Preserved vegetation should be located within the site in a way that is conducive to plant survival and safety, i.e. clustered tree patches are allowable for stable root systems as long as supplemental landscaping meets the requirements herein.
    c. Credit shall be awarded on a one to one (1:1) basis for plant materials meeting the minimum size requirements in landscaped areas.
        i. Preserved Protected Trees receive credit at a two to one (2:1) exchange.
        ii. Preserved Specimen Trees receive credit at a four to one (4:1) exchange.
        iii. Reductions to required planted landscaping shall apply should the DBH of preserved trees be greater than twenty-four (24) inches and the driplines create unsuitable habitat for supplemental plantings.
    d. Preservation of Protected and Specimen Trees is required. Mitigation is required for any removals of protected or specimen trees. Fines may apply for unlawful removals. See 527.3 – Tree Preservation Standards for requirements.
    e. In order to reduce the amount of impervious surfaces, the Zoning Administrator can grant a five (5) percent reduction in the number of off-street parking spaces required on the site if the reduction of pavement will preserve the root zones of existing healthy trees with a DBH of eight (8) inches or greater.
2. *Plant Materials*: a supplemental Landscape Handbook of plant species best suited for Horry County along with a list of discouraged species is included as a supplement to this ordinance.
    a. The Handbook should be used for landscape requirements where applicable.
    b. Prohibited and invasive plants will not count towards any landscape or preservation requirements.
    c. Any dead, dying or diseased planting materials must be removed by the property owner prior to development providing minimal disturbance to healthy vegetation.
    d. Removed existing vegetation must be replaced to meet the minimum requirements herein.
3. *Minimum Plant Sizes*: All new vegetation must meet the minimum size requirements at time of planting.
    a. Canopy tree: minimum ten (10) feet in height with two (2) inches in caliper and must reach a mature height of at least thirty (30) feet.

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i. Palms meeting this requirement may be utilized provided two (2) palms are planted per one (1) required canopy tree.

b. Understory tree: minimum five (5) feet in height and must reach a mature height between ten (10) and thirty (30) feet.

c. Shrub: minimum fifteen (15) inches in height and must reach a mature height of at least three (3) feet.
    i. Palms meeting this requirement may be used.

d. Ornamental grass: minimum twelve (12) inches in height and must reach a mature height of at least three (3) feet.

e. Perennials: minimum twelve (12) inches in height and must reach a mature height of at least three (3) feet.

4. *Site Constraints:*

a. Stormwater management devices may not encroach into the required landscape buffers by more than ten (10) percent unless an approved low impact development (LID) design.

b. Where cross access easements run parallel to property lines, landscaping may be provided within the easement pending approvals from appropriate County departments.

c. Without consent of utility provider, easement holder, or Horry County, only shrubs, ornamental grasses or perennials may be planted in easements for utility services.
    i. Overhead Utilities (power lines): only trees or shrubs that reach a maximum height of twelve (12) feet can be planted within the easement.
    ii. Underground Utilities (piped utilities): tree species whose roots are known to cause damage to utilities such as underground piped stormwater, sewer, or gas lines, shall not be planted within the easement for such utility or no closer than twelve (12) feet when no easement exists. Approved trees for planting on top of underground utilities can be found within the Landscape Handbook.

d. Visibility Clearance/Sight Triangle: Required landscaping or optional berms shall not be planted or constructed within the sight triangle, unless it conforms to SCDOT standards. Plantings cannot be greater than thirty (30) inches in height and trees must be limbed above six (6) feet in height with no multi-stemmed trunks. For all intersections and corners there shall be 100 feet of visibility for every ten (10) miles per hour of speed limit.

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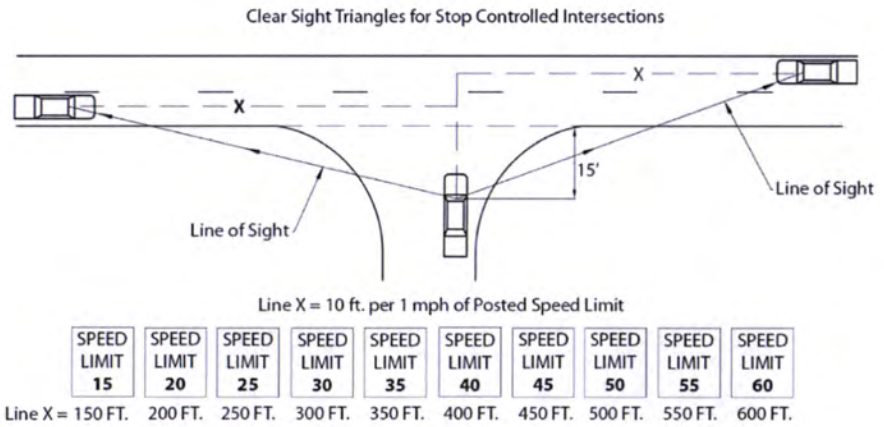

Figure 1: Sight Triangle

5. *Plant Diversity*: In order to maximize success of vegetation and prevent monocultures, new plantings shall comply with the following standards in *Table 2: Species Diversity Standards*. The standards apply to the total amount of vegetation on site, not just the vegetation within a required buffer.

Table 2: Species Diversity Standards

Number of Required Trees	Number of Different Tree Species Required	Number of Required Shrubs/Ornamental Grasses/Perennials	Number of Different Shrub/Ornamental Grass/Perennial Species Required
1 to 5	1	1 to 10	1
6 to 15	2	11 to 20	2
16 to 25	3	21 to 50	4
26 to 50	5	51 to 80	6
51 to 100	7	81 or more	8
101 or more	10		

6. *Ground Stabilizations*: Disturbed areas and required landscape planting areas shall be stabilized and maintained with groundcover, mulches, or other approved materials.
7. *Berms*: Berms are discouraged as standalone landscaping. However, there are cases where berms are appropriate for screening or buffering. Berms should comply with the following:
    a. Side slope of earthen berms not to exceed a three to one (3:1) ratio.
    b. Berms should be continuous except for drainage breaks every six (6) feet to eight (8) feet.
    c. Berms shall be stabilized with canopy, understory, shrubs, ornamental grasses, or perennials. Groundcover or lawn and turf grasses may also be used as supplemental stabilizations. Planting shelfs are required for any vegetation.
        i. Planting shelfs must be a minimum of four (4) feet wide and be suited for maximum survival and success of selected plantings.
    d. Berms used in right-of-ways must be designed and constructed to provide adequate sight distances at intersections and shall not impede safe operation of vehicles.

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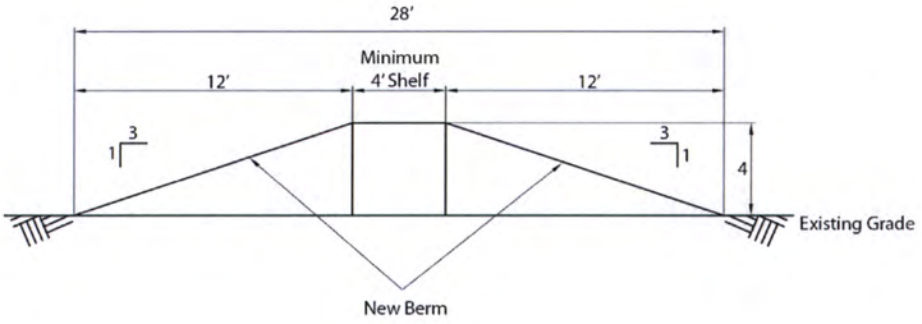

Figure 2: Berm Diagram

8. *Low Impact Development (LID):* Low Impact Development utilizes integrated management practices in order to treat stormwater at the source. The goals of LID are to maximize existing vegetation and create small, landscaped features that encourage infiltration, lengthen the time of concentration, and retain flow to create a hydrologic landscape functionally equivalent to the pre-development conditions.
    a. These features must be constructed to meet the Department of Stormwater Management requirements and regulations set forth in the Stormwater Management Design Manual.
    b. All LID stormwater features must be planted with water tolerant vegetation in order to qualify for landscape credits and be located within the required landscaped areas. For suggested LID plants, refer to the Low Impact Development in Coastal South Carolina: A Planning and Design Guide.
    c. LID is prohibited within:
        i. Type A: Opaque Buffers.
        ii. Type C: Streetscape Buffers along *Table 1: Applicable Roads.*
    d. Examples of qualifying LID include:
        i. Bioretention
        ii. Vegetated swales
        iii. Constructed wetlands
    e. Credits for Required Landscaping by using LIDS
        i. For every one (1) linear foot of qualifying low impact development, a credit for one and a half (1.5) feet of required landscaping buffer can be claimed. LID can replace up to fifty (50) percent of the required landscaped area.
        ii. To qualify for this credit, the LID method must follow all requirements set by the Horry County Stormwater Department.
        iii. If using LID within parking islands, the requirement of every parking space being within fifty (50) feet of a tree can be waved.

B. Buffers Defined.

A buffer is a specified land area used to transition between land uses or zoning.

1. *Permitted use within buffers:*
    i. Bicycle and pedestrian trails;

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ii. Appurtenances that require high visibility such as fire hydrants, mail boxes, and utility boxes;
iii. Ingress and egress to the proposed use and utilities may cross the buffer provided it is as perpendicular as practical;
iv. Permitted and temporary signs; and
v. Site lighting.

2. *Prohibited use:*
   a. Structures or accessory structures, including dumpsters;
   b. Any storage or outdoor display of products, unless permitted elsewhere in this ordinance; and
   c. Vehicle use areas, including parking or loading areas.

C. Perimeter Buffer Requirements.

1. *Intent:*
   a. Streetscape: to enhance the visual character and transition between property and street, access or public right-of-way.
   b. Opaque: to provide screening between dissimilar uses. Opacity shall be 85% or more during peak summer season from ground to six (6) feet.
   c. Spatial: to soften the area between adjacent similar uses.
2. *Applicability:*
   a. Perimeter buffers are required surrounding the improved area of the subject property.
   b. Opaque (Type A) buffers are required between non-residential and residential property. Spatial (Type B) buffers are required between like use parcels. Streetscape buffers (Type C) are required between any parcel and the street frontage, access or right-of-way. See *Table 3: Perimeter Buffer Type Applicable.*

Table 3: Perimeter Buffer Type Applicable

Proposed Land Use	**Adjacent Land Use / Zoning District**		
	Residential	**Non-residential/ Multifamily**	**Street/ Access/ ROW**
Residential (Major Development)	n/a	A	C
Non-residential/ Multifamily	A	B	C

3. *Standards:*
   a. Requirements of each buffer type are found in *Table 4: Perimeter Buffer Type Requirements*

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Table 4: Perimeter Buffer Type Requirements			
Buffer Type & Required Widths	**Minimum Performance Standard per 100 feet**		
	Canopy Trees	**Understory Trees**	**Shrubs/Perennials/Ornamental Grasses**
Type A : Opaque Requirement for Major Residential Development:	**Option 1**		
	A six (6) foot privacy fence adjacent to the non-residential property within a min. five (5) foot wide open space / common area lot.		
	Option 2		
	An undisturbed, naturally vegetated area within a min. twenty-five (25) foot wide open space / common area lot. Such vegetated area shall be 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. Vegetated area shall consists of the following breakdown, at a minimum:		
	3	3	Must meet the spacing requirements in the Landscaping Manual for opacity and be at least twenty-eight (28) inches in height at time of initial site inspection.
Type A : Opaque Requirement Non-Residential & Multi-Family: Equal to setback requirement of zoning district or 25 feet, whichever is less	**Option 1**		
	3	3	Must meet the spacing requirements in the Landscaping Manual for opacity and be at least twenty-eight (28) inches in height at planting
	Fifty (50) percent of each planting type must be evergreen		
	Option 2		
	Double row of offset evergreen trees spaced at a maximum of every ten (10) feet with a minimum of eight (8) feet in height. No more than twenty-five (25) percent of the plantings can be pine trees and must provide a variety of screening from top to bottom.		
	Additional Requirements (Option 1 or 2): A six (6) foot privacy fence, wherein privacy is understood as providing 85% or more opacity, is required when the setback or buffer is less than fifteen (15) feet. Fence must be located interior to the landscaping so that plantings face the residential property.		
Type B: Spatial Requirement: 5 feet	2	2	20
	Fifty (50) percent of each planting type must be evergreen		
Type C: Streetscape Requirement: 10 feet	3	3	Only required when providing screening from vehicle use areas
	Twenty-five (25) percent of each tree type must be evergreen		

Note: A "Privacy Fence" used within a Type A buffer shall be constructed of wood, vinyl, and or masonry. Fencing shall follow associated Overlay District requirement(s) where applicable.

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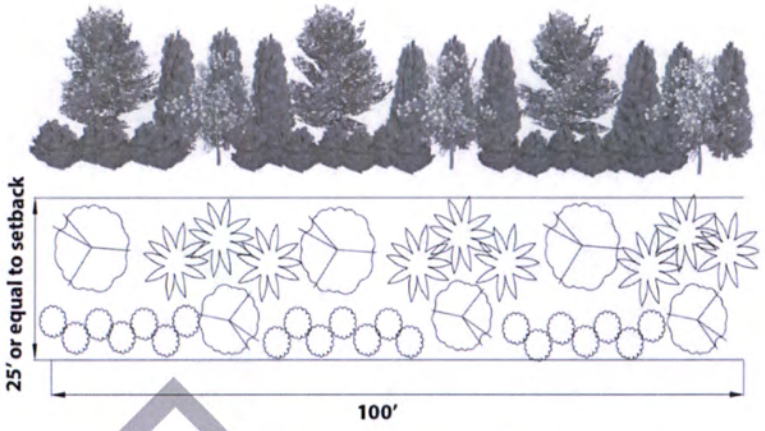

Figure 3: Type A Buffer Option 1

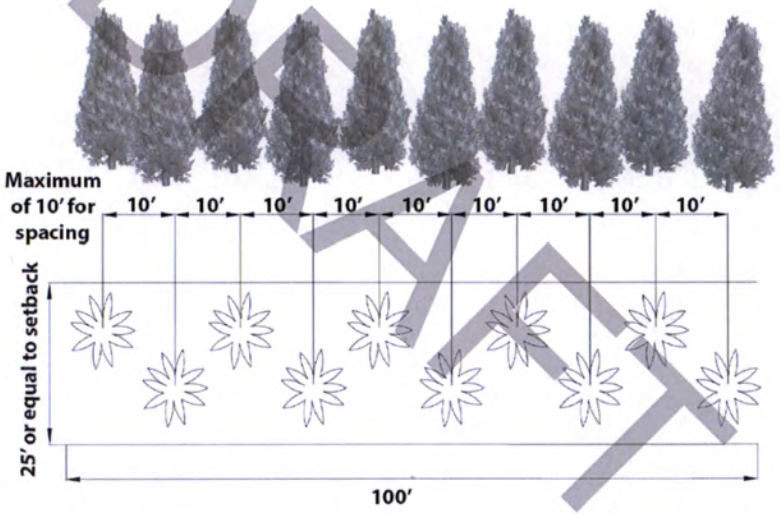

Figure 4: Type A Buffer Option 2

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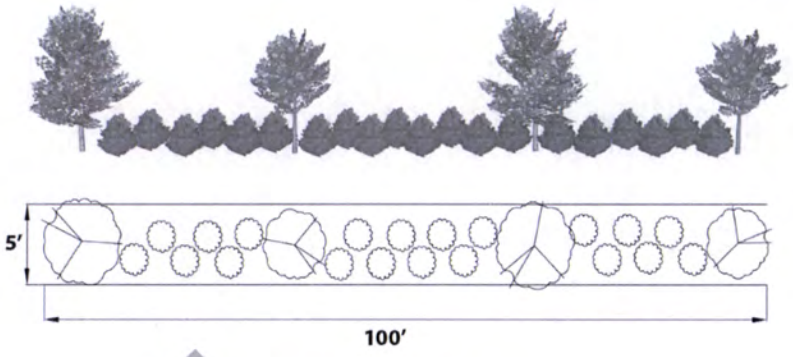

Figure 5: Type B Buffer

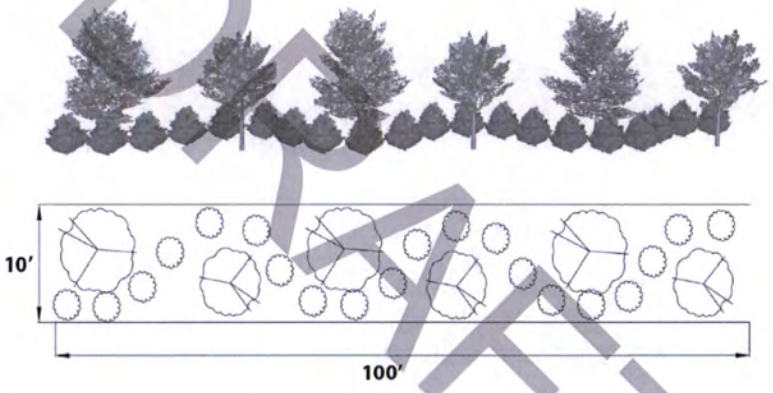

Figure 6: Type C Buffer

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D. Vehicle Use Area Requirements.
   1. *Intent*
      a. Street Frontage: to reduce the glare and impacts of headlights on road traffic.
      b. Parking Islands: to provide shade, reduce heat islands and provide visual character to the parking area.
   2. *Exemptions*
      a. Street Frontage plantings are only required when the vehicle use area is located adjacent to the street.
   3. *Standards*:
      a. All landscaping areas that abut parking shall be protected by eighteen (18) inches of clearance utilizing staked wheel stops, concrete curbing or other approved stable means. Appropriate breaks for low impact development are permissible when using curbing.
      b. Street Frontage: shrubs, perennials or ornamental grasses must meet proper spacing guidelines found in the Landscape Handbook in a continuous row. Plantings can be located within the setback or Perimeter Buffer.
      c. Parking islands shall comply with the following:

i. Every parking space must be within fifty (50) feet from a planted tree.
ii. For every fifteen (15) parking spaces in a row, a parking island is required and must include one (1) tree and five (5) shrubs, perennials or ornamental grasses. Twenty-five (25) percent of the total plantings must be evergreens. Fifty (50%) of all trees planted must be canopy. Parking islands containing canopy trees must be at least 200 square feet.
iii. For parking areas of ninety (90) spaces or more, there must be an additional ten (10) foot wide parking island between modules.

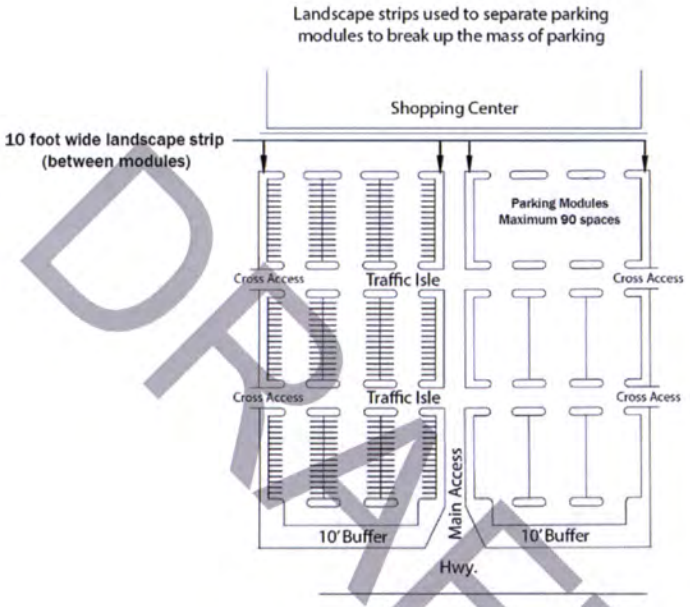

Figure 7: Parking Lot Layout

E. Foundation Buffer.
1. *Intent:* to enhance architectural features, provide a visual transition from building to site, and define and enhance building entrances.
2. *Exemptions*
   a. Building entrances and exits.
   b. Areas used for pedestrian activities (sidewalks, plazas, etc.). In these instances, the landscaping must be installed between the building foundation and the back of the curb separating the pedestrian area from the vehicle use area. In no case shall the length of the planted area be less than fifty (50) percent of the length of the building façade, minus the width of the entrances or exits.
   c. Portions of buildings which have drive-up services along the side of the building (fast-food restaurants, pharmacies, banks, etc.).
   d. Areas not typically accessible by the general public (loading docks, enclosed storage areas, utility enclosures, etc.).
   e. Properties where the structure is located less than or equal to twenty-five (25) feet from the property line and no vehicle use or paving is located within this space.

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3. *Standards*
    a. A landscape area of at least five (5) feet in width shall be provided adjacent to buildings along the foundation or between the foundation and the back of the curb separating the pedestrian area from the vehicle use area where applicable.
        i. Foundation buffers are required around any structure on site.
        ii. A mandatory variety of species must be used according to *Table 2: Species Diversity Standards*.
        iii. The required plantings must include shrubs, perennials or ornamental grasses and meet the spacing requirements set in the Landscape Handbook. Trees may be used if applicable at the discretion of the property owner and approved by the Zoning Administrator.
    b. Renovated or redeveloping properties wherein the foundation buffer area is paved may utilize planter boxes to meet the requirements of the foundation buffer.
        i. Planter boxes must be automatically irrigated and be at least two and a half (2.5) feet wide.
        ii. Use of planter boxes does not alleviate proper maintenance requirements and box size must allow for proper root spacing.
        iii. The Zoning Administrator or designee can discuss alternatives and ways to meet the foundation buffer requirements for unique situations.

527.3 – Tree Preservation.

A. Tree Survey
1. Non-residential or multifamily properties located along *Table 1: Applicable Roads* must provide a tree survey documenting all trees listed in *Table 5: Protected and Specimen Trees* meeting or exceeding the minimum diameter at breast height (DBH). Any property, including single family residential, within Horry County containing Specimen Live Oaks must submit a tree survey. Any new major residential subdivisions will need to identify Specimen live oak trees within the project boundaries on the preliminary plans and plats.
2. Tree surveys submitted must indicate the species and DBH of any Protected or Specimen Trees, denoting Specimen Live Oaks separately from other oak species.
3. Trees shall not be removed until submittal of tree survey. Approval to remove said trees, with exception of Specimen Live Oaks, shall be obtained from the Zoning Administrator, or designee. If approval to remove said tree is granted, removed trees shall be mitigated.

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Table 5: Protected and Specimen Trees		
Tree	**Protected DBH (inches)**	**Specimen DBH (inches)**
Bald cypress	8	24
Beech (American)	8	24
Birch (River)	6	18
Cedar (Eastern Red)	8	24
Dogwood (Flowering)	4	12
Elm (American)	8	24
Elm (Winged)	8	24
Hickory (Mockernut)	8	24
Hickory (Pignut)	8	24
Hickory (Shagbark)	8	24
Holly (American)	6	12
Magnolia (Southern)	8	16
Maple (Red)	8	24
Oak (Laurel)	8	24
Oak (Live)	8	24
Oak (Post)	8	24
Oak (Southern Red)	8	24
Oak (Water)	8	24
Oak (Willow)	8	24
Oak (White)	8	24
Oak (Yellow)	8	24
Sycamore	8	24
Tupelo (Black)	8	24
Tupelo (Water)	8	24

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B. Methods to Calculate Tree Size

1. *Caliper:* the diameter of a tree trunk measured six (6) inches above the root ball.
2. *Diameter at Breast Height:* the diameter of a tree trunk measured four and a half (4.5) feet above the ground.
   i. Forks located less than one (1) foot from the ground are to be treated as separate trees and measured at standard DBH. The square root of each DBH (sum of the square of each) is used to derive total DBH.

$$\text{Total DBH} = \sqrt{(a^2 + b^2 + \cdots)}, \text{ where:}$$

"a" and "b" are the DBH of split trunks.

   ii. Forks located between one (1) foot and four and half (4.5) feet from the ground are to be treated as separate trees and calculated with the formula above but measured from three and a half (3.5) feet from the pith, or at the start of the fork.
   iii. Forks located at or greater than four and half (4.5) feet from the ground are measured just below the fork beneath the swelling.

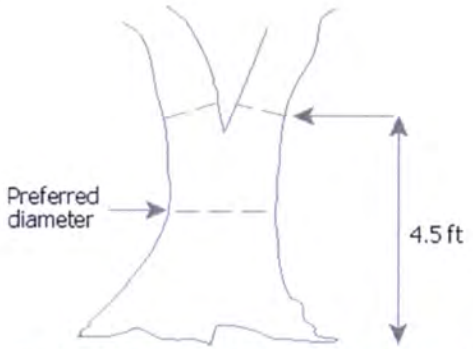

Figure 8: DBH for Forks located at or above 4.5 feet

C. Live Oak Standards

1. It is unlawful to injure, participate in, authorize, or cause the removal of any Specimen Live Oak (DBH of twenty-four (24) inches or greater). Authorization to do so shall come from a variance granted by the Zoning Board of Appeals finding that the tree:
    a. Presented a safety hazard to pedestrian or vehicular traffic, buildings, structures or utility structures;
    b. Removal presented the only reasonable means to comply with appropriate agency requirements including parking, ingress or egress, or other required infrastructure such as stormwater;
    c. Justification according to good urban forestry practices (i.e., to reduce competition among trees or to remove an invasive species) or presence of dead, dying, or diseased trees;
    d. A planned grade cut placing the tree protection zone four (4) feet above final grade or introduction of fill twelve (12) inches or greater elevating the parcel above the required flood protection elevation; or
    e. Reasonable use of the property will be significantly impaired.

D. Tree Protection

1. Preserved trees must be protected from damages during development. Most trees can tolerate only a small percentage of root zone disturbance or loss.
    a. Root Protection Zone: the total area beneath the tree canopy, or dripline.
    b. If encroachment into the root protection zone is anticipated, preventative methods shall be employed to include:
        i. Flagging of Protected or Specimen Trees prior to land disturbance activity;
        ii. Mulching the Root Protection Zone during soil compaction;
        iii. Vertical root pruning techniques to cut rather than tear or damage root systems during site clearing; and
        iv. Installation of Protective Devices.
    c. Protective Devices shall be installed surrounding the dripline of the preserved tree and must be kept free of construction materials, vehicles or debris. Areas surrounding the preserved tree must be identified with "tree protection area" signage. Protective Devices shall be one of the following:
        i. Fencing a minimum of four (4) feet in height constructed in a post and rail configuration. Two (2) inch by four (4) inch and double one (1) inch by two (2) inch railing is recommended.

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ii. Four (4) foot high polyethylene laminar safety fencing provided it is maintained to persist until occupancy.

iii. Continuous rope, flagging (heavy mill, minimum four (4) inches in width) or silt fencing is allowable only in areas that will not be directly impacted by land disturbance activities.

E. Mitigation Standards

1. *Mitigation:* Mitigation for removal of Protected or Specimen Trees is required. Requirements may be met by either:

a. Replacement Trees

i. Total caliper of replacement trees must equal the total DBH of Protected or Specimen Trees removed.

ii. All replacement trees must be a species listed in *Table 5: Protected and Specimen Trees.*

iii. Newly planted replacement trees will follow the following formula:

$D/2.5^{A} = RT^{B}$, where:

D = total DBH of the largest fifteen (15) removed trees per acre (inches)

2.5 = minimum caliper of each replacement tree (inches)

RT = minimum number of replacement trees

A. If the caliper of replacement trees is greater than two and a half (2.5) inches, the total number of replacement trees can be reduced.

B. A multiplier of one and a half (1.5) is applied when trees removed are Specimen Trees

iv. Trees preserved on site that do not meet the size requirements of *Table 5: Protected and Specimen Trees* may count as replacement trees provided each tree has a DBH of four (4) inches or greater.

b. Fee in lieu

i. A fee in lieu of replacement trees collected will be equal to:

RT*150 = F, where:

RT = minimum number of replacement trees

150 = fee per replacement tree (dollars)

F = total fee paid to Horry County

ii. Fees collected are deposited into a special fund designated for costs associated with the installation of landscaping, associated materials and irrigation systems or the purchase of additional park or open space lands.

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Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	September 25, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	David Schwerd, Planning Director
Cleared By:	David Schwerd, Planning Director
Regarding:	Sign Ordinance

ISSUE:
Should Horry County amend the regulations affecting signage?

PROPOSED ACTION:
Approve the proposed amendment.

RECOMMENDATION:
Staff recommends approval.

BACKGROUND:
The Horry County Sign regulations have been cobbled together adopted and revised many times over the last 30 years. There have been many changes to sign allowance. Adoption of new regulations in regards to offsite signage, political signs, model home signage. There have also been 13 overlays which affect signage adopted over that same time. Planning Commission created a subcommittee of Planning Commission members as well as members of the sign industry. They have had a chance to review and make changes to the regulations as well as permit procedures.

ANALYSIS:
The proposed ordinances have been recommended for approval by the Sign Subcommittee. The ordinance unifies the language, definitions, and standards. While not all of the standards are uniform, this proposal significantly reduces the differences between the various areas within the county. It includes creating a standard way to measure size and height. Also it creates a standard format for the regulations, so even those overlays which have sign regulations would use the standard format. This ordinance also addresses possible constitutional concerns in the ways in which signage is regulated. In 2015 the US Supreme Court affirmed that we cannot regulation signage by its content. We can however regulate the time, place and manner in which signage is displayed.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO._____

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE PERTAINING TO SIGNAGE REQUIREMENTS.

WHEREAS, Horry County has adopted a variety of sign ordinances over the last 30 years; and,

WHEREAS, Horry County wishes to unify the regulations in regards to signage and permitting; and,

WHEREAS, Horry County wishes to make the ordinance and permitting procedures more user friendly; and,

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

1. **Amendment of Appendix B, Zoning Ordinance, Article IV DEFINITIONS**. Section 418 is amended and Section 423 is added and 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)

418. - ~~Business sign.~~(RESERVED)

423. Commercial Subdivision Development
A Commercial Subdivision Development is defined as a division of three or more lots for the purpose of creating a development for commercial or business related purposes with a building(s) constructed on the land or lot which have a shared or common means of ingress and egress and have shared signage.

2. **Amendment of Appendix B, Zoning Ordinance, Article V Landscape, Buffer and Tree Preservatino**. Section 527.2 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)

527.2 Landscape Section
~~*F. Landscape Requirements for On-Site Signage.* Permanent on-site signage shall contain landscape treatments as follows:~~
~~1. Signage shall be located in a landscape border a least five (5) feet in depth with a minimum width equal to the greatest width of the actual sign face shall be required. The landscape border shall contain, at a minimum, one (1) evergreen shrub per four (4) linear feet of border perimeter with appropriate groundcover accents. No portion of the sign shall cantilever over or overhang any vehicle use areas.~~

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3. Amendment of Appendix B, Zoning Ordinance, Article VII Section 701 Limited Forest/Agriculture District (LFA). Section 701.1 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)

701.1 Permitted Uses.
~~(K) Signs in accordance with Article X;~~

4. Amendment of Appendix B, Zoning Ordinance, Article VII Section 701 Forest/Agriculture District (FA). Section 702 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)

~~*Other Requirements:*~~
~~(a) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(b) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

5. Amendment of Appendix B, Zoning Ordinance, Article VII Section 703 Commercial Forest/Agricultural District (CFA). Section 703.1 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.
~~(P) Signs in accordance with Article X.~~
~~See sign definition, section 455.~~

6. Amendment of Appendix B, Zoning Ordinance, Article VII Section 704 SF 40 Residential District (SF 40). Section 704 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)

~~*Other Requirements:*~~
~~(a) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(b) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

7. Amendment of Appendix B, Zoning Ordinance, Article VII Section 705 SF 20 Residential District (SF 20). Section 705.2 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)

705.2 Conditional Uses:
~~(E) Other requirements:~~
~~1. All allowed uses shall be required to conform to the standards for area, yard, and height set forth in Article VIII.~~
~~2. Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

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8. Amendment of Appendix B, Zoning Ordinance, Article VII Section 705B SF14.5 Residential District (SF 14.5). Section 705B.4 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)

~~*705B.4. Other Requirements:*~~
~~(A) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

9. Amendment of Appendix B, Zoning Ordinance, Article VII Section 706 SF10 Residential District (SF 10). Section 706.2 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)

706.2 Conditional Uses
~~(E) Other requirements:~~
~~1. All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~2. Signs permitted in SF-10 Residential Districts, including the conditions under which they may be located, are set forth in Article X.~~

10. Amendment of Appendix B, Zoning Ordinance, Article VII Section 706B SF8.5 Residential District (SF 8.5). Section 706B.4 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)

~~*706B.4. Other Requirements.*~~
~~(A) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

11. Amendment of Appendix B, Zoning Ordinance, Article VII Section 706D SF7 Residential District (SF 7). Section 706D.4 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)

~~706D.*4. Other Requirements.*~~
~~(A) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X~~

12. Amendment of Appendix B, Zoning Ordinance, Article VII Section 707 SF6 Residential District (SF 6). Section 707.4 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)

~~*707.4 Other Requirements:*~~
~~(A) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(B) Signs permitted in SF-10 Residential Districts, including the conditions under which they may be located, are set forth in Article X.~~

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13. Amendment of Appendix B, Zoning Ordinance, Article VII Section 710 Resort Residential District (RR). Section 710.3 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)

~~*710.3 Other Requirements:*~~
~~(A) Building height in this district is unlimited provided that the requirements of all other applicable ordinances can be met.~~
~~(B) All density and other provisions of section 709 shall apply.~~
~~(C) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(D) Signs permitted in the Resort Residential District shall meet the requirements set forth in Article X.~~
~~(E) Reserved.~~

14. Amendment of Appendix B, Zoning Ordinance, Article VII Section 711 Resort Commercial District (RC). Section 711.4 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)

711.4 Other Requirements. Unless otherwise specified elsewhere in this ordinance uses permitted in Resort Commercial Districts shall be required to conform to standards as set forth: ~~(C) Signs permitted in Resort Commercial Districts, including the conditions under which they shall be located, are set forth in Article X.~~

15. Amendment of Appendix B, Zoning Ordinance, Article VII Section 712 Amusement Commercial District (AC). Sections 712.2 and 712.5 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)

~~*712.2 Other Requirements:*~~
~~(A) All uses shall conform to the standards for area, yard, and height requirements set forth in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

712.5 Special Exceptions:
~~*Other Requirements:*~~
~~(a) All allowed uses shall be required to conform to the standards set forth in Article VIII.~~
~~(b) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

16. Amendment of Appendix B, Zoning Ordinance, Article VII Section 713 Office/Professional/Institutional District (OPI). Sections 713.5 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)

~~*713.5 Other Requirements:*~~
~~(A) All allowed uses shall conform to the standards for area, yard, and height requirements are set forth in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

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17. Amendment of Appendix B, Zoning Ordinance, Article VII Section 714 Neighborhood Commercial District (NC). Sections 714.3 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)

~~*714.3 Other Requirements.* Unless otherwise specified elsewhere in this ordinance, uses permitted in Neighborhood Commercial Districts shall be required to conform to the following standards:~~
~~(A) [Such uses] shall meet the area, yard, and height requirements of Article VIII.~~
~~(B) Signs permitted in Neighborhood Commercial Districts, including the conditions under which they may be located, are set forth in Article X.~~

18. Amendment of Appendix B, Zoning Ordinance, Article VII Section 715 Community Commercial District (CC). Sections 715 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)

~~*715.5 Signs:* Signs permitted in Community Commercial District, including the conditions under which they may be located, are set forth in Article X.~~

19. Amendment of Appendix B, Zoning Ordinance, Article VII Section 716 Highway Commercial District (HC). Sections 716.4 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)

~~*716.4 Other Requirements.*~~
~~(A) Area, yard and height requirements as set forth in Article VIII shall be met; and,~~
~~(B) Signs permitted in Highway Commercial Districts including the conditions under which they may be located are set forth in Article X.~~

20. Amendment of Appendix B, Zoning Ordinance, Article VII Section 717 Limited Industrial (LI). Sections 717.3 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)

~~*717.3 Other Requirements:*~~
~~(A) Uses shall meet the area, yard, and height requirements in Article VIII.~~
~~(B) Signs permitted in Limited Industrial Districts including the condition under which they may be located are set forth in Article X.~~

21. Amendment of Appendix B, Zoning Ordinance, Article VII Section 718 Heavy Industrial (HI). Sections 718.3 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)

~~*718.3 Other Requirements.* Unless otherwise specified elsewhere in this ordinance, uses permitted in Heavy Industrial Zoning Districts shall be required to conform to the following standards:~~
~~(A) [Such uses] shall meet the area, yard, and height requirements in Article VIII.~~
~~(B) Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X.~~

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22. Amendment of Appendix B, Zoning Ordinance, Article VII Section 719 Mobile Home Park District (MHP). Sections 719.3 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)

719.3 Park Plan.
~~(I) Signs permitted in Mobile Home Park Districts, including the conditions under which they may be located, are set forth in Article X.~~

23. Amendment of Appendix B, Zoning Ordinance, Article VII Section 720 Destination Park District (DP). Sections 720(H) 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)

(H) The plat shall be drawn to scale by a registered civil engineer or land surveyor, and show exact dimensions of the parcels of land under consideration. The elements to be shown are as follows:

~~3. Signs: Signs shall meet the requirements as established and approved by the Planning Commission and County Council.~~

24. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.1 Forestbrook South Myrtle Beach Area Signage Overlay Zone. Sections 723.1 of the Zoning Ordinance is hereby delted in its entirety.

25. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.3 Highway 501 Overlay Zone. Sections 723.3(E)(13)[8] Signage of the Zoning Ordinance is hereby deleted and replaced as follows:

(13) [8] *Signage* . The following standards shall apply to signage:

a. Temporary wall signage.
One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

b. Temporary ground sign
1. One (1) on-site temporary sign not exceeding eight (8) feet in height or sixteen (16) square feet in size; or
2. One (1) temporary sign, no more than thirty-two (32) square feet in area, located on the property on which there is an active building permit or an active stormwater permit.

c. Prohibited signs. The following signs shall be prohibited in the corridor:
1. Animated signs and full motion video signs are prohibited
2. Temporary signs except as allowed above.

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26. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.4 Highway 544 Overlay Zone. Sections 723.4(E)(9) Signage of the Zoning Ordinance is hereby deleted and replaced as follows:

(9) *Signage.*

a. On-site signage requirements

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number (2)	Type	Height	Sign Area (1,3)
Freestanding parcel	Less than 200 feet	1	Ground Sign	8 feet	½ sq. ft. for each linear ft. of frontage
Freestanding parcel	200—399 feet	1	Freestanding	25 feet	½ sq. ft. for each linear ft. of frontage
Freestanding parcel	More than 400 feet or portion thereof up to 799 feet	1	Freestanding "primary"	35 feet	½ sq. ft. for each linear ft. of frontage up to 400 feet plus 1 sq. ft. for each linear ft. of frontage over 400 feet.
	Each additional 400 feet of frontage	1	Freestanding "secondary"	25 feet	
Commercial Subdivision Development	< 400feet	1	Freestanding "primary"	35 feet	½ sq. ft. for each linear ft. of frontage up to 400 feet plus 1 sq. ft. for each linear ft. of frontage over 400 feet.
	≥400 feet	1	Freestanding "secondary"	25 feet	
Out-parcel of a commercial subdivision development	Less than 400 feet (4)	1	Ground Sign	8 feet	½ sq. ft. for each linear ft. of frontage

Notes:

1. A minimum of 50 square feet of sign area will be allowed for all parcels.
2. Maximum three (3) freestanding signs per parcel or per Commercial.
3. Maximum sign area for the East Highway 544 section located to the south of the Highway 544 right-of-way shall have a maximum of 200 square feet. Maximum sign area per site shall be no greater than 750 sf.
4. Outparcels with greater than 400feet of frontage will be reviewed under the freestanding parcel.

b. Prohibited signs. The following signs shall be prohibited in the corridor:

Animated signs and full motion video signs are prohibited

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27. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.5 Highway 707 Overlay Zone. Sections 723.5(L) Sign Regulations of the Zoning Ordinance is hereby deleted and replaced as follows:

(L) *Sign regulations.*

(1) Off-premise signage.

No new or additional off-premise signs shall be permitted in the Overlay Zone.

(2) On-premise signs.

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number (1,2)	Type	Height	Sign Area
Freestanding parcel	≥200ft	1	Ground Sign	12 feet	1 sq. ft. for every 1 linear foot of frontage—not to exceed 400 sq. ft.
Freestanding parcel	Less than 200ft	1		8 feet	
Commercial Subdivision Development (3)	N/A	1		12 feet	

Notes:

1. Maximum two (2) signs per parcel.
2. Signs shall have a minimum separation of fifty (50) feet.
3. Outparcels to a Commercial Subdivision Development will be reviewed as Freestanding Parcels.

(3) Temporary Signs

One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

(4) Prohibited signs.

a. Temporary signs shall be prohibited except as allowed above.
b. Changeable manual signs are prohibited in the Overlay.
c. Animated signs and full motion video signs are prohibited

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28. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.6 Burgess Area Overlay Zone. Sections 723.6 (L) Sign Regulations of the Zoning Ordinance is hereby deleted and replaced as follows:

(L) *Sign regulations.*

(1) Off-premise signage.

No new or additional off-premise signs shall be permitted in the overlay zone.

(2) On-premise signs.

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number (1,2)	Type	Height	Sign Area
Freestanding parcel	Less than 200ft	1	Ground Sign	8 feet	1 sq. ft. for every 1 linear foot of frontage—not to exceed 400 sq. ft.
Freestanding parcel	≥200ft	1		12 feet	
Commercial Subdivision Development(3)	N/A	1		12 feet	

Notes:

1. Maximum two (2) signs per parcel.
2. Signs shall have a minimum separation of fifty (50) feet.
3. Outparcels to a Commercial Subdivision Development will be reviewed as Freestanding Parcels.

(3) Temporary Signs

One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

(4) Prohibited signs.

a. Temporary signs shall be prohibited except as allowed above
b. Animated signs and full motion video signs are prohibited
c. Changeable manual signs and portable signs shall be limited only to parcels which contain either a produce stands or a church.

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29. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.7 Little River Area Overlay Zone. Sections 723.7 (G)(12) Sign Regulations of the Zoning Ordinance is hereby deleted and replaced as follows:

(12) *Sign Regulations.*

(1) Off-Premise Sigange. Off premises advertising signage shall be prohibited except as follows:

a. Digital billboards may be permitted as a replacement of existing non-digital billboard signage and only as a two for one replacement. Two legally existing non-digital billboards within the overlay must be removed to allow for the installation new digital billboard.
b. Digital billboards must meet a separation of 2,400 feet from other digital billboards.
c. Digital billboards cannot be located within 500 feet of an existing residence. This distance shall be measured from the actual billboard location to the nearest property boundary of the nearest residentially used property.

(2). On-premise Signage:

a. Allowed Signage

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number	Type	Height	Sign Area
Freestanding Parcel	<300ft	1	Ground	12 feet	32sf
	300-499 ft	1		25 feet	48sf
	≥500	2		25 feet	64sf per individual sign or up to a total of 100sf between two signs.
Commercial Subdivision Development	N/A	1	Ground	25feet	100 sf

Notes:

1. Outparcels to a Commercial Subdivision Development will be reviewed as Freestanding Parcels.

b. Design Standards for on premise signage

1. Changeable Copy or Digital Signage. Signs may have up to 25% of the permitted copy area as changeable copy(manual or automatic) or digital. Replacing existing LED/electronic/ or manually changeable signage with digital signage shall be considered ordinary maintenance as long as the existing sign structure is capable of supporting the additional weight, the total signage size is not increased and the digital sign does not exceed more than fifty (50) of the total existing sign.
2. The maximum size of the background structure of a sign shall not exceed one hundred ten (110) percent of the total square footage of copy area.

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(c) Building Signs. Building signs shall be limited to the following:

Building Signage Allowed Per Tenat Frontage

Type of Devleopment	Number	Sign Area
Single Tenant Development	1	• One (1) sf per one (1) lf of building frontage. • Additional One Half (1/2) sf for every lf of building frontage for buildings located beyond one hundred (100) feet from the right-of-way.
Multi Tenant Development	1	• 2.0 square feet for every linear foot of store frontage.

Design Standards for building signage

1. The maximum size of sign letters and logos, including any sign backgrounds, shall be twenty-four (24) inches in height for single tenants.
2. The maximum height of letters and logos for anchor tenants in a retail center shall not exceed twenty (20) percent of the building height.
3. The length of the sign may occupy up to fifty (50) percent of the linear feet of the storefront the business occupies.
4. Maximum size is 150sf.

(3) Temporary signage.

a. Temporary wall signage.
One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

b. Temporary ground sign
   1. One (1) on-site temporary sign not exceeding eight (8) feet in height or sixteen (16) square feet in size; or
   2. One (1) temporary sign, no more than thirty-two (32) square feet in area, located on the property on which there is an active building permit or an active stormwater permit.

(4) Prohibited Signs.

a. Temporary signs shall be prohibited except as allowed above.
b. Animated signs and full motion video signs are prohibited

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29. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.9 Socastee Boulevard Overlay Zone. Sections 723.9 (M) Sign Regulations of the Zoning Ordinance is hereby deleted and replaced as follows:

(M) *Sign regulations.*

(1) On-premise signs.

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number	Type	Height	Sign Area
Freestanding parcel	≤100 LF	1	Ground	8 feet	50 sf
	100 to 199 LF	1	Freestanding	20 feet	One (1) sf per one (1) lf of frontage up to a maximum of 500 sf
	200 to 399 LF	1		30 feet	
	≥400 LF	2		40 feet	
Commercial Subdivision Development	N/A	1	Freestanding	40 feet	
Out-parcel of a commercial subdivision development (1)	<400 feet	1	Ground	8 feet	

Notes:

1. Outparcels with greater than 400feet of frontage will be reviewed under the freestanding parcel.

(2) Temporary

a. Temporary wall signage

One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

b. Temporary ground sign

1. One (1) on-site temporary sign not exceeding eight (8) feet in height or sixteen (16) square feet in size; or
2. One (1) temporary sign, no more than thirty-two (32) square feet in area, located on the property on which there is an active building permit or an active stormwater permit.

(3) Prohibited signs. The following signs shall be prohibited in the corridor:

a. Temporary signage except as allowed above
b. Animated signs and full motion video signs are prohibited

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30. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.11 Veteran's Highway Overlay Zone. Sections 723.11 of the Zoning Ordinance is hereby deleted and replaced as follows:

(A) *Purpose.* The purpose of the Veteran's Highway Overlay Zone is to preserve the exceptional scenic value of the highway and maintain the serene farm field and natural vistas from the highway for all travelers to enjoy.

(B) *Application.* The Veteran's Highway Overlay Zone provides supplemental sign regulations. The overlay zone extends one thousand (1,000) feet of the right-of-way line on either side of Veteran's Highway.

(C) *Applicable Sign Regulations.*

(1) On-site signage

a. Maximum height of signs shall be 35ft.

b. No more than one (1) sign per parcel shall be directed towards Veterans Hwy.

(2) Wall signage

a. One (1) wall sign no greater than 15 percent of the wall area shall be permitted per wall face.

b. Only one (1) wall sign shall be visible from Veteran's Highway.

(3) *Prohibited signs*

a. Animated signs and full motion video signs are prohibited

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31. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.12 Restaurant Row Overlay Zone. Sections 723.12(M) of the Zoning Ordinance is hereby deleted and replaced as follows:

(M) *Sign regulations.*

(1) On-premise freestanding signs.

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number	Type	Height	Sign Area
Freestanding parcel	≤50 LF	One (1)	Ground	8 feet	50 sf
	51 to 99 LF	One (1)	Freestanding	8 feet	One (1) sf per one (1) lf of frontage up to a maximum of 500
	100 to 199 LF	One (1)		20 feet	
	200-399 LF	One (1)		30 feet	
	≥400 LF	Two (2)		40 feet	
Commercial Subdivision Development	N/A	1	Freestanding	40 feet	
Out-parcel of a commercial subdivision development (1)	<400 feet	1	Ground	8 feet	

Notes:

1. Outparcels with greater than 400feet of frontage will be reviewed under the freestanding parcel.

(3) Prohibited signs

Animated signs and full motion video signs are prohibited

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32. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.14 South Kings Highway Overlay Zone. Sections 723.14(L) of the Zoning Ordinance is hereby deleted and replaced as follows:

(L) *Sign regulations.*

(1) *Off-premise signage.* No new or additional off-premise signs shall be allowed or permitted in the defined area of this corridor Overlay Zone unless it meets the following:
a. Off-premise signs must be one thousand two hundred (1,200) feet apart except for digital billboards which must meet a separation of two thousand four hundred (2,400) feet from other digital billboards.
b. Digital billboards cannot be located within five hundred (500) feet of a residential zone or used property.

(2) *On-premise signs.*
a. Allowed Signage

Signage Allowed by Road Frontage

Type of Property	Length of Frontage	Number	Type	Height	Sign Area
Freestanding Parcel	≤150 LF	1	Ground	8 feet	50 sf
	150 to 499 LF	1	Freestanding	25 feet	One-half (.5) sf per one (1) linear foot of frontage up to a maximum of 200 sf
	≥500 LF	2			
Commercial Subdivision Development	<1000 LF	1	Freestanding "primary"	25 feet	
	≥1000 LF	1	Freestanding "secondary"	25 feet	1 additional sign up to 150sf
Out-parcel of a commercial subdivision development	N/A	1	Ground	8 feet	One-half (.5) sf per one (1) linear foot of frontage up to a maximum of 200 sf

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b. Signage Design standards

1. Maximum number of tenant sign panels incorporated into the freestanding sign:
2. Parcel(s) less three (3) acres may have up to six (6) tenant panels.
3. Parcel(s) greater than or equal to three (3) acres may have up to eight (8) tenant panels.
4. The maximum size of the background structure of a sign shall not exceed one hundred ten (110) percent of the total square footage of copy area. Branded architectural elements shall not count as background structure.
5. The portion of the sign on which tenant names are displayed does not exceed eighty-five (85) percent of the total sign area; and
6. Branded architectural elements shall not count towards the maximum allowable copy area. Branded elements shall not exceed thirty (30) percent of the allowed copy area. Area shall be measured as the smallest box capable of containing all design elements.

(3) Building signs:

Building Signage Allowed by Tenat Frontage

Type of Devleopment	Number of Signs	Sign Area Computation (1)
Single Tenant	One (1) building signs per tenant frontage	• One (1) sf per one (1) lf of building frontage. • Additional One Half (1/2) sf for every lf of building frontage for buildings located beyond one hundred (100) feet from the right-of-way.
Multi Tenant	One (1) building signs are permitted per tenant frontage.	• Two (2) square feet for every lf tenant frontage. • The length of the sign may occupy up to seventy-five (75) percent of the linear feet of the storefront the business occupies.

Notes:

1. The size of an individual sign shall not exceed one hundred fifty (150) square feet.

(4) Temporary and other.

a. Temporary wall signage.
One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

b. Temporary ground sign
   1. One (1) on-site temporary sign not exceeding eight (8) feet in height or sixteen (16) square feet in size; or
   2. One (1) temporary sign, no more than thirty-two (32) square feet in area, located on the property on which there is an active building permit or an active stormwater permit.

(5) Prohibited signs. The following signs shall be prohibited in the overlay:

a. Animated and full motion video signs are prohibited.
b. Temporary signs except for what is allowed above.

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33. Amendment of Appendix B, Zoning Ordinance, Article VII Section 723.15 Hwy 17 Business South Overlay Zone. Sections 723.15(M) of the Zoning Ordinance is hereby deleted and replaced as follows:

(M) *Sign regulations.*

(1) *On-premise freestanding signs.*

Signage Allowed by Road Frontage

Type of Property	(Linear feet of road frontage) LF	Number (1)	Type	Height	Sign Area
Freestanding Parcel	≤50LF	1	Ground	12 feet	50 sf
	51 to 99 LF	1	Freestanding	20 feet	One (1) sf per linear foot of frontage up to a maximum of 500 sf One (1) sf per linear foot of frontage up to a maximum of 200 sf
	100 to 399 LF	1		30 feet	
	≥400 LF	2		40 feet	
Commercial Subdivision Development	N/A	1	Freestanding		
Out-parcel of a commercial subdivision development (2)	<400 feet	1	Ground	Ground	

Notes:

1. The minimum separation for all signs on a parcel shall be at least two hundred (200) linear feet.
2. Outparcels with greater than 400feet of frontage will be reviewed under the freestanding parcel.

(2) *Temporary and other.*

a. Flags are allowed as follows:

1. Only two (2) flags shall be permitted.
2. The flags shall not be flown higher than a 35-foot pole, measured from grade.
3. Only one flag per pole up to six (6) feet by ten (10) feet, or two (2) flags per pole up to four (4) feet by six (6) feet, may be flown.
4. The flag pole shall not be located within ten (10) feet of any adjacent right-of-way.

b. Temporary wall signage.

One (1) Temporary wall banner on a property which has received a zoning compliance for a new business within the last 30 days

c. Temporary ground sign

1. One (1) on-site temporary sign not exceeding eight (8) feet in height or sixteen (16) square feet in size; or
2. One (1) temporary sign, no more than thirty-two (32) square feet in area, located on the property on which there is an active building permit or an active stormwater permit.

(3) *Prohibited signs.* The following signs shall be prohibited in the corridor:

a. Temporary signs except for what is allowed above

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34. Amendment of Appendix B, Zoning Ordinance, Article X Sign Regulations. Article X Sign Regulations is hereby deleted and replaced as follows:

ARTICLE X. - SIGN REGULATIONS

1000. - Purpose.

The purpose of this section of the Horry County Zoning Ordinance is to provide fair and comprehensive regulations that will:

(a) Provide a pleasing overall environmental setting and good community appearance which is deemed vital to tourism and to the continued economic attractiveness of the county;
(b) Allow signs appropriate to the planned character of each zoning district;
(c) Promote highway safety, the welfare and comfort of travelers, the convenience of the public, and the enjoyment of public travel;
(d) Restrict private signs which overload the public's capacity to receive information and increase the probability of accidents by distracting attention or obstructing vision;
(e) Protect property values within the county; and
(f) Reduce conflict among private signs and between private and public information systems.

1001. - Scope of this article.

The provisions set forth in this article shall apply and govern in all districts, and shall regulate the construction, erection, alteration, use, location, size and height of all signs, regardless of their cost of construction. The zoning provisions of this article shall not apply to:

(a) Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public thoroughfare, right-of-way, or beach.
(b) Traffic signs, and all other signs, erected or maintained by a governmental body or agency, including danger signs and signs of businesses on governmental property. Signs of a commercial nature shall not be exempt.

1002. - Definitions.

Except as specifica lly defined herein, all words used in Article X have their customary dictionary definitions. For the purpose of the sign ordinance, certain words or terms used are herein defined as follows:

Abandoned Sign: A sign located on a property where no building is located or where the use of the property has been removed and where there is no permitted use for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety(90) days.

Administrative Officer: The local official (i.e. Zoning Administrator) or designated agent responsible for granting permits and enforcement of the provisions of this article.

Animation: The movement, or optical illusion of movement of any part of the sign or any part of the sign structure, design or pictoral segment, including the movement of any illumination or the flashing or varying of light intensity.

Architectural feature: means any construction attending to, but not an integral part of the sign, such as, by way of example not limitation, landscape, building, or structural forms that enhance the site in general; it also includes, graphic stripes and other architectural painting techniques applied to a structure that

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serves a functional purpose, or when the stripes or other painting techniques are applied to a building provided such treatment does not include lettering, logos or pictures.

Awning: A cloth, plastic or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Awning sign: Any sign painted on, or applied to an awning.

Background structure: means the parts of a sign, exclusive of the copy area, such as beams, buttresses, poles, cables, and stringers, which support the sign face.

Balloon Sign: A lighter-than-air, gas filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner.

Banner: Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

Beacon Lighting: Any source of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

Building frontage: The maximum linear width of a building measured in a single straight line parallel, or essentially parallel, with the abutting street, commercial access easement or parking lot. Where a building is arranged to include establishments with exterior public entrances but no wall space facing a street, the horizontal dimension of one wall of each such establishment, which faces a mall, or other private way may be considered to be building frontage.

Building identification sign: A sign bearing only the name, number(s), letter(s), and/or symbol which identifies a particular building.

Building mounted sign. This shall include any signage that is attached to the building including but not limited to awning signs, banners, blade signs canopy signs, wall signage

Canopy. A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

Canopy Sign: Any sign that is part of, or attached to a canopy.

Changeable copy sign: A sign or portion thereof on which the copy or symbols change either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy signs are manual changeable copy signs and electronic changeable copy signs, which include: message center signs, digital displays, and Tri-Vision Boards.

Channel Letter Sign: A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall or raceway, which may accommodate a light source.

Clearance: The distance above the walkway, or other surface if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

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Collocated Signage: Signage where adjacent parcels and/or business can locate signage on the same sign.

Commercial Parking Lot Light Pole Banners. A banner specifically designed to be installed on light poles within commercial parking area.

Digital Display: The portion of a sign message made up of internally illuminated components capable of changing the message. Digital displays may include but are not limited to LCD, LED, or plasma displays.

Dimming: changing the brightness of a display, or the capability of increasing or decreasing the overall display intensity. The brightness level should be highest during the day to compete with daylight, and lower at night.

Directional Sign: Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within a site.

Dissolve: means a transition between static message displays that is achieved with varying light intensity and where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.

Double-faced sign: A sign with two (2) faces which are usually parallel, but may be v-shaped if the angle of v is no greater than forty-five (45) degrees.

Fade: means a transition between static message displays that is achieved with varying light intensity and where the first message gradually loses light intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Feather flag (aka harpoon flag): A sign that contains a harpoon style pole or staff driven into the ground for support.

Flag: Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only one edge or supported or anchored at only two corners.

Flashing Sign: A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message centers signs or digital displays that meet the requirements set forth herein.

Freestanding sign: A sign supported by a sign structure placed in the ground and which is wholly independent of any building, fence, vehicle or object (other than the sign structure) for support. This sign type includes pole signs, monument and ground mounted signs.

Frontage: The length of the property line of any one (1) premises serving as a public street right-of-way line.

Government or Regulatory Sign: A government sign is a sign that is constructed, placed or maintained by the federal, state or local government or a sign that is required to be constructed, placed or maintained by the federal, state or local government either directly or to enforce property owner's rights.

Ground Sign: A sign supported by uprights or braces which is placed on, near or at ground level. All supports, upright, bracing or framework utilized or proposed to support the sign, shall be enclosed within

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the sign base area. The enclosed base must possess a minimum width of two-thirds (2/3) the width of the sign face., and which is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive.

Height of sign: The vertical distance measured from the ground to the top of the sign face or background sign structure measured from the centerline of the adjacent right of way (ROW) or if the sign is more than 50ft from the (ROW) it will be measured from the adjacent grade..

Illuminated Sign: A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign or externally illuminated by a light source aimed at its surface.

Incidental Sign: A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

Incidental Window Sign: Signs displayed in the window displaying information such as the business' hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

Inflatable Sign: A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

Interactive Sign: An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

Interior project directional sign: A sign located no closer than 100 feet from the exterior public street entrance of a nonresidential project, at a street intersection or along a private driveway within the project. The purpose of this sign is to provide more definitive directional whereabouts of the tenants within the nonresidential project.

Manual Changeable Copy Sign: A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

Marquee: A permanent structure, other than a roof or canopy, attached to, supported by, and projecting from a building and providing protection from the elements.

Marquee Sign: Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

Mechanical Movement Sign: A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means, but shall not include wind-activated movement such as used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

Menu Sign: A permanent sign for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.

Message Sequencing: The spreading of one message across more than one sign structure.

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Multi-Tenant Sign: A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

Mural: A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/ or symbols.

Neon Sign: A sign illuminated by a neon tube, or other visible light-emanating gas tube, that is bent to form letters, symbols, or other graphics.

Nonconforming Sign: A sign that was legally erected and maintained at the effective date of this Ordinance, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.

Off-premises sign: A sign that identifies or communicates a message related to an activity conducted, a service rendered, or commodity sold, which is not the primary activity, service or commodity on the premises where the sign is located. An outdoor sign whose message directs attention to a specific business, product, service, event or activity, or other commercial or noncommercial activity, or contains a non-commercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a **third-party sign**, **billboard**, or **outdoor advertising**)

On-premises sign: A sign that identifies or communicates a message related to the activity conducted, the service rendered, or the commodity sold, on the premises upon which the sign is located. A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or non-commercial activity sold, offered, or conducted on the same property where the sign is located.

Pennant: a triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

Permanent Sign: A sign attached or affixed to a building, window, or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

Personal Expression Sign: An on-premises non-illuminated sign that expresses a non commercial message.

Reflective Sign: A sign containing any material or device which has the effect of intensifying reflected light.

Projecting Sign. A sign mounted on a building wall or fascia in such a manner that one or more copy areas are not parallel to the building wall.

Roof Sign. Any sign that extends above the parapet wall or above the peak of the principal roofline on a building with a sloping roof.

Sandwich Board Sign: A type of temporary sign consisting of two faces connected and hinged at the top and whose message is targeted to pedestrians (Also known as
A-frame sign)

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Scoreboard: A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event. The sign may contain commercial messaging.

Security Sign: An on-premises sign regulating the use of the premises, such as a "no trespassing," "no hunting," or "no soliciting" sign. (Also known as **warning sign**)

Shielded: The description of a luminaire from which no direct glare is visible at normal viewing angles, by virtue of its being properly aimed, oriented, and located and properly fitted with such devices as shields, barn doors, baffles, louvers, skirts, or visors.

Sign: A Name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building, or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building and not exposed to view from a street, must not be considered a sign. Each display surface of a sign or sign face must be considered to be a sign.

Sign Face: The part of the sign that is or can be used for the sign area. The sign area could be smaller than the sign face.

Snipe Sign: A sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner. (Also known as **bandit sign**)

Storefront: The exterior facade of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment..

Streamers: A display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

Street Frontage: The side or sides of a lot abutting on a public street or right-of-way.

Street Pole Banner: A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

Temporary Sign. A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and is intended to be displayed for a limited period of time. Any sign designed or intended to be readily relocated. The term includes signs on wheels or on portable structures, tent signs, A-frame signs and similar devices and any sign not secured or securely affixed to the ground or a permanent structure.

Tri-Vision Boards: An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

Vehicular Sign: A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose. The vehicle will be considered a sign if it does not have a valid registration or

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if the vehicle projects beyond the manufacturers profile. Professional wraps or vehicles used as a common part of the business will not be considered vehicular signs.

Vending Machine Sign: A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

Wall Sign: A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface. A sign installed on a false or mansard roof is also considered a wall sign. (Also known as: **fascia sign**, **parallel wall sign**, or **band sign**)

Window Sign: Any sign that is applied, painted, or affixed to a window, or placed inside a window, within three (3) feet of the glass, facing the outside of the building, and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

1003. - General provisions.
It shall be illegal for a sign to be placed in Horry County except as provided in this article.

(a) Traffic hazards and sign illumination:

1. No flood lights shall be utilized as a part of a sign illumination system which are not hooded or shielded so that the light source is not visible from any public right-of-way or adjacent property nor shall any sign otherwise reflect or emit a glaring light so as to impair driver vision.
2. No sign illumination system shall contain or utilize any beacon, spot, search or stroboscopic light or reflector which is visible from any public right-of-way or adjacent property, nor shall such lights be operated outside, under any circumstances, except by authorized public agencies. No more than one (1) foot-candle of light shall be detectable at the boundary of any abutting property.
3. Illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent or moving light or lights unless permitted under the allowance for full animation signs as permitted by this overlay
4. No sign shall be animated unless otherwise provided for in this ordinance.

(b) Design standards:

1. All signs shall be constructed of durable materials and designed to meet all applicable requirements of the adopted Building Code.
2. A freestanding sign may contain a sign or signs on one (1) side only or it may be a v-shaped structure or one containing signs back-to-back. A free standing sign shall not have more than 2 sides.
3. No freestanding sign may be located in a required parking space, however it may cantilever over a required parking space if the sign portion over the space is greater than 15ft above grade of the space.
4. Except as otherwise provided, all signs shall be constructed to withstand the wind pressure as designated in the adopted Building Code.
5. Except as otherwise provided, all signs shall be permanently anchored or affixed and constructed as required in the adopted Building Code.
6. Sign Location
   a. All freestanding signs shall be erected at least ten (10) feet from any side or rear property line. The sign shall be located outside all clear site triangles and a minimum of ten (10) feet from the edge of the travel way. No sign shall be placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.

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b. Minimum separation for all onsite freestanding signs shall be at least two hundred (200) linear feet.

7. Signs in disrepair and unsafe signs:

a. All signs, together with all their supports, braces, guys and anchors shall be kept in good repair and perpetually maintained in safe condition, free from deterioration, defective or missing parts or peeling or faded paint and able to withstand the required wind pressure. Any sign not in compliance with this provision is hereby declared to be a nuisance.
b. If a sign is deemed unsafe by the Zoning Administrator or the Building Official, notification shall be made to the sign owner and/or property owner in writing that the unsafe conditions must be corrected within thirty (30) days or action shall be initiated to have the sign removed at the property owner's expense.
c. In the event that a sign is damaged in excess of fifty (50) percent of its construction valueor original structural configuration, the sign may only be repaired or replaced in conformity with this article. This excludes sign faces that are not an integral part of the structure.
d. Except as otherwise provided, no existing sign which fails to meet the standards of this article shall be enlarged or replaced

(c) Digital Sign Standards

1. Brightness: Digital displays are subject to the following brightness limits:

a. 1,000 nits at night. If sign is within 200ft of residential (zone or use) the sign must be directed away from the residential zone or it may be reduced to 250 nits brightness at night.
b. Each sign must have a light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change. (Permit application must include details from the manufacturer of sign indicating that the sign will automatically dim at night)

2. Animation and/or duration:

a. No sign on a parcel with less 300lf of frontage shall be animated.
b. No digital shall be animated except for ten (10) percent of total allowable area in the Highway Commercial (HC) District and twenty (20) percent on signs in the Amusement Commercial (AC) District
c. Each message or copy must remain static or fixed for at least eight (8) seconds. The transition between messages and/or copy shall changing instantly. (e.g., no fade-out or fade-in)The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.

3. Area:

a. When used as an on-premises sign, digital signs shall not exceed 50% of the allowable sign area,
b. When used as an off-premises sign, message center signs may be used for the full permitted sign area.

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4. Maximum Number:
Where permitted, one (1) digital sign is permitted per street frontage, up to a maximum of two (2) digital freestanding signs per property.

5. Conversion of an existing or any portion of an existing non digital sign to a digital shall require the issuance of a permit.

1004. - Prohibited signs.

(a) Roof signs.

(b) Signs painted or attached to trees, fences, or fence posts, telephone or utility poles or signs attached to rocks or other natural features.

(c) Any commercial identification or advertising signs on benches and refuse containers intended to be viewed from a public way.

(d) Any sign located or designed so as to intentionally or effectively deny an adjoining property owner reasonable visual access to an existing sign.

(e) Vehicular sign.

(f) Any sign which exhibits statements, words or pictures of an obscene or pornographic nature.

(g) Animated signs unless specifically allowed by this ordinance.

(h) Signs attached to or painted on piers, seawalls or bulkheads for the purpose of advertising as opposed to reasonable identification. Signs on buildings located on piers shall not be prohibited, but shall conform to the other provisions of this article.

(i) Abandoned Sign

(j) Flashing signs

(k) Snipe signs

(l) Mechanical movement signs, including revolving signs

(m) Pennant strings and streamers

(n) Inflatable devices or balloon signs, with the exception of balloon used in temporary, noncommercial situations.

(o) Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals or may be confused with an official traffic sign, signal, or device or any other official sign or which uses the words, "stop," "warning," "danger," "caution" or similar words implying the existence of danger or need for stopping or maneuvering.

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1005. - Signs for which a permit is not required.

(a) On-site signs no higher than four (4) feet high in height nor greater than six (6) square feet in size. A maximum of one (1) such sign shall be allowed at each point of ingress or egress and located outside required site triangles.

(b) Government, Official traffic signs or regulatory signs

(c) Flat mounted building signs smaller than four (4) square feet per building. Such signs may be mounted on the building, canopy or awning.

(d) Personal expression signs of any type, including flags, provided that they do not exceed three (3) sq. ft. in area per side. There is no restriction on the number of personal expression signs permitted per property.

(e) Window signs.

1. No more than eight (8) total signs or pieces of information
2. Limited to 25% of th total glass area of the window(3) Incidental window signs displaying pertinent business information such as the business' hours of operation and credit cards accepted, shall be excluded from area calculations for window signs.

(f) Flags

1. Limited to three (3) total flags per location; unless associated with outdoor amusement uses.
2. Flags and pennants associated with legally existing or permitted outdoor amusement uses are not limited in number provided individual flags or pennants do not exceed fifteen (15) square feet in size.
3. Flags must be on permanent poles.
4. Flags must meet a 10ft setback from all property line.
5. Feather flags count towards the temporary signage and not regulated under this provision.

(g) Commercial Parking lot Pole Banners

1. Must be attached to permanent light standards and set back no less than ten (10) feet from the traveled portion of the road and do not encroach into a right-of-way.
2. The number of such flags/banners shall be limited to no more than one (1) per sixty (60) linear feet of road frontage.
3. Must spaced a minimum of forty-five (45) feet apart.
4. No greater than thirty two (32) square feet in size.
5. Flags/banners shall be properly maintained. They shall not be tattered or torn, nor faded to the extent the pattern or colors become indiscernible.

(h) Vending machine sign

(i) Art and murals, provided such signs do not contain any commercial messaging.

(j) Temporary signs in accordance with these regulations.

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1007. - Application for permit.

All applications for sign permits shall be made within the Horry County Planning & Zoning Department for review. The following information shall be submitted for a sign permit:

(a) A completed sign permit application, building permit application and sign permit checklist.

(b) A master site plan drawn to scale showing the proposed location of the new sign with respect to property lines and any buildings, parking areas and other improvements to the property. Also included must be the location and size of all existing signs on site. For off-site sign applications, all required separations also need to be documented on the plans.

(c) A rendering of the proposed sign showing the size, shape, design, height, proposed illumination (if applicable) and type of sign to be erected.

(d) Building signs should indicate the height, length and width of the proposed building façade on which the sign will be placed.

(e) Information required by Code Enforcement to determine compliance with applicable building codes and wind load requirements.

(f) Any other information, specifications, photographs, or the like deemed necessary by the building inspector or zoning administrator in order to assure compliance with county codes.

1008. - Sign dimensional computation.

(a) Sign Area

1. The area of a sign is measured by finding the area of the minimum imaginary box of vertical and horizontal lines which fully enclose all extremities of the sign including design features, words, copy, logos or message, excluding support bases, poles and covers.

2. Only one (1) side of a double-faced or V-shaped sign shall be counted in determining area when the interior angle formed by the faces is no greater than forty-five (45) degrees.

(b) Sign Height.

1. Height shall be measured as the distance from the highest portion of the sign to the mean finished grade of the street closest to the sign. In the case of a sign located greater than 100 feet from a public street, height shall be measured to the mean grade at the base of the sign.
2. Clearance for freestanding and projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.

(c) Sign Spacing:

The spacing between sign structures shall be measured as a straight-line distance along the property line between the closest edges of each sign.

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1009. - Signs allowed in specified zoning districts.

(a) Signs allowed in residential districts:

1. Developments are allowed two (2) entrance signs per entrance if signs are placed on the face of an entrance wall to said development. Such signs shall not exceed fifty (50) square feet per sign face and an aggregate area of one hundred (100) square feet per entrance, nor shall they exceed a height of ten (10) feet. If a double-faced sign is used without the entrance walls, only one (1) such sign is allowed per entrance. Developments that choose to use a boulevard entrance with a sign placed within a landscaped median shall only be permitted if such sign is protected by an six (6) inch raised curb and approval and/or encroachment permit is granted by engineering prior to submittal for a sign permit.

2. One (1) freestanding identification sign for lawful commercial uses provided it shall not exceed forty (40) square feet in area nor ten (10) feet in height. This does not include parcels that are primarily used for residential purposes.

(b) Signs allowed in commercial districts

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1. On Site Signage Allowed

Signage Allowed by Road Frontage

Type of Property	Length of Corridor Frontage	Number (1)	Type	Height	Sign Area (2,5)
Freestanding parcel	Less than 100 feet	1	Ground	8 feet	1 sq. ft. for each linear ft. of frontage
Freestanding parcel	100- than 199 feet	1	Ground	20 feet	
Freestanding parcel	200--399 feet	1	Freestanding	35 feet	
Freestanding parcel	More than 400 feet or portion thereof up to 799 feet	2	1 - Freestanding "primary"	50 feet	
			1 - Freestanding "secondary"	25 feet	
	Over 800 feet	1 additional	Freestanding "secondary"	25 feet	
Commercial Subdivision Devleopment(3)	More than 400 feet or portion thereof up to 799 feet	2	1 - Freestanding "primary"	50 feet	
			1 - Freestanding "secondary"	25 feet	
	Over 800 feet	1 additional	Freestanding "secondary"	25 feet	
Out-parcel that is part of a commercial subdivision development (4)	Less than 400 feet	1 per frontage	Monument	8 feet	

1. In no instance shall a site have more than three (3) freestanding signs.
2. Maximum sign area per site shall be no greater than 750 sf.
3. Signage for commercial subdivision developments, shall be calculated based on the total roadway frontage, along the roadways that the sign will face, that such development has inclusive of all out-parcels.
4. Signage located on Out-parcels of a commercial subdivision development shall not be counted towards the maximum sign area for the development.
5. Collocated Signage Adjacent parcels and/or business can collocate signage on the same sign as long as the allowable height is not exceeded and the total square footage of signage for the combined developments is not exceeded.

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2. Building Mounted Requirements

A. Wall Signs.

Shall not exceed fifteen (15) percent of the surface area of the wall storefront.

B. Canopy, Awning or Marquee Signs.

(1)A canopy or awning without lettering or other advertising shall not be regulated as a sign.)
(2)Canopy or awning signs must be centered within or over architectural elements such as windows or doors.
(3)No awning or canopy sign shall be wider than the building wall or tenant space it identifies.
(4)Canopy and/or awning signs must meet the required building setbacks.
(5)The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.

C. Projecting Signs.

The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

3. Interior project directional sign
Signs are authorized in all developments or planned subdivisions of land within any nonresidential zoning district subject to the following:

A. May not be located within 100feet of an entrance to a project.
B. Maximum sign area not to exceed 32sf
C. Maximum sign height shall not exceed 8ft
D. No setback from the right of way.
E. Can be located within an easement on nonresidential property within the project.
F. Can be located within a private right of way/easement. Cannot be located within a public right of way.
G. Must not be located in such a manner as to block visibility of adjacent signage or any required sight triangles.
H. Only 1 sign located at each internal intersection within the project.

1010. - Off-premises signs.

(a) Zoning district, off-premise signs are allowed only within the following zoning district(s):
1. Forest/Agriculture (FA) and Commercial Forest Agriculture (CFA).
2. Highway Commercial (HC).
3. Amusement Commercial (AC).
4. Limited Industrial (LI).
5. Heavy Industrial (HI).
6. Reserved.
8. Office/Professional/Institutional (OPI).
9. PUD's containing the zoning districts listed above.
10. Resort Commercial (RC).
11. Commercial Recreation (CR).
12. Retailing and Commercial Services (RSC).
13. Transportation Related Services (TRS).

(b) Spacing. Spacing between off-premise signs shall be measured linearly on the same side of the road. Off-premise signs shall meet the following spaces requirements:

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1. One thousand two hundred (1,200) feet apart in Highway Commercial (HC), Amusement Commercial (AC), Limited Industrial (LI), Heavy Industrial (HI), , Office/Professional (OPI), PUD's, Resort Commercial (RC), Commercial Recreation (CR), Retailing and Commercial Services (RSC), and Transportation Related Services (TRS) containing these zoning districts, unless otherwise restricted within this article.
2. One thousand eight hundred (1,800) feet apart in Forest/Agriculture (FA) and Commercial Forest Agriculture (CFA) zoning districts, unless otherwise restricted within this article.
3. No portion of any off-premise sign shall be located within one thousand (1,000) feet from the centerlines of the Carolina Bays Parkway, Veterans Hwy 22 Grissom Parkway, Robert Edge Parkway, or International Drive . No portion of any off-premise sign shall be located within five hundred (500) feet from the nearest point of the beginning or ending of pavement widening at the exit from or entrance to Carlina Bays Parkway or Veteran Hwy 22.
4. No off-premise sign shall be located nearer than three hundred (300) feet from the property line of a church or place of worship, a cemetery, a public or private school, or a public park.
5. No off-premise sign shall be located nearer than one hundred (100) feet to a signalized intersection of two (2) or more streets. The distance is measured from the closest signal head or span wire.
6. No off-premise sign shall be located nearer than six hundred (600) feet, measured linearly following the road, to an elevated bridge abutment.
7. Where state and federal standards are more stringent, those standards shall govern.
8. In zoning districts that allow off-premise signs, there must be a legally permitted commercial structure within six hundred (600) feet measured in a radius from the center point of the proposed sign location or as regulated by current SCDOT or federal governmental requirements.

(c) Size, height, and construction standards.

1. The size of an off-premise sign shall not exceed four hundred (400) square feet of sign surface. Cutouts may be added but may not increase the size of the sign by more than forty (40) square feet.
2. Off-premise signs shall not exceed fifty (50) in height, measured from the highest part of the sign, including its supporting structure and the crown of the adjacent roadway.
3. Stacking or triangulating sign faces shall not be permitted. Off premise signs may only be back to back or "V" shaped no more than forty-five (45) degrees.
4. The minimum height of any off-premise sign face over two hundred (200) square feet in area shall not be less than twenty-five (25) feet measured from the lowest part of any sign face and the crown of the adjacent roadway.
5. Off-premise signs shall be set back ten (10) feet from all property lines as measured from the leading edge of the sign.
6. A permitted off-premise sign may not use any sign face for on premise advertising.

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1011. - Temporary signage restrictions.

(a) Temporary wall banners shall be allowed as follows:

1. A maximum of two (2) temporary wall banners shall be allowed upon a site that has a single tenant or one (1) temporary wall banner per tenant in a commercial center.
2. The temporary wall banners are attached to permitted commercial building. Banners attached to utility poles or hung between post set into the ground for the purposes of displaying signage shall be considered temporary ground signs and have to meet the standards below.
3. The temporary wall banner's advertising area when combined with other signage on the site does not result in more that fifteen (15) percent of the wall area being covered.

(b) Temporary ground signs shall be allowed subject to the following:

1. Limited to one (1) temporary ground sign.
2. Signs shall not exceed eight (8) feet in height or thirty two (32) square feet in size on parcels with a legally existing nonresidential use or on any property which has received construction plan approval for development or up to six (6) square feet on existing single family lots of record.
3. The temporary ground sign cannot be used if it would result in the total amount of signage exceeding what is allowable for that district.
4. Temporary ground signs of any type shall be outside of the road rights-of-way and setback from side and rear property lines by no less than five (5) feet and located outside of required site triangles.
5. All allowed temporary ground signs shall be removed, relocated or disassembled when it is determined by the zoning administrator or designee that a dangerous condition exists.

1013. - Enforcement, penalties and remedies.

The zoning administrator or designated agent shall have the right to remove signs placed within any street or highway right-of-way without notice to the owners.

1014. - Nonconforming signs.

Signs that were legally in existence and lawfully conforming with the Ordinance prior to the effective date of the ordinance from which this section was derived and which, after adoption of this section, do not conform are considered legal nonconforming subject to the following:

(a) Termination by neglect. Any sign exhibiting conditions of neglect and left in a state of disrepair for a continuous period exceeding six (6) months shall be removed. Replacement of said sign is not required, however if replaced the new sign shall conform to the requirements established herein.

(b) Maintenance.

Ordinary maintenance of the exempted sign shall be continued in order to ensure such signs are maintained in a structurally sound condition, with a neat appearance and in a generally good state of repair. Ordinary maintenance may include replacements of supports with different materials or design than the previous supports provided the replaced supports are not enlarged. Nothing in this division shall prevent the strengthening or restoring to a safe condition of any portion of an exempted sign declared unsafe by a code enforcement officer or building inspector provided that any such improvement does not exceed fifty percent (50%) of its construction value or original structural configuration. For purposes of this subsection, the replacement of individual tenant name panels on a multi-tenant center sign shall not constitute an alteration or modification.

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(c) Alteration

1. No legal nonconforming sign shall be expanded, moved, modified or altered in any manner that would increase the degree of its nonconformity.
2. A lawfully existing non-conforming on-site sign may be altered with the removal of another lawfully existing nonconforming on-site sign located on the property where the alteration is occurring.

3 A lawfully existing non-conforming off-premises sign may be altered with the removal of another lawfully existing nonconforming off-premises sign provided:

   A. The signs that are to be removed or altered have to be under the same ownership.
   B. The sign or signs to be removed are of the same or greater square footage as the sign or signs to be altered.

4. Replacing existing digital or manually changeable copy signage with digital signage shall be considered ordinary maintenance as long as the existing sign structure is capable of supporting the additional weight, the total signage size is not increased and the digital sign does meets all of the requirements of Section 1003 (C). This will be required to be permitted.

5. **Nonconforming sign discontinuance.**
Notwithstanding other provisions of this ordinance, nonconforming temporary signs, flags, banners and pennants, after the adoption of this ordinance shall be removed, altered, or otherwise made to conform with this ordinance within six (6) months. Notice shall be given by the Zoning Administrator or designated agent to the aforementioned nonconforming sign owners stating wherein they do not conform to said ordinance and stating the date that the nonconforming sign must either comply or cease to exist. The date that the nonconforming sign must either comply or cease to exist shall be measured from the date of adoption of this ordinance and shall be observed regardless of whether notice of nonconformity is given by the Zoning Department or received by the affected owner.

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Planning Commission Council Decision Memorandum
Horry County, South Carolina

Date:	October 22, 2019
From:	Planning and Zoning
Division:	Infrastructure and Regulation
Prepared By:	Charles Suggs, Senior Planner
Cleared By:	David Schwerd, Director
Regarding:	Multi-family density in the CFA Zoning District

ISSUE:
Should the Planning Commission remove wetlands from the density calculations for multi-family development within the Commercial Forest Agriculture (CFA) district?

PROPOSED ACTION:
Approve revised ordinance language of Article VII, Section 703.2

RECOMMENDATION:

BACKGROUND:
Currently, multi-family is a conditional use in the Commercial Forest Agriculture (CFA) zoning district and can be developed as at density of three (3) units per gross acre. There are only a couple of multifamily developments that are zoned CFA. Those developments in existence were developed prior to zoning.

Multifamily use was added to the FA zoning district in 1994 with the intent to allow those rural farmers to have some limited worker housing. In 1997 Horry County split the FA zoning district into LFA, FA and CFA. The multifamily use was separated out and limited to the CFA zoned parcels. Those parcels are the properties that were previously zoned FA, but were east of the Waccamaw River.

We continue to have developers use the allowed 3 units per acre multifamily during the rezoning process as reasoning to approve higher density smaller lot developments. Single family development in CFA is limited to ½ acre lots. If property was developed as single family in CFA the density would be significantly less than the 3 units per acre allowed for multifamily.

On October 1st, 2019 County Council directed staff to prepare an amendment to the Commercial Forest Agriculture (CFA) district to remove wetland acreage from the density calculation.

ANALYSIS:
Staff believes that the allowances provided for multifamily in CFA have the potential to be used to develop projects which are beyond the original intent and scale. The proposed amendment

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would remove wetland area from the density calculation. Multi-family density in the CFA zoning district would then be a direct function of three units per upland acre. There have been issues raised including claims of depreciating property values and possible takings.

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COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO._____

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII, SECTION 703 "COMMERCIAL FOREST/AGRICULTURE DISTRICT" OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO MULTI-FAMILY.

WHEREAS, Horry County adopted the Forest Agriculture district in the Original 1987 Zoning Ordinance; and,

WHEREAS, the Forest Agriculture District was amended in 1994 to regulate multi-family units; and,

WHEREAS, the Forest Agriculture Zoning District was then subcategorized into two more zoning districts; Commercial Forest Agriculture and Limited Forest Agriculture (LFA) as a result of the adoption of the Mt. Vernon Rural Management Plan.

WHEREAS, an interpretation has been made that the multi-family regulations adopted in the 1994 amendment solely referenced what is now known as single family attached (townhomes) units; and,

WHEREAS, it is only appropriate to allow the development of townhomes with density requirements of 3 units per upland acre, excluding wetlands.

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)

703.2 Conditional Uses.

(O) Multi-family housing provided that:

1. The maximum density for a parcel of land shall not exceed three (3) units per acre**; excluding wetlands.**
2. ~~The maximum density of three (3) units per acre shall apply to attached multi-family units only.~~ **RESERVED**
3. The maximum height of structure shall not exceed thirty-five (35) feet.
4. All applicable parking standards must be met.
5. The impervious surface ratio of all lot improvements shall not exceed fifty (50) percent. This ratio is calculated by dividing the area of impervious surface by the gross site area.

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6. The floor area ratio of all structures shall not exceed thirty (30) percent. This ratio is calculated by dividing the area of all floors by the gross site area.

7. ~~Only one (1) other primary use structure (residential only) may be located on the parcel. Such unit(s) shall be included in calculations of density.~~ **RESERVED**

8. This parcel shall be at least three (3) acres.

9. ~~The provisions of section 709.4(A) and (B) shall be met.~~ **RESERVED**

10. ~~Site plans shall be reviewed and approved by the Zoning Administrator, and if not approved, no building permit shall be issued. Site plans shall include parking, landscaping impervious surface rations, gross floor area ratios, building locations, sign locations surface water drainage plans and water/sewer or septic tank plans or approvals.~~ **RESERVED**

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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HORRY COUNTY PLANNING COMMISSION

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Term Expires: 6/30/22
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