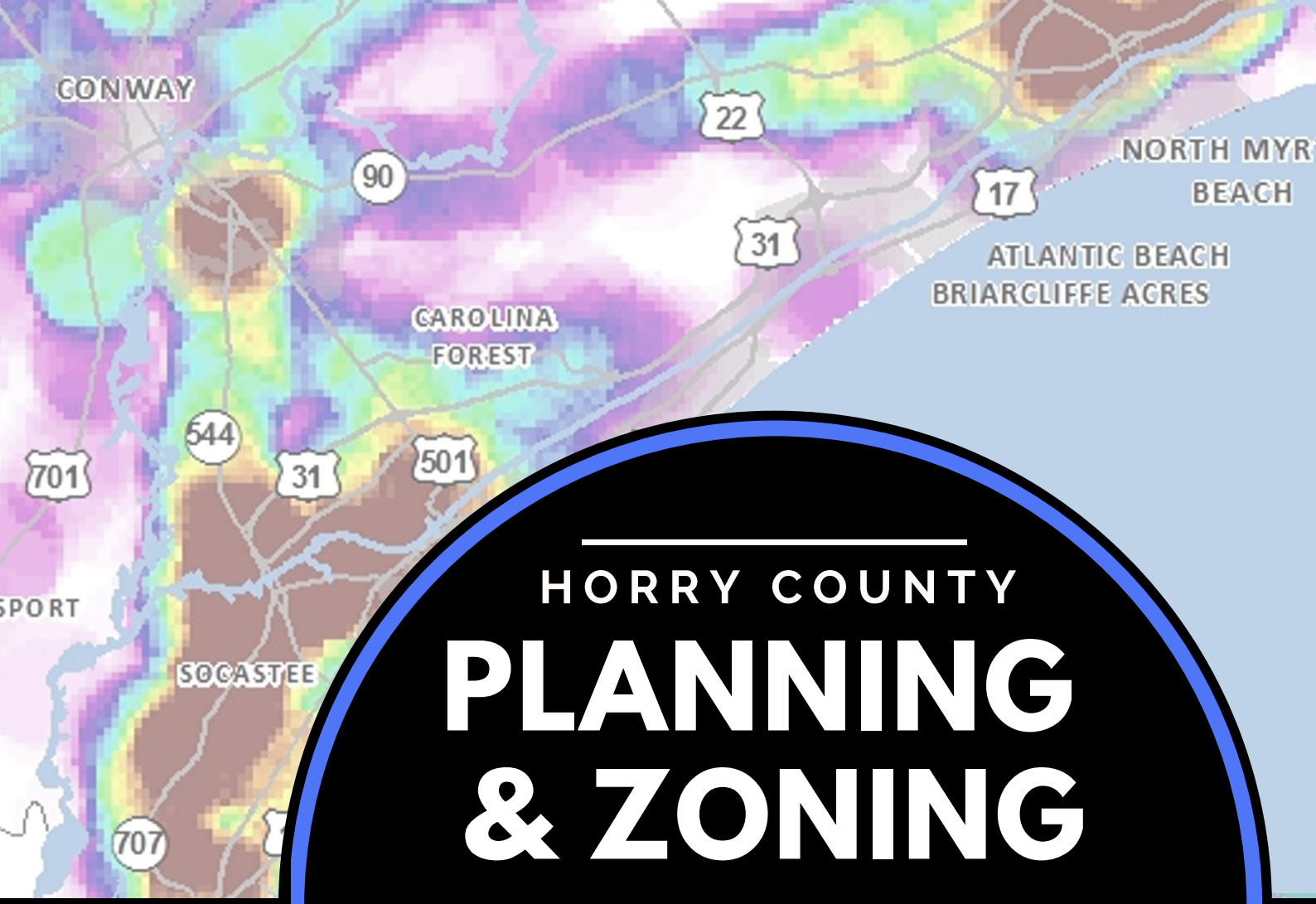
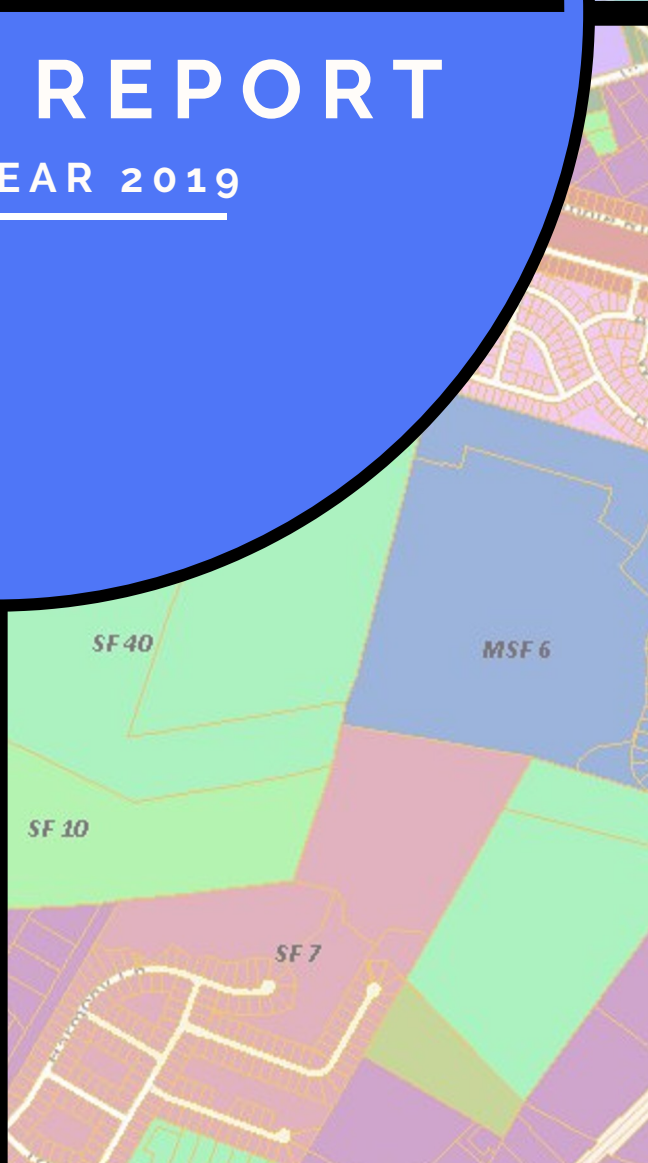


HORRY COUNTY

PLANNING & ZONING

ANNUAL REPORT

FISCAL YEAR 2019



FROM THE PLANNING & ZONING DIRECTOR, DAVID SCHWERD

The 2019 Fiscal Year proved to be one of the busiest yet for the Planning & Zoning Department. Our permanent population has grown to more than 344,000 which has led to increased demand for new housing and commercial space. Our development review staff reviewed 158 new major residential projects, over 1,800 minor plats, and 1,029 commercial reviews. This high demand for new construction has been consistent for the last three years.

This demand is reflected in the number of rezonings that the Planning Commission and County Council have considered over the last year. Those bodies have reviewed 92 cases and approved rezoning requests that would allow for 2,262 new single family units and a reduction in 410 multi-family units. Last year's numbers add to previous approvals, resulting in approximately 54,000 residential units available for construction in unincorporated Horry County.

Additionally, long-range planning efforts have been underway with the development of IMAGINE 2040 to help determine where future growth, infrastructure, and services need to locate. While this plan is going through the adoption process at this time, the analysis of existing conditions has been invaluable, as it provides insight into the future. This is especially important, as our County is expected to nearly double in the next 20 years, potentially reaching 584,500 full-time residents by 2040.

The Planning Department continues to strive to improve our regulations, provide information to the public, and plan for the long term future of our County. Over the course of the last year, the Department has been working extensively to revise the Zoning Ordinance to make it more user-friendly and easier to navigate.

Flooding and Growth have encouraged the public to be become more engaged in the planning process. Horry County is taking more proactive measures to ensure that the public has better access to information through our website, Facebook and the HC Connect app. These tools allow our department to be more transparent with the public, ensuring that residents have the opportunity to provide comments on changes that are occurring in their community.

Over the course of the next year, our Department will continue to improve access to information about the efforts of our boards and commissions. We will also be hosting our first annual Citizen Planning Academy to better educate the public about the role of planning and zoning, authorities granted by the State, and how they can be involved in planning for the future of unincorporated Horry County.

I am hopeful for the future of Horry County and would like to thank all of the individuals that have volunteered their time to serve on County boards and commissions. I also want to thank my staff for their tireless efforts to keep up with the workload that our growing community demands while balancing the future needs of the County.

"The Planning and Zoning Department's goal is to develop plans and studies that guide quality growth, while preserving and enhancing community character in unicorporated Horry County"

DEVELOPMENT REVIEW

The Land Development division of the Planning Department is responsible for the administration and enforcement of the County's Land Development Regulations. All land development services including plan submittal and review are the responsibility of the Land Development division

MINOR PLATS

Compared to FY 2018, Minor Plat reviews have increased

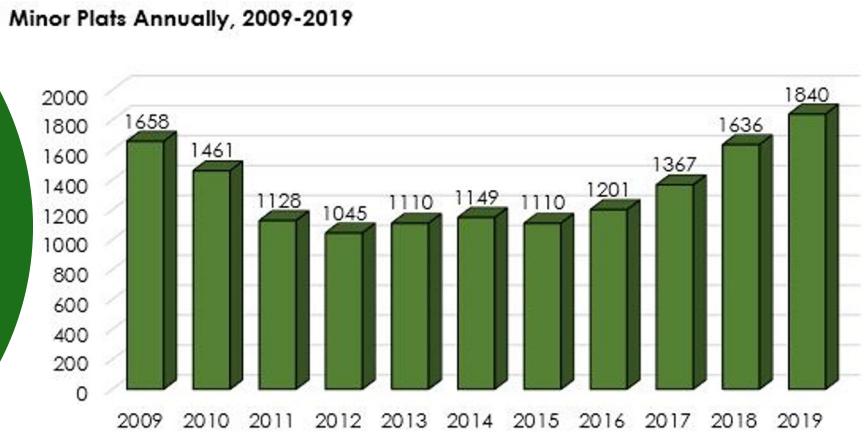
12.47%

The month with the lowest number of Minor Plats was

September with 93

the highest number was

April with 198



NEW MAJOR SUBDIVISIONS

Compared to FY 2018, New Major Subdivisions have increased

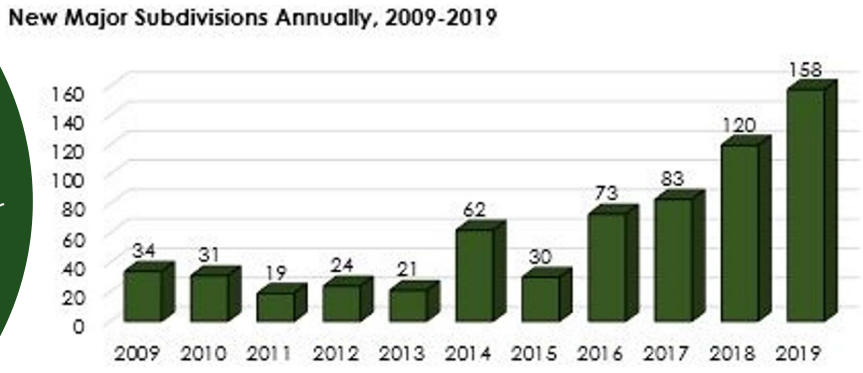
31.67%

The months with the lowest number of New Major Subdivisions were

September & February with 8 each

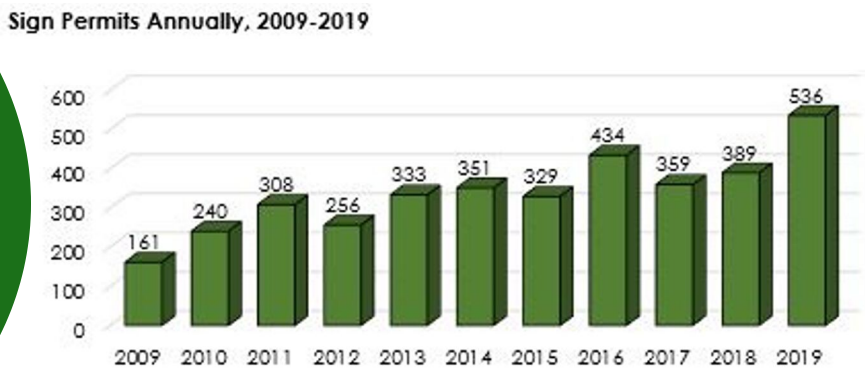
the highest number were

October & April with 21 each



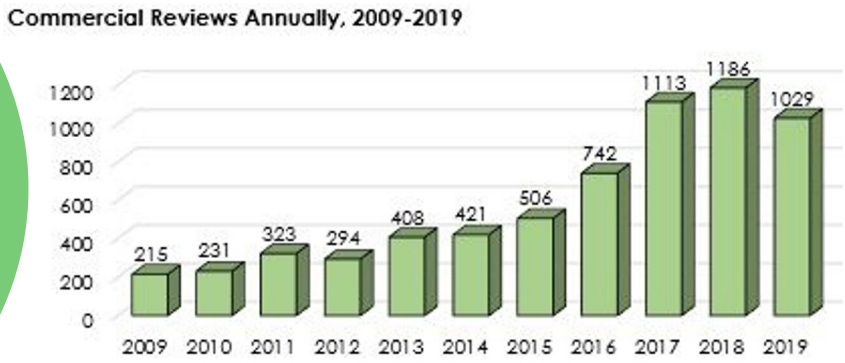
SIGN PERMITS

Compared to FY 2018,
Sign Permits have increased
37.79%
The month with the lowest number of Sign Permits was
September with 24
the highest number was
January with 63



COMMERCIAL REVIEWS

Compared to FY 2018, Commercial Reviews have decreased
-13.24%
The month with the lowest number of Commercial Reviews was
September with 61
the highest number was
May with 134



DEVELOPMENT REVIEW

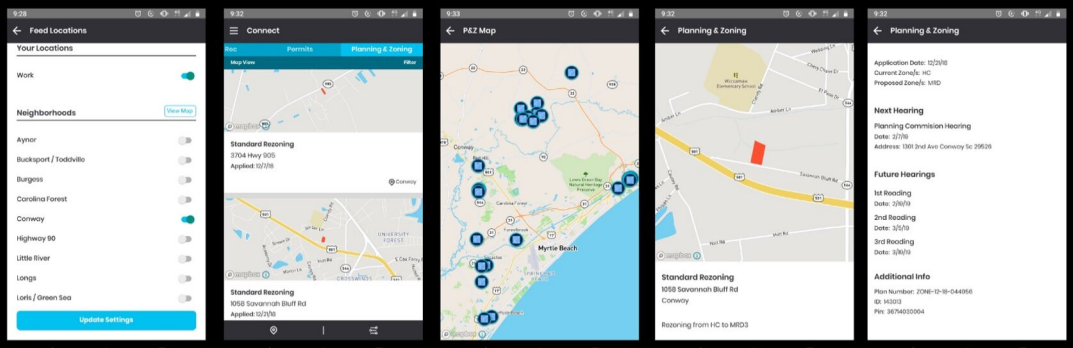
MINOR PLATS	COMMERCIAL REVIEWS	SIGN PERMITS	NEW MAJOR SUBDIVISIONS
12.47%	-13.24%	37.79%	31.67%

DOWNLOAD THE

HC CONNECT APP

TO STAY INFORMED ABOUT REZONING REQUESTS IN YOUR COMMUNITY!

Track Rezoning Requests in your area by setting up your feed locations (image 1) to target only specific areas or select all of the neighborhoods to receive updates on the entire County. Rezoning Requests can then be seen in a list view (image 2) or you can click on "Map View" to see rezoning applications on the Horry County map (image 3). The app not only shows you the locations of rezoning requests (image 4), it also gives you important information about each request such as the date of application, the current and requested zoning designation, the next hearing date and location, future hearing dates, and the identifying numbers needed to find the parcels applying for the rezoning (image 5).



WATCH Planning Commission & Zoning Board of Appeals WORKSHOPS & MEETING VIDEOS HERE!

Videos do NOT play LIVE!
Videos are often posted one or two month(s) following the actual meeting date. For the most current status of a Rezoning Case, please check the HC Connect App or call our department (843)915-5340

https://www.horrycounty.org/Video/Planning-Zoning

CURRENT PLANNING AND ZONING

Current Planning & Zoning is responsible for the day-to-day administration and enforcement of Horry County's Zoning Ordinance. Responsibilities also include assisting citizens with rezoning requests, zoning variance requests, zoning compliance for business licensing and answering all zoning related questions.

ADDRESSING ACTIONS

Compared to FY 2018, Addressing Actions have increased

35.98%

In FY18, the total number of Addressing Actions were:

5,220

In FY19, the total number of Addressing Actions were:

7,098

ZONING BOARD OF APPEALS

Compared to FY 2018, the Zoning Board of Appeals cases have decreased

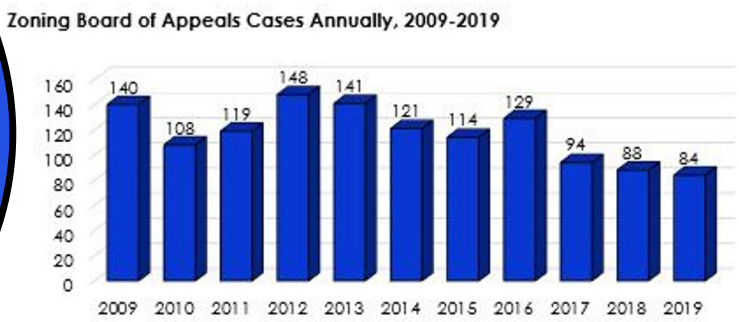
-4.55%

The month with the lowest number of Staff Reviewed Rezoning Applications was

July with 2 cases

the highest number was

October with 14 cases



ENFORCEMENT

Number of Zoning Inspections **2,098**

Number of Illegal Signs Confiscated Monthly **1,500-2,000**

Approximate Number of Tickets Issued **600**

Number of Court Summons **26**

ZONING

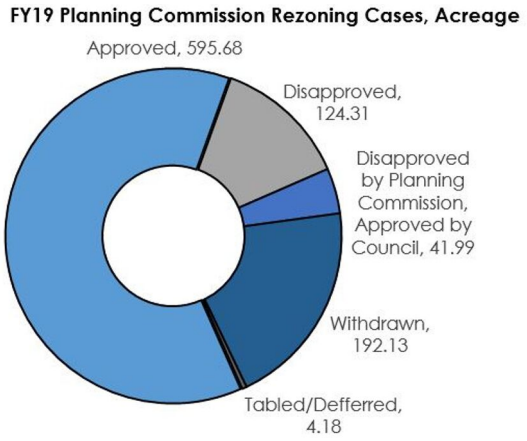
Number of Approved Home Occupations **902**

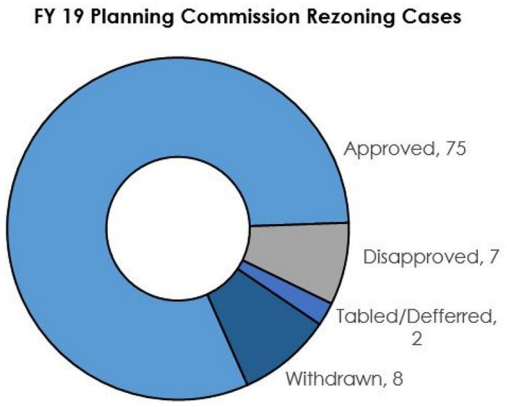
Number of Approved New Zoning Compliances **594**

Number of Text Amendments in FY19 **8**

Number of Text Amendments in FY18 **18**

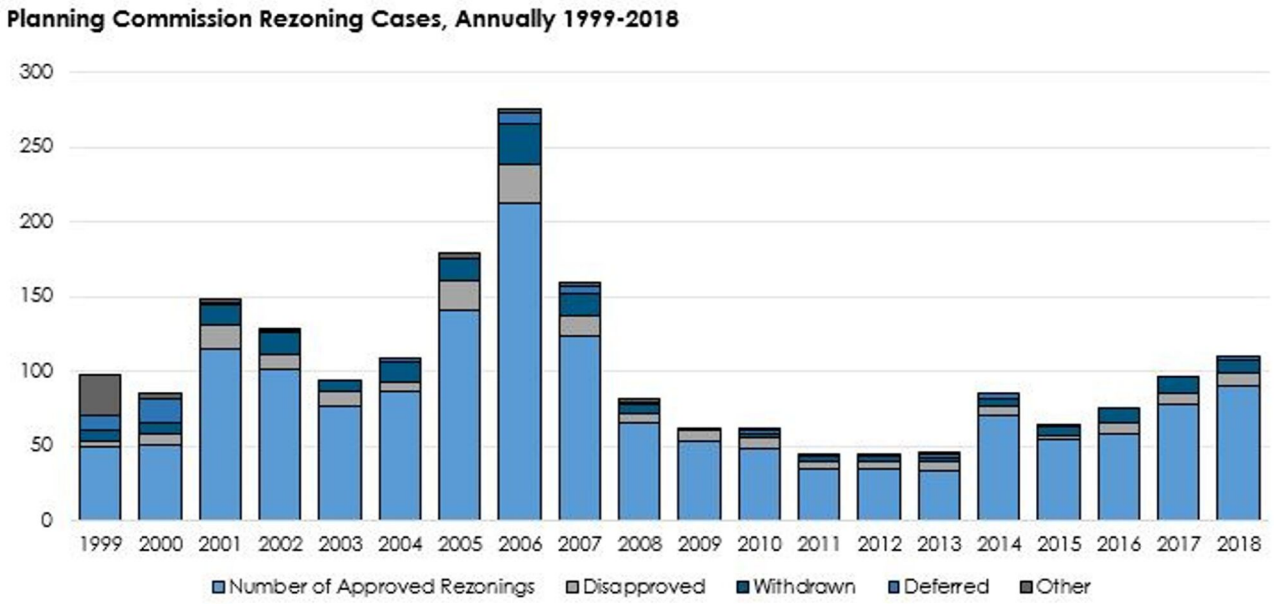
PLANNING COMMISSION





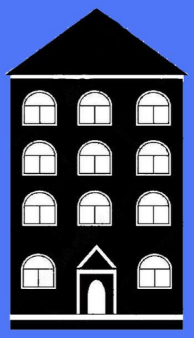
Total Acreage of Planning Commission Cases **985.29**

Total Number of Planning Commission Cases **92**

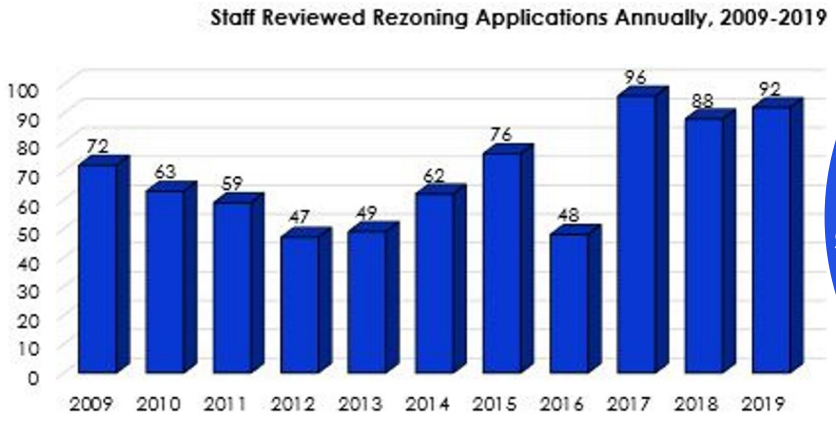


Single-Family Units Approved by County Council **2,262**

Multi-Family Units Reduced by County Council **-410**



Approximately
54,000
TOTAL
Residential Units available for construction in unincorporated Horry County



STAFF REVIEWED REZONING APPLICATIONS

Compared to FY 2018, Staff Reviewed Rezoning Applications have increased

4.55%

The months with the lowest number of Staff Reviewed Rezoning Applications were

October & March with 4 each

the highest number were

September & June with 11 each

IMAGINE 2040

Your County. Your Voice. Our Future.

STEERING COMMITTEE

Number of Meetings

11

Number of Committee Members

13

Voted for Approval on

August 16, 2018

VISION STATEMENT

"Horry County will sustain and enhance the quality of life for our residents and visitors by fostering healthy and safe communities, preserving our natural assets and rural heritage, encouraging business growth and economic diversification, and providing services and public facilities that will protect and strengthen our future."

PLANNING COMMISSION

Number of Workshops

2

Public Hearing Notice

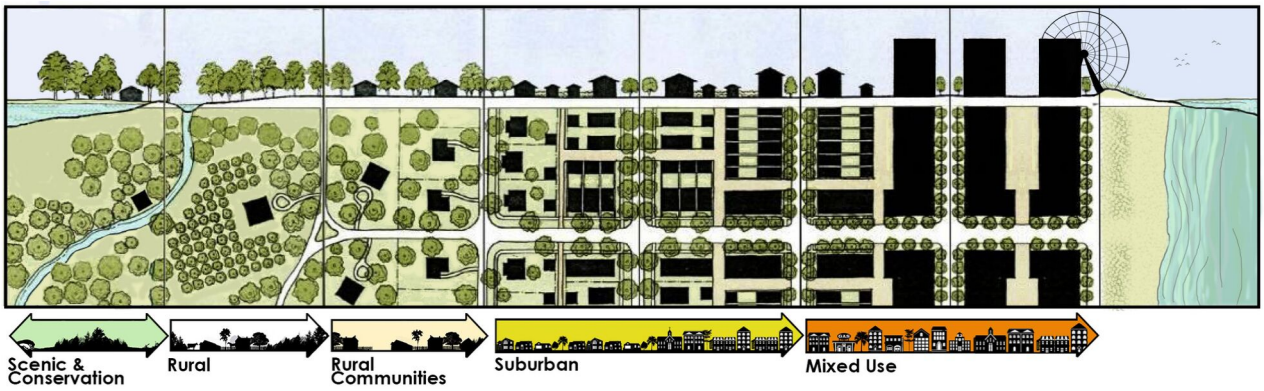
35 Days

Voted for Approval on

December 6, 2018

Voted for Approval

Unanimous



LONG RANGE PLANNING

The Long Range division of the Planning Department is responsible for the drafting and implementation of the County's Comprehensive Plan. The Long Range division is also responsible for the drafting of Area Plans, Corridor Plans, Parks and Open Space Plans, Bike and Pedestrian Plans, Historic Preservation Plan, and research related to all future planning endeavors. The division coordinates and acts as the staff representative for various committees and boards including the Board of Architectural Review and the Open Space Board.

COMMUNITY OUTREACH

Number of Community Outreach Events Attended in FY 2019

9

Number of Community Contacts Gathered

479

Number of Facebook "Likes"

772

Average Reach of each FacebookPost

257

IN PROGRESS LONG RANGE PLANS FY2019

PARKS & OPEN SPACE Plan
Your County. Your Voice. Our Future.

IMAGINE 2040
Your County. Your Voice. Our Future.

HISTORIC Preservation Plan
Your County. Your Voice. Our Past.

BEACH Management Plan
Your County. Your Voice. Our Beach.

OUTREACH EVENTS, PRESENTATIONS, & PROJECTS

Rack Cards
Planning Simulation Game
The Horry Planner ENewsletter
East Coast Greenway
Recreation Master Plans
Myrtle Beach Bicycle and Pedestrian Summit
Pathways 2 Possibilities - Interactive Table Exibit
Horry County Technology Fair
Greater Burgess Community Association - Presentation
Carolina Forest Civic Association - Presentation
Upper Waccamaw Task Force - Task Force Committee
Historic Preservation Workshop
Socastee Community Meeting
Little River Chamber of Commerce - Presentation

BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION

The Board of Architectural Review and Historic Preservation is charged with providing a mechanism to identify, protect, and preserve the distinct historical and architectural characteristics of Horry County which represent the County's cultural, social, economic, political, and architectural history

MAJOR PROJECTS

Horry County Historic Register
Cemetery Project
High School Video Contest
SC Century Farm Program
Historic Preservation Workshop
Historic Preservation Awards
Legacy Business Recognition Program

Number of Outreach Events Attended: **6**

Certificates of Appropriateness issued: **2**

HISTORIC PRESERVATION

Number of Legacy Business Recognitions

5

Number of properties added to the Register

6

67,076 ACRES OF PRESERVED OPEN SPACE

Including:
45,417.41 Acres of Protected Floodplain
with 6,519 Acres added in 2017
and 5,246 acres added in 2018

That's 208 Acres per 1,000 residents!

PARKS AND OPEN SPACE BOARD

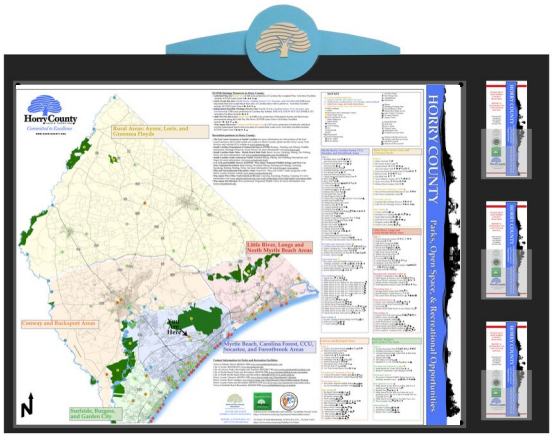
The Horry County Parks and Open Space Board was established to promote open space preservation, natural resource protection, and the expansion of public recreational facilities. The Board is responsible for providing guidance to Horry County Council on areas to preserve for such uses and for allocating resources from the Open Space Fund.

JAMES R. FRAZIER COMMUNITY CENTER MASTER PLAN AND ARBOR DAY EVENT

OPEN SPACE FUND

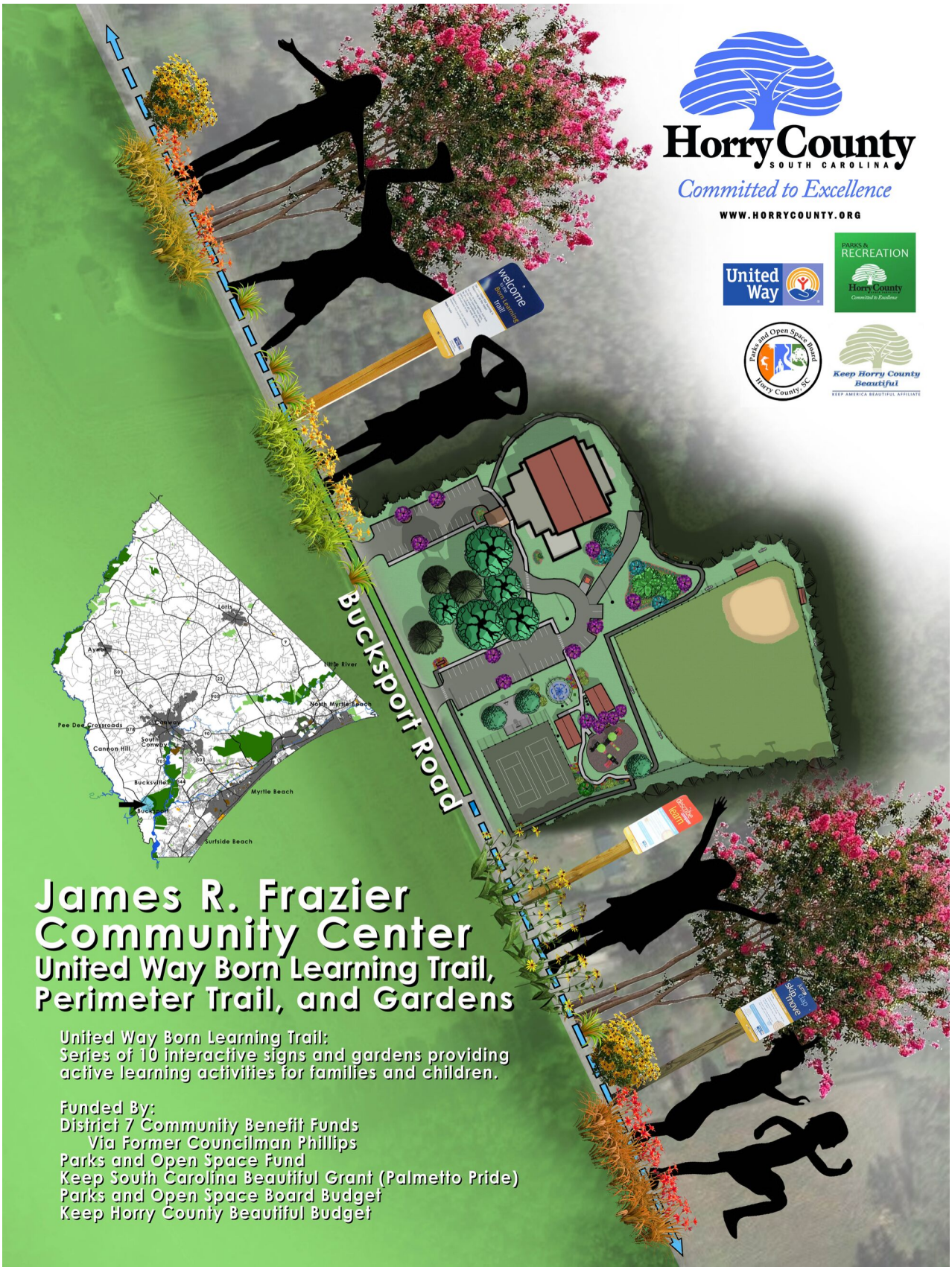
In FY 2019, The Parks and Open Space Board contributed the following from the Open Space Fund:
$1,750 - James R. Frazier Community Center Born Learning Trail
$2,000 - Loris Nature Park, Amphitheater Improvements

RECREATION CENTER SIGNAGE AND MAPS



Number of Outreach Events Attended: **7**

Letters of Support written for partners seeking Grants for Land Conservation, Forest or Wetland Restoration: **2**



Each year the Horry County Planning & Zoning Department assists the Parks and Recreation Department with the master planning of one or more recreational sites. In FY19, the James R. Frazier Community Center Master Plan included a Born Learning Trail. This trail is and excellent opportunity for caregivers and children to experience the world around them together through a series of interactive signs and gardens that ask them to look, listen, and experience the sights, sounds, colors, and textures of nature. The trail is accompanied by a butterfly garden, new benches, painted sidewalk designs, and a new vegetable and herb garden for community members. The James R. Frazier Community Center also received additional site improvements including a perimeter trail and landscaping.

KEEP HORRY COUNTY BEAUTIFUL

Keep Horry County Beautiful
KEEP AMERICA BEAUTIFUL AFFILIATE

CLEAN-UP PROGRAMS

Volunteer Service Hours Reported
2,218 hours

Bags of Litter Filled
1,020 bags

Pounds of Litter Collected
24,120 lbs

Miles of Roadway Cleaned
261 miles

ADOPTION GROUPS

8 Community Groups coordinated one-time clean-up events

21 Groups held Cleanup Events at the following locations:

Big Block Rd, Myrtle Beach
Postal Way, Carolina Forest
Bucksport Rd, Bucksport
Port Dr, Myrtle Beach
E Country Club Dr, Conway
River Oaks Dr, Myrtle Beach
Carolina Forest Dr, Carolina Forest
Carolina Forest PAL Playground, Carolina Forest
International Dr, Myrtle Beach
Fantasy Harbor, Myrtle Beach
Gardner Lacy Rd, Myrtle Beach
Oakheart Rd, Myrtle Beach
Vereen Memorial Gardens, Little River
Sanford D Cox Park, Garden City
Palmetto Pointe Blvd, Socastee
Socastee Recreation Park, Socastee
Holmestown Rd, Burgess
·Allentown Rd, Conway
Collins Jollie Rd, Conway
Back Stage Blvd, Myrtle Beach
Allied Dr, Conway
Julius H Goodson Rd, Aynor
Minnie Mae Dr, Conway
Myrtle Ridge Dr, Conway

ANNUAL LITTER INDEX

Number of Sites Evaluated
133 sites

Average Score
1.93 Improved by .19!

Worst Littered Area
South Conway/ Forestbrook, Socastee, Garden City

Most Clean Area
East Conway/ Loris

OUTREACH EVENTS

9 Community Events with participation by the Board and/or County Staff

2 Displays in Horry County Libraries for 2 weeks each

10 Secure-Your-Load Tarp Giveaway Events with the Solid Waste Authority and Horry County Police, Environmental Officers:

5 events in October 2018 & **5** events in May, 2019
1000 enforcement brochures provided to the public visiting the Convenience Centers
Over **900** tarps distributed to participants for use when hauling materials

Harbor Towne HOA

Greater Burgess Community Association

Environmental Club, St. Micheal's School

Distinguished Men of Bucksport

WANT TO HELP CLEAN-UP YOUR AREA?

Keep Horry County Beautiful

IS STILL LOOKING FOR LOCAL ADOPTION GROUPS!

To find out more email:
KeepHorryCountyBeautiful@HorryCounty.org
Or call: (843)915-8731

PLANNING & ZONING ADMINISTRATION

Number of Staff with Bachelor's Degrees
15

Number of Staff with Master's Degrees
9

Staff Professional Backgrounds

Coastal Management
Environmental Science & Planning
Landscape Architecture
Architecture
CAD & GIS
Hazard Resilience
Redevelopment & Revitalization
Environmental Education & Planning
Parks & Recreation Design & Planning
Mining Reclamation
Economics
Political Science
Electrical Engineering
Civil Engineering
Environmental Permitting & Policy
Historic Preservation & Policy
Golf Course Management
Non-Profit Organizations
Graphic Design
Surveying
Forestry
Business & Accounting
Paralegal Services
Communications - Public Relations
Human Resource Management
Geography
Urban and Regional Planning
Transportation Planning
Sports Management

Total Number of Staff
29

CERTIFICATIONS

Number of Staff with AICP Certification (American Institute of Certified Planners)
2

Number of additional Staff qualified to take AICP certification test
4

Number of Staff with CFM (Certified Floodplain Manager)
1

CONTINUING EDUCATION & TRAINING

Staff Received Continuing Education & Training Credit Hours
72.5

Board Member Received Continuing Education & Training Credit Hours
114

Staff Received Continuing Education & Training Hours Not for Credit
37.5

PLANNING & ZONING DEPARTMENT CONTACTS

Main Office Line

(843)915-5340

Physical Address

1301 SECOND AVENUE STE. 1D09
CONWAY, SC 29526

Office Hours

8:00 AM - 5:00 PM
MONDAY - FRIDAY