

HORRY COUNTY PLANNING COMMISSION



October 3, 2019

2019

January						
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PC Workshop

PC Meeting

County Council

ZBA Meeting

County Holidays

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: Susi Miller, Planning & Zoning Tech
Date: September 26, 2019
Re: Upcoming Meeting Dates and Times

September 26, 2019
3:00 p.m.

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

October 1, 2019
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

October 3, 2019
5:30 p.m.

Planning Commission Meeting
Council Chambers, 1301 Second Ave, Conway

October 15, 2019
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

October 31, 2019
3:00 p.m.

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

November 5, 2019
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

November 7, 2019
5:30 p.m.

Planning Commission Meeting
Council Chambers, 1301 Second Ave, Conway

November 19, 2019
6:00 p.m.

County Council Meeting
Council Chambers, 1301 Second Ave, Conway

REZONING REVIEW CRITERIA

Every zoning amendment should be analyzed with regard to the following:

A.

Comprehensiveness:

1. Is the change contrary to the established land-use pattern?
2. Would change create an isolated district unrelated to surrounding districts; i.e., Is this "spot zoning"?
3. Would change alter the population density pattern and thereby increase the load on public facilities (schools, sewers, streets)?
4. Are present district boundaries illogically drawn in relation to existing conditions?
5. Would the proposed change be contrary to the Future Land Use Plan?

B.

Changed Conditions:

1. Have the basic land use conditions been changed?
2. Has development of the area been contrary to existing regulations?

C.

Public Welfare:

1. Will change adversely influence living conditions in the neighborhood?
2. Will change create or excessively increase traffic congestion?
3. Will change seriously reduce the light and air to adjacent areas?
4. Will change adversely affect property values in adjacent areas?
5. Will change be a deterrent to the improvement of development of adjacent property in accord with existing regulations?
6. Will change constitute a grant of a special privilege to an individual as contrasted to the general welfare?

D.

Reasonableness:

1. Are there substantial reasons why the property cannot be used in accord with existing zoning?
2. Is the change requested out of scale with the needs of the neighborhood or the county?
3. Is it impossible to find adequate sites for the proposed use in districts permitting such use?

***“Scenic Landscape and Conservation Areas”** provide for ecosystem services and are intended to remain undeveloped in perpetuity due to the presence of ecologically significant features.*

***“Rural Areas”** are to support compatible residential and commercial development at current zoning and to promote the rural lifestyle found throughout these areas. Institutional uses such as churches and schools are also found scattered throughout these areas. Increased density is supported through mitigation efforts that support sustainable development.*

***“Rural Communities”** are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement patterns.*

***“Rural Corridors”** are areas of low growth and rural land uses in which any proposed development is compatible with surrounding densities and current settlement patterns.*

***“Crossroads Communities”** are traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement.*

***“Suburban Corridors”** are linear transportation routes that support community focused suburban land uses and densities. Corresponding commercial, recreational and institutional development meeting the day-to-day needs of the resident population and businesses are suitable uses for these corridors. Future development using the Suburban Corridor designation to determine use and density must have access to the corridor.*

***“Economic Activity Centers”** are centrally located nodes of regional importance that are capable of supporting transportation services, industrial, commercial, residential, recreational and institutional uses at urban densities.*

***“Urban Corridors”** are linear transportation routes that support regional focused urban land uses and densities. Corresponding transportation services, industrial, commercial, recreational and institutional uses at urban densities, meeting the regional needs of the resident, business and visitor population are suitable for these corridors. Future development using the Urban Corridor designation to determine use and density must have access to the corridor.*

***“Urban Communities”** are settlements with a variety of urban and suburban residential, commercial, institutional, recreational and industrial uses capable of absorbing a large proportion of future growth. Urban Communities are proximate to Urban and Suburban Corridors.*

***“Transitional Growth Areas”** are those lands located near the current municipal boundaries of the Cities of Conway and Loris as well as the Town of Aynor. The Transitional Growth Areas follow the current water and sewer service districts of these jurisdictions. Future uses in these areas include suburban and urban residential, commercial, institutional and recreational at varying densities and intensities.*

***“Cities”** are those areas located within the jurisdictional boundaries of an incorporated city. Land uses within “Cities” are defined according to the future land use maps for each jurisdiction.*

Zoning Districts

(Highlighted districts are no longer available for use in the rezoning of property)

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
CO1	Conservation/Preservation	Preserves environmentally sensitive areas, such as wetlands, bays, creeks etc.
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 rural areas of the county as identified on the future land use map.
MRD 2	Multi-Residential Two	Allows for mixed residential development in the suburban areas of the county as identified on the future land use map
MRD 3	Multi-Residential Three	Allows for mixed residential development in the urban areas of the county 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	High Bulk Retail	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



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION MEETING

AGENDA

October 3, 2019 – 5:30 p.m.

- I. Call to Order – 5:30 p.m.**
- II. Invocation & Pledge of Allegiance**
- III. Approval of Minutes**
 - 1. Planning Commission Workshop – July 25, 201912-14
 - 2. Planning Commission Meeting – August 1, 201915-17
 - 3. Planning Commission Workshop – August 29, 201918-20
 - 4. Planning Commission Meeting – September 5, 201921
- IV. Public Input- You must register in the Planning Department one hour prior to the meeting.**
- V. New Business**
- VI. Street Names - NO PUBLIC HEARING REQUIRED**
- VII. Rezoning Requests**
 - 1. **Ord 86-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway (Council Member – O. Bellamy)22-27
 - 2. **Ord 89-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-001 – G3 Engineering, agent for Robert M Floyd Jr – Request to rezone 72.62 acres from Forest Agriculture (FA) to Residential (SF10) located on Ridge Rd in Gallivants Ferry (Council Member – A. Allen)28-33
 - 3. **Ord 87-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-002 – ROWE Professional Services Co, agent for Clearwell LLC – Request to rezone 18.8 acres from Commercial Agriculture (AG2) to Residential (SF10) located on Hwy 905 in Conway (Council Member – O. Bellamy)34-39
 - 4. **Ord 84-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-004 – Pamela C Timms – Request to rezone 1 acre from Residential (SF40) to General Manufacturing & Industrial (MA2) located at the Intersection of Hwy 544 & Peachtree Rd in Myrtle Beach (Council Member – C. Crawford)40-43
 - 5. **Ord 82-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-005 – David E Phillips III – Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach (Council Member – H. Worley) 44-48



HORRY COUNTY PLANNING COMMISSION MEETING

- 6. **Ord 83-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-007 – David E Phillips III, agent for Kimberly Ann Green – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach (Council Member – H. Worley)**50-54**

- 7. **Ord 88-19** (9/17/16 County Council remanded to Planning Commission for reconsideration)
2019-08-006 – Venture Engineering, agent for Horry Furniture Co – Request to rezone .72 acre from Planned Development District (PDD) to High Bulk Retail (RE4) located on Hwy 544 & Linda Dr in Conway (Council Member – J. Vaught)**56-59**

- 8. **PREVIOUSLY DEFERRED 2019-08-003** – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway (Council Member – A. Allen)**60-64**

- 9. **2019-09-001** – Sandy Schumacher, agent for S & H Investments Group, LLC – Request to rezone 1.03 acres from Commercial Forest Agriculture (CFA) to General Manufacturing and Industrial (MA2) located at 2429 Wise Rd in Conway (Council Member – O. Bellamy)**66-69**

- 10. **2019-09-002** – ROWE Professional Services Co, agent for Vivian C Brown – Request to amend the existing Multi-Residential One (MRD1) and to rezone an additional 21.22 acres from Forest Agriculture (FA) to Multi-Residential One (MRD1) located on Cates Bay Hwy in Conway (Council Member – A. Allen)**70-74**

- 11. **2019-09-003** – ROWE Professional Services Co, agent for Omero Loredo Ibanez – Request to rezone .8 acre from Residential (SF20) to Residential (SF14.5) located at Monroe Cir in Myrtle Beach (Council Member – C. Crawford)**76-79**

- 12. **2019-09-004** – Sandra Jones & Lee O Edge – Request to rezone .4 acre from Commercial Forest Agriculture (CFA) to Residential (SF10) located off Little River Neck Rd in North Myrtle Beach (Council Member – H. Worley)**80-83**

- 13. **2019-09-005** – DDC Engineers, agent for Rebecca M Collins – Request to amend the existing PUD located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – C. Crawford)**84-87**

- 14. **2019-09-006** – DDC Engineers, agent for Rebecca M Collins & Robert C Collins – Request to rezone 266.57 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located at Hwy 31 & Hwy 544 in Myrtle Beach (Council Member – C. Crawford)**88-92**

- 15. **2019-09-007** – Venture Engineering, agent for Pamela Squires – Request to rezone .6 acre from Residential (SF10) to Office Professional (PR1) located on Hwy 319 in Conway (Council Member – O. Bellamy)**94-97**

- 16. **2019-09-008** – DRG LLC, agent for Tupelo Grove LLC & Cottonwood Cove LLC - Request to amend the existing PDD, located on River Oaks Dr in Myrtle Beach (Council Member – B. Howard) **Design Modification** – To waive access management requirements.**98-105**



HORRY COUNTY PLANNING COMMISSION MEETING

VIII. Text Amendments

1. An Ordinance to amend the Index Map of the Official Map Ordinance, Ordinance 153-99 for Horry County adding the Conway Perimeter Road to the Horry County Official Index Map.**106-107**
2. An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Value Added Processing.**108-110**
3. An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Building Height and Setback Compliance Regarding the Elevation of Structures within Special Flood Hazard Areas.**112-114**
4. An Ordinance to amend Appendix B, Zoning Ordinance of the Horry County Code of Ordinances pertaining to Open Yard Storage.**116-118**
5. An Ordinance to amend Appendix B Zoning, Article VII, Section 724 “Commercial Zoning Districts” of the Horry County Code of Ordinances.**120-128**

IX. Adjourn



Committed to Excellence

HORRY COUNTY PLANNING COMMISSION WORKSHOP

AGENDA

September 26, 2019 – 3:00 p.m.

I. Call to Order – 3:00 p.m.

II. Developments - Street Names - No Public Hearing Required

III. Communication – Information to Board Members (Separate Handout)

- 1. Article V, Section 527, Landscaping and Tree Preservation
- 2. Article VII, Section 752, Multi-Residential District (MRD)
- 3. Article X, Sign Regulations
- 4. Article XV, Amendments

IV. New Business

V. Design Modification

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HORRY COUNTY PLANNING COMMISSION WORKSHOP

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4. An Ordinance to amend Appendix B, Zoning Ordinance of the Horry County Code of Ordinances pertaining to Open Yard Storage.**116-118**
5. An Ordinance to amend Appendix B Zoning, Article VII, Section 724 “Commercial Zoning Districts” of the Horry County Code of Ordinances.**120-128**

VIII. Adjourn

The Horry County Planning Commission met on Thursday, July 25, 2019 at 3:00 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: Steven Neeves, Charles Brown, Pam Cecala, Martin Dawsey, Burnett Owens, Jody Prince, Jerome Randall, Joey Ray, and Chuck Rhome. Staff present included David Schwerd, Charles Suggs, Andy Markunas, Tom Garigen, David Jordan, John Danford, Katie Moore, Tom Dobrydney, and Susi Miller. Commission members not present: Marvin Heyd and Chris Hennigan.

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 Steven Neeves called the meeting to order at approximately 3:00 p.m. There was a quorum present.

STREET NAMES – Developments - Street Names - No Public Hearing Required
LITTLE RIVER POSTAL DISTRICT (29566)

Hidden Brooke
Spring Tree Drive

CONWAY POSTAL DISTRICT (29526)

Plantersfield
Muster Field Court
Tillage Court
Cornhusker Drive
Rice Field Court
Plantersfield Drive

Homewood Estates
Homewood Estates Drive
Cherry Sunburst Drive
High Valley Drive

Charles Suggs gave an overview. Chuck Rhome made a motion to approve as presented and Jerome Randall seconded. The motion carried unanimously.

DESIGN MODIFICATIONS

PIN 12200000003 – Christine Jarrott – John Danford gave an overview. The applicant proposed to subdivide the parcel to create seven parcels of which three have public roadway frontage. Access to four additional lots would require a shared private drive easement. Staff recommended approval with the condition that the future easement be constructed to county road standards. The applicant was present to address questions and concerns. Chuck Rhome made a motion to approve with conditions and Jerome Randall seconded. The motion carried unanimously.

PIN 35200000003 - Deltas Allene Franks Estate – Access Management Requirements. John Danford gave an overview. The applicant proposed to subdivide the property into nine parcels to be serviced via a thirty foot shared private drive accessed from an unimproved private road. Staff recommended
Planning Commission Workshop
July 25, 2019

disapproval due to the following; Access rights documentation had not been submitted, this would pose several safety issues and compromises the intent of the Land Development Regulations. Angela Graham was present to address questions and concerns. Chuck Rhome made a motion to disapprove and Charlie Brown seconded. The motion carried unanimously.

PIN 26700000016 - Joseph Dainese – Creation of Flag Lot. John Danford gave an overview. The applicant requested to create a flag lot and a lot with less than fifty feet of street frontage. Staff recommended approval. The property does not adversely compromise the intent of the Land Development Regulations. The lot is currently topographically constrained and limited in street frontage due to lots on either side. Joseph Dainese was present to address questions and concerns. Pam Cecala made a motion to approve and Chuck Rhome seconded. The motion carried unanimously.

PIN 36200000002 – Buckeye Forest – Access Management Requirements. John Danford gave an overview. The applicant requested for a fifty foot road with two lanes to serve as external access for sixty-three lots and for a fifty foot road with two lanes to serve as internal access for fifty-three lots. Staff recommended approval and stated that upon recording Phase two, all lots will have multiple ingress and egress routes out of the development. Felix Pitts was present to address questions and concerns. Charlie Brown made a motion to approve and Marty Dawsey seconded. The motion carried unanimously.

REZONING REQUESTS

2019-07-001 – Rick Vines, agent for Vines Investments LLC – Request to amend the Lakeside Crossing Planned Unit Development (PUD) to allow auto repair located at 489 Myrtle Ridge Dr. in Conway. Charles Suggs gave an overview. Sean Kinsella was present to address questions and concerns.

2019-07-002 – Donnette Smith & Ramon Landicho - Request to rezone 18.64 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Old Todd Ferry Rd in Loris. Charles Suggs gave an overview. Donnette Smith was present to address questions and concerns.

2019-07-003 – E3 Studio LLC, agent for SFG Furnishings & Accents LLC – Request to rezone 6.66 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 90 in Little River. Charles Suggs gave an overview. Erin Blalock and Julie Almeida were present to address questions and concerns.

2019-07-004 – Crescent Moon Land Surveying, agent for Nicolae Cretu – Request to rezone .41 acre from Residential (SF10) to Residential (SF8.5) located on Piedmont Ave in Myrtle Beach. Charles Suggs gave an overview. The applicant was not present.

2019-07-005 – Deborah Wilson & Sharon Brown – Request to rezone 1.17 acres from Commercial Forest Agriculture (CFA) to Residential (SF14.5) located at the corner of Cenith Dr & Tom E Chestnut Rd in North Myrtle Beach. Charles Suggs gave an overview. Deborah Wilson was present to address questions and concerns.

2019-07-007 – G3 Engineering, agent for Palmetto Main Street Partners II, LLC – Request to rezone 42.93 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Old Sanders Dr. in Little River. Charles Suggs gave an overview. Felix Pitts was present to address questions and concerns.

2019-07-008 – G3 Engineering, agent for Twin City Equipment Co – Request to rezone 8.5 acres from Forest Agriculture (FA) to Passenger & Product Transportation (PA1) located on Hwy 9 in Loris. Charles Suggs gave an overview. Felix Pitts was present to address questions and concerns.

2019-07-009 – G3 Engineering, agent for Vern’s Investments LLC – Request to rezone 15.26 acres from Commercial Forest Agriculture (CFA), Forest Agriculture (FA), and Transportation Related Services (TRS) to Residential (SF10) located on Hwy 9 in Longs. Charles Suggs gave an overview. Felix Pitts was present to address questions and concerns.

2019-07-010 – G3 Engineering, agent for MBN Breakers Inc. – Request to rezone 8.4 acres from Neighborhood Retail Services (RE1) to High Bulk Retail (RE4) located on Hwy 9 in Longs. Charles Suggs gave an overview. Felix Pitts was present to address questions and concerns.

2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway. Charles Suggs gave an overview. Clint Richardson was present to address questions and concerns.

2019-07-011 – Forrest Beverly, agent for Beverly Homes LLC – Request to rezone 80.72 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Hwy 90 across from Astoria Park in Conway. Charles Suggs gave an overview. Clint Richardson was present to address questions and concerns.

With no further business, Charlie Brown made a motion to adjourn and Joey Ray seconded. The motion carried unanimously, and the meeting was adjourned at approximately 3:55 p.m.

STATE OF SOUTH CAROLINA)
) Horry County Planning Commission
) Planning Commission Meeting
COUNTY OF HORRY) Thursday, August 1, 2019

The Horry County Planning Commission met on Thursday, August 1, 2019 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: Steven Neeves, Marvin Heyd, Charles Brown, Pam Cecala, Martin Dawsey, Chris Hennigan, Burnett Owens, Jody Prince, and Joey Ray. Staff present included David Schwerd, Charles Suggs, David Jordan, Andy Markunas, Thom Roth, and Susi Miller. Commission members not present: Jerome Randall and Chuck Rhome

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 Steven Neeves called the meeting to order at approximately 5:30 p.m. There was a quorum present. Marvin Heyd led the invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES

Planning Commission Workshop – June 27, 2019
Planning Commission Meeting – July 11, 2019

With no corrections or additions to the minutes, Marvin Heyd made a motion to approve as presented and Pam Cecala seconded. The motion to approve the minutes carried unanimously.

PUBLIC INPUT – Amelia Wood – Request to reconsider the Design Modification approval for PIN 36200000002, Buckeye Forest that was granted at the Planning Commission workshop on July 25, 2019. Her concerns were traffic and flooding.

NEW BUSINESS –
None

NEW STREET NAMES – NO PUBLIC HEARING REQUIRED.
Garden City Postal District (29576)

Woodland Subdivision
Tidal Creek Drive

David Schwerd gave an overview. Joey Ray made a motion to approve as presented and Chris Hennigan seconded. The motion to approve carried unanimously.

REZONING REQUESTS

Joey Ray made a motion to move item #10 on the agenda (2019-07-006) to #1 and Marvin Heyd seconded. The motion carried unanimously.

2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway. Charles Suggs gave an overview. Forrest Beverly was present and requested deferral so he will have time to confer with the surrounding community prior to the next meeting. His goal is to stay in line with adjacent properties. Marvin Heyd made a motion to defer and Charlie Brown seconded. The motion carried unanimously.

Planning Commission Meeting
August 1, 2019

2019-07-001 – Rick Vines, agent for Vines Investments LLC – Request to amend the Lakeside Crossing Planned Unit Development (PUD) to allow auto repair located at 489 Myrtle Ridge Dr. in Conway. David Schwerd gave an overview. Ray Poutre, Thomas Lynch and Marcella Fahey spoke in opposition of the request. Their concerns were noise, property value and drainage. Rick Vines was present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-07-002 – Donnette Smith & Ramon Landicho - Request to rezone 18.64 acres from Residential (MSF10) to Manufactured Agricultural Ranchettes (AG7) located on Old Todd Ferry Rd in Loris. David Schwerd gave an overview. There was no public input. Donnette Smith was present to address questions and concerns and stated that she will only have horses and chickens, no pigs. Staff recommended approval. Chris Hennigan made a motion to approve and Pam Cecala seconded. The motion carried unanimously.

2019-07-003 – E3 Studio LLC, agent for SFG Furnishings & Accents LLC – Request to rezone 6.66 acres from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) located on Hwy 90 in Little River. David Schwerd gave an overview. There was no public input. Julie Almeida and Erin Blalock were present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-07-004 – Crescent Moon Land Surveying, agent for Nicolae Cretu – Request to rezone .41 acre from Residential (SF10) to Residential (SF8.5) located on Piedmont Ave in Myrtle Beach. David Schwerd gave an overview. There was no public input. Ray Eshelman was present to address questions and concerns. Staff recommended approval. Pam Cecala made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-07-005 – Deborah Wilson & Sharon Brown – Request to rezone 1.17 acres from Commercial Forest Agriculture (CFA) to Residential (SF14.5) located at the corner of Cenith Dr & Tom E Chestnut Rd in North Myrtle Beach. David Schwerd gave an overview. There was no public input. Deborah Wilson was present to address questions and concerns. Staff recommended approval. Chris Hennigan made a motion to approve and Joey Ray seconded. The motion carried unanimously,

2019-07-007 – G3 Engineering, agent for Palmetto Main Street Partners II, LLC – Request to rezone 42.93 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located on Old Sanders Dr. in Little River. David Schwerd gave an overview. Debbie Sapliway, Wayne Russell, Cindy Williams and Charles Davis spoke in opposition of the request. Their concerns were drainage and flooding. Felix Pitts, David Gantt, and Doug Wendell were present to address questions and concerns. Staff recommended approval. Marvin Heyd made a motion to approve and Charlie Brown seconded. The motion carried unanimously.

2019-07-008 – G3 Engineering, agent for Twin City Equipment Co – Request to rezone 8.5 acres from Forest Agriculture (FA) to Passenger & Product Transportation (PA1) located on Hwy 9 in Loris. David Schwerd gave an overview. George Myers spoke in opposition of the request. His concerns were traffic and noise. Dale Shelley spoke in favor of the request. Felix Pitts was present to address questions and concerns and requested to remove the parcel, PIN 15504020003 from the request. Staff recommended approval. Charlie Brown made a motion to approve and Jody Prince seconded. The motion carried unanimously.

2019-07-009 & 2019-07-010 – G3 Engineering, agent for Vern’s Investments LLC & MBN Breakers Inc. – Request to rezone 15.26 acres from Commercial Forest Agriculture (CFA), Forest Agriculture (FA), and Transportation Related Services (TRS) to Residential (SF10) and 8.4 acres from Neighborhood Retail Services (RE1) to High Bulk Retail (RE4) located on Hwy 9 in Longs. David Schwerd gave an overview.

Planning Commission Meeting
August 1, 2019

Ken Lear, Dennis Kirin and Wilma McMeans spoke in opposition of the request. Their concerns were traffic, property value, and aesthetics. Felix Pitts was present to address questions and concerns and stated that the roads will be improved and landscaping requirements will be met. Staff recommended approval. Charlie Brown made a motion to approve and Chris Hennigan seconded. The motion carried unanimously.

2019-07-011 – Forrest Beverly, agent for Beverly Homes LLC – Request to rezone 80.72 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located on Hwy 90 across from Astoria Park in Conway. Charles Suggs gave an overview. Larry McClaskey, Bob Lofgrem, Christine Tengen and Amelia Wood spoke in opposition of this request. Their concerns were stormwater, drainage, flooding, water pressure, water quality, traffic and too many houses on Hwy 90. Forrest Beverly was present to address questions and concerns. Staff recommended approval. Charlie Brown made a motion to approve and Joey Ray seconded. The motion carried unanimously.

With no further business, Marvin Heyd made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at 8:25 p.m.

LITTLE RIVER POSTAL DISTRICT (29566)

Heather Glen, Ph 5

McGregor Drive
Thorburn Court

Heather Glen, Ph 6

Strudwick Drive

AYNOR POSTAL DISTRICT (29511)

Minor Development - Anderson

Rusty Spur Trail

MURRELLS INLET POSTAL DISTRICT (29576)

Oak Arbor

Emery Oak Drive
Pin Oak Drive

MYRTLE BEACH POSTAL DISTRICT (29579)

Bella Vita, Ph 2A

Preciado Street

LONGS POSTAL DISTRICT (29568)

Hickory Cove

Autumn Olive Place
Deerberry Place
Flatleaf Court
Gooseberry Way

CONWAY POSTAL DISTRICT (29526)

Sugarloaf

Averyville Drive
Stevia Court
High Falls Drive

John Danford gave an overview. Chuck Rhome made a motion to approve as presented and Marvin Heyd seconded. The motion carried unanimously.

REZONING REQUESTS

2019-07-006 – South Causeway Builders LLC – Request to rezone 129 acres from Commercial Forest Agriculture (CFA) to Residential (SF10) located at Four Mile Rd and Oak St in Conway. John Danford gave an overview. The applicant was not present

2019-08-001 – G3 Engineering, agent for Robert M Floyd Jr – Request to rezone 72.62 acres from Forest Agriculture (FA) to Residential (SF10) located on Ridge Rd in Gallivants Ferry. David Schwerd gave an overview. Felix Pitts from G3 Engineering was present to address questions and concerns.

2019-08-002 – ROWE Professional Services Co, agent for Clearwell LLC – Request to rezone 18.8 acres from Commercial Agriculture (AG2) to Residential (SF10) located on Hwy 905 in Conway. David Schwerd gave an overview. Ryan Harvey was present to address questions and concerns.

2019-08-003 – Ed Hardee, agent for Palmetto Synergistic Research LLC – Request to rezone 5.96 acres from Forest Agriculture (FA) to Limited Manufacturing and Industrial (MA1) located at 8856 Pee Dee Hwy in Conway. David Schwerd gave an overview and stated that the applicant has requested deferral. Marvin Heyd made a motion to defer and Pam Cecala seconded. The motion carried unanimously.

2019-08-004 – Pamela C Timms – Request to rezone 1 acre from Residential (SF40) to General Manufacturing & Industrial (MA2) located at the Intersection of Hwy 544 & Peachtree Rd in Myrtle Beach. David Schwerd gave an overview. The applicant was not present.

2019-08-005 – David E Phillips III – Request to rezone 1.1 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach. David Schwerd gave an overview. The applicant was not present.

2019-08-007 – David E Phillips III, agent for Kimberly Ann Green – Request to rezone 1.25 acres from Commercial Forest Agriculture (CFA) to Multi-Residential Three (MRD3) located off Cashmere Ln in North Myrtle Beach. David Schwerd gave an overview. The applicant was not present.

2019-08-006 – Venture Engineering, agent for Horry Furniture Co – Request to rezone .72 acre from Planned Development District (PDD) to High Bulk Retail (RE4) located on Hwy 544 & Linda Dr. in Conway. David Schwerd gave an overview. Steve Powell from Venture Engineering was present to address questions and concerns.

TEXT AMENDMENTS

An Ordinance to amend the Index Map of the Official Map Ordinance, Ordinance 153-99 for Horry County adding the Conway Perimeter Road to the Horry County Official Index Map. David Schwerd gave an overview.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Value Added Processing. David Schwerd gave an overview and stated that this is for working farms to process cultivated items. This will allow local farmers to generate additional revenue.

An Ordinance to amend Zoning Appendix B of the Horry County Code of Ordinances pertaining to Building Height and Setback Compliance Regarding the Elevation of Structures within Special Flood Hazard Areas. David Schwerd gave an overview stating that this amendment will allow for the measurement of structures from the base flood elevation.

With no further business, Marvin Heyd made a motion to adjourn and it was seconded. The motion carried unanimously, and the meeting was adjourned at approximately 4:57 p.m.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)
)
Horry County Planning Commission
Planning Commission Meeting
Thursday, September 5, 2019

The Horry County Planning Commission Meeting that was scheduled for Thursday, September 5, 2019 at 5:30 p.m. in Multi-purpose Room B of the Government & Justice Center located at 1301 Second Avenue in Conway, SC was cancelled due to impending Hurricane Dorian. Horry County offices were closed September 5 & 6, 2019. Rezoning requests were sent to County Council.

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.

Planning Commission Meeting
September 5, 2019



PROPERTY INFORMATION			
Applicant	South Causeway Builders LLC (843) 458-2793 (Energov # 046137)	Rezoning Request #	Ord. 86-19 2019-07-006
PIN #	32500000002	County Council District #	7 - Bellamy
Site Location	Four Mile Rd & Oak St in Conway	Staff Recommendation	
Property Owner Contact	South Causeway Builders LLC	PC Recommendation	
		Size (in acres) of Request	129

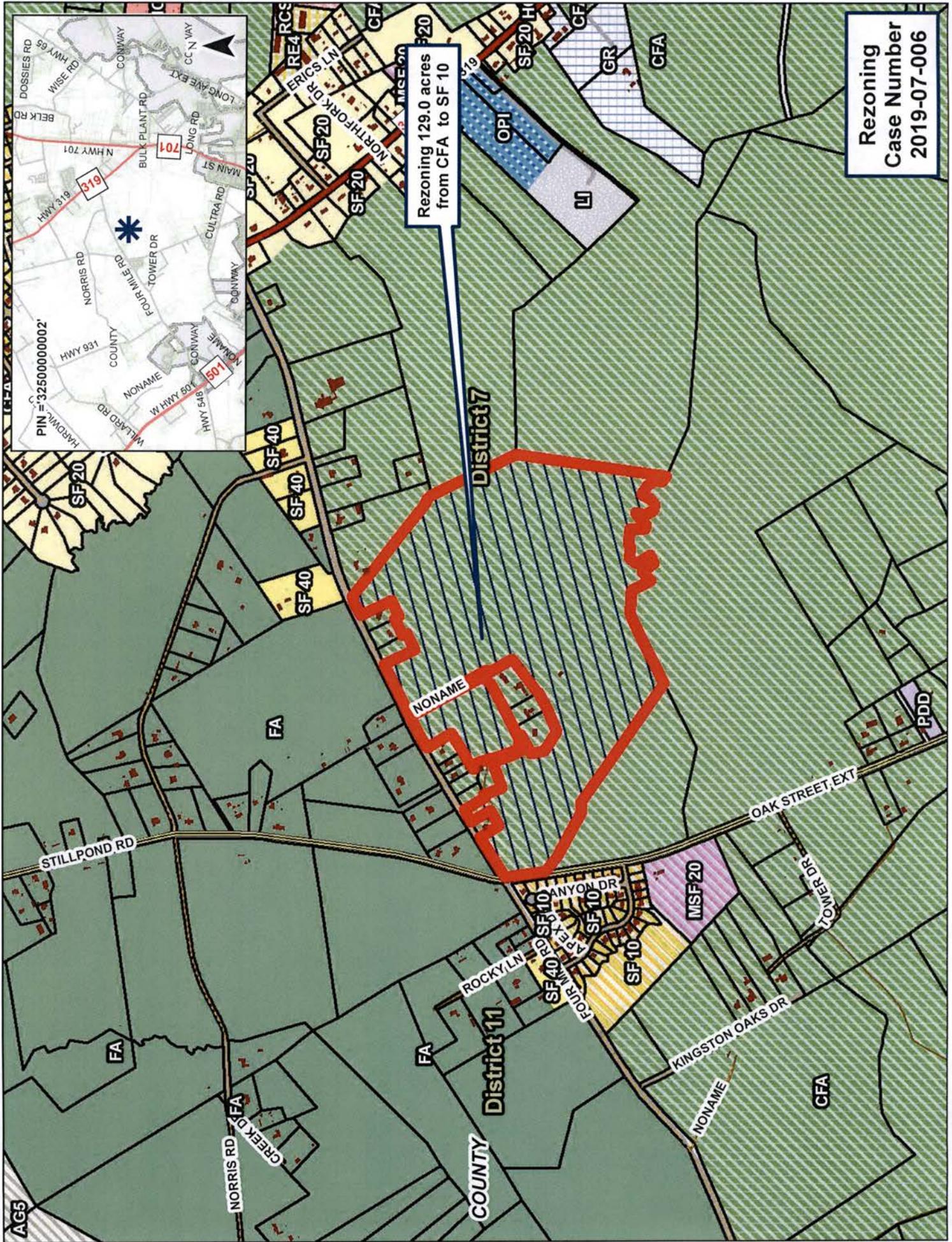
ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X & A	FA	FA	SF40
Proposed Zoning	SF10	Public Health & Safety (EMS/fire) in miles	3.2	SF10	Subject Property	CFA
Proposed Use	Residential Subdivision	Utilities	Public	CFA	CFA	CFA
		Character of the Area	Residential			

COMMENTS	
Comprehensive Plan District: Suburban Corridor & Transitional Growth Area	Overlay/Area Plan: 319 Area Plan
<p>Discussion: The applicant is requesting to rezone to allow a residential development consisting of 202 single family detached units with a minimum lot size of 10,000 sq. ft. As shown, the project would have a gross density of 1.6 units/ac and a net density of 2.0 units/ac. The preliminary wetlands assessment identifies 27.2 acres of wetlands. The project proposes three points of access onto Four Mile Rd. One of the access points is via cul-de-sac oriented along the center of the project.</p> <p>The parcel falls within the bounds of the 319 Area Plan, which was adopted in 2011, post the adoption of the Envision 2025 Comprehensive Plan (2008). The Goals and Strategies of the 319 Area Plan included; limiting the impact of residential growth by assuring new residential development reflects the rural character of the area. To achieve the referenced goal, the area plan encourages limiting further subdivision of land for residential purposes to a minimum of 1/2 acre in size.</p> <p>The adjacent project, The Summit, was rezoned to SF10 in 2005, and consists of 52 lots with a gross density of 1.9 units/ac.</p> <p>This parcel is designated as Rural, Rural Communities, and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.</p> <p>Request was deferred on 8/1/19</p> <p>Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.</p>	
Public Comment:	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 1,000	Existing Road Conditions	State, Paved, Two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	1,616 / 2,000	Rd, Station, Traffic AADT (2018) % Road Capacity	Four Mile Rd, Station 665 2,800 ADT 15-20%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (com/res)	CFA (com/res)	SF40	SF10	
Min. Lot Size (in square feet)	10000	43560/21780	43560/21780	40000	10000	
Front Setback	25	60/25	60/25	50	25	
Side Setback	10	25/10	25/10	20	10	
Rear Setback	15	40/15	40/15	30	15	
Bldg. Height	35	35/35	35/35	35	35	

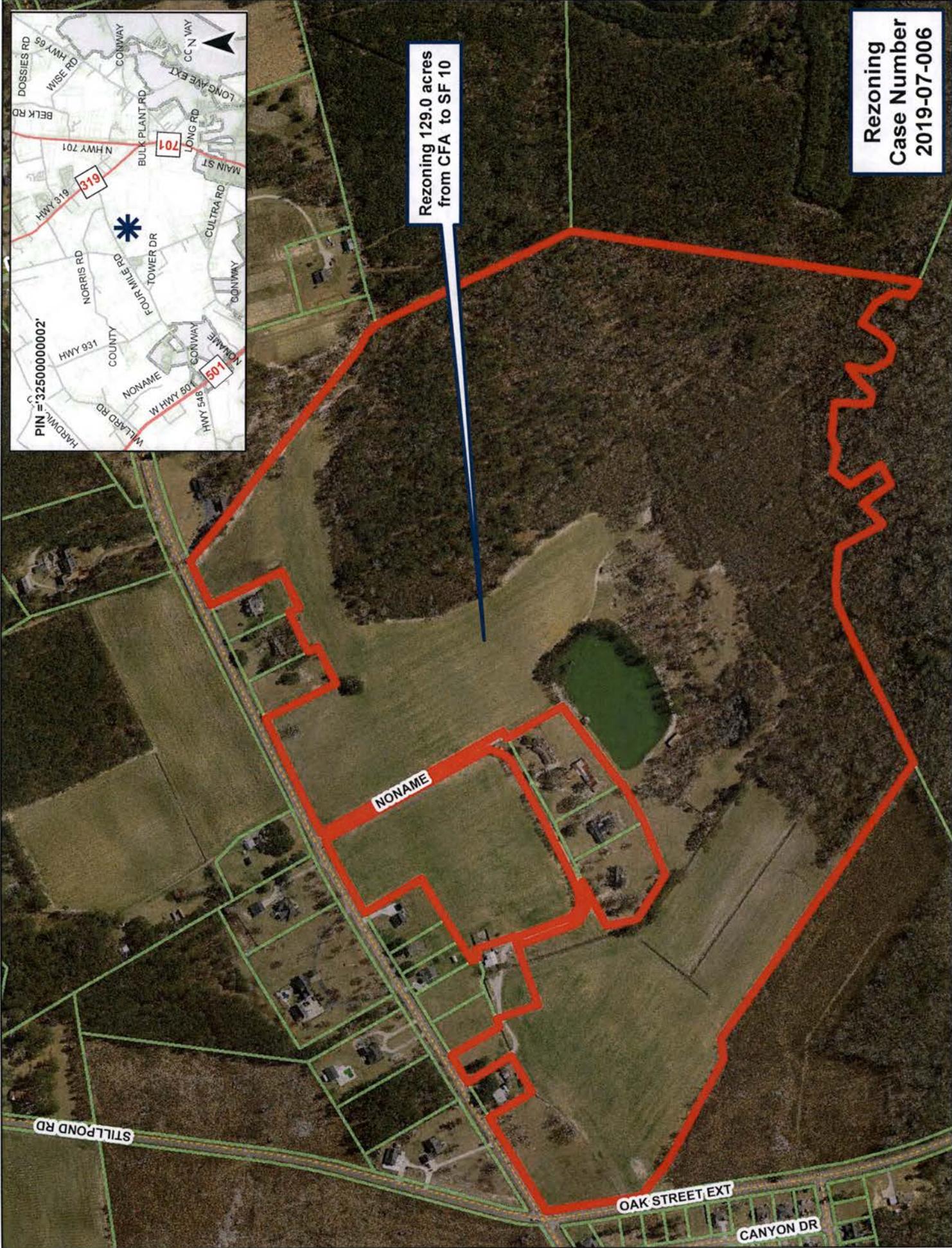
Date Advertised: 7/1/19 Date Posted: 7/1/19 # Property Owners Notified: 54
 Date Notification Mailed: 7/1/19 Report Date: 7/1/19 BY: sm



Rezoning
 Case Number
 2019-07-006

Rezoning
Case Number
2019-07-006

Rezoning 129.0 acres
from CFA to SF 10



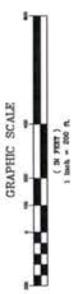
DN ENGINEERING INC.
 4664 DOCK ROAD
 CONWAY, SC 29526
 PHONE: 843-365-0187
 FAX: 843-365-0381
 EMAIL: SNORRIS@CCOAST.NET

PRELIMINARY SITE PLAN
 WALLER FARM PROJECT
 NEW RESIDENTIAL SUBDIVISION
 LOCATED AT THE INTERSECTION OF FOUR MILE ROAD
 & OAK STREET, IN Horry COUNTY, SOUTH CAROLINA
 PREPARED FOR:
 BEVELLY HOMES

LOCAL ZONING:
 R-10
PREPARED BY: J. DANIEL
DATE: 01/17/2017
REVISION:

SHEET NUMBER:
C1
 1 of 1

Horry County
**REZONING
 CONCEPTUAL PLAN**
 DO NOT RECORD



SITE INFORMATION:
 TMS #109-00-04-004
 PIN #375-00-00-0002
 CURRENT ZONING: R-10
 CURRENT ZONING: CFA
 PROPOSED ZONING: SFTO
 TOTAL # OF LOTS: 202





HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-07-006
Request Type: Rezoning PIN #3250000002
Zoning: CFA to SF10

School Attendance Zones: Homewood Elementary
Whittemore Park Middle
Conway High

Comments:

Homewood Elementary:

Functional Capacity: 639
2019-2020 Forecast: 586
Percent Capacity: 92%

Whittemore Park Middle:

Functional Capacity: 884
2019-2020 Forecast: 785
Percent Capacity: 89%

Conway High:

Functional Capacity: 2095
2019-2020 Forecast: 1296
Percent Capacity: 62%

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	G3 Engineering (843) 237-1001 (Energov # 046374)	Rezoning Request #	Ord 89-19 2019-08-001
PIN #	24400000022	County Council District #	11 - Allen
Site Location	Ridge Rd in Gallivants Ferry	Staff Recommendation	
Property Owner Contact	Robert M Floyd Jr	PC Recommendation	
		Size (in acres) of Request	72.62

ZONING DISTRICTS

Current Zoning	FA
Proposed Zoning	SF10
Proposed Use	Residential Subdivision

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	3.5
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

FA	FA	FA
MSF10	Subject Property	FA
SF10	SF40	FA

COMMENTS

Comprehensive Plan District: Transitional Growth Area	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone to allow a residential development consisting of 77 single family detached units with a minimum lot size of 10,000 sq. ft. As shown, the project would have a gross density of **1.06 units/ac** and a net density of **1.5 units/ac**. The preliminary wetlands assessment identifies 21.4 acres of wetlands. Twelve of the the 77 units are proposed with shared direct access to ridge rd. and the remaining 65 units are proposed on a single access. A design modification for the number of units serviced by a single access will be required at the time of development review.

This parcel is designated as **Rural and Scenic & Conservation** in the **IMAGINE 2040** comprehensive plan.

Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.

Public Comment:

TRANSPORTATION INFORMATION

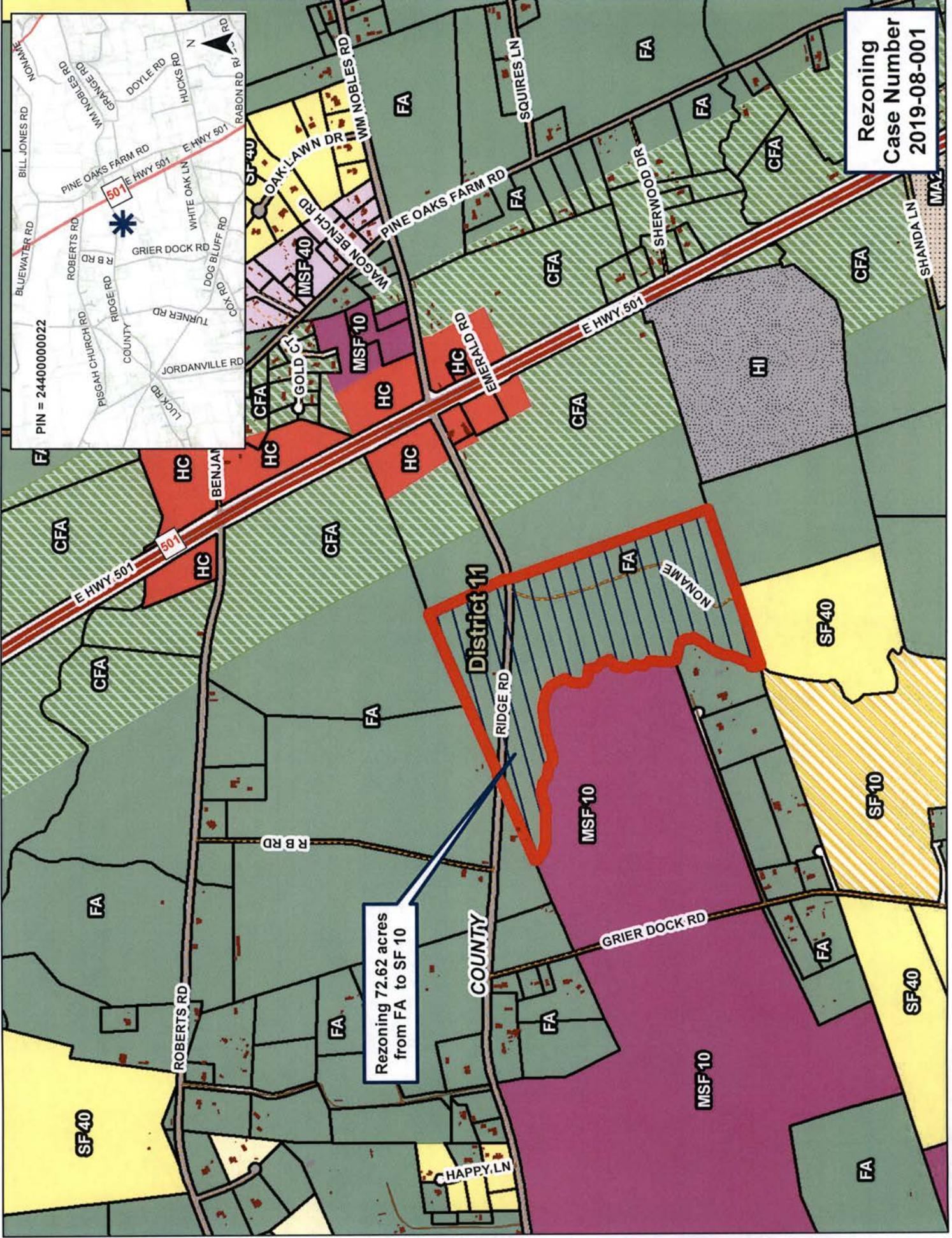
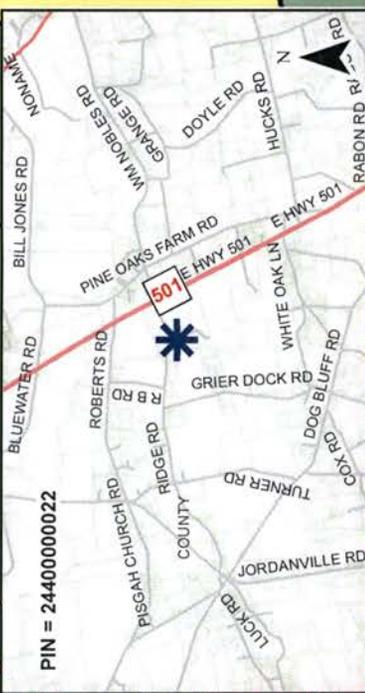
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/250	Existing Road Conditions	State & County Roads, Paved, Two lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	616/616	Rd, Station, Traffic AADT (2017) % Road Capacity	US 501, Station 151 26,100 ADT 50-55%
Proposed Improvements			

DIMENSIONAL STANDARDS

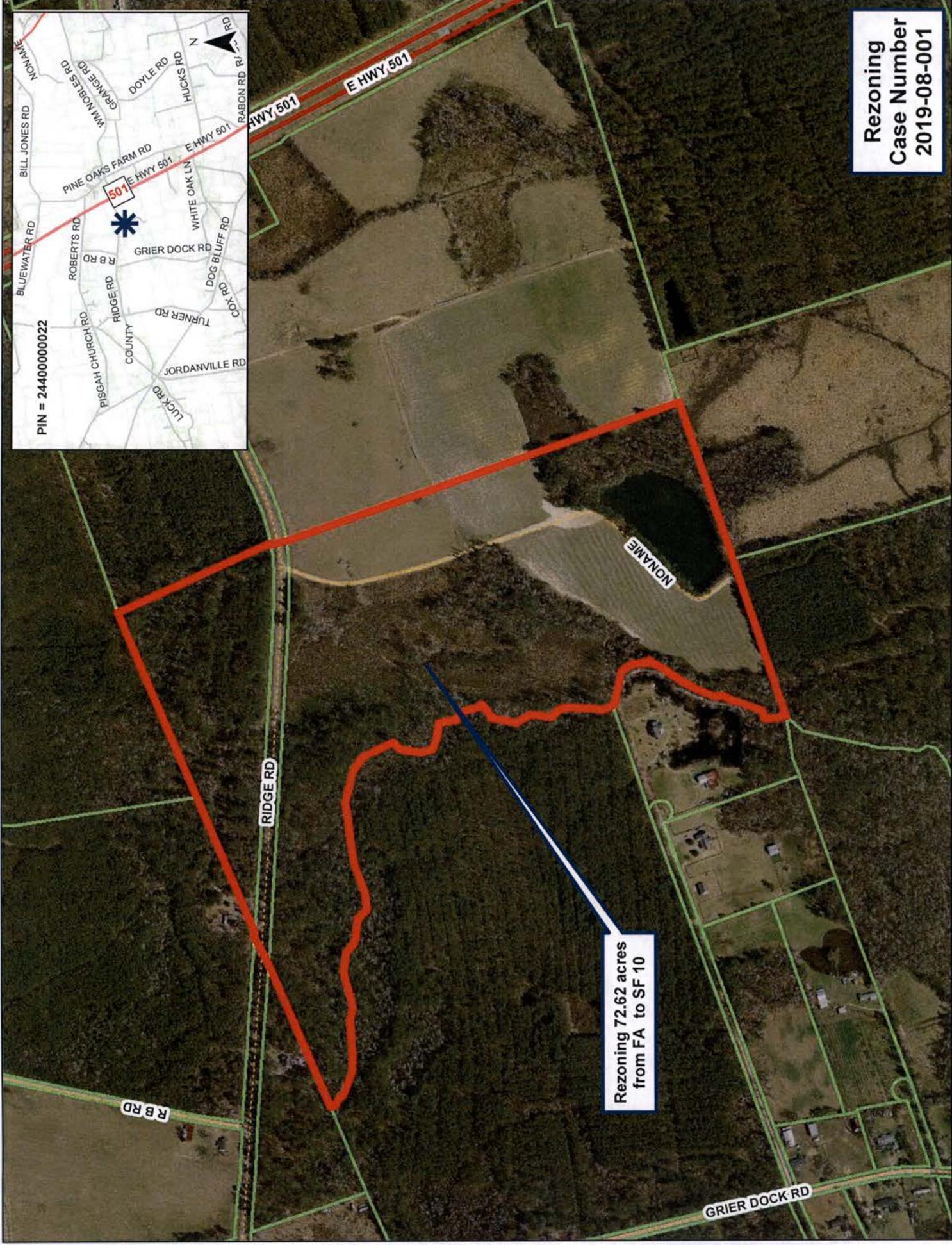
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	FA (Com/Res)	FA (Com/Res)	SF40	SF10	MSF10
Min. Lot Size (in square feet)	10000	43560/21780	43560/21780	40000	10000	10000
Front Setback	25	60/25	60/25	50	25	25
Side Setback	10	25/10	25/10	20	10	10
Rear Setback	15	40/15	40/15	30	15	15
Bldg. Height	35	35/35	35/35	35	35	35

Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 14 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

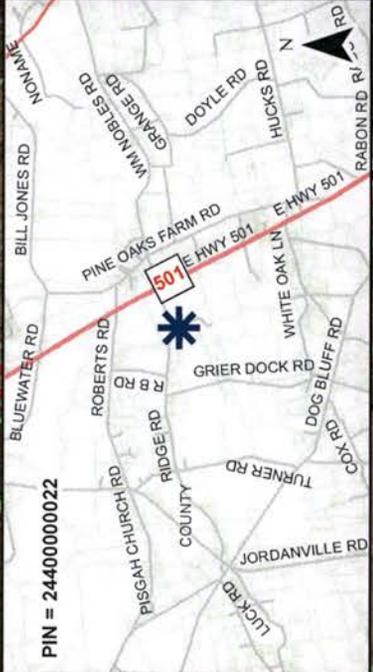
Rezoning
Case Number
2019-08-001



Rezoning 72.62 acres
from FA to SF 10



Rezoning 72.62 acres
from FA to SF 10



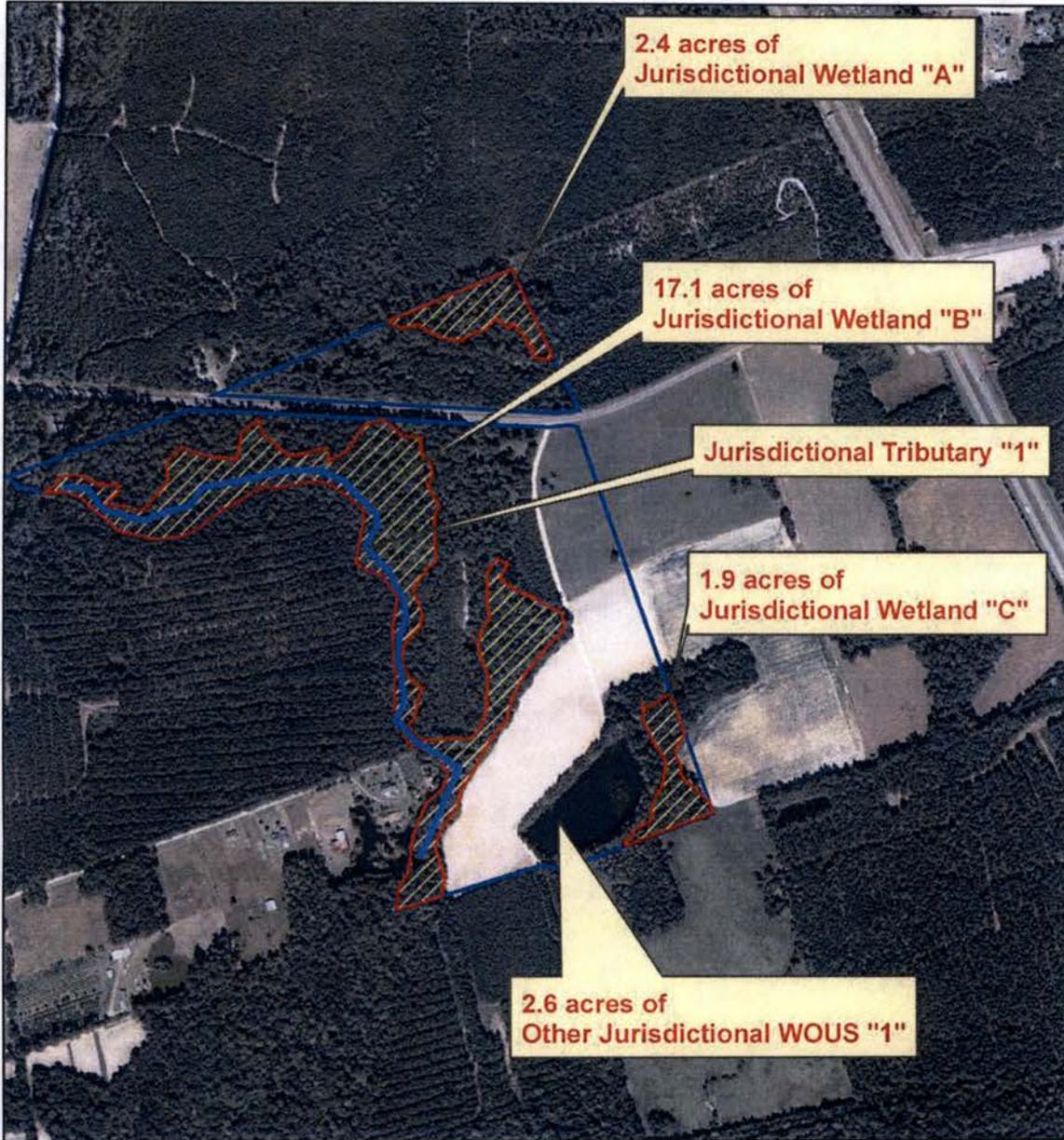
Wetlands Map

Date: 07/26/2017

Customer(s): Sarah R. Floyd
Total Acres: 65.5

Company: Johnson's Environmental Consulting LLC
Assisted By: Samuel L. Johnson Jr
State and County: SC, Horry
Tax Map Number: 080-00-01-144

Non-Wetlands Acres: 44.1
Wetlands Acres: Approximately 21.4



Legend

 Area_of_Interest

 wetlands

 Jurisdictional -Tributary -X

820 410 0 820 Feet





HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-001
Request Type: Rezoning PIN #2400000022
Zoning: FA to SF10

School Attendance Zones: Aynor Elementary
Aynor Middle
Aynor High

Comments:

Aynor Elementary:
Functional Capacity: 720
2019-2020 Forecast: 800
Percent Capacity: 111%

Aynor Middle:
Functional Capacity: 707
2019-2020 Forecast: 690
Percent Capacity: 98%

Aynor High:
Functional Capacity: 1059
2019-2020 Forecast: 700
Percent Capacity: 66%

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	ROWE Professional Services co (843) 444-1020 (Energov # 046431)	Rezoning Request #	Ord 87-19 2019-08-002
PIN #	32300000013 (Portion)	County Council District #	7 - Bellamy
Site Location	Hwy 905 & Padgett Ln in Conway	Staff Recommendation	
Property Owner Contact	Clearwell LLC	PC Recommendation	
		Size (in acres) of Request	18.8

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	AG2	Flood and Wetland Information	X	CFA	MHP	MHP
Proposed Zoning	SF10	Public Health & Safety (EMS/fire) in miles	3.8 (Fire)	CFA	Subject Property	SF10
Proposed Use	Residential Subdivision	Utilities	Public	CFA	SF10	SF10
		Character of the Area	Residential			

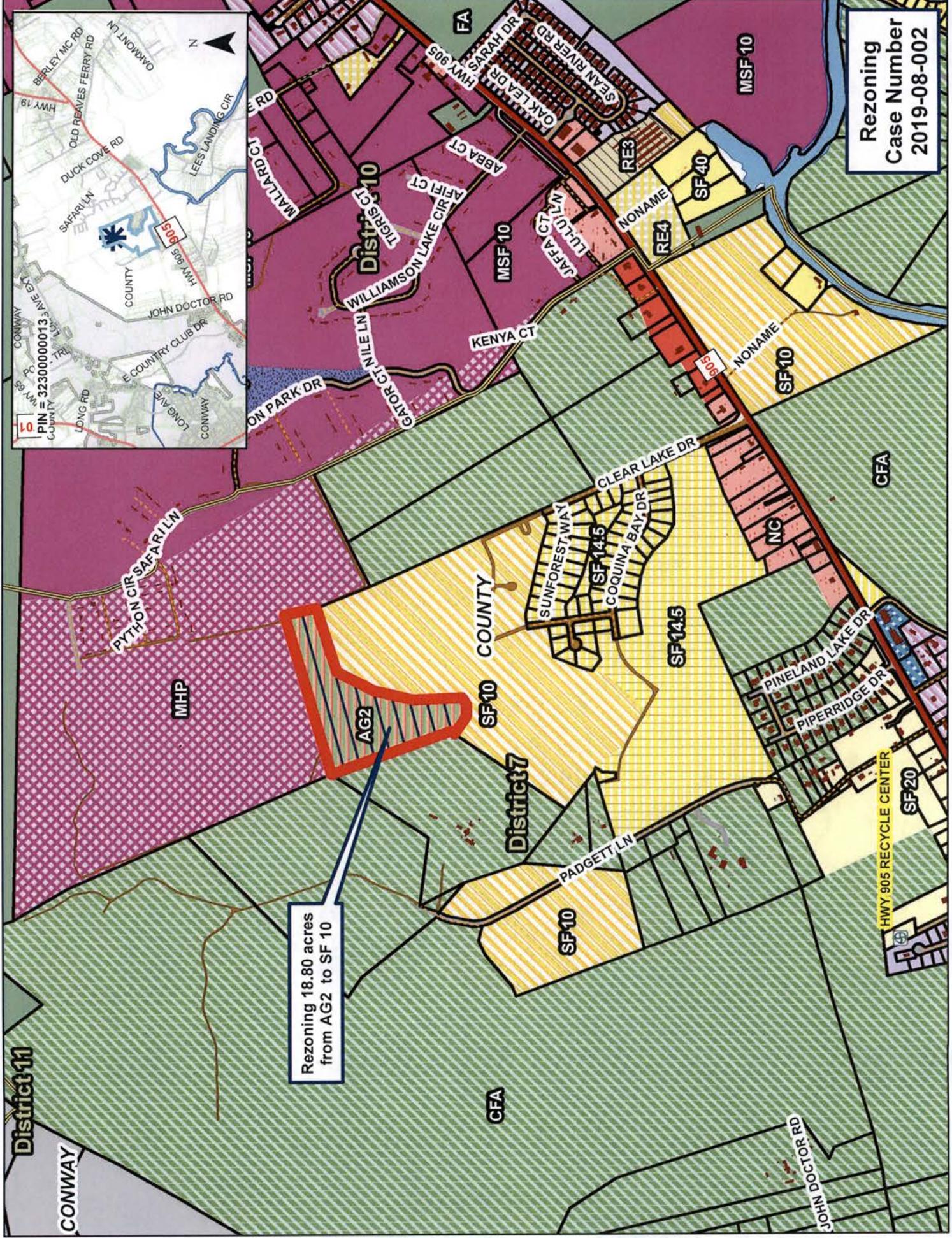
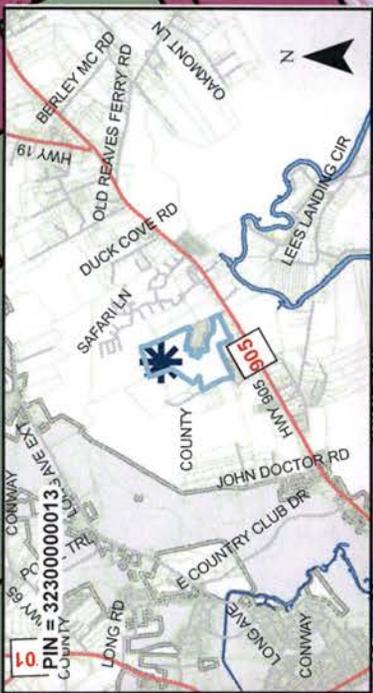
COMMENTS	
Comprehensive Plan District: Transtional Growth Area	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone the AG2 portion of parcel for a future residential subdivision. The subject portion was rezoned in 2014 from RH (Resort Housing) to AG2 with a proposed use as an amenity area with horses and a shooting range (Ord. #46-14).</p> <p>The applicant is requesting to rezone a 18.8 acre portion of a 156.66 acre parcel to add 63 lots resulting in a residential development consisting of 271 single family detached units with a minimum lot size of 10,000 sq. ft. and 51 units with a minimum lot size of 14,500 sq. ft.</p> <p>As shown, the overall project would have a gross density of 1.9 units/ac. The preliminary wetlands assessment identifies 13.4 acres of wetlands. Within the requested portion, 55 lots are proposed with two points of access and 8 lots are proposed with a single point of access connecting to the existing approved residential subdivision.</p> <p>The master plan for Lochhaven proposes two points of access to Padgett Lane and one point of shared access onto Hwy 905.</p> <p>This parcel is designated as Rural Communities and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.</p> <p>Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.</p>	
Public Comment:	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/1664	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	2168/2168	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 905, Station 251 9,000 ADT 60-65%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	AG2	SF10	CFA (Com/Res)		
Min. Lot Size (in square feet)	10000	21780	10000	43560/21780		
Front Setback	25	10	25	60/25		
Side Setback	10	15	10	25/10		
Rear Setback	15	15	15	40/15		
Bldg. Height	35	35	35	35/35		

Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 6 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

Rezoning
Case Number
2019-08-002

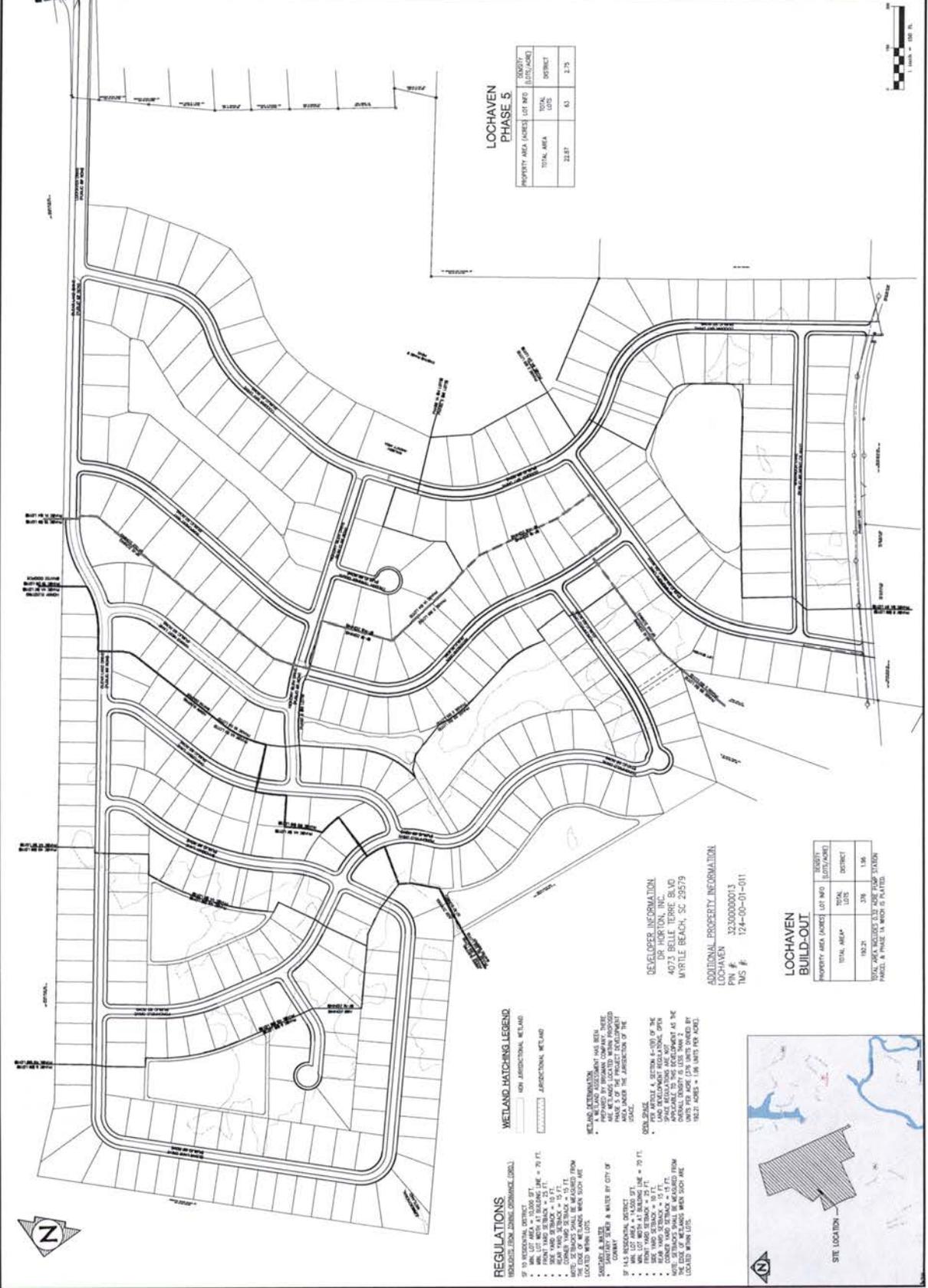


Rezoning
Case Number
2019-08-002



Rezoning 18.80 acres
from AG2 to SF 10





REGULATIONS

WETLAND HATCHING LEGEND

- NEW JURISDICTIONAL WETLAND
- JURISDICTIONAL WETLAND

WETLAND DETERMINATION

DR. HORTON, INC.
 4073 BELLE TERRE BLVD
 MYRTLE BEACH, SC 29579

DEVELOPER INFORMATION

DR. HORTON, INC.
 4073 BELLE TERRE BLVD
 MYRTLE BEACH, SC 29579

ADDITIONAL PROPERTY INFORMATION

LOCHAVEN 33300000013
 PLY # 124-00-01-011

LOCHAVEN BUILD-OUT

PROPERTY AREA (ACRES)	LOT INFO (LOTS/ACRES)	TOTAL AREA	TOTAL LOTS	STATUS
18.21	378	1.86		
	TOTAL AREA			
	TOTAL LOTS			

TOTAL JURISDICTIONAL WETLAND BUILD-OUT PHASE 5 PARCEL 5A PHASE 5A W/ W/ 6 PLATED.



Wetland Delineation/Determination

Lochaven Subdivision

Conway Township,
Horry County, South Carolina
Tax Map Number 124-00-01-011 (portion of)

Area Summary:

Jurisdictional Wetlands	0.07
Non-jurisdictional Wetlands	13.33
Critical Area Wetlands/Section 10	0.00
Total	13.40

Notes

1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.
2. Boundary information taken from Horry County GIS/Tax Parcel information.
3. Onsite inspection was conducted on 3-21-19

Legend

Line Legend

- Boundary
- Adjacent Boundary
- Right of Way
- Jurisdictional Ditch
- Non-jurisdictional Ditch
- Dirt Road
- Bulkhead

Hatch Legend

- Jurisdictional Wetland
- Non-jurisdictional Wetland
- Critical Area/Section 10

Symbol Legend

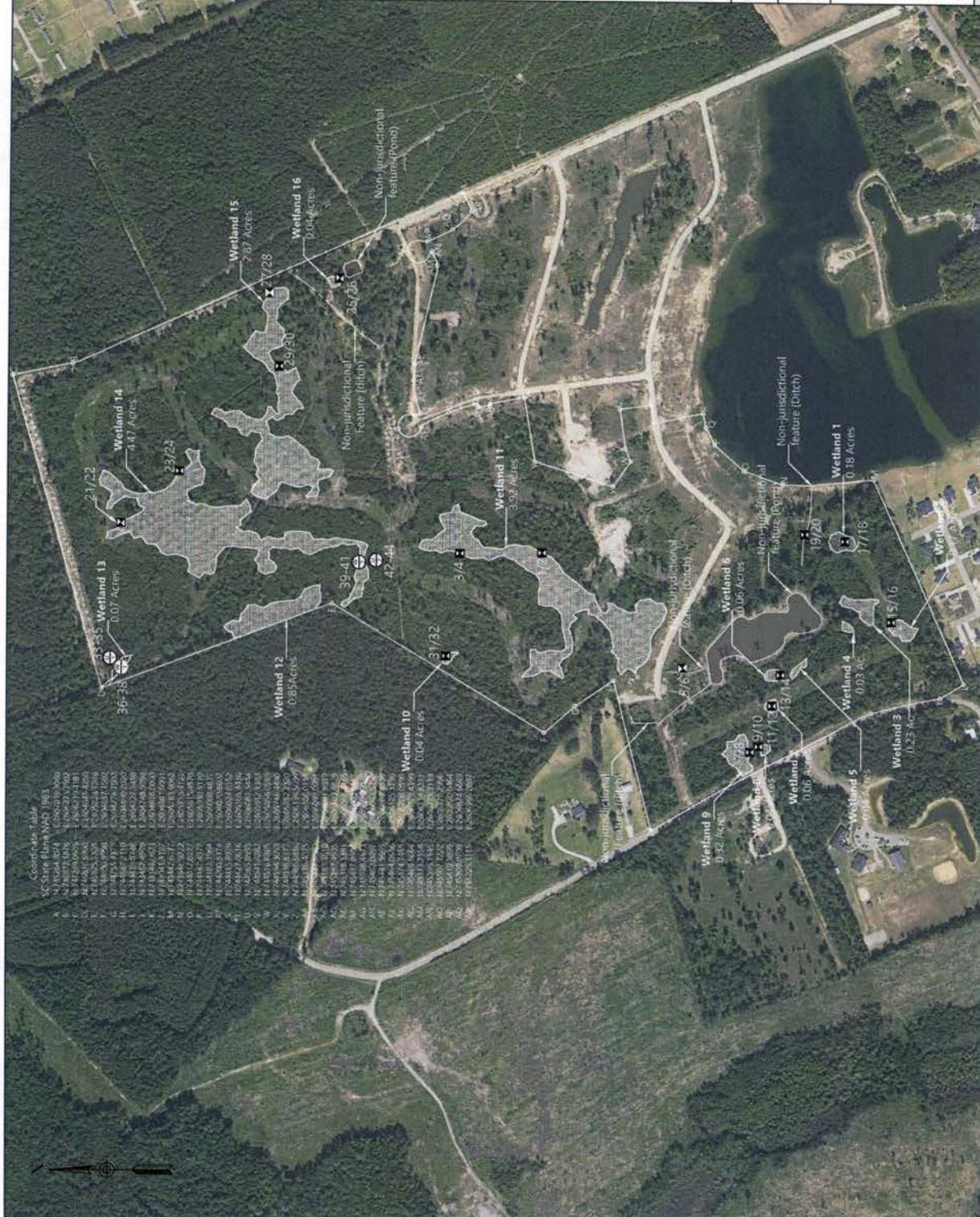
- Data Point
- Photo Point
- Property Corner

Prepared For: Steve Powell
Job #: 00156-19034
Date: 4-5-19

Graphic Scale
460' SCALE IN FEET 460'

the **BRIGMAN**
COMPANY
wetland consulting - forest management

P.O. Box 1532 - Conway, SC 29928 - ph(843) 248-9388 f(843) 248-9596





HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-002
Request Type: Rezoning PIN #32300000013
Zoning: AG2 to SF10

School Attendance Zones: Kingston Elementary
Conway Middle
Conway High

Comments:

Kingston Elementary:

Functional Capacity: 618
2019-2020 Forecast: 442
Percent Capacity: 72%

Conway Middle:

Functional Capacity: 657
2019-2020 Forecast: 682
Percent Capacity: 104%

Conway High:

Functional Capacity: 2095
2019-2020 Forecast: 1296
Percent Capacity: 62%

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Pamela Timms (843) 333-0563 (Energov # 046486)	Rezoning Request #	Ord 84-19 2019-08-004
PIN #	44008030023	County Council District #	6 - Crawford
Site Location	Intersection of Hwy 544 & Peachtree Rd in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Pamela Timms	PC Recommendation	
		Size (in acres) of Request	1

ZONING DISTRICTS

Current Zoning	SF40
Proposed Zoning	MA2
Proposed Use	Boat Storage

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

SF40	SF40	HC
SF40	Subject Property	NC
SF40	PDD	PDD

COMMENTS

Comprehensive Plan District: Urban Corridors	Overlay/Area Plan: West Hwy 544 Overlay
<p>Discussion: The applicant is requesting to rezone to allow for boat storage. The MA2 Zoning District allows for industrial and manufacturing uses including outdoor storage. This parcel is located directly across from the Peachtree Road entrance to the Harbor Oaks Marina. A portion of the lot is shown as within the WEST HWY 544 OVERLAY near the Highway Commercial and Neighborhood Commercial zones on HWY 544 between Carolina Bays Parkway/HWY 31 and the Intercoastal Waterway. A 25' landscaped buffer with a screened privacy fence will be required.</p> <p>This parcel is designated as Suburban in the IMAGINE 2040 comprehensive plan.</p> <p>Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

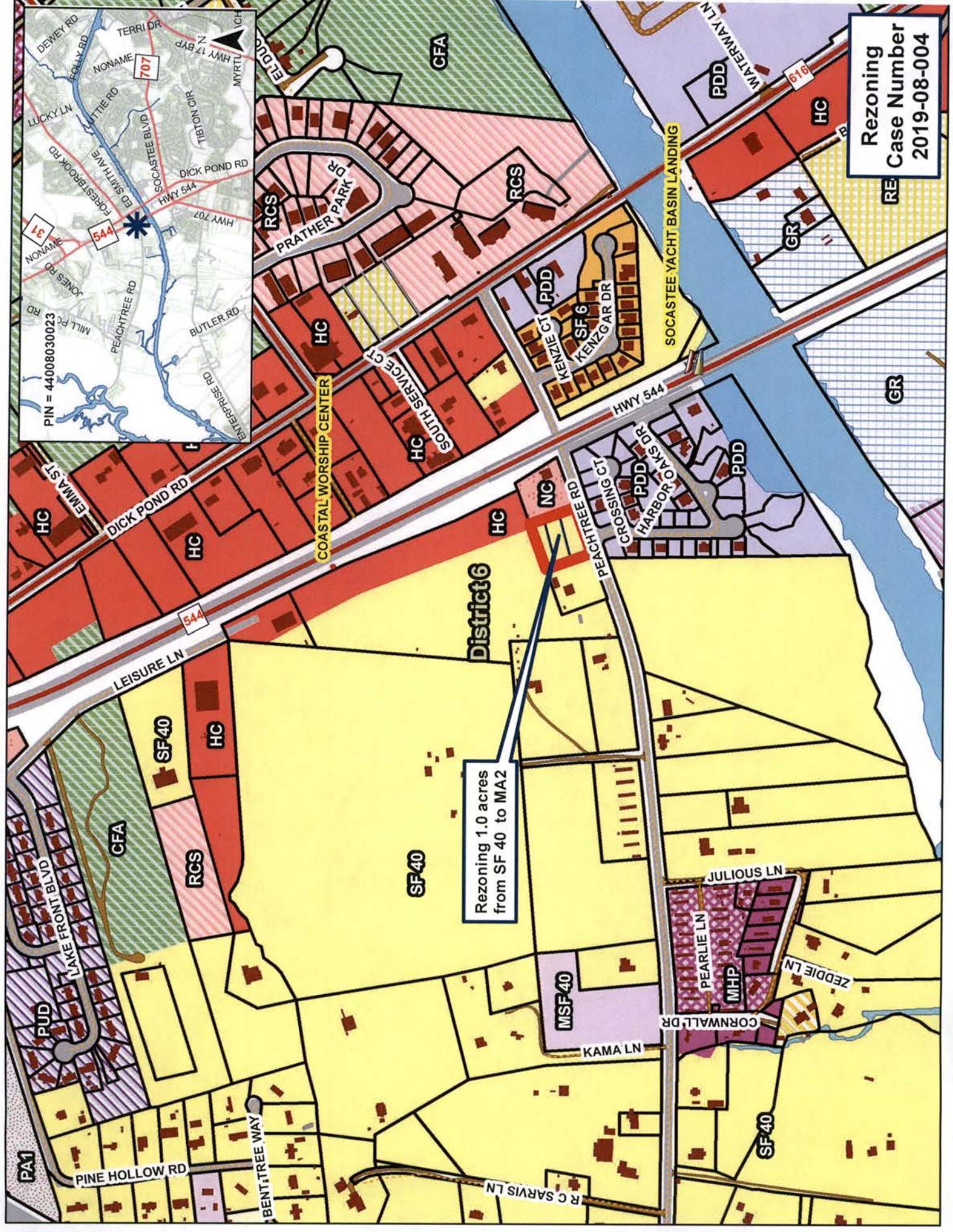
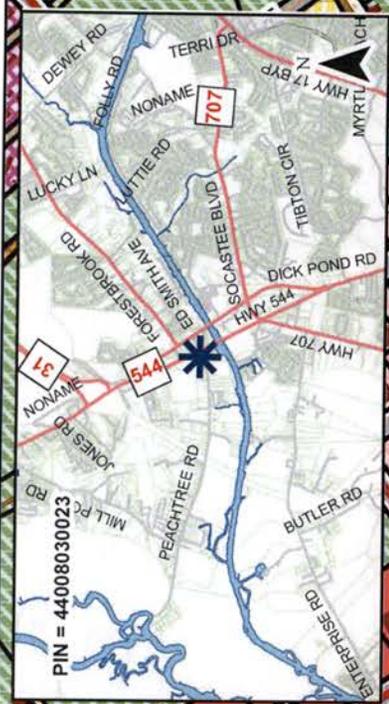
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	10/200	Rd, Station, Traffic AADT (2017) % Road Capacity	Dick Pond Rd, Station 717 13,900 ADT 95-100%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA2	SF40	SF40	NC	HC	PDD (Harbor Oaks Marina)
Min. Lot Size (in square feet)	21780	40000	40000	10000	10000	4464
Front Setback	50	50	50	25	50	15
Side Setback	25	20	20	10	10	10
Rear Setback	25	30	30	15	15	15
Bldg. Height	75	35	35	35	120	35

Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 40 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

Rezoning
Case Number
2019-08-004





**HCS Facilities – Planning Department
Horry County Subdivision and Rezoning Review Comments**

Public Hearing Date: 09/05/2019
Request Number: 2019-08-004
Request Type: Rezoning PIN #44008030023
Zoning: SF40 to MA2
School Attendance Zones: Forestbrook Elementary
Forestbrook Middle
Socastee High

Comments:

Forestbrook Elementary:

Functional Capacity: 1030
2019-2020 Forecast: 914
Percent Capacity: 89%

Forestbrook Middle:

Functional Capacity: 1086
2019-2020 Forecast: 905
Percent Capacity: 83%

Socastee High:

Functional Capacity: 1757
2019-2020 Forecast: 1477
Percent Capacity: 84%



PROPERTY INFORMATION

Applicant	David E Phillips III (919) 625-6763 (Energov # 046491)	Rezoning Request #	Ord 82-19 2019-08-005
PIN #	35707010018	County Council District #	1 - Worley
Site Location	Off Cashmere Ln in North Myrtle Beach	Staff Recommendation	
Property Owner Contact	David E Phillips III	PC Recommendation	
		Size (in acres) of Request	1.1

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.6 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	CFA
CFA	Subject Property	SF6
CFA	CFA	SF6

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone to create a 6 lot subdivision and the MRD3 Zoning District allows for mixed residential in identified Urban areas. The request proposes the use of an Undeveloped/Un-named 50' Platted Road as shared access to Cashmere Lane which is a County-maintained 50' public right of way. This parcel is located near rezoning requests 2019-07-005 from CFA to SF14.5. Several parcels in the immediate neighborhood were rezoned from CFA to Residential SF6 and SF14.5 and North Myrtle Beach annexation is occurring near the proposed rezoning.

Rezoning request 2019-08-007 shares same acces to Cashmere Lane.

This parcel is designated as **Mixed Use** in the **IMAGINE 2040** comprehensive plan.

Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	Private, Unimproved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	48/48	Rd, Station, Traffic AADT (2017) % Road Capacity	US 17, Station 117 37,700 ADT 60-65%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (Com/Res)	CFA (Com/Res)	SF6		
Min. Lot Size (in square feet)	6000	43560/21780	43560/21780	6000		
Front Setback	25	60/25	60/25	25		
Side Setback	10	25/10	25/10	10		
Rear Setback	15	40/15	40/15	15		
Bldg. Height	40	35/35	35/35	35		

Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 30 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm



HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-005
Request Type: Rezoning PIN #35707010018
Zoning: CFA to MRD3

School Attendance Zones: Ocean Drive Elementary
North Myrtle Beach Middle
North Myrtle Beach High

Comments:

Ocean Drive Elementary:

Functional Capacity: 892
2018-2019 Forecast: 898
Percent Capacity: 101%

North Myrtle Beach Middle:

Functional Capacity: 1212
2019-2020 Forecast: 1174
Percent Capacity: 97%

North Myrtle Beach High:

Functional Capacity: 1464
2019-2020 Forecast: 1217
Percent Capacity: 83%

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	David E Phillips III (919) 625-6763 (Energov # 046522)	Rezoning Request #	Ord 83-19 2019-08-007
PIN #	35707010020	County Council District #	1 – Worley
Site Location	Off Cashmere Ln in North Myrtle Beach	Staff Recommendation	
Property Owner Contact	Kimberly Ann Green	PC Recommendation	
		Size (in acres) of Request	1.25

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MRD3
Proposed Use	Single Family Detached

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.6 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

CFA	CFA	SF6
CFA	Subject Property	SF6
CFA	GR	GR

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone to create a 6 lot residential subdivision and the MRD3 Zoning District allows for mixed residential in identified Urban areas. The request proposes the use of an Undeveloped/Un-named 50' Platted Road as shared access to Cashmere Lane which is a County-maintained 50' public right of way. This parcel is located near rezoning requests 2019-07-005 from CFA to SF14.5. Several parcels in the immediate neighborhood were rezoned from CFA to Residential SF6 and SF14.5 and North Myrtle Beach annexation is occurring near the proposed rezoning.

Rezoning request 2019-08-005 shares same access to Cashmere Lane.

This parcel is designated as **Mixed Use** in the **IMAGINE 2040** comprehensive plan.

Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.

Public Comment:

TRANSPORTATION INFORMATION

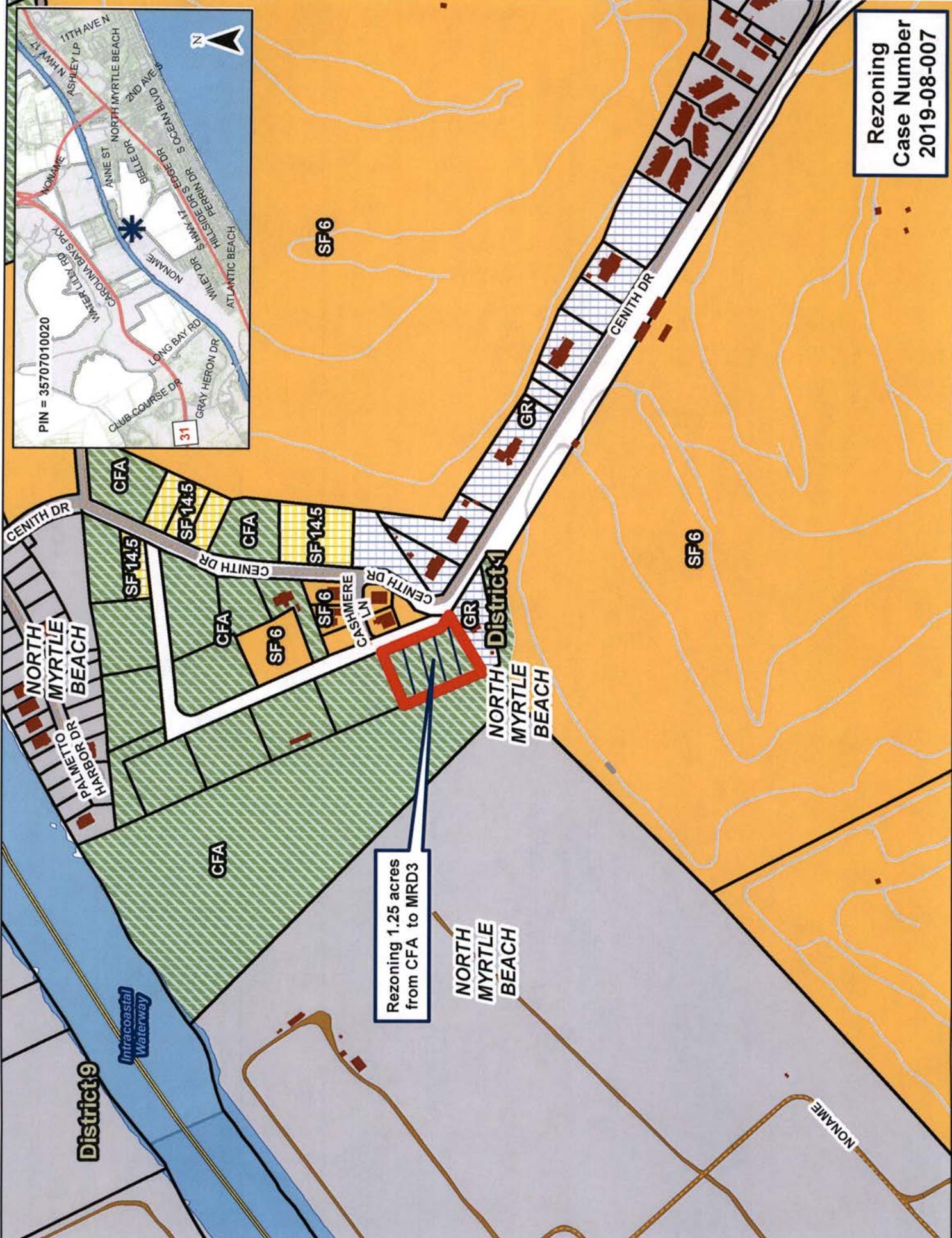
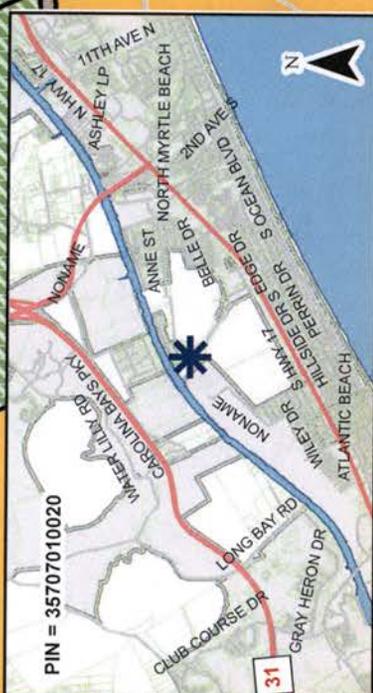
Daily Trips based on existing use / Max Daily Trips based on current zoning	0/8	Existing Road Conditions	Private, Unimproved
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	48/48	Rd, Station, Traffic AADT (2017) % Road Capacity	US 17, Station 117 37,700 ADT 60-65 %
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (Com/Res)	CFA (Com/Res)	SF6	GR	
Min. Lot Size (in square feet)	6000	43560/21780	43560/21780	6000	6000	
Front Setback	25	60/25	60/25	25	20	
Side Setback	10	25/10	25/10	10	10	
Rear Setback	15	40/15	40/15	15	15	
Bldg. Height	40	35/35	35/35	35	35	

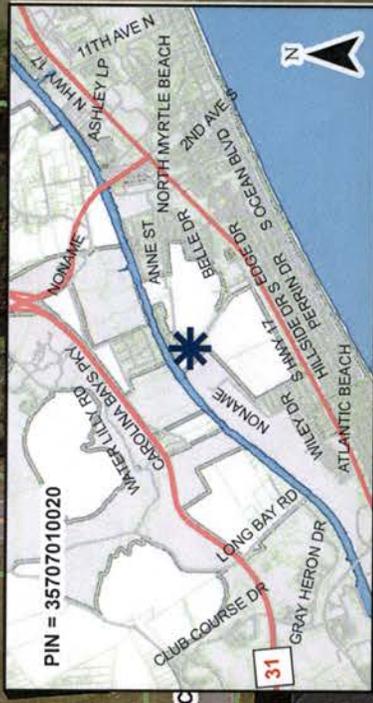
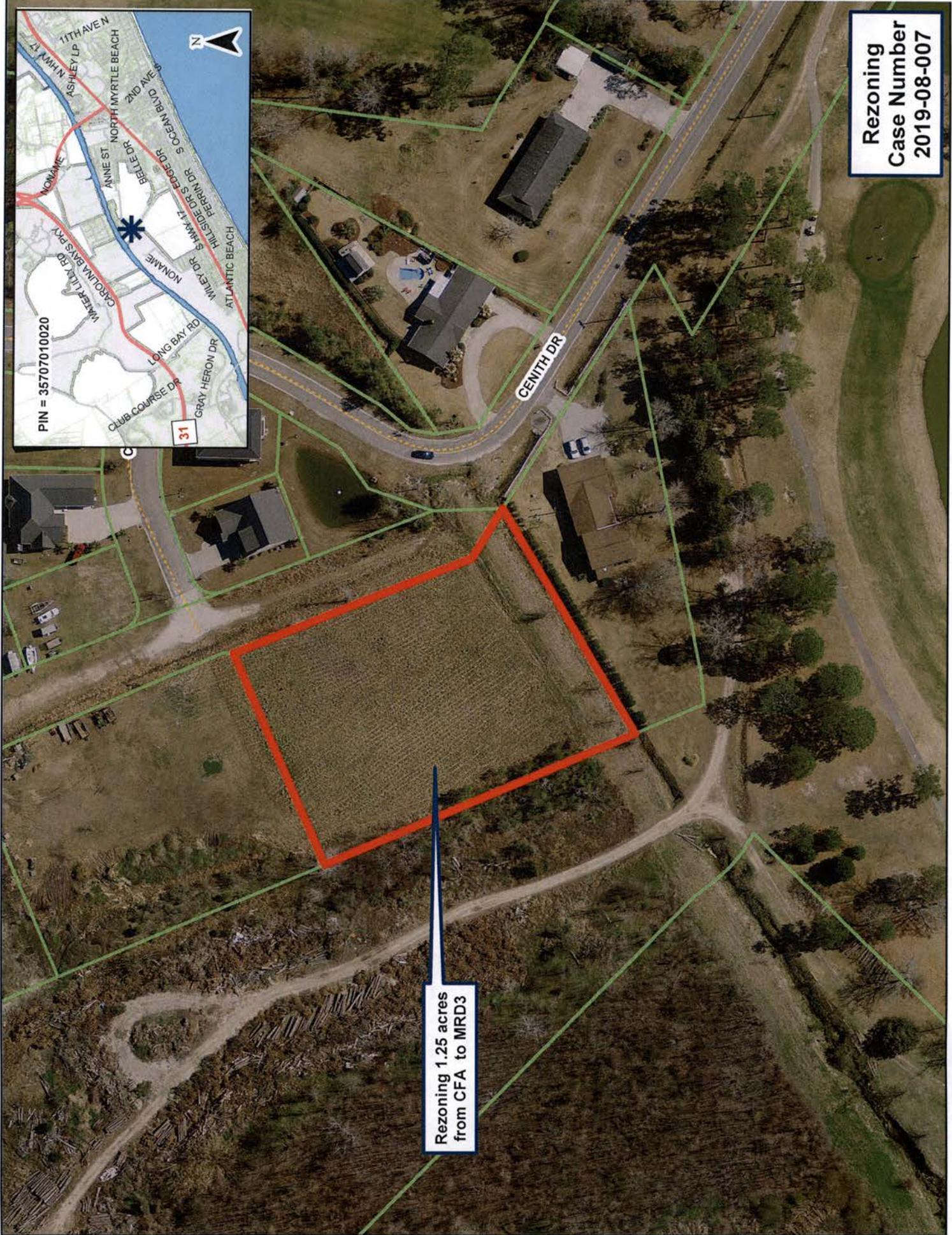
Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 30 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

Rezoning
Case Number
2019-08-007



Rezoning 1.25 acres
from CFA to MRD3

Rezoning
Case Number
2019-08-007



Rezoning 1.25 acres
from CFA to MRD3



HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-007
Request Type: Rezoning PIN #35707010020
Zoning: CFA to MRD3

School Attendance Zones: Ocean Drive Elementary
North Myrtle Beach Middle
North Myrtle Beach High

Comments:

Ocean Drive Elementary:

Functional Capacity: 892
2018-2019 Forecast: 898
Percent Capacity: 101%

North Myrtle Beach Middle:

Functional Capacity: 1212
2019-2020 Forecast: 1174
Percent Capacity: 97%

North Myrtle Beach High:

Functional Capacity: 1464
2019-2020 Forecast: 1217
Percent Capacity: 83%

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Venture Engineering (843) 347-5851 (Energov # 046510)	Rezoning Request #	Ord 88-19 2019-08-006
PIN #	40113040006	County Council District #	8 - Vaught
Site Location	Hwy 544 & Linda Drive in Conway	Staff Recommendation	
Property Owner Contact	Horry Furniture Company	PC Recommendation	
		Size (in acres) of Request	.72

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	RE4
Proposed Use	Plumbing Business

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	1.4 (Fire/Medic)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

SF10	HC	HC
SF10	Subject Property	HC
SF10	HC	HC

COMMENTS

Comprehensive Plan District: Urban Corridors	Overlay/Area Plan: West Hwy 544 Overlay
---	--

Discussion: The applicant is requesting to rezone to allow for a plumbing company business at the site of an existing commercial distribution warehouse. The parcel is shown as within the WEST HWY 544 OVERLAY and has direct access onto HWY 544 and Linda Drive. The RE4 High Bulk Retail Zoning District allows for outdoor storage.

Previous rezoning 2009-06-001 (Ord. #64-09) from HC (Highway Commercial) to PDD for warehouse and distribution to support a bakery.

This parcel is designated as **Suburban** in the **IMAGINE 2040** comprehensive plan.

Rezoning request was deemed approvable by the Planning Commission as a result of no Planning Commission hearing. 9/17/16 County Council remanded to Planning Commission for reconsideration.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50/250	Existing Road Conditions	State, Paved, Four Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	100/500	Rd, Station, Traffic AADT (2017) % Road Capacity	SC 544, Station 241 34,600 ADT 85-90%
Proposed Improvements			

DIMENSIONAL STANDARDS

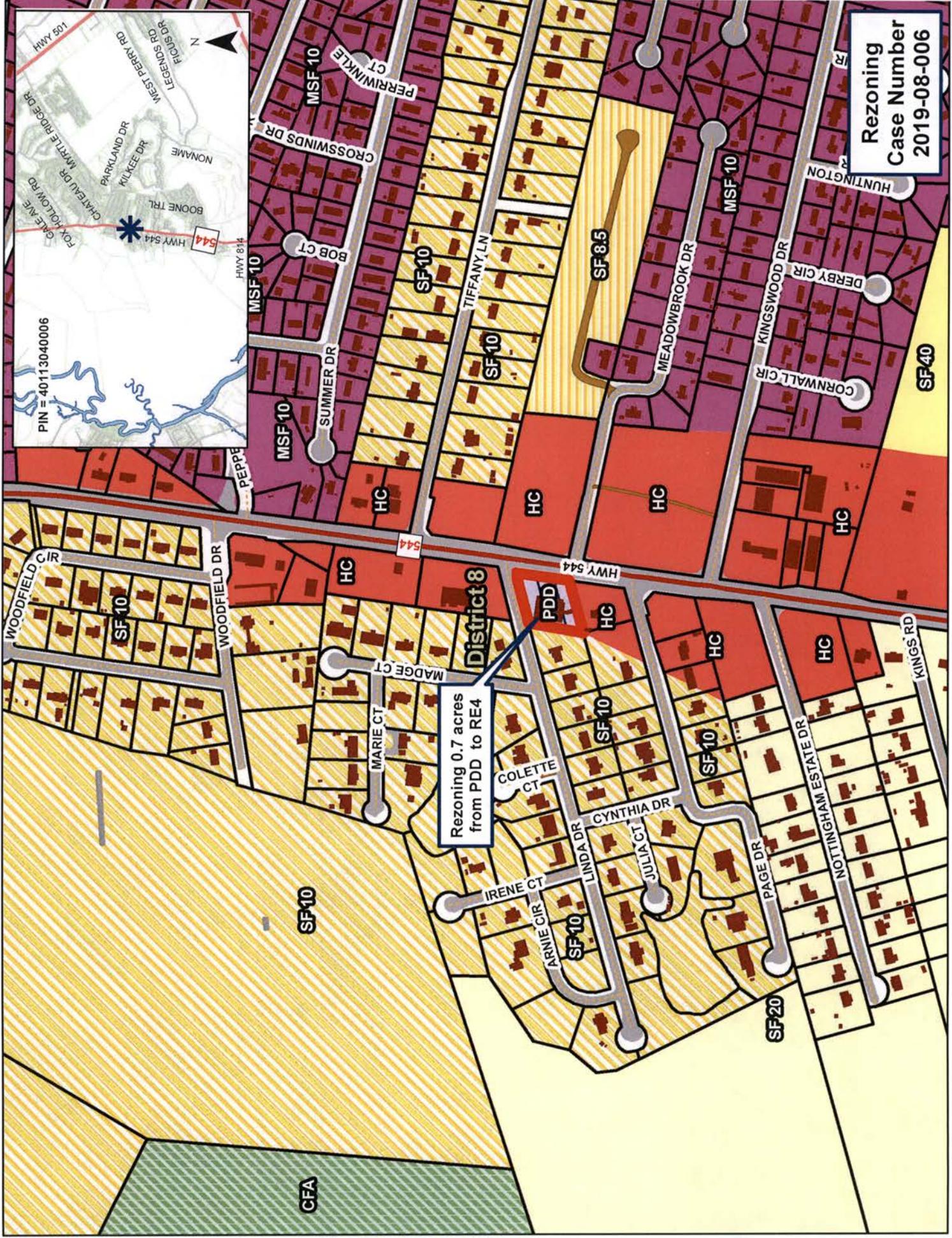
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE4	PDD	HC	SF10		
Min. Lot Size (in square feet)	21780	NA	10000	10000		
Front Setback	60	50	50	25		
Side Setback	10	15	10	10		
Rear Setback	15	15	15	15		
Bldg. Height	36	25	120	35		

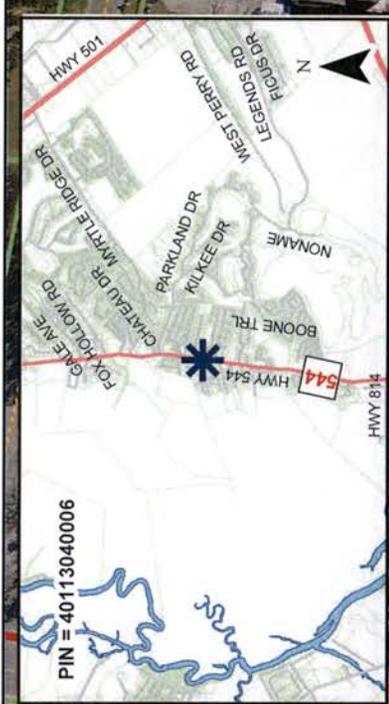
Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 38 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

Rezoning
Case Number
2019-08-006

Rezoning 0.7 acres
from PDD to RE4

District 8





Rezoning 0.7 acres
from PDD to RE4



HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-006
Request Type: Rezoning PIN #40113040006
Zoning: PDD to RE4

School Attendance Zones: Palmetto Bays Elementary
Black Water Middle
Carolina Forest High

Comments:

Palmetto Bays Elementary:

Functional Capacity: 685
2019-2020 Forecast: 589
Percent Capacity: 86%

Black Water Middle:

Functional Capacity: 833
2019-2020 Forecast: 694
Percent Capacity: 83%

Carolina Forest High:

Functional Capacity: 2388
2019-2020 Forecast: 2131
Percent Capacity: 89%

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Ed Hardee (843) 254-7652 (Energov # 046448)	Rezoning Request #	2019-08-003
PIN #	33010030002	County Council District #	11 - Allen
Site Location	8856 Pee Dee Hwy in Conway	Staff Recommendation	
Property Owner Contact	Palmetto Synergistic Research LLC	PC Recommendation	
		Size (in acres) of Request	5.96

ZONING DISTRICTS	
Current Zoning	FA
Proposed Zoning	MA1
Proposed Use	Agricultural Processing

LOCATION INFORMATION		ADJACENT PROPERTIES		
Flood and Wetland Information	X	FA	FA	FA
Public Health & Safety (EMS/fire) in miles	2 (Fire/Medic)	FA	Subject Property	FA
Utilities	Public	FA	FA	FA
Character of the Area	Residential and Agricultural			

COMMENTS

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to rezone 5.96 acres from FA to MA1 to allow for agriculture-related processing. A 20' landscaped buffer will be required and access will need to be provided via an improved, platted 50' private access easement.</p> <p>This parcel is designated as Rural in the IMAGINE 2040 comprehensive plan.</p>	

Public Comment:

TRANSPORTATION INFORMATION

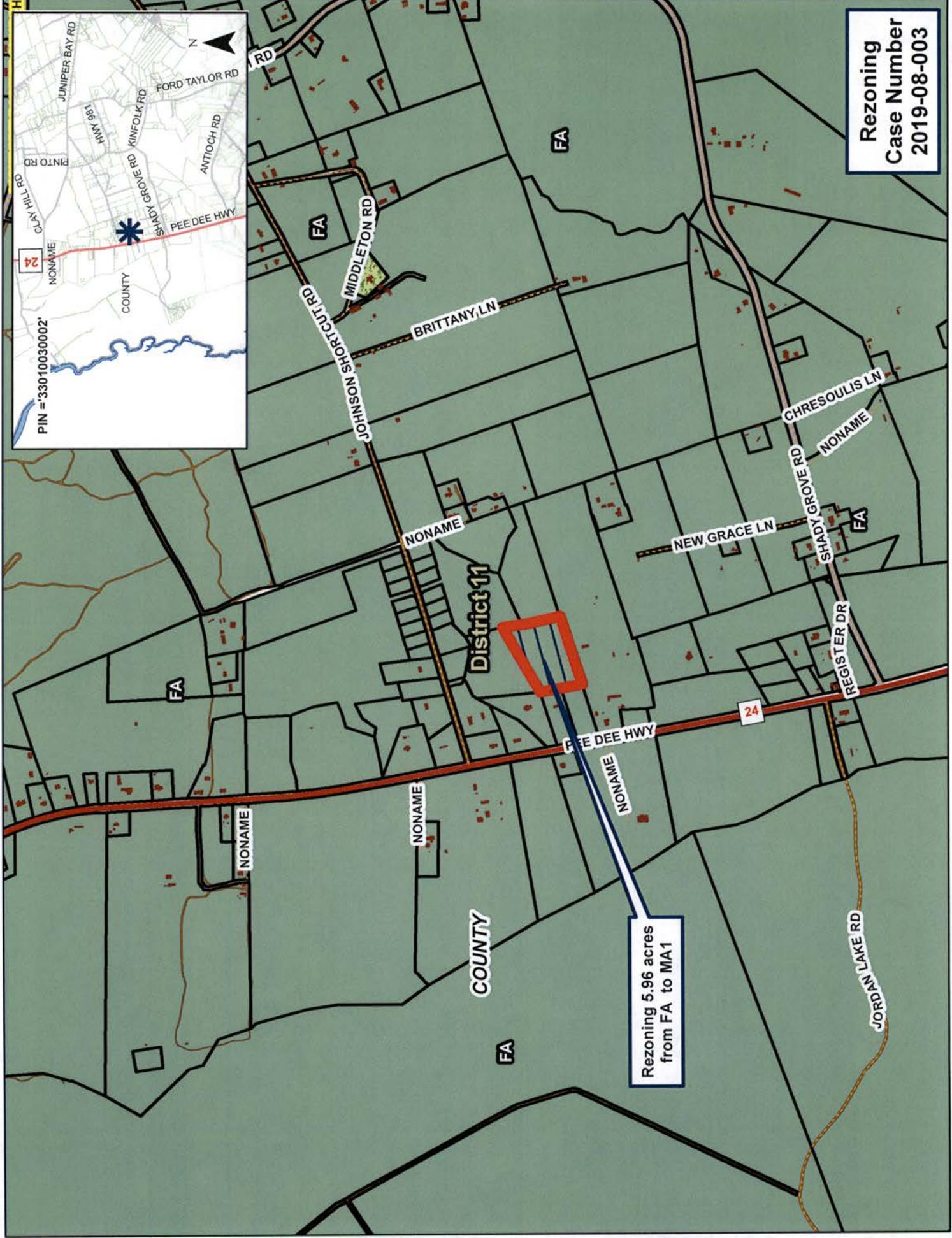
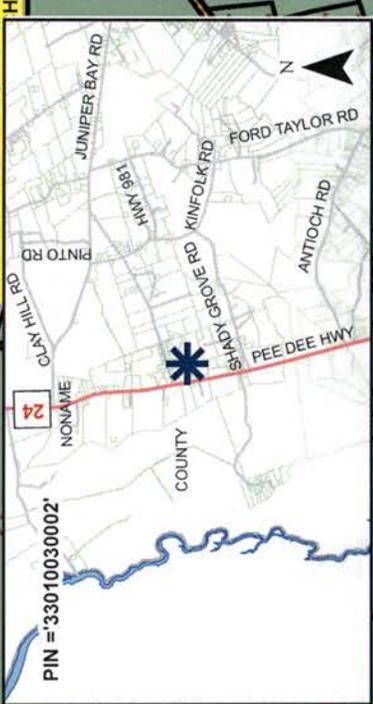
Daily Trips based on existing use / Max Daily Trips based on current zoning	8/50	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	10/150	Rd, Station, Traffic AADT (2017) % Road Capacity	S-24, Station 352 1,750 ADT 10-15%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA1	FA	FA			
Min. Lot Size (in square feet)	21780	43560/21780	43560/21780			
Front Setback	50	60/25	60/25			
Side Setback	25	25/10	25/10			
Rear Setback	25	40/15	40/15			
Bldg. Height	60	35/35	35/35			

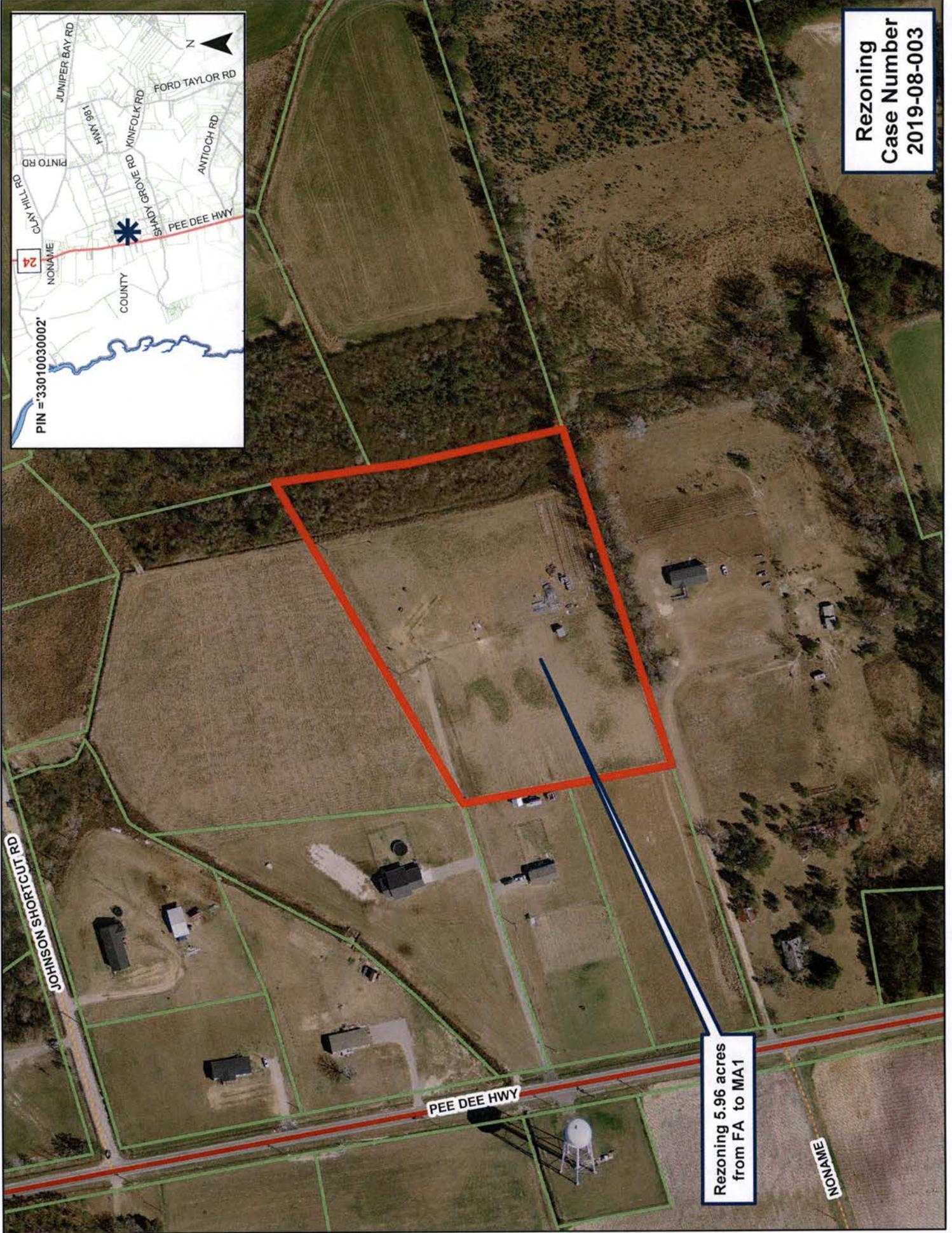
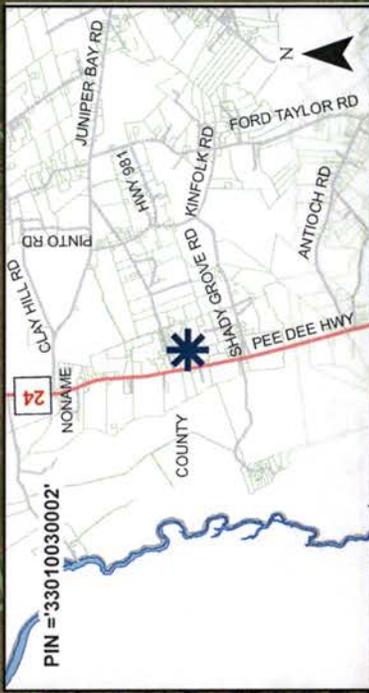
Date Advertised: 8/15/2019 Date Posted: 8/15/2019 # Property Owners Notified: 16 Date Notification Mailed: 8/15/2019 Report Date: 8/15/2019 BY: sm

Rezoning
Case Number
2019-08-003



Rezoning 5.96 acres
from FA to MA1

Rezoning
Case Number
2019-08-003



Rezoning 5.96 acres
from FA to MA1

PEE DEE HWY

NONAME



HCS Facilities – Planning Department

Horry County Subdivision and Rezoning Review Comments

Public Hearing Date: 09/05/2019
Request Number: 2019-08-003
Request Type: Rezoning PIN #33010030002
Zoning: FA to MA1

School Attendance Zones: Pee Dee Elementary
Whittemore Park Middle
Conway High

Comments:

Pee Dee Elementary:
Functional Capacity: 827
2019-2020 Forecast: 797
Percent Capacity: 96%

Whittemore Park Middle:
Functional Capacity: 884
2019-2020 Forecast: 785
Percent Capacity: 89%

Conway High:
Functional Capacity: 2095
2019-2020 Forecast: 1296
Percent Capacity: 62%

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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Sandy Schumacher (843) 504-0913 (Energov # 046633)	Rezoning Request #	Ord. 85-19 2019-09-001
PIN #	29312030001	County Council District #	7 - Bellamy
Site Location	2429 Wise Rd in Conway	Staff Recommendation	
Property Owner Contact	S & H Investments Group LLC	PC Recommendation	
		Size (in acres) of Request	1.03

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	MA2
Proposed Use	Light manufacturing

LOCATION INFORMATION

Flood and Wetland Information	X	CFA	CFA	CFA
Public Health & Safety (EMS/fire) in miles	4.4 (Fire)	CFA	Subject Property	CFA
Utilities	Public	CFA	CFA	CFA
Character of the Area	Residential & Commercial			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Urban Corridor	Overlay/Area Plan: None
---	-------------------------

Discussion: The applicant is requesting to rezone 1.03 acres from CFA to MA2 for light manufacturing. Current use of the property is storage and office space. The requested zoning district, MA2- General Manufacturing and Industrial, allows for uses with outdoor storage.

This parcel is designated as **Rural Communities** in the **IMAGINE 2040** comprehensive plan and is located approximately 1 mile north of the **Homewood Economic Activity Center** identified near the intersection of US 701 and HWY 319.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	50 / 800	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	100 / 500	Rd, Station, Traffic AADT (2018) % Road Capacity	US 701, Station 187 12,500 AADT 85% - 80%
Proposed Improvements			

DIMENSIONAL STANDARDS

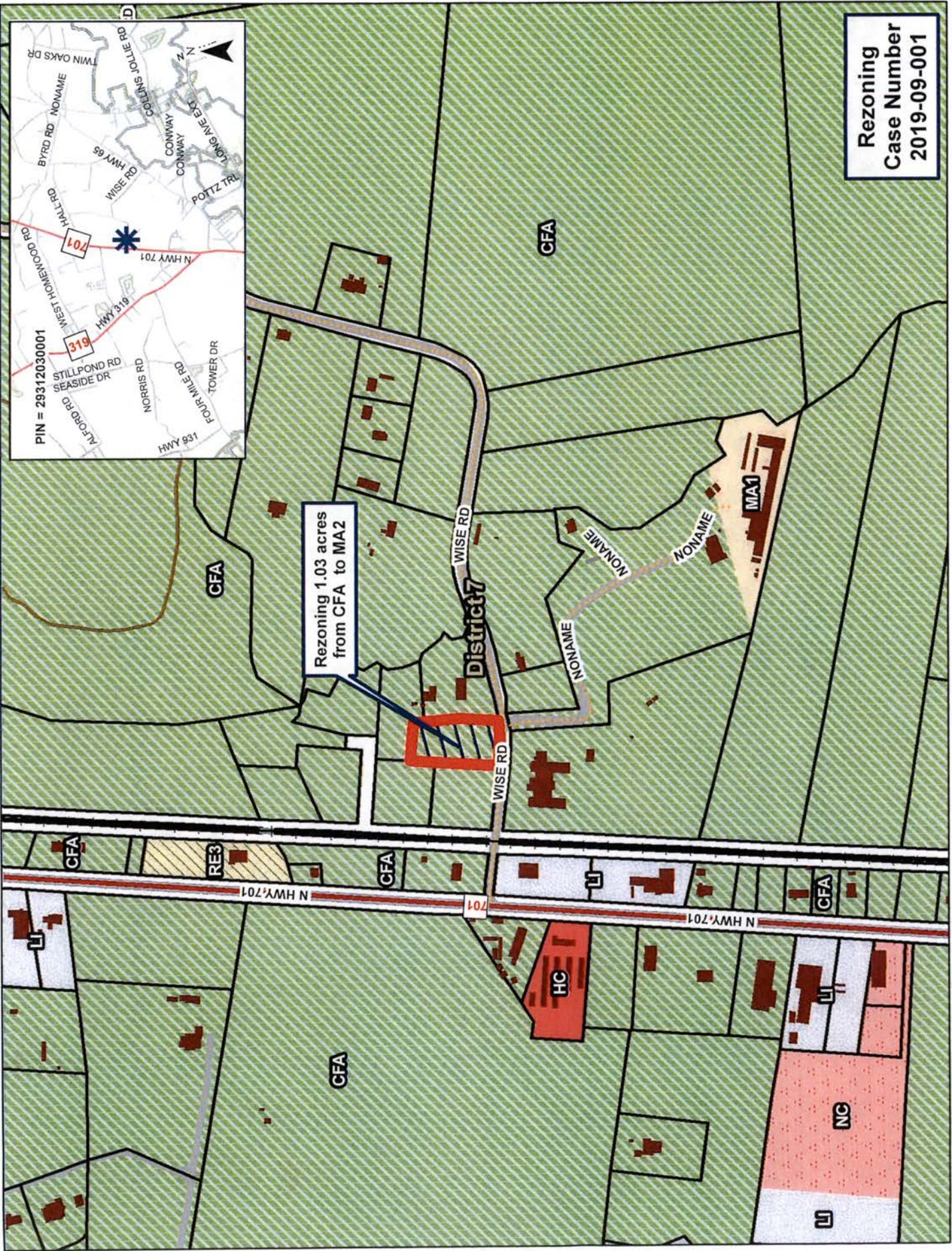
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MA2	CFA (Com/Res)	CFA (Com/Res)			
Min. Lot Size (in square feet)	21780	43560/21780	43560/21780			
Front Setback	50	60/25	60/25			
Side Setback	25	25/10	25/10			
Rear Setback	25	40/15	40/15			
Bldg. Height	75	35/35	35/35			

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 16 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-001



Rezoning 1.03 acres
from CFA to MA2

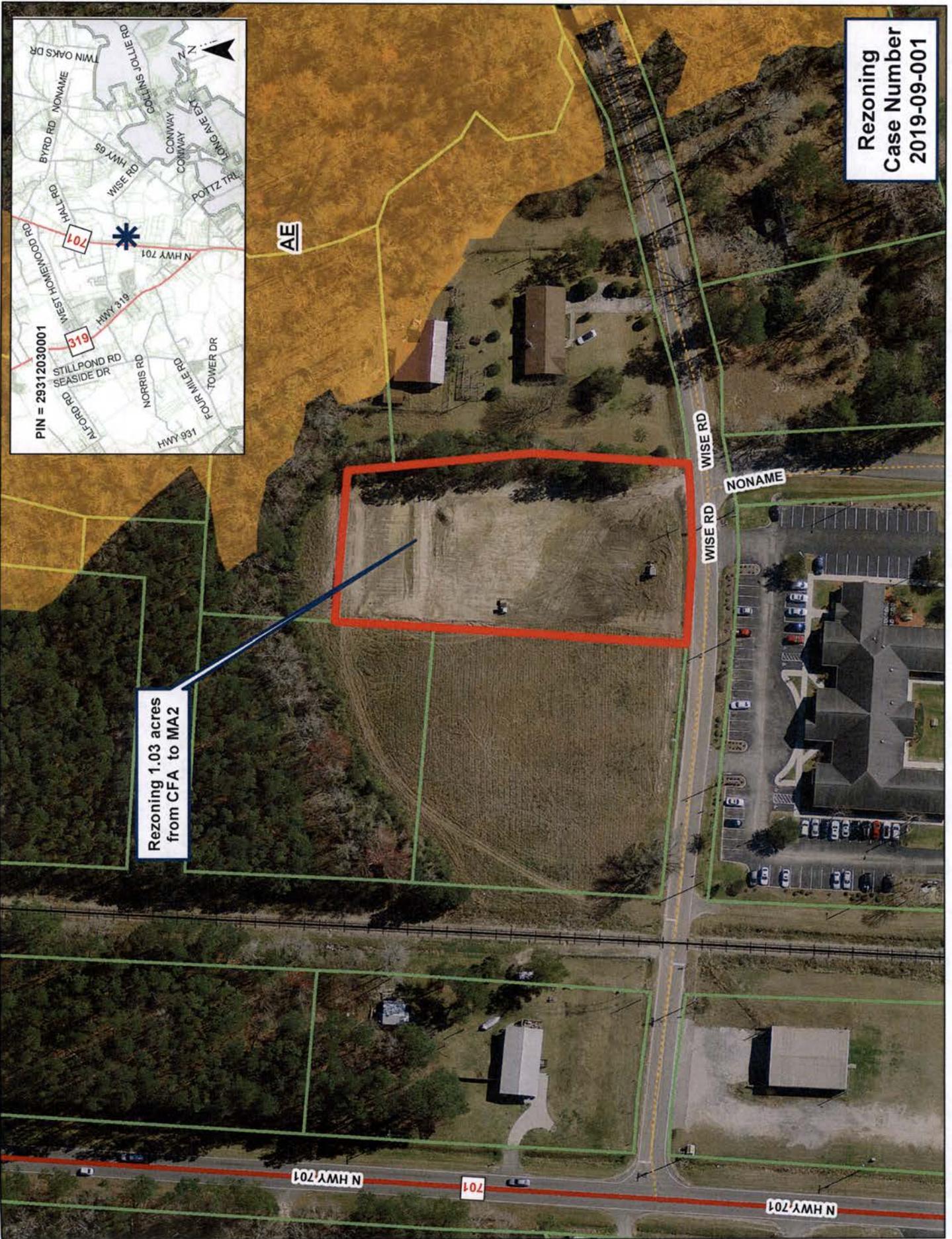


Rezoning
Case Number
2019-09-001



Rezoning 1.03 acres
from CFA to MA2

Rezoning
Case Number
2019-09-001



Rezoning 1.03 acres
from CFA to MA2

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	ROWE Professional Services Co (843) 444-1020 (Energov # 046638)	Rezoning Request #	2019-09-002
PIN #	37800000025, 37800000026 (Portion), 37809020012	County Council District #	11 – Allen
Site Location	Cates Bay Hwy & Browns Way Shortcut Rd in Conway	Staff Recommendation	
Property Owner Contact	Vivian C Brown & Charles A Brown	PC Recommendation	
		Size (in acres) of Request	21.22

ZONING DISTRICTS

Current Zoning	FA
Proposed Zoning	MRD1
Proposed Use	Residential Subdivision

LOCATION INFORMATION

Flood and Wetland Information	X & A
Public Health & Safety (EMS/fire) in miles	1.25 (Fire)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

FA	FA	SF40
FA	Subject Property	FA
FA	FA	FA

COMMENTS

Comprehensive Plan District: Rural Area	Overlay/Area Plan: None
<p>Discussion: The applicant is requesting to amend the existing MRD1 (Ord. 101-18 Cates Bay D&L) by adding a 0.52 acre parcel to Phase 1 and 20.70 acre portion of a parcel to create Phase 3 of the proposed Harvest Ridge Subdivision. Phase 1 of the subdivision will include two points of access onto Cates Bay Hwy, one of which is through the 0.52 acre parcel proposed for rezoning. Phase 3 of the subdivision will add 65 lots with one point of connection to Phase 2 and one point of access to Browns Way Shortcut Rd. As proposed the MRD will consist of 212 units on 77.23 acres with a gross density of 2.74 units/acre and a net density of 3.0 units/acre. The project will incorporate three sustainable development criteria; sidewalks, community gardens, and increased active open space.</p> <p>The original rezoning request included a total of 152 lots.</p> <p>The subject parcels are designated as Rural and Scenic & Conservation in the IMAGINE 2040 comprehensive plan.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 300	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	1700 / 1700	Rd, Station, Traffic AADT (2018) % Road Capacity	S-135, Station 487 1,750 AADT 15% - 20%
Proposed Improvements			

DIMENSIONAL STANDARDS

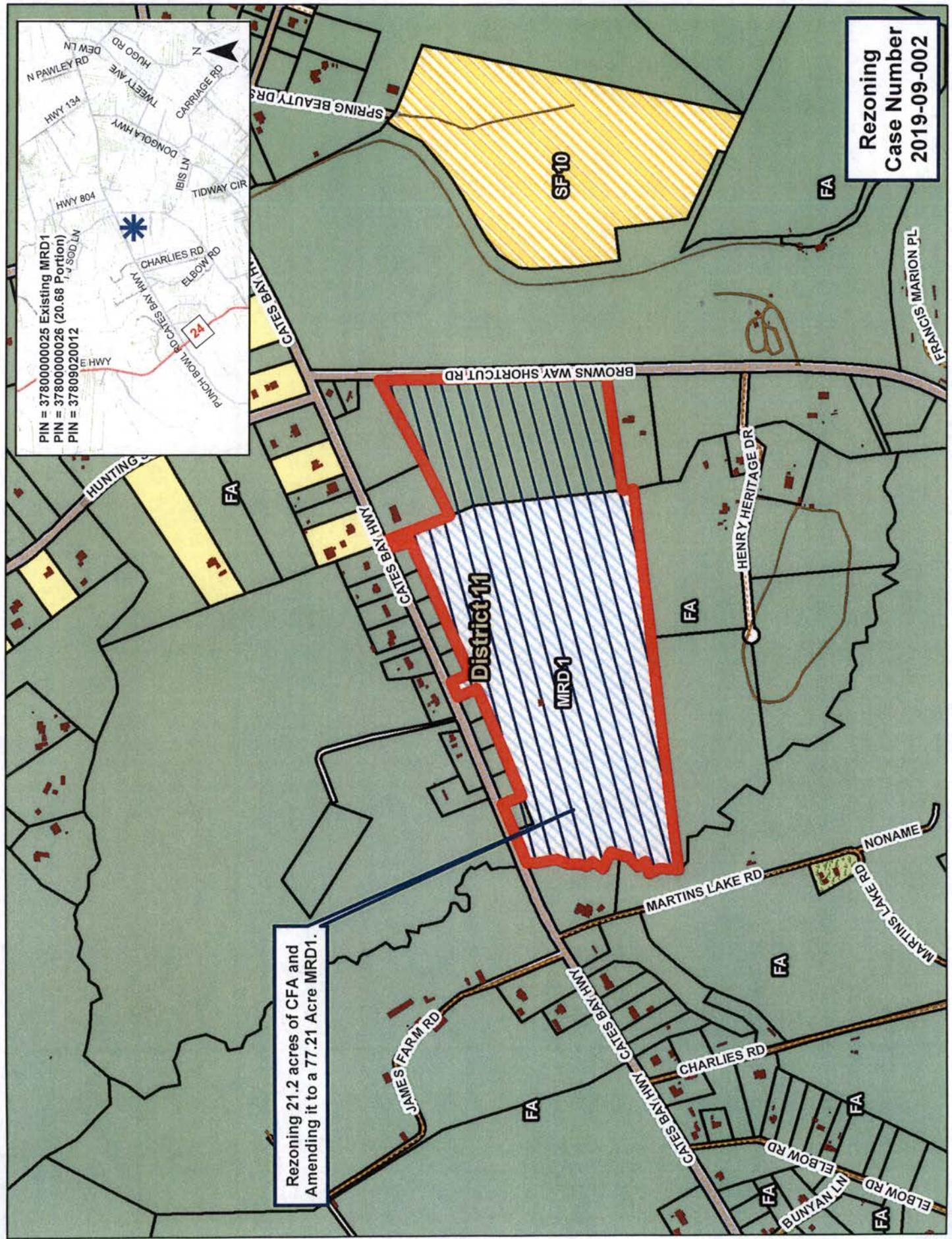
	Requested	Current	Current	Adjacent	Adjacent	Adjacent
	MRD1	FA (Com/Res)	MRD1	FA (Com/Res)	SF40	
Min. Lot Size (in square feet)	7,000	43560/21780	7,000	43560/21780	40000	
Front Setback	15	60/25	15	60/25	50	
Side Setback	5	25/10	5	25/10	20	
Rear Setback	10	40/15	10	40/15	30	
Bldg. Height	40	35/35	40	35/35	35	

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 30 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-002

PIN = 3780000025 Existing MRD1
PIN = 3780000026 (20.68 Portion)
PIN = 37809020012

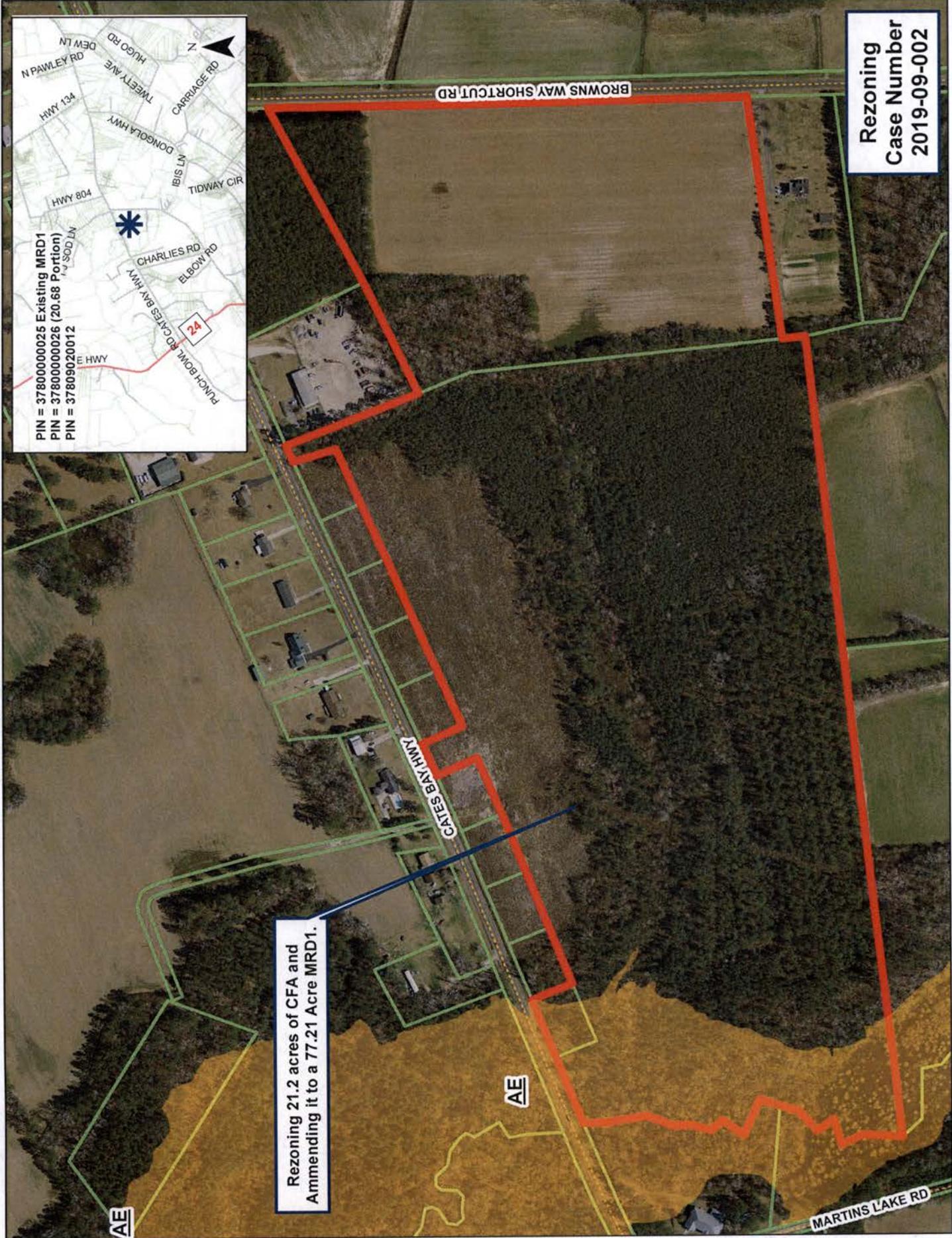
Rezoning 21.2 acres of CFA and
Amending it to a 77.21 Acre MRD1.



Rezoning
Case Number
2019-09-002



Rezoning 21.2 acres of CFA and
Amending it to a 77.21 Acre MRD1.



Rezoning
Case Number
2019-09-002

PIN = 37800000025 Existing MRD1
PIN = 37800000026 (20.68 Portion)
PIN = 37809020012

Map labels include: PAWLEY RD, HUGO RD, TWENTY AVE, CARRIAGE RD, HWY 134, DONGOLA HWY, IBIS LN, TIDWAY CIR, HWY 804, CHARLES RD, ELBOW RD, PUNCH BOWL RD, GATES BAY HWY, and E HWY.

Rezoning 21.2 acres of CFA and
Amending it to a 77.21 Acre MRD1.



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Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	ROWE Professional Services Co (843) 458-4404 (Energov # 046675)	Rezoning Request #	2019-09-003
PIN #	42913030003	County Council District #	6 - Crawford
Site Location	Monroe Cir in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Omero Loreda Ibanez	PC Recommendation	
		Size (in acres) of Request	.8

ZONING DISTRICTS

Current Zoning	SF20
Proposed Zoning	SF14.5
Proposed Use	Single Family Detached

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	2.54 (Fire/Medic)
Utilities	Public
Character of the Area	Residential

ADJACENT PROPERTIES

SF20	SF20	SF20
SF20	Subject Property	DOT
SF20	SF20	SF20

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
--	-------------------------

Discussion: The applicant is requesting to rezone the parcel to subdivide for two single family lots. Property is proposed to be split perpendicular to Monroe Circle, a 50' Public ROW. The property contains a public road easement for Appaloosa Drive and a 10' reserved canal (DB 556-592). The subject parcel is located in a residential neighborhood off Hwy 544 and is adjacent to SCDOT ROW for Carolina Bays Parkway. Residential subdivisions zoned as SF10 and MSF10 are located in the area along with an undeveloped PDD, "Smith Wood Farms" approved with a minimum lot size of 8,000 sqft.

This parcel is designated as **Suburban** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 8	Existing Road Conditions	County, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	16 / 16	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 544, Station 244 31,600 AADT 90% -95%
Proposed Improvements			

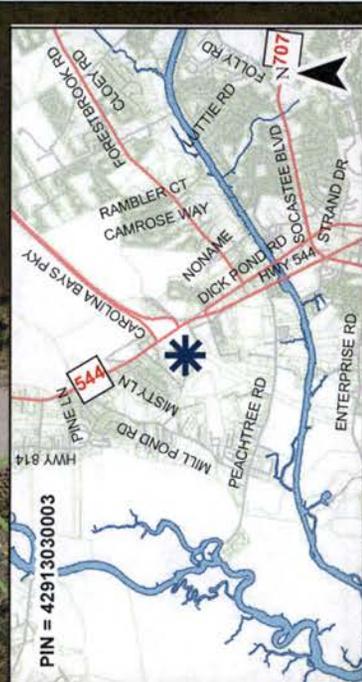
DIMENSIONAL STANDARDS

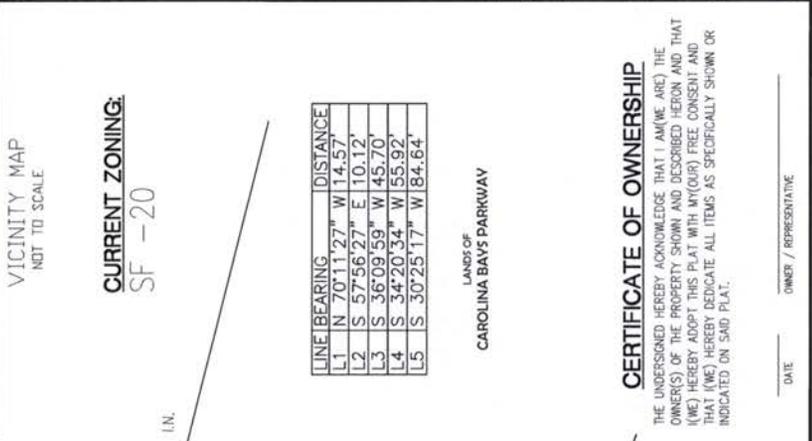
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF14.5	SF20	SF20			
Min. Lot Size (in square feet)	14,500	20,000	20,000			
Front Setback	25	40	40			
Side Setback	10	15	15			
Rear Setback	15	25	25			
Bldg. Height	35	35	35			

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 19 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-003

Rezoning 0.8 acres
from SF 20 to SF 14.5





NOTES:

- HORRY COUNTY PIN 42913030003
- OWNER OF RECORD: OMERLO LOREDO
8465 HWY 814
MYRTLE BEACH, SC 29588
- THIS AREA IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON PANEL NO. 45500600 H DATED AUGUST 23, 1999. NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
- ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM AND 83. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
- NO TITLE SEARCH PERFORMED BY THIS OFFICE.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- LAST DEED OF TRANSFER RECORDED IN DEED BOOK 4209 PAGE 743 IN THE HORRY COUNTY R.O.D.
- ALL ON-SITE IMPROVEMENTS ARE AS SHOWN ON THE FACE OF THE PLAT.
- THIS IS NOT A TRUE OR VALID COPY OF THIS DOCUMENT UNLESS BEARING AN ORIGINAL SIGNATURE AND A RAISED SEAL OF THE SURVEYOR. ANY REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ROWE PROFESSIONAL SERVICES COMPANY IS A VIOLATION OF COPYRIGHT LAWS AND IS STRICTLY PROHIBITED.

CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY

The property owner of record hereby acknowledges that the surveyor has not performed a site visit to determine the availability of on-site waste disposal systems or provision of public water/sewer services. It is the responsibility of the property owner to determine if the lots or other land divisions shown herein are capable of being serviced by on-site waste disposal or public water/sewer systems.

DATE _____ **OWNER / REPRESENTATIVE** _____

PLAT REFERENCE:

- PLAT BOOK 102 PAGE 115.
- PLAT BOOK 287 PAGE 163.

SURVEYORS CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, EFFECTIVE JANUARY 1, 2009 AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

APPALOOSA DRIVE (50' PUBLIC R/W)
MONROE CIRCLE (50' PUBLIC R/W)
CAROLINA BAYS PARKWAY
EXISTING 10' RESERVED CANAL (DB 558-592)
10 #5 REBAR

LANDS OF CHARLES DAVID STERLING
PIN 42913030004

LANDS OF
CAROLINA BAYS PARKWAY

SCALE: 0 40 80

PROFESSIONAL SURVEYOR
ARON F. LEACH
P.L.S. # 20191
SOUTH CAROLINA

DATE _____ **OWNER / REPRESENTATIVE** _____

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	Sandra Jones & Lee O. Edge (843) 655-0915 (Energov # 046687)	Rezoning Request #	2019-09-004
PIN #	35106020024	County Council District #	1 - Worley
Site Location	Off Little River Neck Rd in North Myrtle Beach	Staff Recommendation	
Property Owner Contact	Sandra Jones & Lee O. Edge	PC Recommendation	
		Size (in acres) of Request	.4

ZONING DISTRICTS

Current Zoning	CFA
Proposed Zoning	SF10
Proposed Use	Single family detached

LOCATION INFORMATION

Flood and Wetland Information	X	City of North Myrtle Beach	City of North Myrtle Beach	CFA
Public Health & Safety (EMS/fire) in miles	4 (Fire/Medic)	CFA	Subject Property	CFA
Utilities	Public	CFA	CFA	CFA
Character of the Area	Residential			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
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Discussion: The applicant is requesting to rezone a legal non-conforming property with the intent to subdivide an existing residential lot to create two single-family zoned parcels. Two homes are currently located within the parcel along with accessory structures and access driveways with parking. An unplatted access driveway is present along the western boundary of the parcel. At the time of subdivision several requests for variance can be anticipated based on the sketch plan submitted with the rezoning. Annexation of this parcel by the City of North Myrtle Beach may occur in the future when water services are requested.

This parcel is designated as **Scenic & Conservation** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	16 / 8	Existing Road Conditions	State, Paved, Two Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Rd, Station, Traffic AADT (2018) % Road Capacity	S-236 (Little River Neck Rd), Station 348 4,600 AADT 35% - 40%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	SF10	CFA (Com/Res)	CFA (Com/Res)			
Min. Lot Size (in square feet)	10,000	43560/21780	43560/21780			
Front Setback	25	60/25	60/25			
Side Setback	10	25/10	25/10			
Rear Setback	15	40/15	40/15			
Bldg. Height	35	35/35	35/35			

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 21 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-004



Rezoning 0.4 acres
from CFA to SF 10

Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	DDC Engineers Inc (843) 692-3200 (Energov # 046780)	Rezoning Request #	2019-09-005
PIN #	42800000021	County Council District #	6 - Crawford
Site Location	Hwy 31 & Hwy 544 in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Rebecca M Collins	PC Recommendation	
		Size (in acres) of Request	20.01

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	PUD	Flood and Wetland Information	X	MSF20	MSF20	PUD
Proposed Zoning	PUD	Public Health & Safety (EMS/fire) in miles	2 (Fire/Medic)	Dept of Transportation	Subject Property	PUD
Proposed Use	Additional use within existing PUD	Utilities	Public	HC	CFA	PUD
		Character of the Area	Residential & Commercial			

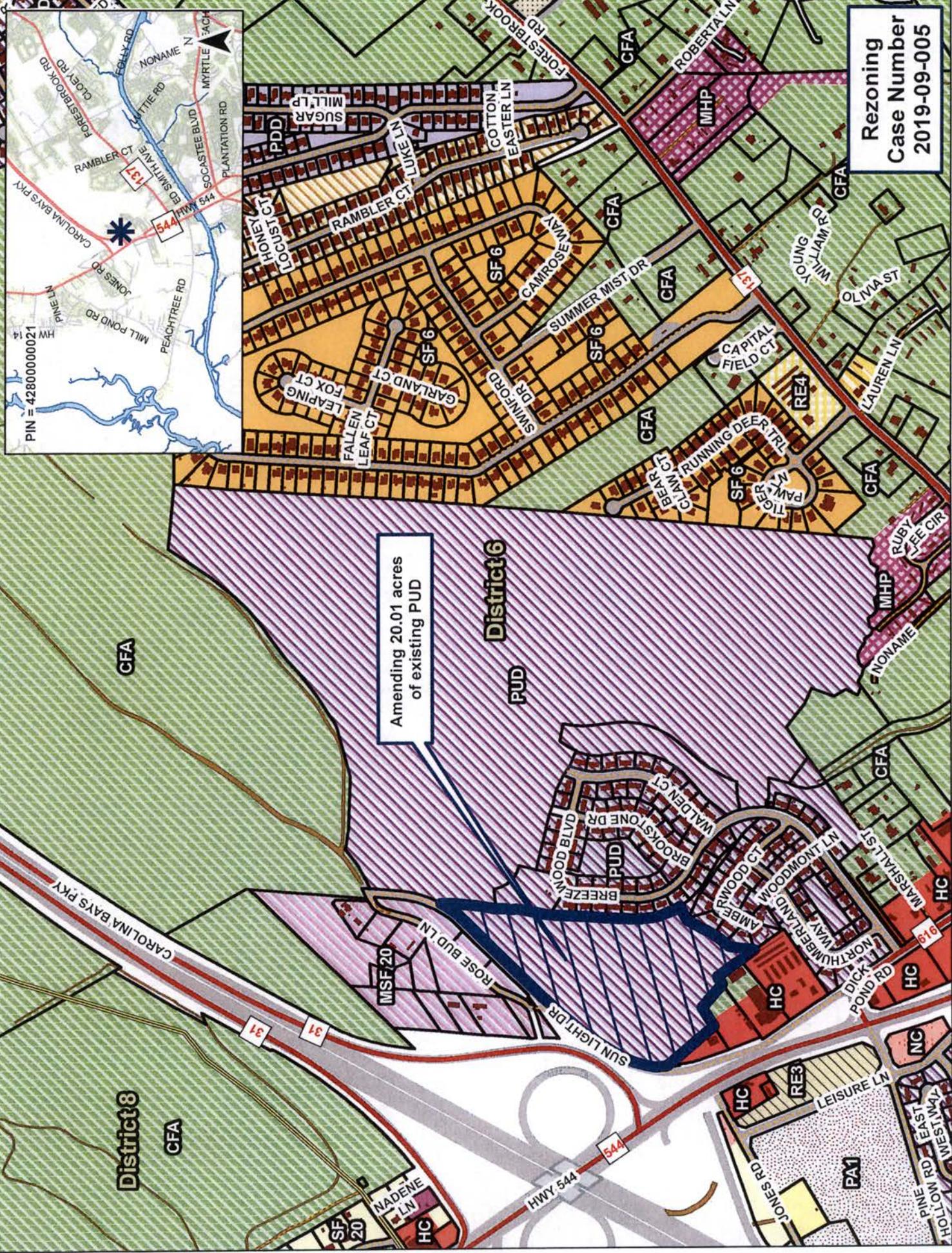
COMMENTS	
Comprehensive Plan District: Urban Corridor & Urban Community	Overlay/Area Plan: Hwy 544 Overlay
<p>Discussion: The applicant is requesting to rezone to add a medical district within a portion of the existing Weatherly PUD. Uses within the Medical District are proposed to include all uses allowed under the ME1 Inpatient Medical Services zoning district to include doctor's offices and clinics for inpatient and outpatient services. Access is proposed as a connection to Sun Light Drive. A portion of the parcel is within the boundary of the WEST HWY 544 OVERLAY. Rezoning request 2019-09-006 is located in close proximity and proposes routes for access to Sun Light Drive and Forestbrook Road.</p> <p>RIDE 3 Project ;The widening of Forestbrook Road, between U.S. Hwy 501 and Dick Pond Road will feature 5-lanes including a center turn-lane and the installation of bike/pedestrian facilities such as sidewalks and wider travel lanes.</p> <p>The referenced area of the approved PUD allows for a total of 42 single family and multi-family units along with commercial uses.</p> <p>The parcel is designated as Suburban in the IMAGINE 2040 comprehensive plan.</p>	
Public Comment:	

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 3000	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	3000 / 3000	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 544, Station 239 34,100 AADT 95% - 100%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PUD	PUD (Weatherly)	PUD (Weatherly)	MSF20	CFA (Com/Res)	HC
Min. Lot Size (in square feet)	10000	5000	5000	20,000	43560/21780	10000
Front Setback	25	10	10	40	60/25	50
Side Setback	10	3 & 7	3 & 7	15	25/10	10
Rear Setback	15	10	10	25	40/15	15
Bldg. Height	120	35	35	35	35/35	120

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 96 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-005





Amending 20.01 acres
of existing PUD

Rezoning Review Sheet



PROPERTY INFORMATION				
Applicant	DDC Engineers Inc (843) 692-3200 (Energov # 046781)		Rezoning Request #	2019-09-006
PIN #	42800000004 & 42800000001		County Council District #	6 - Crawford
Site Location	Hwy 31 & Hwy 544 in Myrtle Beach		Staff Recommendation	
Property Owner Contact	Rebecca M Collins & Robert C Collins		PC Recommendation	
			Size (in acres) of Request	266.57

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA	Flood and Wetland Information	X	CFA	SF10	PUD
Proposed Zoning	MRD3	Public Health & Safety (EMS/fire) in miles	3.25 (Fire/Medic)	Department of Transportation	Subject Property	SF7
Proposed Use	Residential Subdivision	Utilities	Public	MSF20	PUD	SF6
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone for a residential development adjacent to existing residential subdivision communities and several PUD zoned properties. MRD3 (Multi-Residential Three) allows for mixed residential development in urban areas and this request proposes 690 single-family lots and 204 multi-family units for a proposed total of **894 units**, at a gross density of **3.36 units/acre**. Three sustainable development standards are proposed: site design of active open space (sidewalks), increased recreation space, and community gardens. Two points of access are proposed, one direct access to Sun Light Drive and one connection through an adjacent PUD (Weatherly) to Forestbrook Road.

RIDE 3 Project ;The widening of Forestbrook Road, between U.S. Hwy 501 and Dick Pond Road will feature 5-lanes including a center turn-lane and the installation of bike/pedestrian facilities such as sidewalks and wider travel lanes.

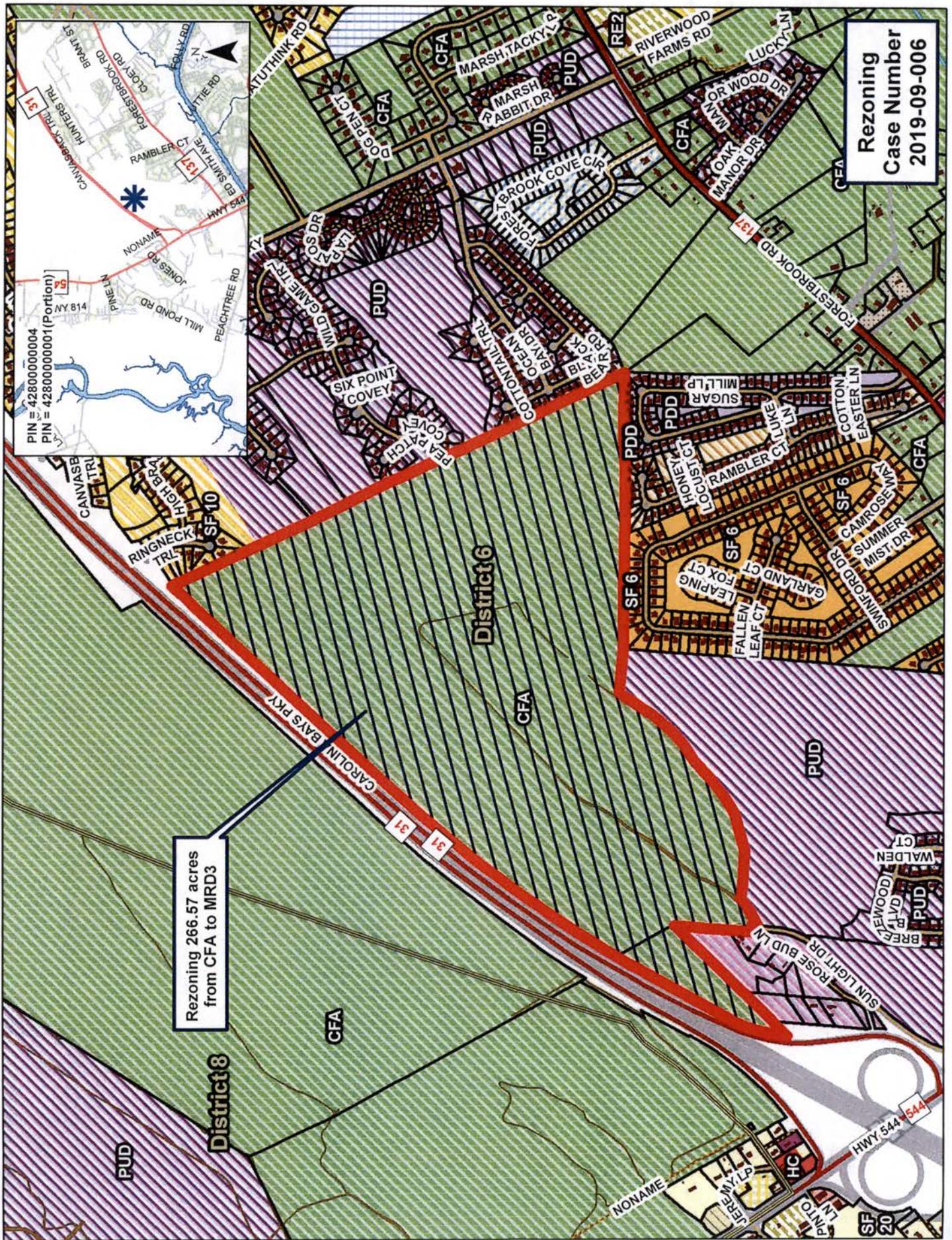
The subject parcels are designated as **Suburban** in the **IMAGINE 2040** comprehensive plan.

Public Comment:

TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 4000	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning)	6700 / 6700	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 544, Station 239 34,100 AADT 95% - 100%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MRD3	CFA (Com/Res)	CFA (Com/Res)	PUD	SF10	SF6 & SF7
Min. Lot Size (in square feet)	5000	43560/21780	43560/21780	5000	10000	6000/7000
Front Setback	15	60/25	60/25	10	25	20/25
Side Setback	5	25/10	25/10	3 & 7	10	10/10
Rear Setback	10	40/15	40/15	10	15	15/15
Bldg. Height	40	35/35	35/35	35	35	35/35

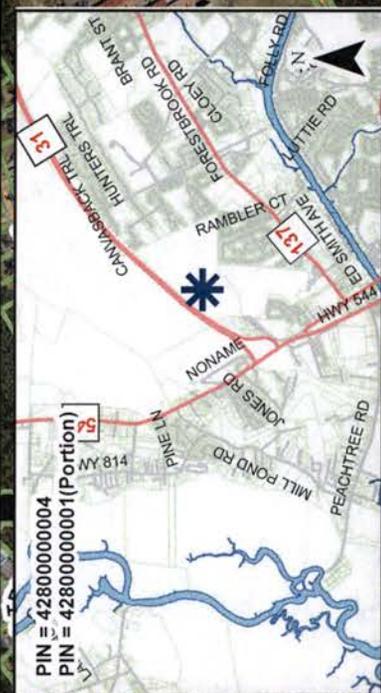
Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 201 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm



Rezoning 266.57 acres from CFA to MRD3

Rezoning Case Number 2019-09-006

Rezoning
Case Number
2019-09-006

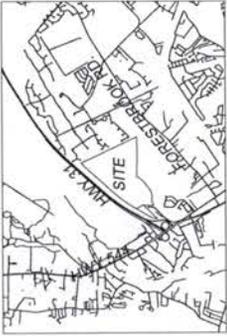
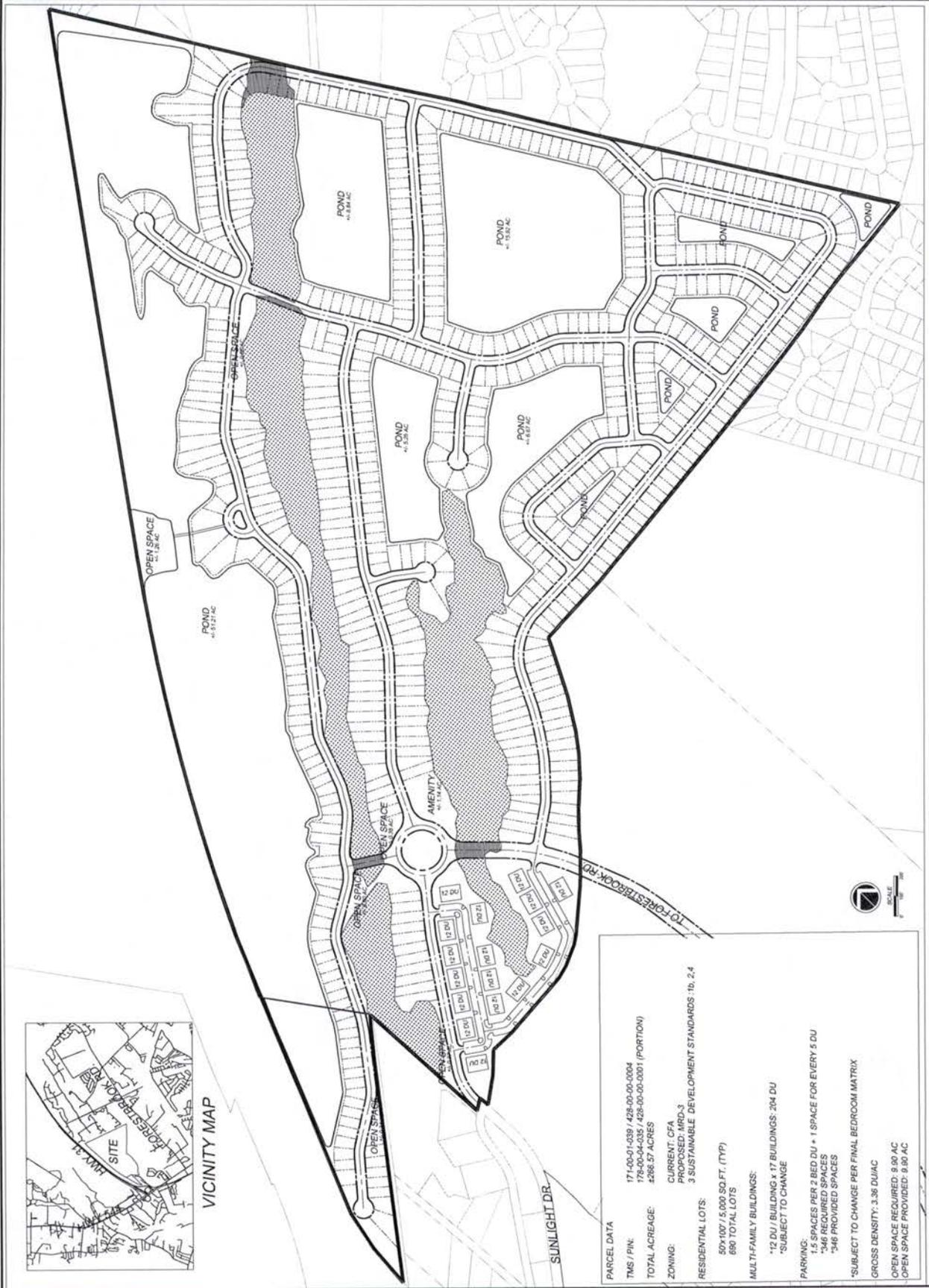


Rezoning 266.57 acres
from CFA to MRD3



NO.	DATE	REVISION DESCRIPTION

PREPARED FOR: SUBMITTAL
 HORRY COUNTY, SOUTH CAROLINA
CONCEPTUAL PLAN
 SCALE: 1" = 40' (AS SHOWN)
 DRAWING NO.: 1
 PROJECT NO.: 1802



VICINITY MAP

PARCEL DATA
 TMS / PIN: 171-00-04-030 / 428-00-0001
 171-00-04-035 / 428-00-0001 (PORTION)
 TOTAL ACREAGE: 4268.57 ACRES

ZONING:
 CURRENT: CFA
 PROPOSED: MRD-3
 3 SUSTAINABLE DEVELOPMENT STANDARDS 1b, 2, 4

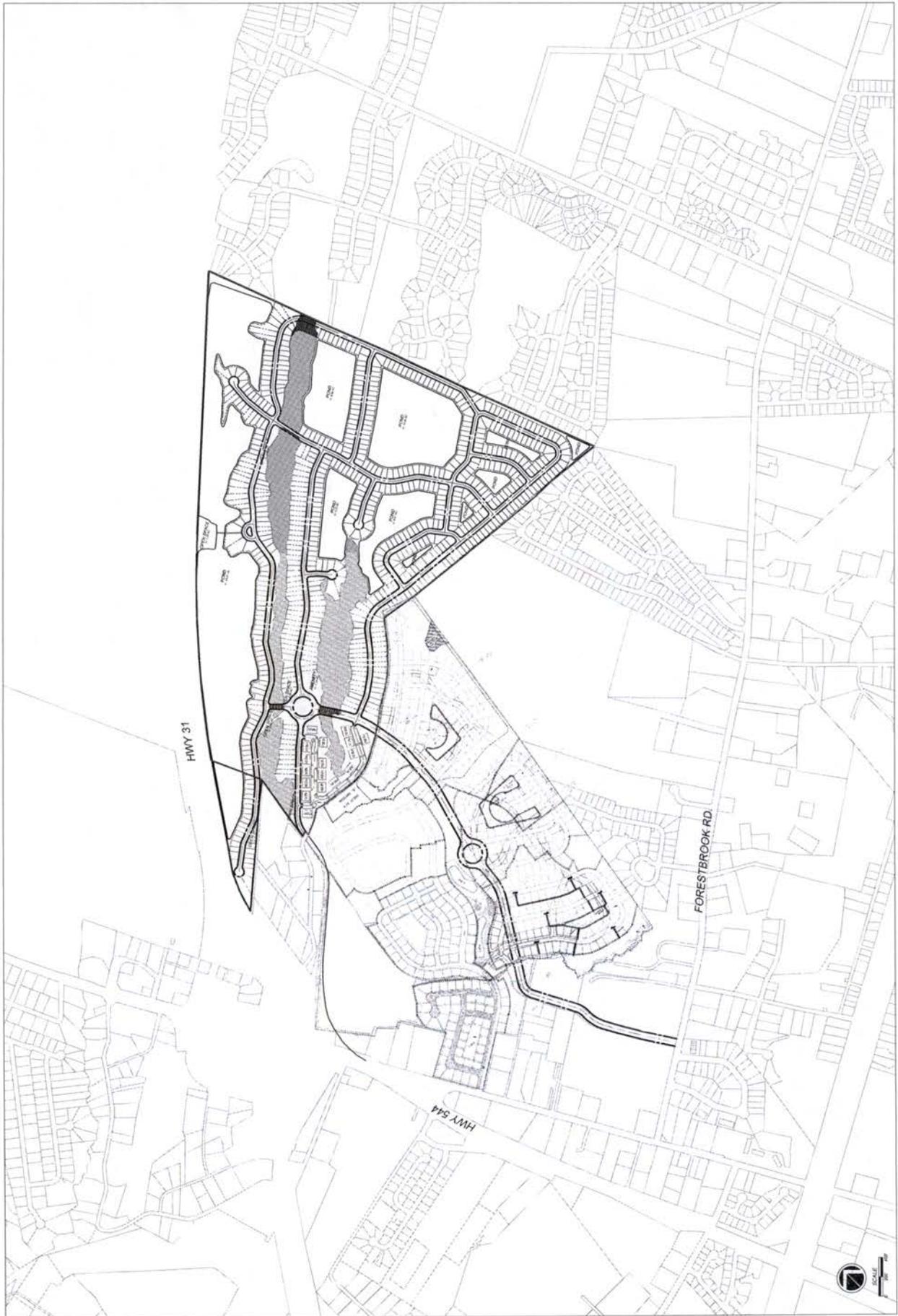
RESIDENTIAL LOTS:
 507,107 / 15,000 SQ. FT. (TYP)
 690 TOTAL LOTS

MULTI-FAMILY BUILDINGS:
 *12 DU / BUILDING x 17 BUILDINGS: 204 DU
 *SUBJECT TO CHANGE

PARKING:
 1.5 SPACES PER 2 BED DU + 1 SPACE FOR EVERY 5 DU
 *346 REQUIRED SPACES
 *346 PROVIDED SPACES
 *SUBJECT TO CHANGE PER FINAL BEDROOM MATRIX

GROSS DENSITY: 3.36 DU/AC
 OPEN SPACE REQUIRED: 8.90 AC
 OPEN SPACE PROVIDED: 9.80 AC





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Rezoning Review Sheet



PROPERTY INFORMATION			
Applicant	Venture Engineering Inc (843) 347-5851 (Energov # 046782)	Rezoning Request #	2019-09-007
PIN #	32504010017	County Council District #	7 - Bellamy
Site Location	Hwy 319 in Conway	Staff Recommendation	
Property Owner Contact	Pamela Dawn Squires	PC Recommendation	
		Size (in acres) of Request	.65

ZONING DISTRICTS		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	SF20	Flood and Wetland Information	X	SF20	SF20	CFA
Proposed Zoning	PR1	Public Health & Safety (EMS/fire) in miles	1.88 (Fire/Medic)	SF20	Subject Property	CFA
Proposed Use	Child Development Center	Utilities	Public	SF20	SF20	SF20
		Character of the Area	Residential & Commercial			

COMMENTS	
Comprehensive Plan District: Urban Corridor	Overlay/Area Plan: None
<p>Discussion: The applicant requests to rezone a residential property to allow for a Child Development Center (Daycare). An adjacent residential property is the location of the Homewood Baptist Church. This parcel is located within the boundary of the 319 Area Plan. A variety of residential and commercial zoning districts are present within close proximity. Across Highway 319 from the subject property, several parcels are zoned Office/Professional/Institutional (OPI); a similar and presently retired zoning district. The Office-Professional (PR1) zoning district is intended to provide opportunities to locate and develop administrative and professional offices and educational institutions in locations served by primary access. The subject property has direct access to Highway 319 with a horseshoe driveway serving the existing structure.</p> <p>The parcel is designated Rural and Economic Activity Center in the IMAGINE 2040 comprehensive plan.</p>	
Public Comment:	

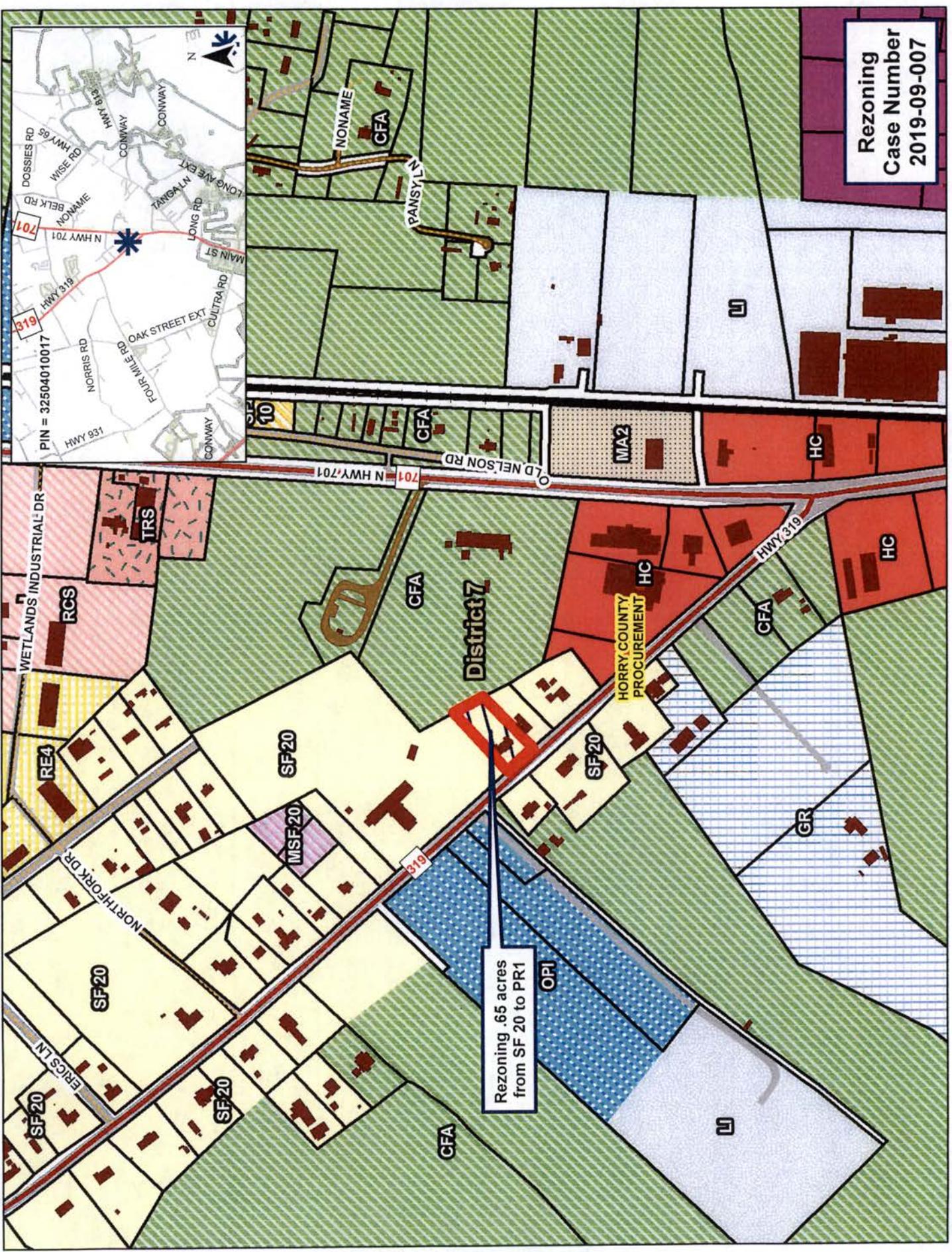
TRANSPORTATION INFORMATION			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8	Existing Road Conditions	State, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	80 / 150	Rd, Station, Traffic AADT (2018) % Road Capacity	SC 319 *5,000 AADT 30% - 35%
Proposed Improvements			

DIMENSIONAL STANDARDS						
	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PR1	SF20	SF20	CFA (Com/Res)		
Min. Lot Size (in square feet)	10000	20000	20000	43560/21780		
Front Setback	25	40	40	60/25		
Side Setback	10	15	15	25/10		
Rear Setback	15	25	25	40/15		
Bldg. Height	36	35	35	35/35		

*NOTE: AADT estimated from peak hour counts at SC 319 intersection from US 701 widening study – Ride 3)

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 13 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY:sm

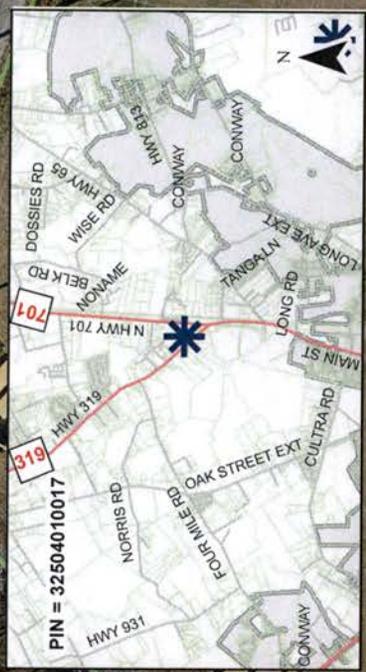
Rezoning
Case Number
2019-09-007



Rezoning
Case Number
2019-09-007



Rezoning .65 acres
from SF 20 to PR1



PIN = 32504010017

Rezoning Review Sheet



PROPERTY INFORMATION

Applicant	DRG, LLC (843) 839-3350 (Energov # 046828)	Rezoning Request #	2019-09-008
PIN #	41900000333, 41900000334	County Council District #	2 - Howard
Site Location	River Oaks Dr in Myrtle Beach	Staff Recommendation	
Property Owner Contact	Tupelo Grove LLC & Cottonwood Cove LLC	PC Recommendation	
		Size (in acres) of Request	109.36

ZONING DISTRICTS

Current Zoning	PDD
Proposed Zoning	PDD
Proposed Use	Single-family residential

LOCATION INFORMATION

Flood and Wetland Information	X
Public Health & Safety (EMS/fire) in miles	3 (Fire)
Utilities	Public
Character of the Area	Residential & Commercial

ADJACENT PROPERTIES

PDD	PDD	PDD
PUD	Subject Property	PDD
PUD	PUD	CFA

COMMENTS

Comprehensive Plan District: Urban Communities	Overlay/Area Plan: None
<p>Discussion: Request to amend the existing Waterway Plantation Multi-Family PDD (Ord. 126-03) for the development of 36 single-family units as allowed under the 2 current conservation agreements. The approved PDD proposed 1,387 units with a density of 5.9 units/acre and this amendment proposes a net density of 0.3 units/acre. Although the amendment does not propose a higher intensity of development, the major amendment process is required as the previous PDD did not establish setbacks for the single-family use proposed in this request.</p> <p>The project proposes design standards for the roadway that are inconsistent with current County development regulations. This parcel is designated as Scenic & Conservation in the IMAGINE 2040 comprehensive plan.</p>	
Public Comment:	

TRANSPORTATION INFORMATION

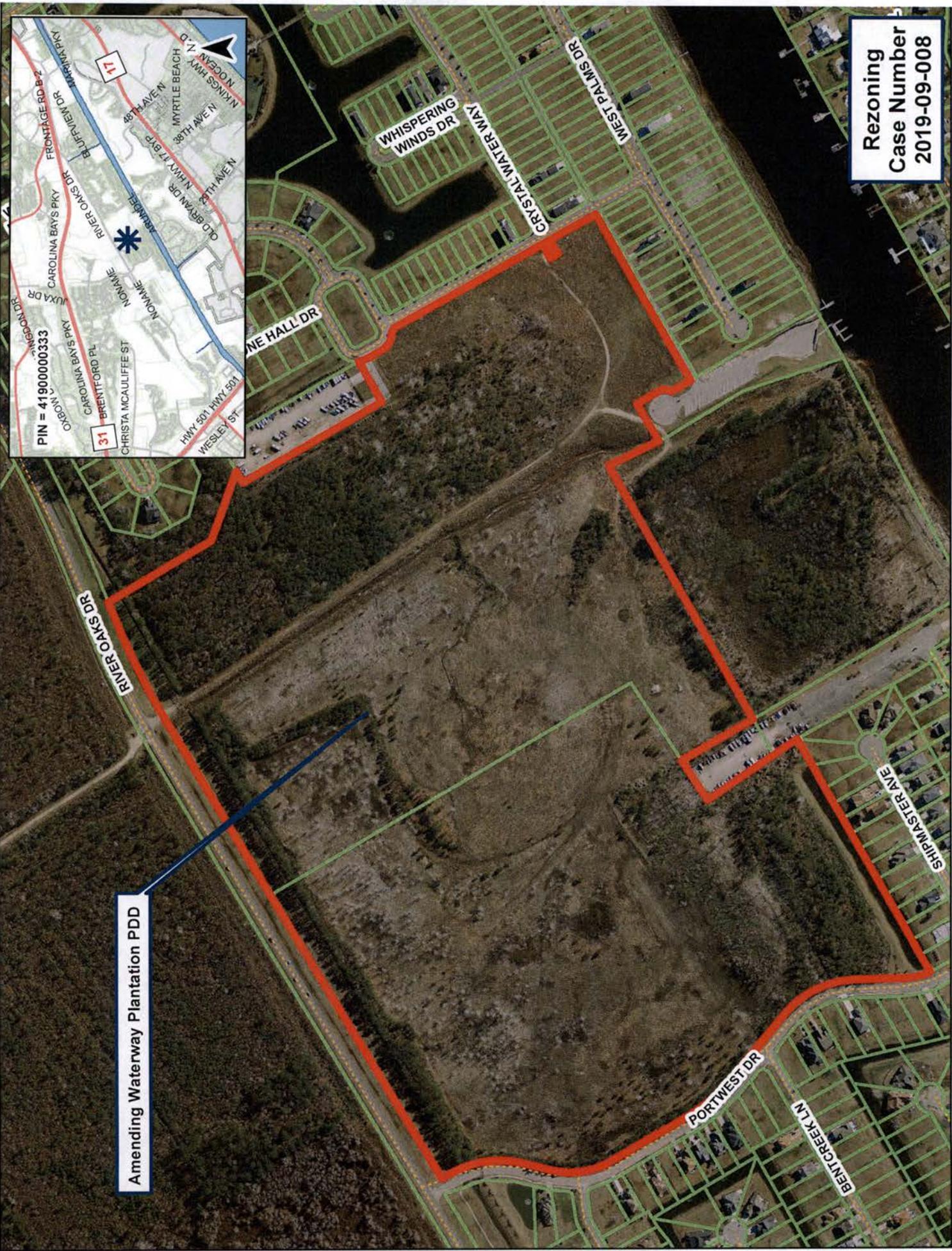
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 5160	Existing Road Conditions	County, Paved, Two-Lane
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	288 / 288	Rd, Station, Traffic AADT (2018) % Road Capacity	River Oaks Dr, County Rd 11,500 AADT 65% - 70%
Proposed Improvements			

DIMENSIONAL STANDARDS

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	PDD	PDD	PDD(Waterway Palms)	PUD(Carolina Waterway Pitt)	CFA (Com/Res)	
Min. Lot Size (in square feet)	5000	N/A	5200	9000	43560/21780	
Front Setback	10	N/A	10	25	60/25	
Side Setback	5	N/A	5	7.5	25/10	
Rear Setback	10	N/A	10	15	40/15	
Bldg. Height	35	N/A	45	35	35/35	

Date Advertised: 9/12/2019 Date Posted: 9/12/2019 # Property Owners Notified: 227 Date Notification Mailed: 9/12/2019 Report Date: 9/12/2019 BY: sm

Rezoning
Case Number
2019-09-008



Amending Waterway Plantation PDD

Instructions

The Planned Development District (PDD) for “Waterway Plantation Multi-family” includes the development of 111.97 +/- acres located along River Oaks Drive in Horry County, South Carolina.

1) Land Use

a) Proposed Uses, Acreages and Percentage Mixture in Project:

Proposed Use	# of units	Acreage	Density	Percentage of Project
Single Family - Detached	36	+/- 7.0 AC	+/-5.1U/A	6.25%

b) Proposed Dimensional Standards:

Proposed Use	Lot Area (sq.ft)	Minimum Lot Width	Setbacks (in feet)				Height * (ft)
			Front	Side	Rear	Corner Side	
Single Family - Detached	5,000 SF	40'	10'	5'	10'	10'	35'

*Height to be measured from grade to the peak of the roof and/or the top of architectural detailing excluding chimneystacks.

- c) Accessory structures such as, but not limited to garages and storage buildings shall be allowed. These structures must meet setback requirements above, along with community architectural standards.
- d) Accessory structures, equipment, and architectural features such as but not limited to: garages, HVAC equipment, and chimney walls shall have a minimum side setback of 2’.
- e) Designated community open space, nor active open space shall be required for the development.

2) Park Space

- a) Land area outside of roadways and single family build areas is intended to be used as active open space.
- b) These uses include, walking trails, biking trails, outdoor sports facilities that mesh well with the natural environment, and facilities or spaces whose purposes is for the outdoor enjoyment of the natural environment.
- c) Supporting structures, infrastructure, parking, and buildings as deemed necessary by the owner, engineer, architect, or landscape architect shall be allowed in this area.
- d) These supporting facilities shall be designed to mesh well with the natural environment and the atmosphere created by this development.
- e) Supporting facilities shall abide by the same setbacks as designated in section 1)b) in relation to the overall parcel.

3) Roads

1. Roads may include amenities such as entry gates, mail kiosk, parking, signage and other items intended for use by multiple residences.
2. Roads may include vegetation, parking, and other items intended to beautify or serve the individual residences.
3. Roads shall adhere to the following design standards:
 - a. Minimum 20' travel way width.
 - b. Be constructed of an all weather surface which may include, but not limited to: asphalt, concrete, GABC, or other surface material capable of supporting traffic and emergency vehicle loads as approved by design engineer.
 - c. May or may not include curb and gutter, or other form of roadside delineation/stormwater collection system.
 - d. May or may not include roadside swales as designated by the stormwater engineer to accommodate stormwater considerations, or as designated by the owner for aesthetic considerations.
 - e. May or may not include roadside trees or other landscape considerations at the designation of the design engineer or owner.
 - f. Shall have a minimum section of 24" compacted sub base, 8 inches of compacted base, 1.5" of Intermediate course asphalt, and 1.5" of surface course asphalt, or a pavement section as designated by the design engineer.
 - g. Roads shall be designed to accommodate emergency vehicle access as well as meet the overall needs and aesthetic considerations of the project.
 - h. Construction methods shall comply with SCDOT standards where applicable.
 - i. Road right of way shall encompass travel way, roadside drainage, or any other items intended for the public good.
4. Roads may be either super elevated or have a central crown.
5. All roads may allow for encroachment of water, sewer, and other utilities
6. Typical road sections are attached in Appendix A. These diagrams are shown for informational purposes and may not reflect actual roadway design. Specifications set forth in this design manual shall govern road design.

4) Landscape

- a) Parcel Perimeter Landscape
 - i) Landscaping, plantings, or trees shall not be arbitrarily required along the perimeter of the larger parent parcel.
 - ii) Where applicable landscaping along the perimeter of the parent parcel shall be native and natural (Appendix B)
 - iii) No supplemental plantings shall be required around the parcel perimeter, nor shall an arbitrary buffer be required
 - iv) Existing and/or natural vegetation along parcel perimeter shall not be removed except in areas as designated by the design engineer, owner, or landscape architect.
- b) Roadway Landscape
 - i) Landscaping, plantings, or trees shall not be arbitrarily required along roadway areas.

- ii) At the discretion of the design engineer and owner, plantings and vegetative screening may be used to increase the aesthetic appeal of the project.
- iii) Roadway plantings, where used, should include native materials when applicable and should coincide with the overall theme of the project (Appendix B)
- c) Residential Development Area Landscape
 - i) Landscaping, plantings, or trees shall not be arbitrarily required within the residential development areas, nor on individual residential parcels.
 - ii) At the discretion of the design engineer, owner, or landscape architect plantings and vegetative screening may be used to increase the aesthetic appeal and sight lines within the residential development areas.
 - iii) Where applicable plantings should include native materials and should coincide with the overall theme of the project. (Appendix B)
- d) Vegetation deemed to be a hazard, hinderance, or otherwise invasive to roadways or residential development areas shall be removed at the discretion of the engineer, owner, or landscape architect.
- e) Vegetation or trees that are dead, dying, diseased, pose a risk to other vegetation on site, or as designated by the engineer, owner, or landscape architect may be removed.
- f) Clearing, as defined as removal of more than 6 trees greater than 4" DBH within 100' radius, or removal of ground cover vegetation or shrubbery for more than 200sf/acre shall not occur unless to accommodate recreational, access, or utility uses, or unless in conformance with section (e) above.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: September 18, 2019
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: John Danford, Principal Planner
Cleared By: David Schwerd, Director
Regarding: PINs 419-00-00-0334 & 419-00-00-0333

ISSUE:

Should the Planning Commission waive the access management and platting standards for a Major subdivision consisting of 36 single-family detached lots?

PROPOSED ACTION:

Waive the access management requirements of Article 4 and allow a 20' wide base (all-weather) road within a 50' private right-of-way to serve as primary access to 36 single-family detached lots.

RECOMMENDATION:

Approval with condition that minimum centerline radius of the road is 42'.

BACKGROUND:

The applicant is requesting to utilize a 50' private right-of-way with a 20' wide base (all-weather) road built to County standards. Curb and gutter will not be included in the design and parking within the right-of-way is proposed. Minimum centerline radius is 40', however a minimum 42' is required for fire access. This request is intended to minimize impacts to the existing conservation easements that have been placed on both parcels.

The road is intended to serve 36 single-family detached lots which is allowed under the conditions of the conservation easements (18 units per parcel). The conservation easements (DB's 4069/2421 & 4163/2495) were established in 2017 and 2018 respectively.

Article 4, Section 2-1.1 states "*Development 50 lots/units or less shall be accessed by a minimum of one (1) pave point of ingress/egress*". Table 4D requires high intensity access roads with on street parking to have a minimum pavement width of 28' with curb and gutter.

ANALYSIS:

There are special conditions that apply to this request. The existing conservation easements are intended to minimize impacts via protection of environmentally sensitive lands. The proposed design will not compromise the intent of the Land Development Regulations as the mitigation offered is a smaller footprint in an environmentally constrained area.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: August 16, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Charles Suggs, Senior Planner
Cleared By: David Schwerd, Director of Planning
Regarding: Official Map - Conway Perimeter Rd.

ISSUE:

Should Horry County add the proposed future right-of-way for the Conway Perimeter Road from Highway 378 to Highway 701 to the “index map” of the Official Map Ordinance?

PROPOSED ACTION:

Approve the proposed amendment to the Official Map.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

Ordinance 107-98 created an Official Map Ordinance for Horry County. The ordinance provides the county with the opportunity to identify and reserve future road rights-of-way from the impacts of increased acquisition costs caused by the development of the land where the improvements are to be located. Future right-of-way locations are identified on an “index map” which is part of the Official Map Ordinance.

The construction of the Conway Perimeter Road from Highway 378 to Highway 701 has been identified as a vital transportation link. The segments of the Conway Perimeter Road need to be added to the “index map” to protect the right-of-way from development encroachments that can result in increased property acquisition costs.

ANALYSIS:

Amending the official map would protect the right of way from future development and would secure another route of transportation along the perimeter of the city of Conway.

Planning Commission Decision Memorandum
Horry County, South Carolina

Date: August 16, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Katie Moore, Senior Planner
Cleared By: David Schwerd, Director of Planning
Regarding: Value-added Product Processing in agricultural districts

ISSUE:

Should Horry County amend the Zoning Ordinance to address the need for value-added product processing as a permitted use in agricultural districts?

PROPOSED ACTION:

Approve the proposed amendments to the Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

Horry County Planning & Zoning staff are receiving requests for permitted zoning to allow for agricultural-related processing in rural areas of the County. The districts that allow value-added product processing are industrial and commercially intense in nature and are typically categorized as Manufacturing and Industrial areas. Therefore, staff recommends value-added agricultural product processing to be added as a conditional use in agricultural zoning districts FA, CFA, AG1, and AG2 to allow flexibility without introducing more intense industrial and commercial uses into the rural areas. Value-added agricultural product is defined as the enhancement or improvement of the overall value of an agricultural commodity to a higher value. The enhancement or improvement includes, but is not limited to, marketing, agricultural processing, transforming packaging, and educational presentation activities and tours that relate to agriculture or agricultural products.

ANALYSIS:

The proposed amendment will increase the conditional uses within the FA, CFA, AG1, and AG2 zoning districts to include value-added agricultural product processing. Allowing for value-added processing in rural areas of the County is consistent with the priorities and strategies outlined in Envision 2025 and Imagine 2040 comprehensive plans for rural conservation and the preservation of rural community character.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

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

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

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

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

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

NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 702. Forest/Agricultural District (FA). Section 702 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

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

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

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

2. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 703. Commercial Forest/Agricultural District (CFA). Section 703 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

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

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

1. The property includes land under cultivation.

2. The parcel is no less than five (5) acres in size.

3. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 726. Agricultural District (AG1). Section 726 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

726.2 Conditional Uses.

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

1. The property includes land under cultivation.

2. The parcel is no less than five (5) acres in size.

4. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 727. Commercial Agricultural District (AG2). Section 727 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

727.2 Conditional Uses.

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

1. The property includes land under cultivation.

2. The parcel is no less than five (5) acres in size.

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

6. Conflict with Preceding Ordinances: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

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

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Planning Commission Decision Memorandum
Horry County, South Carolina

Date: August 16, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Katie Moore, Senior Planner
Cleared By: David Schwerd, Director of Planning
Regarding: Building Height and Setbacks in Special Flood Hazard Areas

ISSUE:

Should Horry County take into account special flood hazard areas when determining building height and setback compliance?

PROPOSED ACTION:

Approve the proposed amendments to address special flood hazard area considerations.

RECOMMENDATION:

Staff recommends Approval.

BACKGROUND:

Horry County does not provide additional vertical height allowance for structures within a special flood hazard area. The coastal jurisdictions of Georgetown County, Myrtle Beach, and North Myrtle Beach reference base flood elevation and/or flood elevation certificate in determination of building height.

Older homes and buildings in coastal and riverine zones tend not to be constructed above the base flood elevation (BFE) determined by FEMA, which is not static and is updated periodically. Additionally, Horry County adopted Flood Damage Prevention and Control as Chapter 9 of the Code of Ordinances that includes provisions for flood hazard reduction such as elevation. Currently Horry County regulations state that certain types of improvements to, or replacement of, structures within special flood hazard areas require elevation. However, lot size may limit the ability to conform to setbacks, and area overlay zones can pose challenges to elevation due to height restrictions.

There are many structures throughout Horry County built prior to zoning that do not meet current lot development requirements. Known as a legal non-conforming structures, these buildings are subject to significant limitations on allowable alterations and reconstruction.

ANALYSIS:

Amending the Zoning Ordinance to address elevation of structures in special flood hazard areas recognizes a need to protect public safety without harming coastal and riverine property owners and is consistent with neighboring coastal jurisdictions.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ZONING APPENDIX B OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO BUILDING HEIGHT AND SETBACK COMPLIANCE REGARDING THE ELEVATION OF STRUCTURES WITHIN SPECIAL FLOOD HAZARD AREAS.

WHEREAS, the Zoning Ordinance shall define building height using current building code standards and remove reference to base flood elevation from district height language; and,

WHEREAS, the amended Zoning Ordinance sections shall create consistency for determination of building height and setback requirements with neighboring jurisdictions; and,

WHEREAS, exceptions for the elevation of conforming and non-conforming structures shall be provided in special flood hazard areas to account for elevation requirements determined by FEMA and Horry County; and,

WHEREAS, it is the intent of the County Council to allow properties subject to improvements for the protection of public safety to be used to their highest potential.

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 Zoning Appendix B, Article IV, Section 416. Section 416 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

416. Building Height

The vertical distance measured from the ~~finished grade at the building line to the highest point of the roof or the average height of the roof as calculated in accordance with provisions of the Standard Building Code~~ **mean elevation of the finished grade at the front of a building or structure to the mid-point between the eaves and the highest point of the roof. Except that within special flood hazard areas height shall be measured from the base flood elevation, plus up to 3 feet of elevation to accommodate provisions for flood hazard reduction as specified in Chapter 9 of the Horry County Code of Ordinances.** (~~For exceptions refer to sections 707.3, 903 and 905).~~

2. Amendment of Zoning Appendix B, Article VII, Section 709.3. Section 709.3 of the Zoning Ordinance is hereby amended as follows:

(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be added)

709.3 (E) The maximum building height is one hundred twenty (120) feet, provided that the requirements of all other applicable ordinances can be met, such as the Airport Height Ordinance. For multifamily projects developed on tracts less than one (1) acre in size, the maximum allowable height shall not exceed sixty (60) feet ~~in height above grade or the base flood elevation (BFE), whichever is greater;~~

3. Amendment of Zoning Appendix B, Article VII, Section 720.3. Section 720.3 of the Zoning Ordinance is hereby amended as follows:

(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

~~720.3 (A) 5. Maximum building height above base flood elevation: Twenty-five (25) feet.~~

4. Amendment of Zoning Appendix B, Article V, Section 500.2. Section 500.2 of the Zoning Ordinance is hereby amended as follows:

(All text in strikethrough shall be deleted and all text shown underlined and bolded shall be added)

500.2 Enlargements and alterations

c. Structures may be elevated for flood protection as long as the structure is not enlarged or altered in a manner that causes further encroachment into the required setback. Any building or structure, conforming or non-conforming may be raised up to three feet above base flood elevation in special flood hazard areas without having to come into compliance with required setback or height restrictions; no structure may exceed the maximum allowable height as allowed by the Airport Height Ordinance.

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

6. Conflict with Preceding Ordinances: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

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

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County Council Decision Memorandum
Horry County, South Carolina

Date: August 16, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Assistant Zoning Administrator
Cleared By: David Schwerd, Director of Planning
Regarding: Open Yard Storage

ISSUE:

Should Horry County allow open yard storage in the RE4 zoning district?

PROPOSED ACTION:

Approve open yard storage in RE4 as long as it meets the provision of Article XII, Section 1209.

RECOMMENDATION:

Staff recommends Approval.

BACKGROUND:

The county has received requests for open yard storage as a primary use on properties zoned RE4. Open yard storage is only allowed as a primary use in the Highway Commercial district, which cannot be rezoned to, and several industrial districts including the General Manufacturing & Industrial District (MA2). Adding open yard storage as a primary use in the RE4 zoning district will allow more flexibility without introducing industrial uses to redeveloping areas.

ANALYSIS:

The proposed amendment will allow Open Yard storage as a primary use in the RE4 zoning district.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND APPENDIX B, ZONING ORDINANCE OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO OPEN YARD STORAGE

WHEREAS, Horry County has received several request for open yard storage in areas currently zoned High Bulk Retail (RE4); and,

WHEREAS, RE4 currently allows for parking lots and accessory outside storage; and,

WHEREAS, currently to rezone for open yard storage would require an industrial district of General Manufacturing and Industrial (MA2), Heavy/Intense Manufacturing and Industrial (MA3) or Marine Industrial (MI); and,

WHEREAS, allowing open yard storage in RE4 will allow more flexibility without introducing industrial uses to redeveloping areas; and,

WHEREAS, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1. **Amendment of Appendix B, Zoning Ordinance, Article VII, Section 748.**
Section 748 of the Zoning Ordinance is hereby amended as follows:
(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be-added)

748.1 Permitted Uses[s]

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

2. **Amendment of Appendix B, Zoning Ordinance, Article XII, Section 1209.**
Section 1209 of the Zoning Ordinance is hereby amended as follows: (All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be-added)

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

1. The use shall be screened according to section 522.
2. No burning of materials or products is conducted on the premises.

3. A privacy fence or wall of at least six (6) feet in height above finished grade will be required along all property lines.
4. No processing of materials including, but not limited to, car crushing, car shredding, grinding, etc.

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

4. **Conflict with Preceding Ordinances**: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

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

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2019.

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County Council Decision Memorandum
Horry County, South Carolina

Date: September 11, 2019
From: Planning and Zoning
Division: Infrastructure & Regulation
Prepared By: Desiree Jackson, Assistant Zoning Administrator
Cleared By: David Schwerd, Director of Planning
Regarding: Commercial Zoning Districts

ISSUE:

Should Horry County revise the Commercial Zoning Districts to allow veterinary offices and boarding facilities with no outside boarding in the Transportation Related Services District (TRS) and add mini-warehouses with no outdoor storage back to Retailing and Consumer Services District (RCS)?

PROPOSED ACTION:

Approve the revision of the Commercial Zoning Districts.

RECOMMENDATION:

Staff recommends Approval.

BACKGROUND:

The county has received requests for veterinary offices and boarding facilities with no outside boarding in the TRS zoning districts. The TRS zoning district currently allows pet stores, offices and medical offices. Allowing veterinary offices and boarding facilities with no outside boarding would be consistent with the other allowed uses within this district.

There is an existing storage facility in the RCS zoning district. Mini-warehouse facilities with no outside storage was erroneously removed from the RCS zoning district. Adding this use back to the RCS district would simply fix an unintentional inconsistency.

ANALYSIS:

The proposed amendment will allow veterinary offices and boarding facilities with no outside boarding in the TRS zoning district and add mini-warehouses with no outside storage back to the RCS zoning district.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND APPENDIX B, ZONING, ARTICLE VII, SECTION 724 “COMMERCIAL ZONING DISTRICTS” OF THE HORRY COUNTY CODE OF ORDINANCES

WHEREAS, Horry County has received requests for veterinary offices and boarding facilities with no outside boarding in the Transportation Related Services District (TRS); and,

WHEREAS, TRS currently allows pet stores, offices and medical offices; and,

WHEREAS, allowing veterinary offices and boarding facilities with no outside boarding would be consistent with other allowed uses within this district; and,

WHEREAS, Horry County has found that Mini-warehouses with no outside storage were previously allowed in the Retailing and Consumer Services District (RCS); and,

WHEREAS, there are existing facilities in the RCS district and the use was erroneously removed in a previous amendment; and,

WHEREAS, it is the intent of the Horry County Council to reconcile the standards of the zoning ordinance.

NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

- 1. Amendment of Appendix B, Zoning Ordinance, Article VII, Section 724.**
Section 724 of the Zoning Ordinance is hereby amended as follows:
(All text in ~~strikethrough~~ shall be deleted and all text shown **underlined and bolded** shall be-added)

724.3 Permitted, Conditional and Specific Allowed Uses

P = Permitted Use	C = Conditional Use	SE = Special Exception
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DISTRICT					General or Special Provisions Reference
Land Use	Commercial Recreation	Retailing and Consumer Services	Transportation Related Service	Education, Institution, and Office	
ABC and liquor stores		P	P		
Advertising agencies		P	P	P	
Antique stores		P	P		
Appliance/furniture/equipment and other high bulk retail stores		P	P		
Art supply, book, magazine, newspaper, photographic and camera supply and service, office supply and equipment, hobby and toy stores		P	P	P	
Auto accessory and part stores (no salvage facilities)		P	P		
Auto/boat/motorcycle/recreational vehicle/truck/construction and farm equipment service and repair		C	C		1207
Auto/boat/motorcycle/recreational vehicle/truck/construction and farm equipment sales		P	P		
Bakeries, retail (goods sold on-site)		P	P		
Banks, savings and loans institutions		P	P	P	

Bar	P/SE	P/SE	P/SE	P/SE	534
Barber/beauty shops		P	P	P	
Bicycle repair and sales		P	P	P	
Billiard halls	P	P	P		
Blood banks and donor centers		P		P	
Blueprint/photocopy/film processing stores		P	P	P	
Bowling alleys/skating rink	P	P	P		
Building cleaning and maintenance services		P	P	P	
Bus depots			P		
Campers or recreational vehicles	C		C		1200
Car washes	P	P	P		
Carpet and upholstery cleaning services		P	P		
Cemeteries	C	C	C	C	1203
Churches, synagogues, temples and other places of worship	C	C	C	C	1201
Apparel, clothing and accessory stores		P	P		
Clubs, fraternal lodges, union hall, and social centers	P	P	P	P	

Commercial art and photography services		P	P	P	
Commercial marinas	C				
Commercial parking lots or decks		P	P	P	
Computer rental, leasing and repair services		P	P	P	
Continuing care retirement communities (CCRC) and/or skilled nursing facilities				P	
Contractors office (with or without equipment storage)		P	P		522
Convenience stores (with or without gasoline)	C	C	C		537
Daycare centers	C	C	C	C	525
Dressmaker/seamstress/tailors		P	P	P	
Electric go-carts and raceway	P				
Electric bumper car amusements	P				
Employment and temporary agencies		P	P	P	
Equipment leasing	P	P	P	P	522
Fitness center	P	P	P	P	
Florists		P	P	P	
Fraternity/sorority houses				C	543

Funeral homes and crematories			P	P	
Garden supply stores or nurseries	P	P	P		
Gift shops	P	P	P		
Golf courses	P	P	P	P	
Grocery stores		P	P		
Group homes				P	
Hardware and home improvement stores		P	P		
Home health care services		P	P	P	
Hospitals			P	P	
Hotels, motels, and tourist homes	P	P	P	P	
Indoor theaters	P	P	P		
Laser tag arenas (indoors and outdoors)	P				
Laundromats/retail dry cleaners (including pick-up stations)		P	P		
Locksmith/gunsmith		P	P		
Miniature golf and driving ranges	P				
Medical and dental offices and clinics		P	P	P	

<u>Mini-warehouses (No outside storage)</u>		<u>P</u>			
Mini-warehouses (outside storage)			P		
Offices (business, general purpose, professional/business)		P	P	P	
Optical stores		P	P	P	
Outpatient treatment facilities				SE	544
Pest control services		P	P	P	
Pet stores		P	P		
Pharmacies		P	P	P	
Piers or docking facilities (commercial)	P		P		
Public and private education facilities				P	
Public or private utility substations and subinstallations	P	P	P	P	
Railroad depots for passengers and freight service			P		
Radio/TV broadcasting stations			P	P	
Repair shops for personal and professional household appliances		P	P		
Residential*	C	C	C	C	708

Restaurants	P	P	P	P	
Retail (general)		P	P		
Schools that provide specialized teaching in art, music, drama, and dancing		P	P	P	
Vocational and technical schools		P	P	P	
Sewing and piece goods stores		P	P		
Shoe repair and sales shops		P	P		
Shopping centers, malls, and associated out-parcels		P	P		
Sports facilities (indoor or outdoor)	P				
Trade shops		P	P		
Upholstery and furniture refinishing stores		P	P		
Veterinary offices and boarding facilities (No outside boarding)		P	<u>P</u>	P	
Video and music stores (non-adult)		P	P		
Waterslides	P				

* = Any residential use consistent with those allowed in Section 708 GR "n" of the Zoning Ordinance are permitted as a conditional use in each district.

3. **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section, or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
4. **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.
5. **Effective Date:** This Ordinance shall become effective upon third reading.
AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this _____ day of _____, 2019.

HORRY COUNTY PLANNING COMMISSION

CHAIRMAN

Term Expires: 6/30/21
District #6

Steven Neeves
3 Sioux Trail
Myrtle Beach, SC 29588
e-mail: jsneeves@gmail.com

Cell: 843-251-2100

VICE CHAIRMAN

Term Expires: 6/30/20
District #4

Marvin Heyd
7421 N. Kings Hwy.
Myrtle Beach, SC 29572
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Office: 843-315-0238
Cell: 843-267-7623

Term Expires: 6/30/21
District #1

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Cell: 843-602-3368
Home: 843-280-5749

Term Expires: 6/30/23
District #2

Pam Cecala
Taylor Architecture, PA
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Office: 843-424-8280

Term Expires: 6/30/23
District #3

Chuck Rhome
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Home: 843-903-0500

Term Expires: 6/30/21
District #5

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Term Expires: 6/30/21
District #7

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Term Expires: 6/30/20
District #8

Burnett Owens
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Conway, SC 29526
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Term Expires: 6/30/22
District #9

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Term Expires: 6/30/22
District #10

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Term Expires: 6/30/22
District #11

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