

Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE 64-2020

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO HIGH BULK RETAIL (RE4) AND OPEN YARD STORAGE

WHEREAS, Horry County is aware of significant interest in the High Bulk Retail (RE4) zoning as the RE4 district permits open yard uses subject to special provisions; and,

WHEREAS, it is the intent of RE4 to provide opportunities to locate and develop consumer-related businesses requiring outdoor storage areas; and,

WHEREAS, RE4 was previously amended erroneously to include salvage operations in the RE4 district; and,

WHEREAS, removing the salvage use from the open yard storage protects the intent of RE4 without introducing industrial uses to redeveloping commercial areas; and,

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 748.
Section 748 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)

748.1 Permitted Uses[s]

~~(T) Open yard uses for the sale, rental, and/or storage of new, used or salvaged materials, or equipment subject to provisions of 1209~~

748.2 Conditional Uses.

(A) Open yard storage of new or used materials, equipment or auto/boat /motorcycle/recreation vehicle provided that:

- 1. No salvage materials and/or operations for processing of materials allowed.**
- 2. No stand-alone tow yards allowed.**

2. Amendment of Appendix B, Zoning Ordinance, Article XII, Section 1209.
Section 1209 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)

A. The HC ~~and RE4~~ districts allows open yard uses for the sale, rental, and/or storage of new, used, or salvaged materials, vehicles or equipment provided that:

1. The use shall be screened according to section 522.
2. No burning of materials or products is conducted on the premises.
3. A privacy fence or wall of at least six (6) feet in height above finished grade will be required along all property lines.
4. No processing of materials including, but not limited to, car crushing, car shredding, grinding, etc.

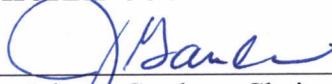
3. Severability: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this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

4. 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.

5. Effective Date: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDERED, ENACTED AND ORDAINED this 1st day of September, 2020.

HORRY COUNTY COUNCIL

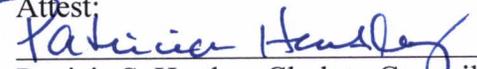


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Attest:



Patricia S. Hartley, Clerk to Council

First Reading: July 14, 2020

Second Reading: August 18, 2020

Third Reading: September 1, 2020