Composition of Committee

• Steven Neeves, Chair
• Marvin Heyd, Vice-Chair
• Joe Burch
• Pam Creech
• Ruth Anne Ellis
• Rick Elliott
• Christy Everett
• Chris Hennigan
• Kimberly Hardee
• Bo Ives
• Sammy Johnson
• Al Jordan
• Josh Kay
• Eric Sanford

Established in December 2017
The Role of the Comprehensive Plan

• Required by SC Code of Laws, Article 3, Chapter 29, Title 6 as a prerequisite to have zoning, land development and subdivision regulations.

• Serves as a guiding document for County decision-making in regards to land use, facilities, services, and capital improvements.

• Required update every 5 years and rewrite every 10 years.

• Minimally has to look 10 years into the future.

• County looking out to 2040 to be consistent with other major planning efforts.
SC Comprehensive Plan Requirements

- Economic Development Element
- Natural Resources Element
- Cultural Resources Element
- Community Facilities Element
- Transportation Element
- Population Element
- Housing Element
- Public Safety Element
- Priority Investment Element
- Land Use Element

Community Involvement

IMAGINE 2040
Timeline

- **January – February**
  - Countywide Survey 850+ respondents
  - 4 Community Open Houses
- **May** – Community Land Use Workshop
- **June** – Community Open House - Future Land Use Map
- **January – August** – 10 Committee Meetings, Drafting of Plan
- **August – October** – Plan Editing
- **October 4 and 25** – Introduction to Planning Commission
- **October 25 – November 29** - 30-Day Public Comment Period
- **December 6th** - Public Hearing and Planning Commission Consideration for approval. After which, review by Infrastructure and Regulation Committee and County Council
Public Input Guiding Plan

• Press Releases
  • December 21, 2017
  • January 17, 2018
  • June 7, 2018
  • October 19, 2018
  • November 27, 2018

• 4 Quarterly Enewsletters

• Postcards – 400 to religious institutions

• Flyers – Libraries, Recreation, and Senior Centers

• Mailers – 200+ initially and another 200+ for Public Comment and Hearing Notice

• Facebook Posts – 70+ posts

• Listserv – 167 opted in, plus 200 more added

• 30 day Public Hearing and Comment Period Notice
Vision and Goals

“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.”

- Community Character
- Rural Preservation
- Revitalization, Redevelopment, and Infill
- Healthy Livable Communities
- Safe Communities

- Community Facilities and Services
- Mobility and Transportation
- Environmental Sustainability
- Economic Growth
- Community Engagement
Land Use Map & Definitions
Developing the Future Land Use Map
Future Land Use Map and Definitions

- Represents the Vision of the Future.
- Required to be revisited at least every 5 years.
- May be amended through Planning Commission and County Council.
- Is not a zoning map or change existing zoning.
- Does not take away existing development rights granted through zoning or vested rights.
- Does not constitute a takings.
Scenic & Conservation Area Definition

Environmentally sensitive and scenic areas, such as Carolina Bays, estuarine and forested wetlands, undeveloped beachfront, forestlands, floodplains, agricultural lands, and natural recreational and open spaces.

Limited development. If developed, design should use low impact designs principles to support environmental preservation and avoid natural hazards.

Subdivision into less than 5 acres is discouraged.

Should be considered for Open Space in Urban and Suburban areas.
Scenic & Conservation Area Definition

*Primary Land Uses:* Open space, nature-based recreation, timberland, agriculture and agricultural/forestry support uses.

*Secondary Land Uses:* Permanent and temporary educational and research facilities, eco-tourism and agritourism operations.

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

• Land Use Chapter - further explanation of how the Future Land Use Map and definitions were developed.

• Transportation Chapter - additions to Project Needs list

• Priority Investment Chapter - updates to include most recent CIP requests for FY20-24.

• Goals and Strategies - clarification of strategies and a few additional strategies.

• Fact verification

• Grammatical edits and minor rearrangement of content
# Transportation Project Additions

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hwy 22</td>
<td>Raise Hwy 22 from Hwy 905 to Hwy 905</td>
</tr>
<tr>
<td>Hwy 501</td>
<td>Raise Hwy 501 near Lake Busbee and the Waccamaw River</td>
</tr>
<tr>
<td>Hwy 501</td>
<td>Capacity improvements between Hwy 31 and 544</td>
</tr>
<tr>
<td>Hwy 378</td>
<td>Widening</td>
</tr>
<tr>
<td>Hwy 701 N</td>
<td>Widening from Hwy 22 to Loris</td>
</tr>
<tr>
<td>Hwy 9</td>
<td>Completion of widening project to Countyline</td>
</tr>
<tr>
<td>Hwy 905</td>
<td>Widening</td>
</tr>
<tr>
<td>Hwy 319</td>
<td>Extension South to International Drive and Hwy 90. Initiate feasibility study.</td>
</tr>
<tr>
<td>Gardner Lacy Extension</td>
<td>Extension of Gardner Lacy to International Dr</td>
</tr>
<tr>
<td>Middle Ridge Extension</td>
<td>Southern extension from Legends Drive</td>
</tr>
<tr>
<td>Waccamaw Drive</td>
<td>Upgrade Waccamaw Drive from Melody Ln to Atlantic Avenue to Complete Streets Model</td>
</tr>
<tr>
<td>Chestnut and Kings Road Intersection</td>
<td>Realignment</td>
</tr>
<tr>
<td>Hwy 31/International/Robert Grissom</td>
<td>Signalization and turn lane improvements</td>
</tr>
<tr>
<td>17 Bypass/International/Robert Grissom</td>
<td>Ramp and merge improvements</td>
</tr>
<tr>
<td>Hwy 544 and Myrtle Ridge</td>
<td>Turn lane improvements</td>
</tr>
<tr>
<td>Tournament Blvd</td>
<td>Widening with bicycle and pedestrian improvements</td>
</tr>
<tr>
<td>McDowell Shortcut</td>
<td>Widening with bicycle and pedestrian improvements</td>
</tr>
<tr>
<td>Cultra Road</td>
<td>Widening</td>
</tr>
<tr>
<td>Hwy 31/Hwy 111</td>
<td>Interchange at new Carolina Bays Parkway extension and Hwy 111</td>
</tr>
<tr>
<td>Hwy 111</td>
<td>Safety and capacity improvements</td>
</tr>
<tr>
<td>Rural Road Improvements</td>
<td>Shoulder widening, safety improvements, and resurfacing</td>
</tr>
</tbody>
</table>
Priority Investment Chapter

• Updated based off of most recent capital improvement requests, as the FY 20 CIP process has already commenced.
### Goals and Strategies

<table>
<thead>
<tr>
<th>Rural Preservation</th>
<th>Revise roadside stand language within the Zoning Ordinance to support local agricultural activities and maintain the character of Horry County. [mid-term]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthy, Livable Communities</td>
<td>Revise the Traditional Neighborhood Development (TND) District to make it feasible to utilize for major developments and infill development, especially within Suburban, Mixed Use and Community Activity Centers as designated on the Future Land Use Map. [mid-term]</td>
</tr>
<tr>
<td></td>
<td>Amend the Zoning Ordinance to encourage traditional neighborhood design components for both major developments and infill development, especially within Suburban, Mixed Use and Community Activity Centers as designated on the Future Land Use Map. [mid-term]</td>
</tr>
<tr>
<td></td>
<td>Encourage multi-family infill and redevelopment in urban areas by providing a mechanism to reduce or eliminate parking requirements, especially when public parking, transit options, and bicycle and pedestrian networks are available. [mid-term]</td>
</tr>
<tr>
<td></td>
<td>Incorporate art and exhibit display space into new County buildings that are open to the public. [continuously]</td>
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<tr>
<td></td>
<td>Ensure that festival and event organizers are aware of County and municipal accommodation tax opportunities. [continuously]</td>
</tr>
<tr>
<td>Safe Communities</td>
<td>Add a 5th Fire Rescue Battalion to accommodate future growth. [mid-to-long term]</td>
</tr>
<tr>
<td></td>
<td>Ensure that new development has an interconnected road network, both internal and external, to allow for faster public safety response. [continuously]</td>
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<tr>
<td></td>
<td>Develop and implement a Flood Resiliency Plan. [short-to-long term]</td>
</tr>
<tr>
<td></td>
<td>Update the Stormwater Ordinance and Design Manual. [mid-to-long term]</td>
</tr>
</tbody>
</table>
## Goals and Strategies

<table>
<thead>
<tr>
<th>Mobility and Transportation</th>
<th>Require complete streets within unincorporated donut holes within municipalities when development and redevelopment is pursued. [continuously]</th>
</tr>
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<tr>
<td>Environmental Sustainability</td>
<td>Update major subdivision regulations to ensure that drainage on the periphery of a subdivision is platted as common area and prohibited from being located within residential parcels. [short-term]</td>
</tr>
<tr>
<td>Economic Growth</td>
<td>Preserve areas of the County, as identified on the Future Land Use Map, for development of new and expansion of existing industrial, manufacturing, and distribution centers and uses. [continuously]</td>
</tr>
<tr>
<td></td>
<td>Explore the creation of local cultural food or history offerings to expand tourism offerings, similar to the Barbeque Trail, Pecan Trails and Tobacco Trails. [mid-term]</td>
</tr>
</tbody>
</table>
Announcements

Public Hearing
December 6th

Public Comments through November 29
Email IMAGINE2040@horrycounty.org
For More Information:

IMAGINE 2040 Webpage
www.tinyurl.com/imagine2040

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Comments: IMAGINE2040@horrycounty.org