

Planning Commission Decision Memorandum  
Horry County, South Carolina

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Date: June 3, 2021  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Ashley Cowen, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Future Land Use Map Amendment for PIN 30700000018

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**ISSUE:**

Should the Future Land Use Map of the Imagine 2040 Comprehensive Plan be amended from Suburban and Scenic & Conservation to Suburban for PIN 30700000018?

**PROPOSED ACTION:**

Vote on Resolution regarding proposed change to the Comprehensive Plan.

**BACKGROUND:**

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

The Scenic & Conservation land use is applied to areas of the County that scored exceptionally high on the environmental analysis and/or received strong recommendation from the community for future conservation. Undeveloped beachfront, estuarine and forested wetlands, and agricultural lands are some examples of Scenic & Conservation. While not “off limits” to development, policy guidance is clear; “in cases where more site specific information is available to show that a property or a portion of a property is not environmentally constrained, that information may be presented...to be considered for uses other than those defined.”

The property owner for PIN 30700000018 has applied for a future land use map amendment that would change the future land use from Suburban and Scenic & Conservation to Suburban. This request coincides with a rezoning request (2021-05-006) to rezone a portion of the property from CFA to MRD-3 to allow for the development of townhomes.

**CONCLUSION:**

Amending the future land use for PIN 30700000018 to Suburban suggests that the property is not environmentally constrained or in an area prone to natural hazards. It would also suggest that residential development of 3-7 units per gross acre would be appropriate, with lot sizes as small as 6,000 sf for single-family dwellings. Multi-family development would also be considered appropriate. Commercial activities and services would be supported near Mixed Uses and Community Activity Centers and along major corridors. Development should support walkability and be designed around significant natural resources and account for natural hazards. In accordance to State law (§ 6-29-520), an affirmative vote

of at least a majority of the entire membership of the Planning Commission is necessary to be considered a recommendation of approval.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

PLANNING COMMISSION  
RESOLUTION NO. PC 2021-08

**A RESOLUTION TO AMEND THE FUTURE LAND USE MAP OF THE IMAGINE 2040 COMPREHENSIVE PLAN FOR PIN 30700000018 FROM SUBURBAN AND SCENIC & CONSERVATION TO SUBURBAN.**

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

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

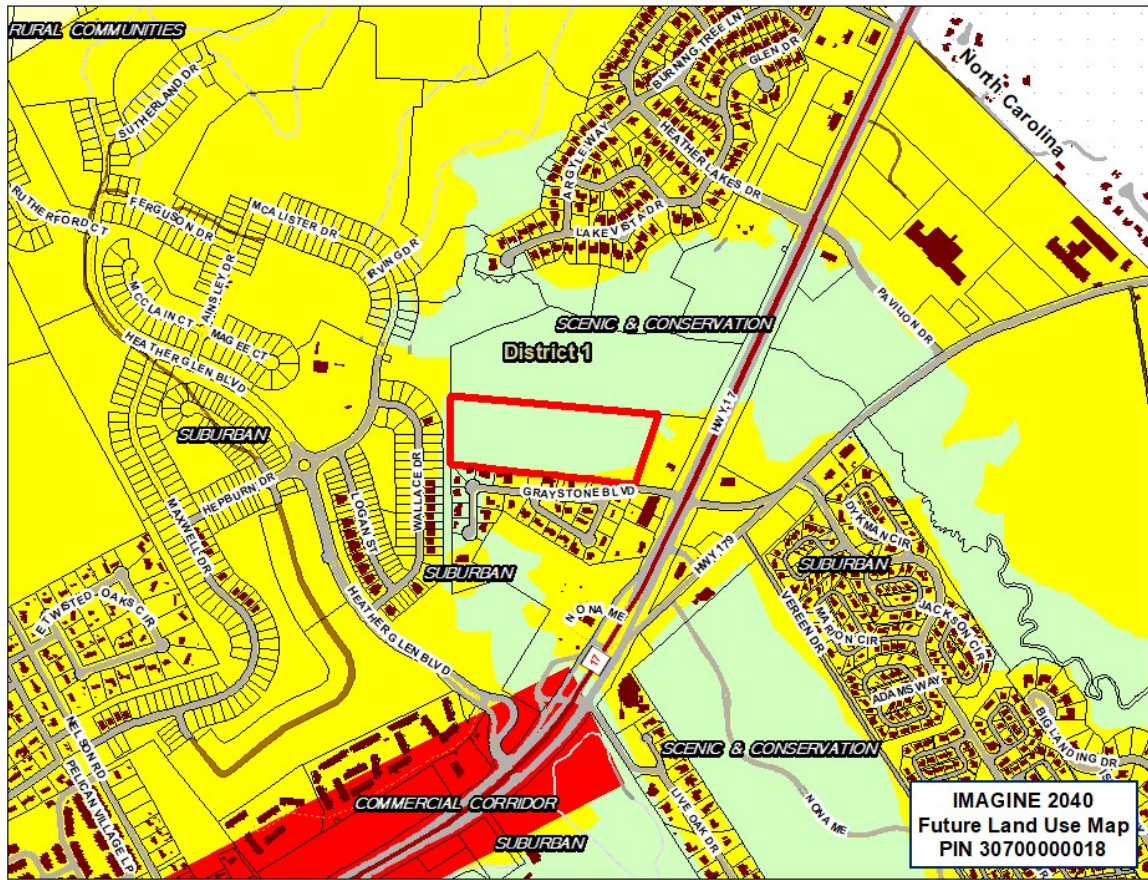
**WHEREAS**, Horry County Planning Commission has publicly advertised this proposed amendment to the Comprehensive Plan to meet the requirements of Chapter 15, Article 1, Section 1 of the Horry County Code of Ordinances; and

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

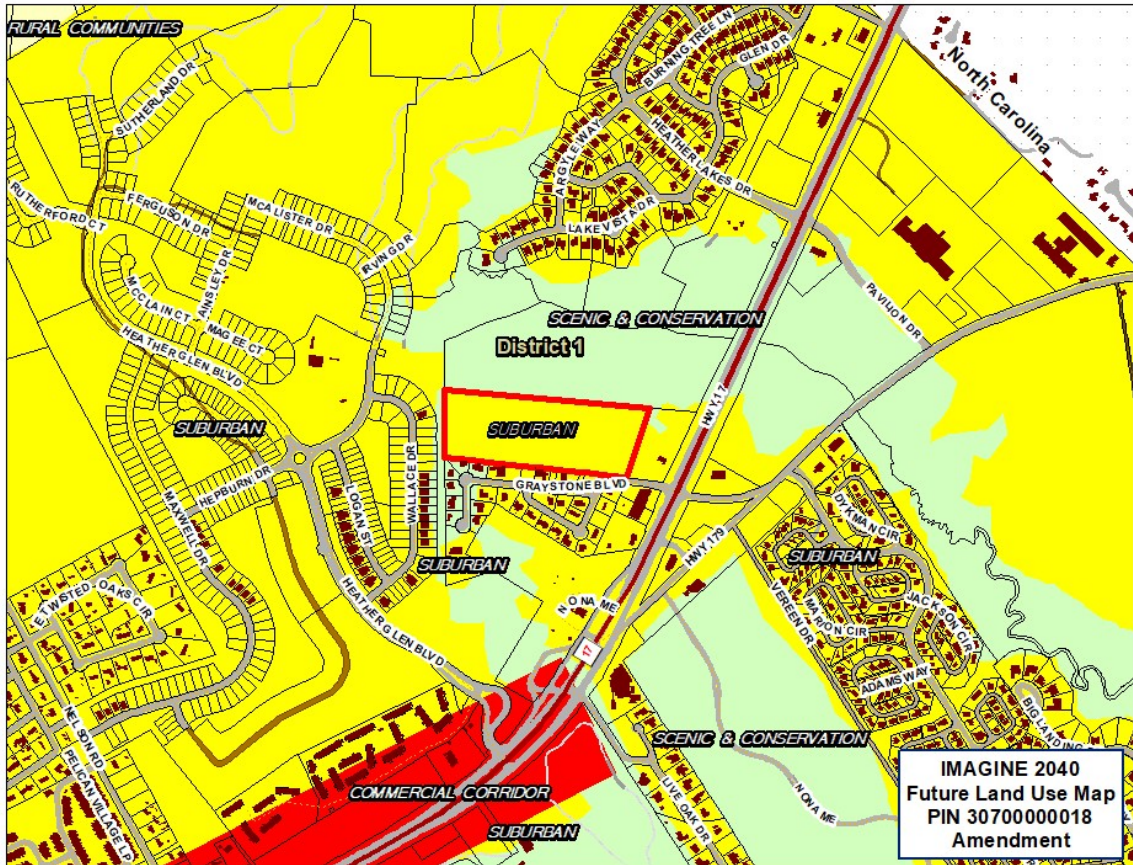
**NOW, THEREFORE, BE IT RESOLVED** that Horry County Planning Commission recommends the following amendment to the Future Land Use Map of the Imagine 2040 Comprehensive Plan:

- 1) **Adoption of the Amendment to the Imagine 2040 Comprehensive Plan, amending the Future Land Use Map for PIN 30700000018 from the future land use shown in Map A to the future land use shown in Map B.**

Map A: Adopted Imagine 2040 Future Land Use Map



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



**AND IT IS SO RESOLVED.**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**HORRY COUNTY PLANNING COMMISSION**

\_\_\_\_\_  
Steven Neeves, District 6, CHAIRMAN

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Hunter Platt, District 1

\_\_\_\_\_  
Pamela Cecala, District 2

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Chuck Rhome, District 3

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Pamela Dawson, District 4

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Chris Hennigan, District 7

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Burnett Owens, District 8

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Martin Dawsey, District 9

\_\_\_\_\_  
W. Jody Prince, District 10

\_\_\_\_\_  
Charles Brown, District 11

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Attest: Susan Miller, Clerk to Planning Commission