

HORRY COUNTY PLANNING COMMISSION



January 5, 2023

~ 2022 ~

January 2022							
W	S	M	T	W	T	F	S
52							1
1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						

February 2022							
W	S	M	T	W	T	F	S
5			1	2	3	4	5
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13	14	15	16	17	18	19	
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27	28						

March 2022							
W	S	M	T	W	T	F	S
9			1	2	3	4	5
10	6	7	8	9	10	11	12
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31			

April 2022							
W	S	M	T	W	T	F	S
13						1	2
14	3	4	5	6	7	8	9
15	10	11	12	13	14	15	16
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	

May 2022							
W	S	M	T	W	T	F	S
18	1	2	3	4	5	6	7
19	8	9	10	11	12	13	14
20	15	16	17	18	19	20	21
22	23	24	25	26	27	28	
29	30	31					

June 2022							
W	S	M	T	W	T	F	S
22				1	2	3	4
23	5	6	7	8	9	10	11
24	12	13	14	15	16	17	18
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July 2022							
W	S	M	T	W	T	F	S
26						1	2
27	3	4	5	6	7	8	9
28	10	11	12	13	14	15	16
29	17	18	19	20	21	22	23
30	24	25	26	27	28	29	30
31	31						

August 2022							
W	S	M	T	W	T	F	S
31		1	2	3	4	5	6
32	7	8	9	10	11	12	13
33	14	15	16	17	18	19	20
34	21	22	23	24	25	26	27
35	28	29	30	31			

September 2022							
W	S	M	T	W	T	F	S
35					1	2	3
36	4	5	6	7	8	9	10
37	11	12	13	14	15	16	17
38	18	19	20	21	22	23	24
39	25	26	27	28	29	30	

October 2022							
W	S	M	T	W	T	F	S
39							1
40	2	3	4	5	6	7	8
41	9	10	11	12	13	14	15
42	16	17	18	19	20	21	22
43	23	24	25	26	27	28	29
44	30	31					

November 2022							
W	S	M	T	W	T	F	S
44			1	2	3	4	5
45	6	7	8	9	10	11	12
46	13	14	15	16	17	18	19
47	20	21	22	23	24	25	26
48	27	28	29	30			

December 2022							
W	S	M	T	W	T	F	S
48					1	2	3
49	4	5	6	7	8	9	10
50	11	12	13	14	15	16	17
51	18	19	20	21	22	23	24
52	25	26	27	28	29	30	31

PC MEETING

PC WORKSHOP

COUNTY COUNCIL

COUNTY HOLIDAYS



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

January 5, 2023 – 5:30 PM

- I. Call to Order – 5:30 PM**
- II. Invocation & Pledge of Allegiance**
- III. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- IV. New Business**
- V. Approval of Minutes**
 - 1. Planning Commission Workshop- November 23, 2022.....7
 - 2. Planning Commission Meeting – December 1, 20228-10
- VI. Street Names - NO PUBLIC HEARING REQUIRED.....11**
- VII. Design Modification**
 - 1. **PIN 4170000007-** Hidden Pines- To waive the access management standards of a Major Subdivision.....12-14
 - 2. **PIN 1770000012** – Venture Engineering, Inc. – Agent (Princefield Subdivision) – Access Management Requirements (Access to lower order street)15-21
- VIII. Public Hearings**
 - 1. **2022-12-001** – Galacia Renovations, LLC – Request to rezone 1.47 acres from Forest Agriculture (FA) to Residential (MSF14.5) located at 1216 Trotters Ridge Rd in Loris (Council Member / Commissioner: Causey/Ford).....23-27
 - 2. **2022-12-002** – Surroy Hemingway, agent for Skies the Limit LLC – Request to rezone 12.41 acres from Forest Agriculture (FA) to Outdoor Amusement Commercial (AM2) located on Hwy 141 in Loris (Council Member/Commissioner: Causey/Ford).....28-32
 - 3. **2022-12-003** – Anita and Neil Seubert – Request to rezone 6.34 acres from Residential (SF 40) to Agricultural Manufactured Estate (AG5) located on Dock Ridge Rd in Galivants Ferry (Council Member/Commissioner: Allen/Brown).....33-37
 - 4. **PC-2022-11- DEFERRED-** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for 121.50 acres of PIN 21300000013 from Rural to Rural Communities. (Associated with rezoning 2022-12-004)
2022-12-004- DEFERRED- Venture Engineering, Agent for Marlowe Farms, LLC- Request to rezone 121.5 acres from Forest Agriculture (FA) to Multi Residential (MRD1) located at the intersection of Hwy 66 and Hewitt Rd in Loris. (Council Member/Commissioner: Causey/Ford).....



HORRY COUNTY PLANNING COMMISSION MEETING

- 5. **2022-12-005-** Amber Ayers, Agent for Ashwood Holdings, LLC- Request to rezone 2.75 acres from Residential (SF40) to Residential (MSF40) located on Ellwood Rd in Galivants Ferry. (Council Member/Commissioner: Allen/Brown).....38-42
- 6. **2022-12-006-** Wayne Zimmerman, Agent for Sinh Tran- Request to rezone 1.35 acres from Manufactured Single Family (MSF 20) to General Manufacturing and Industrial (MA2) located at 225 Sunlight Drive in Myrtle Beach. (Council Member/Commissioner: Vaught/Owens).....43-47
- 7. **2022-12-007-** Benjamin Delamar, Agent for Mykayla Melton- Request to rezone 1.18 acres from Residential (SF 40) to Residential (SF 14.5) located at 1108 Highway 90 in Conway. (Council Member/Commissioner: Hardee/Prince).....48-52
- 8. **2022-12-008-** DDC Engineers, Agent for Blackwater, LLC- Request to rezone 9.48 acres from Highway Commercial (HC) to Mobile Home Park (MHP) located West of Hwy 501 and South of White Deer Rd in Conway. (Council Member/Commissioner: Allen/Brown).....53-59
- 9. **PC-2022-12** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 27402010003 and 27402010004 from Rural to Scenic & Conservation. (Associated with rezoning 2022-12-009)60-63
2022-12-009- James Fowler & Edwin Salley- Request to rezone 10.6 acres from Residential (SF 10) to Agricultural Ranchettes (AG 6) located at the corner of Adrian Hwy and Sabrina Ln. in Conway (Council Member/Commissioner: Allen/Brown).....64-68
- 10. **PC-2022-13** A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 35200000005 and 35202020015 from Scenic & Conservation to Suburban. (Associated with rezoning 2022-12-010)69-72
2022-12-010- Robert S. Guyton, Agent for Paul Smith & The Bluffs at Cherry Grove- Request to rezone from Commercial Forest Agriculture (CFA) to Residential (SF 7) located on Little River Neck Rd in North Myrtle Beach (Council Member/Commissioner: Dukes/Platt).....73-77

IX. Text Amendments

- 1. AN ORDINANCE TO AMEND APPENDIX B, OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO TREE PRESERVATION STANDARDS.....78-81
- 2. AN ORDINANCE TO AMEND APPENDIX B, OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO PARKING & MANEUVERING ROOM.....82-83

X. Adjourn

PLANNING & ZONING DEPT
1301 2nd Avenue Room 1D09
Conway, SC 29526

Phone: (843) 915-5340
Fax: (843) 915-6341



Memorandum

To: Planning Commission Members
From: Kaitlin Todd, Planning and Zoning Technician
Date: December 8, 2022
Re: Upcoming Meeting Dates and Times

December 13, 2022
6:00 PM

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

January 5, 2023
5:30 PM

Planning Commission Meeting
Multi-purpose Room B, 1301 Second Ave, Conway

January 10, 2023
6:00 PM

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

January 24, 2023
6:00 PM

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

January 26, 2023
3:00 PM

Planning Commission Workshop
Multi-purpose Room B, 1301 Second Ave, Conway

Public Hearing Notice

The Horry County Planning Commission will hold a public hearing on Thursday, January 5, 2023 at 5:30 PM in the Multi-purpose Room of the Government & Justice Center located at 1301 Second Ave in Conway, South Carolina for the following rezoning requests. There will not be a Planning Commission Workshop prior to this meeting. All interested persons are urged to attend.

2022-12-001 – Galacia Renovations, LLC – Request to rezone 1.47 acres from Forest Agriculture (FA) to Residential (MSF14.5) located at 1216 Trotters Ridge Rd in Loris (Council Member/Commissioner: Causey/Ford)

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2022-12-004- Venture Engineering, agent for Marlowe Farms, LLC- Request to rezone 121.5 acres from Forest Agriculture (FA) to Multi Residential (MRD1) located at the intersection of Hwy 66 and Hewitt Rd in Loris (Council Member/Commissioner: Causey/Ford)

PC-2022-11* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 21300000013 from Rural to Rural Communities (Associated with rezoning 2022-12-004)

2022-12-005- Amber Ayers, agent for Ashwood Holdings, LLC- Request to rezone 2.75 acres from Residential (SF40) to Residential (MSF 40) located on Ellwood Rd in Galivants Ferry (Council Member/Commissioner: Allen/Brown)

2022-12-006- Wayne Zimmerman, agent for Sinh Tran- Request to rezone 1.35 acres from Residential (MSF20) to General Manufacturing and Industrial (MA2) located at 225 Sunlight Drive in Myrtle Beach (Council Member/Commissioner: Vaught/Owens)

2022-12-007- Benjamin Delamar, agent for Mykayla Melton- Request to rezone 1.18 acres from Residential (SF40) to Residential (SF14.5) located at 1108 Highway 90 in Conway (Council Member/Commissioner: Hardee/Prince)

2022-12-008- DDC Engineers, agent for Blackwater, LLC- Request to rezone 9.48 acres from Highway Commercial (HC) to Mobile Home Park (MHP) located West of Hwy 501 and South of White Deer Rd in Conway (Council Member/Commissioner: Allen/Brown)

2022-12-009- James Fowler & Edwin Salley- Request to rezone 10.6 acres from Residential (SF10) to Agricultural Ranchettes (AG6) located at the corner of Adrian Hwy and Sabrina Ln in Conway (Council Member/Commissioner: Allen/Brown)

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PC-2022-13* A resolution to amend the Future Land Use Map of Imagine 2040 Comprehensive Plan for PIN 35200000005 and 35202020015 from Scenic & Conservation to Suburban. (Associated with rezoning 2022-12-010)

AN ORDINANCE TO AMEND APPENDIX B, OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO TREE PRESERVATION STANDARDS.

AN ORDINANCE TO AMEND APPENDIX B, OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO PARKING & MANEUVERING ROOM.

Title VI Notice

Horry County Government does not discriminate on the basis of race, color, national origin or sex, under Title VI of the Civil Rights Act. Persons who believe their access to services or programs is limited in violation of Title VI may contact the Title VI Coordinator at 843-915-7354.

Es la poliza de Gobierno de Condado de Horry de asegurar que ninguna persona sea excluida de participacion o sea negado los beneficios, o sea desicriminado bajo cualquiera de sus programas y actividades financiado con fondos federales sobre la base de raza, color, origen nacional o sexo, como proveido por el Titulo VI. Las personas que creen que su acceso a los servicios o programas es limitado en violacion del Titulo VI puede ponerse en contacto con los Coordinadores de Titulo VI, al 843-915-7354.

Americans with Disabilities Act (ADA) Information

The meeting site is accessible to persons with disabilities. Accommodations for persons with disabilities may be arranged with advance notice by calling the Title VI Coordinator at 843-915-7354.

Informacion sobre el Acta (ADA) para estadounidenses con discapacidades

El lugar de la reunion es accessible para las personas con discapacidades. Se puede hacer arreglos de acomodacion reasonable para las personas con discapacidades, con aviso anticipado, llamando con los Coordinadores de Titulo VI, al 843-915-7354.

Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property. For a complete list of uses by district, please review the complete Horry County Zoning Ordinance.)

AG1	Agriculture	Businesses for the raising, care and harvesting of trees, plants, animals and crops
AG2	Commercial Agriculture	Farm related businesses characterized as agriculture-commercial in nature
AG3	Agricultural Community Services	Intended for businesses that meet the needs of the rural community
AG4	Agricultural Estate	Residential development of five acres or greater with non-commercial farming activities, horses and limited farm animals
AG5	Agricultural Manufactured Estate	Residential development of five acres or greater including manufactured, modular and mobile homes with non-commercial farming activities, horses & limited farm animals
AG6	Agricultural Ranchettes	Residential on two acres or greater with non-commercial farming activities & horses
AG7	Manufactured Agricultural Ranchettes	Residential development of two acres or greater including manufactured, modular and mobile homes with non-commercial farming activities
LFA	Limited Forest Agriculture	Agriculture, low-density residential, forestry uses as well as limited commercial (agriculturally related), social, cultural, recreational, and religious uses
FA	Forest Agriculture	Agriculture, forestry, low-density residential, limited commercial (maximum size of 4,500 sq.ft.), social, cultural, recreational, and religious uses
CFA	Commercial Forest Agriculture	Agriculture, forestry, low-density residential, commercial, social cultural, recreational and religious uses
CP	Conservation/Preservation	Preserves environmentally sensitive or scenic lands
BO1	Boating/Marine Commercial	Businesses reliant on the ocean, rivers and streams
RE	Rural Estates	Rural family farms with minimum 1-acre lots excluding mobile home and including livestock and limited commercial
SF40	Residential, no mobile homes allowed	Minimum lot size - 40,000 sq. ft.
SF20	Residential, no mobile homes allowed	Minimum lot size - 20,000 sq. ft.
SF14.5	Residential, no mobile homes allowed	Minimum lot size - 14,500 sq. ft.
SF10	Residential, no mobile homes allowed	Minimum lot size - 10,000 sq. ft.
SF8.5	Residential, no mobile homes allowed	Minimum lot size - 8,500 sq. ft.
SF7	Residential, no mobile homes allowed	Minimum lot size - 7,000 sq. ft.
SF6	Residential, no mobile homes allowed	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MSF40	Residential, including mobile homes	Minimum lot size - 40,000 sq. ft.
MSF20	Residential, including mobile homes	Minimum lot size - 20,000 sq. ft.
MSF14.5	Residential, including mobile homes	Minimum lot size - 14,500 sq. ft.
MSF10	Residential, including mobile homes	Minimum lot size - 10,000 sq. ft.
MSF8.5	Residential, including mobile homes	Minimum lot size - 8,500 sq. ft.
MSF7	Residential, including mobile homes	Minimum lot size - 7,000 sq. ft.
MSF6	Residential, including mobile homes	Minimum lot size - 6,000 sq. ft.(SF) or 8,000 sq. ft. (duplex)
MHP	Mobile Home Park	Mobile home developments in which lots are leased
MRD 1	Multi-Residential One	Allows for mixed residential development in the <i>rural communities</i> areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the <i>suburban</i> areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the <i>community activity center and mixed use</i> areas as identified on the future land use map
GR	General Residential	High density development including apartments and condominiums
GRn	General Residential "n"	One, two, multi-family, apartment and condominiums at a specified density per acre. No mobile homes are allowed.

RR	Resort Residential	Hotels, motels and resort condominiums
RC	Resort Commercial	Hotels, motels, condominiums, and marinas
RH	Resort Housing	Medium to high-density housing for transient population
AC	Amusement Commercial	Businesses providing entertainment as its primary activity
AM1	Indoor Amusement Commercial	Amusement related uses within buildings or facilities
AM2	Outdoor Amusement Commercial	Amusement related uses generally located outside buildings or facilities
NC	Neighborhood Commercial	Businesses intended to serve the surrounding neighborhood
CC	Community Commercial	Pedestrian-oriented commercial centers
HC	Highway Commercial	Automobile-oriented commercial development
CR	Commercial Recreation	Allows uses focused on commercially operated recreational activities
EIO	Education, Institution, Office	Allows uses focused on providing services that meet the education, medical, personal, professional, religious, and social needs of the community
RCS	Retail Consumer Services	Allows uses focused on commercially operated recreational activities public consumes, purchases or participates in as part of their day-to-day activities
TRS	Transportation Related Services	Allows uses that are auto reliant or focused on providing services for autos, public or private transportation facilities, services and communication facilities
RE1	Neighborhood Retail Services	Retail business or services with limited impacts intended to serve immediate neighborhood
RE2	Community Retail Services	Retail Business uses near communities or along transportation corridors
RE3	Convenience & Auto-related Services	Retail and service uses located adjacent to arterials or collector streets
RE4	Retail w/ Accessory Outdoor Storage	Retail or services businesses requiring outdoor storage areas
PA1	Passenger & Product Transportation	Intended for businesses that move people or goods within Horry County or to other destinations
OPI	Office/Professional/Institutional	Office developments, hospitals, and nursing homes
PR1	Office-Professional	Office or institutional uses
PR2	Campus Institution, Office & Research	Research, institutional & light industrial uses that are developed in "park" settings
ME1	Inpatient Medical Services	Inpatient and outpatient medical services (doctor's office, clinics etc.)
ME2	Outpatient Medical Services	Intense outpatient medical services (drug treatment centers, counseling facilities etc.)
LI	Limited Industrial	Industries not considered objectionable in terms of smoke noise, etc.
HI	Heavy Industrial	Large scale manufacturing, processing, and assembling operations
MA1	Limited Manufacturing and Industrial	Industries that do not pose potential environmental or safety hazards
MA2	General Manufacturing and Industrial	Industrial and manufacturing uses that may require outdoor storage
MA3	Heavy/Intense Manufacturing and Industrial	Intense manufacturing and industrial uses not appropriate in proximity to commercial or residential uses
PDD	Planned Development District	Allows for mixture of residential, commercial, office, industrial uses on a single site provided a written narrative and conceptual plan are submitted (PDD replaces the PUD district)
DP	Destination Park	Recreational sites for travel trailers and campers

HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

2022-23 Forecasted 45-Day Modified Average Daily Membership*

	School	Facility Type	Functional Capacity	2021-22 45-Day Modified ADM*	2021-22 Utilization	2022-23 45-Day ADM Forecast *	2022-23 Utilization
AYNOR	Aynor Elementary School	CD-5	714	837	117%	819	115%
	Midland Elementary School	CD-5	735	565	77%	576	78%
	Aynor Middle School	6-8	707	750	106%	758	107%
	Aynor High School	9-12	1,059	797	75%	783	74%
CAROLINA FOREST	Carolina Forest Elementary School	CD-5	971	1,171	121%	1,203	124%
	Ocean Bay Elementary School	CD-5	783	1,013	129%	1,070	137%
	River Oaks Elementary School	CD-5	870	1,169	134%	1,231	141%
	Palmetto Bays Elementary School	CD-5	685	591	86%	584	85%
	Waccamaw Elementary School	CD-5	863	979	113%	1,013	117%
	Black Water Middle School	6-8	859	749	87%	765	89%
	Ocean Bay Middle School	6-8	1,010	715	71%	733	73%
	Ten Oaks Middle School	6-8	1,212	1,159	96%	1,140	95%
Carolina Forest High School	9-12	2,388	2,694	113%	2,802	117%	
CONWAY	Conway Elementary School	CD-5	661	582	88%	577	87%
	Homewood Elementary School	CD-5	639	669	105%	675	106%
	Kingston Elementary School	CD-5	639	419	66%	412	64%
	Pee Dee Elementary School	CD-5	827	808	98%	819	99%
	South Conway Elementary School	CD-5	661	604	91%	597	90%
	Conway Middle School	6-8	657	544	83%	549	84%
	Whittemore Park Middle School	6-8	884	855	97%	836	95%
Conway High School	9-12	2,095	1,514	72%	1,438	69%	
GREEN SEA	Green Sea Floyds Elementary School	CD-5	681	580	85%	569	84%
	Green Sea Floyds High School (6-12)	9-12	819	641	78%	617	75%
LORIS	Daisy Elementary School	CD-5	682	580	85%	563	83%
	Loris Elementary School	CD-5	874	776	89%	792	91%
	Loris Middle School	6-8	859	722	84%	704	82%
	Loris High School	9-12	1,059	753	71%	772	73%
MYRTLE BEACH	Myrtle Beach Early Childhood School	CD-1	594	506	85%	514	86%
	Myrtle Beach Primary School	2-3	710	677	95%	668	94%
	Myrtle Beach Elementary School	4-5	1,101	1,044	95%	1,045	95%
	Myrtle Beach Middle School	6-8	1,212	1,168	96%	1,156	95%
	Myrtle Beach High School	9-12	1,329	1,481	111%	1,519	114%
N. MYRTLE BEACH	Ocean Drive Elementary School	CD-5	840	795	95%	795	95%
	Riverside Elementary School	CD-5	664	649	98%	661	100%
	Waterway Elementary School	CD-5	823	753	91%	784	95%
	North Myrtle Beach Middle School	6-8	1,212	1,229	101%	1,191	98%
	North Myrtle Beach High School	9-12	1,464	1,448	99%	1,420	97%
SOCASTEE	Forestbrook Elementary School	CD-5	1,030	873	85%	873	85%
	Lakewood Elementary School	CD-5	1,006	902	90%	850	84%
	Socastee Elementary School	CD-5	849	786	93%	803	95%
	Forestbrook Middle School	6-8	1,086	829	76%	829	76%
	Socastee Middle School	6-8	909	557	61%	526	58%
	Socastee High School	9-12	1,644	1,615	98%	1,618	98%
ST JAMES	Burgess Elementary School	CD-4	714	636	89%	638	89%
	Seaside Elementary School	CD-4	661	493	75%	474	72%
	St. James Elementary School	CD-4	774	819	106%	829	107%
	St. James Intermediate School	5-6	1,092	825	76%	842	77%
	St. James Middle School	7-8	985	939	95%	902	92%
	St. James High School	9-12	1,577	1,730	110%	1,775	113%

Functional Capacity: Functional Capacity is the result of comparing the actual use of a space in a facility against the original design intent of the facility. Functional Capacity better reflects the actual space constraints a school may be experiencing and helps in planning for individual facility needs, such as additional support spaces. This number can fluctuate annually depending on how a facility is programmed and when various support programs change.

***Modified ADM:** This calculation focuses on students physically on-campus. The number does NOT include students attending various academic programs such as Scholars Academy, Early College, Academy for Arts, Science & Technology, Academy for Technology & Academics, Horry Education Center, or the Therapeutic Learning Center.

NOTE: High School capacity is calculated using the Functional Capacity of the facility, based on the use of rooms and current pupil/teacher ratios. However, that capacity is then adjusted for an Efficiency Factor - an assumption about practical efficiency; intended to balance efficiency and effectiveness by representing the planning period each teacher receives as well as the assumption that the facility will utilize some "floating" teachers. It is typically represented as a percentage. The efficiency factor was developed by a 2012 committee of citizens, staff, and members of the board of education. It is currently set at 85% per the HCS Educational Specifications approved by the Board of Education on October 21, 2013.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

Horry County Planning Commission
Planning Commission Workshop
Wednesday, November 23, 2022

The Horry County Planning Commission met virtually on Wednesday, November 23, 2022 at 3:00 PM. The following commission members were present: Joey Ray, Lance Thompson, Hunter Platt, Pam Dawson, Chuck Rhome, Jeffrey Solan, and Chris Hennigan. Staff present included David Jordan, Andy Markunas, Thom Roth, Kaitlin Todd, Tom Dobrydney, Charles Suggs, Grayson Strickland, Pam Thompkins, Jeremy Gile, Ashley Webb, and Nancy Tindall. Commission members not present: Burnett Owens, Bunky Ford, Jody Prince and Charlie Brown. Others present: NONE

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

Call to Order – Chairman Hunter Platt called the meeting to order at 3:00 PM. There was a quorum present.

Rezoning Requests

2022-11-001 – Silvester Avant Jr., agent for Robert Ann Corbitt et al – Request to rezone 1.7 acres from Residential (SF20) to General Manufacturing & Industrial (MA2) located at 3723 Faulk Circle in Conway (Council Member – Bellamy)

David Jordan gave an overview and stated the request was to allow auto repair, salvage yard, and towing. He discussed the current zoning map showed the majority of the surrounding parcels as SF20, and staff had received many complaints about vehicles in the right of way. Mr. Avant was available to address questions and concerns.

2022-11-002 – Harry L. Wilson Jr. – Request to rezone 0.47 acre from Residential (SF10) to Residential (MSF10) located on Handy Dr off Tallwood Rd in Little River (Council Member – Causey)

David Jordan gave an overview. Mr. Wilson stated he wanted to place a manufactured home there.

2022-11-003 – Robert S. Guyton, agent for TDC 501 Group LLC et al – Request to rezone 20.07 acres (Portion) from Highway Commercial (HC) to Convenience & Auto-related Services (RE3) located on Hwy 501, Legends Dr and Las Palmas Dr in Myrtle Beach (Council Member – Vaught)

David Jordan gave an overview and explained the request for mixed-use is appropriate for the area according to the Future Land Use map. Mr. Guyton was available to address questions and concerns.

WITHDRAWN 2022-11-004 – Robert Huber, agent for 405 Pine LLC – Request to rezone 0.36 acre from Residential (MSF10) to Residential (SF6) located at the corner of Pine Ave & Wando St in Surfside Beach (Council Member – Servant) **This case was withdrawn by staff.**

2022-11-005 – Sarah Elizabeth Pringle – Request to rezone 1.6 acres from Residential (MSF20) to Residential (MSF14.5) located at 2287 & 2301 Zeek Dr in Loris (Council Member – Causey)

David Jordan gave an overview and stated this request was to allow subdivision of the two parcels creating four lots total for additional manufactured homes. Ms. Pringle stated that there was water and sewer already present, but sewer could not be connected due to no dwellings on the properties.

With no further business, a motion to adjourn was made and seconded. The motion carried unanimously.
Planning Commission Workshop
November 23, 2022

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY) **Horry County Planning Commission
Planning Commission Meeting
Thursday, December 1, 2022**

The Horry County Planning Commission met on Thursday, December 1, 2022 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC. The following commission members were present: Hunter Platt, Jeffrey Solan, Chuck Rhome, Lance Thompson, Pam Dawson, Chris Hennigan, Burnett Owens, Jody Prince, and Bunky Ford. Staff present included David Jordan, Andy Markunas, Thom Roth, Jeremy Gile, Nancy Tindall, Elise Crosby, and Kaitlin Todd. Commission members not present: Charles Brown and Joey Ray

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

CALL TO ORDER – Chairman Hunter Platt called the meeting to order at approximately 5:30 p.m. There was a quorum present. Chris Hennigan led the invocation and the Pledge of Allegiance.

PUBLIC INPUT – None

APPROVAL OF MINUTES

Planning Commission Workshop – October 27, 2022

Planning Commission Meeting – November 3, 2022

With no corrections or additions to the minutes, Lance Thompson made a motion to approve as presented and Chris Hennigan seconded. The motion to approve the minutes carried unanimously.

NEW BUSINESS –

None

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED

Longs Postal District (29568)

Heritage Park

Buckhorn Drive

Catkin Way

Leatherwood Drive

Myrtle Beach Postal District (29588)

Hunters Ridge Townhomes

Dargan Lane

Helmsman Lane

Ladson Drive

David Jordan gave an overview. Chris Hennigan made a motion to approve as presented and Bunky Ford seconded. The motion to approve carried unanimously.

DESIGN MODIFICATIONS

PIN 4170000007- Hidden Pines- To waive the access management standards of a Major Subdivision

Pam Dawson made a motion for deferment and Chris Hennigan seconded. The motion for deferment carried unanimously.

VESTED RIGHTS

PIN 4580000011- Optima Tower/Deerfield 8745- To grant an extension of vested rights for a period of 1 year (District 4)

David Jordan gave an overview. Chris Hennigan made a motion to approve and Pam Dawson seconded. The motion to approve carried unanimously.

REZONING REQUESTS

2022-11-001 – Silvester Avant Jr., agent for Robert Ann Corbitt et al – Request to rezone 1.7 acres from Residential (SF20) to General Manufacturing & Industrial (MA2) located at 3723 Faulk Circle in Conway (Council Member – Bellamy)

David Jordan gave an overview and explained that the applicant was requesting MA2 to allow auto repair, salvage yard, and towing. Silvester Avant Jr. was available to answer any questions and concerns. Eric Donovan spoke in opposition of this request. His concerns were vehicle parking, public safety, and community image. He explained that it was a residential community, not where a business should be located. Silvester Avant Sr. spoke in favor of this request. He explained where his property line was located and that he puts up signs to try and stop the parking issues. He explained that this business takes care of Silvester Avant Jr.'s family. Richard Bellamy spoke in opposition of the request. He explained the community has been uprooted since the perimeter road was put in and wants relief. Commissioner asked question of when the business evolved from mobile mechanic to auto repair shop. Silvester Avant Jr. came forward and explained that he has been doing this since 2007 and has been working to come into compliance. Chris Hennigan asked what could be done to satisfy both the community and Avant. Eric Donovan came forward and explained they have tried in the past to resolve their concerns and that he is against the rezoning request. Staff recommendation was disapproval. Chris Hennigan made a motion to approve and Pam Dawson seconded. The motion to approve failed unanimously.

2022-11-002 – Harry L. Wilson Jr. – Request to rezone 0.47 acre from Residential (SF10) to Residential (MSF10) located on Handy Dr off Tallwood Rd in Little River (Council Member – Causey)

David Jordan gave an overview and explained the applicant was requesting MSF10 to put a manufactured home on the property. Harry Wilson was available to answer any question and concerns. There was no public input. Staff recommendation was approval. Burnett Owens made a motion to approve and Bunky Ford seconded. The motion to approve carried unanimously.

2022-11-003 – Robert S. Guyton, agent for TDC 501 Group LLC et al – Request to rezone 20.07 acres (Portion) from Highway Commercial (HC) to Convenience & Auto-related Services (RE3) located on Hwy 501, Legends Dr and Las Palmas Dr in Myrtle Beach (Council Member – Vaught)

David Jordan gave an overview and explained the applicant was requesting RE3 for mixed use (Commercial and Multi-family). Robert Guyton was available to answer any questions and concerns. Robert explained that this is a down zone and that he has spoken with the upcoming council member on how to improve Legends Dr. Christine Lindsey spoke in opposition of the request. Her concern was the traffic along Legends Dr. She explained the amount of people that rely solely on Legends Dr to get to their home, golf course, restaurants, and other businesses. She explained the owner of the road has been negligent in doing any maintenance, besides repairing potholes. Robert Guyton explained that a Mixed-use Development has less traffic than a Highway Commercial Development. Commissioners discussed voters voted down the special tax district. Staff recommendation was approval. Burnett Owen made a

motion to approve and Bunky Ford seconded. The motion to approve carried 7:1 with Chuck Rhome voting no.

WITHDRAWN BY STAFF 2022-11-004 – Robert Huber, agent for 405 Pine, LLC- Request to rezone 0.36 acre from Residential (MSF10) to Residential (SF6) located at the corner of Pine Ave & Wando St in Surfside Beach (Council Member- Servant)

2022-11-005 – Sarah Elizabeth Pringle – Request to rezone 1.6 acres from Residential (MSF20) to Residential (MSF14.5) located at 2287 & 2301 Zeek Dr in Loris (Council Member – Causey)

David Jordan gave an overview and explained the applicant was requesting MSF14.5 to allow her to place manufactured homes on each subdivided lot. Sarah Pringle was available to answer any questions and concerns. Bunky Ford questioned the width of the lots due to needing 70' on each lot for setbacks. Bernard Sibilly spoke in opposition of the request. His concern was that she is trying to place a mobile home park there causing decrease in property value. Valerie Horny spoke in opposition to the request. Her concerns were the image of the community and the density. Teresa McCullough Anderson spoke in opposition of the request. Her concern was fire safety. Sarah Pringle explained that the homes would be for her children, not for a mobile home park. Staff recommendation was approval. Bunky Ford made a motion to approve and Lance Thompson seconded. The motion to approve carried unanimously.

With no further business, a motion to adjourn was made and seconded. The motion carried unanimously, and the meeting was adjourned at 6:28 p.m.

**STREET NAMES FOR PC MEETING
January 5, 2023**

**New Development Street Names – No
Public Hearing Required**

Loris Postal District (29569)

Harper Meadows

Glade Court

Pampa Drive

Veld Way

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	December 20, 2022	District # 8
From:	Planning and Zoning	
Division:	Infrastructure and Regulation	
Prepared By:	Thomas Dobrydney, Principal Planner	
Cleared By:	Charles Suggs, Deputy Director	
Regarding:	Design Modification for PIN: 417-00-00-0007 (Lennar Carolinas LLC – Hidden Pines Ph 2)	

ISSUE:

Should the Planning Commission waive the Access Management standards for a major residential development?

PROPOSED ACTION:

The applicant proposes only one point of external access for a multi-phased major residential development where the cumulative number of lots exceed 100 units.

RECOMMENDATION:

Staff recommends approval with the following conditions: (1) the Applicant provide proof of legal access from the end of Hidden Pines Ph 2, through Sago Plantation Ph 4, through the existing road network of Sago Plantation, and terminating at the Public R/W of Las Palmas; (2) the 22' temporary gravel access drive is constructed and inspected by County Engineering with the Hidden Pines Ph 2 infrastructure; and (3) a 2nd paved access (either along the route of the temporary gravel access or per plans for Sago Plantation Ph 4) for Hidden Pines is constructed prior to the platting of Hidden Pines Ph 3.

This recommendation is based on the following: (1) existing topographic and environmental constraints (wetlands and flood boundaries), (2) the parent tract's limited frontage on non-restricted highways, and (3) the different road ownerships between the two projects (Hidden Pines and Sago Plantation).

BACKGROUND:

2020 February – Sago Plantation Ph 4 received construction plan approval.
2021 April – Hidden Pines MRD Ordinance (Ord. 29-2021) was approved
2022 January – Sago Plantation Ph 4 Vested Rights were extended to 03/02/2023 (1st request)
2022 March – Hidden Pines Ph 1 Construction Plans approved (80 lots & Las Palmas R/W extension)
2022 May – Las Palmas Drive extension & Azalea Bloom Ave platted (PB 305 pg. 22)
2022 Sept. – Hidden Pines Ph 2 & 3 Prelim. Plat & Prelim. Construction Plans submitted for review.
2022 Sept. – Hidden Pines Ph 1 plat recorded (80 lots on one point of access) (PB 307 pg. 154)
2022 December – The Applicant requested a deferral for their Design Modification application.

ANALYSIS:

Art. 4, Sec. 2-1.1 A “External Land Development Access Requirements” states that “*Developments containing more than 100 lots / units shall accessed by no fewer than two paved points of ingress and egress.*”

Hidden Pines Ph 1 contains 80 single-family lots. Hidden Pines Ph 2 is proposed to contain 95 single-family lots. The cumulative total would be 175 single-family lots between the two phases. The last phase (Phase 3) is proposed to contain an additional 77 lots. This would put the total number of lots within Hidden Pines at 252 lots (based on the most recent plans).

Hidden Pines Ph 1 included a single external point of access (Azalea Bloom Ave intersecting with Las Palmas Drive). The MRD Conceptual Plan for Hidden Pines includes a 2nd point of external access by connecting to Phase 4 of Sago Plantation. The Conceptual Plan also showed Las Palmas Drive connecting to the road network of Sago Plantation.

At the time of this Design Modification request, Phase 4 of Sago Plantation has yet to be built and platted. The Applicant's request to pursue approval of Hidden Pines Ph 2 without this 2nd point of external access is the equivalent to jumping a phase within a Master Planned / multi-phased developed. When two multi-phased developments abut one another and have connectivity between them, staff can look at the connection between the two as an internal access point.

An internal access would need to comply with the following (Art 4, Sec. 2-1.1-B-3): "Major developments containing more than 100 lot / units shall provide a min. of two (2) paved points of access to every lot / unit within the development from a platted public / private right-of-way." The LDR goes on to state that "*if topographic constraints exist on the property, the Planning Commission may authorize the developer to utilize one of the following options to ensure that adequate access to each lot / unit is provided*": (A) *Installation of temporary emergency access easement* or (B) *Enlargement of the roadway providing access to the portion of the development where more than 100 lots / units are located.*

Of those two options, the LDR leans to the use of an emergency access easement. Art. 4, Sec. 2-1.1-B-3-A provides the following additional guidance and specifics:

- (1) The development in which the easement is to be utilized is multi-phased and the location of the easement will provide connection to another paved roadway through undeveloped property that is part of the overall development.*
- (2) The easement is shown as part of the development plans for the phase in which the two access points to every lot is required.*
- (3) The easement is platted as part of the final plat for the development phase across the remaining undeveloped property within the overall development. A Financial Guarantee shall be posted for any uninstalled portion of the easement.*
- (4) The easement shall be improved with a min. of 6" of SABC [stone] or other Engineering Department approved base material capable of supporting emergency vehicles.*
- (5) The easement shall be inspected as part of the development phase's infrastructure installation.*
- (6) No additional phases of development will be approved for recording until such easement is installed and functional unless the additional phase proposed to upgrade the easement from a non-paved roadway to a paved roadway.*

The existing road network within Hidden Pines is Public. The existing road network within Sago Plantation is Private. The prelim. plans & plat for Sago Plantation Ph 4 indicated that the road network would continue to be Private.

The Applicant is proposing to construct "a 22' [wide] temporary gravel access" as part of their Design Modification application. This drive is shown from the northern end of Hidden Pines Ph 2, cutting through approved single-family lots of Sago Plantation Ph 4, continuing through Sago Plantation Ph 5 (which has yet to be submitted for review and approval), and connecting to the existing road network of

Sago Plantation. The Applicant states the temporary access drive would be abandoned once Sago Plantation Ph 4 was constructed.

The Applicant's route does not follow a road network shown on approved construction plans or shown on an approved Master Plan.

Because of the conflicting road ownerships between these two projects and because the Applicant for Hidden Pines is different from the Applicant for Sago Plantation, staff feels the emergency access easement should be upgraded to a Private Access Easement. A platted Private Access Easement would allow the Applicant to pursue a paved roadway from the end of Phase 2, through Sago Plantation, to the beginning of the Publicly maintained portion of Las Palmas. Such easement would prevent owners of the Private road network within Sago Plantation from installing barriers and gates to restrict usage of the connection by the residents of Hidden Pines.

Article 1 Section 8 [Design Modifications] states "The Planning Commission may grant, upon written request, design modifications to [the Land Development Regulations] if the strict application of the requirements would create an unnecessary hardship in the development of the land... In reviewing design modifications, the Planning Commission will consider the public interest and endeavor to preserve the general intent and spirit of these regulations... Before granting a design modification the Commission shall state, for the record, that all of the following conditions are satisfied..."

1. The design modification is justified because of topographical or other special conditions unique to the property.
2. The design modification will not compromise the intent or purpose of the regulations. If the design modification is granted, the proposed development must show mitigation improvements to ensure the intent of the regulations is maintained."

The site contains topographic constraints. The site contains wetlands, 100-yr floodplain, and floodway on the west and south sides of the parent tract. These constraints significantly restrict the use of those portions of the parent tract.

The site has a special condition unique to the property in that the parent tract has frontage on two limit access roadways (Hwy 501 and Hwy 31). The project cannot utilize either of these roads for their external access points.

In conclusion, these constraints and special conditions unique to the site limit where a 2nd point of paved access could be obtained.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	December 12, 2022	District # 9
From:	Planning and Zoning	
Division:	Infrastructure and Regulation	
Prepared By:	Matt Breeden, Plan Reviewer	
Cleared By:	Thomas Dobrydney, Principal Planner	
Regarding:	Design Modification for PIN: 177-00-00-0011 – Venture Engineering (Princefield Subdivision)	

ISSUE:

Should the Planning Commission waive the Internal Land Development Access Requirements?

PROPOSED ACTION:

The applicant proposes to develop a major residential subdivision containing 80 single-family detached lots, with 18 of those lots accessed from a higher order street (outside the development).

RECOMMENDATION:

Staff recommends approval but only for the three (3) lots that are between the wetland and Hwy 66 (Lots 10-12).

This recommendation is based on the following: (1) the location of the existing wetlands.

Note: Based on the Applicant’s design, a variance from the Zoning Board of Appeals will be required for relief from landscaping, specifically the streetscape buffer.

BACKGROUND:

- 2022 April – Master Plan for Phase 1 & 2 submitted for review.
- 2022 April – The Preliminary Plan for Phase 1
- 2022 November – Design Modification Applicant was received.

ANALYSIS:

The project (Princefield Subdivision) consists of two (2) phases and a total of 80 single-family lots. Phase 1 consists of 46 lots and includes a 50’ wide R/W connection to Hwy 66. Phase 2 consists of 34 lots and includes a 50’ wide R/W connection to Hwy 747. The parent tracts equal around 31.72 acres in size and includes ~5.25 acres of wetlands. The internal road network is proposed to be a Private right-of-way. The property is zoned MSF 10, single-family lots with a min. lot size of 10,000 sq. ft..

Article 4 Section 3-2.G states “*All lots within land developments shall front to lower order streets unless the street is classified as an alley. Lots in residential developments that abut arterial or collector streets shall be designed to access from a frontage road or interior residential street.*”

Ten (10) of the 46 lots within Phase 1 are designed with frontage on a higher order street (Hwy 66) as compared to an internal road of the major residential subdivision. Those ten (10) lots are Lots 1-6 and Lot 9-12. Lots 7 & 8 are considered corner lots and would access to the internal residential street (Snarkel Way). This leaves eight (8) lots with sole access to a higher order street.

Six (6) of the 34 lots within Phase 2 are design with frontage on a higher order street (Hwy 66) as compared to an internal road of the major residential subdivision. Those six (6) lots are Lots 13-18. Lot 18 would be considered a corner lot and would access to the internal residential street (Ginger Drive). This leaves five (5) lots with sole access to a higher order street.

A total of thirteen (13) lots are shown with sole access to a higher order street.

Article 1 Section 8 [Design Modifications] states “The Planning Commission may grant, upon written request, design modifications to [the Land Development Regulations] if the strict application of the requirements would create an unnecessary hardship in the development of the land... In reviewing design modifications, the Planning Commission will consider the public interest and endeavor to preserve the general intent and spirit of these regulations... Before granting a design modification the Commission shall state, for the record, that all of the following conditions are satisfied...

1. The design modification is justified because of topographical or other special conditions unique to the property.
2. The design modification will not compromise the intent or purpose of the regulations. If the design modification is granted, the proposed development must show mitigation improvements to ensure the intent of the regulations is maintained.”

The site contains topographic constraints ~5.25 acres. The wetlands are located along the north property line, minus a ~200 lf. length of up-land. The wetlands are shown to be platted within Open Space. Lots 10-12 are located on an up-land piece of real property between the wetland and Hwy 66. The remaining ten (10) lots in question are no restricted by the location of the existing wetland.

The site does not contain any special conditions that are unique to the property.

In conclusion, the topographic constraints on the site (~5.25 acres of wetland) limit access and design options to a small portion of the site (the north-east corner).



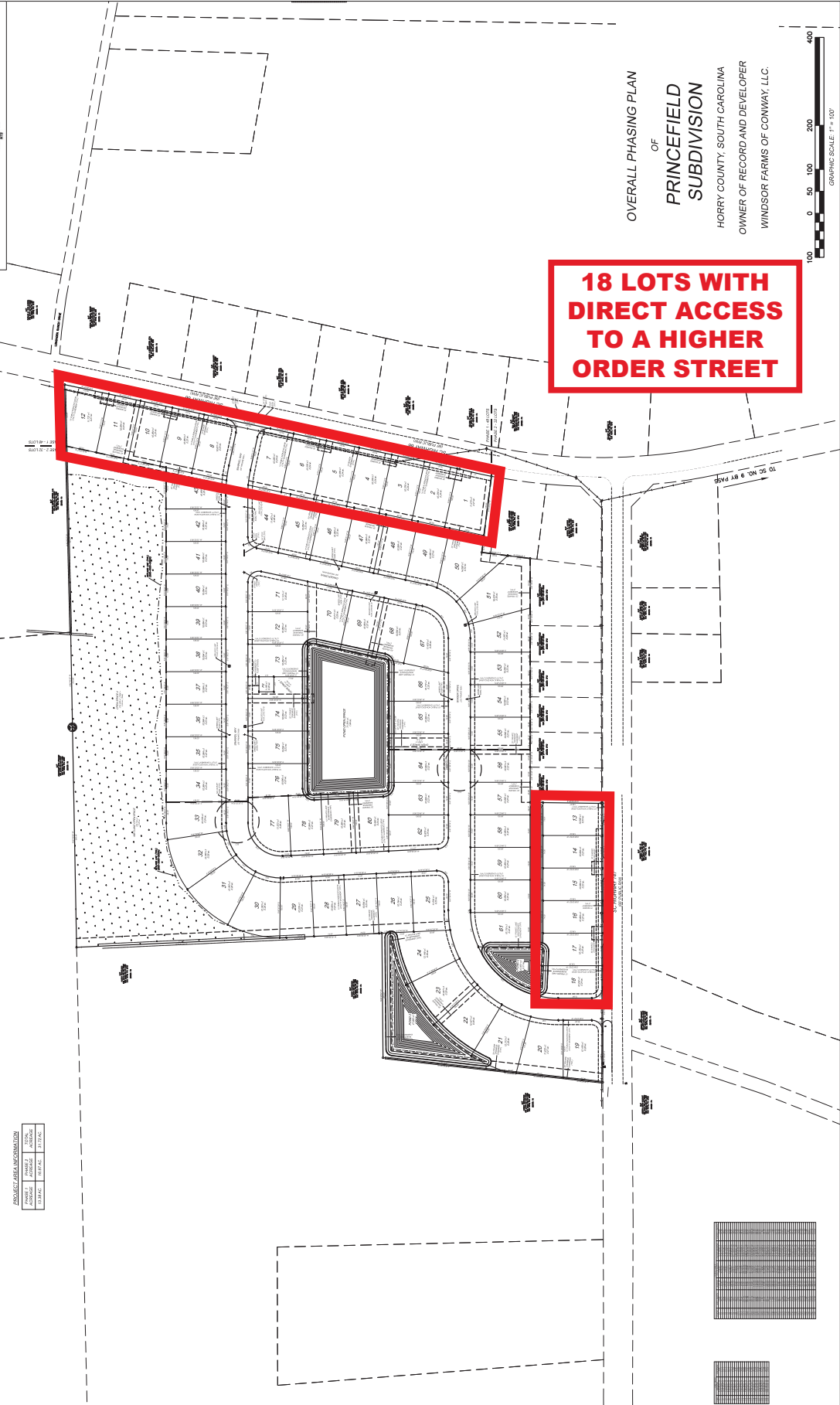
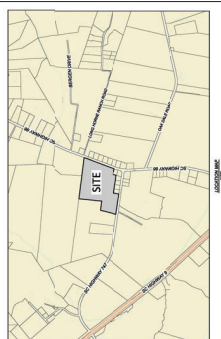
VENTURE ENGINEERING
 ENGINEERS
 1111 W. 10TH ST. SUITE 200
 CONWAY, SC 29524
 PHONE: 803.326.2200
 FAX: 803.326.2201
 EMAIL: info@ventureeng.com

NO. DATE DESCRIPTION
 REVISIONS

SHEET No. 3

DATE: 02/25/22
 DRAWN BY: TJG
 CHECKED BY: SSP
 PREPARED FOR: PRINCEFIELD, LLC.
 LOCATION: PRINCEFIELD SUBDIVISION

OV-1



**18 LOTS WITH
 DIRECT ACCESS
 TO A HIGHER
 ORDER STREET**

OVERALL PHASING PLAN
 OF
**PRINCEFIELD
 SUBDIVISION**
 Horry County, South Carolina
 OWNER OF RECORD AND DEVELOPER
 WINDSOR FARMS OF CONWAY, LLC.

PHASE I INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	02/25/22	PREPARED FOR	SSP	02/25/22	PREPARED FOR	SSP

PHASE II INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
2	02/25/22	REVISIONS	TJG	02/25/22	REVISIONS	TJG

PHASE III INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
3	02/25/22	REVISIONS	TJG	02/25/22	REVISIONS	TJG

PHASE IV INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
4	02/25/22	REVISIONS	TJG	02/25/22	REVISIONS	TJG

PHASE V INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
5	02/25/22	REVISIONS	TJG	02/25/22	REVISIONS	TJG

PHASE VI INFORMATION

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
6	02/25/22	REVISIONS	TJG	02/25/22	REVISIONS	TJG

PHASE VII INFORMATION

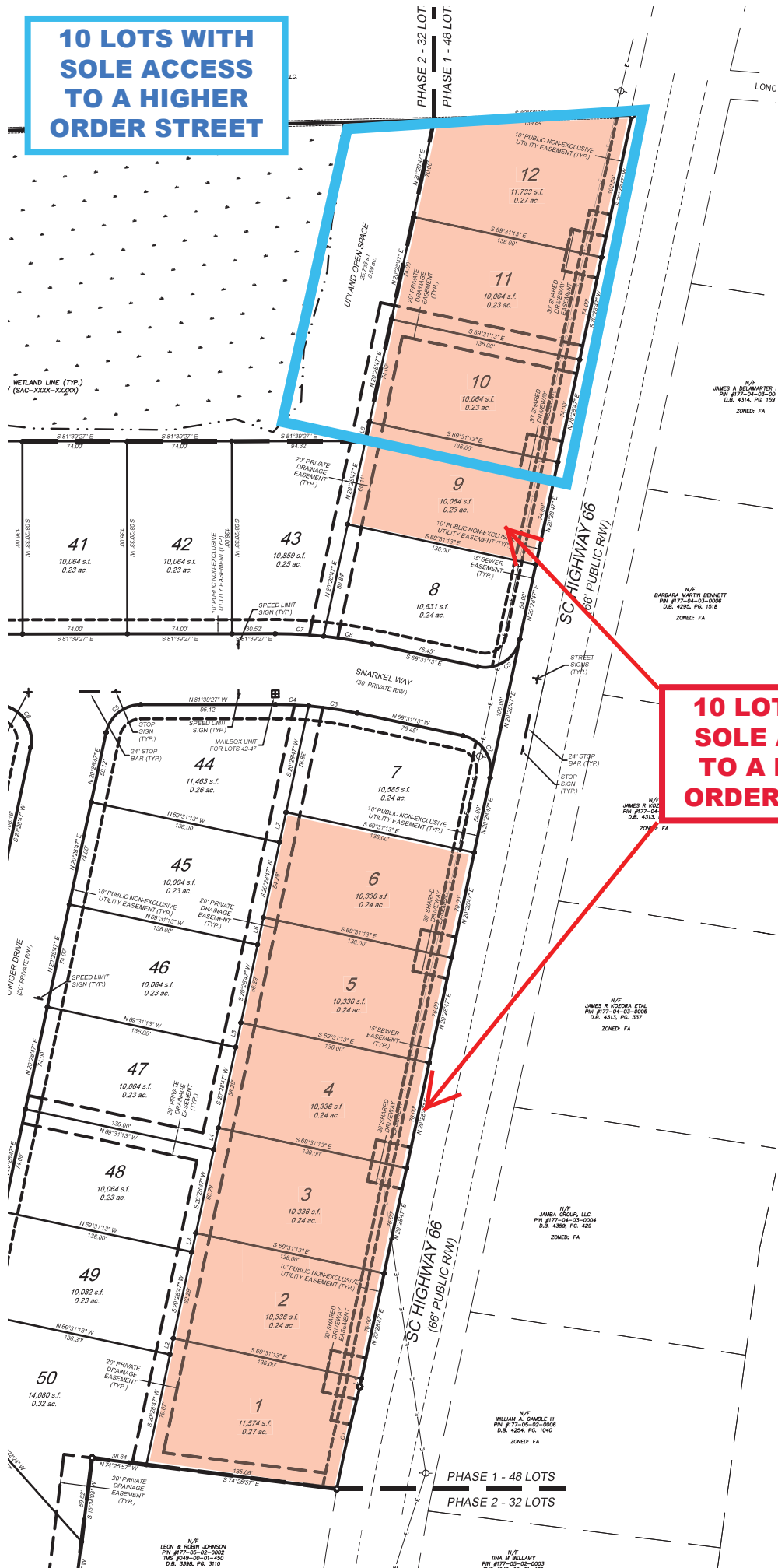
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PHASE VIII INFORMATION

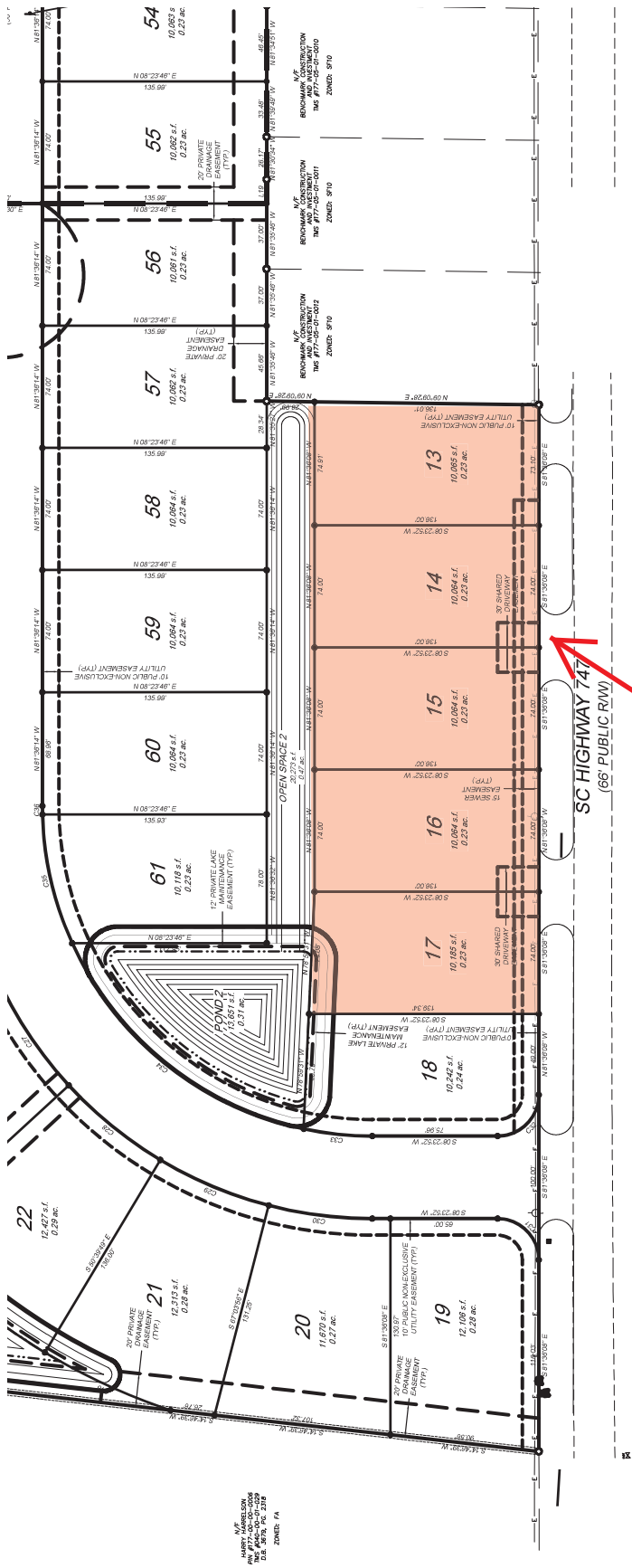
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
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**10 LOTS WITH
SOLE ACCESS
TO A HIGHER
ORDER STREET**



**10 LOTS WITH
SOLE ACCESS
TO A HIGHER
ORDER STREET**



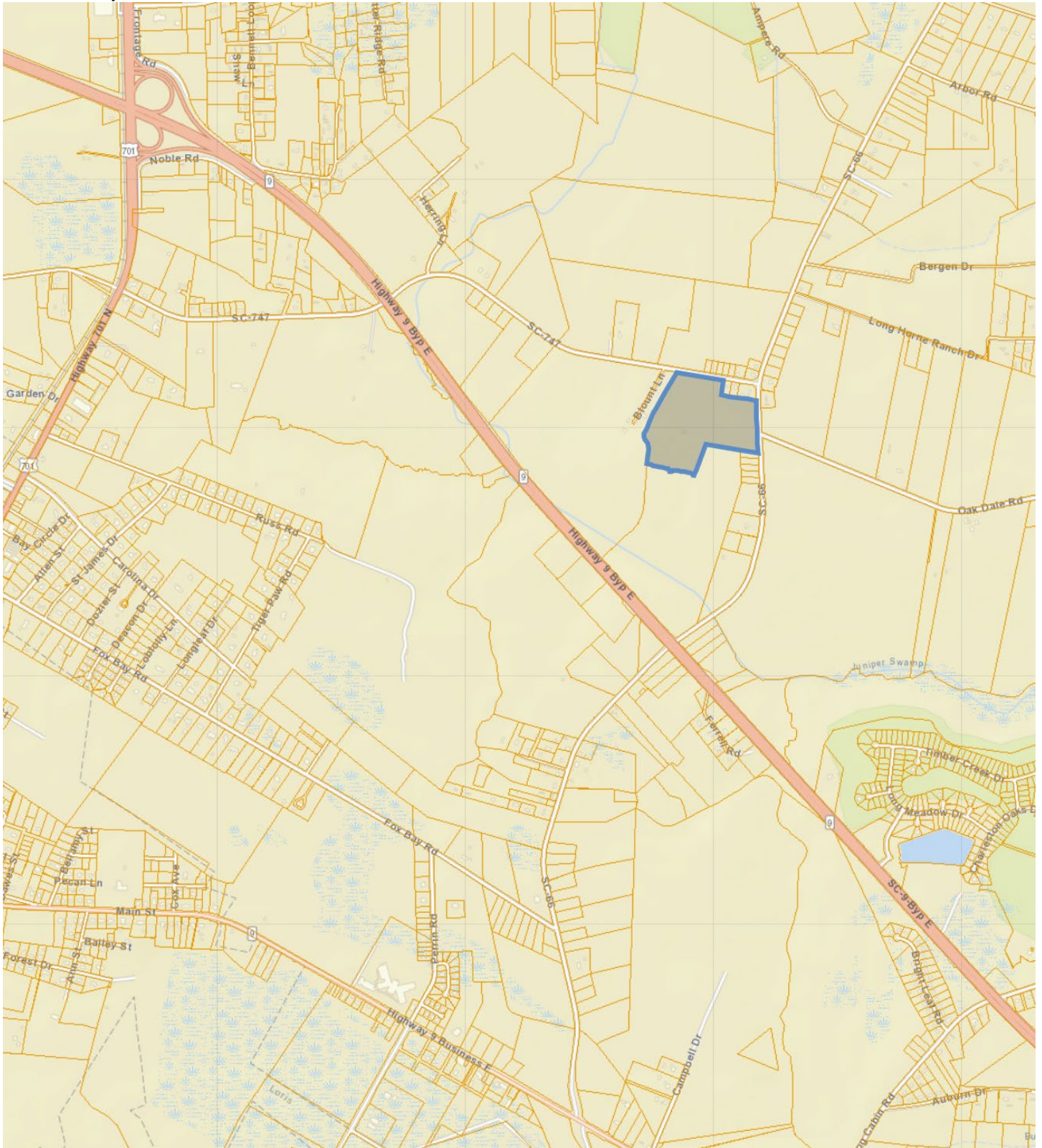
**5 LOTS WITH
SOLE ACCESS
TO A HIGHER
ORDER STREET**

M.F.
PROPERTY CONSTRUCTION
INC. #17-05-01-001
ZONED: S10

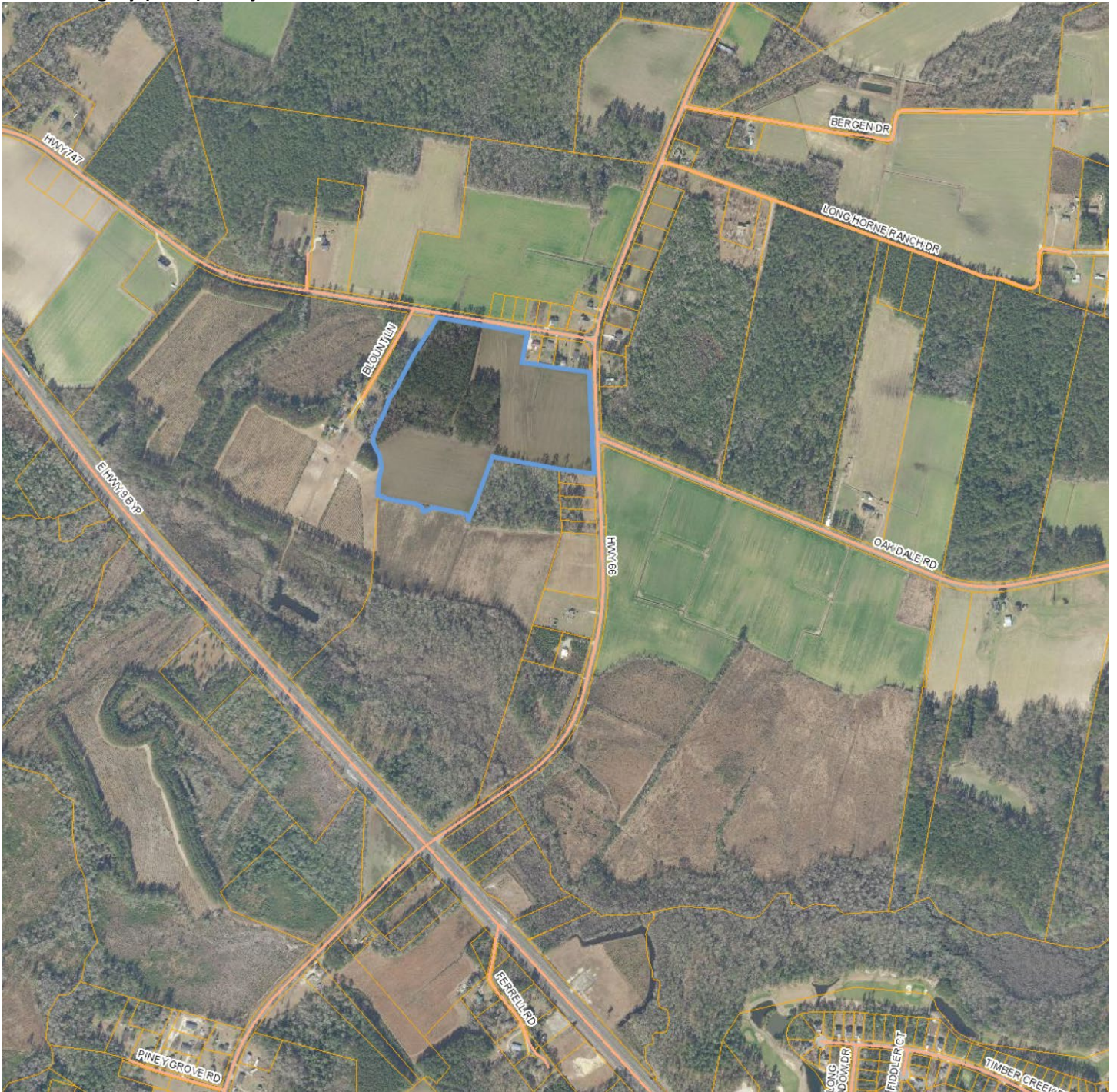
M.F.
PROPERTY CONSTRUCTION
INC. #17-05-01-001
ZONED: S10

M.F.
PROPERTY CONSTRUCTION
INC. #17-05-01-001
ZONED: S10

Location Map:



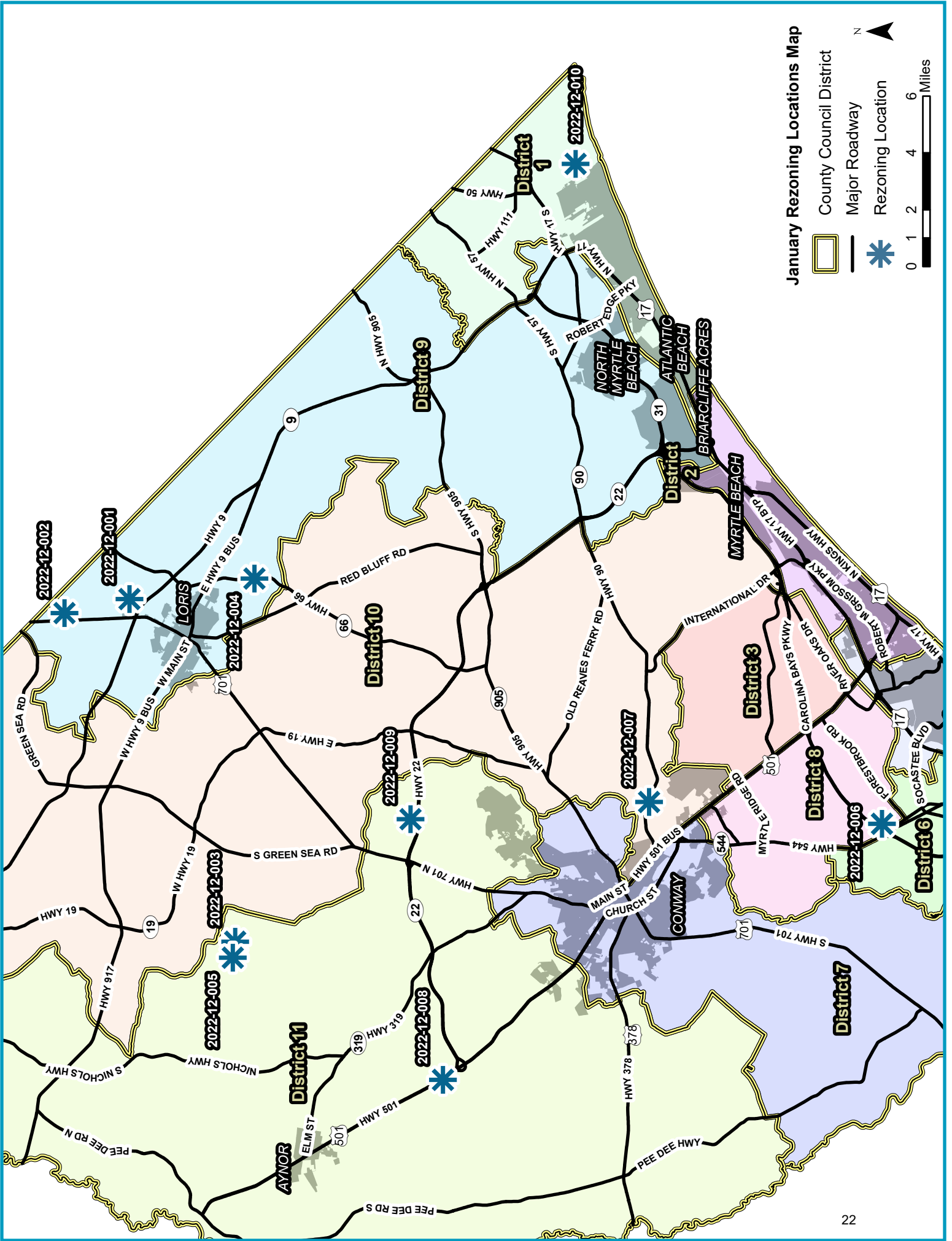
Aerial Imagery (2020): Project Site



January Rezoning Locations Map

County Council District
 Major Roadway
✱ Rezoning Location

N
 0 1 2 4 6 Miles



HORRY COUNTY REZONING REVIEW SHEET

Energov #: 59904 Advertisement & Mailout Date : 12-15-2022 Date Posted : 12-13-2022 # Property Owners Notified: 20 Report Date: 11-14-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Galacia Renovations, LLC	Rezoning Request #	2022-12-001
PIN #	152-15-02-0002	County Council District #	9 - Causey
Site Location	Trotter Ridge Rd in Loris	Staff Recommendation	
Property Owner	Galacia Renovations, LLC	PC Recommendation	
		Size (in acres) of Request	1.47

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood Information	X	FA	FA	FA
Proposed Zoning	MSF 14.5	Wetland Information	N/A	FA	Subject Property	FA
Proposed Use	Manufactured homes	Utilities	Public	FA	FA	FA
Character of the Area	Rural residential	Fire in miles	3.25 – Station 35 (Career)			
		EMS in miles	3.25 – Station 35 (Career)			

COMMENTS

Comprehensive Plan District: Rural, Scenic & Conservation, and Rural Communities **Overlay/Area Plan:** Bennett Loop Neighborhood Plan & Airport Environs Overlay

Discussion: The applicant is requesting to rezone from FA to MSF 14.5 to subdivide the parcel and permit manufactured homes. The property is surrounded by FA Zoning. The future land use designation is Scenic & Conservation, Rural, & Rural Communities. The Imagine 2040 Comprehensive Plan states the desired development pattern for rural is “active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre.” For Rural Communities the desired development pattern is “single-family residential developments, including minor and major subdivisions, with lot sizes greater than 14,500 sq ft or with a maximum of 3 net units per acre.”

This parcel is within the Bennett Loop Neighborhood Plan. The plan recommends replacing mobile and manufactured homes with more durable housing options, encouraging the development of a variety of permanent housing types in the neighborhood, & improve the quality and durability of housing stock in the Bennett Loop community.

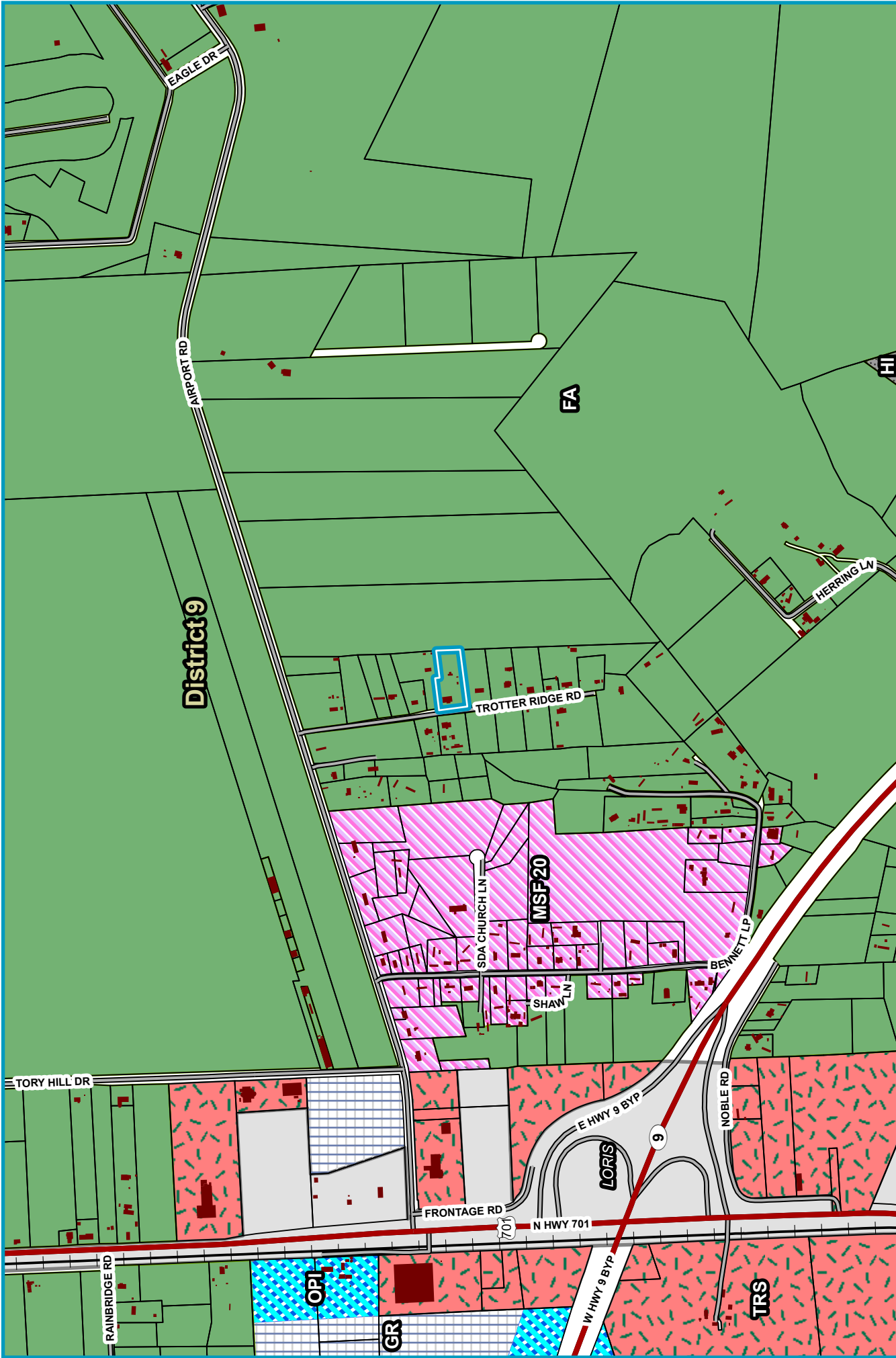
The plan also states “Horry County has a role to play in the revitalization of the housing stock in the Community. Zoning districts may be considered which would allow for a wider variety of new housing stock without altering the density of housing currently allowed. The development of duplexes, apartments and other residential housing options may improve the likelihood of new investment within the Bennett Loop Neighborhood.”

Public Comment:

Proposed Improvements

TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 16		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	24 / 32	Loris High	1,059	772	73%
Existing Road Conditions	County, Unpaved	Loris Middle	859	704	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	US 701, Station (194) 11,200 AADT 65-70%	Loris Elementary	874	792	91%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 14.5	FA	FA	FA		
Min. Lot Size (in square feet)	14,500	21,780	21,780			
Front Setback (in feet)	25	40	40			
Side Setback (in feet)	10	10	10			
Corner Side Setback (in feet)	15	15	15			
Rear Setback (in feet)	15	15	15			
Bldg. Height (in feet)	35	35	35			

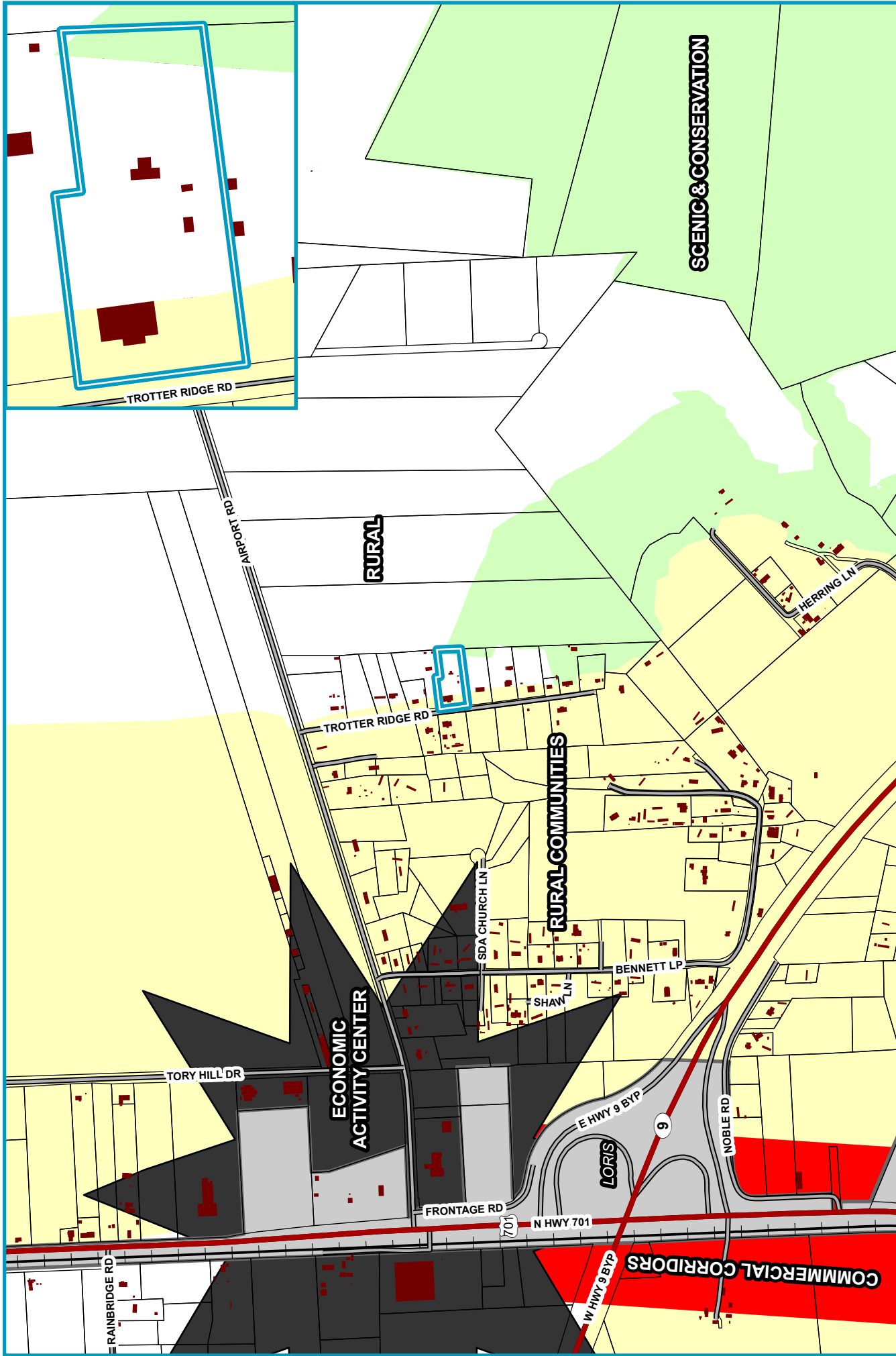


Zoning Map
 Rezoning Case Number 2022-12-001
 Rezoning 1.47 acres from FA to MSF 14.5

Parcel for Consideration (Blue outline)
Council District Boundary (Thick black line)
Parcel Boundary (Thin black line)
Municipality (Grey outline)

Structure (Red square)
Major Road (Thick red line)
Other Road (Thin black line)
Railroad (Black line with cross-ticks)

HC Government
 0 600 1200 Feet
 N



Future Land Use Map

HC Government

Parcel for Consideration: 25

Parcel Boundary

Municipality

Structure

Major Road

Other Road

Railroad

Rezoning Case Number: 2022-12-001

Rezoning 1.47 acres from FA to MSF 14.5

0 500 1000 Feet

N



TROTTER RIDGE RD

Parcel for Consideration

Other Road

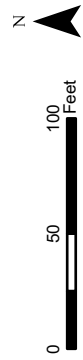


Aerial Map

Rezoning Case Number

2022-12-001

Rezoning 1.47 acres from FA to MSF 14.5





Parcel for Consideration 27

Major Road

Other Road

Railroad

Preliminary Base Flood Elevation (BFE)

AE - Special Flood Hazard Area

Flood Map
 Rezoning Case Number 2022-12-001
 Rezoning 1.47 acres from FA to MSF 14.5

HC Government

N

0 680 1360 Feet

Horry County Rezoning Review Sheet

Energov #: 59905 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 12 Report Date: 11-14-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Skies The Limit, LLC	Rezoning Request #	2022-12-002
PIN #	150-00-00-0009	County Council District #	9 - Causey
Site Location	Hwy 141 off Hwy 701 N in Loris	Staff Recommendation	
Property Owner	Skies The Limit, LLC	PC Recommendation	
		Size (in acres) of Request	12.41

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood Information	X	FA	FA	FA
Proposed Zoning	AM 2	Wetland Information	N/A	FA	Subject Property	FA
Proposed Use	Outdoor events	Utilities	Public	FA	FA	FA
Character of the Area	Farm land & rural residential	Fire in miles	2 – Tabor City Fire			
		EMS in miles	2 – Tabor City Fire			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone from FA to AM 2 to hold outdoor events like weddings, banquets, holiday parties, etc. Typically, venue owners apply for a rural tourism permit in order to allow for the outdoor events. That isn't an option in this case due to the rural tourism permit having a minimum lot size requirement of 20 acres.

The parcel is surrounded by FA zoning. The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states "Land development should retain the rural character by retaining large tracts of land, preserving wide natural buffers between differing land uses, and discouraging land uses that are incompatible to adjacent agricultural uses." It also states "If rural amusement, outdoor shooting ranges, or campgrounds are pursued, an evaluation of the surrounding natural resources and communities should strongly be taken into consideration."

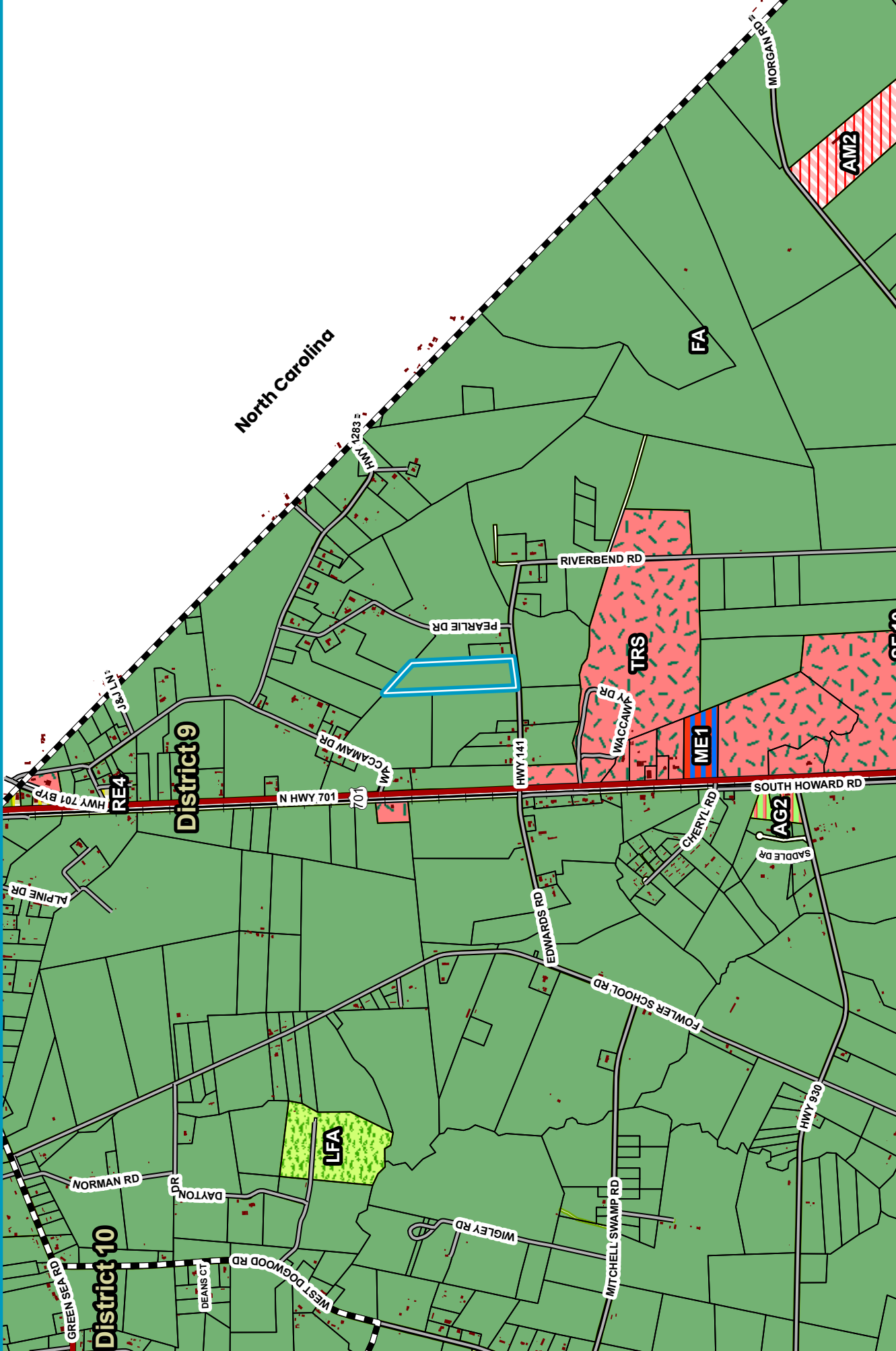
A parcel located on Morgan Rd was rezoned (2006-07-012) to AM 2 back in 2006 for mud and sand races.

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 425		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	800 / 800	Green Sea Floyds High	819	617	75%
Existing Road Conditions	State, Paved, Two-lane	Middle	N/A	N/A	N/A
Rd, Station, Traffic AADT (2021) % Road Capacity	US 701, Station (194) 11,200 AADT 65-70%	Green Sea Floyds Elementary	681	569	84%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	AM 2	FA	FA			
Min. Lot Size (in square feet)	21,780	21,780	21,780			
Front Setback (in feet)	50	40	40			
Side Setback (in feet)	10	10	10			
Corner Side Setback (in feet)	15	15	15			
Rear Setback (in feet)	15	15	15			
Bldg. Height (in feet)	36 per 1/2 acre not to exceed 300	35	35			



Zoning Map
 Rezoning
 Case Number
 2022-12-002
 Rezoning 12.41 acres
 from FA to AM 2

HC Government

Parcel for Consideration
 Council District Boundary
 Parcel Boundary
 Structure

Major Road
 Other Road
 Railroad

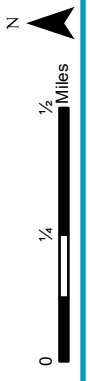
0 1000 2000 Feet

N

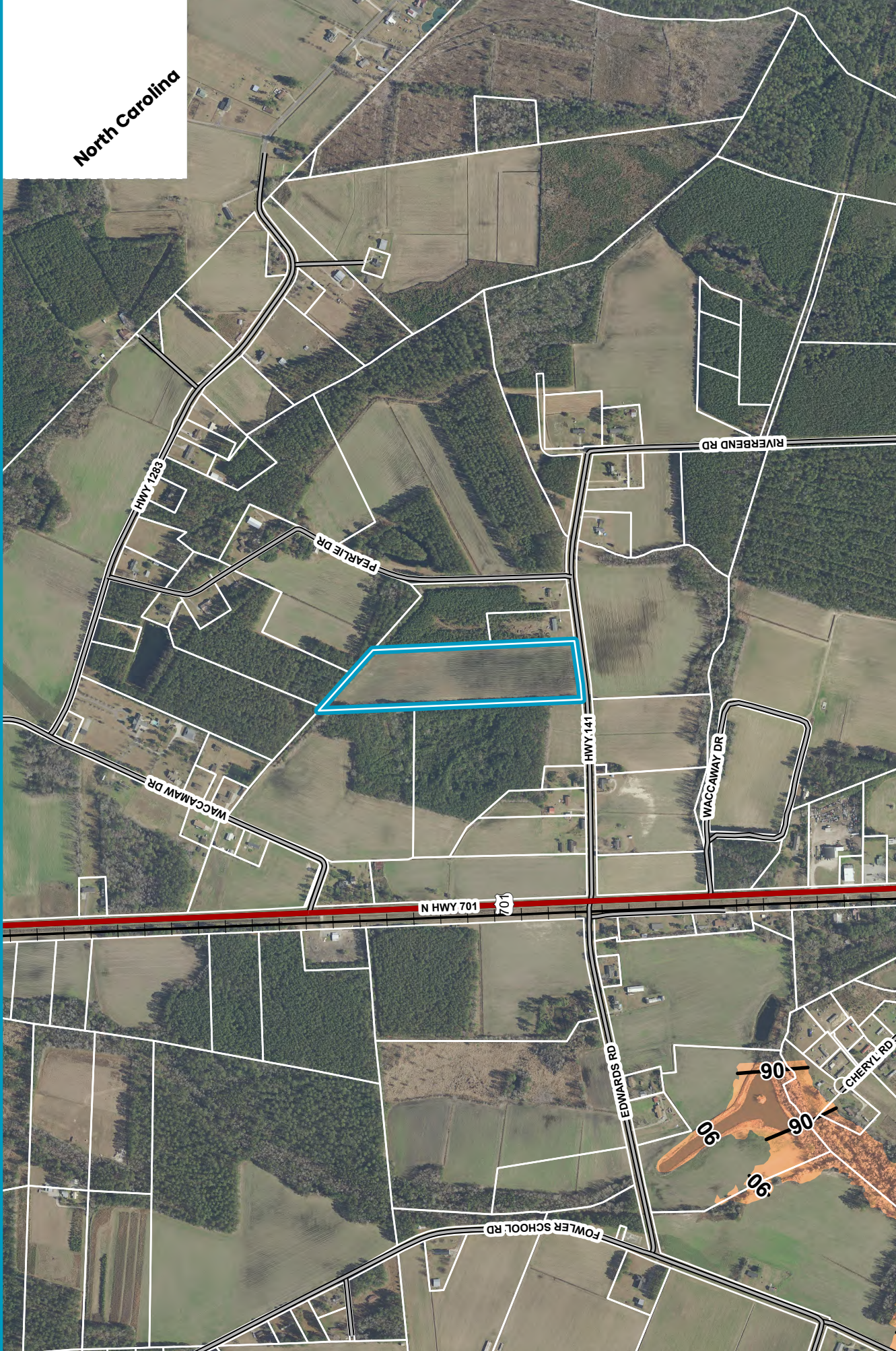


Future Land Use Map
 Rezoning Case Number 2022-12-002
 Rezoning 12.41 acres from FA to AM 2

Parcel for Consideration
 Parcel Boundary
 Structure
 Major Road
 Other Road
 Railroad



North Carolina



- Parcel for Consideration
- Major Road
- Other Road
- Railroad
- Preliminary Base Flood Elevation (BFE)
- AE - Special Flood Hazard Area


Flood Map
Rezoning
Case Number
2022-12-002
Rezoning 12.41 acres
from FA to AM 2

HC Government




-  Parcel for Consideration
-  Major Road
-  Other Road
-  Railroad

Aerial Map
 Rezoning Case Number
 2022-12-002
 Rezoning 12.41 acres
 from FA to AM 2

HC Government 

0 200 400 Feet

N 

HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60117 Advertisement & Mailout Date : 12-15-2022 Date Posted : 12-13-2022 # Property Owners Notified: 6 Report Date: 11-18-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Anita & Neil Seubert	Rezoning Request #	2022-12-003
PIN #	191-16-01-0004	County Council District #	11 - Allen
Site Location	Dock Ridge Rd in Galivants Ferry	Staff Recommendation	
Property Owner	Anita & Neil Seubert	PC Recommendation	
		Size (in acres) of Request	6.34

ZONING INFORMATION	LOCATION INFORMATION	ADJACENT PROPERTIES				
Current Zoning	SF 40	Flood Information	X	SF 40	SF 40	SF 40
Proposed Zoning	AG 5	Wetland Information	N/A	SF 40	Subject Property	FA
Proposed Use	Manufactured home & hobby farm	Utilities	Septic	SF 40	SF 40	SF 40
Character of the Area	Farmland & rural residential	Fire in miles	2.8 – Station 28 (Volunteer)			
		EMS in miles	5.8 – Station 15 (Career)			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone from SF 40 to AG 5 to permit a manufactured home and have farm animals. The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desire development pattern is "Active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of 1/2 an acre or maximum of 2 net units per acre." The property is surrounded by SF 40 and FA zoning.

The applicant is requesting to down-zone the property which currently has a minimum lot size of 40,000 sqft to a zoning district that has a minimum lot size of 5 acres.

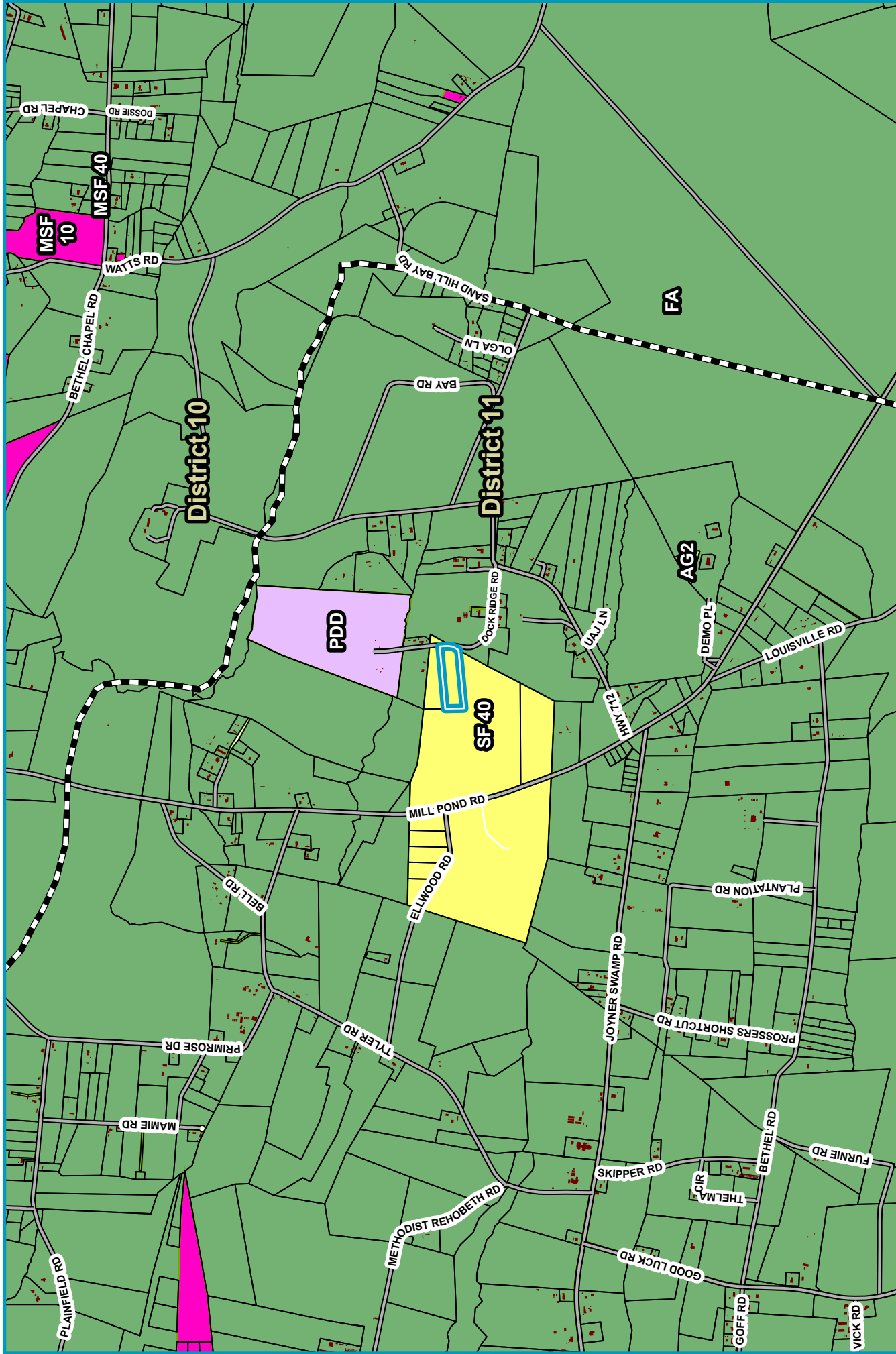
There is a PDD at the end of Dock Ridge Rd that was rezoned from FA to PDD in 2006. The permitted uses within the PDD are, mine/borrow pit, mulch processing, and mulch stock piles.

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION	HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY				
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 48		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	8 / 8	Aynor High	1,059	783	74%
Existing Road Conditions	County, Unpaved	Aynor Middle	707	758	107%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-45 (Joyner Swamp Rd), Station (264) 800 AADT 5-10%	Midland Elementary	735	576	78%

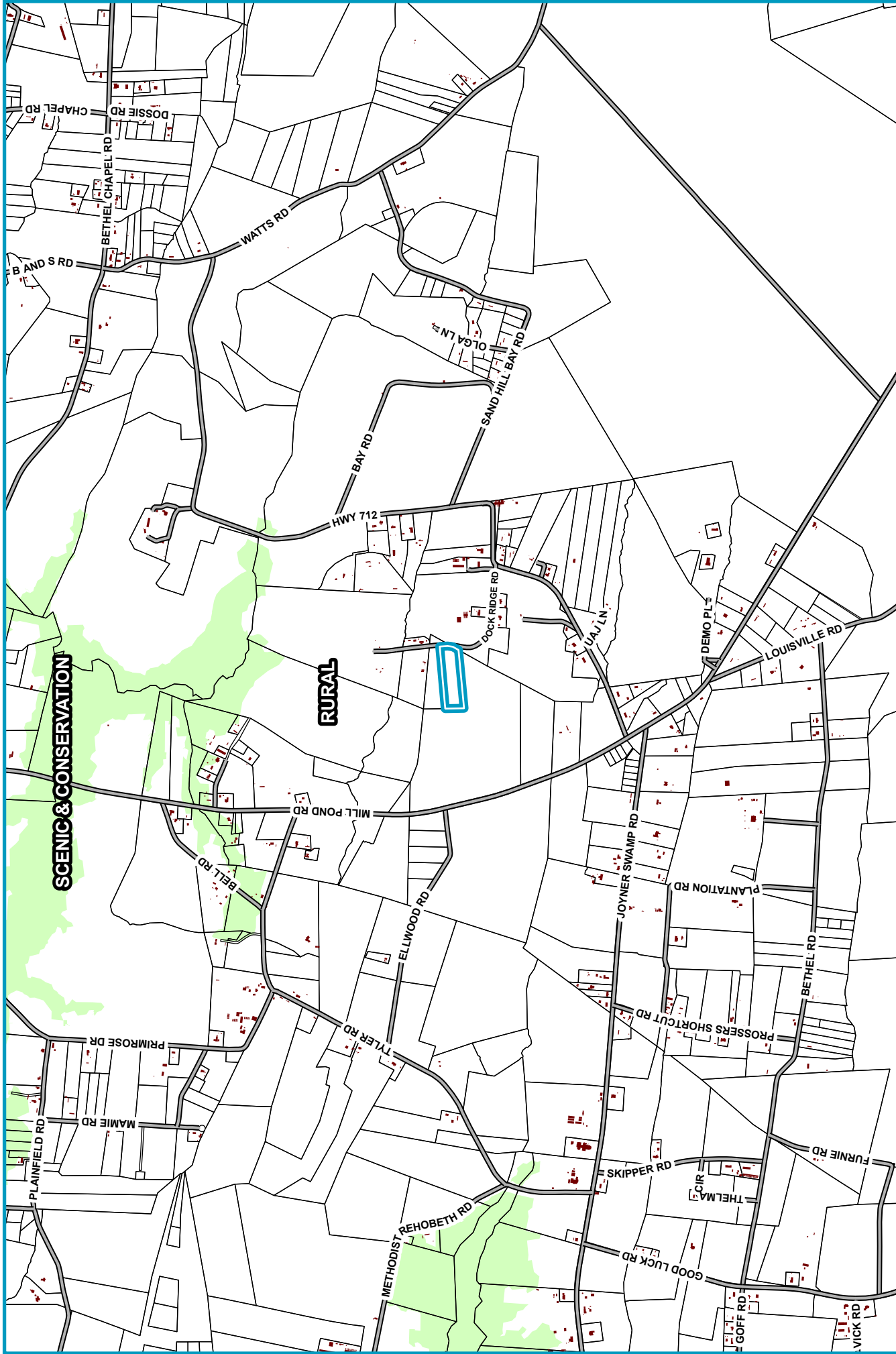
DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
		AG 5	SF 40	SF 40	FA	
Min. Lot Size (in square feet)	5 Acres	40,000	40,000	21,780		
Front Setback (in feet)	60	50	50	40		
Side Setback (in feet)	25	20	20	10		
Corner Side Setback (in feet)	37.5	30	30	15		
Rear Setback (in feet)	25	30	30	15		
Bldg. Height (in feet)	35	35	35	35		



Zoning Map
 Rezoning
 Case Number
 2022-12-003
 Rezoning 6.34 acres
 from SF 40 to AG 5





- Parcel for Consideration
- Council District Boundary
- Parcel Boundary
- Structure
- Other Road





SCENIC & CONSERVATION

RURAL

-  Parcel for Consideration
-  Parcel Boundary
-  Structure
-  Other Road

Future Land Use Map

Rezoning
 Case Number
 2022-12-003
 Rezoning 6.34 acres
 from SF 40 to AG 5





Parcel for Consideration



Other Road

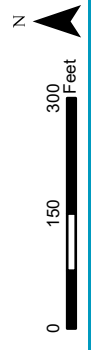
Aerial Map

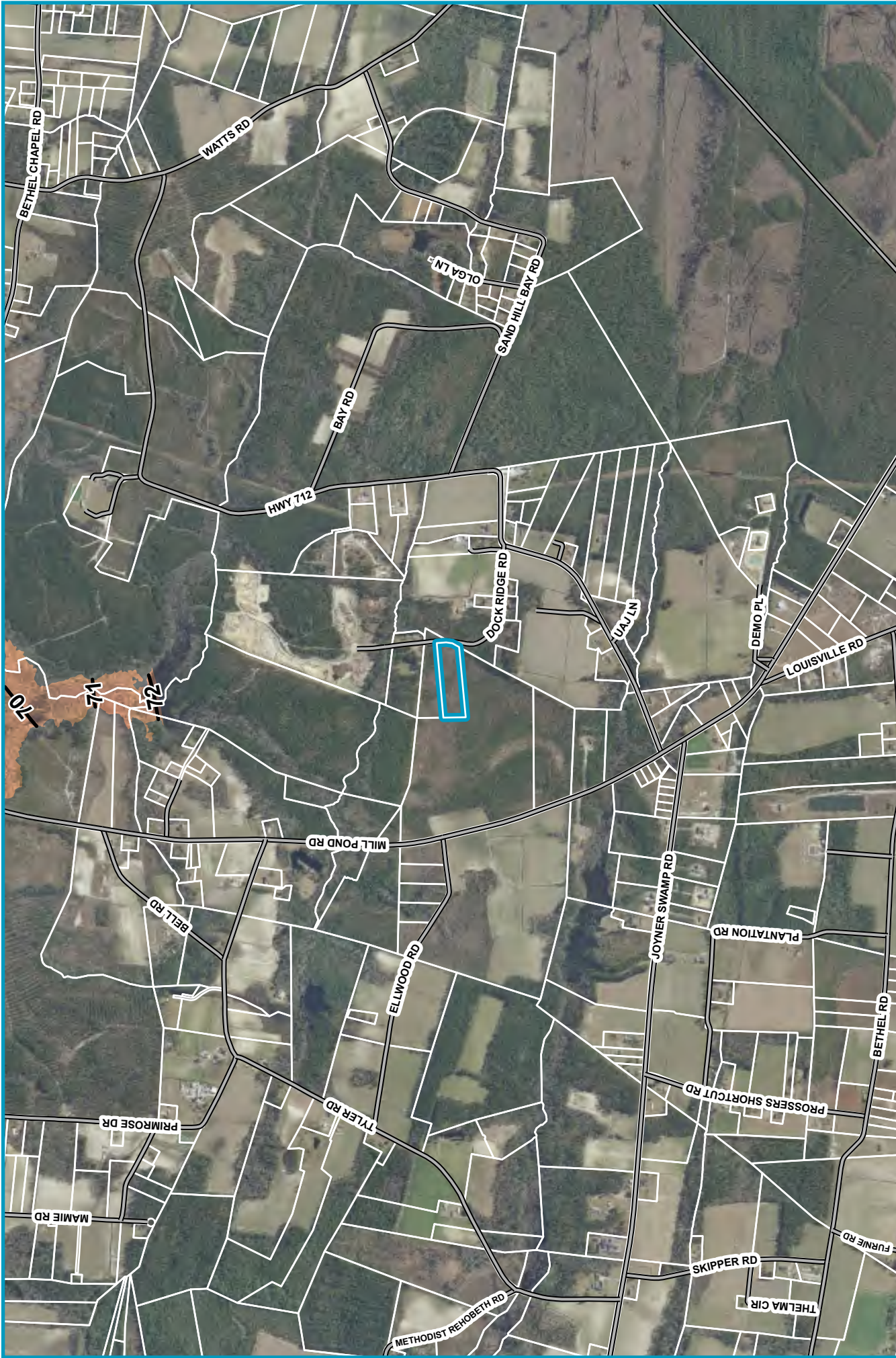
Rezoning
Case Number
2022-12-003

Rezoning 6.34 acres
from SF 40 to AG 5



HC Government





- 7 Parcel for Consideration
- Preliminary Base Flood Elevation (BFE)
- AE - Special Flood Hazard Area
- Other Road

Flood Map
 Rezoning Case Number 2022-12-003
 Rezoning 6.34 acres from SF 40 to AG 5

HORRY COUNTY REZONING REVIEW SHEET

EnergyGov #: 60151 Advertisement & Mailout Date : 10-15-2022 Date Posted : 12-13-2022 # Property Owners Notified: 4 Report Date: 11-28-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Amber Ayers	Rezoning Request #	2022-12-005
PIN #	192-14-02-0002	County Council District #	11 - Allen
Site Location	Ellwood Rd off Mill Pond Rd in Galivants Ferry	Staff Recommendation	
Property Owner	Ashwood Holdings, LLC	PC Recommendation	
		Size (in acres) of Request	2.75

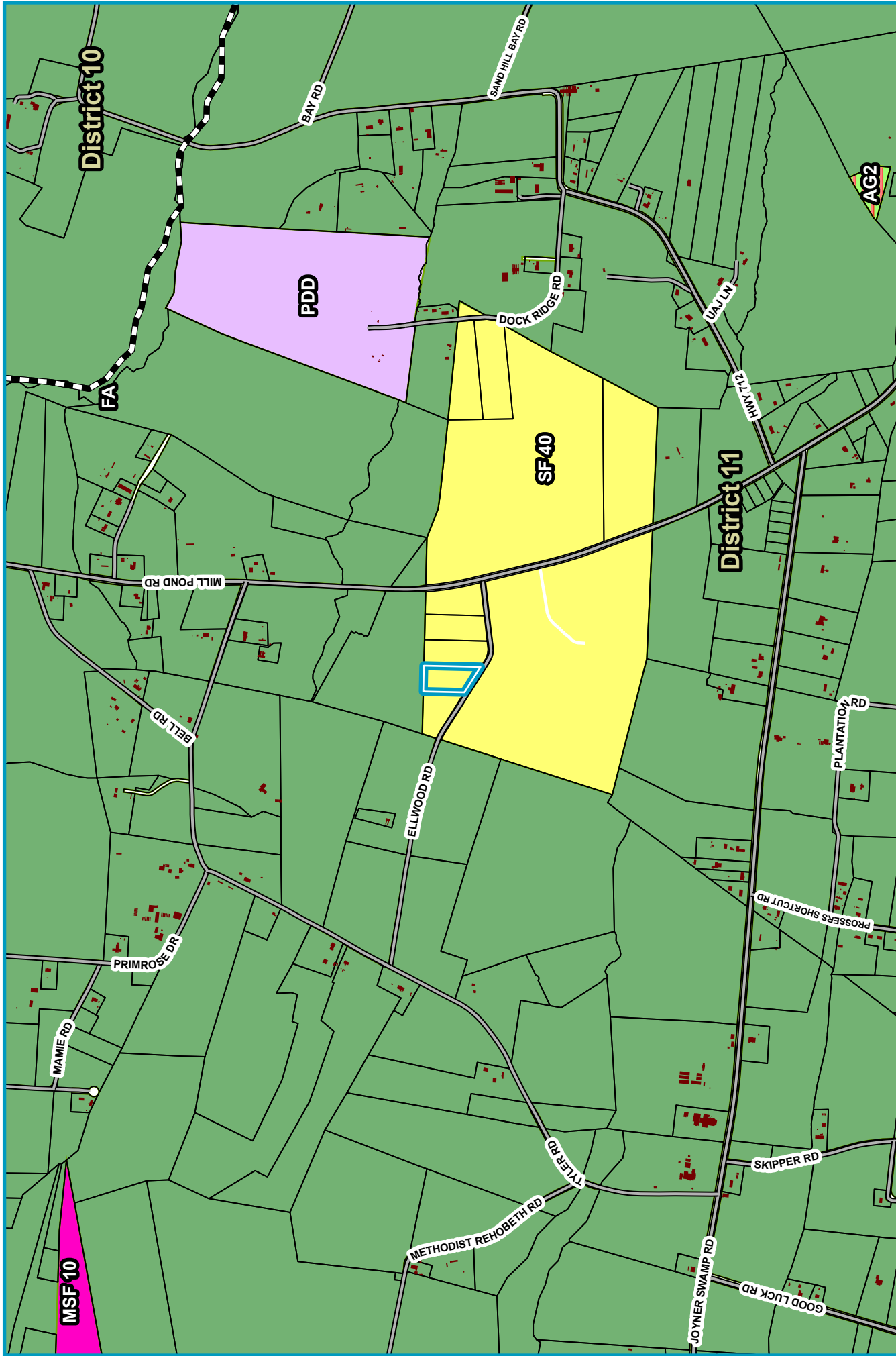
ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF 40	Flood Information	X	FA	FA	FA
Proposed Zoning	MSF 40	Wetland Information	N/A	SF 40	Subject Property	SF 40
Proposed Use	Manufactured home	Utilities	Septic	SF 40	SF 40	SF 40
Character of the Area	Farmland	Fire in miles	1.55 – Station 28 (Volunteer)			
		EMS in miles	5.61 – Station 15 (Career)			

COMMENTS	
Comprehensive Plan District: Rural	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone from SF 40 to MSF 40 to permit a manufactured home. The parcel is surrounded by FA and SF 40 zoning. The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desired development pattern is "active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 per acre." The parcel is surrounded by vacant farmland.</p>	






Public Comment:	
Proposed Improvements	

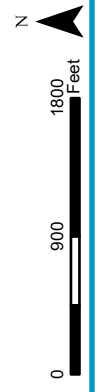
TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 16		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Aynor High	1,059	783	74%
Existing Road Conditions	County, Unpaved	Aynor Middle	707	758	107%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-45 (Joyner Swamp Rd), Station (264) 800 AADT 5-10%	Midland Elementary	735	576	78%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 40	SF 40	FA Comm / Res	SF 40		
Min. Lot Size (in square feet)	40,000	40,000	43,560 / 21,780	40,000		
Front Setback (in feet)	50	50	60 / 40	50		
Side Setback (in feet)	20	20	25 / 10	20		
Corner Side Setback (in feet)	30	30	37.5 / 15	30		
Rear Setback (in feet)	30	30	40 / 15	30		
Bldg. Height (in feet)	35	35	35	35		







Zoning Map
 Rezoning
 Case Number
 2022-12-005
 Rezoning 2.75 acres
 from SF 40 to MSF 40

-  Parcel for Consideration
-  Council District Boundary
-  Parcel Boundary
-  Structure
-  Other Road

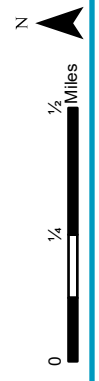




-  Parcel for Consideration
-  Parcel Boundary
-  Structure
-  Other Road

Future Land Use Map

Rezoning
 Case Number
 2022-12-005
 Rezoning 2.75 acres
 from SF 40 to MSF 40





MILL POND RD

ELLWOOD RD

Parcel for Consideration



Other Road



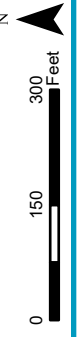
Aerial Map

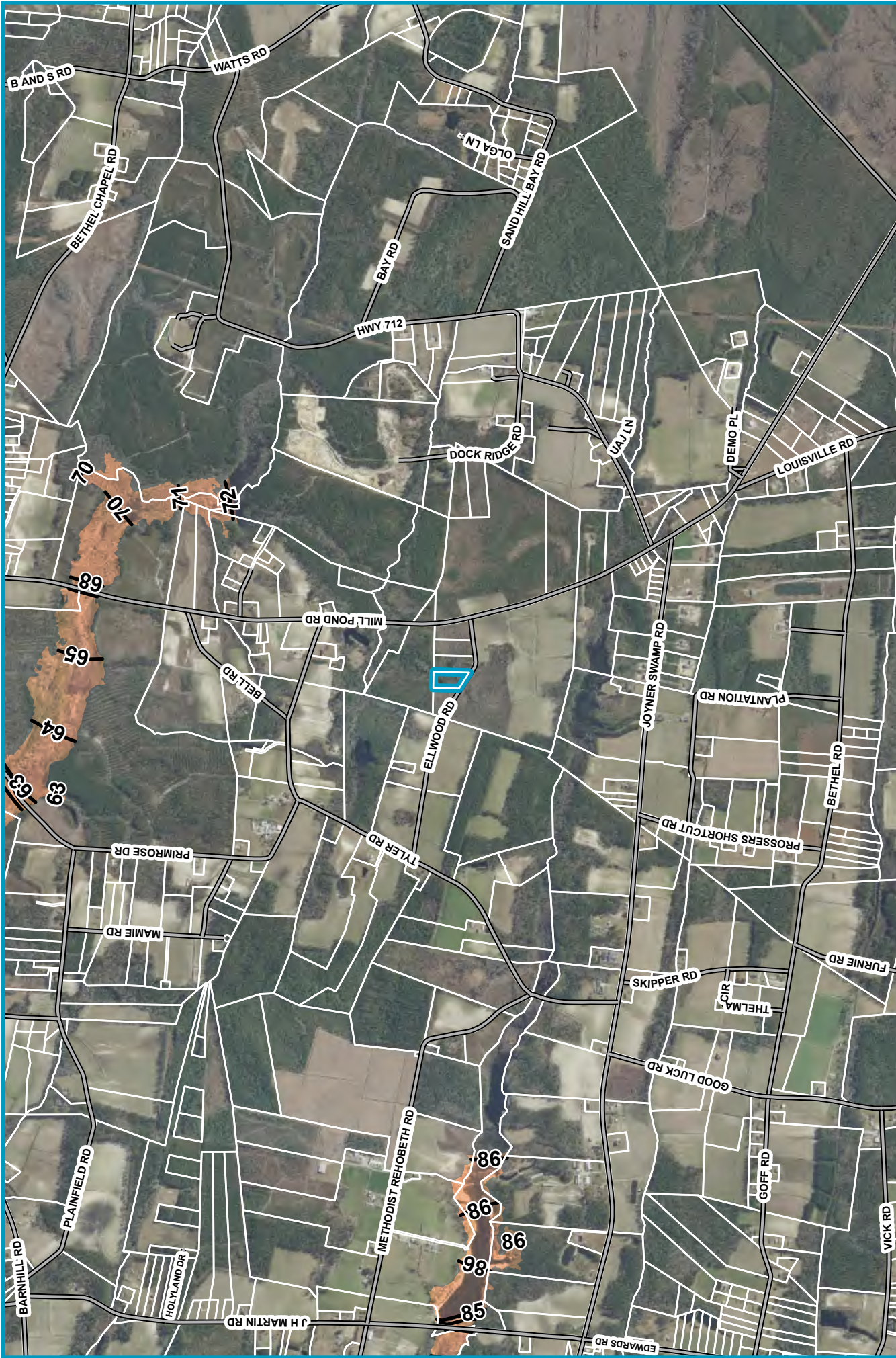
Rezoning Case Number 2022-12-005





Rezoning 2.75 acres from SF 40 to MSF 40



HC Government

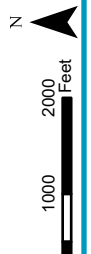




-  Parcel for Consideration
-  Preliminary Base Flood Elevation (BFE)
-  AE - Special Flood Hazard Area
-  Other Road

Flood Map
 Rezoning Case Number
 2022-12-005
 Rezoning 2.75 acres
 from SF 40 to MSF 40

HC Government



HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60184 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 16 Report Date: 12-8-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Wayne Zimmerman	Rezoning Request #	2022-12-006
PIN #	428-16-02-0002	County Council District #	8 - Vaught
Site Location	Rosebud Ln & Sunlight Dr in Myrtle Beach	Staff Recommendation	
Property Owner	Sinh Tran	PC Recommendation	
		Size (in acres) of Request	1.35

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MSF 20	Flood Information	X	MSF 20	MSF 20	PUD
Proposed Zoning	MA 2	Wetland Information	N/A	MSF 20	Subject Property	PUD
Proposed Use	Trucking business w/ outdoor storage	Utilities	Pubic	MSF 20	MSF 20	PUD
Character of the Area	Residential	Fire in miles	2.18 – Station 1 (Career)			
		EMS in miles	2.18 – Station 1 (Career)			

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone from MSF 20 to MA 2 for a trucking business with outdoor storage. The property is surrounded by residential zoning. The future land use designation is Suburban. The Imagine 2040 Comprehensive Plan states "Smaller commercial uses and services are allowed along major arterial roadways if compatible with the community and the property is adequately sized to support the proposed use and development requirements."

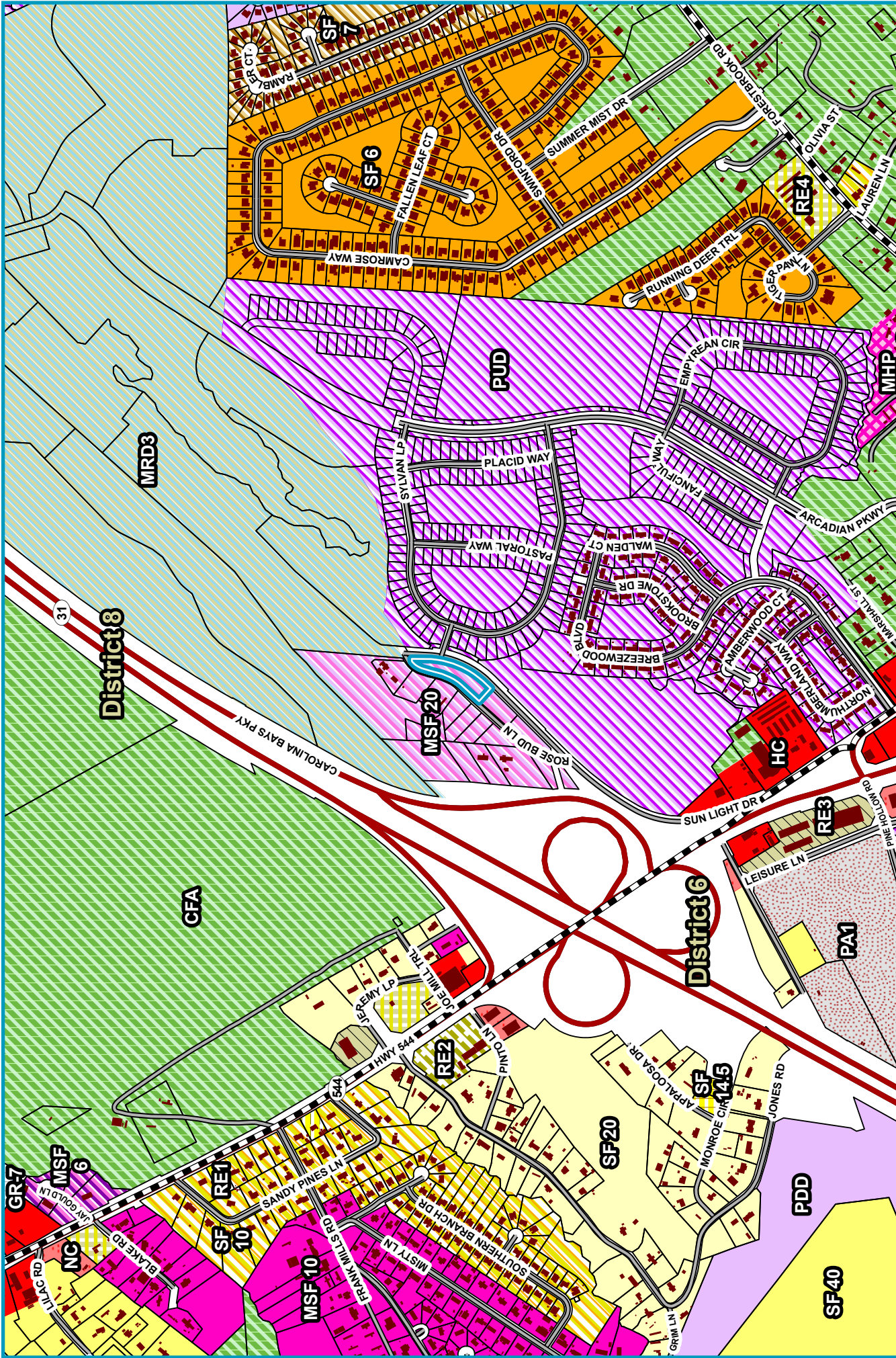
MA 2 allows many uses that may not be considered compatible with surrounding residential zoning. If approved, the parcel will likely need variances in order to develop, due to a double front setback and the property only being approximately 110' wide.

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 16		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	75 / 75	Socastee High	1,644	1,618	98%
Existing Road Conditions	Sun Light: County, Paved, Two lane Rose Bud: County, Unpaved	Forestbrook Middle	1,086	829	76%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 544, Station (239) 33,400 AADT 85-90%	Forestbrook Elementary	1,030	873	85%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA 2	MSF 20	PUD (Arcadia)	MSF 20		
Min. Lot Size (in square feet)	21,780	20,000	5000	20,000		
Front Setback (in feet)	50	40	15	40		
Side Setback (in feet)	25	15	5	15		
Corner Side Setback (in feet)	37.5	22.5	7.5	22.5		
Rear Setback (in feet)	25	25	10	25		
Bldg. Height (in feet)	75	35	35	35		



Zoning Map
 Rezoning
 Case Number
 2022-12-006

Rezoning 1.35 acres
 from MSF 20 to MA 2

HC Government

0 600 1200 Feet

Parcel for Consideration

Council District Boundary

Parcel Boundary

Structure

Major Road

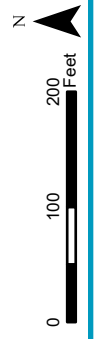
Other Road

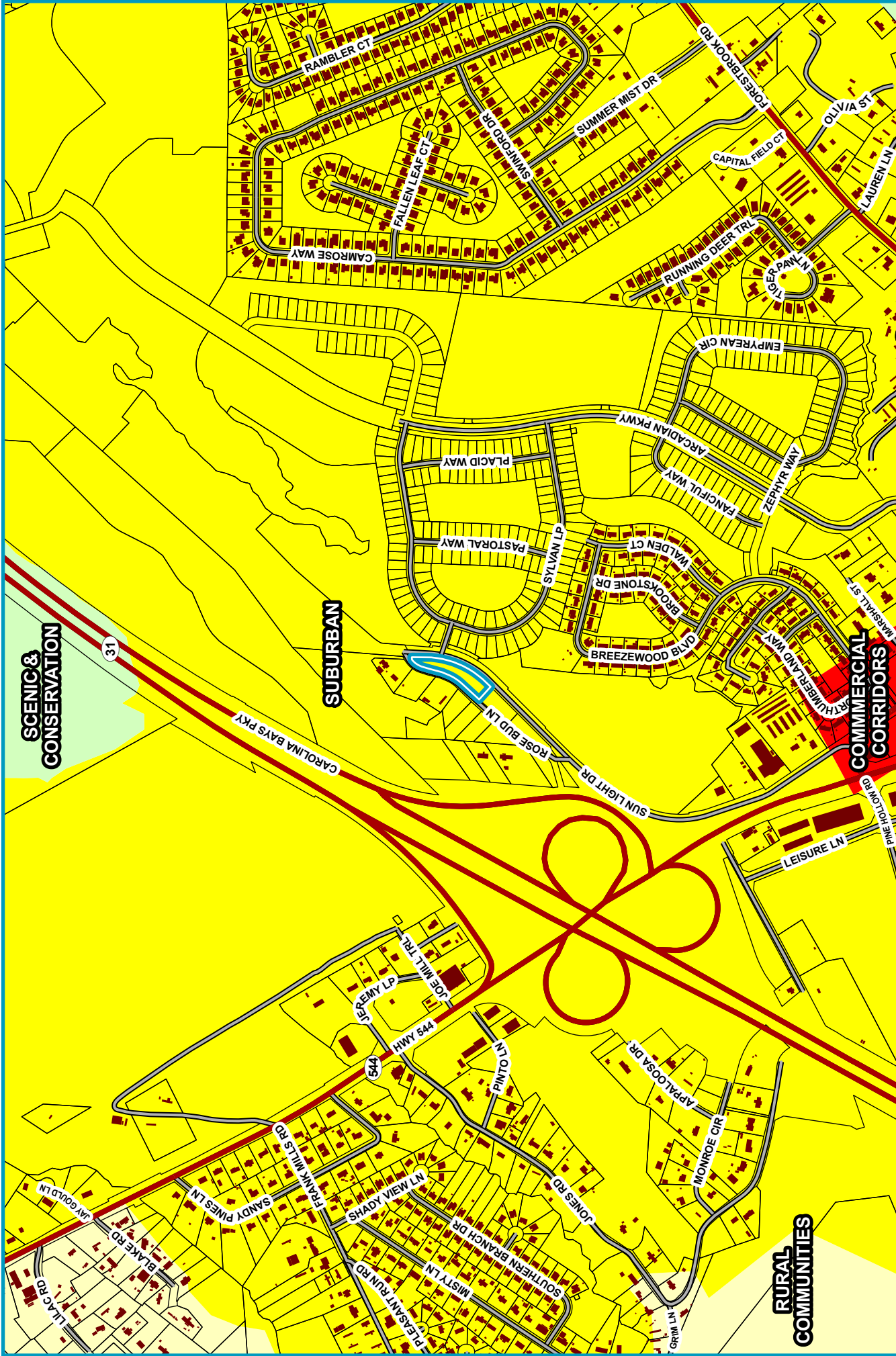


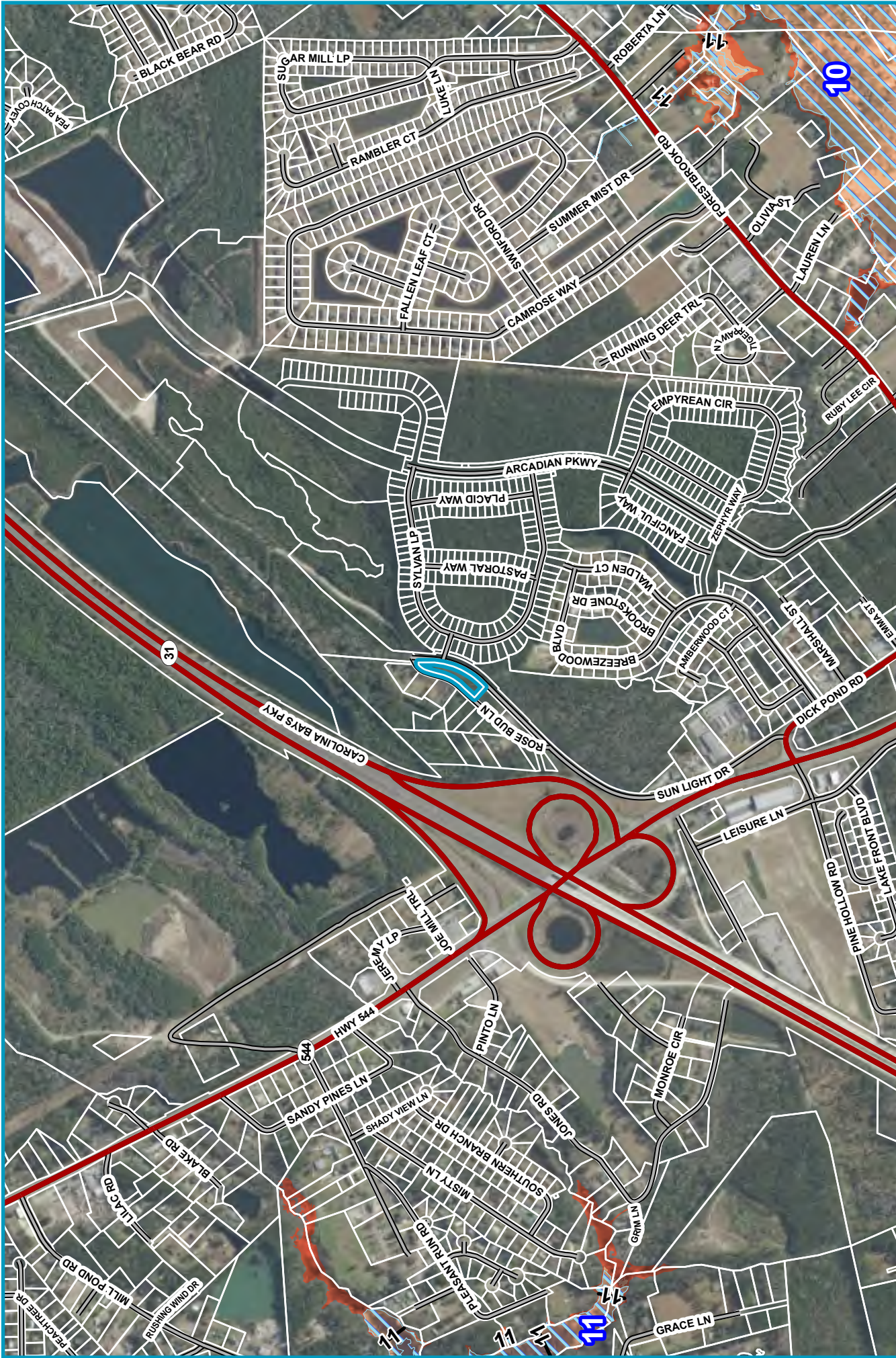
Aerial Map

Rezoning
Case Number
2022-12-006
Rezoning 1.35 acres
from MSF 20 to MA 2

-  Parcel for Consideration
-  Major Road
-  Other Road







Flood Map

Resizing
Case Number
2022-12-006
Resizing 1.35 acres
from MSF 20 to MA 2

Parcel for Consideration
Major Road
Other Road
Major Waterbody

Supplemental Flood Zone
Preliminary Base Flood Elevation (BFE)
AE - Special Flood Hazard Area
0.2% Annual Chance Flood Hazard

HC Government

0 500 1000 Feet

N

HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60186 Advertisement & Mailout Date: 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 29 Report Date: 12-8-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Benjamin Delamar	Rezoning Request #	2022-12-007
PIN #	366-11-01-0006	County Council District #	10 - Hardee
Site Location	Hwy 90 in Conway	Staff Recommendation	
Property Owner	Mykayla Melton	PC Recommendation	
		Size (in acres) of Request	1.18

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF 40	Flood Information	X	SF 40	SF 40	MSF 20
Proposed Zoning	SF 14.5	Wetland Information	N/A	SF 20	Subject Property	MSF 40
Proposed Use	Subdivide 3 lots	Utilities	Public	SF 20	SF 20	MSF 40
Character of the Area	Residential	Fire in miles	2.2 – Station 43 (Career)			
		EMS in miles	2.2 – Station 43 (Career)			

COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation	Overlay/Area Plan: Airport Environs Overlay
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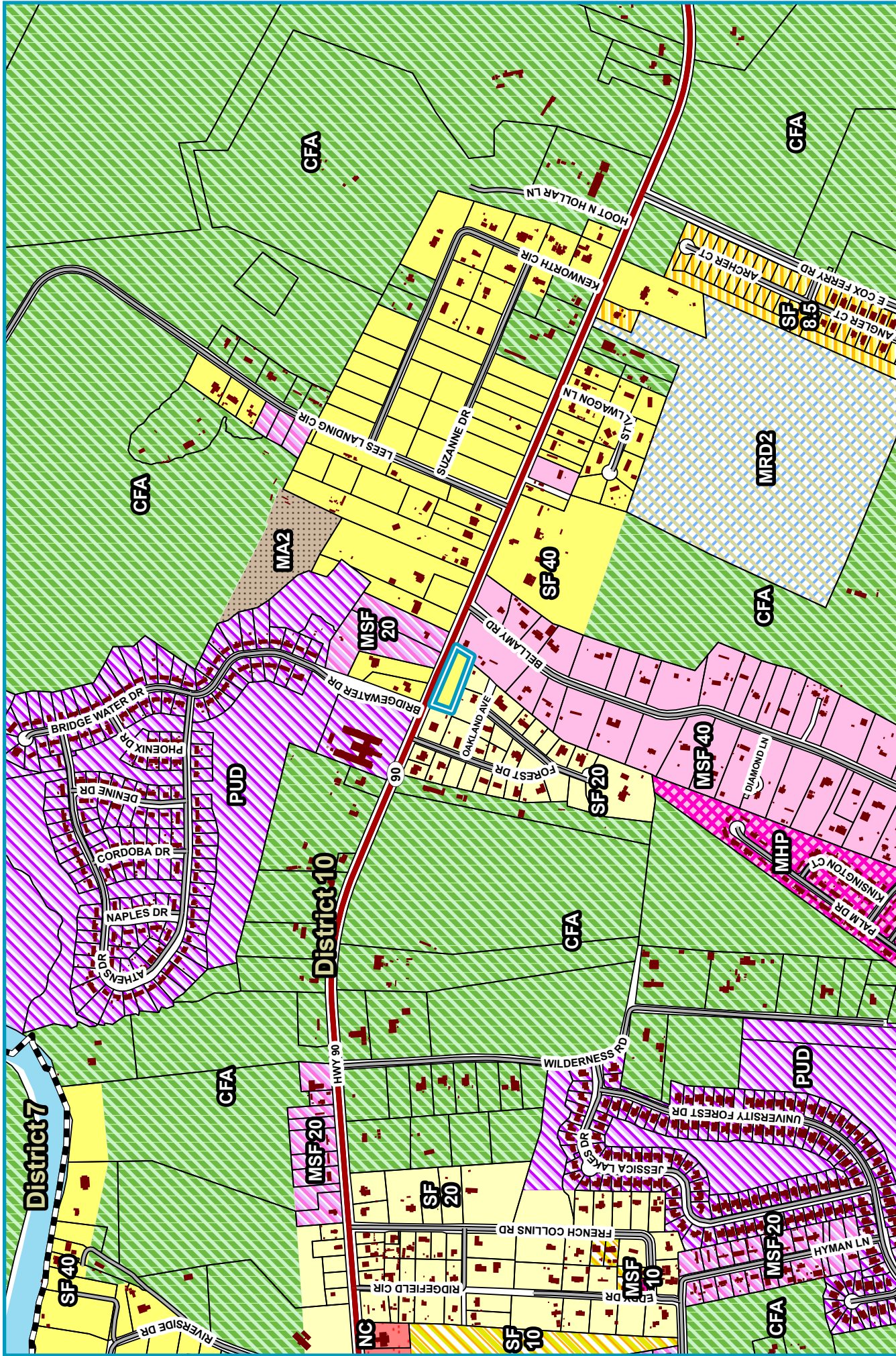
Discussion: The applicant is requesting to rezone from SF 40 to SF 14.5 in order to subdivide 3 lots. The future land use designation is Suburban and Scenic & Conservation. The Imagine 2040 Comprehensive Plan states "residential development should have a density between 3-7 gross units per acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots." The property is surrounded by SF 20 zoning.

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 24	Carolina Forest High	2,388	2,802	117%
Existing Road Conditions	State, Paved, Two-lane	Black Water Middle	859	765	89%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 90, Station (223) 8,800 AADT 60-65%	Waccamaw Elementary	863	1,013	117%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF 14.5	SF 40	MSF 20	SF 40	SF 20	MSF 40
Min. Lot Size (in square feet)	14,500	40,000	20,000	40,000	20,000	40,000
Front Setback (in feet)	60	60	60	60	60	60
Side Setback (in feet)	10	20	15	20	15	20
Corner Side Setback (in feet)	15	30	22.5	30	22.5	30
Rear Setback (in feet)	15	30	25	30	25	30
Bldg. Height (in feet)	35	35	35	35	35	35



Zoning Map

Rezoning
Case Number
2022-12-007

Rezoning 1.18 acres
from SF 40 to SF 14.5

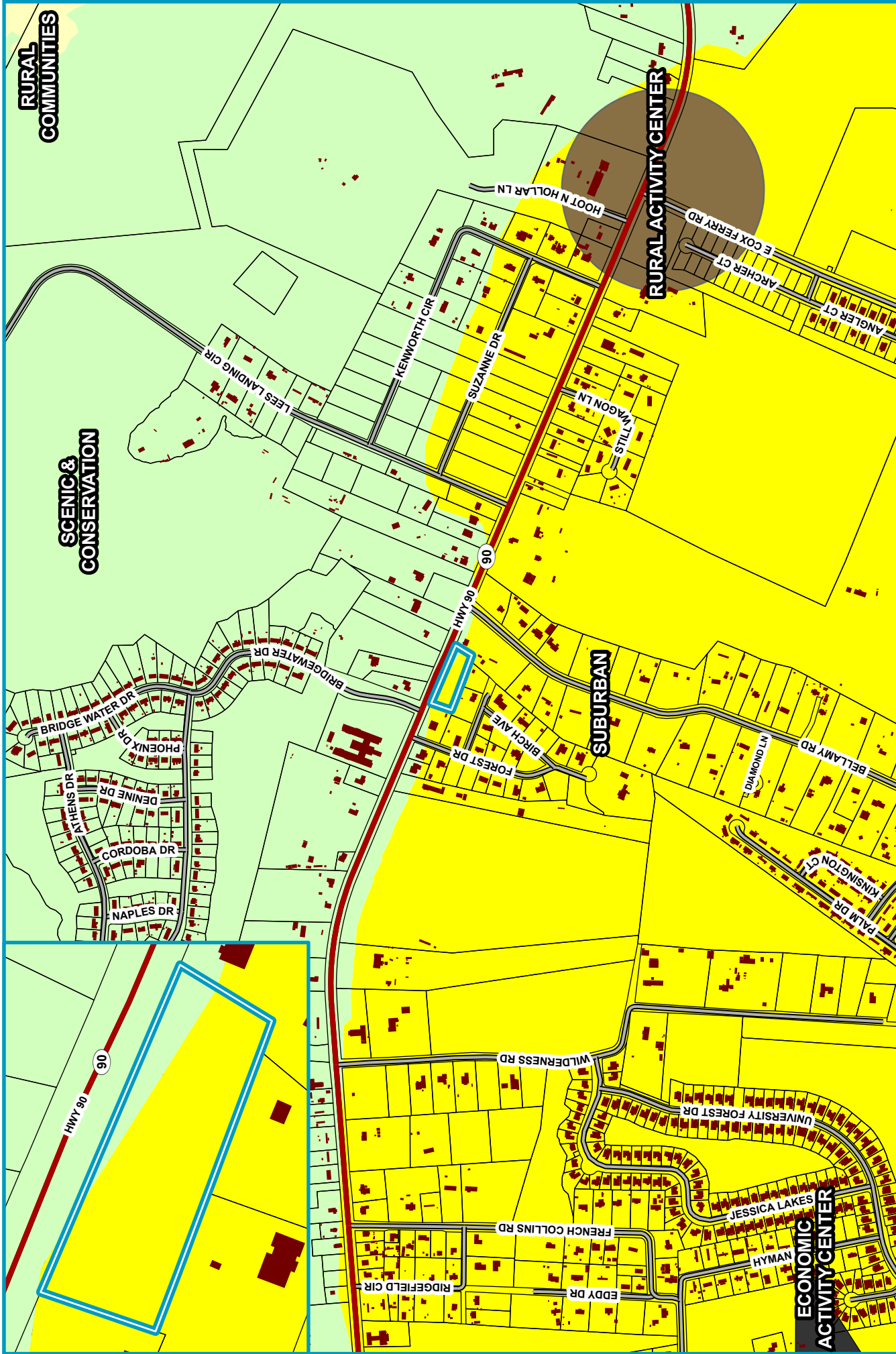
Parcel for Consideration
Council District Boundary
Parcel Boundary
Structure

Waterbody
Major Road
Other Road

HC Government

0 600 1200 Feet

N



RURAL COMMUNITIES

SCENIC & CONSERVATION

RURAL ACTIVITY CENTER

SUBURBAN

ECONOMIC ACTIVITY CENTER

Future Land Use Map

HC Government

Parcel for Consideration: Parcel Boundary: Structure: Waterbody: Major Road: Other Road:

Resoning Case Number: 2022-12-007

Resoning 1.18 acres from SF 40 to SF 14.5

0 600 1200 Feet

N



Parcel for Consideration



Major Road



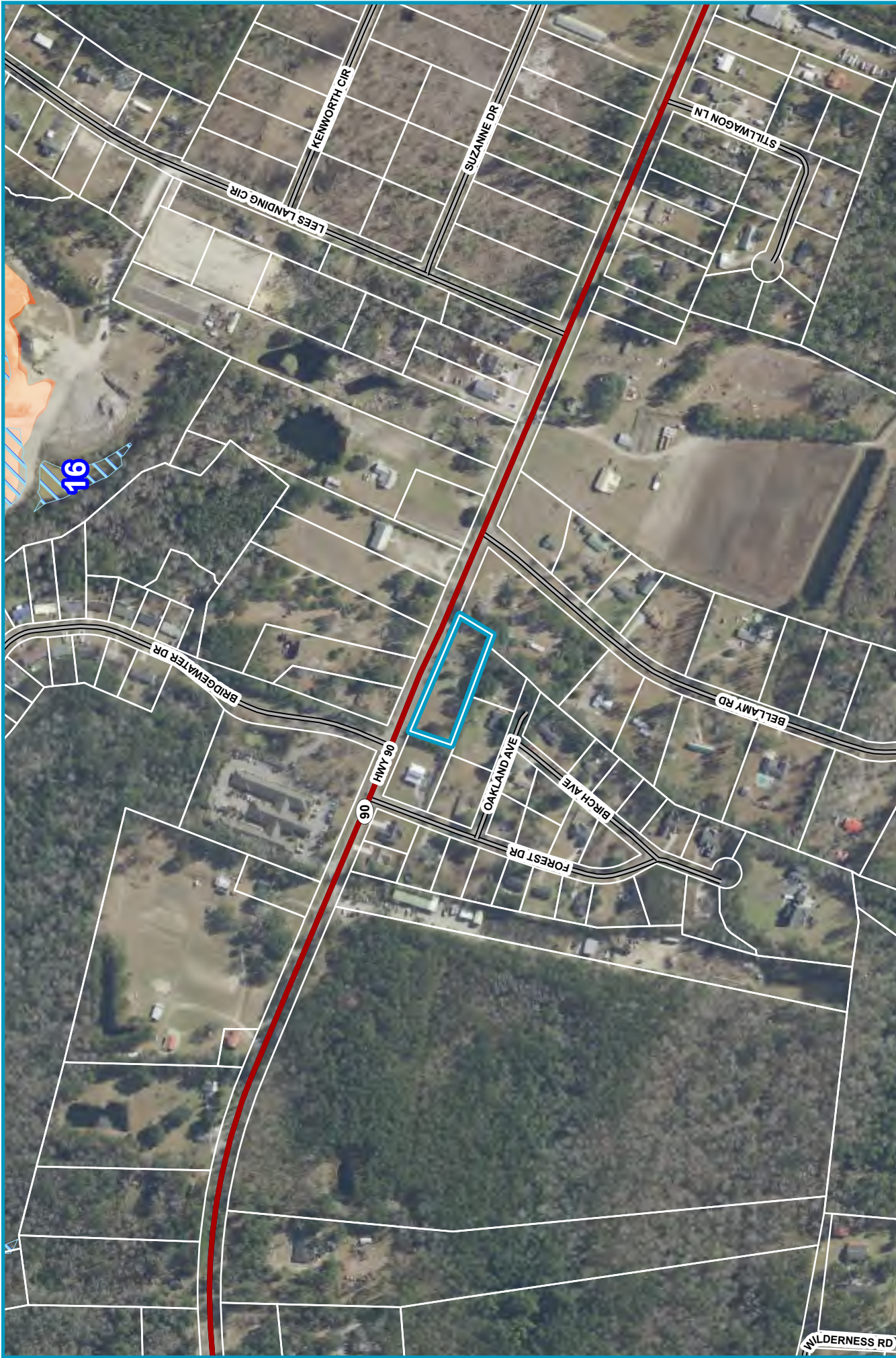
Other Road

Aerial Map

Rezoning Case Number 2022-12-007

Rezoning 1.18 acres from SF 40 to SF 14.5





Flood Map

Parcel for Consideration
 Major Road
 Other Road

Supplemental Flood Zone
 AE - Special Flood Hazard Area
 0.2% Annual Chance Flood Hazard

Resoning
 Case Number
 2022-12-007

Resoning 1.18 acres
 from SF 40 to SF 14.5

HC Government

0 210 420 Feet

N

Horry County Rezoning Review Sheet

Energov #: 60192 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 13 Report Date: 12-9-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	DDC Engineers	Rezoning Request #	2022-12-008
PIN #	279-00-00-0043	County Council District #	11 - Allen
Site Location	Hwy 501 in Conway	Staff Recommendation	
Property Owner	Blackwater, LLC	PC Recommendation	
		Size (in acres) of Request	9.48 (Portion)

ZONING INFORMATION	LOCATION INFORMATION	ADJACENT PROPERTIES				
Current Zoning	HC	Flood Information	X	CFA	CFA	CFA
Proposed Zoning	MHP	Wetland Information	1.18 acres of wetlands and 700 linear feet of tributary	FA	Subject Property	MRD 1
Proposed Use	348 manufactured homes	Utilities	Public	FA	FA	CFA
Character of the Area	Rural residential	Fire in miles	5.25 – Station 27 (Career)			
		EMS in miles	5.25 – Station 27 (Career)			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
------------------------------------	--------------------

Discussion: The applicant is requesting to rezone a 9.48-acre portion (87.1 acres total) from Highway Commercial to Mobile Home Park. The parent tract is split-zoned with 77.62 acres currently zoned MHP. The applicant intends to develop the MHP. The project will consist of a 348 unit manufactured home community with a gross density of 4 du/ac. The plan proposes 5,000 sqft lots with an access on Hwy 501 and one on Dog Bluff Rd. The property falls within an ISO 10 area. The closest fire station is Allens (station 27), which is 5.25 miles away.

The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states the desired development pattern is "active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre."

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION	HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY		
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Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 4,000		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	2,784 / 3,000	Aynor High	1,059	783	74%
Existing Road Conditions	501: State, Paved, Four-lane, Divided. Dog Bluff: State, Pave, Two-lane	Aynor Middle	707	758	107 %
Rd, Station, Traffic AADT (2021) % Road Capacity	US 501, Station (105) 26,600 AADT 65-70%	Aynor Elementary	714	819	115%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
		MHP	HC Comm / Res	MHP	CFA Comm / Res	FA
Min. Lot Size (in square feet)	5 acres	10,000 / 6,000	5 acres	43,560 / 21,780	21,780	7,000
Front Setback (in feet)	35	50 / 20	35	60 / 40	40	15
Side Setback (in feet)	25	10	25	25 / 10	10	5
Corner Side Setback (in feet)	35	15	35	37.5 / 15	15	15
Rear Setback (in feet)	25	15	25	40 / 15	15	10
Bldg. Height (in feet)	35	120 / 35	35	35	35	35

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

Ordinance No.

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 9.48 ACRE PORTION OF PIN 2790000043 FROM HIGHWAY COMMERCIAL (HC) TO MOBILE HOME PARK (MHP)

WHEREAS, Ordinance Number 71-2021 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Highway Commercial (HC) to Mobile Home Park (MHP) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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 Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 2790000043 and currently zoned Highway Commercial (HC) is hereby rezoned to Mobile Home Park (MHP), as included in **Attachment A** titled "Rezoning Map".
and **Attachment B** titled "Aynor Tract Conceptual Plan" and shall include the following design standards:

A. Density

Use	Maximum # of Units	Maximum Gross Density
Manufactured Homes	348	4 du/ac

B. Dimension Standards

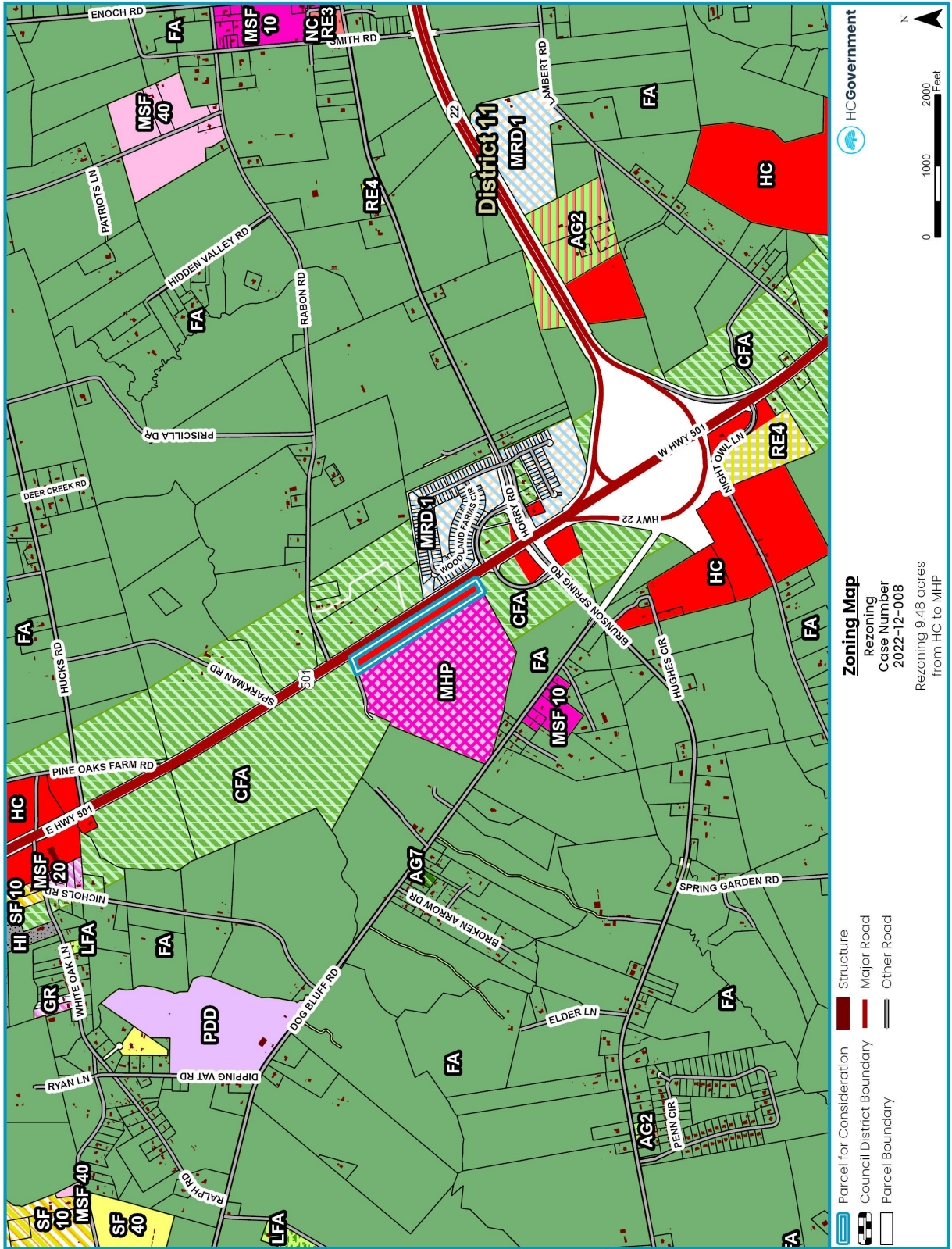
Minimum Lot Area (in sq.ft.)	Minimum Setbacks (in feet)				Minimum Building Separation (in feet)	Maximum Height (in feet)
	Front	Side	Rear	Corner Side		
5 acres	35	25	25	35	20	35

- 2) **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.
- 3) **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.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2022.

Attachment A – Rezoning Map



Attachment B – Aynor Tract Conceptual Plan



DDC Engineers
 ENGINEERS & ARCHITECTS
 1208 PROFESSIONAL DRIVE
 AYNOR, SC 29527
 Phone: 813.492.3300
 Fax: 813.492.3300
 www.ddc-engineers.com

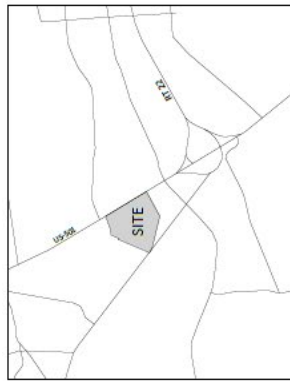
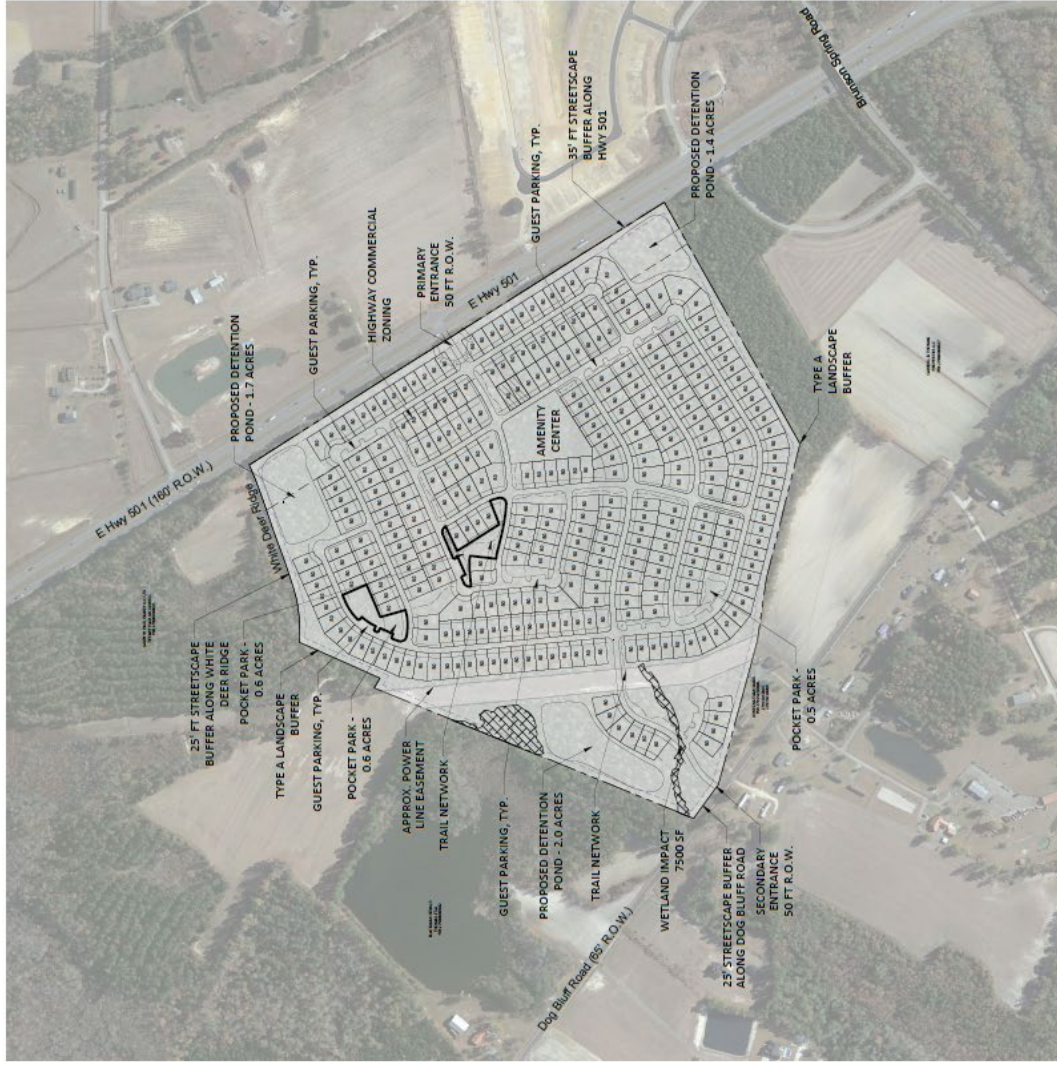
BLACKWATER, LLC
 PO BOX 606
 AYNOR, SC

**AYNOR TRACT
 CONCEPTUAL PLAN
 SITE PLAN**

PROJECT NO.
 SHEET NO.
 REVISED

DATE	STATUS

L1.01



VICINITY MAP

SITE SUMMARY:
 TMS # 0940001004
 PIN # 2796000043
 TOTAL ACRES: 87.1 ACRES
 (82.5 ACRES MINUS POWER EASEMENT)

D.U.'s - 3.6 LOTS/ACRE

SETBACKS:
 35' - US-501
 25' - REST OF PARCEL

MAX BUILDING HEIGHT: 35 FT

ALL UNITS MUST BE SEPARATED BY AT LEAST TWENTY (20) FEET FROM ANY OTHER UNIT OR ROADWAY WITHIN THE MOBILE HOME PARK.

INTERNAL PROPOSED RIGHTS OF WAY ARE 24' PRIVATE ROADS. PRIMARY AND SECONDARY ENTRANCES ARE 30' PRIVATE.

ON STREET PARKING REQUIREMENT: 28' OF PAVEMENT WIDTH ON ACCESS STREETS AND 30' ON SUBCOLLECTOR

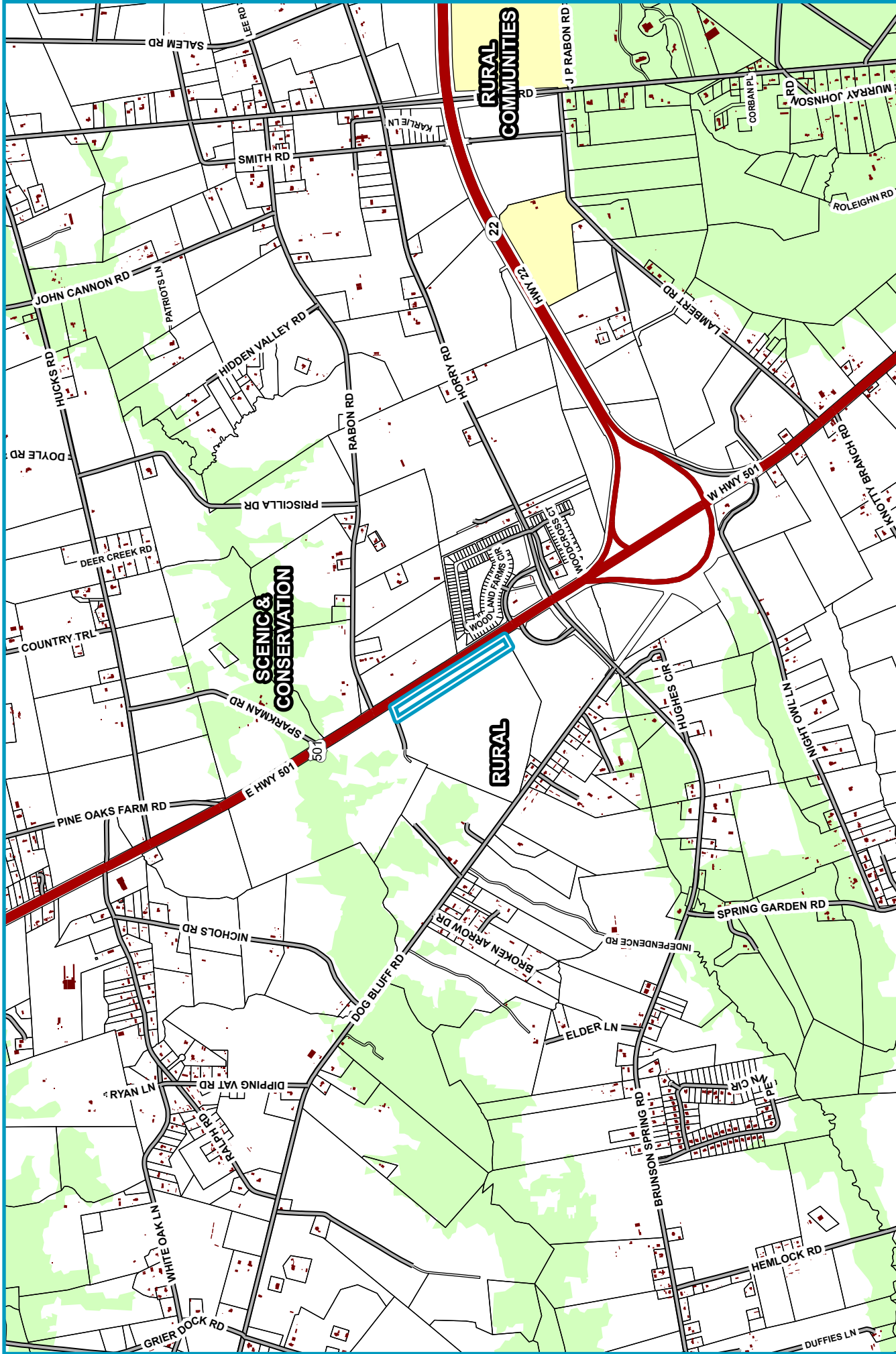
LEGEND

- PROPERTY BOUNDARY
- POTENTIAL WETLANDS
- MOBILE HOMES

LAND USE SCHEDULE

UNITS	348
USE	30' x 110'

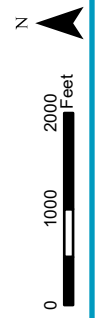
1" = 300'
 1" = 110'



- Parcel for Consideration
- Parcel Boundary
- Structure
- Major Road
- Other Road

Future Land Use Map

Rezoning
 Case Number
 2022-12-008
 Rezoning 9.48 acres
 from HC to MHP





Parcel for Consideration



Major Road



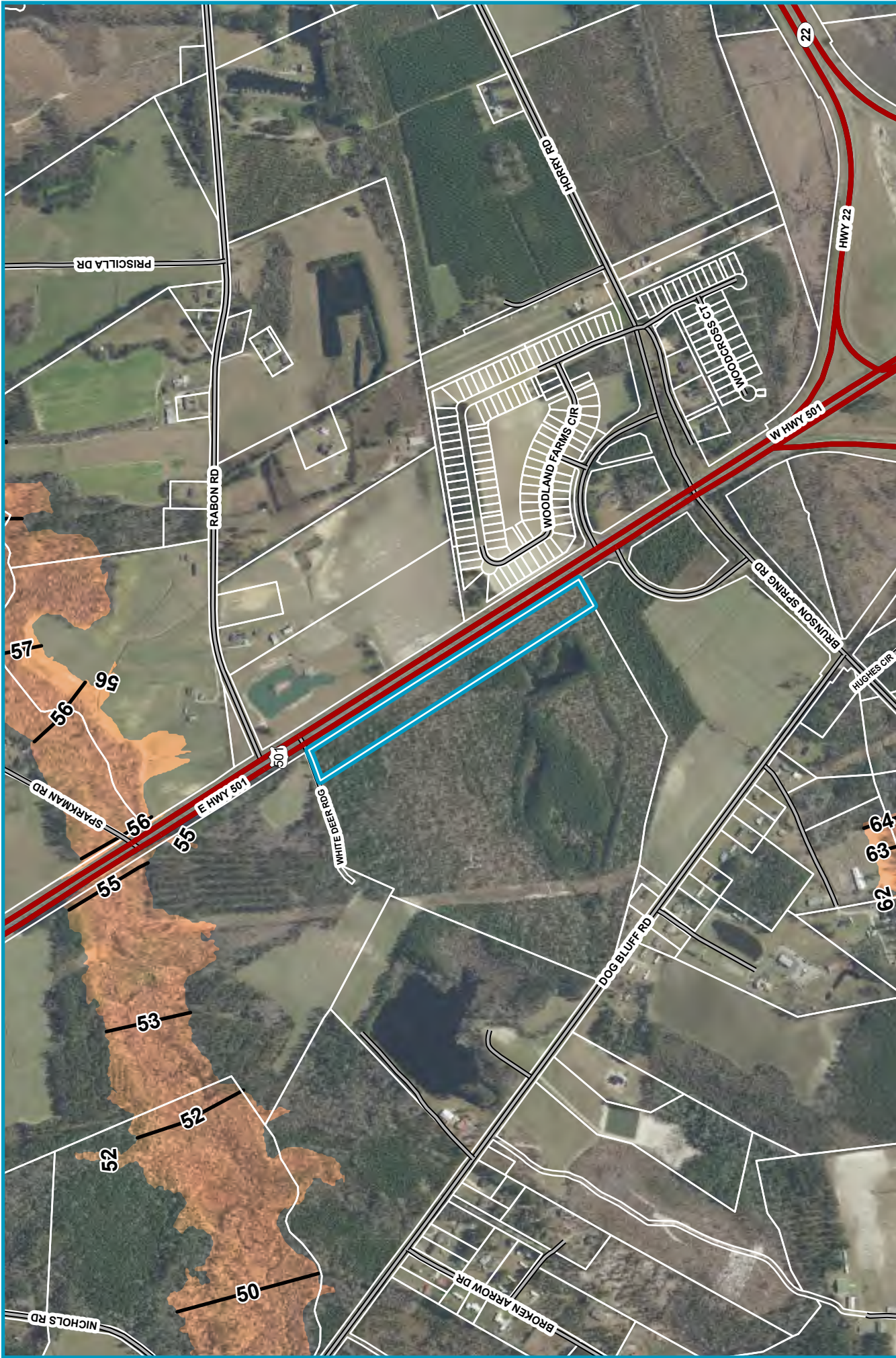
Other Road




Aerial Map

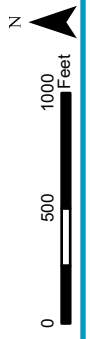
Rezoning Case Number 2022-12-008
Rezoning 9.48 acres from HC to MHP





-  Parcel for Consideration
- Preliminary Base Flood Elevation (BFE)
- Major Road
- Other Road
- AE - Special Flood Hazard Area

Flood Map
 Rezoning
 Case Number
 2022-12-008
 Rezoning 9.48 acres
 from HC to MHP



Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	December 1, 2022	District: 11
From:	Planning and Zoning	
Division:	Infrastructure and Regulation	
Prepared By:	Yasmine Gore, Senior Planner	
Cleared By:	Charles Suggs, Deputy Planning Director	
Regarding:	Future Land Use Map Amendment to PIN 27402010003 and 27402010004	

ISSUE:

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Rural to Scenic & Conservation for PIN 27402010003 and 27402010004?

PROPOSED ACTION:

Vote on Resolution regarding proposed change to the Comprehensive Plan.

BACKGROUND:

Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the **Horry County Comprehensive Plan, Imagine 2040** and the Future Land Use Map therein. The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The agent for PIN 27402010003 and 27402010004 applied to amend the future land use from Rural to Scenic & Conservation. This request coincides with rezoning request (2022-12-009) to rezone the property from SF10 to AG6 to allow for rural estates and hobby farm.

Current Future Land Use

The property is designated as **Rural**, which supports active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre. This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Rural land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- Protect active agricultural and forestry operations, prime farmland, and erodible soils, in addition to other important natural features.
- Major residential subdivisions are discouraged to minimize the impact on public services and infrastructure.

Requested Future Land Use

The applicant's request is to amend the future land use of PIN 27402010003 and 27402010004 to **Scenic & Conservation**. *If approved, the future land use would support limited development. If developed, design should use low-impact design principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new developments is discouraged. In suburban and urbanizing areas of the County, these areas should be considered for dedication as open space in new development.* This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Scenic & Conservation land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- These areas should be considered to meet or mitigate open space criteria within major residential subdivisions, as defined within the Land Development Regulations.
- 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.

ANALYSIS:

Public Schools: Conway High School functional capacity is 69%. Whittemore Park Middle is functioning near capacity at 95%. However, Homewood Elementary is functioning over capacity at 106%. Horry County Schools has plans to rebuild Whittemore Park Middle in a new location on El Bethel Rd to meet growing demands. Horry County Schools anticipates it will open by the summer of 2024.

Road Maintenance: Adrian Highway (S- 97) is a paved two- lane road maintained by SCDOT.

Public Safety: Maple (Station 15) is the nearest volunteer fire station located within the vicinity of the subject property (2.5 miles way). Bayboro (Station 21) is the nearest career fire station located within the vicinity of the subject property (4.2 miles way). This facility provides both Fire and EMS services. A strategy of the Imagine 2040 Plan says to “ensure that public safety departments are adequately staffed and properly equipped to meet the needs of the existing and growing population.”

Water System: This property is currently located within Grand Strand Water and Sewer's service area. Water and sewer lines are readily available on the property.

Veteran's Highway Overlay Zone: The front of property is located within the Veteran's Highway Overlay Zone. The purpose of the overlay zone is to preserve the exceptional scenic value of the highway and maintain the serene farm field and natural vistas from the highway for all travelers to enjoy. The Veteran's Highway Overlay Zone provides supplemental sign regulations. The overlay zone extends 1,000 feet of the right-of-way line on either side of Veteran's Highway.

Adjacent Land Use: This property is located within the vicinity of an Economic Development Center (0.25 miles way). The Horry County Comprehensive Plan, Imagine 2040, states that an Economic Development Center can be described as a concentrated areas of high quality employment facilities, adjacent to complementary retail and commercial uses and/ or residential uses. This category encourages development of manufacturing, industrial, distribution, services, and office uses in locations that will minimally affect surrounding properties. Commercial uses are secondary to major employment uses.

Conclusion: Amending the future land use for PIN 27402010003 and 27402010004 to **Scenic & Conservation** suggests that the property is environmentally constrained or in an area prone to natural hazards. The Scenic & Conservation land use is applied to areas of the County that scored exceptionally high on the environmental constraint analysis and/or received strong recommendation from the community for future conservation. While not "off limits" to development, policy guidance is clear that more site specific information is needed to ensure a site is not constrained before considering different uses. In major residential subdivisions, these areas are recommended to remain within neighborhood open space.

A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 27402010003 AND 27402010004 FROM RURAL TO SCENIC & CONSERVATION.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, the property owner requested an amendment the Future Land Use Map of the Comprehensive Plan; and

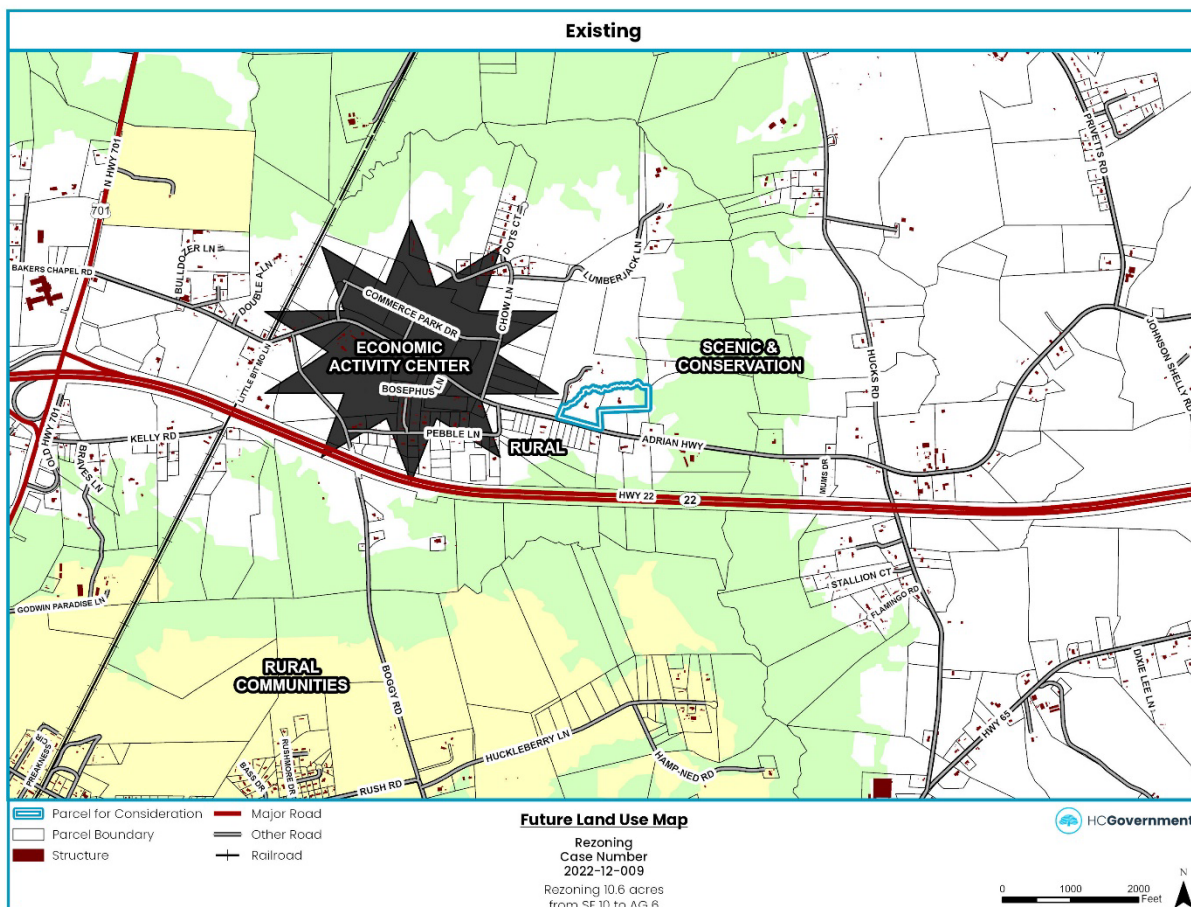
WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan to meet the requirements of Chapter 15, Article 1, Section 1 of the Horry County Code of Ordinances; and

WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed change to the Comprehensive Plan is necessary.

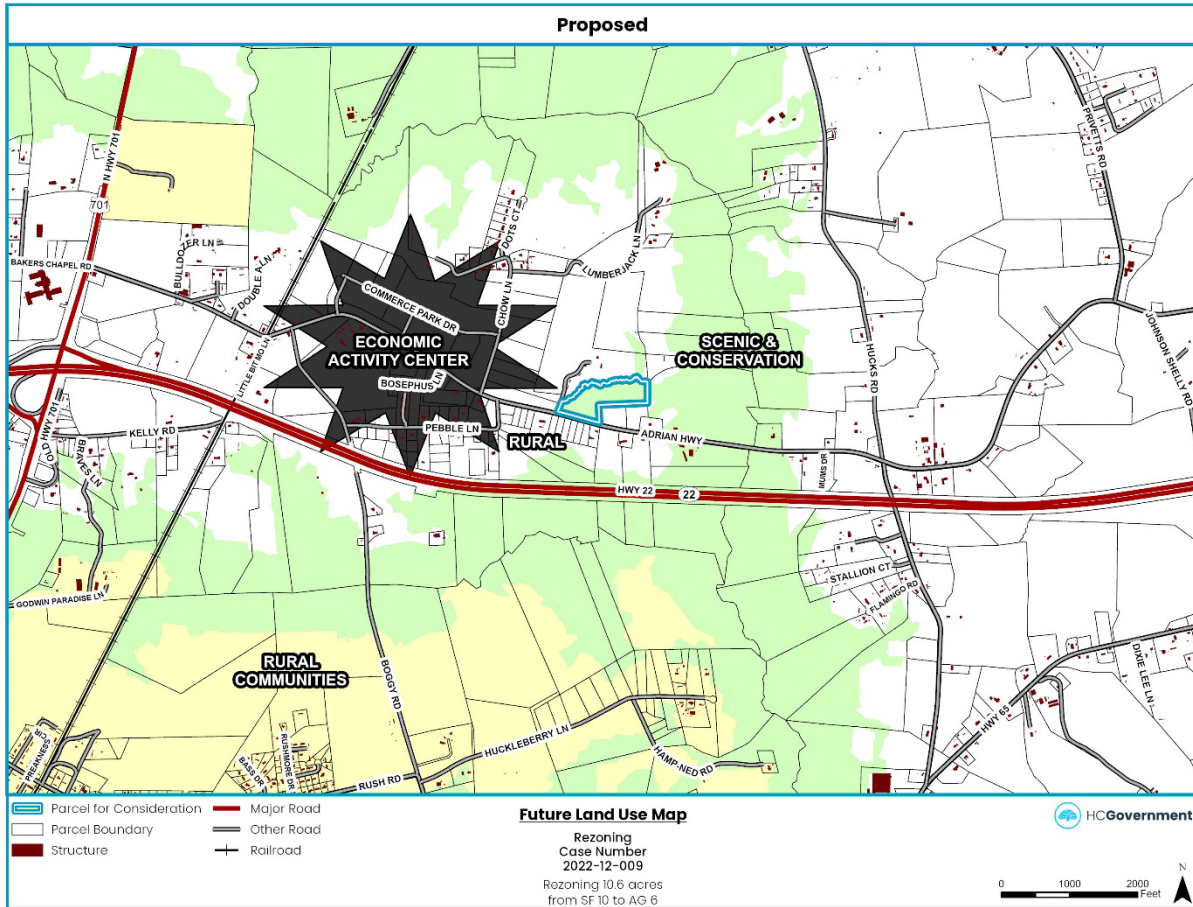
NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

- 1) **Adoption of the Amendment to the Imagine 2040 Comprehensive Plan, amending the Future Land Use Map for PIN 27402010003 and 27402010004 from the future land use shown in Map A to the future land use shown in Map B.**

Map A: Adopted Imagine 2040 Future Land Use Map



Map B: Amendment to the Imagine 2040 Future Land Use Map



AND IT IS SO RESOLVED.

Dated this _____ day of _____, 2023.

HORRY COUNTY PLANNING COMMISSION

 Hunter Platt, District 1, CHAIRMAN

Jeffrey D. Solan, District 2
 Lance Thompson, District 4
 Pamela Dawson, District 6
 Burnett Owens, District 8
 W. Jody Prince, District 10

Chuck Rhome, District 3
 Joseph C. Ray, Jr. District 5
 Chris Hennigan, District 7
 Bunky Ford, District 9
 Charles Brown, District 11

 Attest: Nancy Tindall, Clerk to Planning Commission

Horry County Rezoning Review Sheet

Energov #: 60201 Advertisement & Mailout Date : 12-15-2022 Date Posted: 12-13-2022 # Property Owners Notified: 13 Report Date: 12-9-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	James Fowler & Edwin Salley	Rezoning Request #	2022-12-009
PIN #	274-02-01-0003 & 274-02-01-0004	County Council District #	11 – Allen
Site Location	Corner of Sabrina Ln & Adrian Hwy in Conway	Staff Recommendation	
Property Owner	James Fowler & Edwin Salley	PC Recommendation	
		Size (in acres) of Request	10.6

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF 10	Flood Information	X	FA	FA	FA
Proposed Zoning	AG 6	Wetland Information	1.9 acres	SF 10	Subject Property	FA
Proposed Use	Residential / hobby farm	Utilities	Public	SF 10	FA	FA
Character of the Area	Industrial & rural residential	Fire in miles	2.2 – Station 21 (Volunteer)			
		EMS in miles	5.2 – Station 15 (Career)			

COMMENTS

Comprehensive Plan District: Rural and Scenic & Conservation	Overlay/Area Plan: Hwy 22 Overlay
--	-----------------------------------

Discussion: The applicant's are requesting to rezone from SF 10 to AG 6 in order to down-zone their properties and set a new minimum lot size precedent in the area. They are also requesting comprehensive plan amendments from Rural and Scenic & Conservation to just Scenic & Conservation. The parcels are surrounded by SF 10 and CFA zoning and are in close proximity to an Economic Activity Center and the industrial complex, Ascott Valley.

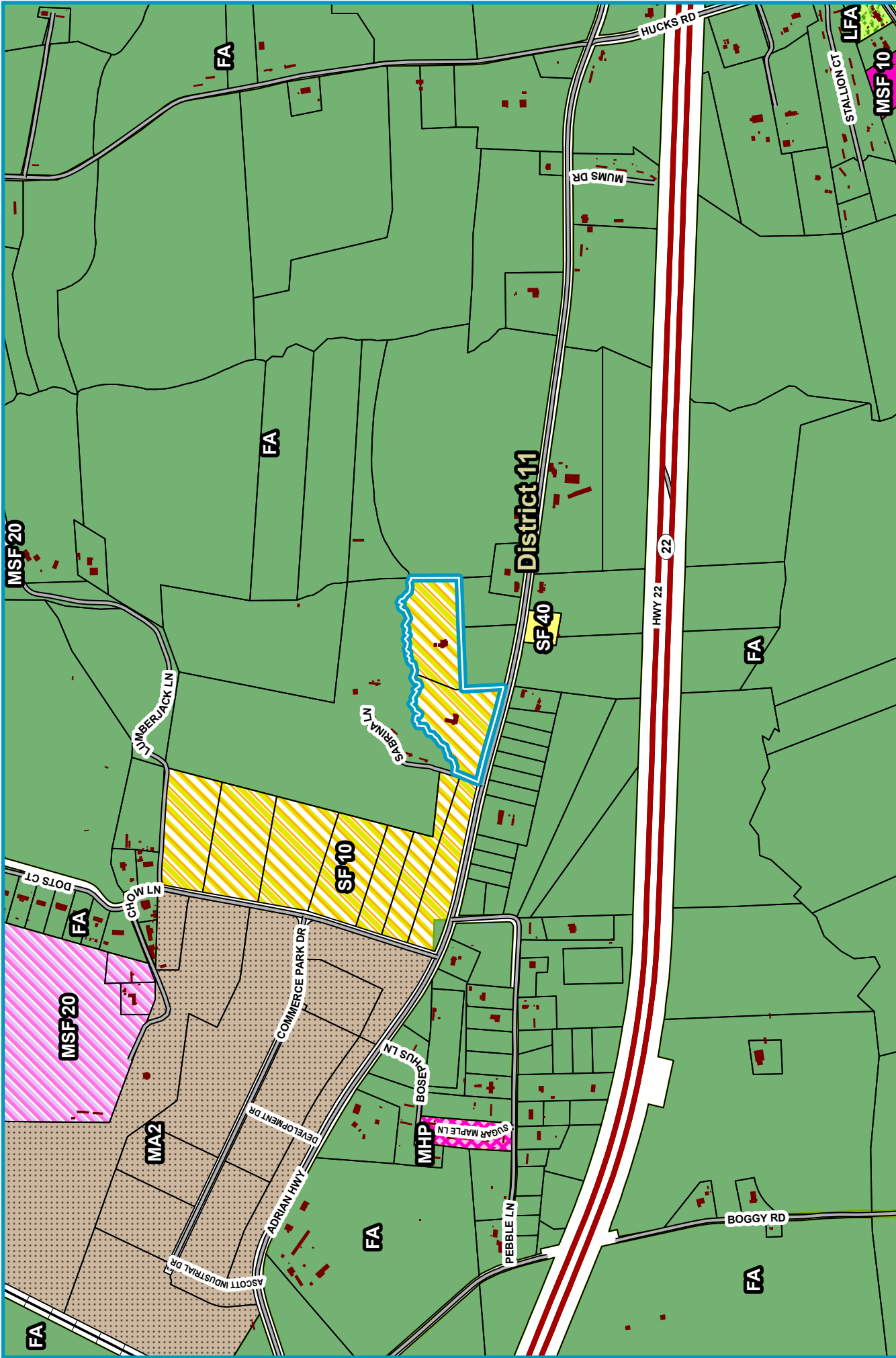
The current future land use designation is Scenic & Conservation and Rural. The Imagine 2040 Comprehensive Plan states the desire development pattern is "Active working lands, such as farms and forests, and large single family lots or family subdivisions with a minimum lot size of ½ an acre or maximum of 2 net units per acre."

Public Comment:

Proposed Improvements	
-----------------------	--

TRANSPORTATION INFORMATION		Horry County Schools Functional Capacity			
Daily Trips based on existing use / Max Daily Trips based on current zoning	16 / 270		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	100 / 100	Conway High	2,095	1,438	69%
Existing Road Conditions	State, Paved, Two-lane	Whittemore Park Middle	884	836	95%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-97 (Adrian Hwy), 850 AADT 5-10%	Homewood Elementary	639	675	106%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
		AG 6	SF 10	FA	SF 10	
Min. Lot Size (in square feet)	1.5 acres	10,000	21,780	10,000		
Front Setback (in feet)	40	25	40	25		
Side Setback (in feet)	15	10	10	10		
Corner Side Setback (in feet)	22.5	15	15	15		
Rear Setback (in feet)	25	15	15	15		
Bldg. Height (in feet)	35	35	35	35		



Zoning Map
 Rezoning
 Case Number
 2022-12-009
 Rezoning 10.6 acres
 from SF 10 to AG 6

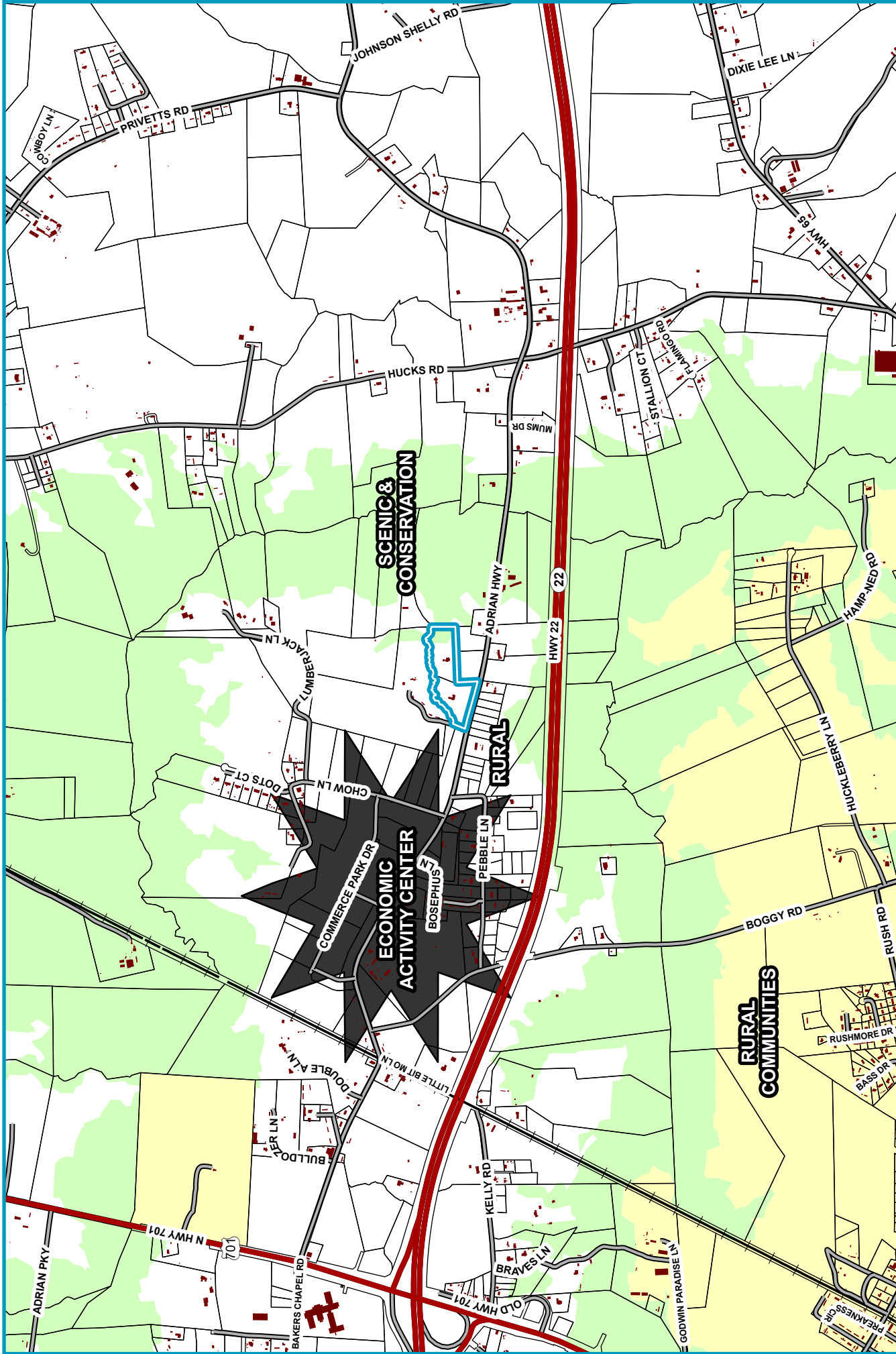
HC Government

Parcel for Consideration
 Council District Boundary
 Parcel Boundary
 Structure

Major Road
 Other Road
 Railroad

0 600 1200 Feet

N



Future Land Use Map

HC Government

Parcel for Consideration: 69

Parcel Boundary

Structure

Major Road

Other Road

Railroad

Resoning Case Number: 2022-12-009

Resoning 10.6 acres from SF 10 to AG 6

0 1000 2000 Feet

N



Parcel for Consideration

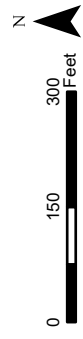


Other Road






Aerial Map

Rezoning
Case Number
2022-12-009

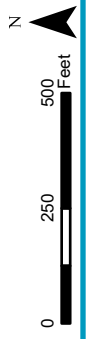
Rezoning 10.6 acres
from SF 10 to AG 6





-  Parcel for Consideration
-  Preliminary Base Flood Elevation (BFE)
-  AE - Special Flood Hazard Area
-  Major Road
-  Other Road

Flood Map
 Rezoning Case Number 2022-12-009
 Rezoning 10.6 acres from SF 10 to AG 6



Planning Commission Decision Memorandum
Horry County, South Carolina

Date:	December 1, 2022	District: 1
From:	Planning and Zoning	
Division:	Infrastructure and Regulation	
Prepared By:	Yasmine Gore, Senior Planner	
Cleared By:	Charles Suggs, Deputy Planning Director	
Regarding:	Future Land Use Map Amendment to PINS 3520000005 and 35202020015	

ISSUE:

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Scenic & Conservation to Suburban for PINS 3520000005 and 35202020015?

PROPOSED ACTION:

Vote on Resolution regarding proposed change to the Comprehensive Plan.

BACKGROUND:

Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the **Horry County Comprehensive Plan, Imagine 2040** and the Future Land Use Map therein. The Future Land Use Map was developed based on a strategy of public input and geo-spatial analysis. Public input included hearings in front of Planning Commission and County Council as well as a community survey, open houses held throughout the County, and a Land Use Workshop in May 2018. Development trends, existing land use and existing and planned infrastructure informed a development analysis while natural assets, priority conservation areas and environmental constraints were the framework of the environmental analysis of the Future Land Use Map.

The agent for PINS 3520000005 and 35202020015 applied to amend the future land use from Scenic & Conservation to Suburban. This request coincides with a rezoning request (2022-12-010) to rezone the property from CFA to SF7 to allow for the development of 92 single family units.

Current Future Land Use

The property is designated as **Scenic & Conservation**, which supports limited development. *If developed, design should use low-impact design principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new developments is discouraged. In suburban and urbanizing areas of the County, these areas should be considered for dedication as open space in new development.* This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Scenic & Conservation land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- These areas should be considered to meet or mitigate open space criteria within major residential subdivisions, as defined within the Land Development Regulations.
- 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.

Requested Future Land Use

The applicant's request is to amend the future land use PINS 3520000005 and 35202020015 to **Suburban**. *If approved, the future land use would support areas that have a density between 3 – 7 gross units per acre within major subdivisions and would allow for individual, single family lots as small as 6,000 square feet.* This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Suburban land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- Major, master planned developments are encouraged to minimized fragmented development patterns and support an internally and externally interconnected road and bicycle and pedestrian network, while also minimizing the need for multiple curb cuts along major arterial roadways.
- Neighborhood open space should be interconnected when feasible, and recreational open space should be easily accessible to all residents.
- Mitigation of open space may be utilized to support higher net densities through the use of MRD2 and MRD3, provided that multiple sustainable development standards also met.
- Floodplains, wetlands, and water quality should be protected by using no adverse impact and low impact development practices.

ANALYSIS:

Public Schools: Surrounding public schools are functioning close to maximum capacity. Ocean Drive Elementary capacity is 95%; North Myrtle Beach Middle capacity is 98%; and North Myrtle Beach High capacity is 97%.

Road Maintenance: Little River Neck Road (S- 236) is a paved two-lane road maintained by SCDOT.

Public Safety: The subject property is located in close proximity to a City of North Myrtle Beach fire station (Station 4) which is 0.60 miles away. A strategy of the Imagine 2040 Plan says to “ensure that public safety departments are adequately staffed and properly equipped to meet the needs of the existing and growing population” and to “strategically add EMS service throughout the County to improve coverage”.

Water System: This property is currently located within the City of North Myrtle Beach’s service area; however, the city has disclosed that they “would not be able to provide adequate water service or fire protection to the subdivision until a water tank is constructed in the immediate vicinity”.

Conclusion: Amending the future land use for PINS 35200000005 & 35202020015 to **Suburban** suggests that the property is not environmentally constrained or in an area prone to natural hazards. It would also suggest that residential development of 3-7 units per gross acre would be appropriate, with lot sizes as small as 6,000 sf for single-family dwellings. Multi-family development would also be considered appropriate. Commercial activities and services would be supported near Mixed Uses and Community Activity Centers and along major corridors. Development would support walkability and be designed around significant natural resources and account for natural hazards. If the Future Land Use Map is amended to Suburban for these parcels, development should occur in accordance to the policy guidance within the Suburban Definition.

A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PINS 3520000005 AND 35202020015 FROM SCENIC & CONSERVATION TO SUBURBAN.

WHEREAS, Horry County Council approved Ordinance 54-19 on December 10, 2019 adopting the Horry County Comprehensive Plan, Imagine 2040; and

WHEREAS, the property owner requested an amendment the Future Land Use Map of the Comprehensive Plan; and

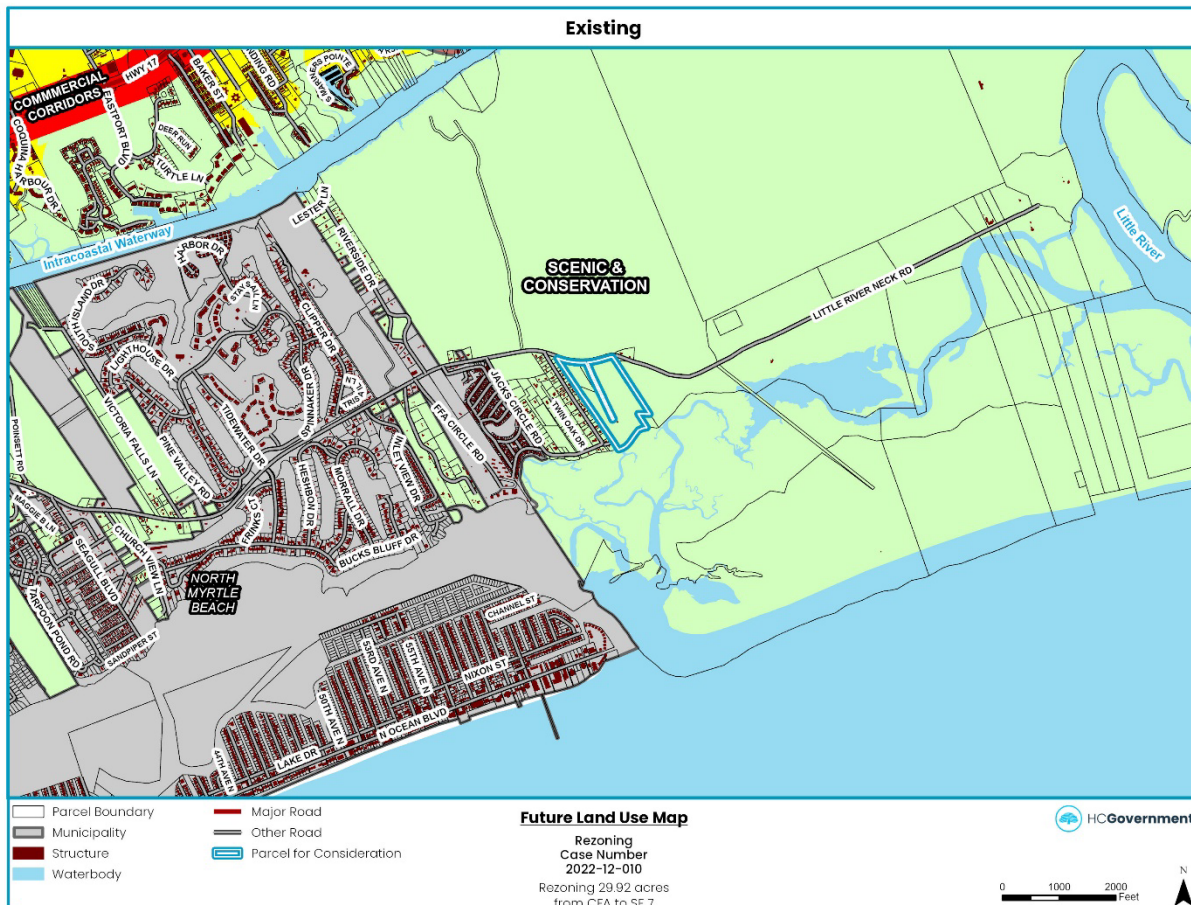
WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan to meet the requirements of Chapter 15, Article 1, Section 1 of the Horry County Code of Ordinances; and

WHEREAS, Horry County Planning Commission having held public hearing deems that the proposed change to the Comprehensive Plan is necessary.

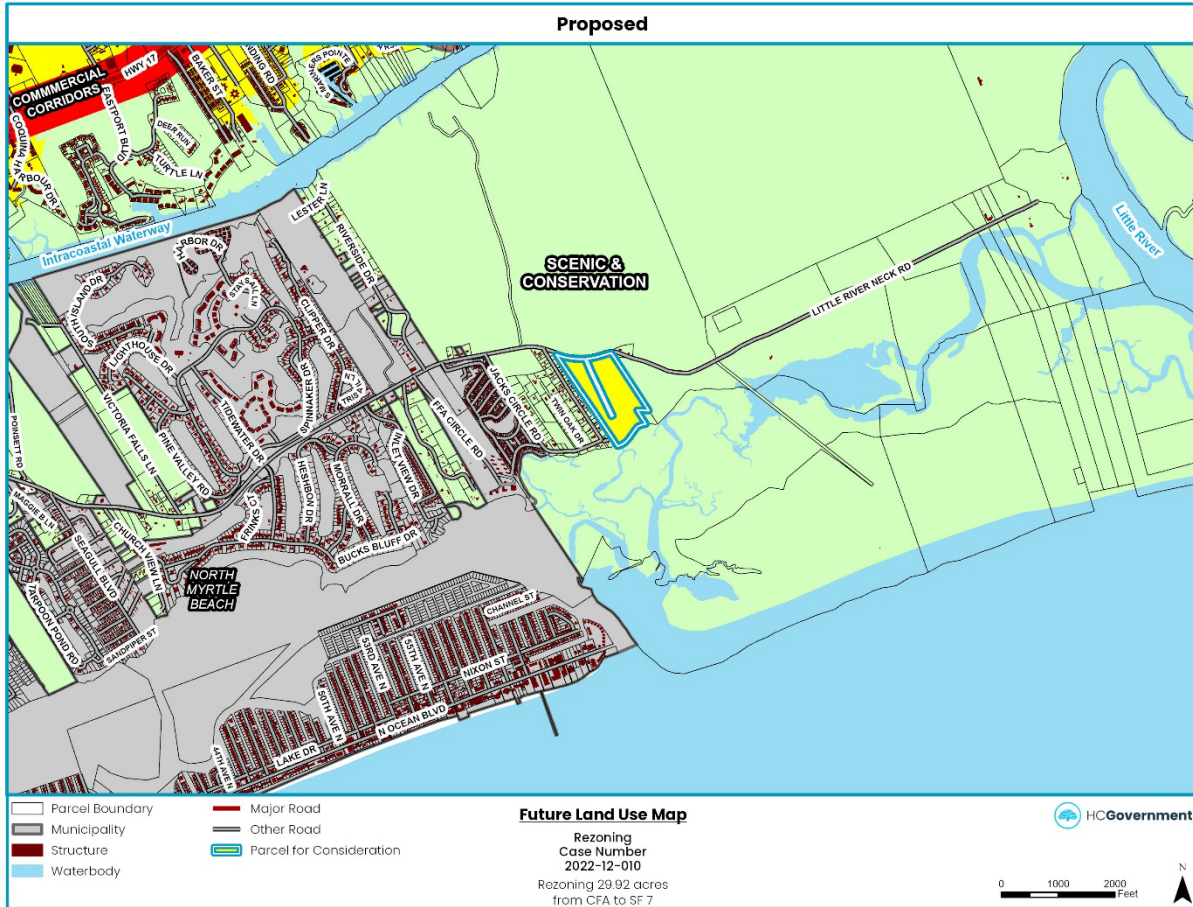
NOW, THEREFORE, BE IT RESOLVED that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

- 1) **Adoption of the Amendment to the Imagine 2040 Comprehensive Plan, amending the Future Land Use Map for PINS 3520000005 AND 35202020015 from the future land use shown in Map A to the future land use shown in Map B.**

Map A: Adopted Imagine 2040 Future Land Use Map



Map B: Amendment to the Imagine 2040 Future Land Use Map



AND IT IS SO RESOLVED.

Dated this _____ day of _____, 2023.

HORRY COUNTY PLANNING COMMISSION

Hunter Platt, District 1, CHAIRMAN

Jeffrey D. Solan, District 2
Lance Thompson, District 4
Pamela Dawson, District 6
Burnett Owens, District 8
W. Jody Prince, District 10

Chuck Rhome, District 3
Joseph C. Ray, Jr. District 5
Chris Hennigan, District 7
Bunkie Ford, District 9
Charles Brown, District 11

Attest: Nancy Tindall, Clerk to Planning Commission

HORRY COUNTY REZONING REVIEW SHEET

Energov #: 60232 Advertisement & Mailout Date : 10-15-2022 Date Posted: 10-13-2022 # Property Owners Notified: 57 Report Date: 12-12-2022 BY: GHS

PROPERTY INFORMATION			
Applicant	Robert S. Guyton	Rezoning Request #	2022-12-010
PIN #	352-00-00-0005 & 352-02-02-0015	County Council District #	1 - Dukes
Site Location	End of Little River Neck Rd in North Myrtle Beach	Staff Recommendation	
Property Owner	Paul Smith & The Bluffs at Cherry Grove, LLC	PC Recommendation	
		Size (in acres) of Request	29.92

ZONING INFORMATION	LOCATION INFORMATION	ADJACENT PROPERTIES				
Current Zoning	CFA	Flood Information	VE	CFA	CFA	CFA
Proposed Zoning	SF 7	Wetland Information	0.005 acres of JD wetlands (F) 0.125 acres of JD wetlands (M)	MSF 6	Subject Property	CFA
Proposed Use	92 Single family units	Utilities	Public	CP	CP	CP
Character of the Area	Residential & Undeveloped	Fire in miles	0.6 – North Myrtle Beach Fire Station 4 (Career)			
		EMS in miles	0.6 – North Myrtle Beach Fire Station 4 (Career)			

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan: Northeast Area Transportation Plan, Hog Inlet-Dunn Sound Creek Watershed Plan, North Myrtle Beach Comprehensive Plan
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Discussion: The applicant is requesting to rezone from CFA to SF 7 for 92 single family units with a gross density of 3.07 du/ac. The plan proposes 92, 7,000 sqft lots with one acces on Little River Neck Rd. The future land use designation is Scenic & Conservation. The Imgine 2040 Comprehensive Plan states the desired development pattern is "Limited development. If developed, design should use low-impact designs principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new development is discouraged. In suburban and urbanizing areas of the County, these areas should be considered for dedication as open space in new development."

Staff reached out to the City of North Myrtle Beach for input. The Public Works Director stated "we would not be able to provide adequate water service or fire protection to the subdivision until a water tank is constructed in the immediate vicinity. If they do not want to provide a site, they will have to wait until we can find one. Also, sewer force main capacity could be an issue since the new developments have started on LRN Road."

The applicant has applied for a Comprehensive Plan Amendment from Scenic & Conservation to Suburban. The closest suburban designation is across the waterway. The property is surrounded by parcels designated Scenic & Conservation. North Myrtle Beach's Comprehensive Plan designates this parcel as "Conservation Community" which is "Intended to provide an alternative type of development that preserves undisturbed natural areas, creates common open spaces, and has a light impact on the environment. It is ideally applied to undeveloped greenfield land that may be adjacent to sensitive environmental areas like wetlands and waterways."

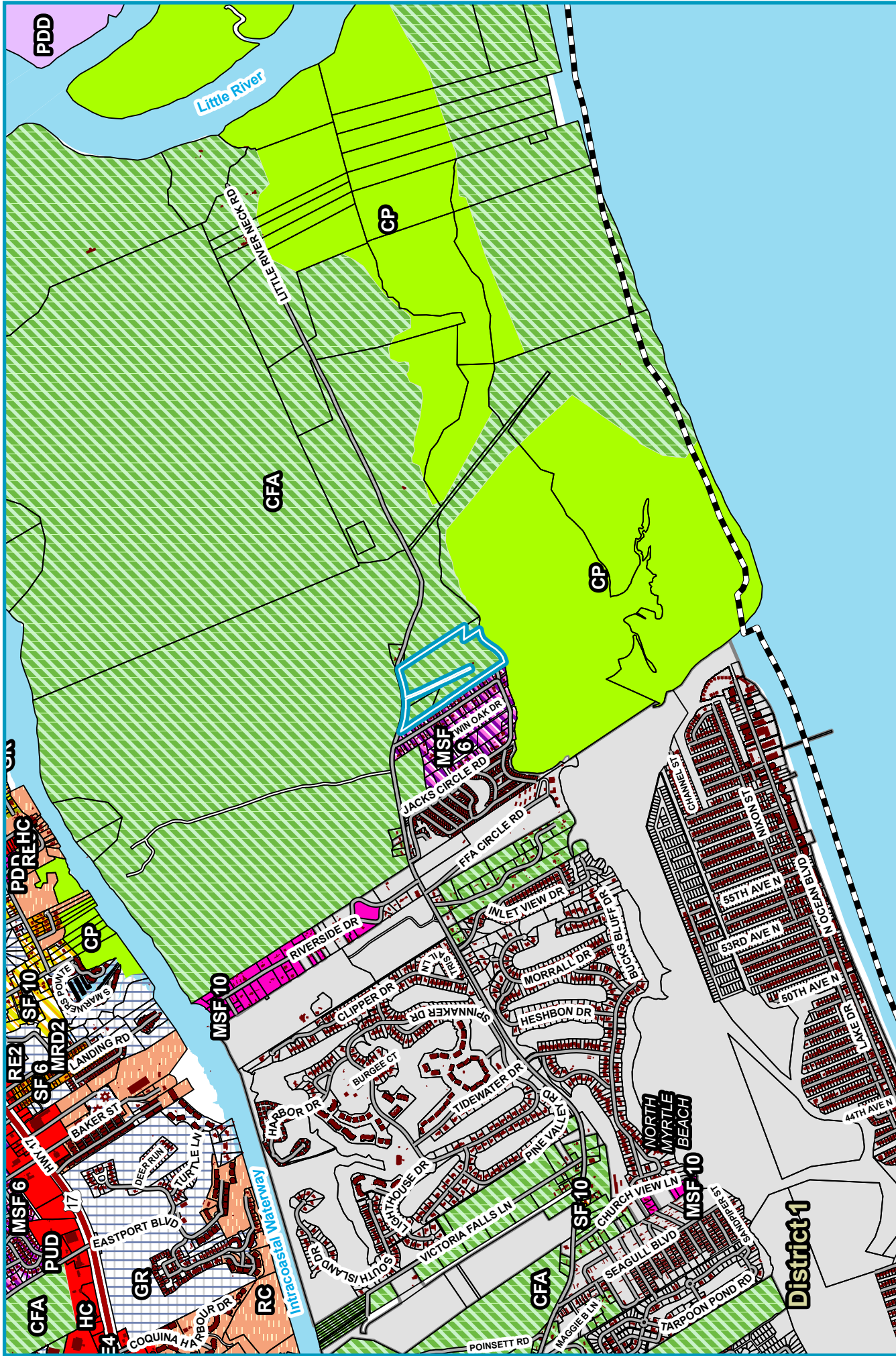
A rezoning was applied for back in December of 2020 to rezone the site to MRD 3 for 116 lots as small as 6,000 sqft. It was disapproved by Planning Commission and then withdrawn at Council. The Comprehensive Plan Amendment was also denied.

Public Comment:

Proposed Improvements	
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TRANSPORTATION INFORMATION	HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY				
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 350		Functional Capacity	2022-2023 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	736 / 1,100	North Myrtle Beach High	1,464	1,420	97%
Existing Road Conditions	State, Paved, Two-lane	North Myrtle Beach Middle	1,212	1,191	98%
Rd, Station, Traffic AADT (2021) % Road Capacity	S236 (Little River Neck Rd), 4,200 AADT 40-45%	Ocean Drive Elementary	840	795	95%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF 7	CFA	MSF 6	CP	CFA	
Min. Lot Size (in square feet)	7,000	21,780	6,000	N/A	21,780	
Front Setback (in feet)	25	40	20	25	40	
Side Setback (in feet)	10	10	7.5	25	10	
Corner Side Setback (in feet)	15	15	11.5	25	15	
Rear Setback (in feet)	15	15	15	25	15	
Bldg. Height (in feet)	35	35	35	N/A	35	73



Zoning Map
 Rezoning Case Number 2022-12-010
 Rezoning 29.92 acres from CFA to SF 7

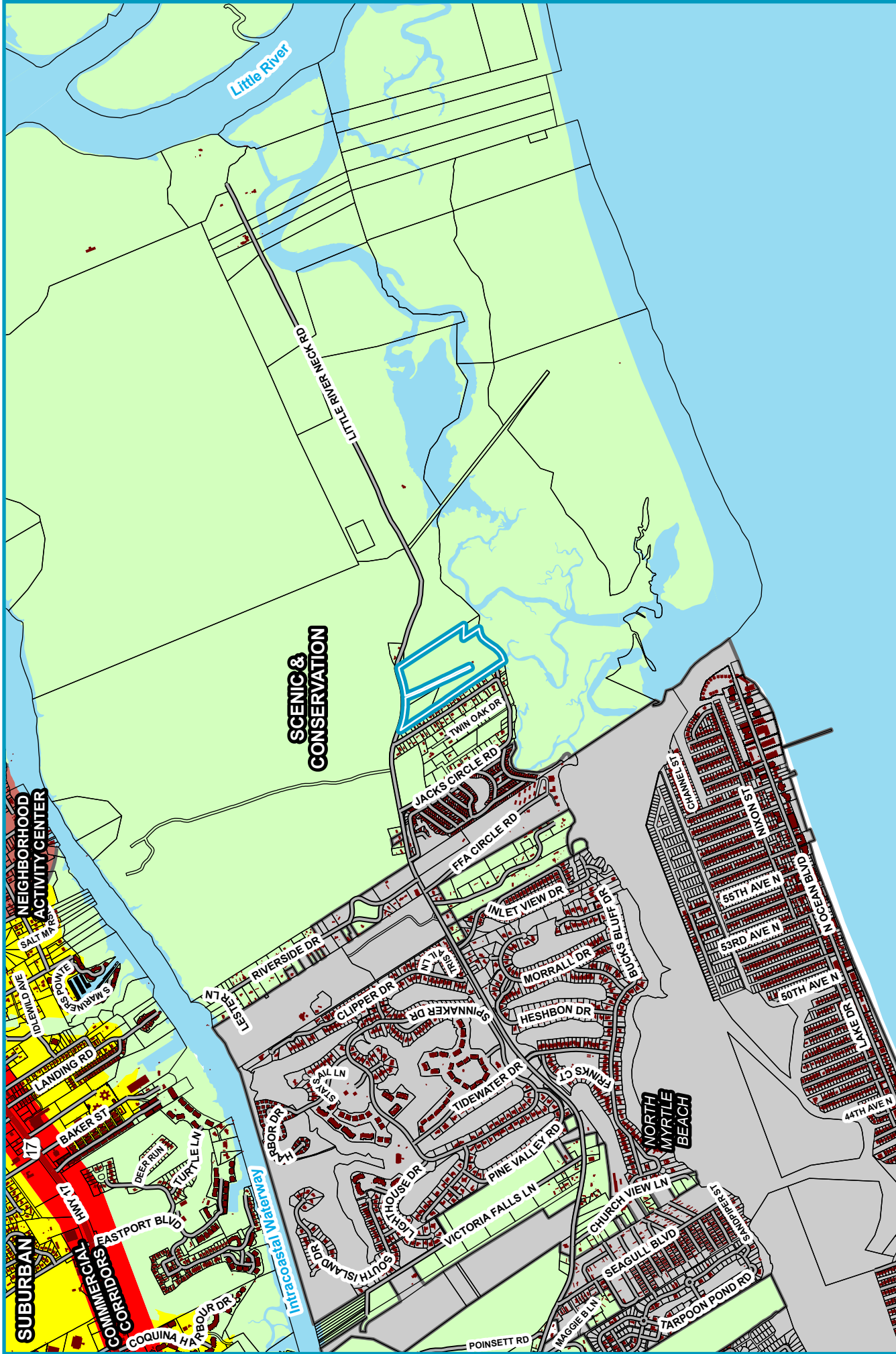
HC Government

Parcel for Consideration
 Council District Boundary
 Parcel Boundary
 Municipality

Structure
 Waterbody
 Major Road
 Other Road

0 1000 2000 Feet

N



Future Land Use Map

HC Government

Parcel Boundary
75

Municipality

Structure

Waterbody

Major Road

Other Road

Parcel for Consideration

Rezoning Case Number
2022-12-010

Rezoning 29.92 acres
from CFA to SF 7

0 1000 2000 Feet

N



Parcel for Consideration

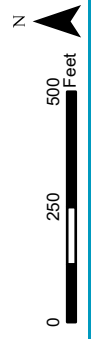


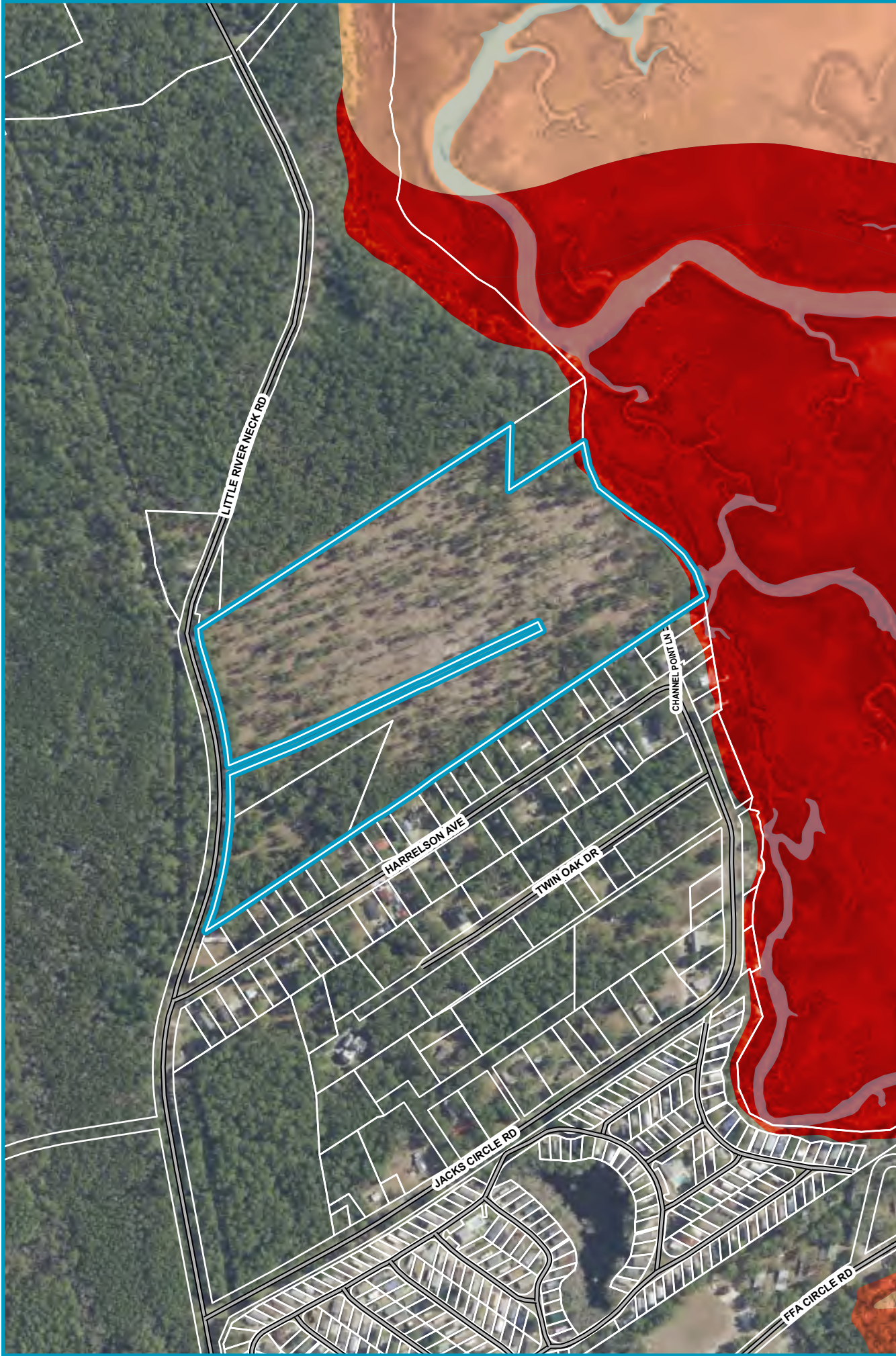
Other Road

Aerial Map

Rezoning Case Number
2022-12-010

Rezoning 29.92 acres
from CFA to SF 7





Flood Map

Resoning Case Number 2022-12-010

Resoning 29.92 acres from CFA to SF 7

HC Government

Parcel for Consideration

Other Road

Major Waterbody

AE - Special Flood Hazard Area

0.2% Annual Chance Flood Hazard

VE

0 250 500 Feet

N

County Council Decision Memorandum
Horry County, South Carolina

Date: December 6, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Desiree Jackson, Senior Planner
Cleared By: Pam Thompkins, Zoning Administrator
Regarding: Tree Preservation Amendment

ISSUE:

Should Horry County amend Appendix B of Horry County Code of Ordinances pertaining to Tree Preservation Standards?

PROPOSED ACTION:

Approve the proposed amendment.

RECOMMENDATION:

I&R recommended approval on 12/6/22.

Staff recommends approval.

BACKGROUND:

Horry County established specific preservation standards for Live Oak Trees in 2007. Currently, the removal of a specimen Live Oak tree, except those under certain circumstances in the Garden City Overlay, require a variance from the Zoning Board of Appeals. The proposed change would allow the Zoning Administrator to authorize the removal of a diseased or dying tree. The applicant would need a certified arborist to verify the tree is dying or dead, the County would review the report and the tree in order to issue the permit to remove the tree. If the applicant and County staff do not agree, the applicant may still request a variance from the Zoning Board of Appeals.

The fee per replacement tree has not been updated since 2015, when the County established a fee of \$150 per replacement tree. Staff has done an analysis against other local municipalities and found that an increase to \$300 per tree would be more aligned with neighboring jurisdictions.

COUNTY OF HORRY)
) **ORDINANCE NO.**
STATE OF SOUTH CAROLINA)

AN ORDINANCE TO AMEND APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO TREE PRESERVATION STANDARDS

WHEREAS, Horry County first established specific preservation standards for Live Oak Trees in 2007 under Ordinance 173-06; and,

WHEREAS, the removal of a specimen live oak requires a variance from the Zoning Board of Appeals; and,

WHEREAS, the proposed change allows the Zoning Administrator to authorize the removal of a diseased or dying tree; and

WHEREAS, the fee in lieu has not been updated since 2015, Ordinance 118-14, when a \$150 fee per replacement tree was established; and,

WHEREAS, staff has compared our current fees to other local municipalities and found that \$300 fee per replacement tree will be more aligned with neighboring jurisdictions; and,

WHEREAS, it is the desire of County Council to revise our fees to be more consistent with the current value of a replacement tree.

NOW THEREFORE 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 ordain it ordained that:

1) Amendment to Appendix B, Article V, Section 505 – Tree Preservation, Subsections B – Live Oak Standards and E - Mitigation Standards: Appendix B of the Horry County Code of Ordinances is hereby amended as follows: (All text in ~~striketrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

SECTION 505– TREE PRESERVATION

B. LIVE OAK STANDARDS

It is unlawful to injure, participate in, authorize, or cause the removal of any Specimen Live Oak (DBH of twenty-four (24) inches or greater). Authorization to do so shall come from:

1. *A variance granted by the Zoning Board of Appeals finding that the tree:*
 - a) Presented a safety hazard to pedestrian or vehicular traffic, buildings, structures or utility structures;

- b) Removal presented the only reasonable means to comply with appropriate agency requirements including parking, ingress or egress, or other required infrastructure such as stormwater;
 - c) Justification according to good urban forestry practices (i.e., to reduce competition among trees or to remove an invasive species) or presence of dead, dying, or diseased trees;
 - d) A planned grade cut placing the tree protection zone four (4) feet above final grade or introduction of fill twelve (12) inches or greater elevating the parcel above the required flood protection elevation; or
 - e) Reasonable use of the property will be significantly impaired.
2. For all areas within the Garden City Overlay, the Zoning Administrator shall allow the tree to be removed upon a finding that the tree will be located within the footprint of a proposed structure and the structure cannot be reasonably adjusted to preserve the tree.
3. **The Zoning Administrator shall authorize the removal a Specimen Live Oak tree without a variance under the following conditions:**
- a) **The tree is diseased or dying as certified by a certified arborist and cannot be properly treated or pruned to alleviate such condition;**
 - b) **Such assessment must be provided to the County in writing, and the diseased or dying state of the tree may be assessed by the County; and**
 - c) **Should the County confirm the tree is diseased or dying and cannot be treated for such condition, a zoning compliance shall be issued for removal of the tree.**
4. **Mitigation Standards in §505 E shall still apply.**

D. TREE PROTECTION

Preserved trees must be protected from damages during development. Most trees can tolerate only a small percentage of root zone disturbance or loss.

- a) *Root Protection Zone*: the total area beneath the tree canopy, or dripline.
- b) If encroachment into the root protection zone is anticipated, preventative methods shall be employed to include:
 - i. Flaggging of Protected or Specimen Trees prior to land disturbance activity;
 - ii. Mulching the Root Protection Zone during soil compaction;
 - iii. Vertical root pruning techniques to cut rather than tear or damage root systems during site clearing; and
 - iv. Installation of Protective Devices.
- c) Protective Devices shall be installed surrounding the dripline of the preserved tree and must be kept free of construction materials, vehicles or debris. Areas surrounding the preserved tree must be identified with “tree protection area” signage. Protective Devices shall be one of the following:
 - i. Fencing a minimum of four (4) feet in height constructed in a post and rail configuration. Two (2) inch by four (4) inch and double one (1) inch by two (2) inch railing is recommended.
 - ii. Four (4) foot high polyethylene laminar safety fencing provided it is maintained to persist until occupancy.

- iii. Continuous rope, flagging (heavy mill, minimum four (4) inches in width) or silt fencing is allowable only in areas that will not be directly impacted by land disturbance activities.

E. MITIGATION STANDARDS

- 1. *Mitigation*: Mitigation for removal of Protected or Specimen Trees is required. Requirements may be met by either:

- a) *Replacement Trees*

- i. Total caliper of replacement trees must equal the total DBH of Protected or Specimen Trees removed.
- ii. All replacement trees must be a species listed in *Table 5: Protected and Specimen Trees*.
- iii. Newly planted replacement trees will follow the following formula:
 $D/2.5^A = RT^B$, where:
 D = total DBH of the largest fifteen (15) removed trees per acre (inches)
 2.5 = minimum caliper of each replacement tree (inches)
 RT = minimum number of replacement trees
 A. If the caliper of replacement trees is greater than two and a half (2.5) inches, the total number of replacement trees can be reduced.
 B. A multiplier of one and a half (1.5) is applied when trees removed are Specimen Trees
- iv. Trees preserved on site that do not meet the size requirements of *Table 5: Protected and Specimen Trees* may count as replacement trees provided each tree has a DBH of four (4) inches or greater.

- b) *Fee in lieu*

- i. A fee in lieu of replacement trees collected will be equal to:
 $RT * 150 \underline{300} = F$, where:
 RT = minimum number of replacement trees
 $150 \underline{300}$ = fee per replacement tree (dollars)
 F = total fee paid to Horry County
- ii. Fees collected are deposited into a special fund designated for costs associated with the installation of landscaping, associated materials and irrigation systems or the purchase of additional park or open space lands.

County Council Decision Memorandum
Horry County, South Carolina

Date: 11/16/2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Charles Suggs, Deputy Director
Cleared By: David Jordan, Director
Regarding: Parking & Maneuvering Room- Single Family Residential

ISSUE:

Should Horry County amend Appendix B of the Horry County Code of Ordinances pertaining to parking and maneuvering standards for individual, single-family lots of record?

PROPOSED ACTION:

Approve the proposed amendment.

RECOMMENDATION:

I&R recommended approval on 11/16/22.
Staff recommends approval.

BACKGROUND:

Currently, parking spaces are required at a rate of 2 spaces per single-family structure. However, current ordinances do not identify specific requirements for individual, single-family driveways and associated maneuvering room. In an attempt to establish general provisions for safe ingress and egress of vehicular traffic regarding individual, single-family driveways and maneuvering room, staff recommends the following language be added to the current Code of Ordinances.

ANALYSIS:

ARTICLE VII. - PARKING REGULATIONS

Section 701 – General Provisions

(F) MANEUVERING ROOM.

Maneuvering space for off-street parking shall be located on the lot upon which parking is provided. Individual driveways ~~to single family units shall be exempt.~~ **for single-family residential units on an existing public paved road shall include sufficient turnaround space (min. 10' x 10') of similar material to eliminate backing onto the roadway. Individual driveways to single family residential units within a major residential subdivision shall be exempt.**

COUNTY OF HORRY)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND APPENDIX B, OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO PARKING & MANEUVERING ROOM.

WHEREAS, Horry County seeks to allow appropriate parking & maneuvering room for all zoning districts and uses; and,

WHEREAS, current ordinances do not provide for specific requirements associated with individual, single-family driveways and maneuvering room; and,

WHEREAS, it is the desire of County Council to establish general provisions regarding individual, single-family driveways and maneuvering room, allowing for safe ingress and egress of vehicular traffic.

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 of the Horry County Code of Ordinances is amended as follows.** Additions in **bold & underline** text and deletions in ~~strikethrough~~:

ARTICLE VII. - PARKING REGULATIONS

Section 701 – General Provisions

(F) MANEUVERING ROOM.

Maneuvering space for off-street parking shall be located on the lot upon which parking is provided. Individual driveways ~~to single family units shall be exempt.~~ **for single-family residential units on an existing public paved road shall include sufficient turnaround space (min. 10' x 10') of similar material to eliminate backing onto the roadway. Individual driveways to single family residential units within a major residential subdivisions shall be exempt.**

2. **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.
3. **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.
4. **Effective Date**: This Ordinance shall become effective upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2023.

HORRY COUNTY PLANNING COMMISSION

CHAIRMAN

Term Expires: 6/30/2025
District #1

Hunter Platt

1039 44th Ave N, Ste 203
Myrtle Beach, SC 29577
e-mail: hplatt@traddcommercial.com

Office: 843-315-6061

Term Expires: 6/30/2023
District #2

Jeffrey Solan

PO Box 50423
Myrtle Beach, SC 29579
e-mail: jsolan@solanassociates.com

Office: 843-488-3400

Term Expires: 6/30/2023
District #3

Chuck Rhome

415 McKendree Lane
Myrtle Beach, SC 29579
e-mail: rrhome@sc.rr.com

Home: 586-612-3378

Term Expires: 6/30/2024
District #4

M. Lance Thompson

1087 Means Circle
Myrtle Beach, SC 29577
e-mail: Lancethompson500@gmail.com

Cell: 843-222-5884

Term Expires: 6/30/2025
District #5

Joey Ray

568 Mt. Gilead Rd
Murrells Inlet, SC 29576
e-mail: joeyray742@gmail.com

Cell: 843-877-2496

Term Expires: 6/30/2025
District #6

Pamela Dawson

113 Dreamland Dr
Murrells Inlet, SC 29576
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Cell: 843-471-3748

Term Expires: 6/30/2025
District #7

Chris Hennigan

1910 Winburn Street
Conway, SC 29527
e-mail: chriswhennigan@yahoo.com

Cell: 843-222-4428

Term Expires: 6/30/2024
District #8

Burnett Owens

121 Citadel Dr.
Conway, SC 29526
e-mail: owensbj@sccoast.net

Office: 843-347-4794

Cell: 843-340-1260

Term Expires: 6/30/2026
District #9

Bunky Ford

1519 Old Hwy 17 N.
North Myrtle Beach, SC 29582
e-mail: bunky@affordabletrailers.com

Office: 843-399-8654

Term Expires: 6/30/2026
District #10

Jody Prince

3090 Graceland Rd
Loris, SC 29569
e-mail: jodyprince@sccoast.net

Cell: 843-283-8451

Term Expires: 6/30/2026
District #11

Charles Brown

6876 Cates Bay Hwy
Conway, SC 29527
e-mail: cab169@ymail.com

Office: 843-397-5850

Cell: 843-458-6658