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Coming Soon: Tiny Houses

In recent years, tiny houses have gained popularity across the country. The tiny house movement is defined by people trading space for simplicity by downsizing their living space. Tiny houses come in all shapes and sizes, and emphasize design over size. Benefits include: reduced costs, more free time, simpler lifestyle, and reduced environmental impact. In addition to being used as the primary dwelling, tiny houses can also be used for; accessory housing for aging relatives or returning children, as a home office, studio, guest house or even a vacation home.



In the fall of 2015, a property owner contacted the City of Myrtle Beach about possibly developing an 11-home tiny house community (312 sf each). Horry County recognized that similar requests will more than likely be brought forward in the coming months.

To prepare for potential tiny house developments Horry County Council passed an Ordinance that limited tiny houses (500 sq. ft. or smaller) to Planned Development Districts or to Destination Parks in the fall of 2015. At that time Horry County Council also asked that the Planning Commission assemble a committee to research and draft an ordinance addressing tiny houses. Planning Commission Chairman Steven Neeves appointed three Planning Commission members to the committee (Danny Hardee serving as Chairman, Harold Phillips, and Mike Trotta), as well as architect Chris Clark and contractor Brantley Green. The committee held meetings in November and December of 2015. The committee is taking many things into consideration while crafting regulations for tiny houses. These include, but are not limited to: lot size (both minimum and maximum), setbacks, minimum street frontage, open space, parking, buffers, impervious surface amounts, primary vs accessory dwellings, number allowed per parcel, and sidewalk requirements. In addition to tiny houses, the committee has also been tasked with reviewing Shipping Containers as a building material for homes.

The Planning and Zoning Department has met to discuss findings from the committee and the impacts the new ordinance will have to the community. Input from Planning & Zoning is used to refine the rough draft of the ordinance for the committee to review. After the committee has drafted the final ordinance, it will be presented to Planning Commission, then to Council's Infrastructure & Regulation Committee for approval, and finally to County Council for adoption.

The size of a tiny home is governed by the building code. Per the current IBC 2012, every dwelling unit shall have the following:

- at least one 120 sf habitable room
- Other rooms must be 70 sf (except kitchens)
- Habitable rooms shall not be less than 7 feet in any horizontal dimension (except kitchens)
- Requirements include a water closer, lavatory, bath/shower. Kitchen with sink, sewage disposal and water supply.

The next Committee meeting is scheduled for February 4th, 2016 at 3:00 pm in Meeting Room B of the Horry County Government & Justice Center. The public is encouraged to attend.



Highways and Byways...

ORIGINAL COLONIAL KINGS HIGHWAY PHASE 1 RESTORATION COMPLETED

On December 4th, a group of about forty people met to celebrate the completion of phase 1 to the restoration project of the Colonial Kings Highway Road. Horry County Planning Department, Parks and Recreation, and the Yaupon Garden Club, along with Ben Burroughs, Director of the Horry County Archives Center at CCU, enjoyed the fruit of their collaborated efforts to restore the old road.

Over the past year, the road bed was located, fencing and trees removed, a 20' buffer zone on both sides of the road was marked out with split rail fencing and native trees replanted within this area. American Hollies, Turkey Oaks, Black Cherries, and Flowering Dogwoods were planted by the Planning Department and Parks and Recreation. The trees were purchased by the Yaupon Garden Club which obtained a Community Pride Grant from Palmetto Pride. The Garden Club has agreed to maintain the trees until they are established.

In addition to the above groups celebrating the restoration, Keep Horry County Beautiful, the Sons of the American Revolution and the National Society Children of the American Revolution came, with some of these attendees in full colonial attire.

Phase 2 of the restoration project should be started sometime in the spring of 2016.



State Senator Greg Hembree led the Pledge of Allegiance prior to the posting of the colors.



The newly planted trees were adorned with ribbons so they would stand out at the dedication ceremony. (above)

Bo Ives (second from right) of Keep Horry County Beautiful, presented the Yaupon Garden Club with a sign acknowledging them as a Community Cleanup Partner and recognizing all their hard work in keeping Vereen Gardens litter free. The sign will be posted at the Gardens. (right)



HORRY COUNTY BIKE AND RUN PARK IMPROVEMENTS COMPLETED

Leigh Kane of the Planning Department obtained a grant from South Carolina Recreational Trails Program for improvements to the Horry County Bike and Run Park and to connect the park to the East Coast Greenway, a long distance multi-use path that extends from Maine to Florida. The Bike and Run Park is located in an unincorporated community of Carolina Forest and is part of a regional planning effort to create a continuous trail from North Myrtle Beach to Murrells Inlet. This project aligns with the goals of the Horry County Bicycle and Pedestrian Plan (2013) and the larger goals of the East Coast Greenway Master Plan for Horry County & Georgetown Counties (2003).

With the completion of this trailhead project, two recreational trails have been connected, parking has been provided, and a staging area for events has been created. This project has created the first East Coast Greenway trailhead in Horry County. Cost of the project was \$86,000.00. The grant accounted for \$60,950 dollars with Horry County In-Kind costs and labor contributing \$25,050 dollars.



Signage was added for identification and safety .



A last step was to add landscaping to provide an inviting look as well as to help identify the trailhead.

A picnic shelter with tables, a bike rack, and a repair station help to create a nice rest stop for cyclist along the East Coast Greenway as well as providing a staging area for events at the park.



The Park and Trailhead sign is the first of its kind in Horry County. All other signs located in Horry County along the East Coast Greenway Trail will now be patterned off of this one.

Title VI: Proactive for Our Community

No person in the United States shall on the ground of race, color, or national origin be excluded from participation in, denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance (42 USC 2000d)

Over the last few months and into the foreseeable future, the Horry County Planning and Zoning Department will be increasing their focus on Title VI compliance.

Title VI Program prohibits discrimination based on:

- Race
- Color
- National Origin
- Disability
- Limited English Proficiency
- Low Income
- Age

Title VI of the Civil Rights Act of 1964 requires that any service provided through funding from the federal government should be inclusive. Specifically, this law requires that we, as a governmental entity receiving federal funds, do not discriminate against individuals based on their race, color or national origin. The Title VI program also goes beyond what was established in the Civil Rights Act of 1964 to account for discrimination based on sex, age, or disability to ensure these groups are not subjected to disparate treatment or impact in any program or activity receiving Federal financial assistance.

As public servants, we are responsible for ensuring that the programs and services that we provide are distributed in a way that is fair and impartial. We are required to do so because the funding that is used to provide governmental programs and services comes from our taxpayers. Whether it is local money being used to work on a road in the RIDE program or federal money creating a trailhead, the funding we use for our projects was given by others to benefit the community. Because of this, it is in the interest of government to ensure that money given by taxpayers is reallocated in the most efficient and equitable way possible.

Our department is actively taking steps to ensure that we are going beyond the minimum requirements of Title VI to proactively integrate fair and equitable practices in our everyday work. All staff members have been trained on Title VI.

This training class focused not only on the legal frame work of the Title VI program, but also on cultural sensitivity, understanding diverse cultural systems, developing cultural and linguistic competence and how to accommodate those who may need additional assistance because of limited English proficiency or a disability.

It is important to understand that these laws were put in place not only to protect these groups, but to also ensure that there was a legal foundation for best practices in our governmental systems. At all levels of government, we have a responsibility to provide excellent service to our citizens, regardless of their particular race, color, national origin, age, sex or disability.

To learn more about Title VI, visit the United States Department of Justice website at <http://www.justice.gov/crt/title-vi-civil-rights-act-1964-42-usc-2000d-et-seq>. To learn more about efforts in the Horry County Planning and Zoning Department, please contact Virginia Norris at norrisv@horrycounty.org or by calling 843-915-7897.



The Horry County Parks and Open Space Board will meet on January 26th at 12:30 pm at the Horry County Government and Justice Building in Conway. The Parks and Open Space Plan will be on the agenda, in addition to reappointments to Keep Horry County Beautiful.

Samuel T. Johnson (District 11) and Thomas E. Buckhannon IV (District 6) were recently appointed to the Parks and Open Space Board. Three positions remain available in County Council Districts 3, 4, and 10. If you or someone you know is interested in serving on this board, please contact Leigh Kane for more information at 915-7034 or kanel@HorryCounty.org. For more information on this board, visit <http://www.horrycounty.org/Boards/ParksandOpenSpace.aspx>



Keep Horry County Beautiful Committee would like to thank all the participants in the 2nd Annual Community Cleanup Day last November 2nd. After the final tally, 811 bags of trash and 10 tires were removed from the roadsides in Horry County! Doesn't sound like much, well lets look at it a bit differently. This translates to 16,220 lbs. or 8.11 TONS of litter and 200 lbs. of rubber. Or how about this? 930 volunteer hours of donated times translates to a savings for the County of \$21,455.10. Way to go volunteers! (These figures are based on Keep America Beautiful calculations)

The Keep Horry County Beautiful Committee meets the 4th Tuesday of every month at 11:30 am in the Horry County Government and Justice Building in Conway. The public is invited to attend. KHCB is always seeking community cleanup partners. If you would like to adopt a road or park in your community, please contact Nancy Tindall at (843) 915-7893 or tindalln@horrycounty.org.



The Horry County Board of Architectural Review

The Horry County Board of Architectural Review (BAR) & Historic Preservation will be holding their next meeting on January 19th, 2016. At this meeting, the Board will be viewing and voting on submissions for the Horry County Local Historical Site and Structures High School Video Contest. This contest asks high school students to create local history related videos, telling the story of a building or a site within Horry County. This project helps to increase the students' awareness of local history, and also enhances the public's knowledge of local historical structures or sites within Horry County.

Other upcoming meetings will take place on February 16th and March 15th. All meetings will be in the Horry County Government and Justice Building located in Conway on 2nd Avenue.

The BAR is currently working with the Myrtle Beach Garden Club and the Loris Garden Club to schedule Patriot Tree dedications. Check the BAR & Patriot Tree Project Facebook page for updates. For more information about these projects or to contribute to them please contact Mary Catherine Hyman at 843-915-7891 or email at hymanm@horrycounty.org.

2015 Meeting Calendar

<u>January</u>	<u>February</u>	<u>March</u>
<p>1 New Year’s Day—Offices Closed</p> <p>4 Planning Commission Workshop; 3:00 PM</p> <p>7 County Council; 6:00 PM</p> <p>7 Planning Commission; 5:30 PM</p> <p>11 Zoning Board of Appeals; 5:30 PM</p> <p>18 Martin Luther King Jr. Day - Offices Closed</p> <p>19 County Council; 6:00 PM</p> <p>19 Board of Architectural Review; 2:30 PM</p> <p>26 Parks and Open Space Board; 12:30 PM</p> <p>26 Keep Horry County Beautiful; 11:30 PM</p> <p>28 Planning Commission Workshop; 3:00 PM</p>	<p>4 Planning Commission; 5:30 PM</p> <p>8 Zoning Board of Appeals; 5:30 PM</p> <p>16 County Council; 6:00 PM</p> <p>16 Board of Architectural Review; 2:30 PM</p> <p>23 Keep Horry County Beautiful; 11:30 PM</p> <p>25 Planning Commission Workshop; 3:00 PM</p> <div style="text-align: center; margin-top: 10px;">  </div>	<p>1 County Council; 6:00 PM</p> <p>3 Planning Commission; 5:30 PM</p> <p>14 Zoning Board of Appeals; 5:30 PM</p> <p>15 County Council; 6:00 PM</p> <p>15 Board of Architectural Review; 2:30 PM</p> <p>22 Keep Horry County Beautiful; 11:30 PM</p> <p>25 Good Friday– Offices Closed</p> <p>31 Planning Commission Workshop; 3:00 PM</p> <div style="text-align: right; margin-top: 10px;">  </div>

One last note:

Food Truck Update

In May 2015, with the help of a Mobile Food Vending Subcommittee, the County adopted new standards for Mobile Food Vending, by updating the existing Food Cart Ordinance. At that time, County Council asked that 180 days from the Ordinance’s enactment, the Planning and Zoning Department staff report and make recommendations to the Infrastructure and Regulation Committee pertaining to any needed amendments. Since the adoption of these regulations, staff has reviewed the ordinance and permitting process, and made recommendations.

The amendments include the prohibition of mopeds, the removal of trailer size requirements, and the inclusion of Amusement Zones as an allowed location. Staff also proposed Food Safety Manager and Handler Certification, vehicle insurance, criminal records check, driving record check, revisions of the fees for subsequent years and revision of paving requirements for consistency with commercial development requirements. Planning Commission and I&R has recommended approval of staff’s proposed amendments. The Ordinance with these revisions received first reading at County Council in December, and 2nd reading and public hearing is scheduled for the January 7th Council meeting.

