AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE ARTICLE VII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO VALUE ADDED PROCESSING.

WHEREAS, Horry County has received several requests for permitted zoning to allow for agricultural-related processing in the rural areas of the County; and,

WHEREAS, the districts that currently allow value-added product processing are industrial and commercially intense in nature; and,

WHEREAS, including value-added agricultural product processing as conditional use will allow flexibility without introducing more intense industrial and commercial uses into rural areas; and,

WHEREAS, it is the intent of the County Council to reconcile the standards of the zoning ordinance with the changing needs of the rural community.

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 702. Forest/Agricultural District (FA). Section 702 of the Zoning Ordinance is hereby amended as follows: (All text in strike-through shall be deleted and all text shown underlined and bolded shall be-added)

702.2 Conditional Uses. The following uses shall be permitted on a conditional basis, in any Forest Agricultural District:

(P) Value-added agricultural product processing, provided that:

1. The property includes land under cultivation.
2. The parcel is no less than five (5) acres in size.

2. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 703. Commercial Forest/Agricultural District (CFA). Section 703 of the Zoning Ordinance is hereby amended as follows: (All text in strike-through shall be deleted and all text shown underlined and bolded shall be-added)

703.2 Conditional Uses. The following uses shall be permitted on a conditional basis in any Commercial Forest/Agricultural District:

(H) Reserved. Value-added agricultural product processing, provided that:

1. The property includes land under cultivation.
2. The parcel is no less than five (5) acres in size.

3. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 726. Agricultural District (AG1). Section 726 of the Zoning Ordinance is hereby amended as follows: (All text in strike-through shall be deleted and all text shown underlined and bolded shall be-added)

726.2 Conditional Uses.

(D) Value-added agricultural product processing, provided that:

1. The property includes land under cultivation.
2. The parcel is no less than five (5) acres in size.
4. **Amendment of Appendix B, Zoning Ordinance, Article VII, Section 727. Commercial Agricultural District (AG2).** Section 727 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)

727.2 **Conditional Uses.**

**(F) Value-added agricultural product processing, provided that:**

1. The property includes land under cultivation.
2. The parcel is no less than five (5) acres in size.

5. **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.

6. **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.

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

**HORRY COUNTY COUNCIL**

[Signature]

Johnny Gardner, Chairman

Harold G. Worley, District 1  
Dennis DiSabato, District 3  
Tyler Servant, District 5  
Orton Bellamy, District 7  
W. Paul Prince, District 9  
Al Allen, District 11  

Bill Howard, District 2  
Gary Loftus, District 4  
Cam Crawford, District 6  
Johnny Vaught, District 8  
Danny Hardee, District 10

**Attest:**

[Signature]

Patricia S. Hartley, Clerk to Council

First Reading: October 15, 2019  
Second Reading: November 5, 2019  
Third Reading: November 19, 2019