

Regular Council Meeting
February 4, 2025 – 6:00 p.m.
Council Chambers

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| A. Call to Order | Johnny Gardner, Chairman |
| B. Invocation | Dr. Dukes |
| C. Pledge of Allegiance | Mr. Servant |
| D. Public Input (Sign-up Required) | |
| E. Approval of Agenda Contents | |
| F. Approval of Minutes: Regular Meeting January 21, 2025 | |
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G. CONSENT AGENDA

1. Third Reading – **Ordinance 109-2024** to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 25800000003 from Suburban to Rural Communities. (Affiliated Ord 110-2024)(Causey)
2. Third Reading – **Ordinance 110-2024** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 25800000003 from Commercial Forest Agriculture (CFA) & Forest Agriculture (FA) to Multi-Residential (MRD 1). (Affiliated Ord 109-2024)(Causey)
3. Third Reading – **Ordinance 150-2024** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 44003040002 from Commercial Forest Agriculture (CFA) to Residential (SF 10). (Crawford)(Staff Disapproval)(PC Approval 5:2)
4. Third Reading on the following ordinances to approve the request to amend the official zoning maps:
Ord 01-2025 Earthworks, agent for Fred Rick Builders, Inc. (Masciarelli)
Ord 02-2025 David C. Cox III, agent for Barbara C. Cox (Hardee)
Ord 03-2025 Gaskins & LeCraw, agent for Dayton D. Powell (Hardee)(PC Approval 5:1)
Ord 04-2025 Michael J. Blanks et al. (Hardee)

H. PRESENTATIONS/RESOLUTIONS

5. Recognition of employees who have achieved 30 years or more of service with Horry County Government. (Assistant County Administrators)
6. Recognition of the North Strand Recreation 10 & under youth football team & their coaches for winning the South Carolina Athletic Program State Championship. (Ray Dunham)

I. READING OF ORDINANCES

7. Second Reading & Public Hearing on the following ordinances to approve the request to amend the official zoning maps:
Ord 06-2025 Venture Engineering, agent for Timothy D. Rivito and RV Rescue, LLC (Anderson)
Ord 09-2025 Diamond Shores, agent for JMB Pine, LLC (Servant)
Ord 11-2025 Earthworks, agent for Acie V. Blake Jr. et al. (Loftus)
Ord 12-2025 Venture Engineering, agent for Jessie E. McKnight et al. (Loftus)
Ord 13-2025 Brenda Gerald Rowell et al. (Causey)
Ord 14-2025 Benjamin T. DeLamar, agent for MyKayla G Melton & Alice L DeLamar (Hardee)(PC Disapproval)

J. MEMORIAL DEDICATIONS

K. UPCOMING MEETINGS – Dates/times subject to change:

Council Meeting
Feb. 18, 6pm

Admin Meeting
Feb. 25, 1pm

I&R Meeting
Feb. 11, 9am

PS Meeting
Feb. 11, 11am

L. **EXECUTIVE SESSION:** Discussion of negotiations incident to proposed contractual arrangements.

ADJOURN

**MINUTES
HORRY COUNTY COUNCIL
REGULAR MEETING
County Council Chambers
January 21, 2025
6:00 p.m.**

MEMBERS PRESENT: Johnny Gardner, Chairman; Jenna Dukes; Bill Howard; Dennis DiSabato; Gary Loftus; Tom Anderson; Mike Masciarelli; Mark Causey; Danny Hardee; and Al Allen.

MEMBERS ABSENT: Tyler Servant and Cam Crawford.

OTHERS PRESENT: Ashley Carroll; Barry Spivey; David Jordan; Shannon Todd; David Gilreath; Randy Webster; Stevie Brown; and Mikayla Moskov.

In accordance with the FOIA, notices of the meeting were provided to the press stating the time, date, and place of the meeting.

CALL TO ORDER: Chairman Gardner called the meeting to order at approximately 6:00 p.m.

INVOCATION: Mr. Allen gave the invocation.

PLEDGE: Mr. Loftus led in the pledge.

PUBLIC INPUT: Council was provided with written comment by Mr. Michael Burrell, which is attached as part of this record.

PUBLIC INPUT WAS CLOSED.

APPROVAL OF AGENDA CONTENTS: Mr. DiSabato moved to approve the agenda contents, seconded by Mr. Anderson. The agenda contents passed unanimously.

APPROVAL OF MINUTES: Regular Meeting, January 7, 2025 and Fall Planning Retreat, December 12, 2024. Mr. DiSabato moved to approve the minutes of the January 7, 2025 meeting and December 12, 2024 Fall Planning Retreat, seconded by Mr. Howard. The motion passed unanimously.

Chairman Gardner stated he would put something on the record. First of all, he wanted to say thank you to everybody that showed up that day. With the weather out there, he knew everybody would probably rather be somewhere else, but they had important stuff to do that night, and they were going to get it all done starting with an emergency ordinance. He then read Ordinance 15-2025 an emergency ordinance declaring that a weather-related localized state of emergency exists within Horry County and authorizing the appropriate action to be taken in connection therewith. **Mr. Allen moved to approve the emergency ordinance, seconded by Mr. Hardee.**

Mr. Webster thanked Chairman Gardner and the Members of Council. They did have before them a request to do a Declaration of State of Emergency for this snow event that was unfolding probably then as they were holding their meeting that night, overnight that night, and into the next day. Temperatures were going to be another big issue with this. He was not even sure what the road situation was going to look like the next morning, and it could be a multiple day event depending on what kind of melt and refreeze they get as well. One interesting tidbit was the storm total or snow accumulation totals had been bouncing around, but they were starting to see them escalating back up again so it was really hard to say what they were going to end up with at the end of this in the morning, but it will be over with in the morning. It was just the lingering effects. He did want to say they had a lot of work going on that day with their stormwater and public works crews preparing everything. Public safety was ready to go. They had their plans in place. He just asked that they go ahead and pass this declaration.

The motion passed unanimously. Chairman Gardner instructed Ms. Carroll to let the record reflect that that was a unanimous vote for the emergency ordinance. It would start at 7:00 p.m. that night.

APPROVAL OF CONSENT AGENDA: Mr. DiSabato moved to approve the consent agenda, seconded by Mr. Howard. The consent agenda passed 9 to 1 with Mr. Masciarelli requesting to be shown and recorded as a Nay vote on Ordinance 153-2024. The consent agenda consisted of the following:

Third Reading – Ordinance 142-2024 to create the special tax district to be known as the “Eagle Trace Special Tax District”; to provide for the governance and operation of the district; to provide for the maximum millage rate to be levied within the district; and for other related matters.

Third Reading on the following ordinances to approve the request to amend the official zoning maps:

Ord 143-2024 Diamond Shores, agent for KA Benton Holdings; Ord 144-2024 Melinda Johnson Cavallini, agent for William S. & Betty Jean Johnson; Ord 145-2024 Christopher K. Lawrence et al.; Ord 146-2024 Randy L. Skipper; Ord 147-2024 Racheal Zupcic, agent for Beach Family Worship Center Inc.; Ord 148-2024 DRG, agent for Conway Hospital, Inc.; Ord 149-2024 Earthworks, agent for Palmetto Shores Church; Ord 151-2024 Diamond Shores, agent for Kelly Royals Hardee et al.; Ord 152-2024 G3 Engineering, agent for Silver Palmetto Development, LLC; and Ord 153-2024 David Curry, agent for Curry Family Holdings, LLC.

Third Reading – Ordinance 154-2024 to amend Chapter 18, Land Development Regulations of the Horry County Code of Ordinances pertaining to Regulatory Permits and Authorizations.

First Reading on the following ordinances to approve the request to amend the official zoning maps:

Ord 06-2025 Venture Engineering, agent for Timothy D. Rivito and RV Rescue, LLC; Ord 09-2025 Diamond Shores, agent for JMB Pine, LLC; Ord 11-2025 Earthworks, agent for Acie V. Blake Jr. et al.; Ord 12-2025 Venture Engineering, agent for Jessie E. McKnight et al.; and Ord 13-2025 Brenda Gerald Rowell et al.

Resolution R-02-2025 authorizing the transfer of funds from Project A0095 (Terminal Contingency) to Project A0135 (Common Use Audio System).

District Board Appointments: Derek Harris to the Planning Commission (District 4-Loftus), Jeremy H. Prince to the Planning Commission (District 10-Hardee), Lynn Whitenack to the Vereen Historical Memorial Gardens Board (District 1-Dukes)

PRESENTATIONS/RESOLUTIONS:

Recognition of employees who have achieved 30 years or more of service with Horry County Government. **This item was postponed until the next Council meeting.**

READING OF ORDINANCES:

Third Reading – Ordinance 155-2024 to amend Appendix B, Zoning Ordinance Article II Sections 204.4, Article IX Section 902.D, & Article XIV Section 1401-A of the Zoning Ordinance of Horry County, South Carolina pertaining to permitted uses within the FA, CFA, AG1 & AG2 Zoning Districts & Wild Game Processing. **Mr. Allen moved to approve, seconded by Mr. Hardee. Chairman Gardner stated there was an amendment that was contained in their paperwork. Mr. Allen moved to approve as amended in the packet, seconded by Mr. DiSabato. The motion to amend passed unanimously. The main motion as amended passed unanimously.**

Chairman Gardner stated the following two ordinances, Ordinance 109-2024 and Ordinance 110-2024, would be read together for one motion and one vote. He then read the following two ordinances.

Second Reading & Public Hearing – Ordinance 109-2024 to amend the Future Land Use Map of the Imagine 2040 Comprehensive Plan for PIN 25800000003 from Suburban to Rural Communities. (Affiliated Ord 110-2024)

Second Reading & Public Hearing – Ordinance 110-2024 to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 25800000003 from Commercial Forest Agriculture

(CFA) & Forest Agriculture (FA) to Multi-Residential (MRD 1). (Affiliated Ord 109-2024)

Mr. Causey moved to approve the above-two ordinances, Ordinance 109-2024 and Ordinance 110-2024, seconded by Mr. Anderson. There was no public input. The motion passed unanimously.

Second Reading & Public Hearing – **Ordinance 150-2024** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 44003040002 from Commercial Forest Agriculture (CFA) to Residential (SF 10). **Mr. DiSabato moved to approve, seconded by Mr. Anderson. There was no public input. Mr. Loftus moved to defer this until Mr. Crawford was in attendance, seconded by Mr. Anderson.** Mr. Causey stated he thought they were moving this forward for Mr. Crawford, weren't they? Chairman Gardner replied yes and asked if Mr. DiSabato wanted to be heard on that. Mr. DiSabato stated Mr. Crawford had contacted him and told him that he was okay with moving this matter forward to third reading. So, he would say that they support the Councilman whose district it was. **Mr. Anderson withdrew his second.** Chairman Gardner told Mr. Loftus they had his motion still standing with no second. Did he wish to move forward with his motion, or did he want to withdraw. **Mr. Howard stated he would second his motion.** Chairman Gardner stated they had a motion and a second to defer. Any further discussion on the motion to defer. **Hearing none, a vote was held.**

<u>Yea</u>	<u>Nay</u>
Loftus	DiSabato
Howard	Dukes
Masciarelli	Gardner
	Allen
	Hardee
	Causey
	Anderson

The motion to defer failed 7 to 3. They would go back to the original motion, which had a motion and a second. Any further discussion. Hearing none, the main motion passed 9 to 1 with Mr. Loftus voting Nay.

Second Reading & Public Hearing on the following ordinances to approve the request to amend the official zoning maps:

Ord 01-2025 Earthworks, agent for Fred Rick Builders, Inc.

Ord 02-2025 David C. Cox III, agent for Barbara C. Cox

Ord 03-2025 Gaskins & LeCraw, agent for Dayton D. Powell

Ord 04-2025 Michael J. Blanks et al.

Chairman Gardner asked if there was anyone in attendance wishing to be heard on either of the above-four ordinances, **Ordinances 01-2025, 02-2025, 03-2025, and 04-2025**. There was no response, and he stated they would treat all four ordinances as one reading. **Mr. DiSabato moved to approve the above-four ordinances, Ordinances 01-2025, 02-2025, 03-2025, and 04-2025, seconded by Mr. Howard.** Chairman Gardner asked if there was any discussion on either of these four ordinances from the public. Hearing none, he asked if there was any discussion on either of these four ordinances from Council. Hearing none, one vote for all four. **The motion to pass Ordinances 01-2025, 02-2025, 03-2025 and 04-2025 passed unanimously.**

First Reading – **Ordinance 07-2025** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 36900000038 from Commercial Forest Agriculture (CFA) to Multi Residential District (MRD 1). **Mr. Anderson moved to deny this rezoning for a multitude of reasons, but one especially was the location on a bad curve, seconded by Mr. DiSabato.** Chairman Gardner asked if there was any discussion. Mr. Anderson stated the public spoke. The public doesn't like it and doesn't want it, which was not a big surprise most of the time, but also, very forefront was where this property is located is a horrible curve, and it was a state road. He had a lengthy conversation with Mr. Gilreath, and they were looking into it to see if they could do something to make it safer. Not just not trying to rezone this, but it was just a bad situation. He would like to ask Council to support him in denying this request. Chairman Gardner asked if anyone else from Council

wished to be heard. **Hearing none, despite Mr. Anderson's comments did anybody want to vote in favor of this. Hearing none, all Nays. The ordinance failed unanimously.**

First Reading – **Ordinance 08-2025** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 14904020008 from Forest Agriculture (FA) to Retail with Accessory Outdoor Storage (RE 4). **Mr. Causey stated he would like to make a motion to defer, seconded by Mr. Anderson. The motion to defer passed unanimously.**

First Reading – **Ordinance 10-2025** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PIN 25200000025 from Limited Forest Agriculture (LFA) to Multi Residential District – Preservation (MRD-P). **Mr. Hardee moved to approve, seconded by Mr. Anderson.** Mr. Hardee stated the applicant had asked to withdraw it, but it would be a disapproval. There was a discussion on how to proceed. Chairman Gardner stated he thought it had been officially withdrawn. They could put it on the record as withdrawn. Mr. Jordan stated yes. Since it was already on the agenda, and the agenda could not be changed they would have to allow the withdraw. Mr. Hardee asked his fellow Council Members to disapprove this. **Chairman Gardner stated they had heard the Council Member's speech. Despite that, did anybody wish to vote in favor of it. Hearing none, all those opposed say Nay. The motion failed unanimously.**

First Reading – **Ordinance 14-2025** to approve the request to amend the official zoning maps for Horry County, South Carolina, so as to rezone PINs 36611010006 & 36606040011 from Residential (SF 20 & SF 14.5) to Neighborhood Retail Services (RE 1). **Mr. Hardee moved to approve, seconded by Mr. Anderson.** Mr. Hardee stated this came as a disapproval, but he had gotten a lot of phone calls. It was for a daycare center that was needed in the area, and he would ask Council to approve it and move it on. Chairman Gardner stated just let him put this on the record. This was going to be PINs 36611010006 & 36606040011 from Residential (SF 20 & SF 14.5) to Neighborhood Retail Services (RE 1). They had heard the district Councilman. Any other Council wish to be heard? **Hearing none, all in favor Aye. The motion passed unanimously.**

OLD/NEW BUSINESS:

Vote on Vice-Chairman. Chairman Gardner stated before they voted, he would like to say that anybody up there was qualified and would do a great job doing this. That being said, did they have a motion for a Vice-Chairman. **Mr. Anderson moved to nominate Mr. DiSabato to be their Vice-Chairman for this year, seconded by Dr. Dukes. The motion passed unanimously.** Chairman Gardner congratulated Mr. DiSabato who stated thank you very much.

MEMORIAL DEDICATION: Frank Naron, Betty Baxley, Wilbur Lewis Edwards, Carl Wise, Gerri McDaniel, Donna Mishoe Conner, Sandra Kay Mishoe, and David Loomis.

UPCOMING MEETINGS: Council Meeting – Feb. 4, 6:00 p.m.; I&R Committee – Feb. 11, 9:00 a.m.; Public Safety Committee – Feb. 11, 11:00 a.m.; and Administration Committee – Feb. 25, 1:00 p.m.

EXECUTIVE SESSION: Discussion of negotiations incident to proposed sale or purchase of property and the receipt of legal advice for the settlement of legal claims. **Mr. DiSabato moved to enter into executive session, seconded by Mr. Anderson. The motion passed unanimously. Mr. Masciarelli moved to exit executive session, seconded by Mr. DiSabato. The motion passed unanimously.** Mr. Jordan stated while in executive session Council engaged in the discussion and receipt of legal advice relating to a pending lawsuit. No votes were taken and no decisions were made.

VOTE: To approve settlement agreement discussed in executive session. Chairman Gardner called for a vote for the settlement agreement that they discussed in executive session. **All in favor say Aye. The vote passed unanimously.**

ADJOURNMENT: With no further business, **Mr. DiSabato moved to adjourn at approximately 6:20 p.m., seconded by Mr. Anderson. The motion passed unanimously.** The meeting was adjourned in memoriam of: Frank Naron, Betty Baxley, Wilbur Lewis Edwards, Carl Wise, Gerri McDaniel, Donna Mishoe Conner, Sandra Kay Mishoe, and David Loomis.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Dennis DiSabato, District 3
Tyler Servant, District 5
Tom Anderson, District 7
R. Mark Causey, District 9
Al Allen, District 11

Bill Howard, District 2
Gary Loftus, District 4
Cam Crawford, District 6
Michael Masciarelli, District 8
Danny Hardee, District 10

Attest:

Ashley C. Carroll, Clerk to Council

Members of the Horry County Council

On behalf of myself and the 144 additional residents of the Legacy at Hunter's Ridge Plantation HOA, I wish to address two proposed rezoning matters: Proposed ordinance 149-2024 and 153-2024.

I recognize that you voted on these matters during the second reading, but I submit that there must have been a consideration that a third reading has a value and purpose other than being a pro forma exercise, lest there be no reason for a third reading.

I urge you to reconsider your 'but for one' affirmative vote for the following three reasons:

- 1) The trip information provided to you in the zoning sheets is egregiously defective.
 - a) Specifically, in zoning request 2024-10-007, the existing daily trips are indicated as 200/700 with a projected increase of 250/1500.
 - b) In zoning request 2024-10-014, approximately 1500 feet distant, existing daily trips are indicated as 0/1500 with projected daily trips of 60/1500. Inasmuch as these properties are within a few hundred yards of each other, the inconsistency provided, standing alone, screams that the data is

faulty. Were we to believe this questionable representation, we would understand that the current usage is 200/700 trips, or maybe 1500 trips, depending on the document, and that projected usage would grow collectively to 310/1500 daily trips.

- c) The data provided also clearly indicates that the affected roadway is currently at 95-100% capacity.
- 2) A physical traffic count was conducted on a Sunday from 1:06 PM to 1:36 PM: 30 minutes This study resulted in a trip count of 562 vehicles through the intersection of Dick Pond Road and Forestbrook Road. So, to presume that the daily trip count could be 1,500 is, again, egregiously defective when this volume is now present in 90 minutes.
- 3) Each of the above requests states, in part, that there was no public comment. There may be a good reason for that, and that reason could, beyond a lack of concern, be a simple absence of awareness.
- a) Signs were posted in accordance with Horry County Code of Ordinances, Chapter 15, ARTICLE VI. Sec. 15-116. However, these signs, as posted, failed to achieve the fundamental reason for the posting: public notice.

- b) The sign for zoning request 2024-10-007 was posted 28 feet from the edge of Dick Pond Road, blocked from view by high-growth weeds, which made the date and time unreadable, absent the issue of posted speed limit and congestion.
- c) The sign for zoning request 2024 10 014 was posted much nearer to Dick Pond Road. However, I ask that you consider that the speed limit on this road is 40 MPH, and it is heavily congested. Reading the message at this location is, if not impossible, at least unsafe.

The current actions on these two matters do not comport with the Horry County Mission Statement:

“Our mission is to provide a community environment in which the citizens and visitors of Horry County can enjoy the highest quality of life.”

I ask that you defer passing these two ordinances until the matter can receive an appropriate impact analysis and provide the public with a reasonable opportunity to be heard.

Lastly, I need to express my disappointment with what appears to be a ‘go along to get along’ behavior among you. Councilman Mascarelli, thank you for your concern

for the community, not just your district. Your colleagues
would benefit from your strength

Thank you.

Michael Burrell

2768 Squealer Lake Trail

President

Legacy at Hunter's Ridge HOA

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 25800000003 FROM SUBURBAN TO RURAL COMMUNITIES.

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

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

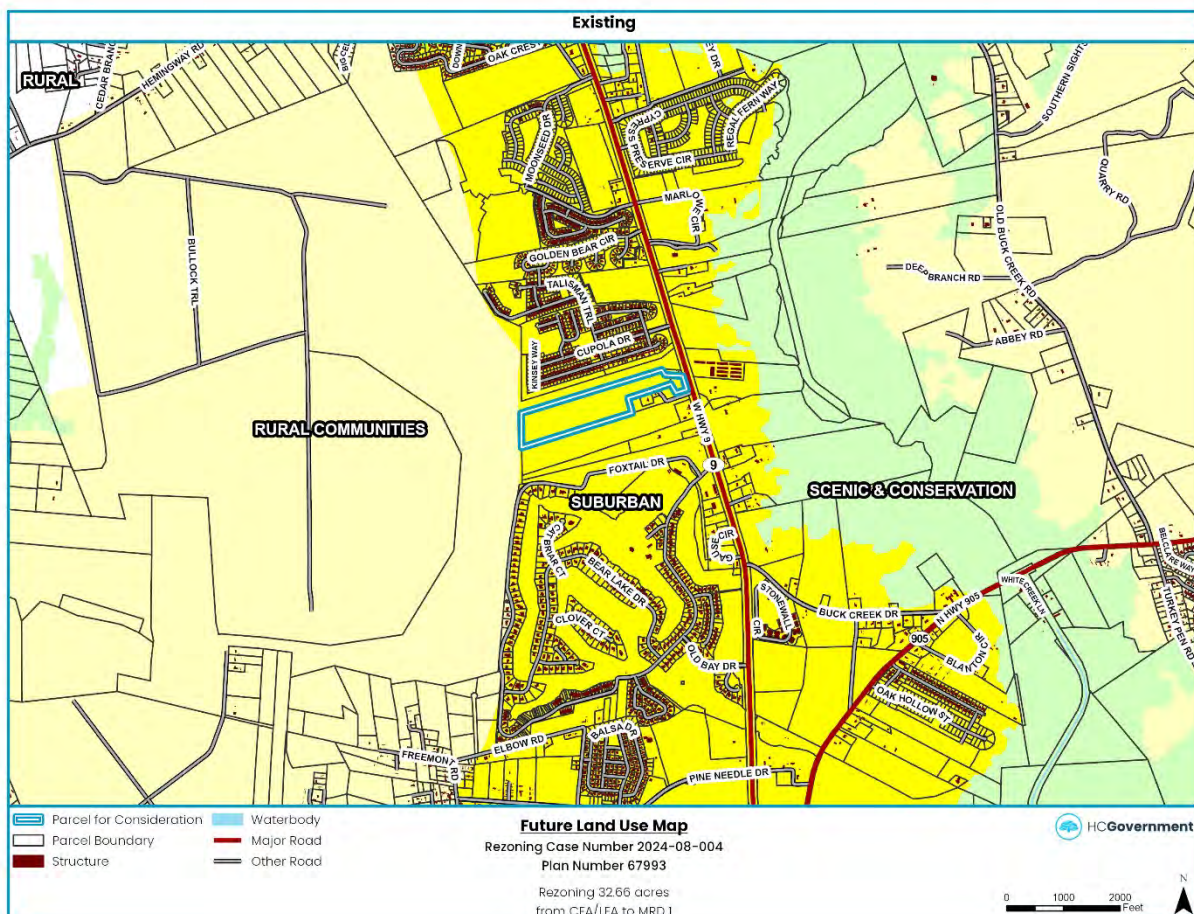
WHEREAS, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan to meet the requirements of Chapter 15, Article 1, Section 1 of the Horry County Code of Ordinances; and

WHEREAS, Horry County Planning Commission by Resolution PC-2024-11 dated August 12, 2024 recommended adoption of the change to the future land use map as an amendment to the Horry County Comprehensive Plan, Imagine 2040.

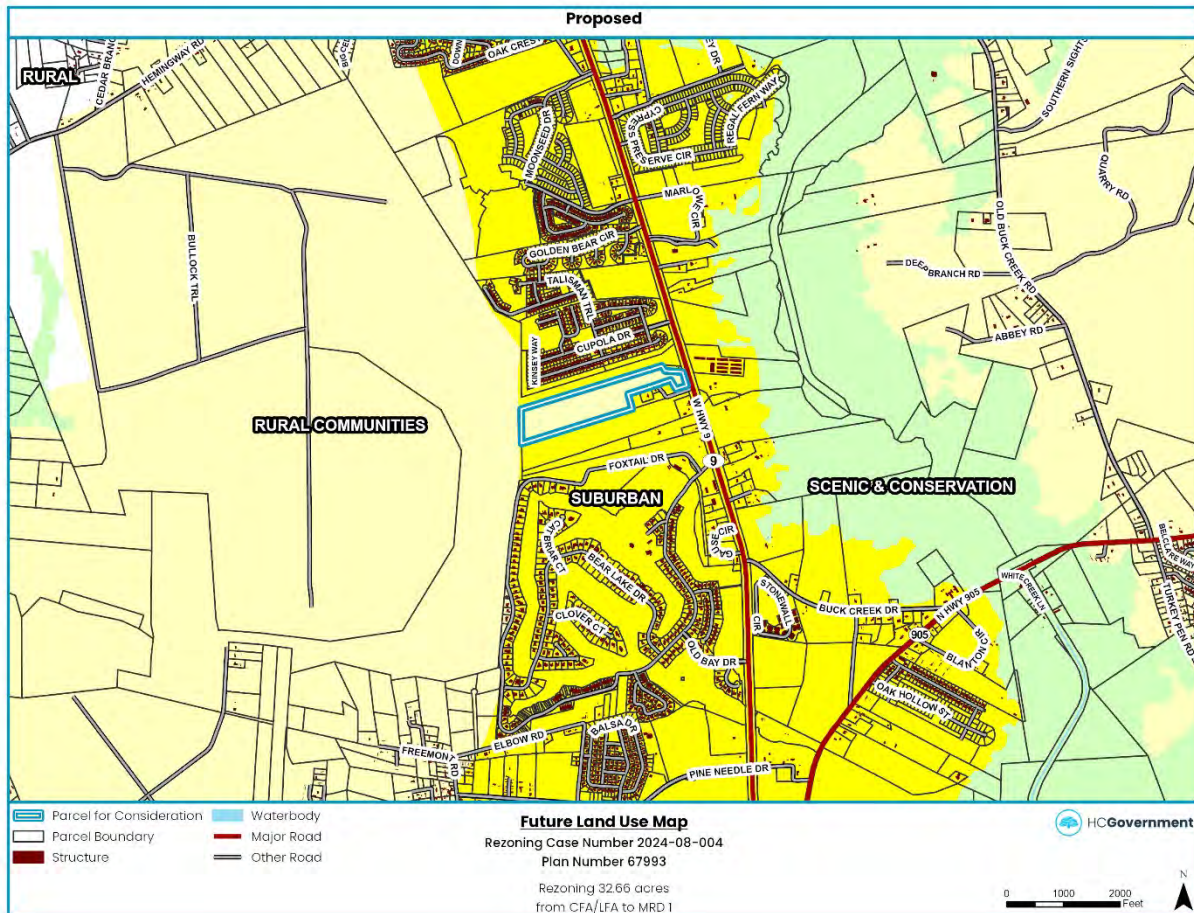
NOW THEREFORE, by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained that:

- 1) **Adoption of the Amendment to the Imagine 2040 Comprehensive Plan, amending the Future Land Use Map for PIN 25800000003 from the future land use shown in Map A to the future land use shown in Map B.**

Map A: Adopted Imagine 2040 Future Land Use Map



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



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

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2024.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 9/17/24-Deferred
1/7/25
Second Reading: 1/21/25
Third Reading: 2/4/25

Public Hearing: 1/21/25

County Council Decision Memorandum
Horry County, South Carolina

Date: September 6, 2024
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Yasmine Crawford, Senior Planner
Cleared By: Rajiv Myana, Principal Planner
Regarding: Future Land Use Map Amendment to PIN 25800000003

District: 9

ISSUE:

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Suburban to Rural Communities for PIN 25800000003?

PROPOSED ACTION:

Amend the Horry County Comprehensive Plan “Imagine 2040” by changing the Future Land Use Designation for PIN 25800000003 from Suburban to Rural Communities.

RECOMMENDATION:

Planning Commission recommended Approval on 9/5/2024

BACKGROUND:

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

The agent for PIN 25800000003 applied to amend the future land use from Suburban to Rural Communities. This request coincides with a rezoning request (2024-08-004) to rezone the property from CFA & FA to MRD1 to allow for 65 single family homes.

Current Future Land Use

The property is designated as **Suburban**, which supports areas that have a density between 3 – 7 gross units per acre within major subdivisions and would allow for individual, single family lots as small as 6,000 square feet. A mix of residential uses and densities is appropriate within neighborhoods; however, greater densities and commercial activities are encouraged near Neighborhood Activity Centers and within Community Activity Centers and Mixed- Use areas. This designation was derived from an analysis of surrounding land uses, zoning, public input, and the lack of important infrastructure to support more intense land uses. The following Suburban land use policy guidance from the Imagine 2040 Comprehensive Plan that are applicable to this request include:

- Major, master planned developments are encouraged to minimize fragmented development patterns and support an internally and externally interconnected road and bicycle and pedestrian network, while also minimizing the need for multiple curb cuts along major arterial roadways. The road network should be developed in a gridded pattern or modified grid pattern with connectivity to adjacent neighborhoods and commercial uses to support walkability and healthy lifestyles.
- Major, master planned development should provide a mixture of housing types and lot sizes.
- Neighborhood open space should be interconnected when feasible, and recreational open space should be easily accessible to all residents.
- The protection of mature tree canopy is encouraged within major subdivisions, on private residential lots, and within commercial developments.
- Floodplains, wetlands, and water quality should be protected by using no adverse impact and low impact development practices.

Requested Future Land Use

The applicant’s request is to amend the future land use of PIN 25800000003 to **Rural Communities**. *If approved, the future land use would support single-family residential developments, including minor and major subdivisions, with lot sizes greater than 14,500 square foot or with a maximum of 3 net units per acre. New master planned subdivisions are allowable, but should minimize impacts to natural and aesthetic resources, avoid natural hazards, and provide large buffers between differing land uses.* The Imagine 2040 Plan provides the following Rural Communities land use policy guidance that are applicable to this request:

- Subdivision of land for single-family detached housing units are allowable, as long as it coincides with existing residential development patterns and do not impede on adjacent farming operations.
- Infill residential neighborhoods should provide large natural buffers between differing land uses and along collector and arterial roadways to limit the visual impact on the existing community, agricultural lands, and other surrounding natural, historical, and cultural assets.
- Infill residential neighborhoods preserve substantial open space, natural features and buffers, and viewsheds, as opposed to developing a conventional suburban neighborhood in a rural setting. Infill development utilizing MRD1 zoning may allow for slightly increased density and lot sizes, as small as 10,000 sq ft lots, in exchange for the protection of large, contiguous open spaces and other sustainable development criteria.

- New residential subdivisions, lots, and new accessory dwellings should be served by public water and sanitary sewer service to protect water quality and minimize impacts to those still utilizing wells and septic tanks.
- The availability of adequate public infrastructure and services, especially in regards to public safety and schools, should be taken into account prior to the approval of rezoning requests.

ANALYSIS:

Public Schools: Loris High School functional capacity is 73% and Loris Middle School functional capacity is at 82%. While Daisy Elementary School functional capacity is 92%.

Public Safety: Career Fire Station 13 (Longs) is 0.5 miles away from the subject property and this facility provides both Fire and EMS services. A strategy of the Imagine 2040 Plan says to “ensure that public safety departments are adequately staffed and properly equipped to meet the needs of the existing and growing population and ensure that new development has an interconnected road network, both internal and external, to allow for faster public safety response.”

Road Maintenance: Highway 9 (SC 9) is a paved four-lane, divided road maintained by SCDOT. While, Hickory Farms Road is a privately maintained road.

Water System: This property is currently located within Grand Strand Water & Sewer service area.

Conclusion: Amending the future land use for PIN 25800000003 to Rural Communities suggests the area is currently experiencing a transition from low growth to moderate due to favorable conditions, such as proximity to a municipality or within their future annexation area, access to services that support growth (ie. EMS, fire, police, solid waste, schools, parks and recreation, etc), and improvements to the transportation network. Single-family residential developments, including minor and major subdivisions, with lot sizes greater than 14,500 sq ft or with a maximum of 3 net units per acre are the recommended development pattern in Rural Communities. While still rural in exterior character, residential subdivisions with lot sizes of 10,000 sf using the MRD1 zoning district and sustainable development criteria are permissible in Rural Communities so long as they preserve substantial open space and natural features, utilize buffers for screening from roadways and adjacent properties, avoid natural hazards, and not impede on adjacent farming operations. In addition, amending the Future Land Use Map will set a precedent for the surrounding area(s) to convert to Rural Communities.

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 25800000003 FROM COMMERCIAL FOREST AGRICULTURE (CFA) & FOREST AGRICULTURE (FA) TO MULTI-RESIDENTIAL (MRD 1)

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

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

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

WHEREAS, The MRD district encourages the design of a more complete and sustainable environment consistent with the needs of the County through the imaginative approaches to community design that allow and support mixed residential uses, design flexibility, pedestrian-oriented development, interconnectivity and sensitivity to the needs of the public, economy and natural environment; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) & Forest Agriculture (FA) to Multi-Residential District (MRD 1) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 25800000003 and currently zoned Commercial Forest Agriculture (CFA) & (Forest Agriculture) is hereby rezoned to Multi-Residential District (MRD 1), as included in **Attachment A** titled “Rezoning Map” and **Attachment B** titled “Jacobs & Hodges Tract Conceptual Plan” and shall include the following design standards:

A. Density

Use	Maximum # of Units	Maximum Gross Density	Maximum Net Density
Single Family	65	1.99 du/ac	1.99 du/ac

B. Dimension Standards

Minimum Lot Area (in sq.ft.)	Minimum Setbacks (in feet)				Minimum Building Separation (in feet)	Maximum Height (in feet)
	Front	Side	Rear	Corner Side		
10,000	25	10	15	15	20	40

C. Sustainable Development Standards

1. Pocket Parks: Pocket Parks shall be provided throughout the community. A fourteen thousand, five hundred (14,500) square foot pocket park shall be provided as defined by article 4, section 6-2 (B) of the land development regulations in the form of active open space at a rate of 1 (one) space per fifty (50) lots/units. Pocket Parks shall be at minimum seventy (70) feet in width.
2. Recreational space: A one hundred (100) percent increase in the required active recreational open space as defined by the open space requirements, Article 4, Section 6-2 (B) of the land development regulations.

3. All residential lots shall abut active or passive recreational open space as defined by the open space requirements in article 4 of the land development regulations on at least one (1) side. A road internal to the development may separate lots from the open space. Sidewalks more than four and one-half (4½) feet in width shall count as recreational open space so long as such walkways are adjacent, or located directly across the street, to all residential lots. Easements for ponds, lakes and wetlands shall not count as recreational open space.

D. Additional Development Standards

Undisturbed naturally forested buffers around the perimeter of the project (50', 40' & 25'), and a proposed left turn lane improvement on Hwy 9, as shown in Attachment B.

- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 9/17/24 - Deferred
12/10/24

Second Reading: 1/21/25
Third Reading: 2/4/25

Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	G3 Engineering	Rezoning Request #	2024-08-004
PIN #	258-00-00-0003	County Council District #	9- Causey
Site Location	Hwy 9 & Hickory Farms Rd in Longs	Staff Recommendation	Approval
Property Owner	Beach Flowers Inc	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	32.66

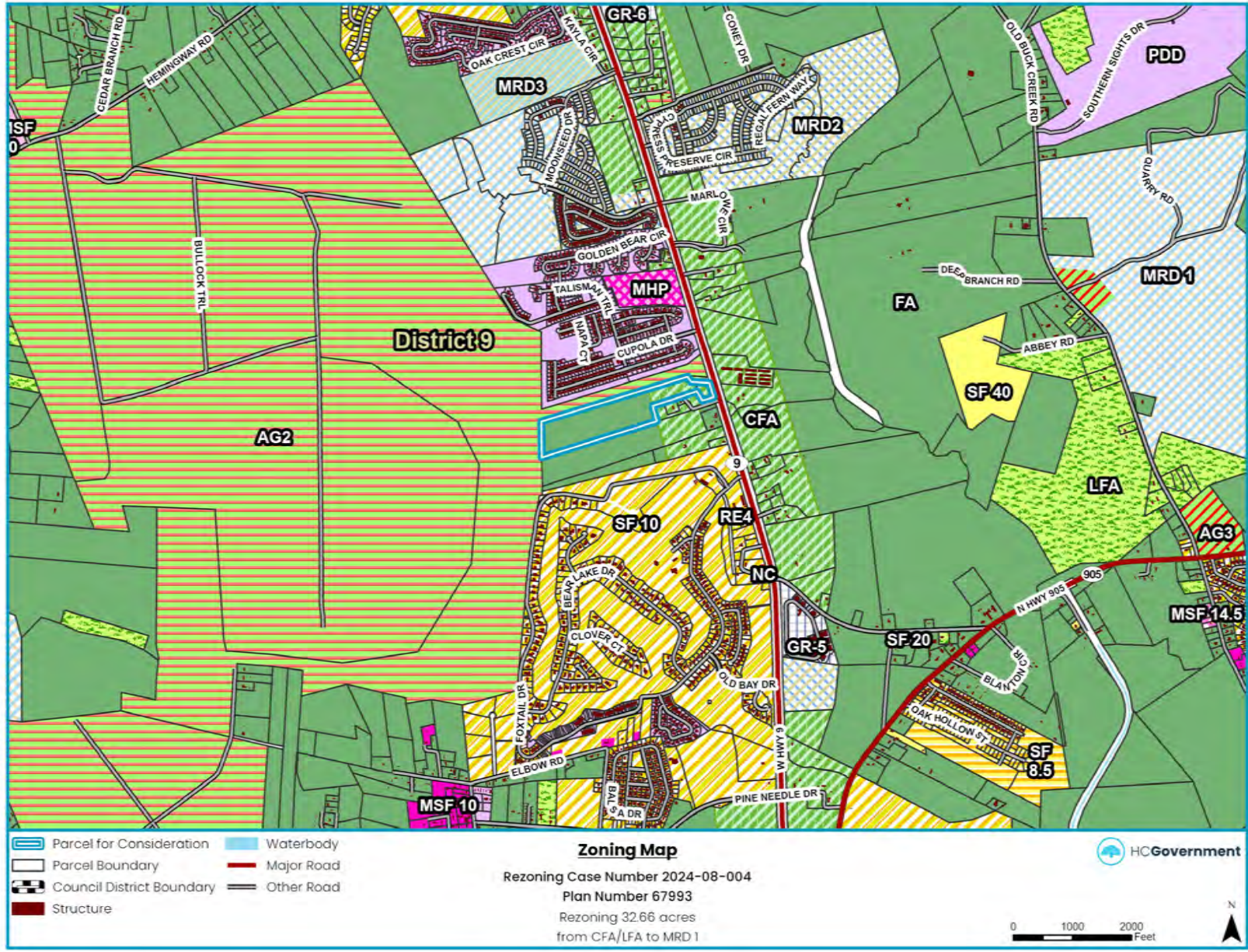
ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	CFA & FA	Flood Information	X	AG 2	AG 2	CFA
Proposed Zoning	MRD 1	Wetland Information	N/A	AG 2	Subject Property	CFA
Proposed Use	65 Single-Family Homes	Utilities	Public	FA	CFA	FA
Character of the Area	Residential & Commercial	Fire in miles	0.5 – Horry County Fire Station 13 - Career			
		EMS in miles	0.5 – Horry County Fire Station 13 - Career			

COMMENTS	
Comprehensive Plan District: Suburan	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone approximately 32.66 acres from CFA & FA to MRD 1 for 65 single family units with a net and gross density of 1.99 du/ac. The plan proposes one 66' access and a left turn lane on Hwy 9, undisturbed naturally forested perimeter buffers, and 3 sustainable development criteria: sidewalks, pocket parks, and 100% increase in active open space. The applicant has requested a design modification for block length in excess of 1,800 linear feet. The proposed block length is approximately 3,040 linear feet.</p> <p>The future land use designation is Suburban. The Imagine 2040 Comprehensive Plan states "residential development should have a density between 3-7 gross units per acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots."</p> <p>Due to the project having a gross density of less than 3 units an acre, the applicant has requested a future land use map amendment from Suburban to Rural Communities.</p> <p>*60' setback on Hwy 9.</p>	
Public Comment: 9/5/2024- There was no public input. Felix Pitts was present to address any questions and concerns.	

Proposed Improvements	
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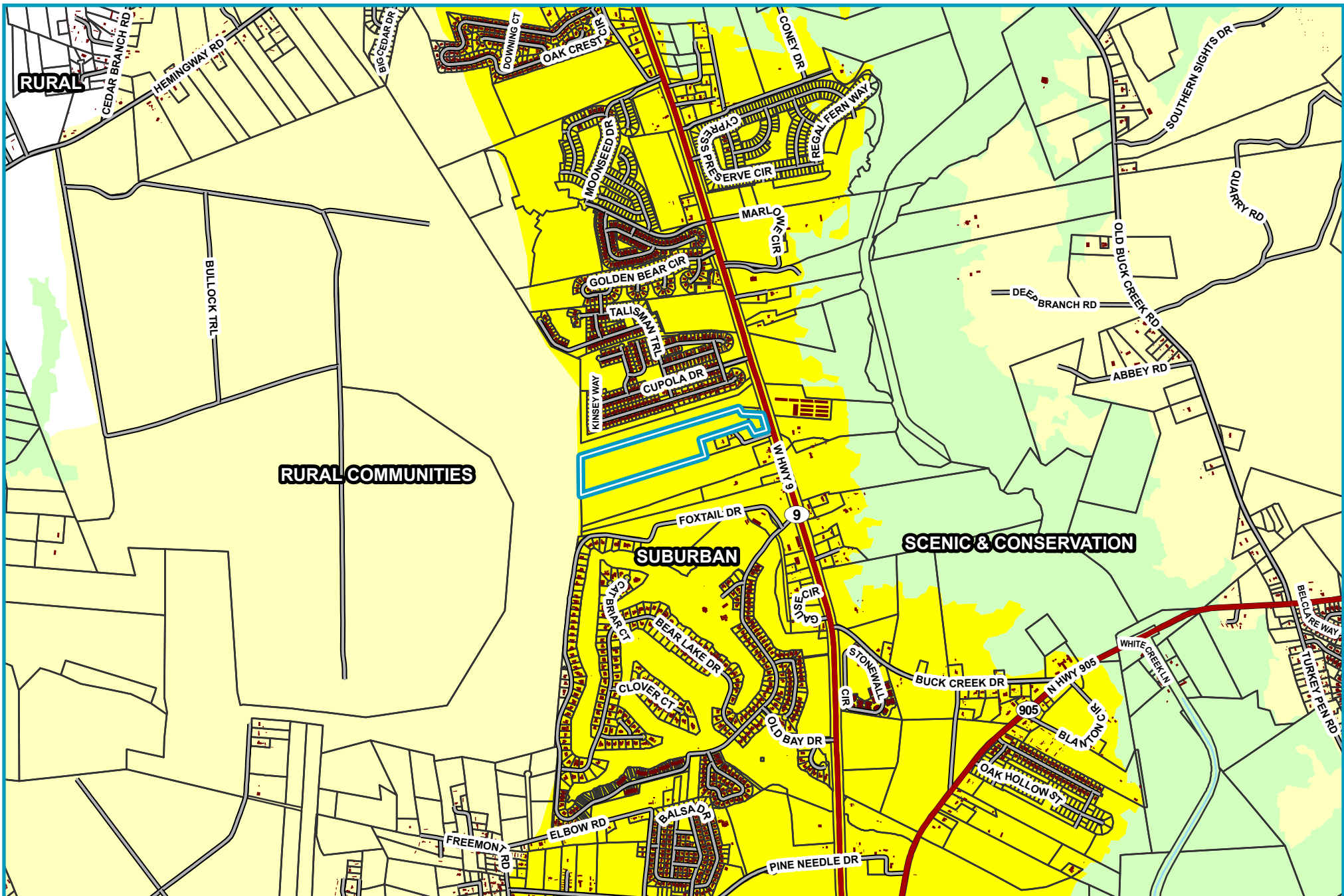
TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 1,500		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	520 / 520	Loris High	1,059	778	73%
Existing Road Conditions	State, Paved, 4-lane, Divided	Loris Middle	859	704	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 9, Station 200 19,000 AADT 45-50%	Daisy Elementary	682	630	92%

DIMENSIONAL STANDARDS	Requested	Current	Current	Adjacent	Adjacent	Adjacent
	MRD 1	CFA (Residential)	FA	AG 2 (Comm / Res)	CFA (Comm / Res)	FA
Min. Lot Size (in square feet)	10,000	21,780	21,780	21,780 / 21,780	43,560 / 21,780	21,780
Front Setback (in feet)	25	60*	60*	60* / 60*	60* / 60*	60*
Side Setback (in feet)	10	10	10	10 / 15	25 / 10	10
Corner Side Setback (in feet)	15	15	15	15 / 22.5	37.5 / 15	15
Rear Setback (in feet)	15	15	15	15 / 25	40 / 15	15
Bldg. Height (in feet)	40	35	35	65 / 35	35 / 35	35




Attachment A – Rezoning Map

[illegible]





 Parcel for Consideration

 Major Road

 Other Road

Aerial Map

Rezoning Case Number 2024-08-004

Plan Number 67993

Rezoning 32.66 acres
from CFA/LFA to MRD 1



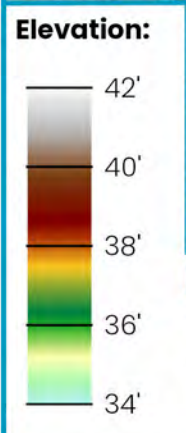
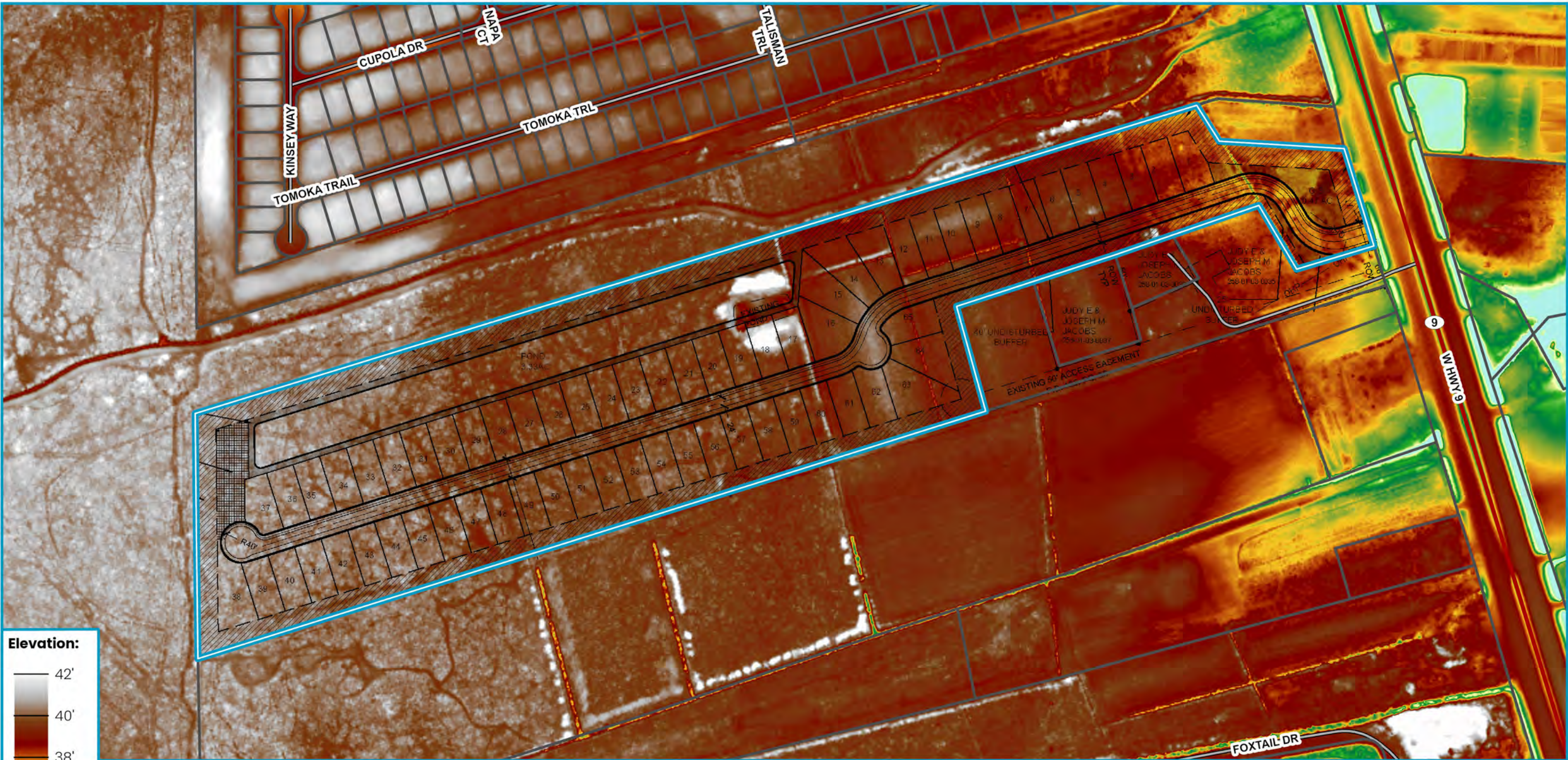


TBC
THE BRIGMAN CO.

Wetland Assessment Exhibit
Jacobs & Hodges Assemblage
TMS# 089-00-01-116, 009, and 142
Longs, Horry County, SC
August 17, 2023



1" = 400'



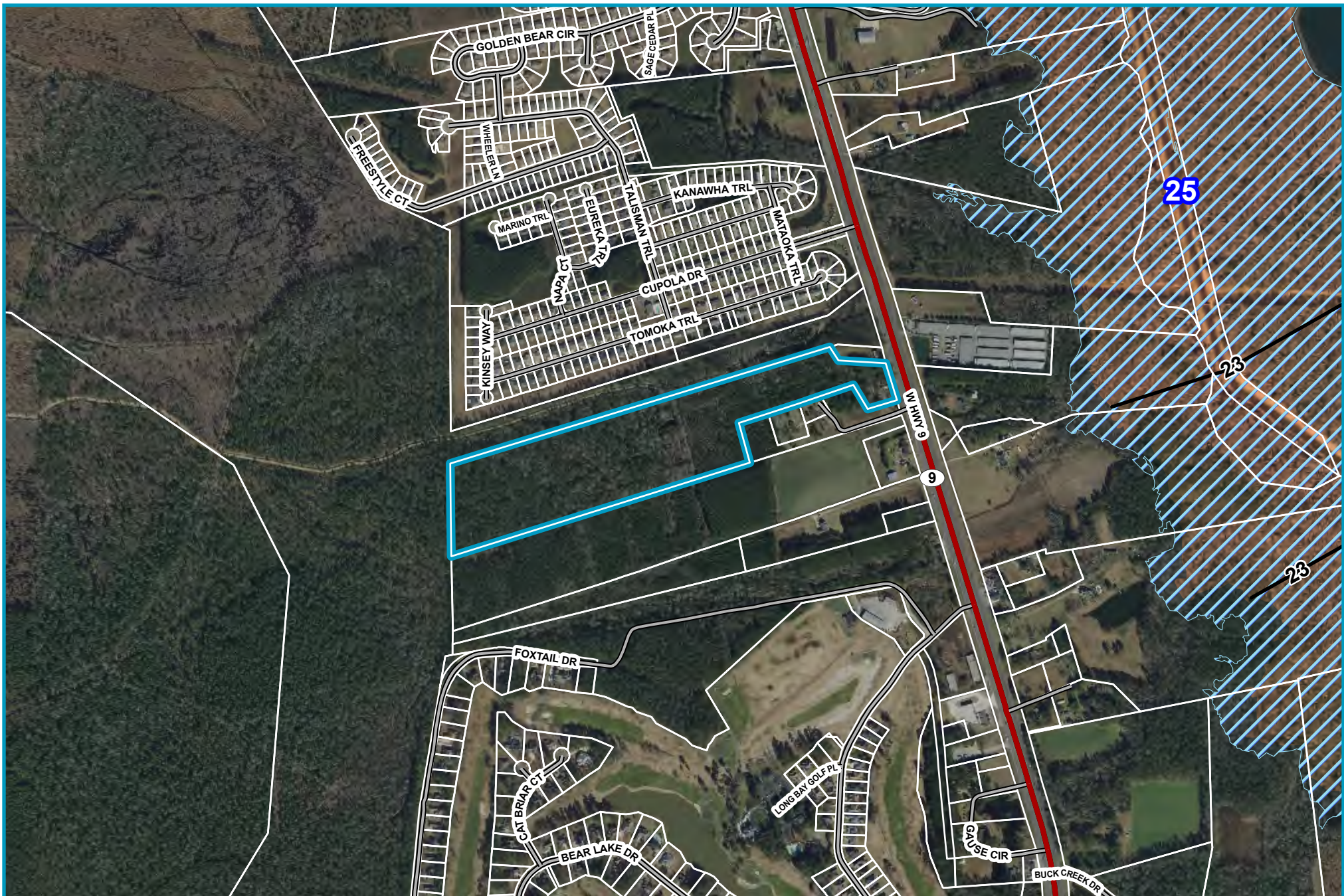
- Parcel for Consideration
- Major Road
- All Roads

Elevation Map
Rezoning Case Number 2024-08-004
Plan Number 67993
Rezoning 32.66 acres
from CFA/LFA to MRD 1

HC Government

0 150 300 600 Feet

N



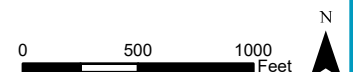
- Parcel for Consideration
- Supplemental Flood Zone
- Major Road
- Preliminary Base Flood Elevation (BFE)
- AE - Special Flood Hazard Area
- Other Road

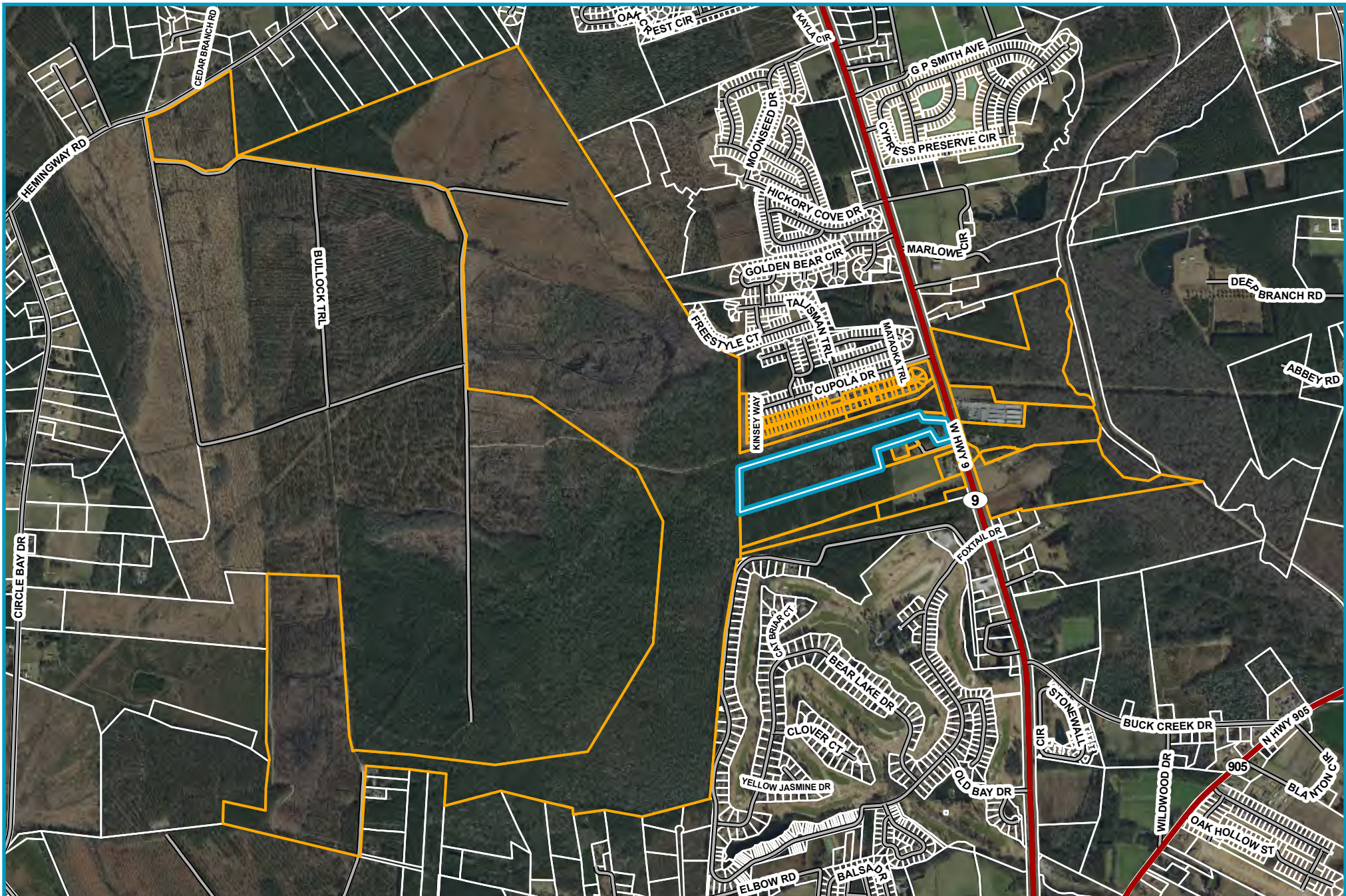
Flood Map





Rezoning Case Number 2024-08-004

Plan Number 67993

Rezoning 32.66 acres
from CFA/LFA to MRD 1





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-08-004

Plan Number 67993

Rezoning 32.66 acres
from CFA/LFA to MRD 1



0 1000 2000
Feet



COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

Ordinance No. 150-2024

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 44003040002 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO RESIDENTIAL (SF 10)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Residential (SF 10) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 44003040002 and currently zoned Commercial Forest Agriculture (CFA) is hereby rezoned to Residential (SF 10), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 12/10/24-Failed
1/7/25- Reconsidered & Passed
Second Reading: 1/21/25
Third Reading: 2/4/25
Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	PKK Holdings, LLC	Rezoning Request #	2024-10-008
PIN #	440-03-04-0002	County Council District #	6- Crawford
Site Location	Ed Smith Ave in Myrtle Beach	Staff Recommendation	Disapproval
Property Owner	PKK Holdings, LLC	PC Recommendation	5:2 Approval
		Size (in acres) of Request	0.56

ZONING INFORMATION

Current Zoning	CFA
Proposed Zoning	SF 10
Proposed Use	Subdivide property for an additional home
Character of the Area	Residential

LOCATION INFORMATION

Flood Information	AE, Supplemental, & 500-year	SF 10	SF 10	SF 10
Wetland Information	N/A	CFA	Subject Property	CFA
Utilities	Public	Waterway	Waterway	Waterway
Fire in miles	1.9 – Horry County Fire Station 1 – Career			
EMS in miles	1.9 – Horry County Fire Station 1 – Career			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Scenic & Conservation

Overlay/Area Plan:

Discussion: The applicant is requesting to rezone approximately 0.56 acres from CFA to SF 10 to subdivide and construct an additional home. The property is entirely within the AE, 500-year, and Supplemental flood zones. While there is some SF 10 zoning across Ed Smith Ave, all of the lots along the waterway are zoned CFA.

The future land use designation is Scenic & Conservation. The Imagine 2040 Comprehensive Plan states the desired development pattern is "Limited development. If developed, design should use low-impact designs principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new development is discouraged."

Public Comment: 11/7/2024- There was no public input. Russ Matthis was present to address any questions and concerns.

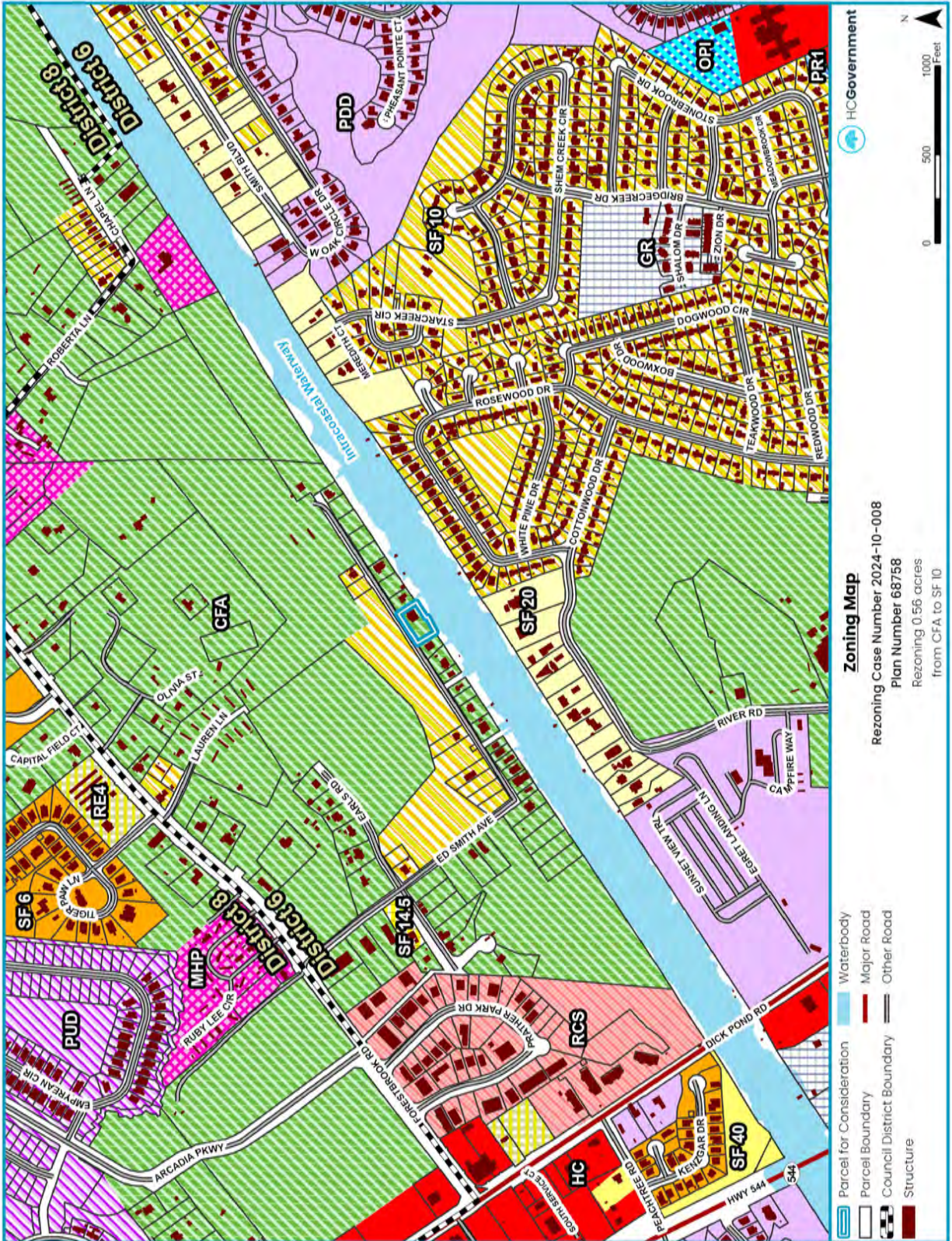
Proposed Improvements

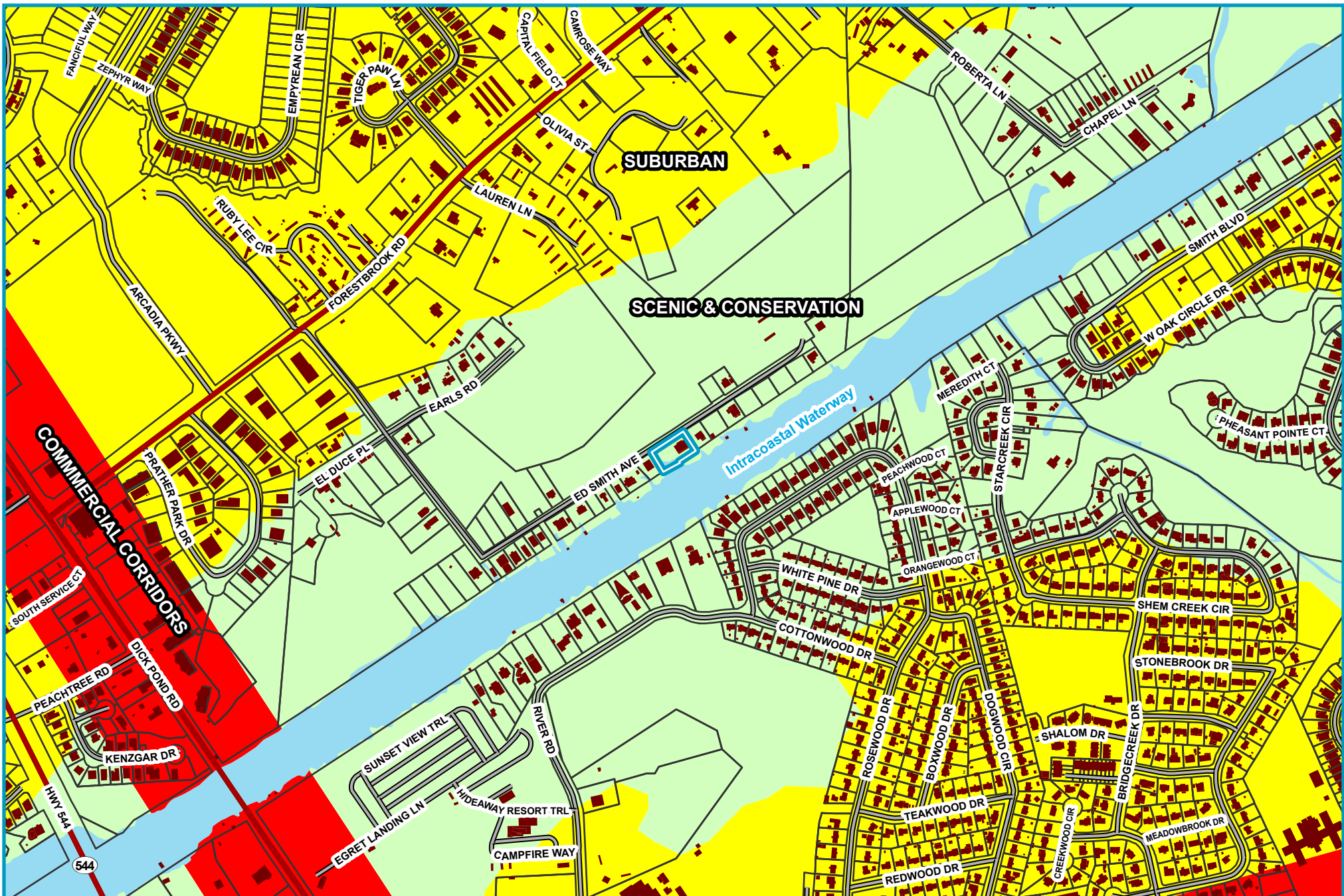
TRANSPORTATION INFORMATION







Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Socastee High	1,644	1,572	96%
Existing Road Conditions	County, Paved, Two-lane	Forestbrook Middle	1,086	779	72%
Rd, Station, Traffic AADT (2021) % Road Capacity	S 137 (Forestbrook Rd), Station 489 11,200 AADT 65-70%	Forestbrook Elementary	1,030	834	81%

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

Attachment A – Rezoning Maps





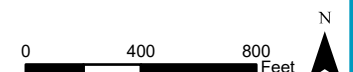
- | | |
|---|--|
|  Parcel for Consideration |  Waterbody |
|  Parcel Boundary |  Major Road |
|  Structure |  Other Road |

Future Land Use Map

Rezoning Case Number 2024-10-008

Plan Number 68758

Rezoning 0.56 acres
from CFA to SF 10





Parcel for Consideration



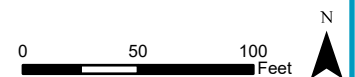
Other Road

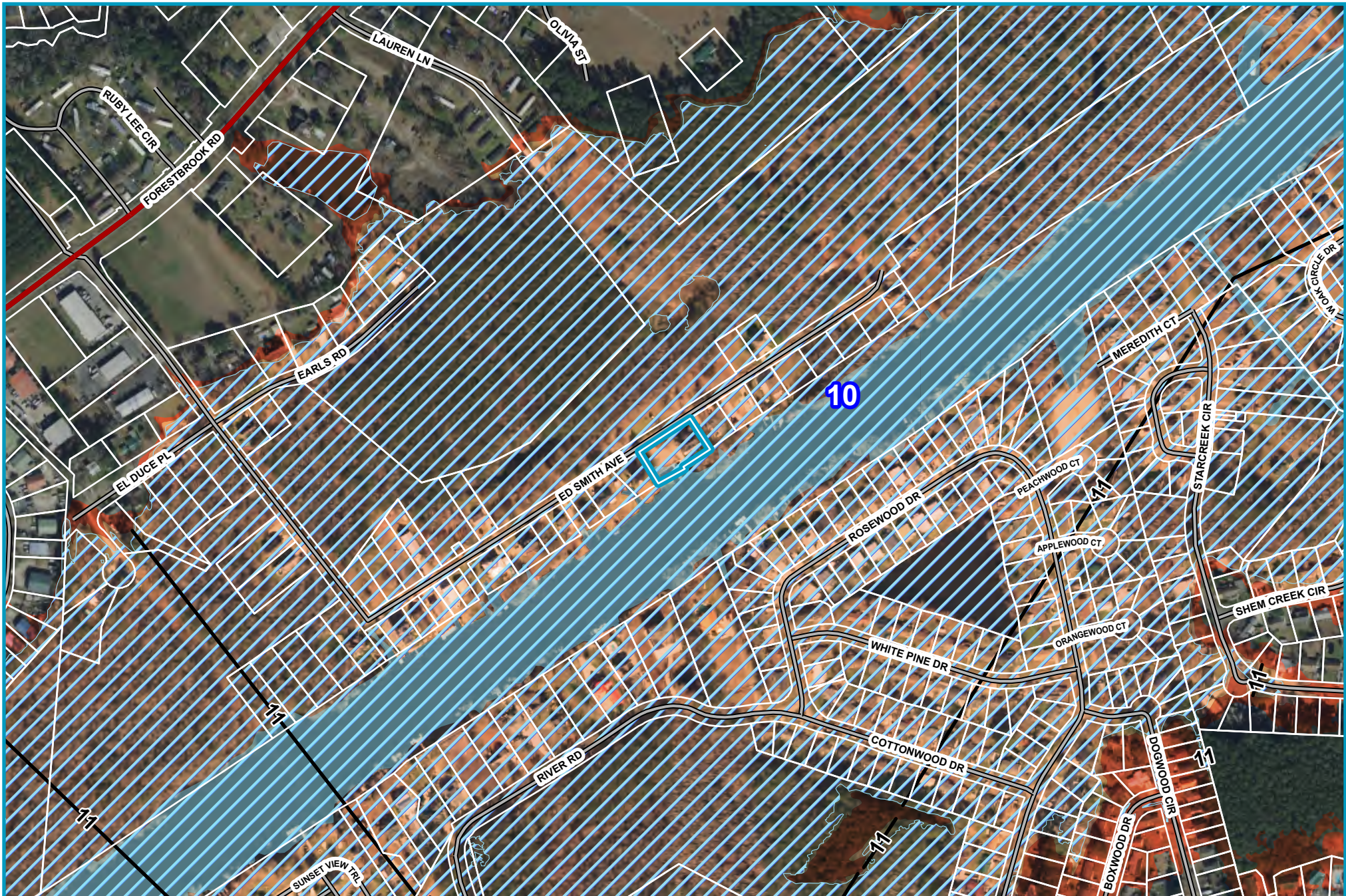
Aerial Map

Rezoning Case Number 2024-10-008

Plan Number 68758

Rezoning 0.56 acres
from CFA to SF 10





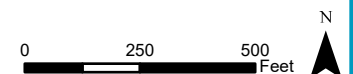
- | | |
|--------------------------|--|
| Parcel for Consideration | Supplemental Flood Zone |
| Major Road | Preliminary Base Flood Elevation (BFE) |
| Other Road | AE - Special Flood Hazard Area |
| Major Waterbody | 0.2% Annual Chance Flood Hazard |

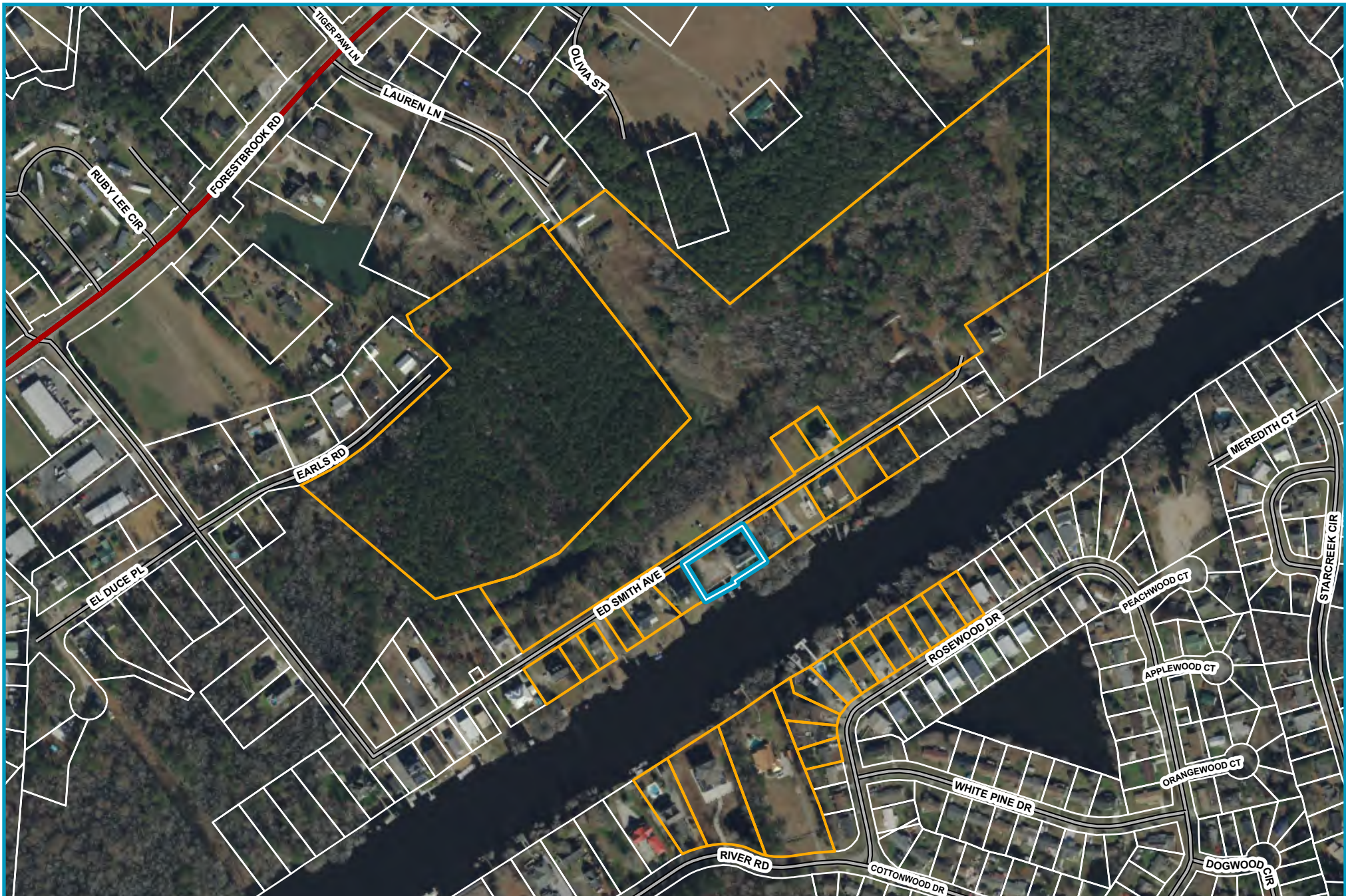
Flood Map




Rezoning Case Number 2024-10-008

Plan Number 68758

Rezoning 0.56 acres
from CFA to SF 10





-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-10-008

Plan Number 68758

Rezoning 0.56 acres
from CFA to SF 10



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance No. 01-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 42905010003 FROM CONVENIENCE AND AUTO-RELATED SERVICES (RE 3) TO RETAIL WITH ACCESSORY OUTDOOR STORAGE (RE 4)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Convenience and Auto-related Services (RE 3) to Accessory with Outdoor Storage (RE 4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 42905010003 and currently zoned Convenience and Auto-related Services (RE 3) is hereby rezoned to Retail with Accessory Outdoor Storage (RE 4), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/7/25
Second Reading: 1/21/25
Third Reading: 2/4/25
Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Earthworks	Rezoning Request #	2024-10-002
PIN #	429-05-01-0003	County Council District #	8- Masciarelli
Site Location	Hwy 544 in Socastee	Staff Recommendation	Approval
Property Owner	Fred Rick Builders Inc	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.77

ZONING INFORMATION

Current Zoning	RE 3
Proposed Zoning	RE 4
Proposed Use	Marble Slab Storage Building
Character of the Area	Commercial, Residential

LOCATION INFORMATION

Flood Information	X
Wetland Information	N/A
Utilities	Public
Fire in miles	3.8 – Horry County Fire Station 23 – Career
EMS in miles	3.8 – Horry County Fire Station 23 – Career

ADJACENT PROPERTIES

MSF 20	RE 4	PUD
MSF 20	Subject Property	PUD
MSF 20	HC	PUD

COMMENTS

Comprehensive Plan District: Suburan	Overlay/Area Plan: Hwy 544 Overlay
---	---

Discussion: The applicant is requesting to rezone approximately 1.77 acres from RE 3 to RE 4 to expand the existing business. The applicant plans to add a 39,000 sqft building for fabrication and storage, additional parking, fencing and landscaping. The property is located in between Thompson Stone & Marble and Coastal Storage & Trade Shops.

The future land use designation is Suburban. The Imagine 2040 Comprehensive Plan states “Commercial uses, services, and professional offices may be appropriate at entrances to major, master planned developments, along major arterial roadways, SCDOT business and bypass routes, and Commercial Corridors, provided that it fits within the character of the community, the property is appropriately sized to meet development requirements, is buffered from dissimilar uses, and addresses traffic concerns.”

The parcel is subject to the requirements of the Hwy 544 Overlay.

Some of the allowed uses in RE 4 include hotels, animal services, outdoor storage, vehicle/ equipment/ mobile home sales, boat sales/ rental, vehicle and equipment repairs, car wash, indoor amusement, event center, taxi service, commercial parking lot/garage, medical offices & clinics, banks, salons, fitness center, funeral home, laundromat, offices, trade shops, warehouses, wholesale & distribution, bait & tackle, grocery store, retail, lawn & garden nurseries, hardware store, bulk landscape material supplier, LP gas dealer, high bulk retail, ATM & ice vending, gas station, mini-warehouse facility, restaurants.

Public Comment: 12/05/2024- There was no public input. Steve Strickland was present to address any questions and concerns.

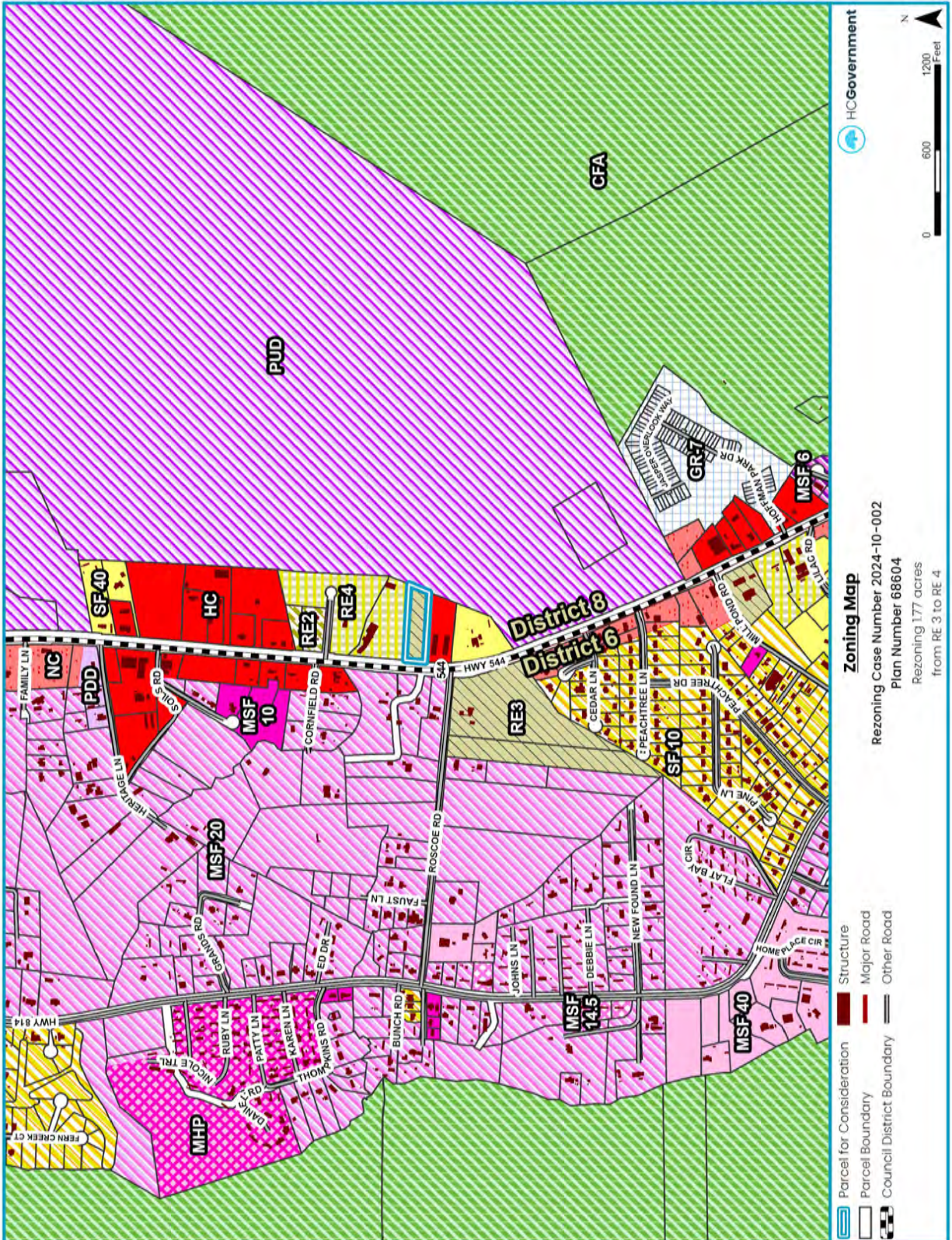
Proposed Improvements	
------------------------------	--

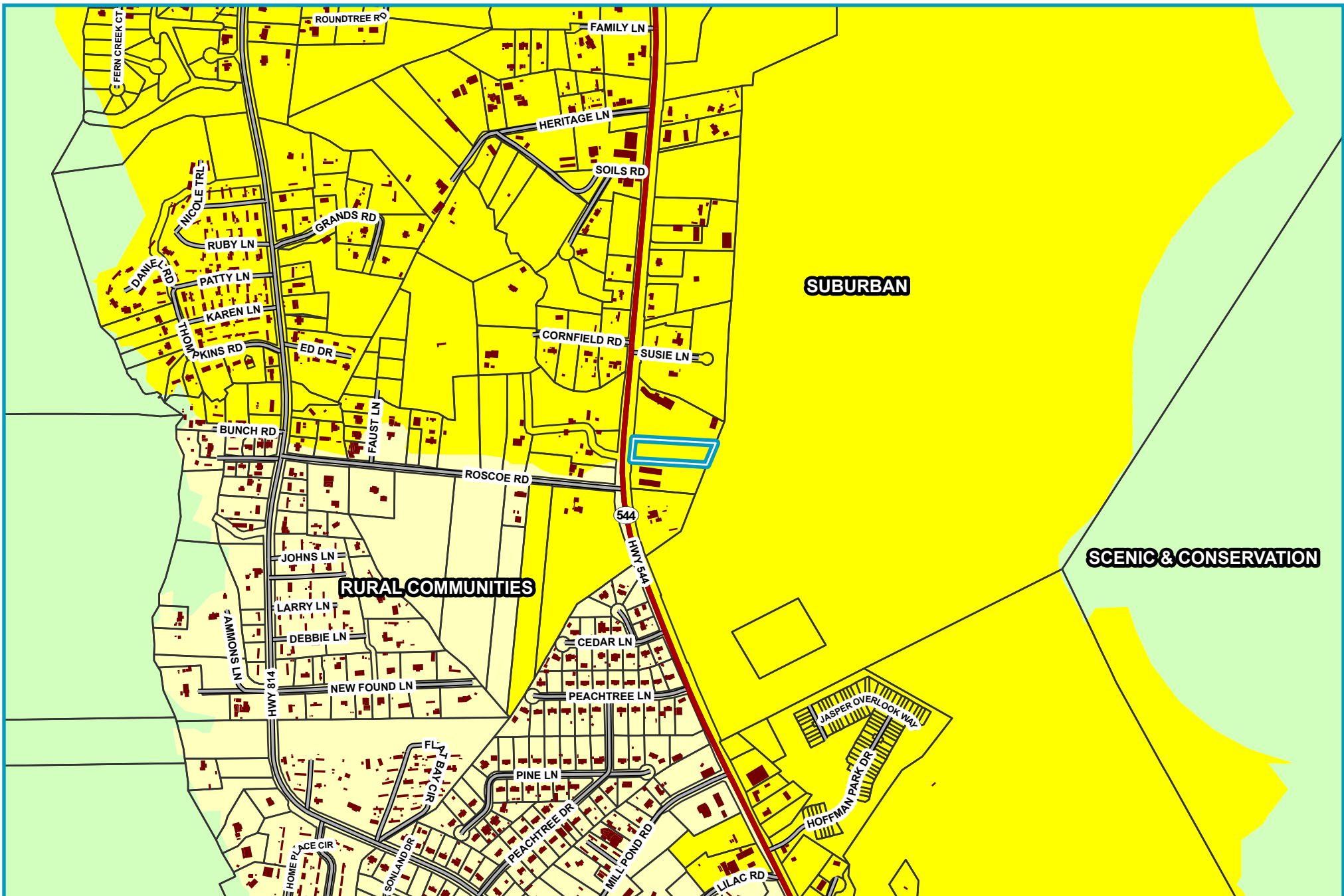
TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 250		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	350 / 3,700	Carolina Forest High	2,388	3,034	127%
Existing Road Conditions	State, Paved, Four-lane, Divided	Black Water Middle	960	785	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 544, Station 244 37,400 AADT 95-100%	Palmetto Bays Elementary	685	535	78%


	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
DIMENSIONAL STANDARDS	RE 4	RE 3	MSF 20	HC (Comm / Res)	RE 4	PUD Lake Ridge
Min. Lot Size (in square feet)	21,780	10,000	20,000	10,000 / 6,000	21,780	5,000
Front Setback (in feet)	50	50	40	50 / 20	50	10
Side Setback (in feet)	10	10	15	10 / 10	10	3-7
Corner Side Setback (in feet)	15	15	22.5	15 / 15	15	15
Rear Setback (in feet)	15	15	25	15 / 15	15	10
Bldg. Height (in feet)	36-120	48	35	120 / 35	36-120	35

Attachment A – Rezoning Maps







 Parcel for Consideration

 Major Road

 Other Road

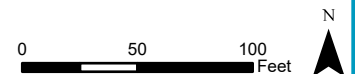
Aerial Map

Rezoning Case Number 2024-10-002

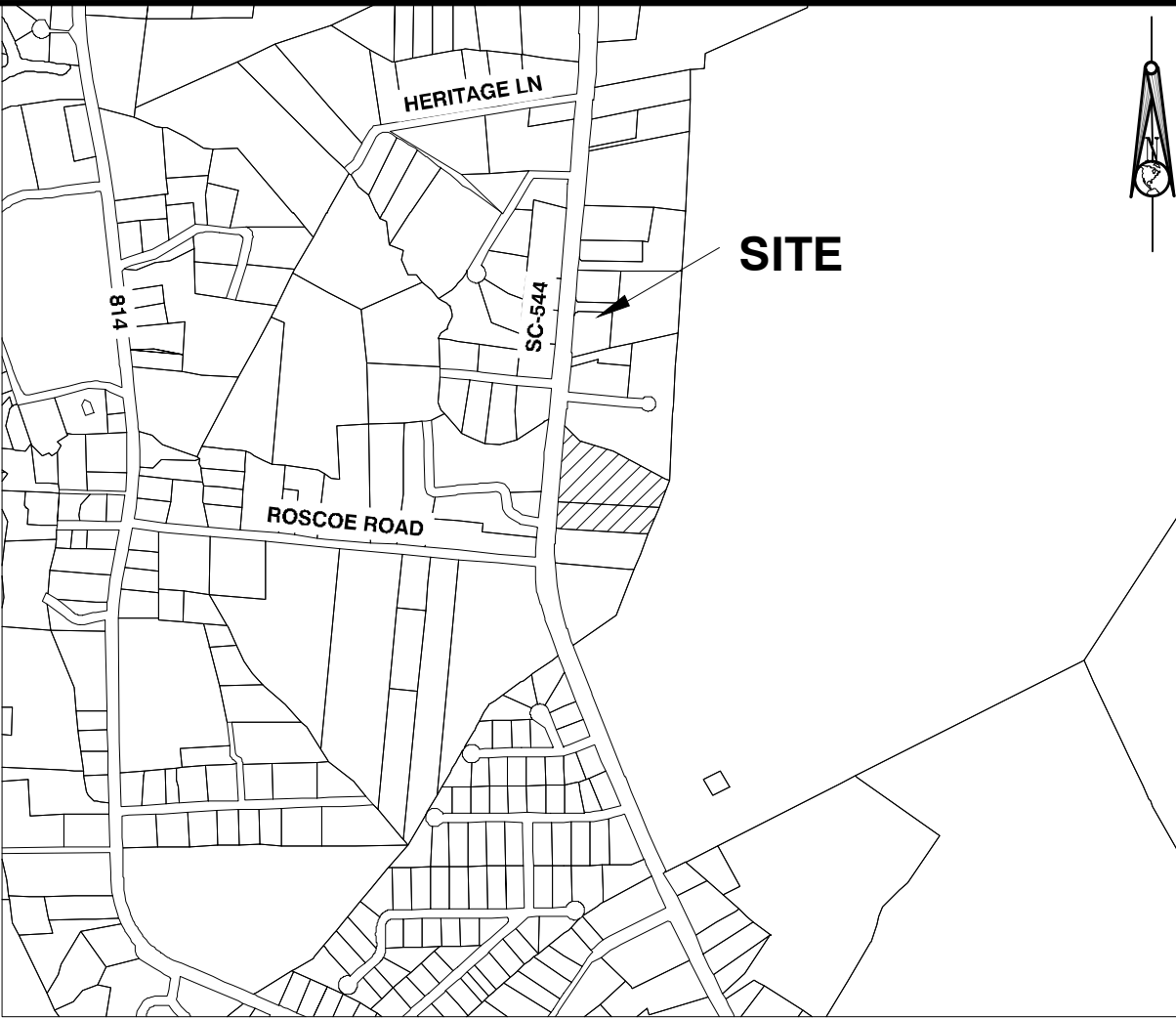
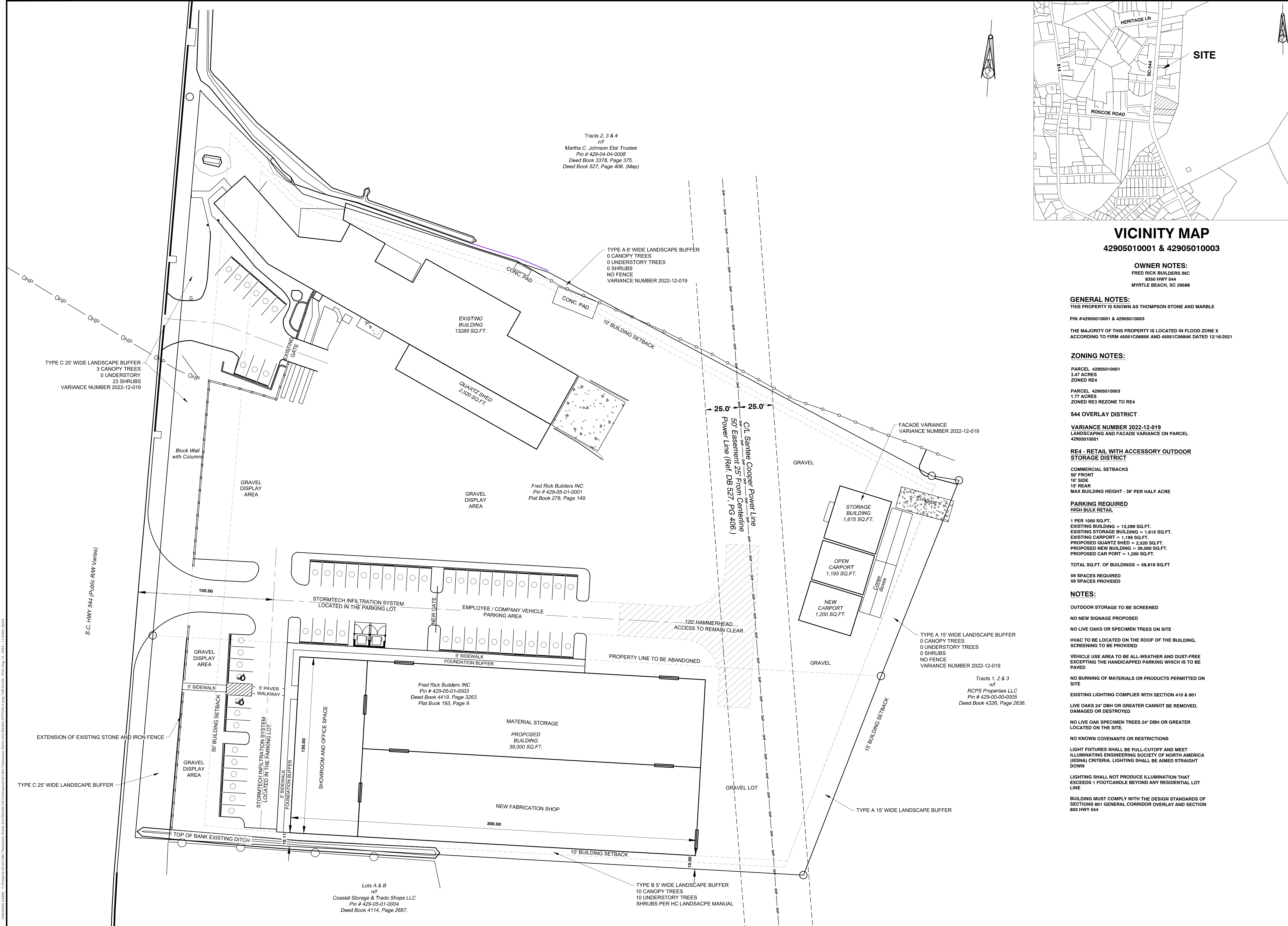
Plan Number 68604

Rezoning 1.77 acres
from RE 3 to RE 4

 HC Government



DRAWING NAME: Y:\Projects\221284 Thompson Stone and Marble CE Conceptual\221284 Thompson Stone and Marble Option 3.dwg T&B 24-08 - Plan Aug 13, 2024 - 11:23am gsmk



VICINITY MAP
42905010001 & 42905010003

OWNER NOTES:
FRED RICK BUILDERS INC
6350 HWY 544
MYRTLE BEACH, SC 29588

GENERAL NOTES:
THIS PROPERTY IS KNOWN AS THOMPSON STONE AND MARBLE
PIN #42905010001 & 42905010003
THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE X
ACCORDING TO FIRM 45051C0685K AND 45051C0684K DATED 12/16/2021

ZONING NOTES:
PARCEL 42905010001
3.47 ACRES
ZONED RE4
PARCEL 42905010003
1.77 ACRES
ZONED RE3 REZONE TO RE4
544 OVERLAY DISTRICT

VARIANCE NUMBER 2022-12-019
LANDSCAPING AND FACADE VARIANCE ON PARCEL
42905010001
RE4 - RETAIL WITH ACCESSORY OUTDOOR
STORAGE DISTRICT
COMMERCIAL SETBACKS
50' FRONT
10' SIDE
15' REAR
MAX BUILDING HEIGHT - 35' PER HALF ACRE

PARKING REQUIRED
HIGH BULK RETAIL
1 PER 1000 SQ.FT.
EXISTING BUILDING = 13,289 SQ.FT.
EXISTING STORAGE BUILDING = 1,615 SQ.FT.
EXISTING CARPORT = 1,195 SQ.FT.
PROPOSED QUARTZ SHED = 2,520 SQ.FT.
PROPOSED NEW BUILDING = 39,000 SQ.FT.
PROPOSED CAR PORT = 1,200 SQ.FT.
TOTAL SQ.FT. OF BUILDINGS = 58,819 SQ.FT.

NOTES:
OUTDOOR STORAGE TO BE SCREENED
NO NEW SIGNAGE PROPOSED
NO LIVE OAKS OR SPECIMEN TREES ON SITE
HVAC TO BE LOCATED ON THE ROOF OF THE BUILDING,
SCREENING TO BE PROVIDED
VEHICLE USE AREA TO BE ALL-WEATHER AND DUST-FREE
EXCEPTING THE HANDICAPPED PARKING WHICH IS TO BE
PAVED
NO BURNING OF MATERIALS OR PRODUCTS PERMITTED ON
SITE
EXISTING LIGHTING COMPLIES WITH SECTION 410 & 801
LIVE OAKS 24" DBH OR GREATER CANNOT BE REMOVED,
DAMAGED OR DESTROYED
NO LIVE OAK SPECIMEN TREES 24" DBH OR GREATER
LOCATED ON THE SITE.
NO KNOWN COVENANTS OR RESTRICTIONS
LIGHT FIXTURES SHALL BE FULL-CUTOFF AND MEET
ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA
(IESNA) CRITERIA. LIGHTING SHALL BE AIMED STRAIGHT
DOWN
LIGHTING SHALL NOT PRODUCE ILLUMINATION THAT
EXCEEDS 1 FOOTCANDLE BEYOND ANY RESIDENTIAL LOT
LINE
BUILDING MUST COMPLY WITH THE DESIGN STANDARDS OF
SECTIONS 801 GENERAL CORRIDOR OVERLAY AND SECTION
803 HWY 544

EARTHWORKS
planning and design consultants

11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISION SCHEDULE		BY
NO.	DATE	DESCRIPTION
1	06/24/2024	ADDITIONAL CARPORT

THOMPSON STONE AND MARBLE

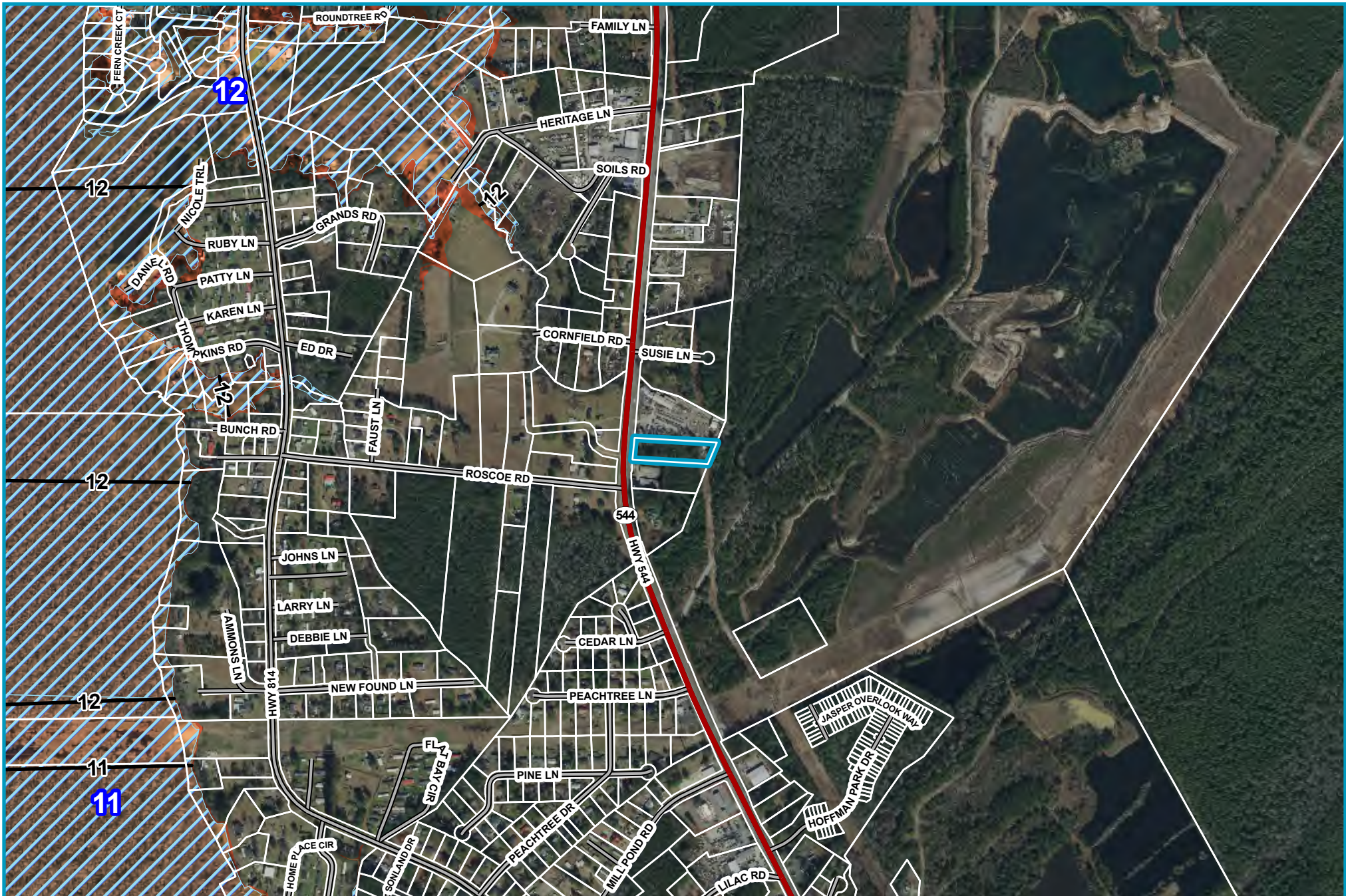
LAND PLAN

ANDREW THOMPSON
HORRY COUNTY

PROJECT: 221284
DATE: 08/28/2023
SCALE: 1" = 30'
DESIGNED BY: DTP
DRAWN BY: DTP
CHECKED BY: SGS

**SHEET
LP**

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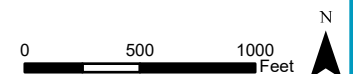
- Parcel for Consideration
- Supplemental Flood Zone
- Major Road
- Preliminary Base Flood Elevation (BFE)
- AE - Special Flood Hazard Area
- 0.2% Annual Chance Flood Hazard
- Other Road

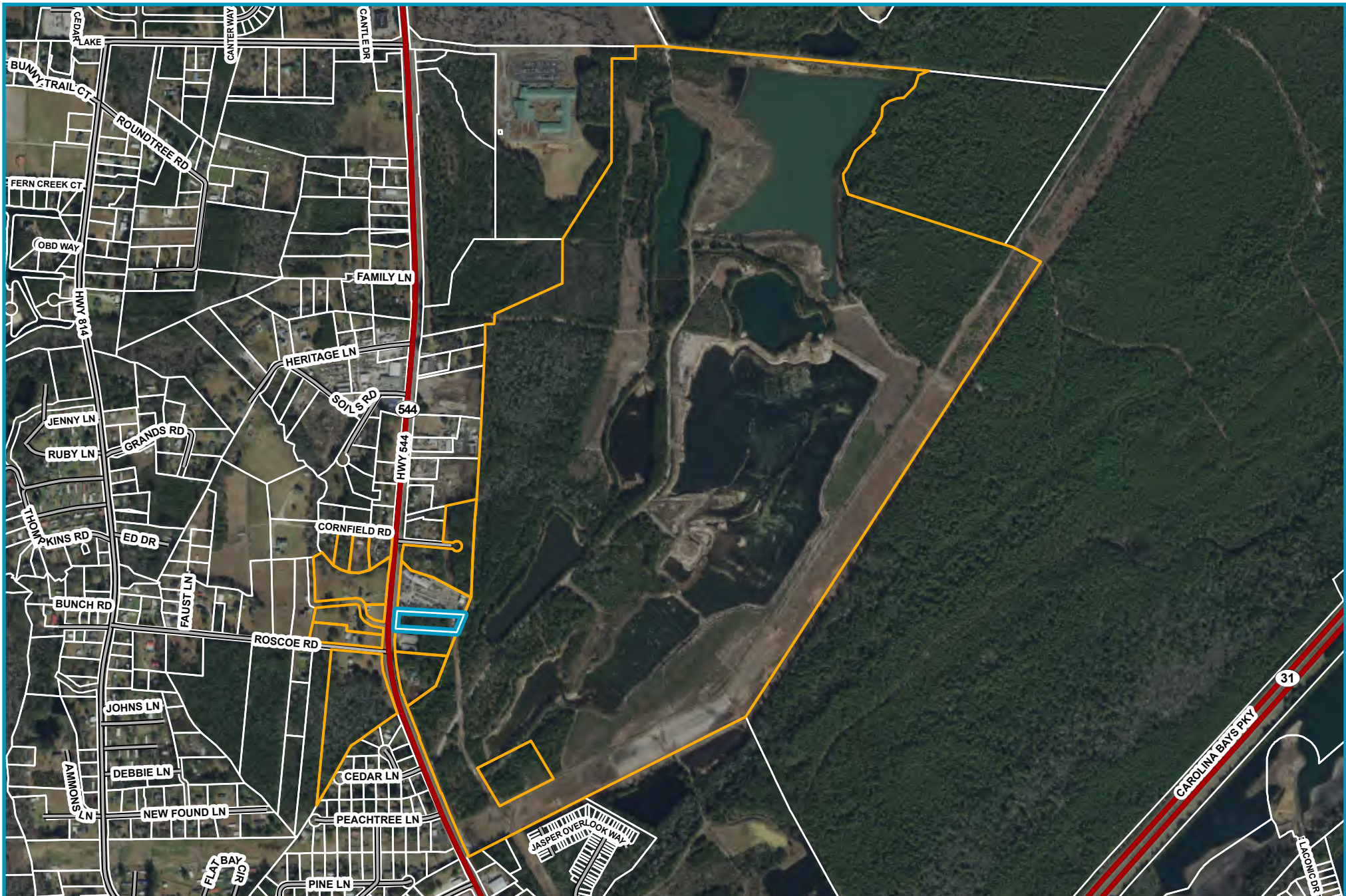
Flood Map


Rezoning Case Number 2024-10-002

Plan Number 68604

Rezoning 1.77 acres
from RE 3 to RE 4






 Parcel for Consideration

 Public Notice

 Major Road

 Other Road

Public Notice Map

Rezoning Case Number 2024-10-002

Plan Number 68604

Rezoning 1.77 acres
from RE 3 to RE 4



COUNTY OF HORRY

)

STATE OF SOUTH CAROLINA

)

)

Ordinance No. 02-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 3 ACRE PORTION OF PIN 29700000016 FROM LIMITED FOREST AGRICULTURE (LFA) TO COMMERCIAL AGRICULTURE (AG 2)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Limited Forest Agriculture (LFA) to Commercial Agriculture (AG 2) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 29700000016 and currently zoned Limited Forest Agriculture (LFA) is hereby rezoned to Commercial Agriculture (AG 2), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/7/25
Second Reading: 1/21/25
Third Reading: 2/4/25
Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	David C Cox III	Rezoning Request #	2024-11-001
PIN #	297-00-00-0016	County Council District #	10- Hardee
Site Location	Hwy 471 in Conway	Staff Recommendation	Approval
Property Owner	Barbara C Cox	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	3 (portion)

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	LFA	Flood Information	X	LFA	LFA	LFA
Proposed Zoning	AG 2	Wetland Information	N/A	FA	Subject Property	LFA
Proposed Use	RV & Boat Storage	Utilities	N/A	LFA	LFA	LFA
Character of the Area	Rural Residential	Fire in miles	2.3 – Horry County Fire Station 14 – Career			
		EMS in miles	2.3 – Horry County Fire Station 14 – Career			

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone a 3 acre portion from LFA to AG2 for RV & boat storage. The property currently contains two manufactured homes and is surrounded by LFA zoning, although there is some CFA zoning in close proximity.

The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states “Land development should retain the rural character by retaining large tracts of land, preserving wide natural buffers between differing land uses, and discouraging land uses that are incompatible to adjacent agricultural uses. Commercial development and services are allowable in Rural Activity Centers, primarily located at historic rural crossroads.”

Some of the allowed uses in AG 2 include manufactured homes, stick-built homes, commercial crop production, horticulture farm, produce stands, non-commercial personal use building, value-added product processing, Beer, wine and spirit production, tastings, and retail sales of related merchandise, aqua farm, commercial agriculture facility up to 500,000 lbs, commercial animal raising facilities, animal services, livestock/agriculture auction facilities, farm animals, outdoor storage, vehicle/ equipment/ mobile home sales, car wash, vehicle and equipment repairs, boat service, golf course, firearm training and sports facilities, commercial cemeteries and mausoleums, trade shops, warehouses, wholesale distribution, bait and tackle shops, retail, lawn & garden nurseries, bulk landscape material supplier, hardware stores, LP gas dealer (less than 1,000 gallons), ATM & ice vending machines, gas stations, daycares, churches, telecommunication towers, and accessory dwelling unit.

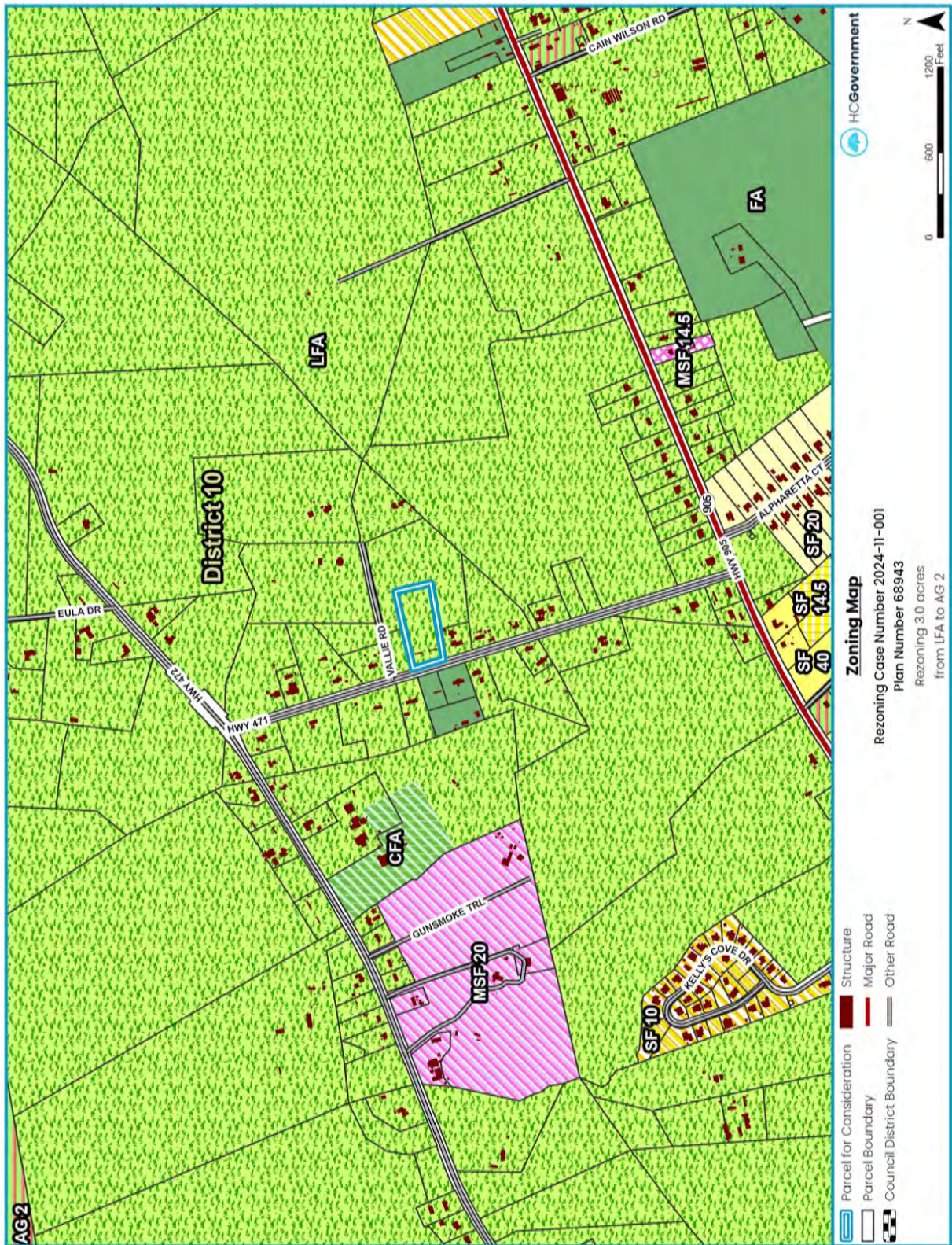
Public Comment: 12/05/2024- There was no public input. Dave Cox was present to address any questions and concerns.

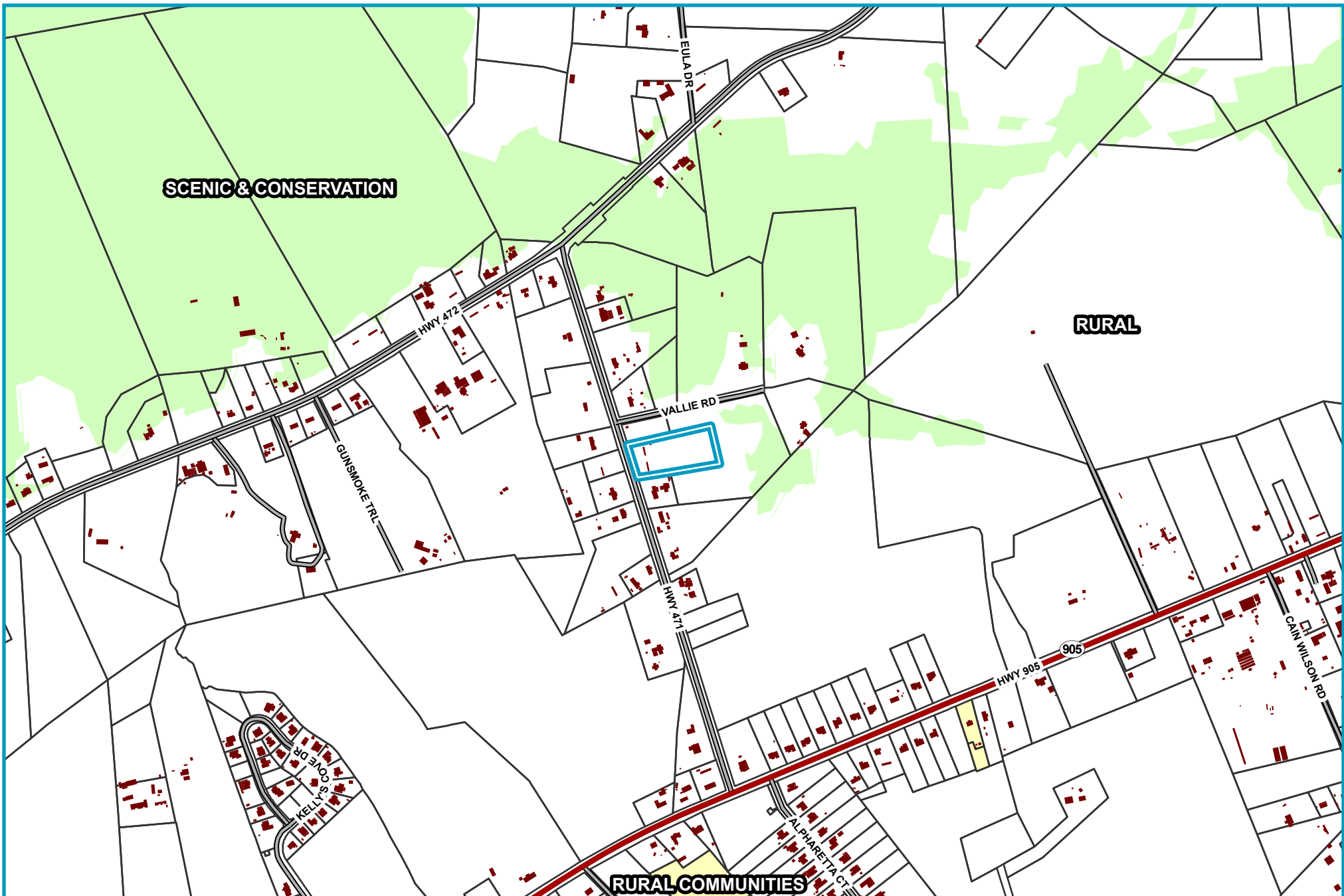
Proposed Improvements	
------------------------------	--

TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	16 / 100		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	80 / 500	Conway High	2,095	1,581	75%
Existing Road Conditions	State, Paved, Two-lane	Conway Middle	657	617	94%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 905, Station 253 7,200 AADT 40-45%	Kingston Elementary	639	498	78%

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
DIMENSIONAL STANDARDS	AG 2 (Comm/Res)	LFA (Comm & Res)	LFA (Comm & Res)	FA (Comm/Res)		
Min. Lot Size (in square feet)	21,780 / 21,780	43,560	43,560	43,560 / 21,780		
Front Setback (in feet)	50 / 40	60	60	60 / 40		
Side Setback (in feet)	10 / 15	25	25	25 / 10		
Corner Side Setback (in feet)	15 / 22.5	37.5	37.5	37.5 / 15		
Rear Setback (in feet)	15 / 25	40	40	40 / 15		
Bldg. Height (in feet)	65 / 35	35	35	35 / 35		

Attachment A – Rezoning Maps





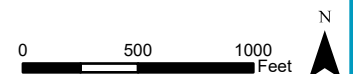
- Parcel for Consideration
- Parcel Boundary
- Structure
- Major Road
- Other Road

Future Land Use Map

Rezoning Case Number 2024-11-001

Plan Number 68943

Rezoning 3.0 acres
from LFA to AG 2





Parcel for Consideration



Other Road

Aerial Map

Rezoning Case Number 2024-11-001

Plan Number 68943

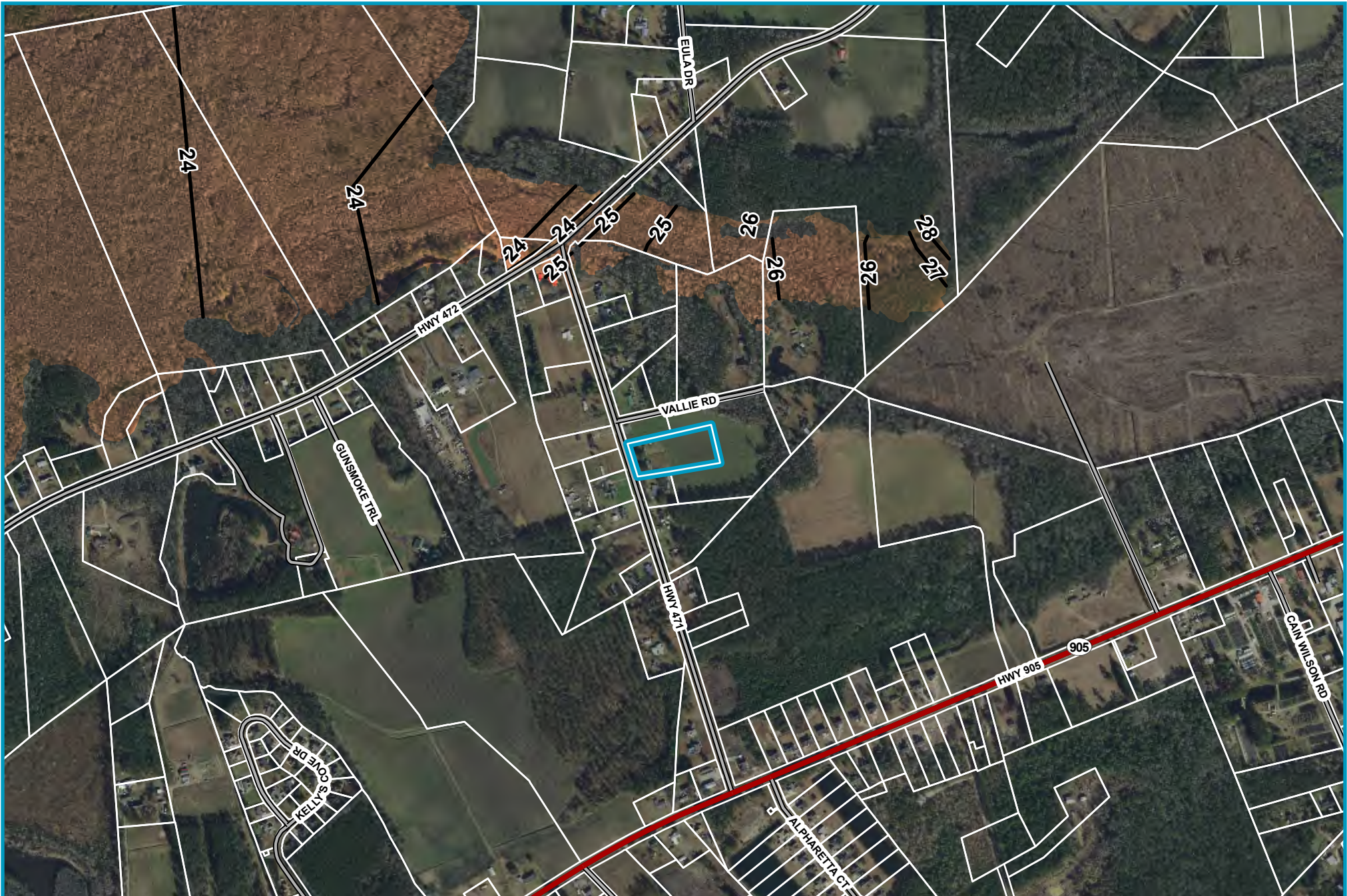
Rezoning 3.0 acres
from LFA to AG 2








HC Government

0 100 200
Feet





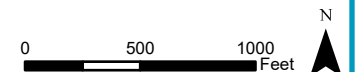
-  Parcel for Consideration
-  Major Road
-  Other Road
-  Preliminary Base Flood Elevation (BFE)
-  AE - Special Flood Hazard Area

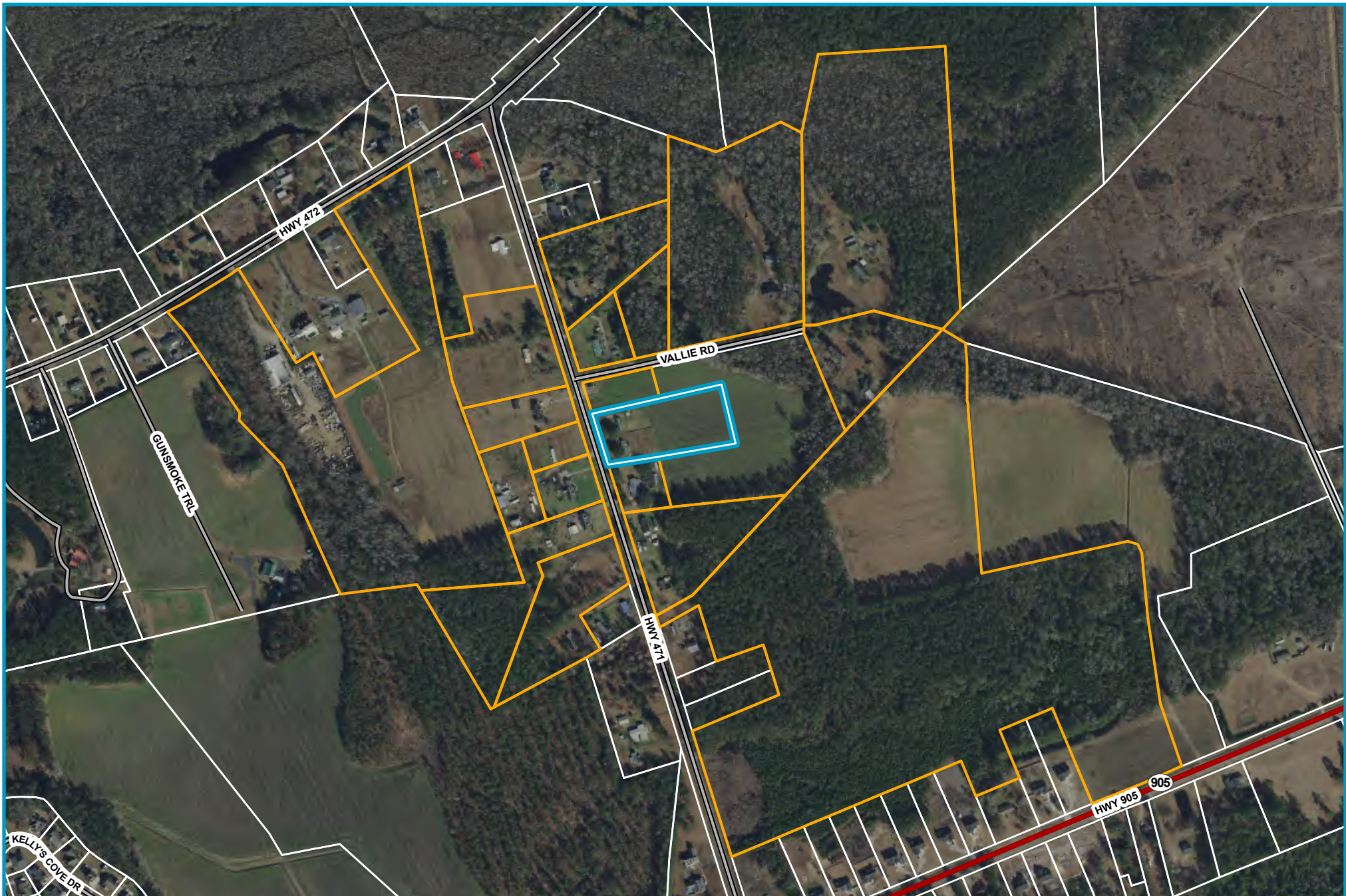
Flood Map





Rezoning Case Number 2024-11-001

Plan Number 68943

Rezoning 3.0 acres
from LFA to AG 2





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-11-001

Plan Number 68943

Rezoning 3.0 acres
from LFA to AG 2



COUNTY OF HORRY

)

Ordinance No. 03-2025

STATE OF SOUTH CAROLINA

)

)

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 2 ACRE PORTION OF PIN 21200000010 FROM FOREST AGRICULTURE (FA) TO COMMERCIAL AGRICULTURE (AG 2)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Forest Agriculture (FA) to Commercial Agriculture (AG 2) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 21200000010 and currently zoned Forest Agriculture (FA) is hereby rezoned to Commercial Agriculture (AG 2), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1

Bill Howard, District 2

Dennis DiSabato, District 3

Gary Loftus, District 4

Tyler Servant, District 5

Cam Crawford, District 6

Tom Anderson, District 7

Michael Masciarelli, District 8

R. Mark Causey, District 9

Danny Hardee, District 10

Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/7/25

Second Reading: 1/21/25

Third Reading: 2/4/25

Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Gaskins & LeCraw	Rezoning Request #	2024-11-002
PIN #	212-00-00-0010	County Council District #	10- Hardee
Site Location	Red Bluff Rd in Loris	Staff Recommendation	Approval
Property Owner	Dayton D Powell	PC Recommendation	5:1 Approval
		Size (in acres) of Request	2 (portion)

ZONING INFORMATION

Current Zoning	FA
Proposed Zoning	AG 2
Proposed Use	10,640 sqft Retail Store
Character of the Area	Rural residential

LOCATION INFORMATION

Flood Information	X	FA	FA	FA
Wetland Information	N/A	FA	Subject Property	FA
Utilities	Public	FA	FA	TRS
Fire in miles	2.6 – Horry County Fire Station 42 – Volunteer			
EMS in miles	2.7 – Horry County Fire Station 35 – Career			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Rural	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone and approximate 2 acre portion from FA to AG2 for Retail. The property is surrounded by FA zoning with the exception of the Hot Spot Gas Station property, which is zoned TRS. FA allows retail but limits the building to 4,500 sqft. The applicant has provided a site plan depicting a 10,640 sqft retail building.

The future land use designation is Rural. The Imagine 2040 Comprehensive Plan states “Land development should retain the rural character by retaining large tracts of land, preserving wide natural buffers between differing land uses, and discouraging land uses that are incompatible to adjacent agricultural uses. Commercial development and services are allowable in Rural Activity Centers, primarily located at historic rural crossroads.”

Some of the allowed uses in AG 2 include manufactured homes, stick-built homes, commercial crop production, horticulture farm, produce stands, non-commercial personal use building, value-added product processing, Beer, wine and spirit production, tastings, and retail sales of related merchandise, aqua farm, commercial agriculture facility up to 500,000 lbs, commercial animal raising facilities, animal services, livestock/agriculture auction facilities, farm animals, outdoor storage, vehicle/ equipment/ mobile home sales, car wash, vehicle and equipment repairs, boat service, golf course, firearm training and sports facilities, commercial cemeteries and mausoleums, trade shops, warehouses, wholesale distribution, bait and tackle shops, retail, lawn & garden nurseries, bulk landscape material supplier, hardware stores, LP gas dealer (less than 1,000 gallons), ATM & ice vending machines, gas stations, daycares, churches, telecommunication towers, and accessory dwelling unit.

*60' Setback on Hwy 31 (Red Bluff Rd)

Public Comment: 12/05/2024- Thomas Parks spoke in opposition of the request. His concerns were crime, the retail space including a grocery component and wildlife. He requested the property include a large privacy fence around the perimeter. Kyle Sharpe was present to address any questions and concerns.

Proposed Improvements	
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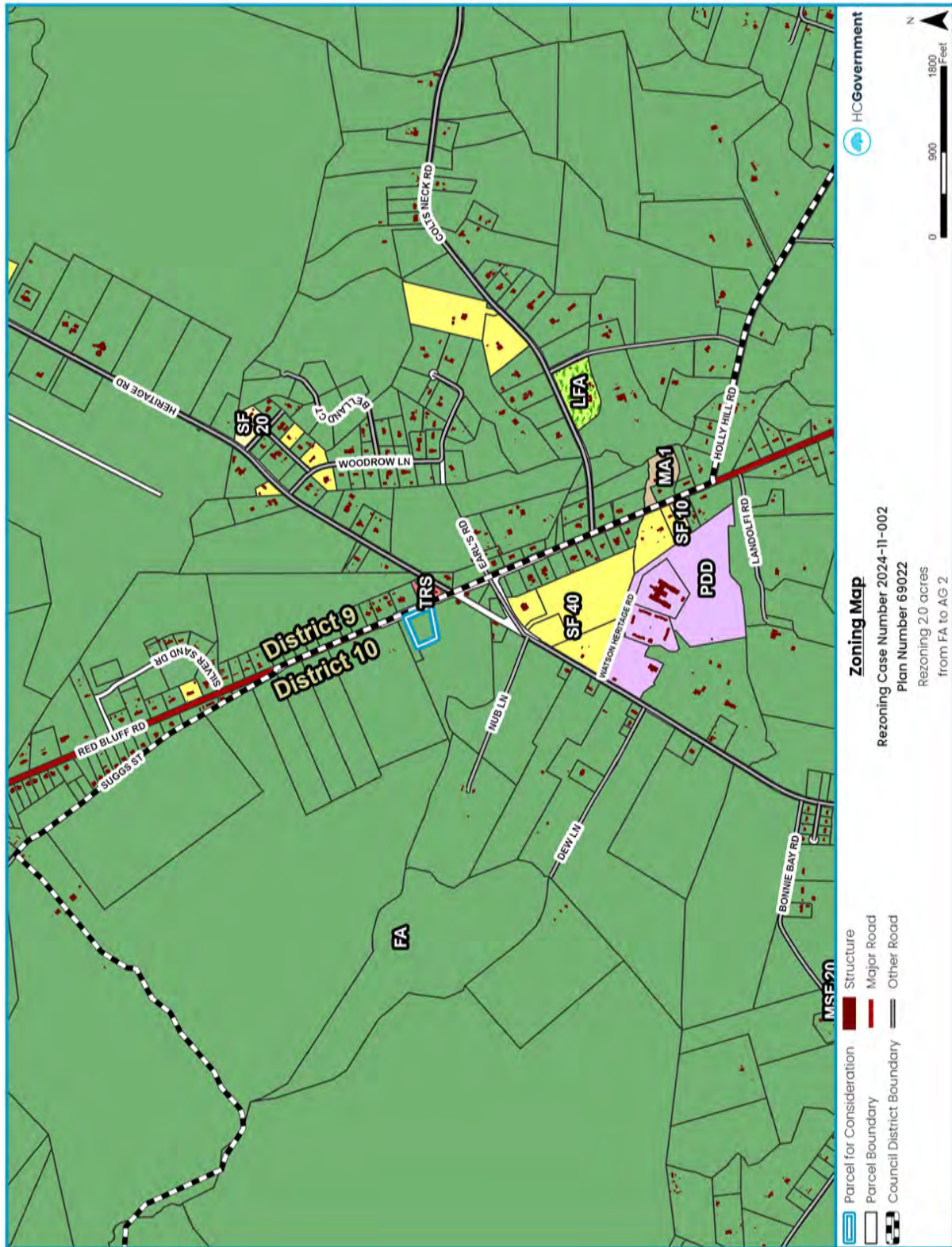
TRANSPORTATION INFORMATION

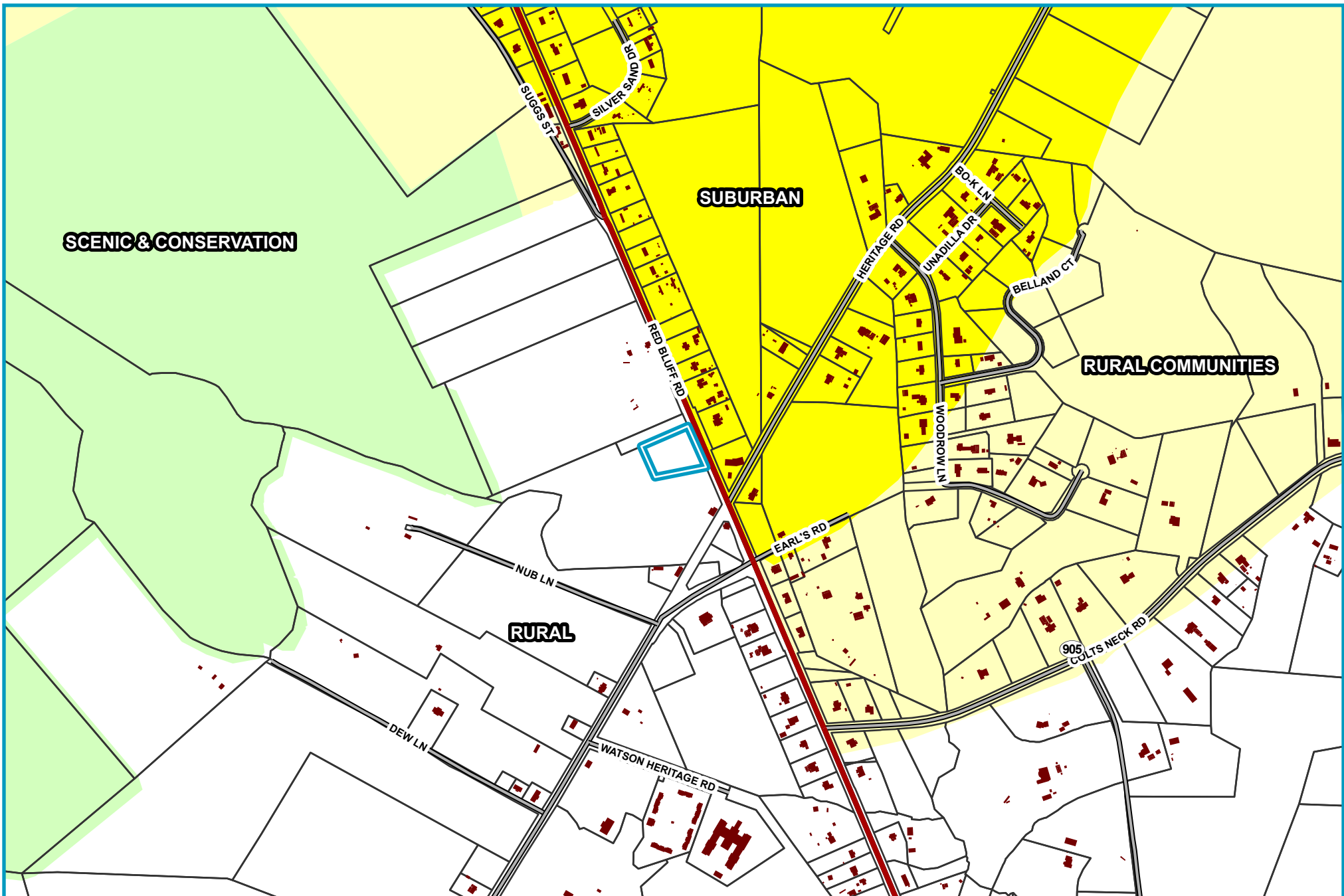
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 550		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	550 / 600	Loris High	1,059	778	73%
Existing Road Conditions	State, Paved, Two-lane	Loris Middle	859	704	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	S-31 (Bryant St), Station 270 5,500 AADT 35-40%	Loris Elementary	874	767	88%






HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
DIMENSIONAL STANDARDS	AG 2 (Comm/Res)	FA (Comm/Res)	FA (Comm/Res)	TRS (Comm/Res)		
Min. Lot Size (in square feet)	21,780 / 21,780	43,560 / 21,780	43,560 / 21,780	10,000 / 8,500		
Front Setback (in feet)	60* / 60*	60* / 60*	60* / 60*	60* / 60*		
Side Setback (in feet)	10 / 15	25 / 10	25 / 10	10 / 10		
Corner Side Setback (in feet)	15 / 22.5	37.5 / 15	37.5 / 15	15 / 15		
Rear Setback (in feet)	15 / 25	40 / 15	40 / 15	15 / 15		
Bldg. Height (in feet)	65 / 35	35 / 35	35 / 35	65 / 35		

Attachment A – Rezoning Maps





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

Future Land Use Map


Rezoning Case Number 2024-11-002

Plan Number 69022

Rezoning 2.0 acres
from FA to AG 2





 Parcel for Consideration

 Major Road

 Other Road

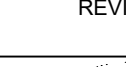
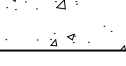
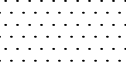
Aerial Map

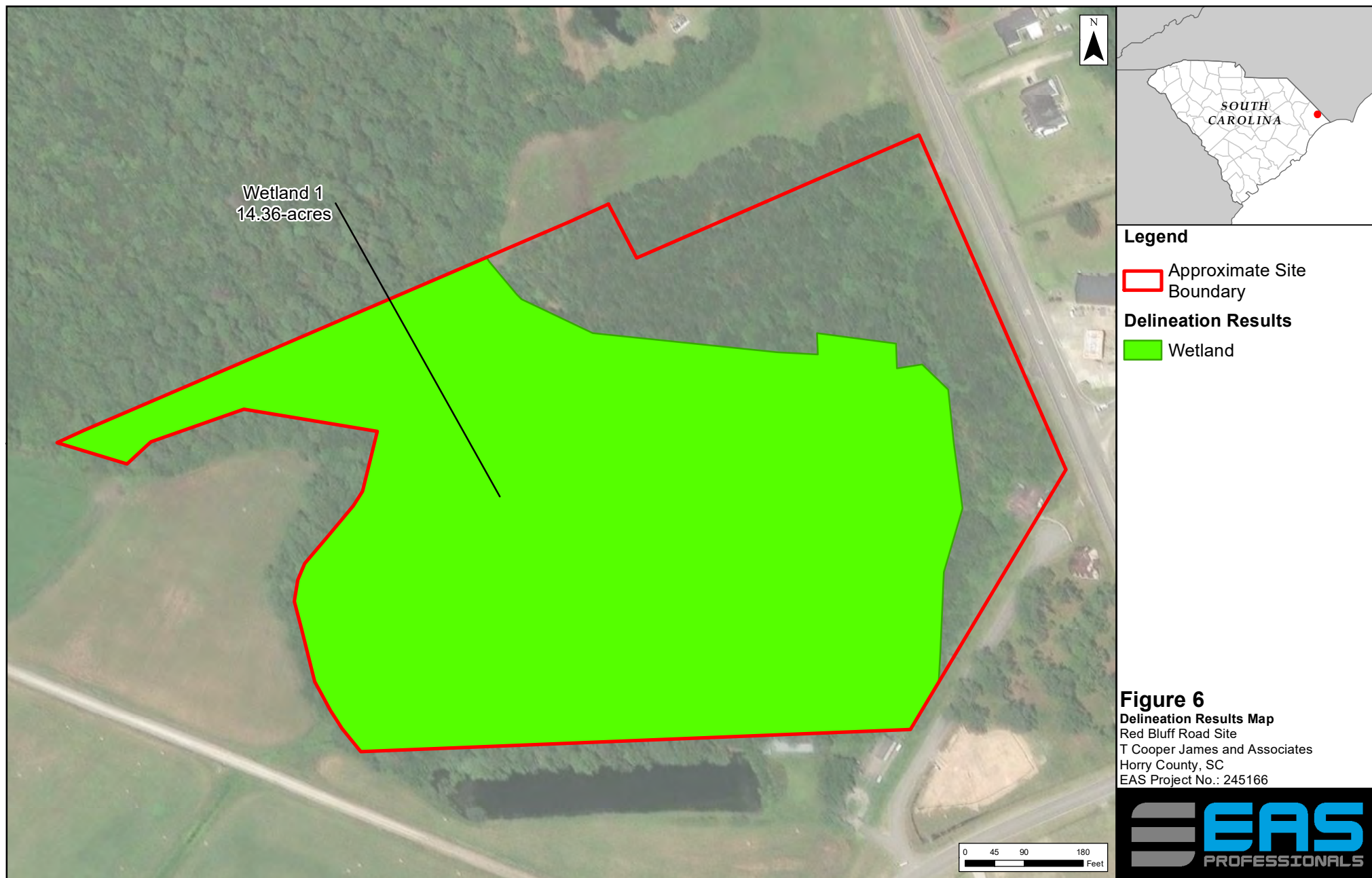
Rezoning Case Number 2024-11-002

Plan Number 69022

Rezoning 2.0 acres
from FA to AG 2



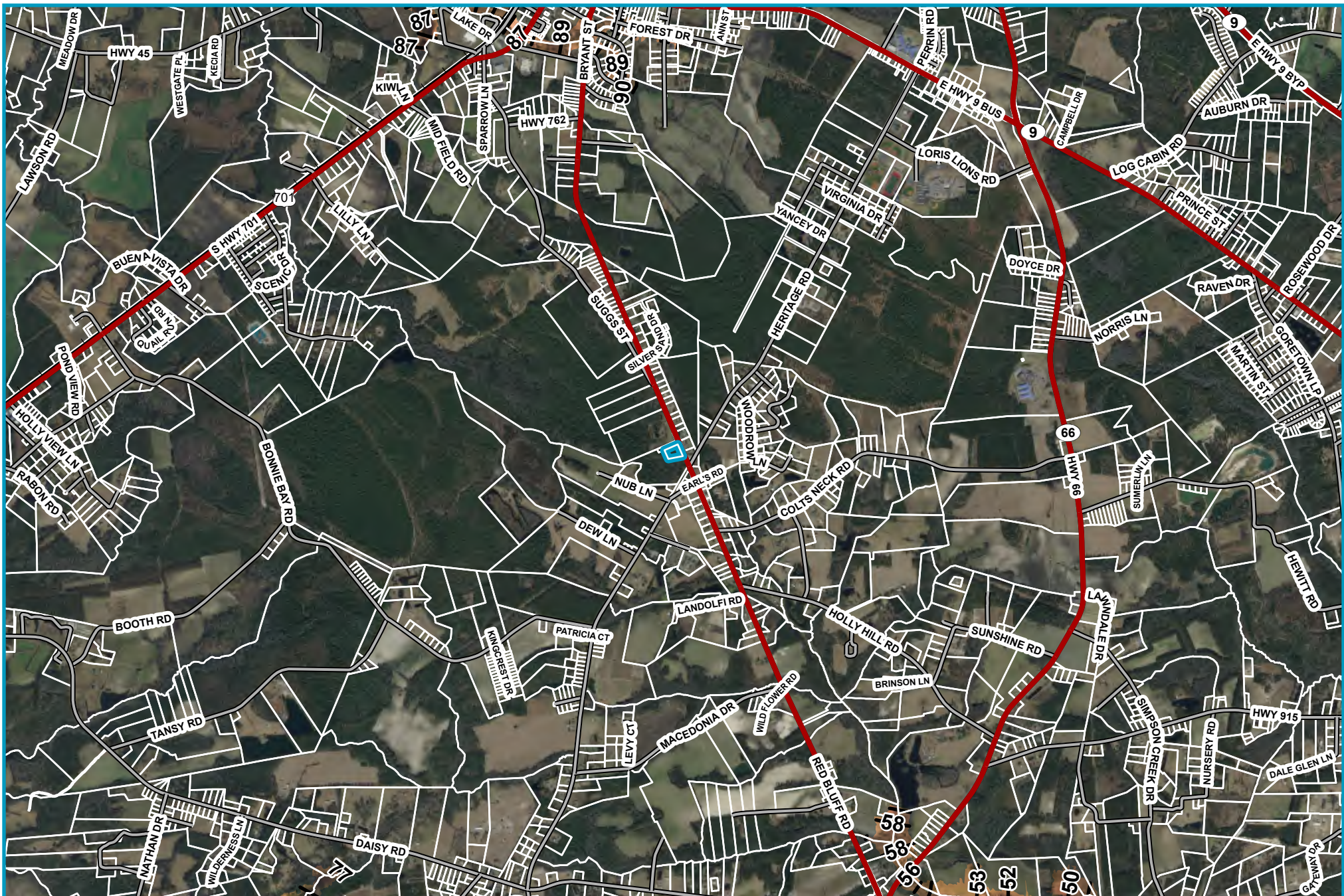
PAVEMENT LEGEND	
*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING	
	CONCRETE PAVEMENT (SEE GEOTECH REPORT)
	HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT)
	SCDOT PAVEMENT "4" - TYPE B BINDER COURSE "2" - TYPE B SURFACE COURSE "6" - AGGREGATE BASE COURSE (ABC) *COMPACTED THICKNESS



Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community; NAD 1983 StatePlane South Carolina FIPS 3900 Feet

This depiction contains GPS data of potentially jurisdictional features collected by EAS Professionals but is not valid until approved in writing by the U.S. Army Corps of Engineers

Date Created: 06/28/2024
GPS Data Collected: 07/09/2024
EAS Professionals, Inc.



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

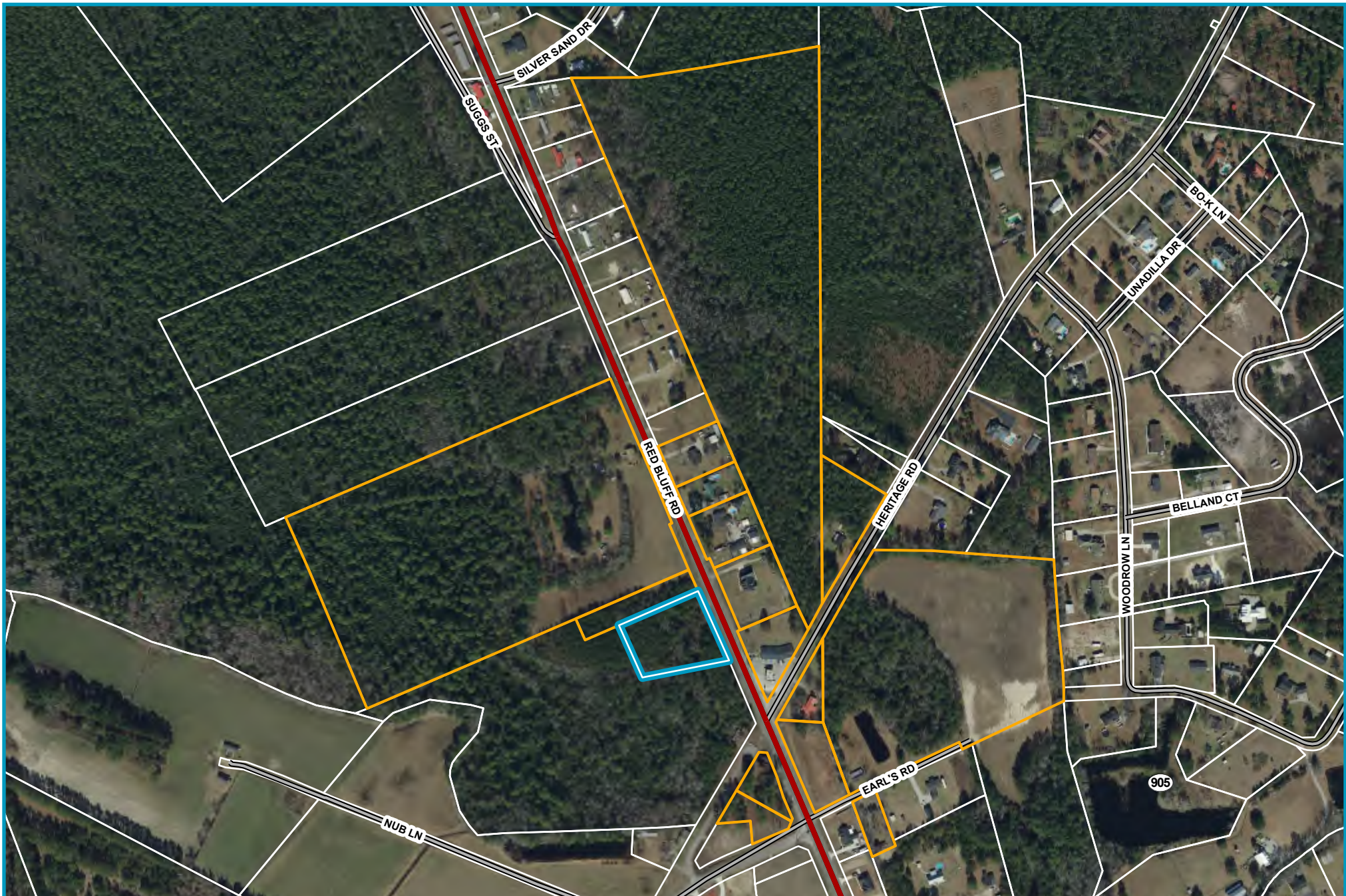
Flood Map





Rezoning Case Number 2024-11-002

Plan Number 69022

Rezoning 2.0 acres
from FA to AG 2





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-11-002

Plan Number 69022

Rezoning 2.0 acres
from FA to AG 2



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

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Ordinance No. 04-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 36605040006 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO RESIDENTIAL (MSF 20)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to Residential (MSF 20) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 36605040006 and currently zoned Commercial Forest Agriculture (CFA) is hereby rezoned to Residential (MSF 20), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 4th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/7/25
Second Reading: 1/21/25
Third Reading: 2/4/25

Public Hearing: 1/21/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Michael J Blanks Etal	Rezoning Request #	2024-11-003
PIN #	366-05-04-0006	County Council District #	10- Hardee
Site Location	Lees Landing Circle in Conway	Staff Recommendation	Approval
Property Owner	Michael J Blanks Etal	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	0.95

ZONING INFORMATION

Current Zoning	CFA
Proposed Zoning	MSF 20
Proposed Use	Additional Home
Character of the Area	Residential

LOCATION INFORMATION

Flood Information	X	MSF 20	SF 40	CFA
Wetland Information	N/A	MSF 20	Subject Property	CFA
Utilities	Public	MSF 20	CFA	CFA
Fire in miles	2.3 – Horry County Fire Station 43 – Career			
EMS in miles	2.3 – Horry County Fire Station 43 – Career			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Scenic & Conservation	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone approximately 0.95 acres from CFA to MSF 20 to permit an additional home. The property was previously two separate lots (one was substandard in size) but was combined due to the owner wanting to permit a storage building on the vacant lot, which required a primary structure. Now, the applicant would like to permit an accessory dwelling which requires double the minimum lot size. The property is 41,509 sqft and 43,560 sqft is the requirement.

There are lots zoned MSF 20 directly across Lees Landing Circle.

The future land use designation is Scenic and Conservation. The Imagine 2040 Comprehensive Plan states "If developed, design should use low-impact designs principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new development is discouraged."

Public Comment: 12/05/2024- There was no public input. Michael & Kelly Blanks were present to address any questions and concerns.

Proposed Improvements	
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TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Carolina Forest High	2,388	3,034	127%
Existing Road Conditions	State, Paved, Two-lane	Black Water Middle	960	785	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 90, Station 223 9,400 AADT 55-60%	Waccamaw Elementary	863	997	116%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 20	CFA (Comm/Res)	CFA (Comm/Res)	SF 40	MSF 20	
Min. Lot Size (in square feet)	20,000	43,560 / 21,780	43,560 / 21,780	40,000	20,000	
Front Setback (in feet)	40	60 / 40	60 / 40	50	40	
Side Setback (in feet)	15	25 / 10	25 / 10	20	15	
Corner Side Setback (in feet)	22.5	37.5 / 15	37.5 / 15	30	22.5	
Rear Setback (in feet)	25	40 / 15	40 / 15	30	25	
Bldg. Height (in feet)	35	35 / 35	35 / 35	35	35	

Zoning Map

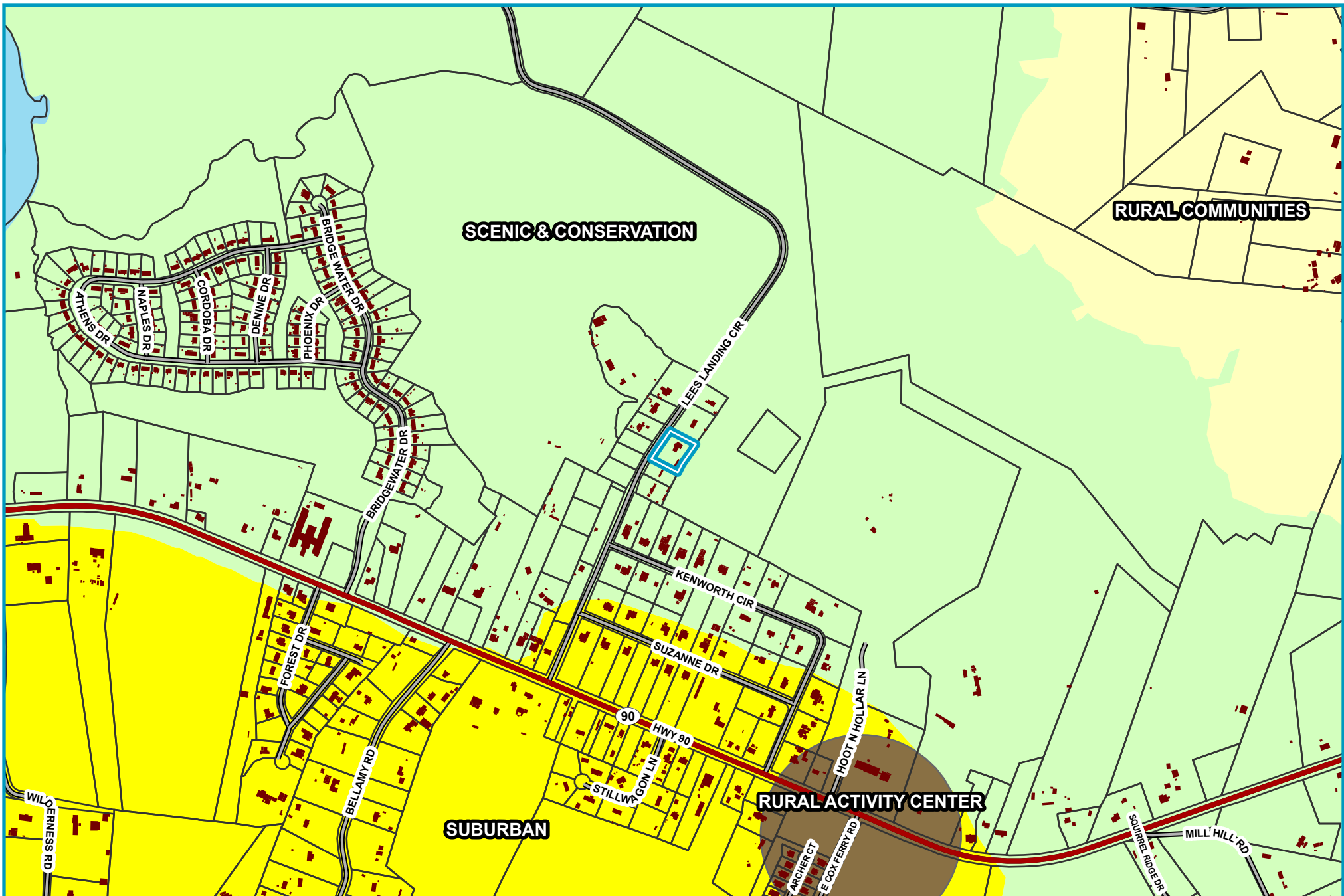
Rezoning Case Number 2024-11-003
Plan Number 69075
Rezoning 0.95 acres
from CFA to MSF 20

Legend:

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

Map Labels:

- District 10
- CFA
- MA2
- MSF 20
- MSF 40
- MRD 2
- MHP
- PUD
- SF 40
- SF 14.5
- SF 8.5
- AG 3
- Hwy 90
- Mill Hill Rd
- E Oak Perry Rd
- Hoot N Hollar Ln
- Kenworth Cir
- Suzanne Dr
- Lees Landing Cir
- Bellamy Rd
- Forest Dr
- Wilderness Rd
- Bridge Water Dr
- Cordoba Dr
- Naples Dr
- Phoenix Dr
- Denine Dr



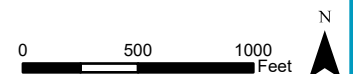
- Parcel for Consideration
- Waterbody
- Parcel Boundary
- Major Road
- Structure
- Other Road

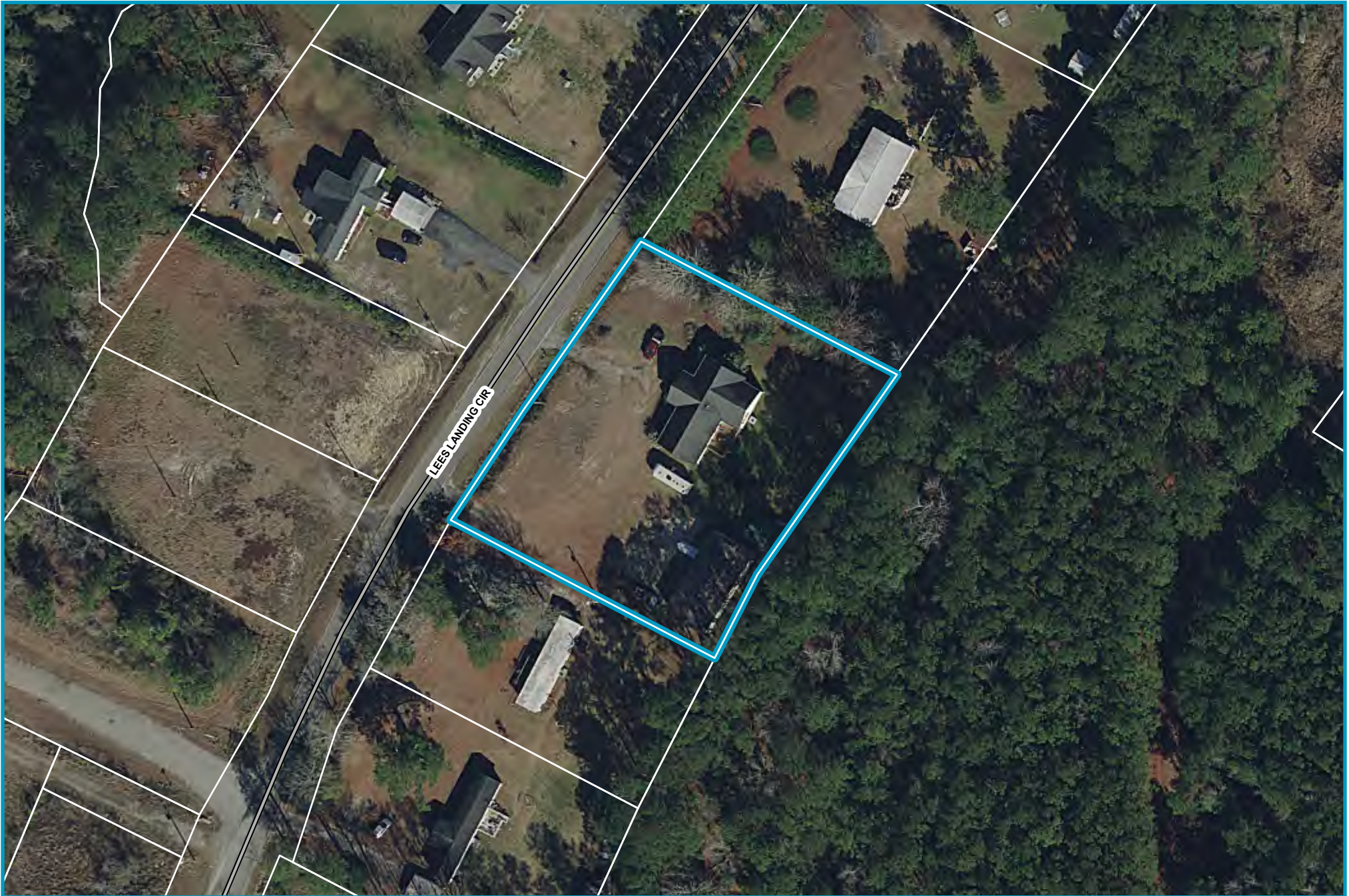
Future Land Use Map

Rezoning Case Number 2024-11-003

Plan Number 69075

Rezoning 0.95 acres
from CFA to MSF 20





Parcel for Consideration



Other Road

Aerial Map

Rezoning Case Number 2024-11-003

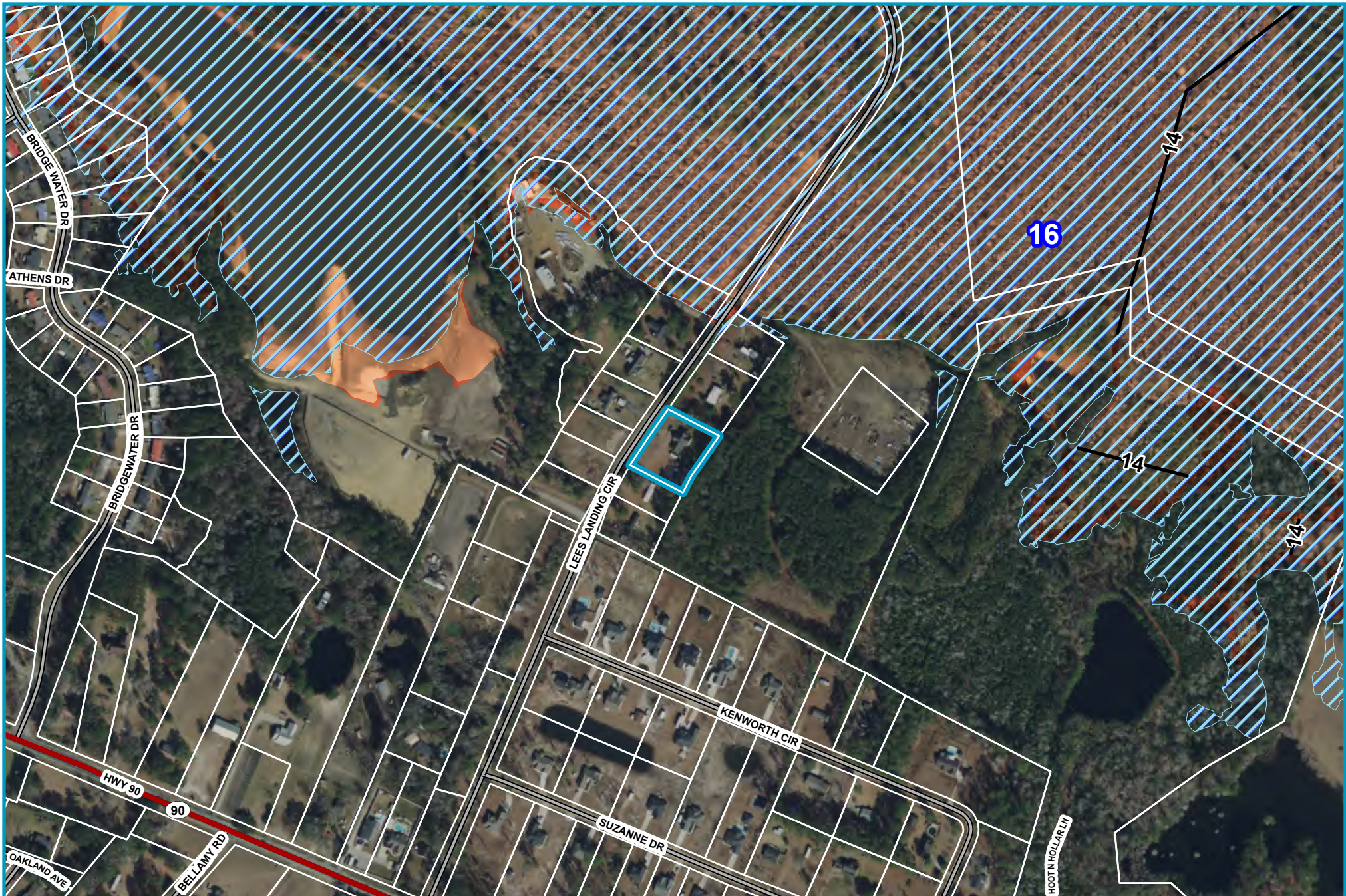
Plan Number 69075

Rezoning 0.95 acres
from CFA to MSF 20



0 50 100 Feet





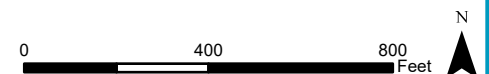
- | | |
|--------------------------|--|
| Parcel for Consideration | Supplemental Flood Zone |
| Major Road | Preliminary Base Flood Elevation (BFE) |
| Other Road | AE - Special Flood Hazard Area |
| | 0.2% Annual Chance Flood Hazard |

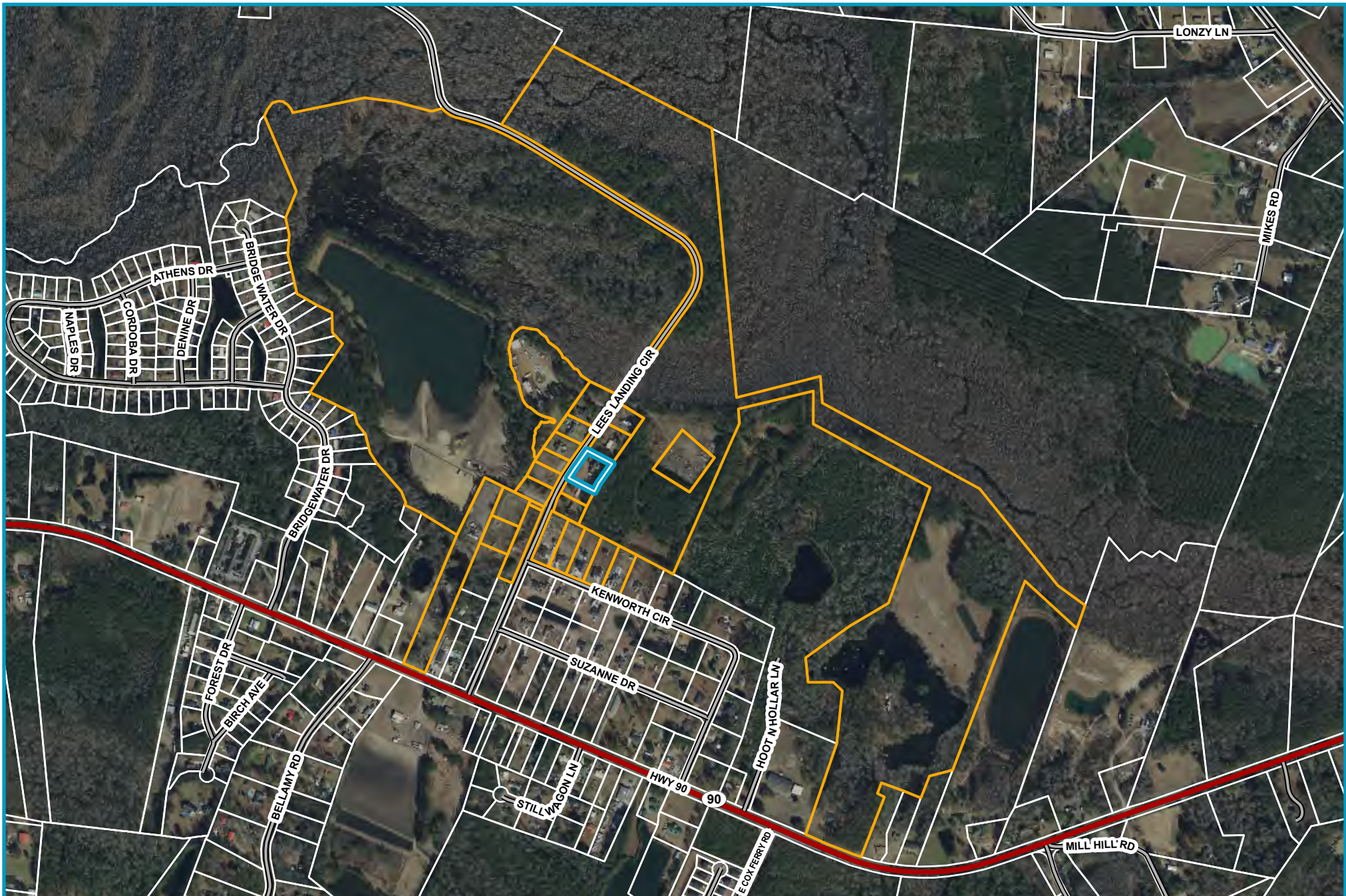
Flood Map





Rezoning Case Number 2024-11-003

Plan Number 69075

Rezoning 0.95 acres
from CFA to MSF 20





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-11-003

Plan Number 69075

Rezoning 0.95 acres
from CFA to MSF 20



COUNTY OF HORRY

)

STATE OF SOUTH CAROLINA

)

)

Ordinance No. 06-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PINS 34003040002 & 34003040015 FROM RESIDENTIAL (SF 40 & SF 10) TO RESIDENTIAL (SF 40)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF 40 & SF 10) to Residential (SF 40) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PINs 34003040002 & 34003040015 and currently zoned Residential (SF 40 & SF 10) is hereby rezoned to Residential (SF 40), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Venture Engineering	Rezoning Request #	2024-12-001
PIN #	340-03-04-0002, 340-03-04-0015	County Council District #	7- Anderson
Site Location	Honey Hill Loop in Conway	Staff Recommendation	Approval
Property Owner	Timothy D Rivito & RV Rescue	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	2.34

ZONING INFORMATION

Current Zoning	SF 40 & SF 10
Proposed Zoning	SF 40
Proposed Use	Combine with adjacent property
Character of the Area	Residential

LOCATION INFORMATION

Flood Information	AE, Supplemental, 500-Year	SF 10	SF 10	SF 10
Wetland Information	N/A	SF 10	Subject Property	SF 10
Utilities	Public	Wac River	Wac River	Wac River
Fire in miles	2.7 – Horry County Fire Station 40 – Career			
EMS in miles	4.8 – Conway Fire Station 29 – Career			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Rural Communities and Scenic & Conservation	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone 2 parcels totaling approximately 2.34 acres from SF 40 & SF 10 to SF 40. The applicant purchased an adjacent lot in Grissett Lake Landing which is zoned SF 10 and wants to combine it with his lot which is split zoned SF 10 & SF 40. This rezoning would resolve an existing non-conformity and reduce density in the flood zone.

The Imagine 2040 Comprehensive Plan states “If developed, design should use low-impact designs principles to support environmental preservation and avoid natural hazards. Subdivision of land into lots less than 5 acres in size for new development is discouraged.”

Public Comment: 01/02/2025- There was no public input. Cassidy Callaghan was present to address any questions and concerns.

Proposed Improvements	
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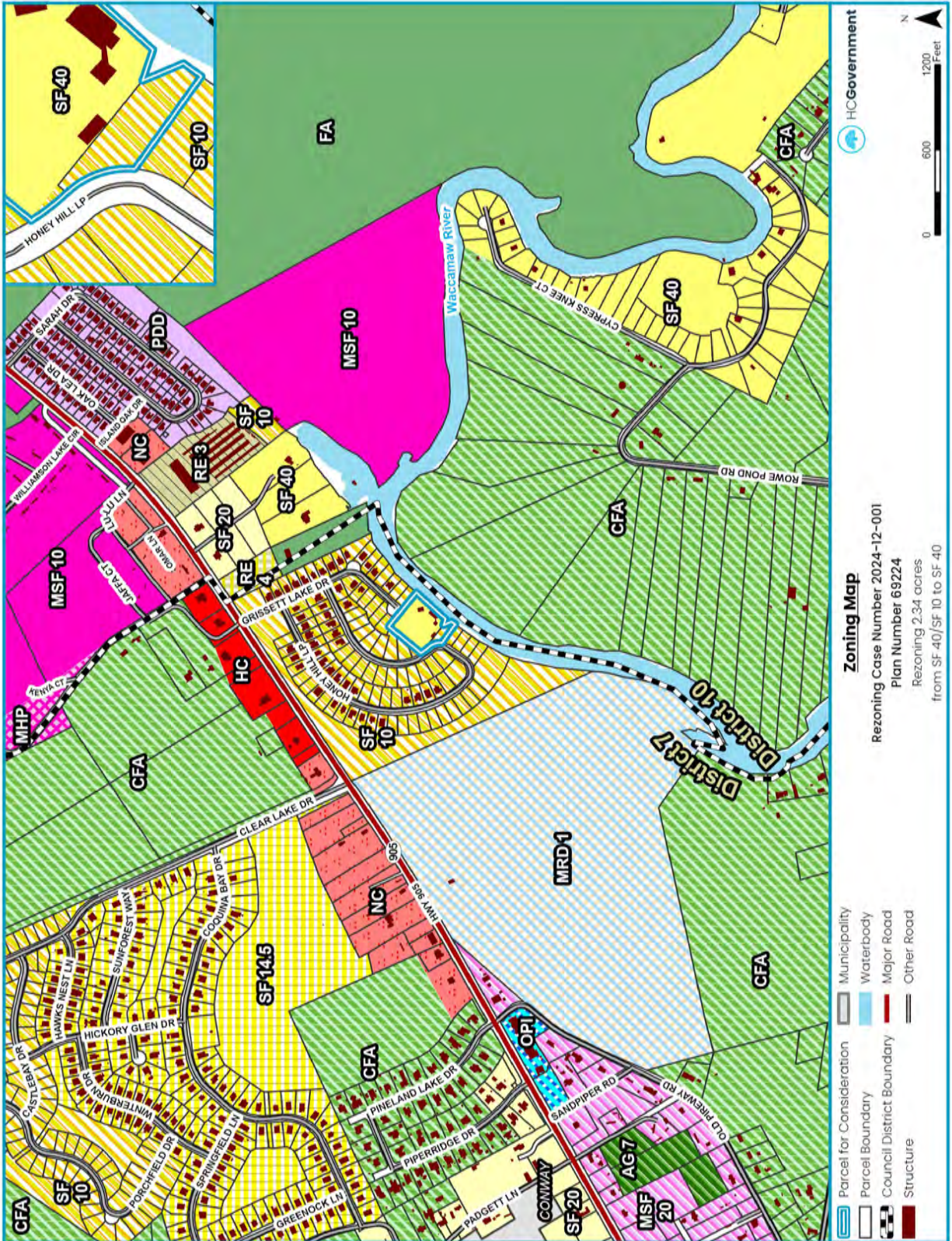
TRANSPORTATION INFORMATION

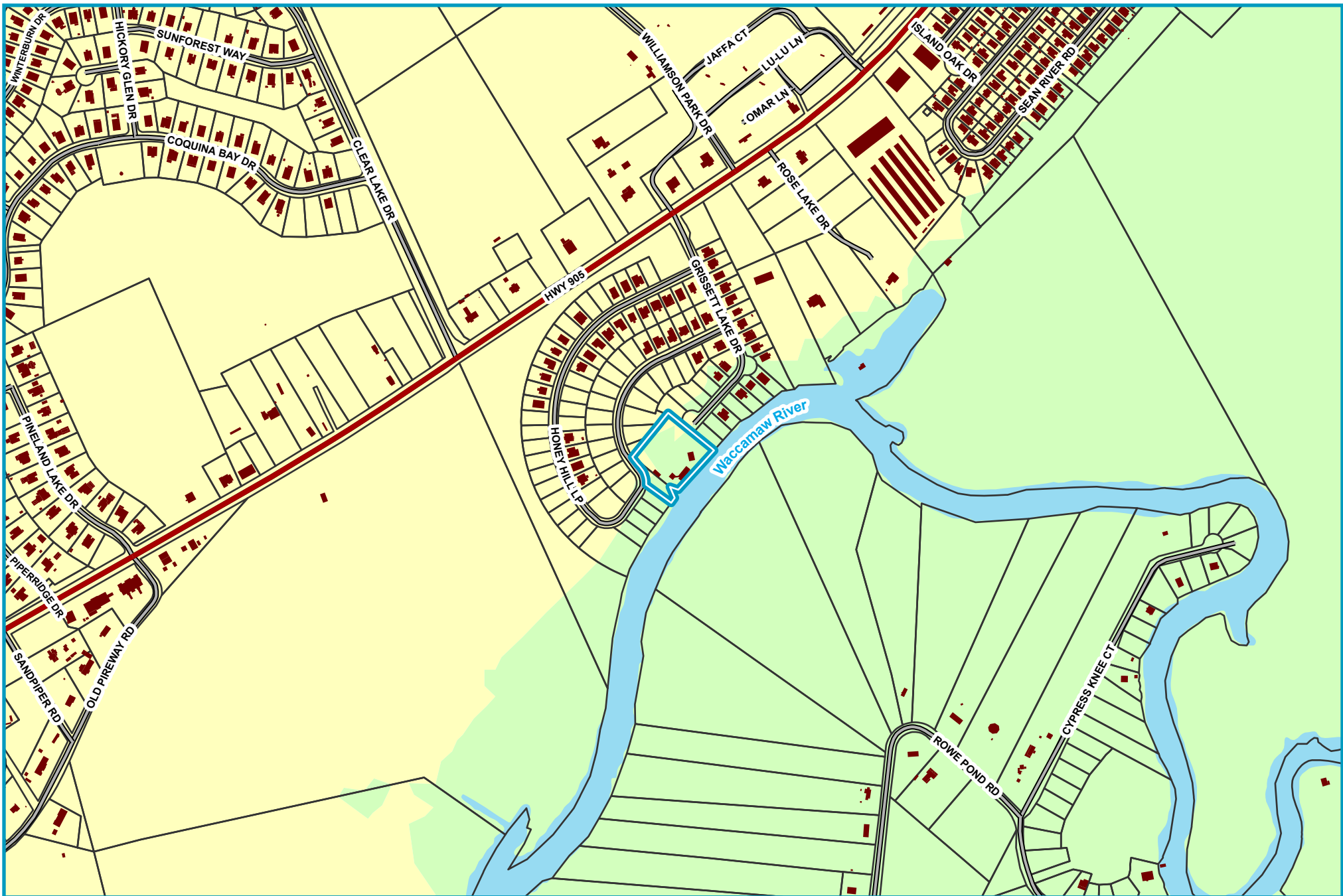
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 16		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	64 / 64	Conway High	2,095	1,581	75%
Existing Road Conditions	County, Paved, Two-lane	Conway Middle	657	617	94%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 905, Station 251 10,900 AADT 65-70%	Kingston Elementary	639	498	78%







DIMENSIONAL STANDARDS

	Requested	Current	Current	Adjacent	Adjacent	Adjacent
Min. Lot Size (in square feet)	40,000	40,000	10,000	10,000		
Front Setback (in feet)	50	50	25	25		
Side Setback (in feet)	20	20	10	10		
Corner Side Setback (in feet)	30	30	15	15		
Rear Setback (in feet)	30	30	15	15		
Bldg. Height (in feet)	35	35	35	35		

Attachment A – Rezoning Maps





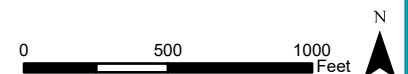
- | | | | |
|--|--------------------------|---|------------|
|  | Parcel for Consideration |  | Waterbody |
|  | Parcel Boundary |  | Major Road |
|  | Structure |  | Other Road |

Future Land Use Map

Rezoning Case Number 2024-12-001

Plan Number 69224

Rezoning 2.34 acres
from SF 40/SF 10 to SF 40





Parcel for Consideration



Other Road

Aerial Map

Rezoning Case Number 2024-12-001

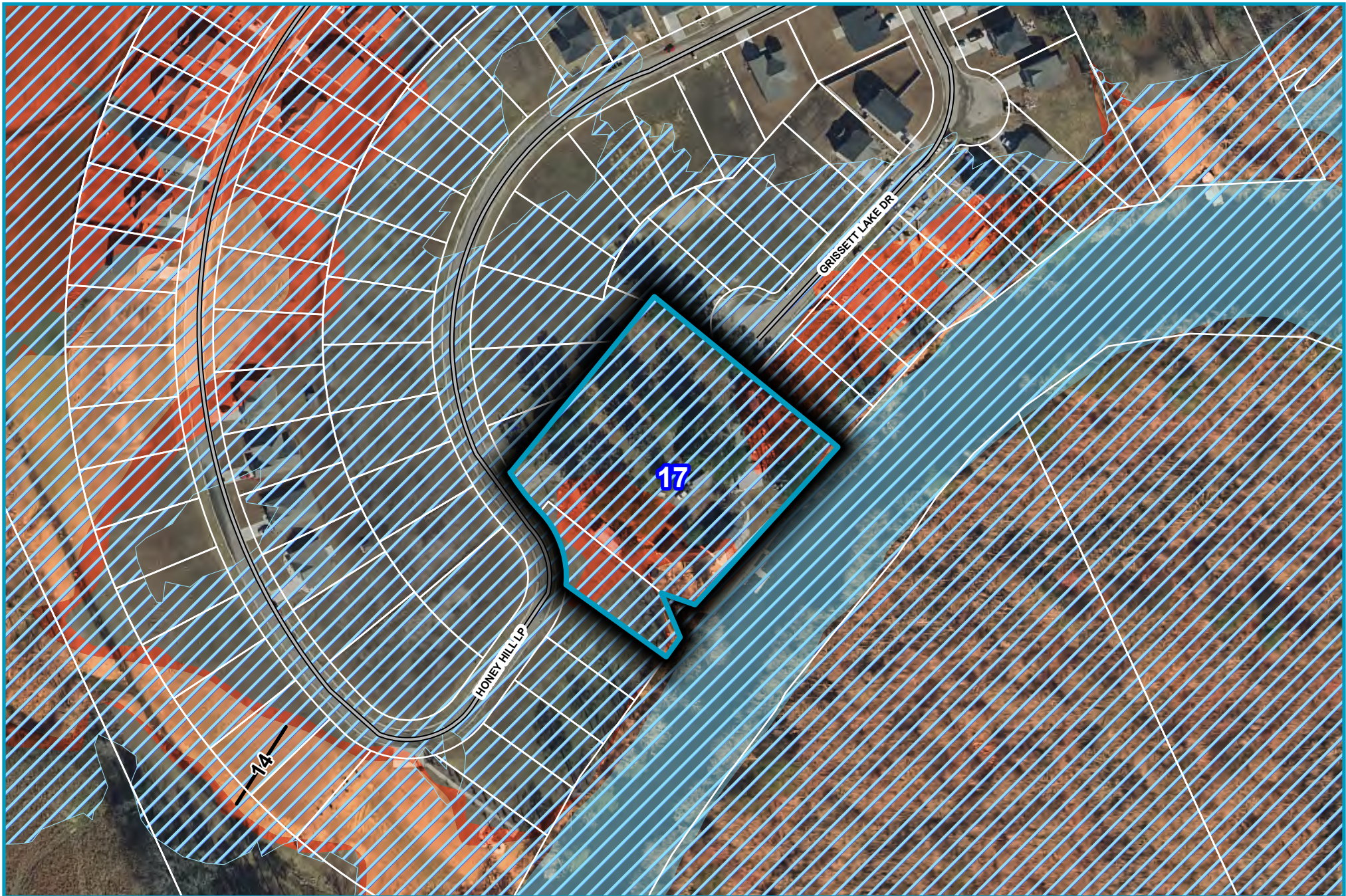
Plan Number 69224








Rezoning 2.34 acres
from SF 40/SF 10 to SF 40



0 50 100 Feet





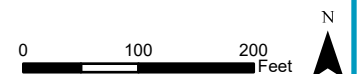
- | | |
|---|--|
|  Parcel for Consideration |  Supplemental Flood Zone |
|  Other Road |  Preliminary Base Flood Elevation (BFE) |
|  Major Waterbody |  AE - Special Flood Hazard Area |
| |  0.2% Annual Chance Flood Hazard |

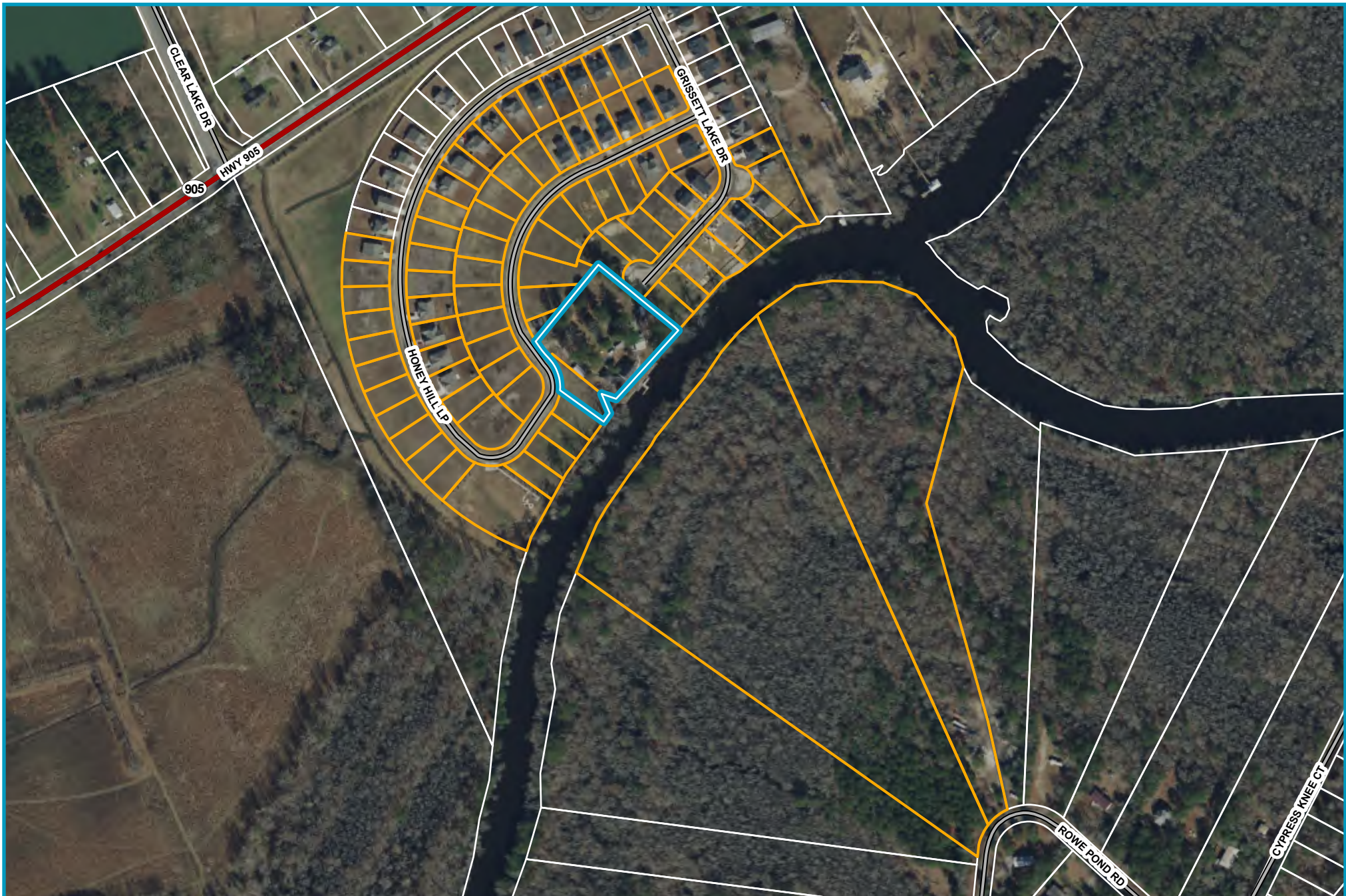
Flood Map





Rezoning Case Number 2024-12-001

Plan Number 69224

Rezoning 2.34 acres
from SF 40/SF 10 to SF 40





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-12-001

Plan Number 69224

Rezoning 2.34 acres
from SF 40/SF 10 to SF 40



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance No. 09-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 47002030014 FROM RESIDENTIAL (MSF 10) TO RESIDENTIAL (MSF 6)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (MSF 10) to Residential (MSF 6) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 47002030014 and currently zoned Residential (MSF 10) is hereby rezoned to Residential (MSF 6), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Diamond Shores	Rezoning Request #	2024-12-004
PIN #	470-02-03-0014	County Council District #	5- Servant
Site Location	Pine Ave in Garden City	Staff Recommendation	Approval
Property Owner	JMB Pine LLC	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	.36

ZONING INFORMATION

Current Zoning	MSF 10
Proposed Zoning	MSF 6
Proposed Use	Additional Home
Character of the Area	Residential

LOCATION INFORMATION

Flood Information	AE	MSF 10	MSF 6	MSF 10
Wetland Information	N/A	MSF 10	Subject Property	MSF 10
Utilities	Public	MSF 10	MSF 10	MSF 10
Fire in miles	0.9 – Murrells Inlet Fire Station 77 – Career			
EMS in miles	0.9 – Murrells Inlet Fire Station 77 – Career			

ADJACENT PROPERTIES

COMMENTS

Comprehensive Plan District: Suburban	Overlay/Area Plan: Garden City Overlay
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Discussion: The applicant is requesting to rezone approximately 0.36 acres from MSF 10 to MSF 6 to permit an additional home on the parcel. An existing garage addition and driveway will be removed from the lot. The property is within the Garden City Overlay and Garden City Parking area. The maximum building height is 35', and the minimum parking required is one space per bedroom. Parking shall meet the setbacks of the applicable zoning district and be located entirely within the buildable area of the property and meet dimensional and improvement standards. The zoning in the area is predominately MSF 10 and MSF 6.

The Future Land Use designation is Suburban. The Imagine 2040 Comprehensive Plan states "Residential development should have a density between 3-7 gross units per acre within major subdivisions and as small as 6,000 sq ft for individual, single family lots. A mix of residential uses and densities is appropriate within neighborhoods."

Public Comment: 01/02/2025- There was no public input. Ashley Cowen was present to address any questions and concerns.

Proposed Improvements	
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TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16/ 16	St James High	1,577	1,729	110%
Existing Road Conditions	Pine Ave: State, Paved, Two-lane Wando St.: County, Paved, Two-lane	St James Middle	985	936	95%
Rd, Station, Traffic AADT (2021) % Road Capacity	County Rd – Wando St., Station 270 AADT 0-5%	Seaside Elementary	661	416	63%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 6	MSF 10	MSF 6	MSF 10		
Min. Lot Size (in square feet)	6,000	10,000	6,000	10,000		
Front Setback (in feet)	20	25	20	25		
Side Setback (in feet)	7.5	10	7.5	10		
Corner Side Setback (in feet)	11.25	15	11.25	15		
Rear Setback (in feet)	15	15	15	15		
Bldg. Height (in feet)	35	35	35	35		

Zoning Map

Resoning Case Number 2024-12-004
Plan Number 69378
Resoning 0.36 acres
from MSF 10 to MSF 6

Legend:

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

Scale: 0 500 1000 Feet

North Arrow

HC Government

ANTHONY B BARRETT ETAL
GARDEN CITY LOT 8 BLK I
PIN: 470-02-03-0012
D.B. 3420, PAGE 532
P.B. 60, PAGE 59

ANTHONY B BARRETT ETAL
GARDEN CITY LOT 8 BLK I
PIN: 470-02-03-0012
D.B. 3420, PAGE 532
P.B. 60, PAGE 59

HORRY COUNTY
BELLE LAKE
PIN: 470-02-03-0013
D.B. 3527, PAGE 279
P.B. 60, PAGE 59

HORRY COUNTY
BELLE LAKE
PIN: 470-02-03-0013
D.B. 3527, PAGE 279
P.B. 60, PAGE 59

DONALD A & JANICE A SPEARMAN
GARDEN CITY LOT 7 BLK I
PIN: 470-02-02-0032
D.B. 3501, PAGE 3288
P.B. 60, PAGE 59

DONALD A & JANICE A SPEARMAN
GARDEN CITY LOT 7 BLK I
PIN: 470-02-02-0032
D.B. 3501, PAGE 3288
P.B. 60, PAGE 59

ELLEN D. HARRIS
GARDEN CITY LOT 5 BLK I
PIN: 470-02-03-0015
D.B. 4495, PAGE 104
P.B. 60, PAGE 59

ELLEN D. HARRIS
GARDEN CITY LOT 5 BLK I
PIN: 470-02-03-0015
D.B. 4495, PAGE 104
P.B. 60, PAGE 59

PORTION OF
GARDEN CITY LOT 6-B BLK 1
JMB PINE LLC
PIN: 470-02-03-0014
D.B. 4568, PAGE 30
P.B. 60, PAGE 59
6,432 SF
.15 AC

PORTION OF
GARDEN CITY LOT 6-B BLK 1
JMB PINE LLC
PIN: 470-02-03-0014
D.B. 4568, PAGE 30
P.B. 60, PAGE 59
6,432 SF
.15 AC

REMAINDER OF
RDEN CITY LOT 6-A BLK I
JMB PINE LLC
PIN: 470-02-03-0014
D.B. 4568, PAGE 30
P.B. 60, PAGE 59
9 090 SF

REMAINDER OF
RDEN CITY LOT 6-A BLK I
JMB PINE LLC
PIN: 470-02-03-0014
D.B. 4568, PAGE 30
P.B. 60, PAGE 59
9 090 SF

5/8" IRF
N:643107.29
E:2607925.81

5/8" IRF
N:643107.29
E:2607925.81

Pine Avenue
(75' Public R/W)

Pine Avenue
(75' Public R/W)

Wando Street
(50' Public R/W)

Wando Street
(50' Public R/W)

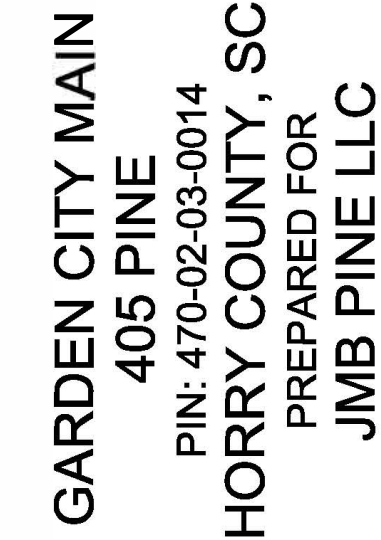
1. THERE HAS BEEN NO TITLE SEARCH OR SURVEY COMPLETED BY THIS OFFICE. DIAMOND SHORES SURVEYING LLC HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. EXISTING RESIDENTIAL STRUCTURE WILL REMAIN,
3. UPON REZONING APPROVAL AND SUBSEQUENT SUBDIVISION, GARAGE ADDITION FACING PINE AVE WILL BE REMOVED.
4. EXISTING NON-CONFORMING BRICK SHED WILL REMAIN.
5. ALL PROPOSED STRUCTURES WILL BE PERMITTED THROUGH HORRY COUNTY CODE ENFORCEMENT.
6. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE-12 AND X AS SCALED FROM FIRM 45051C0784K. FFE MUST BE 2' ABOVE BFE. ECERTS REQUIRED. MUST HAVE FLOOD RESISTANT MATERIALS AND FLOOD OPENINGS.
7. ACCESS EASEMENT REQUIRED FOR PINE AVE

Diamond Shores Surveying, LLC
"BUILDING THE CAROLINAS"

Diamond Shores Surveying, LLC
"BUILDING THE CAROLINAS"

315 MAIN STREET, SUITE II
CONWAY, SC 29526
843.488.2900
DIAMONDSTORES.NET

315 MAIN STREET, SUITE II
CONWAY, SC 29526
843.488.2900
DIAMONDSTORES.NET



GARDEN CITY MAIN
405 PINE
PIN: 470-02-03-0014
HORRY COUNTY, SC
PREPARED FOR
JMB PINE LLC

REV	DESCRIPTION	BY	DATE

REZONING CONCEPTUAL PLAN

NOT FOR CONSTRUCTION

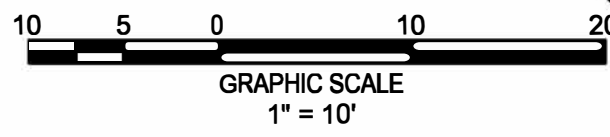
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DRAWN BY:	APC
REVIEWED BY:	

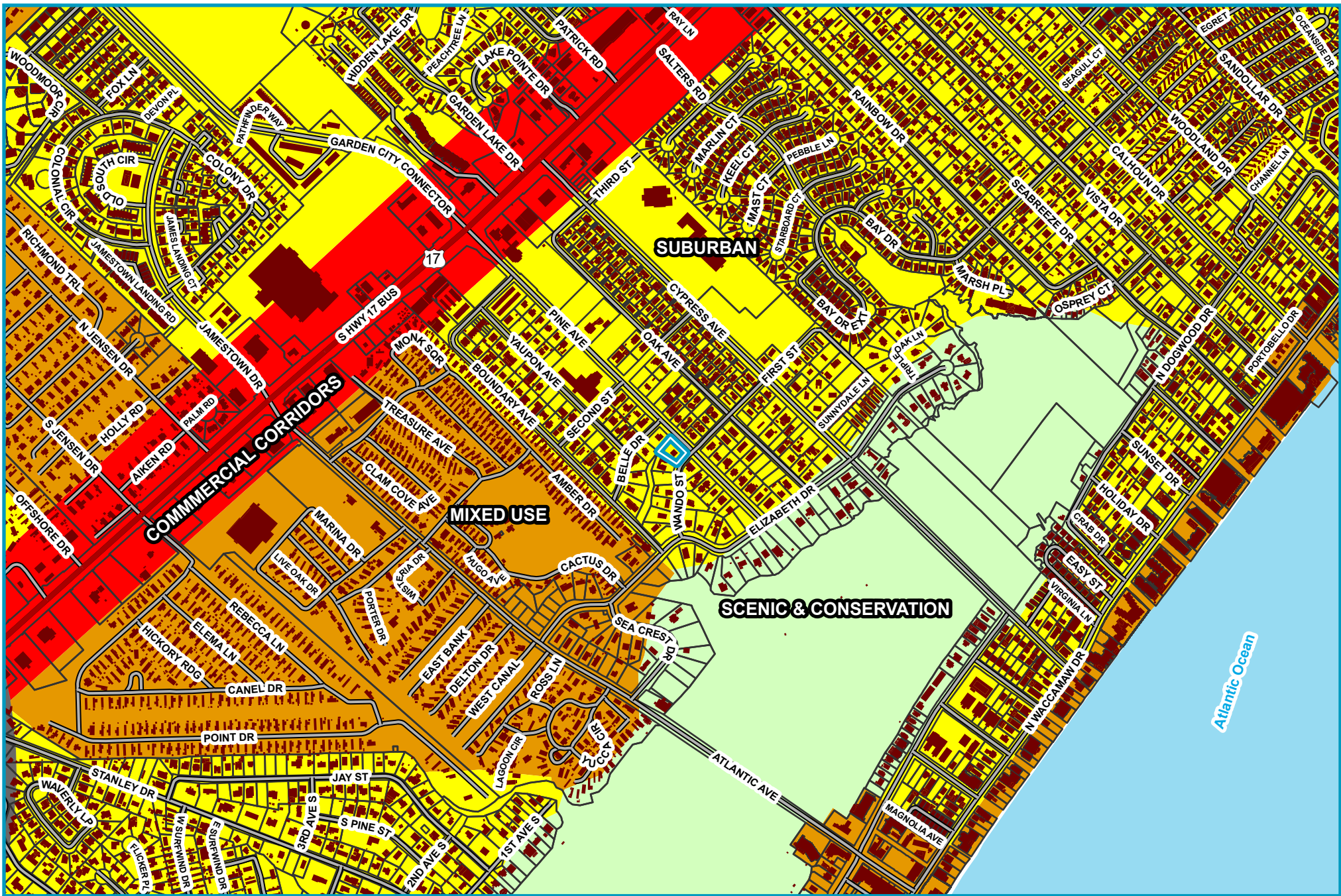
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DRAWN BY:	APC
REVIEWED BY:	

PROJECT:	24224
DRAWN BY:	APC
REVIEWED BY:	

2 OF
2

SITE DATA TABLE	
PARENT PINS	470-02-03-0014
MUNICIPALITY	GARDEN CITY, Horry COUNTY
PROPERTY OWNER	JMB PINE LLC
OWNER ADDRESS	1413 HWY 17 S #397 SURFSIDE BEACH, SC 29575
TOTAL AC	15,596.26 SF (0.358 AC)
CURRENT ZONING	MSF10
PROPOSED ZONING	MSF6
CURRENT USE	SINGLE FAMILY RESIDENTIAL
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
WETLAND AC	-
UPLANDS	15,596.26 SF
BUILDING SETBACKS	FRONT : 20 FT SIDE : 75 FT REAR : 15 FT CORNER : 11.25 FT MAX HEIGHT : 35 FT MIN LOT WIDTH AT BUILDING LINE: 40 FT
FEMA FLOOD ZONE	AE - 12 AND X
SUPPLEMENTAL FLOOD ZONE	NO





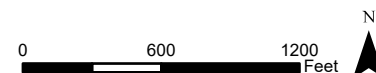
- Parcel for Consideration
- Parcel Boundary
- Structure
- Major Road
- Other Road

Future Land Use Map

Rezoning Case Number 2024-12-004

Plan Number 69378

Rezoning 0.36 acres
from MSF 10 to MSF 6





Parcel for Consideration



Other Road

Aerial Map

Rezoning Case Number 2024-12-004

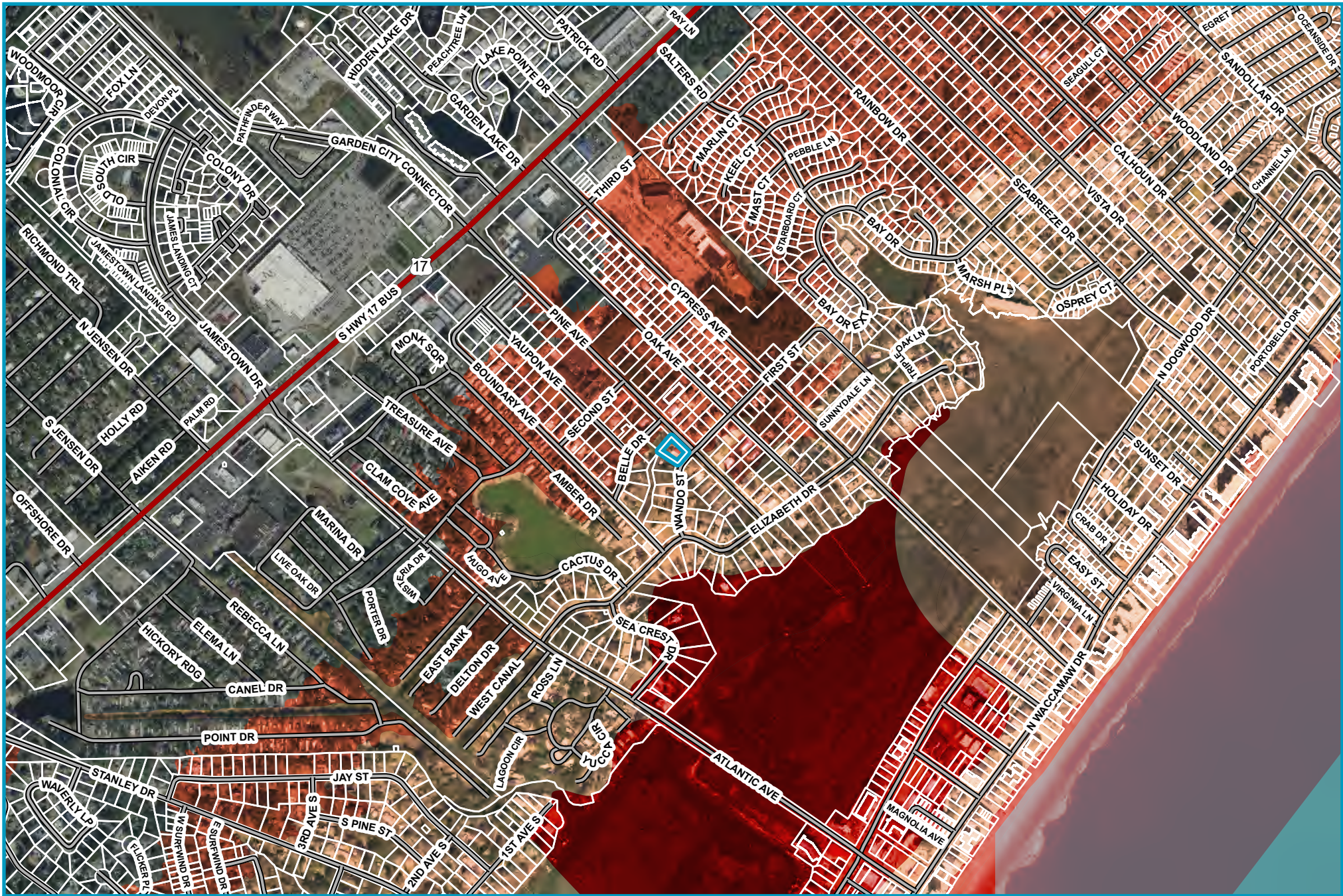
Plan Number 69378





Rezoning 0.36 acres
from MSF 10 to MSF 6






0 50 100
Feet





-  Parcel for Consideration
-  Major Road
-  Other Road
-  Major Waterbody

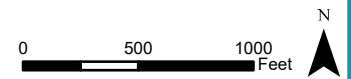
-  AE - Special Flood Hazard Area
-  0.2% Annual Chance Flood Hazard
-  VE

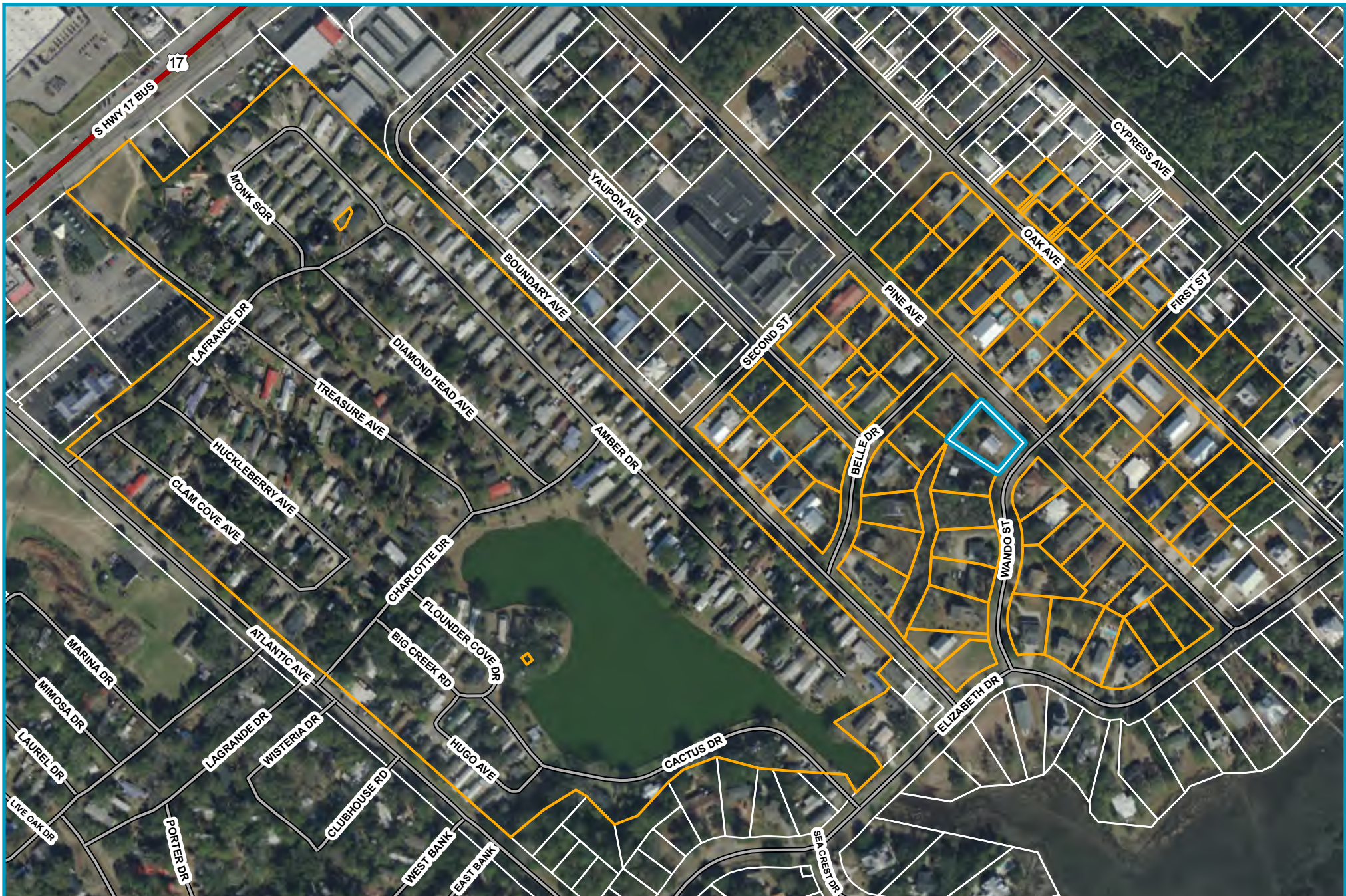
Flood Map





Rezoning Case Number 2024-12-004

Plan Number 69378

Rezoning 0.36 acres
from MSF 10 to MSF 6





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-12-004

Plan Number 69378

Rezoning 0.36 acres
from MSF 10 to MSF 6



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

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)

Ordinance No. 11-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 44207030007 FROM MOBILE HOME PARK (MHP) TO RESIDENTIAL (MSF 6)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Mobile Home Park (MHP) to Residential (MSF 6) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 44207030007 and currently zoned Mobile Home Park (MHP) is hereby rezoned to Residential (MSF 6), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	Earthworks	Rezoning Request #	2024-12-009
PIN #	442-07-03-0007	County Council District #	4- Loftus
Site Location	Emory Rd in Myrtle Beach	Staff Recommendation	Approval
Property Owner	Acie V Blake Jr Etal	PC Recommendation	Unanimous Approval
		Size (in acres) of Request	1.2

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MHP	Flood Information	X	MHP	MHP	MRD 3
Proposed Zoning	MSF 6	Wetland Information	N/A	MSF 6	Subject Property	MRD 3
Proposed Use	Residential	Utilities	Public	MB	MB	MB
Character of the Area	Manufactured Home Parks	Fire in miles	2.7 – Myrtle Beach Fire Station 62 – Career			
		EMS in miles	4.5 – Horry County Fire Station 1 – Career			

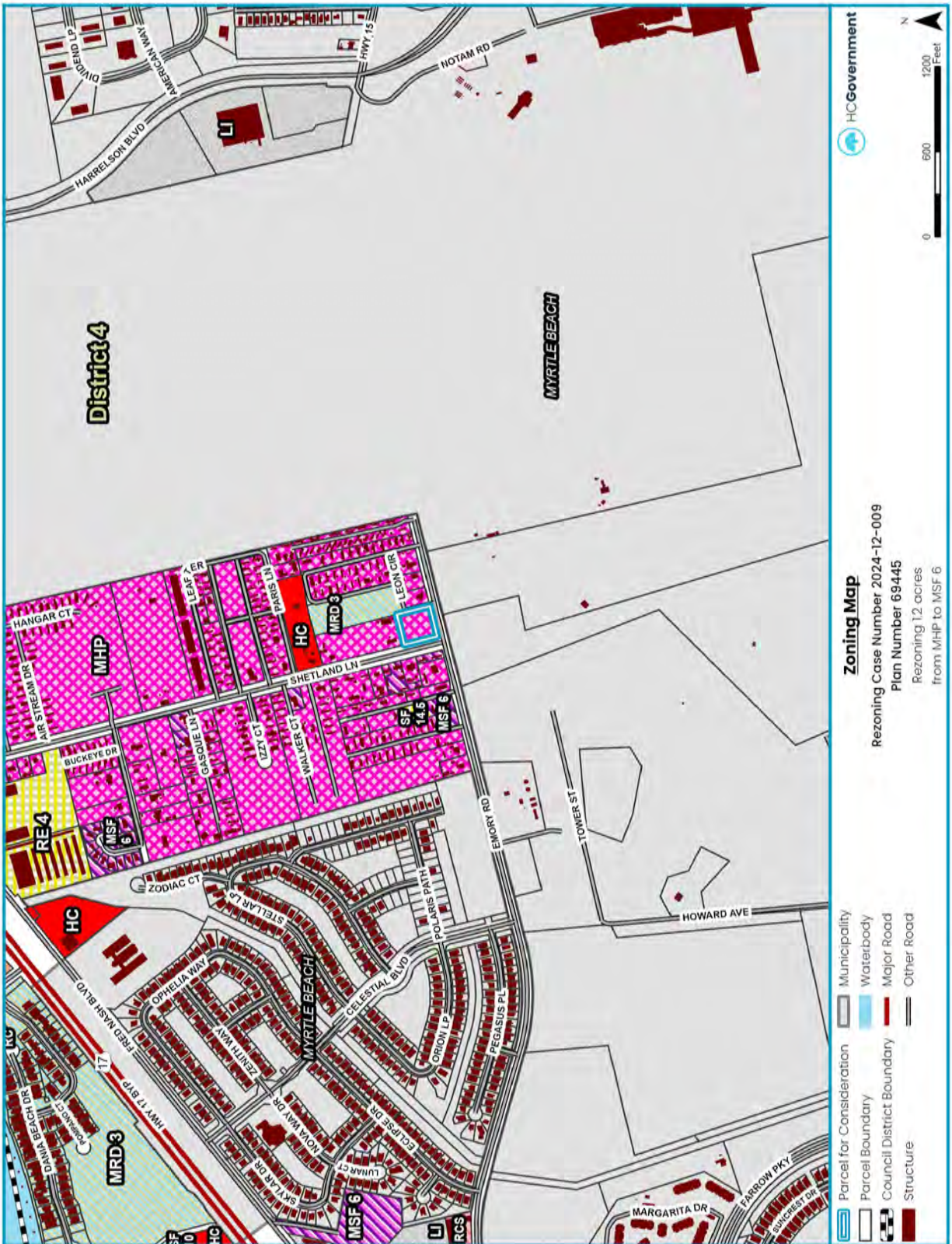
COMMENTS	
Comprehensive Plan District: Mixed Use	Overlay/Area Plan: Airport Environs Overlay
<p>Discussion: The applicant is requesting to rezone approximately 1.2 acres from MHP to MSF 6 for additional residential lots. The property currently contains a horse pasture. The zoning in the area includes MHP, MSF 6, and a MRD 3 is adjacent to the property. The MRD 3, Market Common Villas was rezoned in February 2020 for a 41 unit townhome community.</p> <p>The Myrtle Beach International Airport is located within the immediate vicinity, and the City of Myrtle Beach is adjacent to the property but has no intentions of annexing the property.</p> <p>The future land use designation is Mixed Use. The Imagine 2040 Comprehensive Plan states “Residential development greater than 7 gross units per acre are encouraged near Community Activity Centers. Residential development less than 7 gross units per acre is more appropriately located along the fringe of Mixed Use areas, closer to Suburban areas.”</p>	
<p>Public Comment: 01/02/2025- There was no public input. Dan Park was present to address any questions and concerns.</p>	

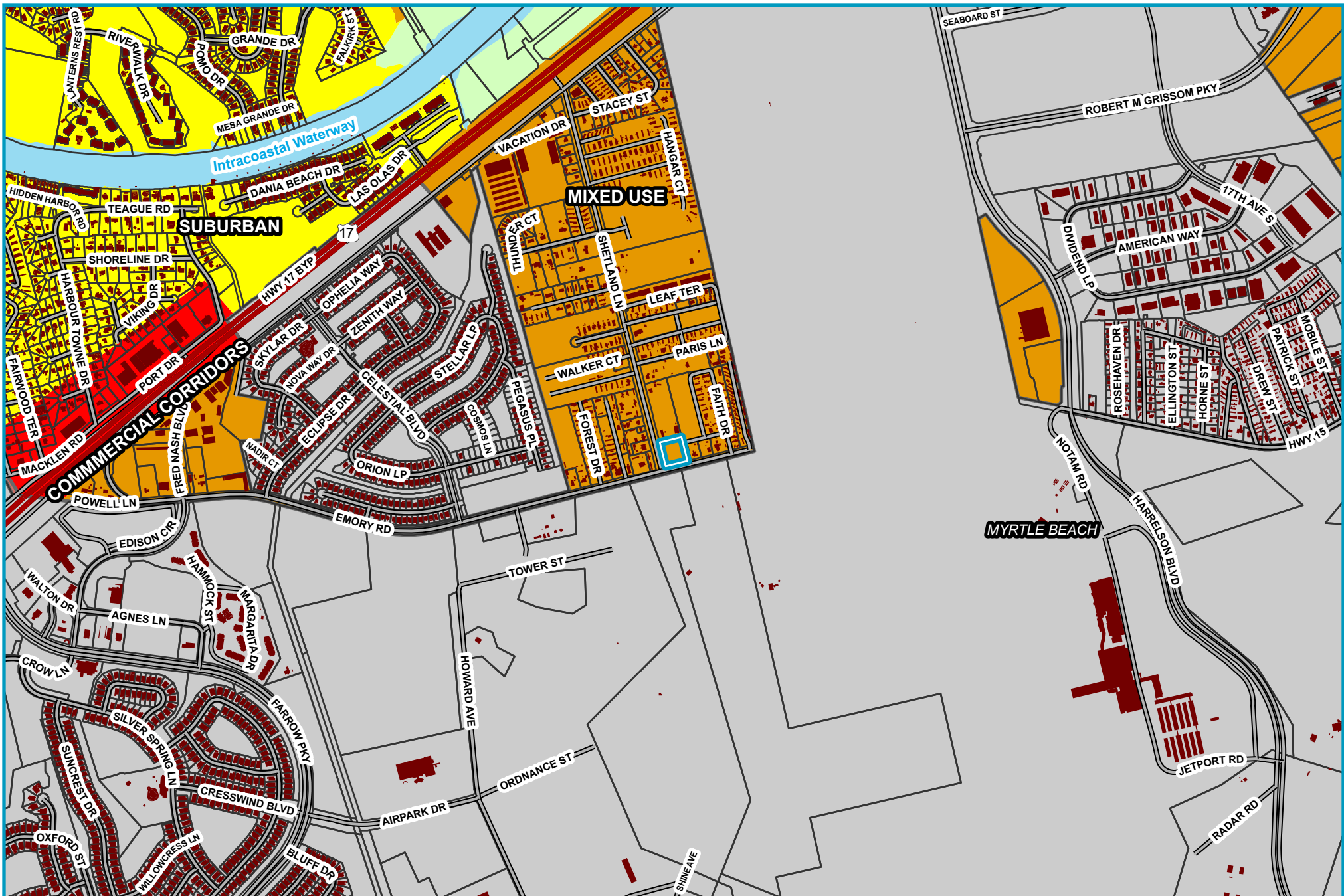
Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 35		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	64 / 64	Myrtle Beach High	1,329	1,404	106%
Existing Road Conditions	Emory Rd: County, Paved, Two-lane Shetland Ln: State, Paved, Two-lane	Myrtle Beach Middle	1,200	1,110	93%
Rd, Station, Traffic AADT (2021) % Road Capacity	US 17, 103 Station 79,600 AADT 90-95%	Myrtle Beach Elementary	1,101	1,001	91%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 6	MHP	MSF 6	MHP	MRD 3 Market Common Villas	
Min. Lot Size (in square feet)	6,000	5 acres	6,000	5 acres	0.75 acre	
Front Setback (in feet)	20	35 (external)	20	35 (external)	25 (external)	
Side Setback (in feet)	7.5	25 (external)	7.5	25 (external)	25 (external)	
Corner Side Setback (in feet)	11.25	25 (external)	11.25	25 (external)	N/A	
Rear Setback (in feet)	15	25 (external)	15	25 (external)	25 (external)	
Bldg. Height (in feet)	35	35	35	35	40	

Attachment A – Rezoning Maps







Parcel for Consideration



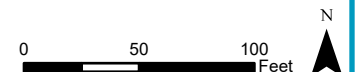
Other Road

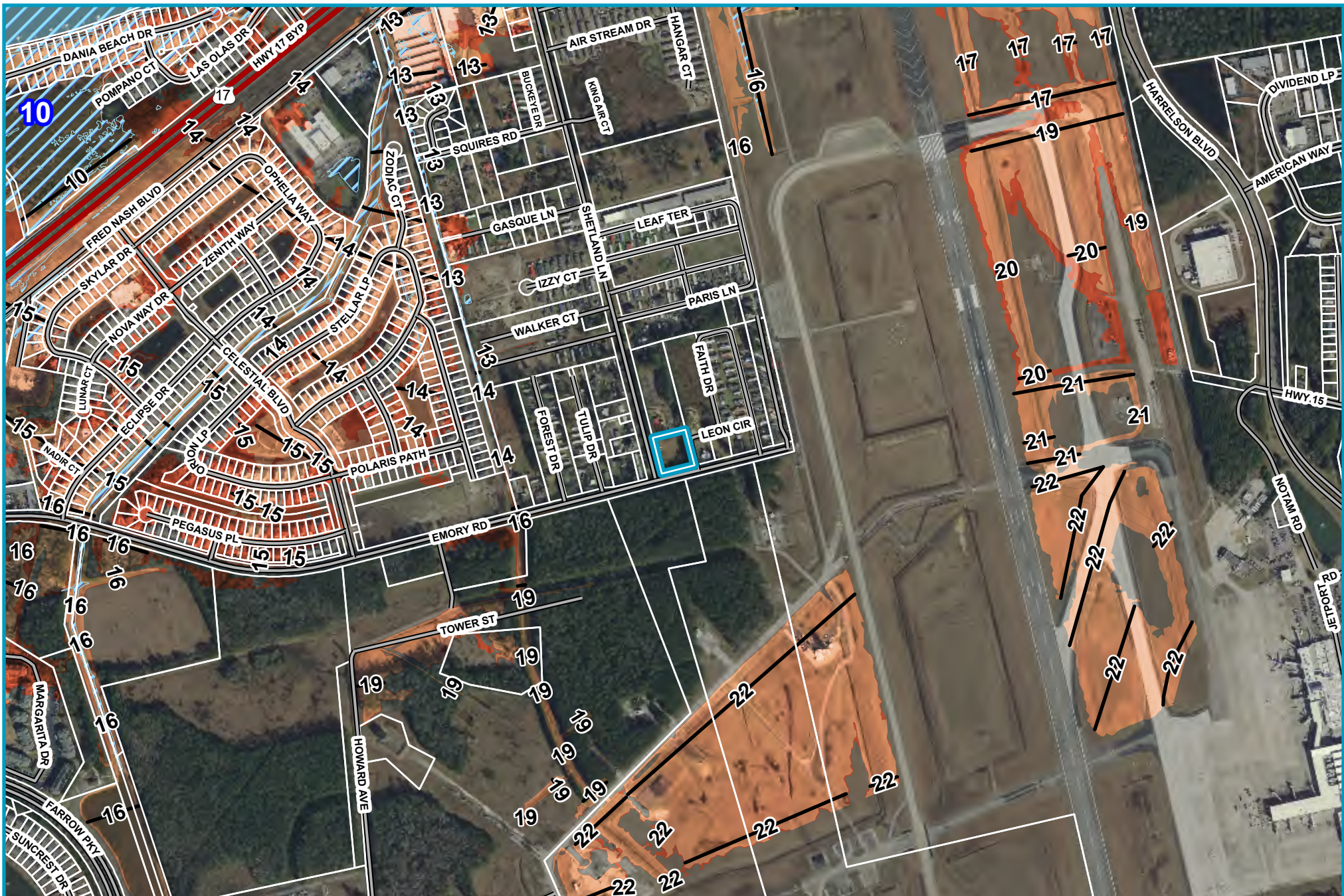
Aerial Map

Rezoning Case Number 2024-12-009

Plan Number 69445

Rezoning 1.2 acres
from MHP to MSF 6





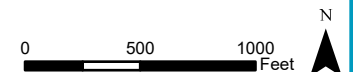
- | | |
|--------------------------|--|
| Parcel for Consideration | Supplemental Flood Zone |
| Major Road | Preliminary Base Flood Elevation (BFE) |
| Other Road | AE - Special Flood Hazard Area |
| Major Waterbody | 0.2% Annual Chance Flood Hazard |

Flood Map

Rezoning Case Number 2024-12-009

Plan Number 69445

Rezoning 1.2 acres
from MHP to MSF 6





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

Public Notice Map

Rezoning Case Number 2024-12-009

Plan Number 69445

Rezoning 1.2 acres
from MHP to MSF 6



COUNTY OF HORRY

)

STATE OF SOUTH CAROLINA

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Ordinance No. 12-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE A 3.09 ACRE PORTION OF PIN 44207010006 FROM MOBILE HOME PARK (MHP) TO RETAIL WITH ACCESSORY OUTDOOR STORAGE (RE 4)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Mobile Home Park (MHP) to Retail with Accessory Outdoor Storage (RE 4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 44207010006 and currently zoned Mobile Home Park (MHP) is hereby rezoned to Retail with Accessory Outdoor Storage (RE 4), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

#2025-12-011 Venture Engineering, agent for Jessie McKnight
Etal

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION					
Applicant	Venture Engineering			Rezoning Request #	2024-12-011
PIN #	442-07-01-0006			County Council District #	4- Loftus
Site Location	Shetland Ln in Myrtle Beach			Staff Recommendation	Approval
Property Owner	Jessie E McKnight Etal			PC Recommendation	Unanimous Approval
				Size (in acres) of Request	3.09 (portion)

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	MHP	Flood Information	AE, Supplemental, 500-Year	MB	MHP	MHP
Proposed Zoning	RE 4	Wetland Information	N/A	MB	Subject Property	MHP
Proposed Use	Commercial, Outdoor Storage	Utilities	Public	MB	MHP	MHP
Character of the Area	Residential	Fire in miles	2.7 – Myrtle Beach Fire Station 62 – Career			
		EMS in miles	4.5 – Horry County Fire Station 1 – Career			

COMMENTS

Comprehensive Plan District: Mixed Use	Overlay/Area Plan: Airport Environs Overlay – Horizontal Zone
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Discussion: The applicant is requesting to rezone an approximate 3.09 acre portion from MHP to RE 4 for commercial use and outdoor storage. The property is surrounded on three sides by residential zoning. The property is adjacent to Meridian a neighborhood within the City of Myrtle Beach. The City of Myrtle Beach has no intentions of annexing this property.

The site is currently being used commercially without proper county approvals, including unpermitted outdoor storage that exceeds the bounds of the proposed zoning line on the property. If approved, a commercial site plan will need to be submitted for the site to be brought into compliance with County regulations.

The Future Land Use designation is Mixed Use. The Imagine 2040 Comprehensive Plan states “Mixed Use areas are encouraged to be developed as large master planned developments that integrate a variety of land uses that support both local residents and our local economy.”

Some of the allowed uses in **RE 4** include hotels, animal services, outdoor storage, vehicle/ equipment/ mobile home sales, boat sales/ rental, vehicle and equipment repairs, car wash, indoor amusement, event center, taxi service, commercial parking lot/garage, medical offices & clinics, banks, salons, fitness center, funeral home, laundromat, offices, trade shops, warehouses, wholesale & distribution, bait & tackle, grocery store, retail, lawn & garden nurseries, hardware store, bulk landscape material supplier, LP gas dealer, high bulk retail, ATM & ice vending, gas station, mini-warehouse facility, restaurants.

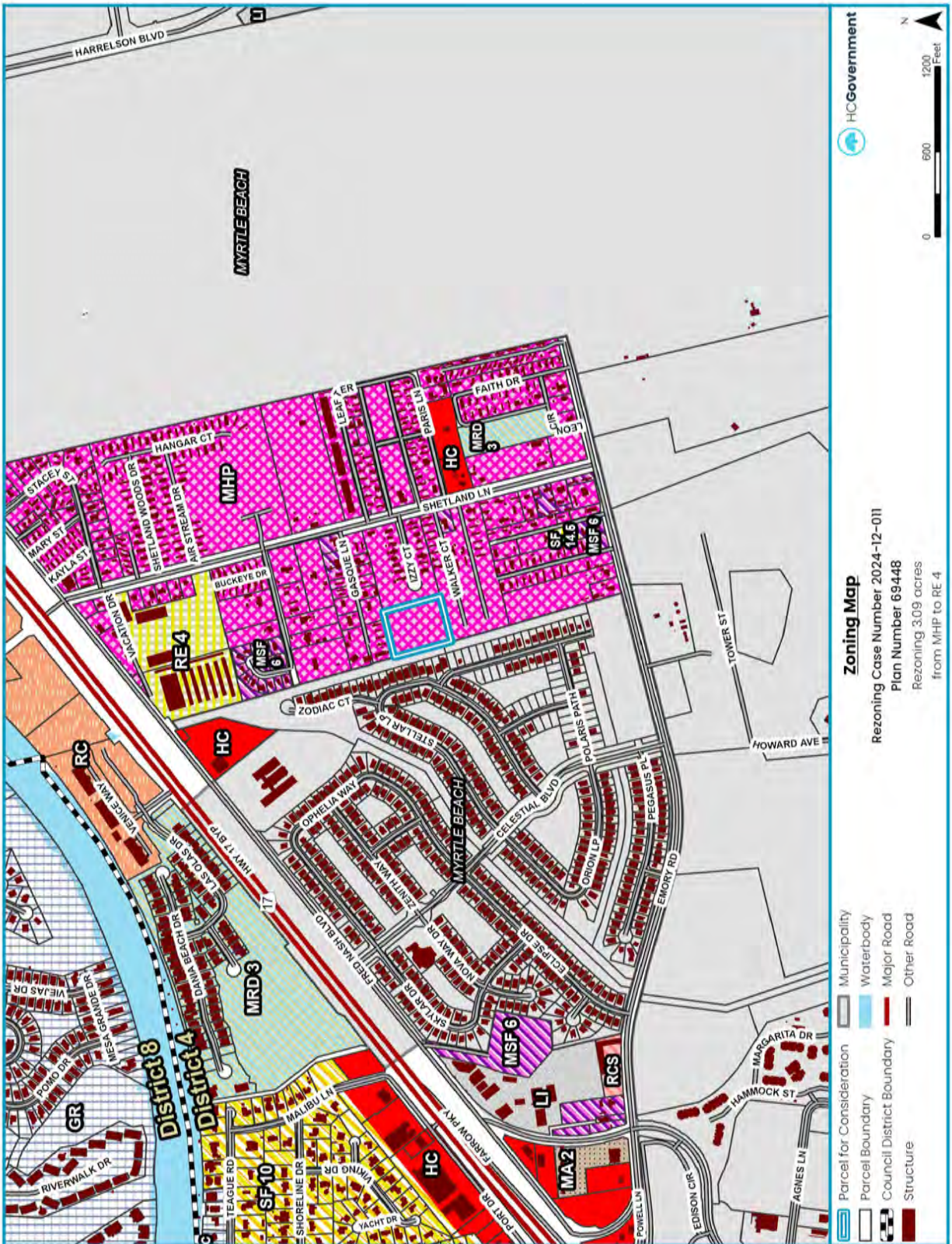
Public Comment: 01/02/2025- Jessie McKnight spoke in favor of the request. He noted he is the owner and already uses the parcel for storage. Cassidy Callaghan was present to address any questions and concerns.

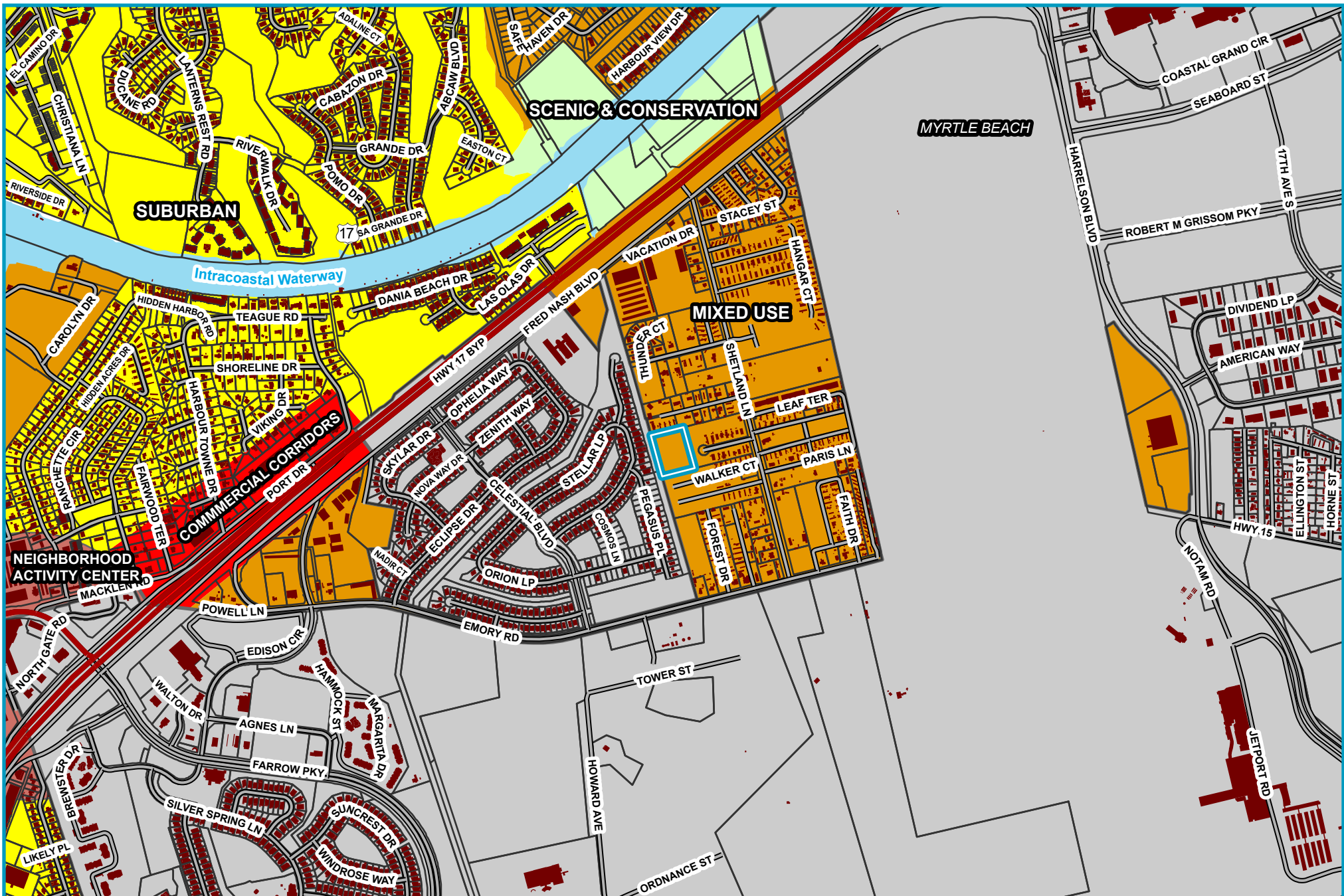
Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	0 / 105		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	50 / 300	Myrtle Beach High	1,329	1,404	106%
Existing Road Conditions	Shetland Ln: State, Paved, Two-lane Izzy Ct: City, Paved, Two-lane	Myrtle Beach Middle	1,200	1,110	93%
Rd, Station, Traffic AADT (2021) % Road Capacity	US 17, 103 Station 79,600 AADT 90-95%	Myrtle Beach Elementary	1,101	1,001	91%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	RE 4	MHP	MHP			
Min. Lot Size (in square feet)	21,780	5 acres	5 acres			
Front Setback (in feet)	50	35 (external)	35 (external)			
Side Setback (in feet)	10	25 (external)	25 (external)			
Corner Side Setback (in feet)	15	25 (external)	25 (external)			
Rear Setback (in feet)	15	25 (external)	25 (external)			
Bldg. Height (in feet)	36-120	35	35			

Attachment A – Rezoning Maps





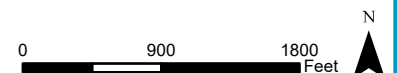
- Parcel for Consideration
- Parcel Boundary
- Structure
- Municipality
- Waterbody
- Major Road
- Other Road

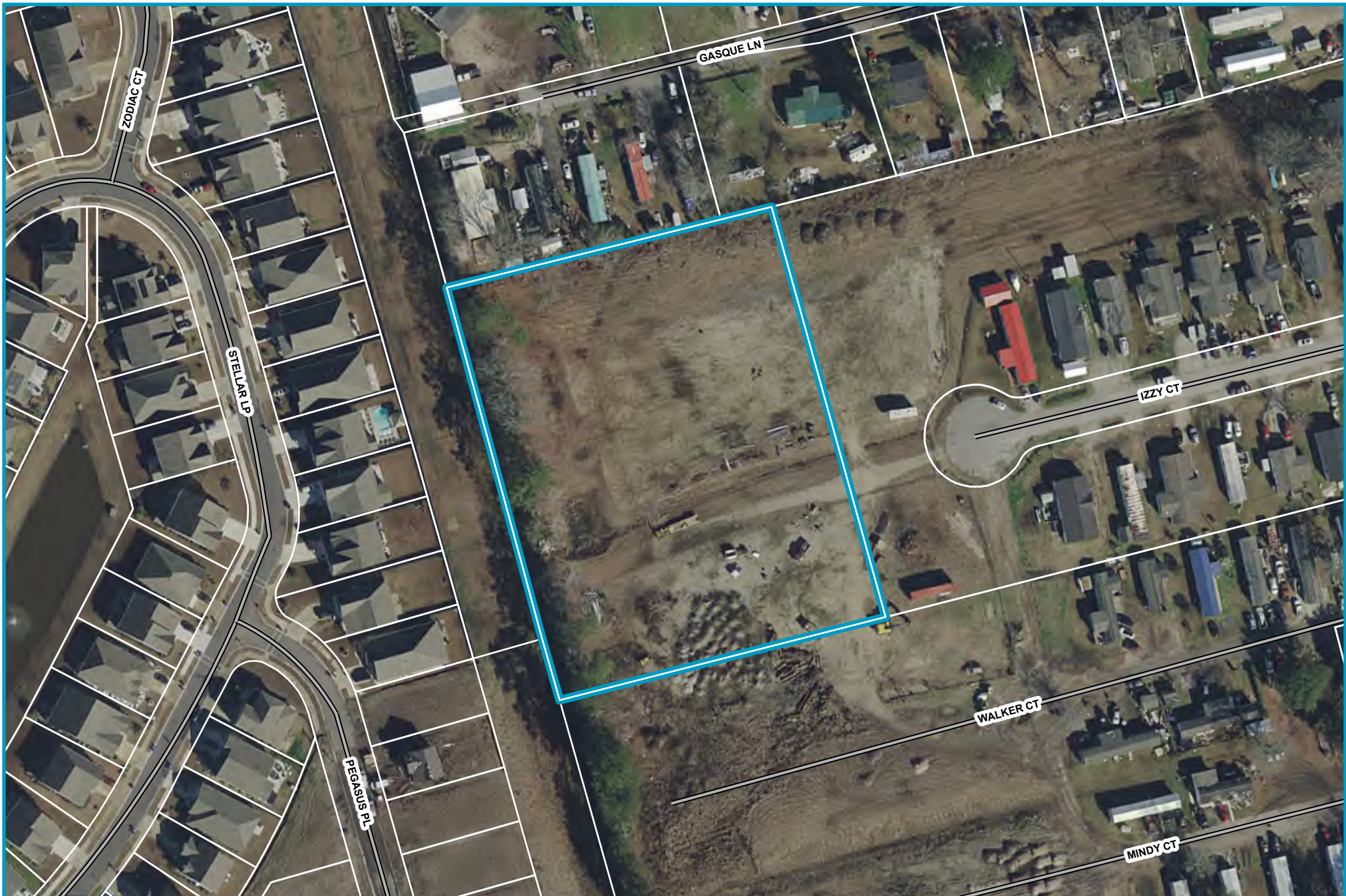
Future Land Use Map

Rezoning Case Number 2024-12-011

Plan Number 69448

Rezoning 3.09 acres
from MHP to RE 4





Parcel for Consideration



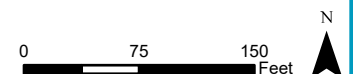
Other Road

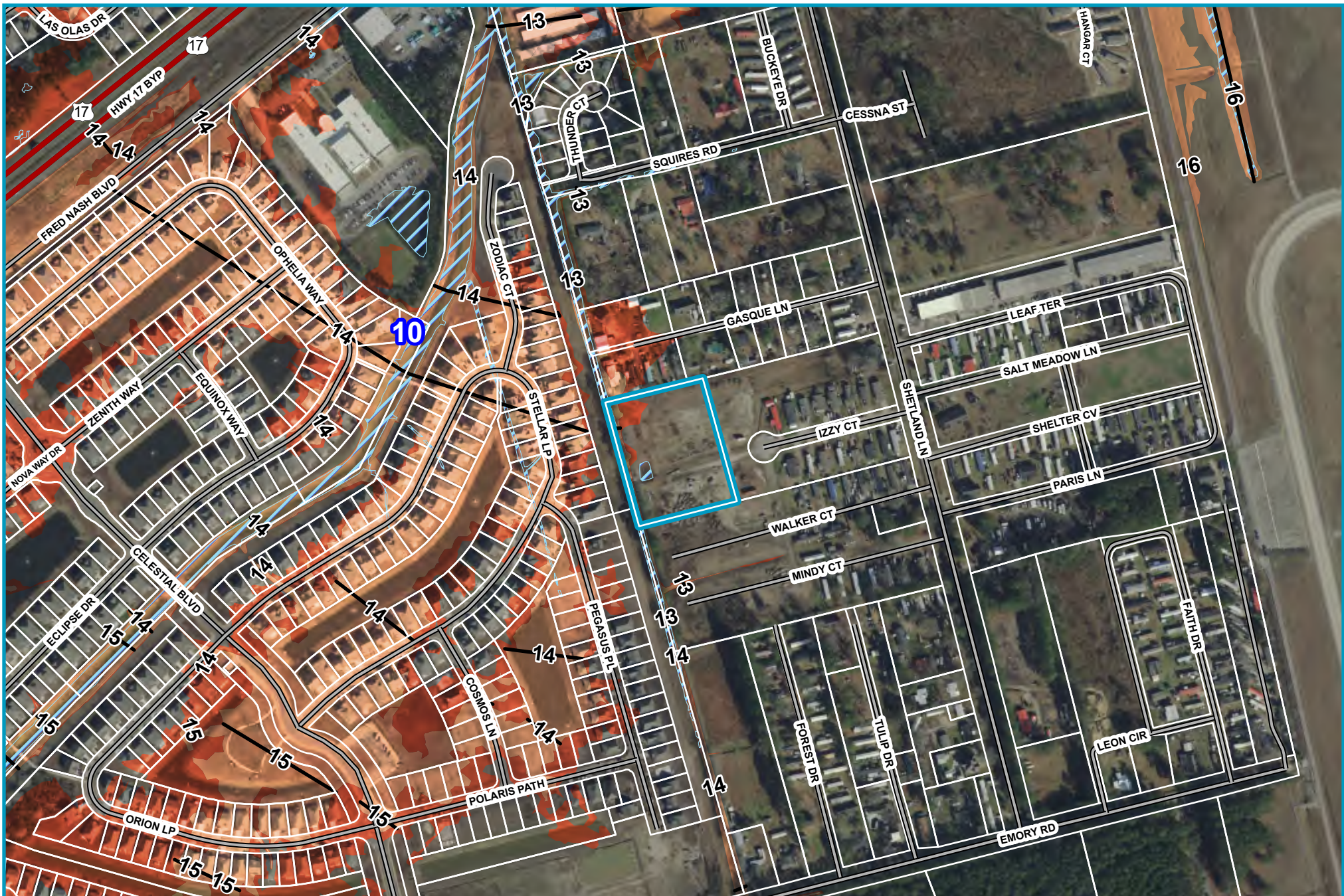
Aerial Map

Rezoning Case Number 2024-12-011

Plan Number 69448

Rezoning 3.09 acres
from MHP to RE 4

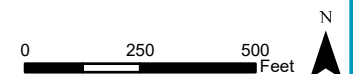


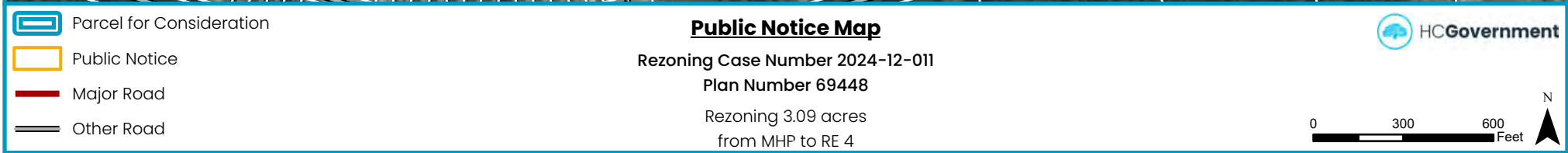


- Parcel for Consideration
- Supplemental Flood Zone
- Major Road
- Preliminary Base Flood Elevation (BFE)
- Other Road
- AE - Special Flood Hazard Area
- 0.2% Annual Chance Flood Hazard

Flood Map

Rezoning Case Number 2024-12-011
 Plan Number 69448
 Rezoning 3.09 acres
 from MHP to RE 4





Rezoning 3.09 acres
from MHP to RE 4

COUNTY OF HORRY

)

STATE OF SOUTH CAROLINA

)

)

Ordinance No. 13-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 18410040007 FROM FOREST AGRICULTURE (FA) TO RESIDENTIAL (MSF 10)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Forest Agriculture (FA) to Residential (MSF 10) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 18410040007 and currently zoned Forest Agriculture (FA) is hereby rezoned to Residential (MSF 10), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

#2025-01-006 Brenda Gerald Rowell Etal

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION			
Applicant	Brenda Gerald Rowell Etal	Rezoning Request #	2025-01-006
PIN #	184-10-04-0007	County Council District #	9- Causey
Site Location	Rosewood Dr in Loris	Staff Recommendation	
Property Owner	Brenda Gerald Rowell Etal	PC Recommendation	
		Size (in acres) of Request	0.63

ZONING INFORMATION		LOCATION INFORMATION		ADJACENT PROPERTIES		
Current Zoning	FA	Flood Information	X	RE 3	FA	FA
Proposed Zoning	MSF 10	Wetland Information	N/A	RE 3	Subject Property	FA
Proposed Use	Additional Home	Utilities	Public Water, Septic	FA	FA	FA
Character of the Area	Residential, Commercial	Fire in miles	1.7 – Horry County Fire Station 26 – Volunteer			
		EMS in miles	3.9 – Horry County Fire Station 35 – Career			

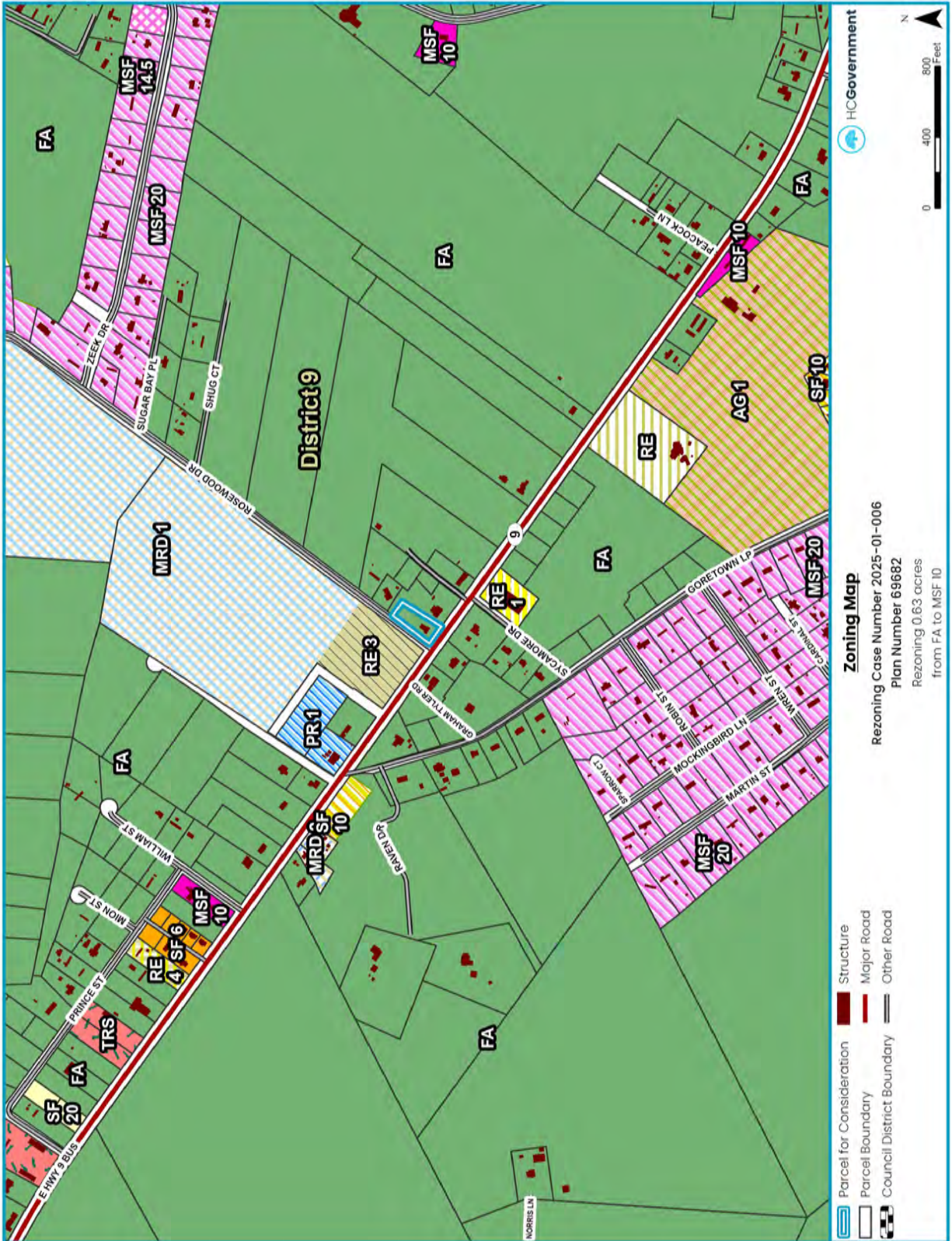
COMMENTS	
Comprehensive Plan District: Rural Communities	Overlay/Area Plan:
<p>Discussion: The applicant is requesting to rezone approximately 0.63 acres from FA to MSF 10 for an additional home. The property currently contains one stick built home. The parcel is surrounded by FA and RE 3 zoning, although there is MSF 10 zoning in close proximity and the property is adjacent to an MRD containing 10,000 sqft lots.</p> <p>The future land use designation is Rural Communities. The Imagine 2040 Comprehensive Plan states "Single-family residential developments, including minor and major subdivisions, with lot sizes greater than 14,500 sq ft or with a maximum of 3 net units per acre." It also states "Recognizing the fact that the Comprehensive Plan is a living document that requires modification and change, those involved in evaluating requested changes in zoning districts on the zoning map shall take into consideration the surrounding zoning and existing land uses when deciding whether the requested land use districts shall be approved, whether it may or may not be precluded elsewhere in the Comprehensive Plan document.</p> <p>*60' Setback on Hwy 9 E Business</p>	
Public Comment:	

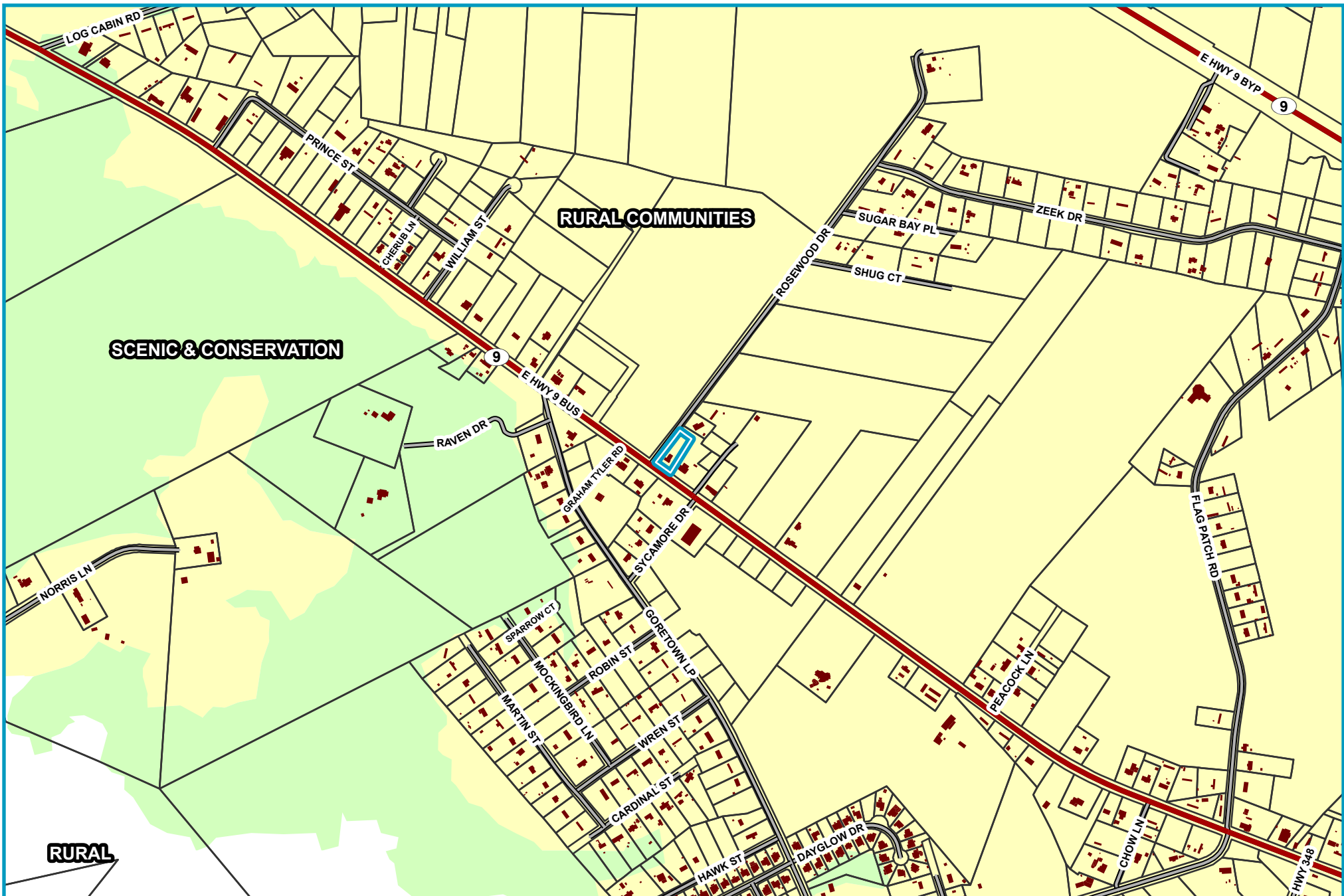
Proposed Improvements	
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TRANSPORTATION INFORMATION		HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY			
Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 8		Functional Capacity	2024-2025 ADM	Percent Capacity
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	16 / 16	Loris High	1,059	778	73%
Existing Road Conditions	Hwy 9 Bus: State, Paved, Two-lane Rosewood: County, Paved, Two-lane	Loris Middle	859	704	82%
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 9 BUS, Station 209 7,000 AADT 40-45%	Loris Elementary	874	767	88%

DIMENSIONAL STANDARDS	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
	MSF 10	FA (Comm / Res)	FA (Comm / Res)	RE 3		
Min. Lot Size (in square feet)	10,000	43,560 / 21,780	43,560 / 21,780	10,000		
Front Setback (in feet)	60*	60* / 60*	60* / 60*	60*		
Side Setback (in feet)	10	25 / 10	25 / 10	10		
Corner Side Setback (in feet)	15	37.5 / 15	37.5 / 15	15		
Rear Setback (in feet)	15	40 / 15	40 / 15	15		
Bldg. Height (in feet)	35	35 / 35	35 / 35	48		

Attachment A – Rezoning Maps





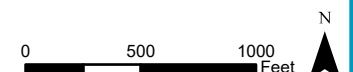
- Parcel for Consideration
- Parcel Boundary
- Structure
- Major Road
- Other Road

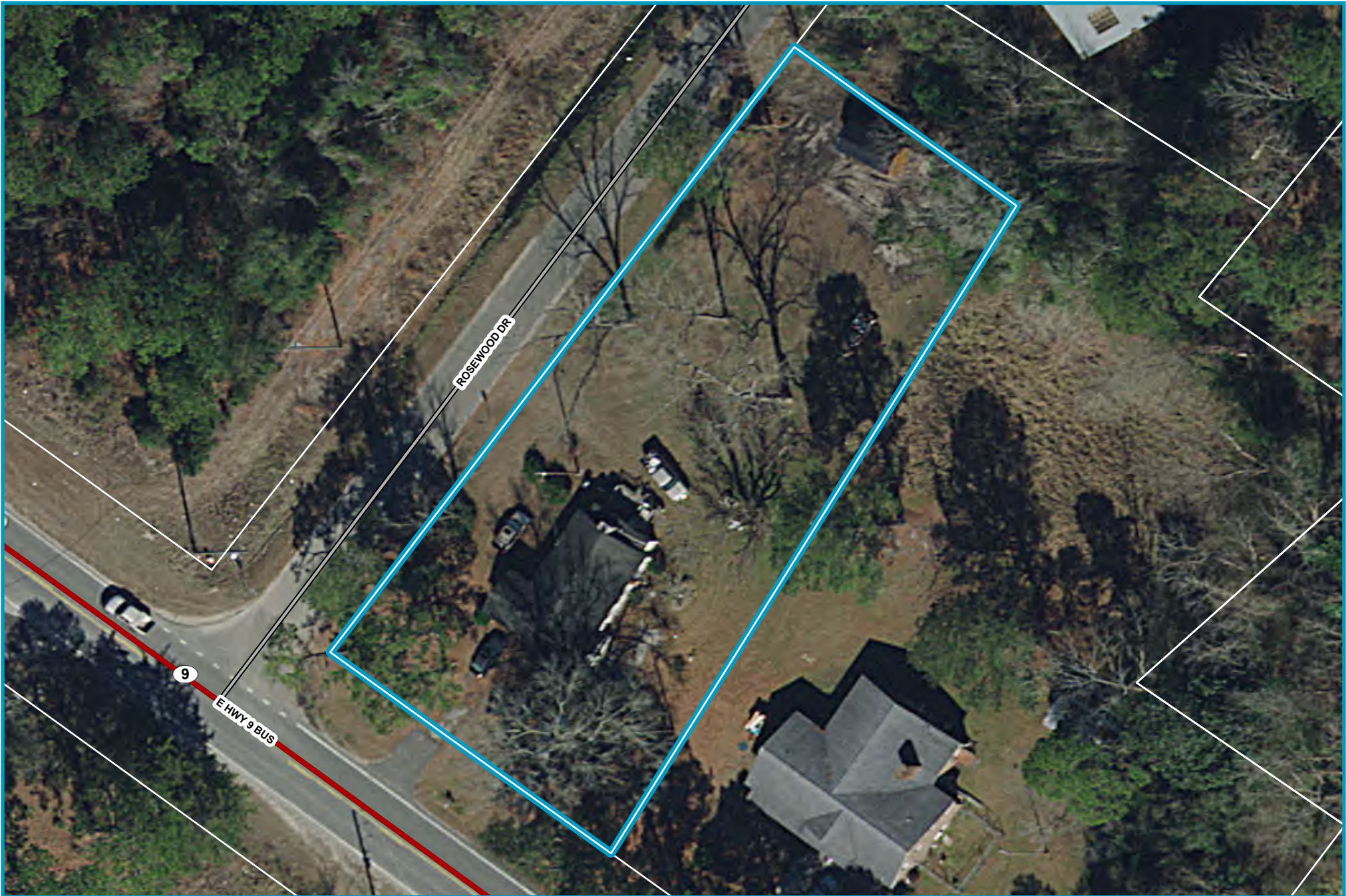
Future Land Use Map


Rezoning Case Number 2025-01-006

Plan Number 69682

Rezoning 0.63 acres
from FA to MSF 10





 Parcel for Consideration

 Major Road

 Other Road

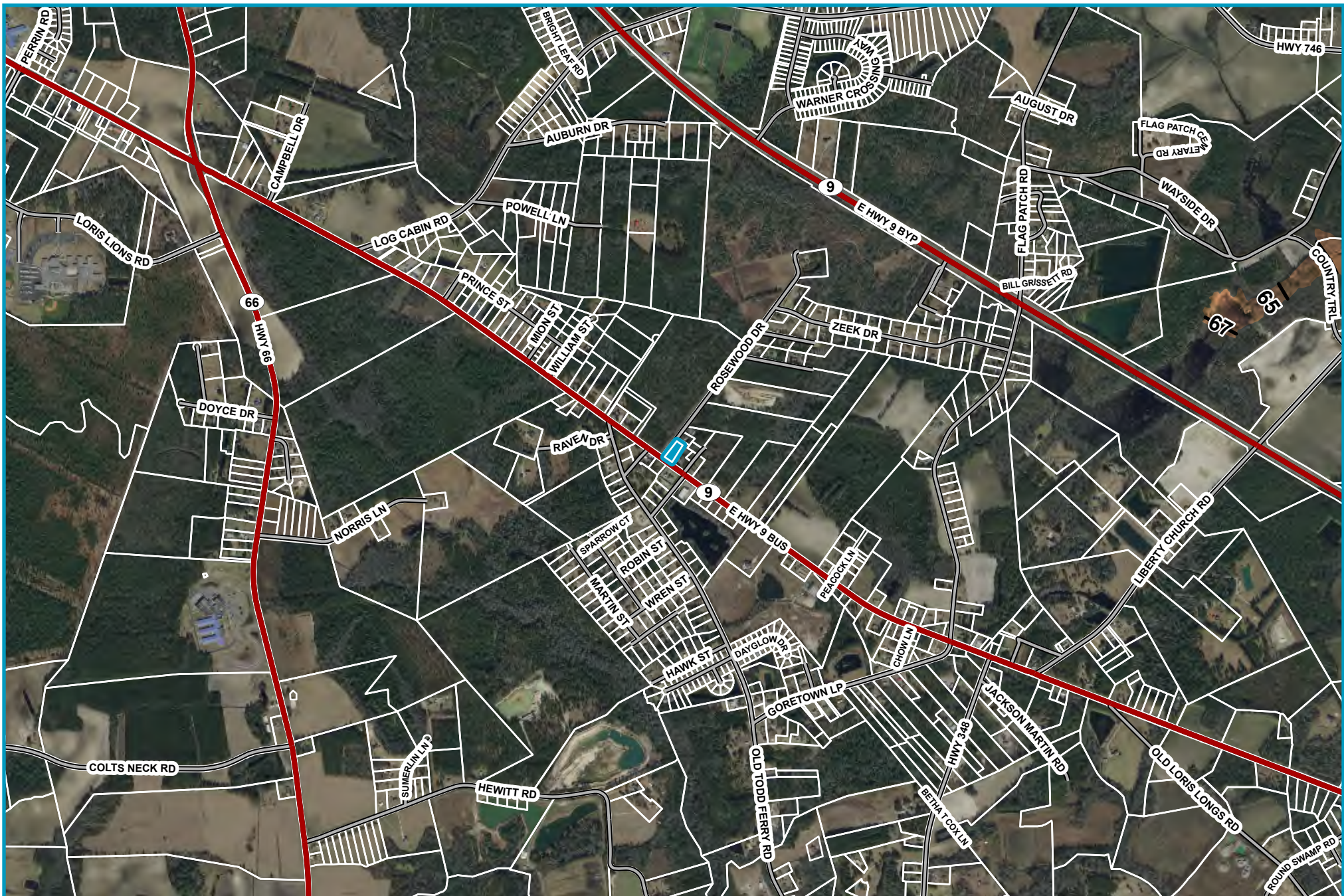
Aerial Map

Rezoning Case Number 2025-01-006

Plan Number 69682

Rezoning 0.63 acres
from FA to MSF 10





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

Flood Map





Rezoning Case Number 2025-01-006

Plan Number 69682

Rezoning 0.63 acres
from FA to MSF 10





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2025-01-006

Plan Number 69682

Rezoning 0.63 acres
from FA to MSF 10



COUNTY OF HORRY

STATE OF SOUTH CAROLINA

Ordinance No. 14-2025

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PINS 36611010006 & 36606040011 FROM RESIDENTIAL (SF 20 & SF 14.5) TO NEIGHBORHOOD RETAIL SERVICES (RE 1)

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

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

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

WHEREAS, Horry County Council finds that the request to rezone the property from Residential (SF 20 & SF 14.5) to Neighborhood Retail Services (RE 1) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request.

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

- 1) **Amendment of Official Zoning Maps of Horry County:**
Parcel(s) of land identified by PIN 36611010006 & 36606040011 and currently zoned Residential (SF 20 & SF 14.5) is hereby rezoned to Neighborhood Retail Services (RE 1), as included in **Attachment A** titled "Rezoning Map".
- 2) **Severability:** If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.
- 3) **Conflict with Preceding Ordinances:** If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.
- 4) **Effective Date:** This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED.

Dated this 18th day of February, 2025.

HORRY COUNTY COUNCIL

Johnny Gardner, Chairman

Jenna L. Dukes, District 1
Bill Howard, District 2
Dennis DiSabato, District 3
Gary Loftus, District 4
Tyler Servant, District 5
Cam Crawford, District 6

Tom Anderson, District 7
Michael Masciarelli, District 8
R. Mark Causey, District 9
Danny Hardee, District 10
Al Allen, District 11

Attest:

Ashley C. Carroll, Clerk to Council

First Reading: 1/21/25
Second Reading: 2/4/25
Third Reading: 2/18/25
Public Hearing: 2/4/25

HORRY COUNTY REZONING REVIEW SHEET

PROPERTY INFORMATION

Applicant	Benjamin T. DeLamar	Rezoning Request #	2024-12-006
PIN #	366-11-01-0006, 366-06-04-0011	County Council District #	10- Hardee
Site Location	Forest Dr & Hwy 90 in Conway	Staff Recommendation	Approval
Property Owner	MyKayla G Melton & Alice L DeLamar	PC Recommendation	Unanimous Disapproval
		Size (in acres) of Request	1.98

ZONING INFORMATION

Current Zoning	SF 20 & SF 14.5
Proposed Zoning	RE 1
Proposed Use	Daycare
Character of the Area	Residential

LOCATION INFORMATION

Flood Information	X
Wetland Information	N/A
Utilities	Public
Fire in miles	2.2 – Horry County Fire Station 43 – Career
EMS in miles	2.2 – Horry County Fire Station 43 – Career

ADJACENT PROPERTIES

PUD	SF 40	MSF 20
SF 20	Subject Property	MSF40
SF 20	SF 20	MSF 40

COMMENTS

Comprehensive Plan District: Suburban and Scenic & Conservation	Overlay/Area Plan:
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Discussion: The applicant is requesting to rezone two parcels totaling 1.98 acres from SF 20 & SF 14.5 to RE 1 for a daycare on Hwy 90 in Conway. The parcels are surrounded by residential zoning with the exception of Anderson Oaks Assisted Living located across Hwy 90 (Bridgewater PUD).

The Future Land Use designation is Suburban and Scenic & Conservation. The Imagine 2040 Comprehensive Plan states “Smaller commercial uses and services are allowed along major arterial roadways if compatible with the community and the property is adequately sized to support the proposed use and development requirements.”

Some of the allowed uses in **RE 1** include retail, medical offices and clinics, banks/savings and loans, barber, beauty shops, community and personal services, fitness center, laundromat, offices, bait and tackle shops, single family homes, ATM & ice vending, and a commercial center.

*60' setback on Hwy 90.

Public Comment: 01/02/2025- Tyler Quantmeyer, Ricky Frazie, and Brad Stein spoke in opposition of the request. Their concerns were traffic, increase in traffic accidents, change of zoning from residential to commercial, future commercial uses on the property, size of parcel for commercial use, and the safety of children located so close to Hwy 90. Russell Siders spoke in favor and explained more daycare options are needed in the area. Benjamin DeLamar was present to address any questions and concerns. There were 5 people opposed to the request and 6 people in favor.

Proposed Improvements	
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TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning	8 / 32
Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning	550 / 700
Existing Road Conditions	State, Paved, Two-lane
Rd, Station, Traffic AADT (2021) % Road Capacity	SC 90, 223 Station 9,400 AADT 55-60%

HORRY COUNTY SCHOOLS FUNCTIONAL CAPACITY

	Functional Capacity	2024-2025 ADM	Percent Capacity
Carolina Forest High	2,388	3,034	127%
Black Water Middle	960	785	82%
Waccamaw Elementary	863	997	116%


	Requested	Current	Adjacent	Adjacent	Adjacent	Adjacent
DIMENSIONAL STANDARDS	RE 1 (Comm / Res)	SF 14.5 / SF 20	SF 20	SF 40	MSF 20 / MSF 40	PUD Bridgewater
Min. Lot Size (in square feet)	10,000 / 10,000	14,500 / 20,000	20,000	40,000	20,000 / 40,000	N/A
Front Setback (in feet)	60* / 60*	60* / 60*	60*	60*	60* / 60*	60*
Side Setback (in feet)	10 / 10	10 / 15	15	20	15 / 20	5
Corner Side Setback (in feet)	15 / 15	15 / 22.5	22.5	30	22.5 / 30	7.5
Rear Setback (in feet)	15 / 15	15 / 25	25	30	25 / 30	15
Bldg. Height (in feet)	36 / 36	35 / 35	35	35	35 / 35	N/A

Attachment A – Rezoning Maps







 Parcel for Consideration

 Major Road

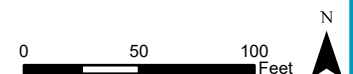
 Other Road

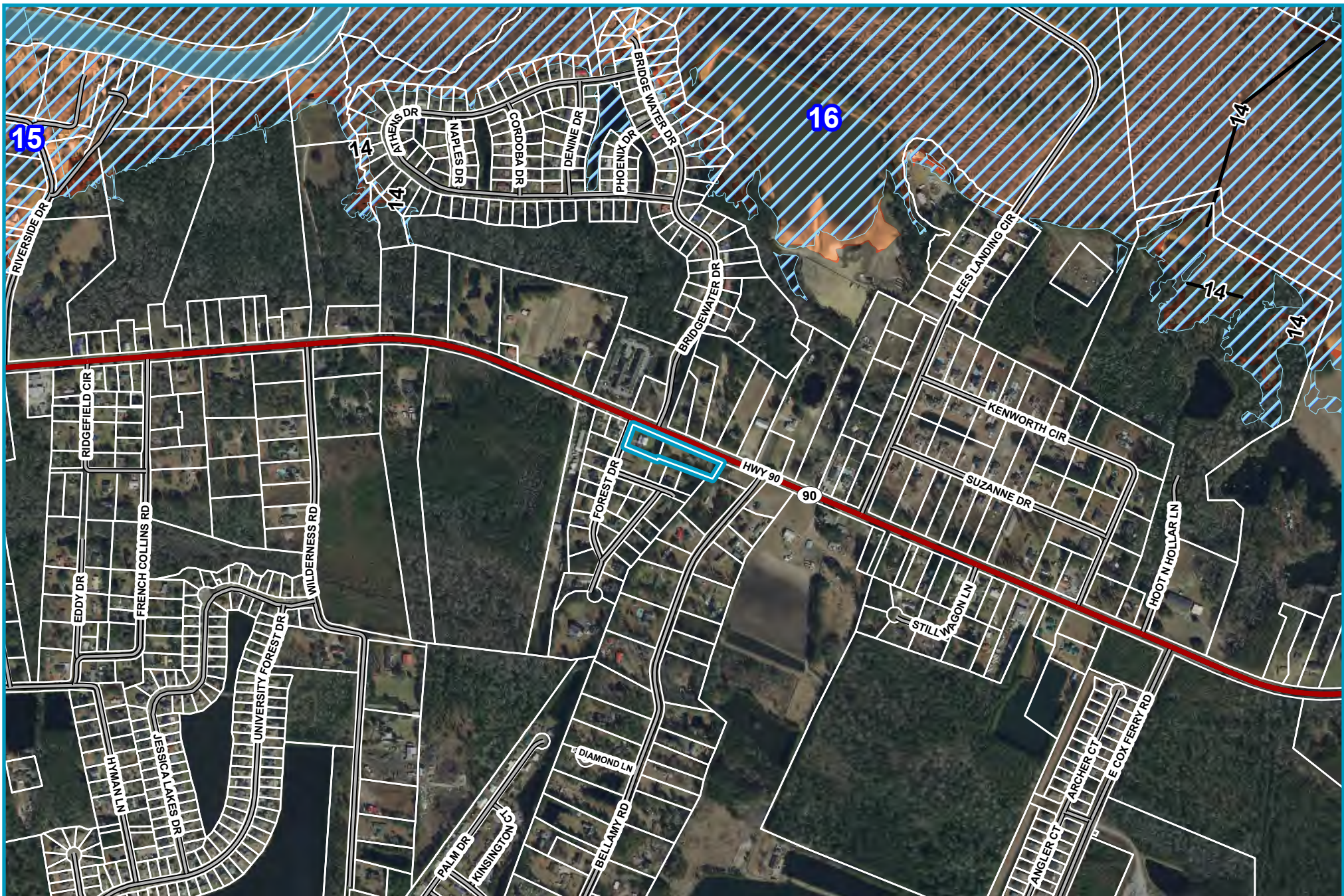
Aerial Map

Rezoning Case Number 2024-12-006

Plan Number 69424

Rezoning 1.98 acres
from SF 20/SF 14.5 to RE 1





Parcel for Consideration

Major Road

Other Road

Major Waterbody

Supplemental Flood Zone

Preliminary Base Flood Elevation (BFE)

AE - Special Flood Hazard Area

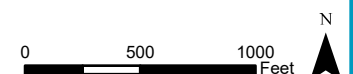
0.2% Annual Chance Flood Hazard

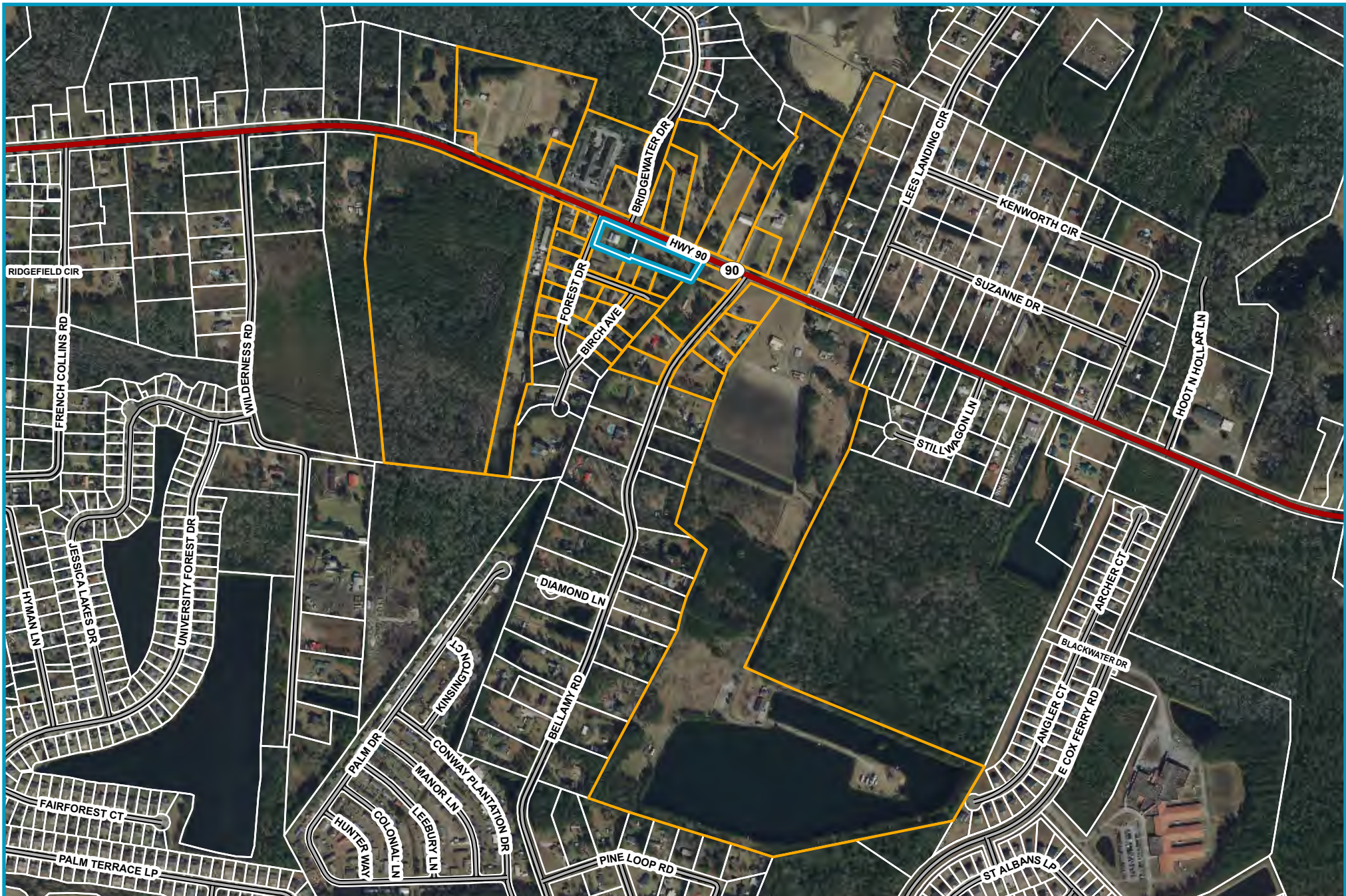
Flood Map





Rezoning Case Number 2024-12-006

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from SF 20/SF 14.5 to RE 1





-  Parcel for Consideration
-  Public Notice
-  Major Road
-  Other Road

Public Notice Map

Rezoning Case Number 2024-12-006

Plan Number 69424

Rezoning 1.98 acres
from SF 20/SF 14.5 to RE 1

