

# Mount Vernon Rural Area Management Plan



**Horry County Planning and Zoning  
2008**

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Ordinance Number 69-08

# **MOUNT VERNON RURAL AREA MANAGEMENT PLAN**

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For

The Horry County Council and the Citizens of Horry County

## INTRODUCTION TO AREA PLANS IN HORRY COUNTY

In an effort to keep pace with on-going growth and development occurring throughout Horry County, the Horry County Council authorizes the initiation of *area plans* for communities to address the issues of change. Study areas and area plans are designed to supplement current and future comprehensive plans and to respond to the needs and desires of the community and the development market that effects change.

Some plans are narrow in scope, such as *corridor plans* that attempt to bring compatibility of land uses along our thoroughfares, and, some are much broader because of area size and composition, typically areas that have experienced some burden through proposed or actual development. A frequent example of growth burden is often identified as increased traffic in or through an area that is not accustomed to it. Another is the lack of public facilities to support intensified development. Public schools, public safety, libraries, solid waste management, community parks, and in some cases, the availability of water and sewer are examples of desired or necessary facilities to consider when planning for growth.

*Area planning* gives community members the opportunity to openly discuss the direction growth should take in their area. *Area plans* are also a way citizens are able to communicate their desires directly to the Horry County Council of how they envision an approach to development in and around their community. Some, or all, of the elements of the Horry County Comprehensive Plan may be mentioned in the formulation of an *area plan*, however, the Land Use Element is typically the primary element to which is referred. This is the method that allows those involved in developing a plan to address issues which are very important, but may not be specifically included in any element of the Horry County Comprehensive Plan.

The Mount Vernon Area Plan Committee determines the direction and scope of the development of the plan, in keeping with the Horry County Council's resolution that commissioned the study and plan. Once this *area plan* is finalized by the Mount Vernon Area Plan Committee and endorsed by the community, it will be brought before the Horry County Planning Commission and the Horry County Council for approval and adoption. Once adopted by the Horry County Council, the *area plan* is made part of the Horry County Comprehensive Plan and will be referenced to whenever actions and decisions that affect the area are considered.

### DEFINITIONS OF PLANS

**Area Plans.** A plan that covers specific sub-areas of Horry County. These plans provide basic information on the natural features, resources, and physical constraints that affect development of the planning area. They also specify land-use designations used to review specific development proposals and to plan services and facilities.

**Specific Plans.** A detailed policy plan or regulation that implements the comprehensive plan or any of the elements of that plan. Specific plans include area or neighborhood plans, the land-use code and any similar plan.

**Rural Plans.** A sparsely developed area where the land is primarily used for farming, forestry, resource attraction, very low-density residential use, open space preservation, conservation lands, and various uses typically found outside of the urban and suburban areas.

How plans are referred depends on the existing and changing character of an area, and the strength of the community voice that tends to set the course for the future growth of the community. The Mount Vernon Area Plan has evolved as a hybrid mix of all three types of plans in one form or another, resulting in a *rural area management plan*.

**Rural Area Management Plans.** This kind of method is used by citizens of rural areas to plan their own future. The plan is intended as a guide for the citizens, planners, and decision-makers such as the planning commission and governing body to manage the local resources and improve the community's quality of life. Rural area management plans assume that the primary social value of rural residents is to enhance a community's long-term viability by respecting the carrying capacity of the natural environment.

The strength of a rural area management plan is derived from the participation of the community residents affected by the plan. The residents determine the goals of the plan, shape its content, and implement its components.

## ILLUSTRATION OF AN AREA PLANNING PROCESS

- Horry County Council or Horry County Planning Commission determines the need for a community area plan;
- A committee is appointed to develop the area plan;
- The committee determines the scope of the plan and planning & zoning staff supports in the study of some or all of the following:
  - Current land use
  - Transportation network and planned improvements
  - Natural environment assessment
  - Zoning patterns and trends
  - Extra-area impacts of development
  - Community facilities and services assessment
  - Horry County Comprehensive Plan compatibility
- Planning & Zoning staff provides support in conducting a study of the area and presents its findings to the committee. The study may include the following:
  - Current land use survey
  - Current zoning
  - Zoning changes and pending requests
  - Public infrastructure
  - Public services and facilities
  - Environmental concerns
- Committee determines recommendations
  - Community goals and objectives
  - Recommended strategies
- Staff prepares draft study and plan with maps, plan and appendices for committee review
- Final draft is presented to the community for comment and discussion
- Committee and staff suggest changes based on community input
- Final plan is presented to Planning Commission for review and approval
- Area plan is forwarded to Horry County Council for adoption and made part of the Comprehensive Plan

# **THE MOUNT VERNON STUDY AREA**

## **INTRODUCTION**

### **Horry County Council Resolution R-106-06**

On August 15, 2006, Horry County Council set forth a resolution to initiate a land use study for the Mount Vernon community. The County Council asked the planning staff to specifically make recommendations as to appropriate land use, zoning, and rural preservation strategies for the Mount Vernon community. In their resolution, County Council stated the following:

- Horry County Council has observed a significant increase in development in the vicinity of the Mount Vernon Community; and
- County Council desires to establish a planning policy that is designed to effectively manage urban growth and preserve the rural integrity of surrounding farmland; and
- County Council desires that planning & zoning staff determine the feasibility of instituting a long-range area plan specifically geared toward the protection of farmland from inconsistent subdivision for residential and commercial development; and
- The citizens of the Mount Vernon community have expressed a desire to actively participate in the development of a long-range area plan or rural area management plan for the Mount Vernon community.

The Horry County Council directed the planning staff to:

- Conduct a land use study of all properties in the Mount Vernon community;
- Make recommendations to County Council as to any appropriate
  - Zoning map amendments;
  - Text amendments; and
  - Planning policies; necessary to preserve the rural character of the community in keeping with the provisions of a focused area plan or rural area management plan.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

RESOLUTION R-106-06

**A RESOLUTION TO INITIATE A LAND USE STUDY AND RECOMMENDATIONS AS TO APPROPRIATE LAND USE, ZONING, AND RURAL PRESERVATION STRATEGIES FOR THE MOUNT VERNON COMMUNITY IN HORRY COUNTY**

**WHEREAS**, Horry County Council has observed a significant increase in development in the vicinity of the Mt. Vernon community; and

**WHEREAS**, Council desires to establish a planning policy that is designed to effectively manage urban growth and preserve the rural integrity of surrounding farmland; and

**WHEREAS**, Council desires that planning staff determine the feasibility of instituting a long range area plan specifically geared toward the protection of farmland from inconsistent subdivision for residential and commercial development; and

**WHEREAS**, The citizens of the Mt. Vernon community have expressed a desire to actively participate in the development of a long range area plan or rural area management plan for the Mount Vernon community

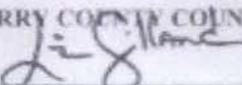
**NOW THEREFORE** by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is resolved that:

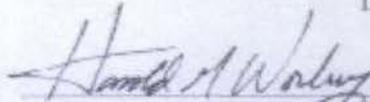
1. **Land Use Study Initiated:** The Horry County Council hereby requests that staff conduct a land use study of all properties in the Mt. Vernon Community (*identified in the attached map*) and make recommendations to County Council as to any appropriate zoning map amendments, text amendments, and planning policies necessary to preserve the rural character of the community in keeping with the provisions of a focused area plan or rural area management plan.

**AND IT IS SO RESOLVED.**

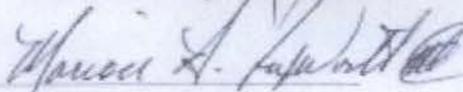
Dated this 15<sup>th</sup> day of August, 2006.

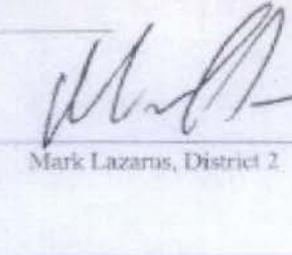
**HORRY COUNTY COUNCIL**

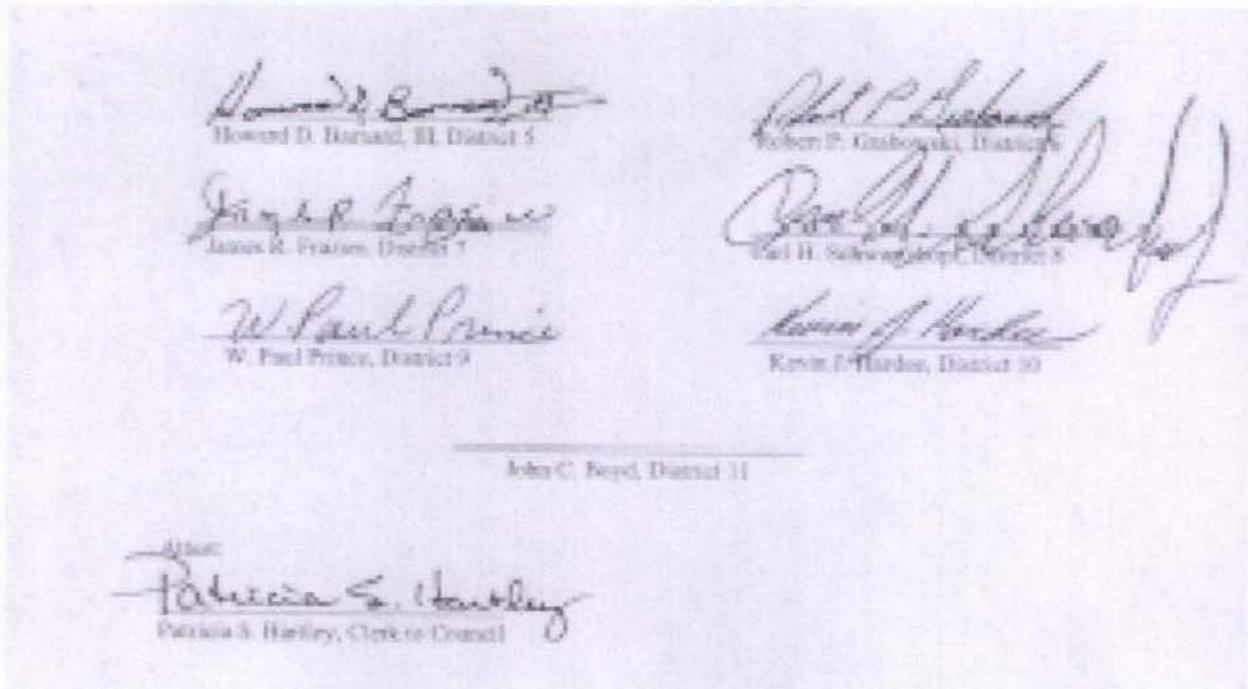
  
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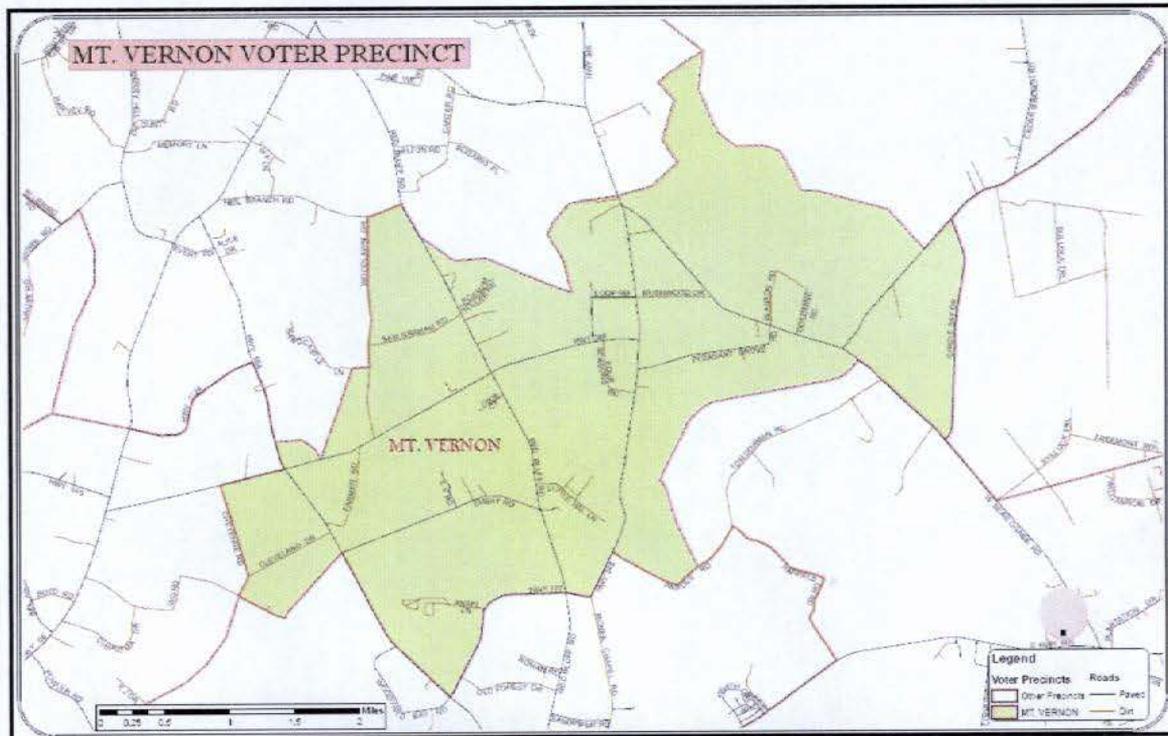


### **Description of the Mount Vernon Study Area**

The study area of Mount Vernon is within a 'voting precinct' area identified by a map and resolution passed by Horry County Council initiating this study on August 15, 2006. This voting precinct line appears to follow local roads and highways and water courses such as drainage canals and creeks that are tributaries to the Waccamaw River located to the south of this area. The area of Mount Vernon is located in the northeast part of Horry County south of the Town of Loris. Major highways that bisect this area include Red Bluff Road, Highway 366, Highway 348 and Bear Grass Road. This study area is in close proximity to the north of US Highway 905 and US Highway 22 (Veteran's Highway), to the west of US Highway 9, and to the east of US Highway 66.

The study area is loosely bounded by the following general description:

East of SC Hwy 366/Cheyenne Road;  
North of SC Hwy 554/SC Hwy 777;  
North of SC Hwy 777/SC Hwy 348;  
North of SC Hwy 348/Hardee Road;  
West of W. Bear Grass Road/Circle Bay Drive;  
West of Hemingway Road/Circle Bay Drive;  
South of W. Bear Grass Road/SC Hwy 348;  
South of Red Bluff Road/Neil Branch Road;  
South of Neil Branch Road/Woodlawn Drive.



**MOUNT VERNON STUDY AREA MAP**

## **THE PURPOSE OF THE MOUNT VERNON AREA PLAN**

The purpose of the Mount Vernon Area Plan is to establish guidelines that will help manage growth and development in the Mount Vernon community of Horry County, South Carolina. Previously, a major portion of the Mount Vernon area had been studied as part of the **“Red Bluff/Shell/Mount Vernon Area Plan”** initiated in 2003. The results and findings of that plan have been examined and compared in the development of this plan. Although the process of developing the plan was very inclusive of the community, the failure of the plan to move forward for ultimate adoption voided implementation of any strategies proposed.

The Mount Vernon community is zoned in a pattern of predominantly rural/agricultural/low-density residential and limited commercial uses. The intent of the *rural area management plan* is to preserve these uses, recognizing them as beneficial to the lifestyle of the residents of the area. Requests to rezone land to less restrictive classifications for higher-density residential uses and commercial uses are expected to occur. Primarily, the intent of this plan is to provide policy- and decision-makers (Horry County Planning Commission and the Horry County Council) with more detailed information with which to formulate their policies and decisions. Given the rapid and continued growth in Horry County, this plan is also intended to be an encouragement to the development community in their future planning efforts.

Horry County Council passed a resolution (R-106-06) on August 15, 2006 initiating a land use study and recommendations to appropriate land use, zoning, and rural preservation strategies for the Mount Vernon community. There has been a significant

increase in development in the vicinity of Mount Vernon that could alter the rural lifestyle of members of this community. The planning staff was tasked to design a planning policy that will effectively manage the encroachment of urban growth and preserve the rural integrity of the community and surrounding farmland. A long-range area plan for this area is specifically intended to protect farmland and large tracts of land not used in agriculture from incompatible residential and commercial development.

## **CHARACTER OF THE MOUNT VERNON STUDY AREA**

Mount Vernon is one of many “crossroads” communities in Horry County. These communities were established through the years as traditional settlements and places of congregation. The Mount Vernon area, which is about 10-12 miles from the beaches of the Atlantic Ocean, generally can be classified as a rural area with the majority of its land uses being comprised of low-density residential, basic commercial, and agricultural. The Mount Vernon community study consists of no fewer than 518 individual parcels of varying size within an area of approximately 20 square miles, or 13,197 acres. There are several tracts under common ownership, and many that only a portion of which may be located within the defined study area.

Census population within the Mount Vernon Study Area in 2000 was placed at 706 persons with an overall density of approximately 35 persons per square mile, or, nearly 0.05 persons per acre. The estimated population has increased in 2007 to 982 persons, which portrays an overall density of approximately 49 persons per square mile, or, nearly 0.07 persons per acre. This increase of 276 persons reflects a yearly increase of over 4% annually over the seven-year period of 2000 – 2007. These estimates are derived from the Loris and Longs County Census Divisions projections methods. If this trend in increase continues, the projected population of the Mount Vernon Study Area could reach 1,568 to 1,816 persons (3%-4% increases, respectively) by the year 2020, doubling current estimates in another twelve years.

Dwelling unit density in 2000 was 307 homes in the Mount Vernon Study Area, rounding off to 15 dwelling units per square mile. In 2007, dwelling unit density increased to an estimated 427 homes, or, 21 dwelling units per square mile.

**(Note: One square mile = 640 acres)**

Land uses within the study area include single-family residential homes (and some groups of homes) on individual parcels, manufactured homes, agricultural farms and related rural uses, a private airstrip, and some limited commercial uses that cater to the ordinary daily needs of the surrounding community.

### **Zoning Patterns**

Altogether, there are twelve zoning designations found within the study area, and the predominant classifications in area are the FA and LFA zoning districts. The majority of lands within the study area are currently undeveloped and consist of woodlands, farms, watersheds and open space. The primary zoning district represented in the study area is LFA (Limited Forest Agriculture), which allows for larger lot development of at least one (1) acre per use. Other zoning classifications in this area include FA (Forest Agriculture), and CFA (Commercial Forest Agriculture) to a lesser degree, smaller parcels of HC (Highway Commercial), AG2 (Commercial Agriculture), MSF 20 (Residential, including

mobile homes), MSF 10 (Residential, including mobile homes), SF 20 (Residential, no mobile homes allowed), and SF 10 (Residential, no mobile homes allowed). The specific purpose and intent of each individual zoning district as currently codified in the Horry County Zoning Ordinance are as follows:

**§701. Limited Forest/Agriculture District (LFA)** is a district reserved and utilized for agriculture, forestry, and low-density residential, limited commercial, social, cultural, recreational, and religious uses. *(Note: this zoning district allows residential development on a minimum of 1 acre)*

**§702. Forest/Agricultural District (FA)** is a district reserved and utilized for agriculture, forestry, and low-density residential, commercial, social, cultural, recreational, and religious uses. *(Note: this zoning district allows residential development on a minimum of 1/2 acre)*

**§703. Commercial Forest/Agricultural district (CFA)** is a district reserved and utilized for agriculture, forestry, residential, commercial, social, cultural, recreational, and religious uses. *(Note: this zoning district allows residential development on a minimum of 1/2 acre)*

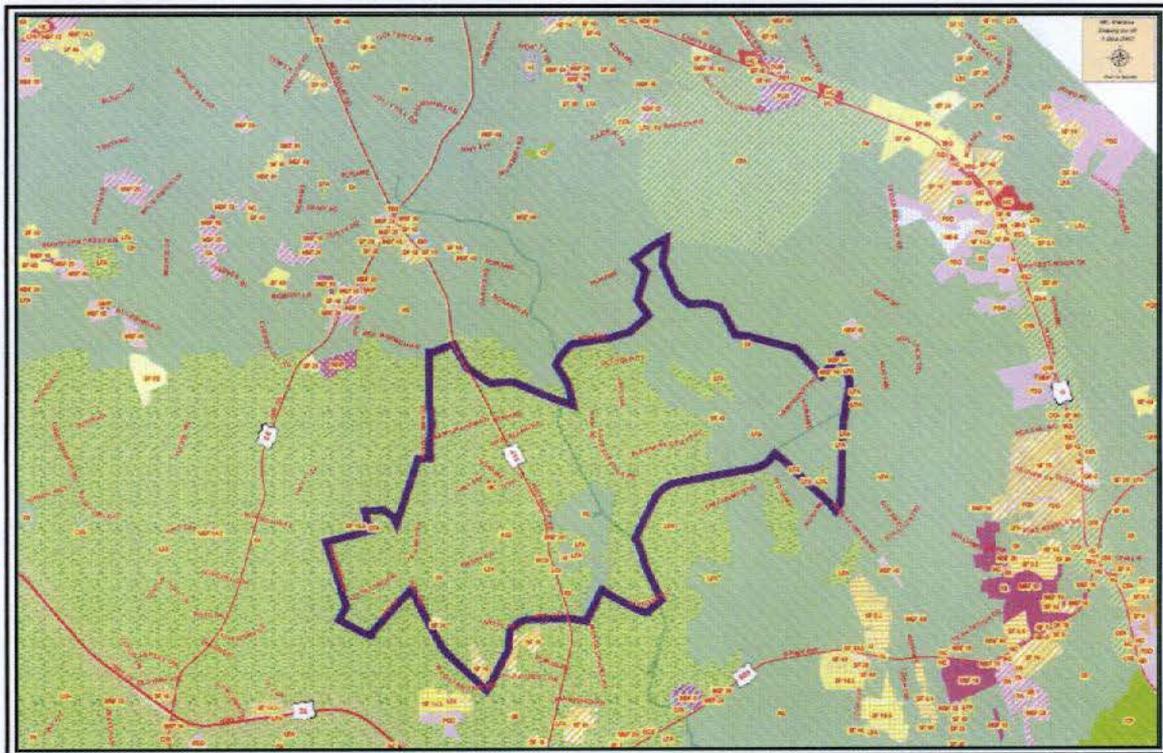
**§716. Highway Commercial District (HC)** is a district reserved for general business purposes and with particular consideration for the automobile-oriented commercial development existing or proposed along the county's roadways. The regulation which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, amusement, entertainment, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial or other uses capable of adversely affecting the basic commercial character of the district.

**§727. Commercial Agriculture District (AG2)** is a district intended to provide opportunities to develop businesses that are reliant on the uses permitted in the AG1 District; however, are generally characterized as being more agriculture-commercial in nature.

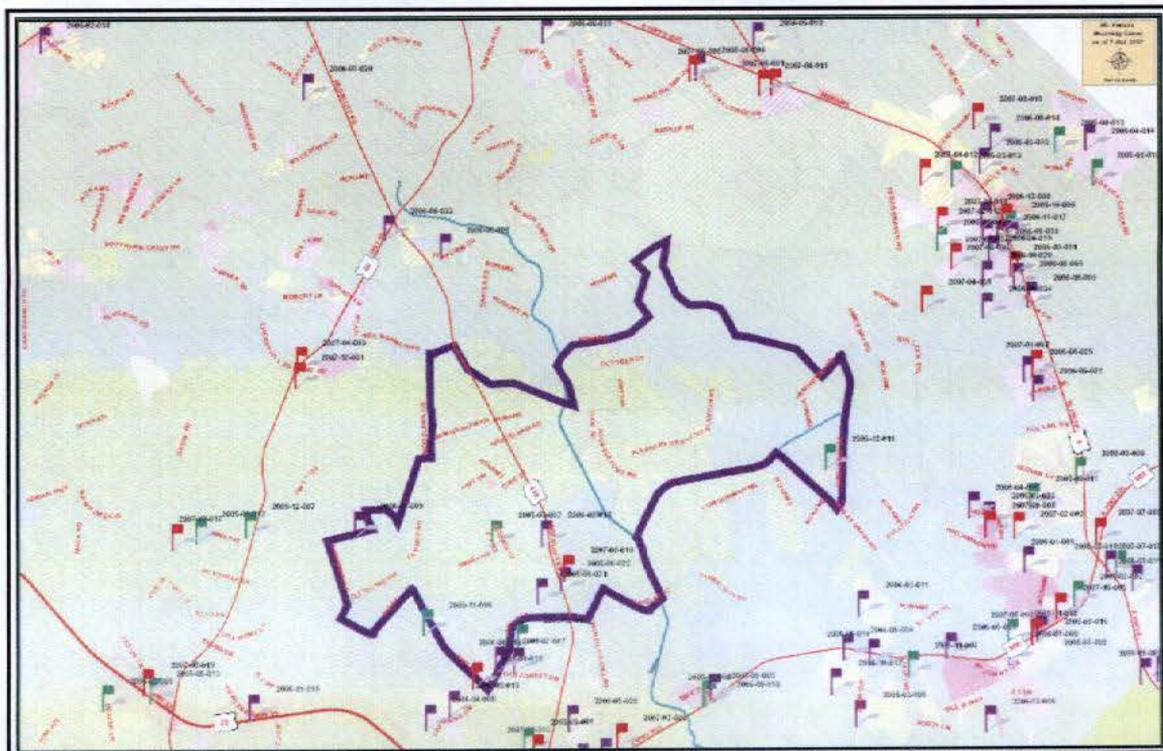
**§706A. SF 10/MSF 10 Residential District (SF 10/MSF 10)** is a district intended to provide areas for single-family residential development, low to moderate density, to discourage the encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character and to preserve the architectural character of established neighborhoods. This district also allows the use of manufactured/mobile homes. *(Note: MSF 10 and SF 10 are the same uses, except MSF 10 allows manufactured/mobile homes and SF 10 does not.)*

**§705A. SF 20/MSF 20 Residential District (SF 20/MSF 20)** is a district to provide areas which are suitable for moderate low density development. This district is particularly suitable for areas adjacent to or near urban areas, where adequate public water supply or public sewage service is available. The principal use of land within this district is low density single-family residential and does allow manufactured/mobile homes as a permitted use. *(Note: MSF 20 and SF 20 are the same uses, except MSF 20 allows manufactured/mobile homes and SF 20 does not.)*

**§718. Heavy Industrial District (HI)** is a district that promotes the development and continued use of land for large scale basic or primary industrial purposes which involve extensive manufacturing, processing, or assembly operations and preserve sizable tracts of undeveloped land with potential for industrial uses.



**ZONING MAP OF THE MOUNT VERNON STUDY AREA**



**MAP OF ZONING REQUESTS/CHANGES IN THE MOUNT VERNON STUDY AREA**

## Soils

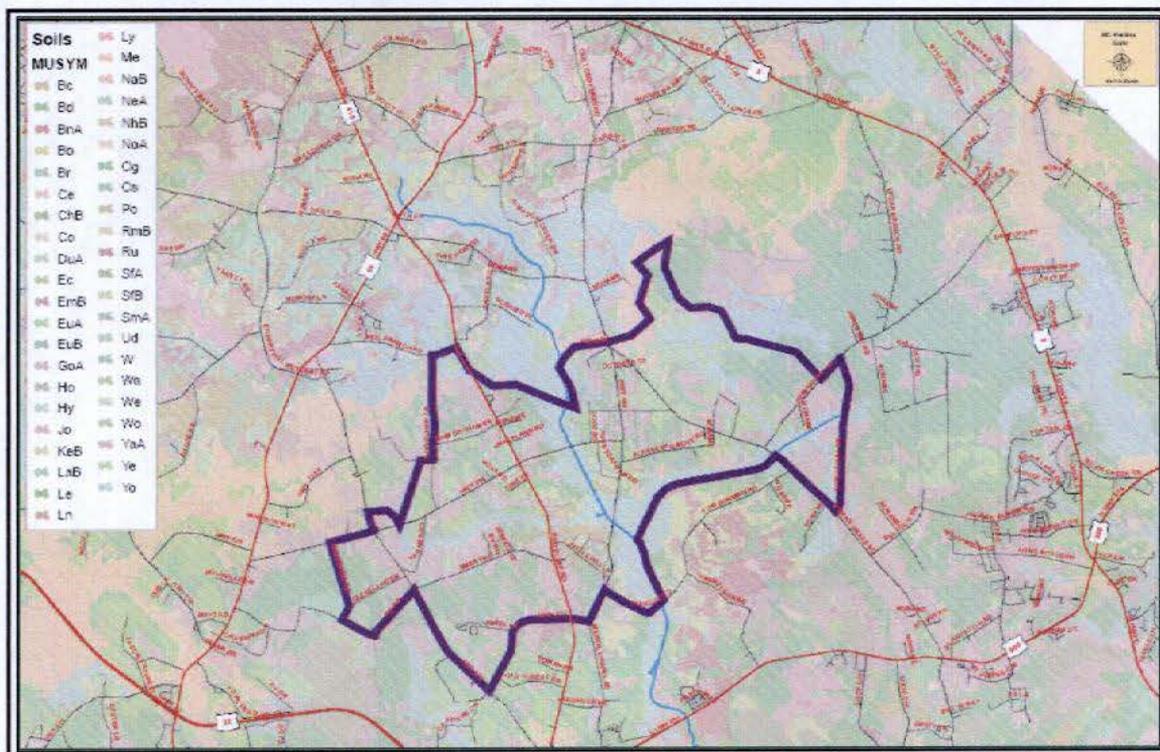
The General Soils Map of Horry County notes three classifications of soils: Nansemond-Pocomoke-Kenansville, Yorges-Meggett, and, Yauhannah-Ogeechee-Bladen, all of which are nearly level and gently sloping soils. The Yorges-Meggett group is found along the creek tributaries to the Waccamaw River, including Simpson Creek, Cowpen Swamp, and Todd Swamp. This group of soils is typically found along drainageways and floodplains, and are poorly drained soils. The Nansemond-Pocomoke-Kenansville soils and the Yauhanna-Ogeechee-Bladen soils are moderately drained to well-drained soils, depending on their location.

Due to the drainage characteristics, wetness and ponding potential, the soils generally found within this study area are not suitable for engineering uses (development, local roads, septic tanks, and improved recreational sites) without special design and/or increased maintenance to reduce soil limitations. However, all soils in the study area are suitable for various plant life, woodlands, and wildlife habitats and passive recreational uses. **(Note: Regardless of types of soils characteristics, it should be shared that adverse characteristics may be overcome through proper site planning and engineering techniques. Land previously considered basically undevelopable may become useful to construction given prudent mitigation and design.)**

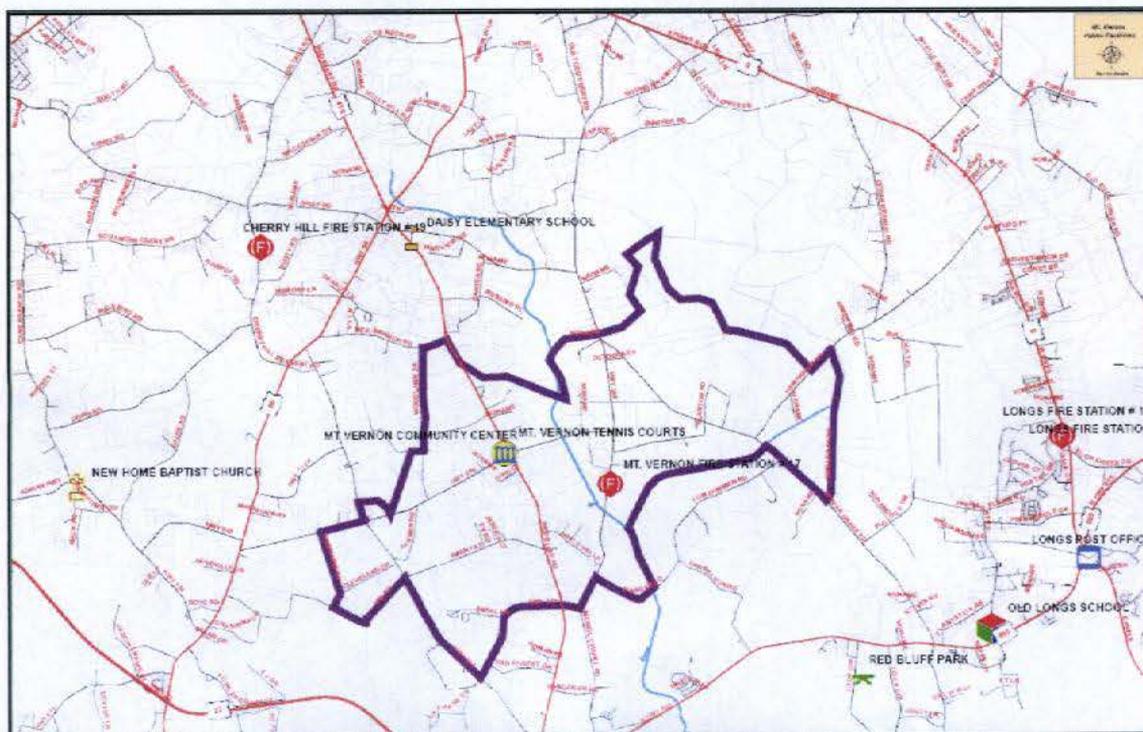
The predominant soils along the road network throughout the Mount Vernon area consist of Yauhannah (YaA), Suffolk (SmA), Eulonia A (EuA), and Eulonia B (EuB) series of soils. These soils are moderately well-drained to well-drained with medium to slow runoff characteristics. These soils are also considered prime farmland. These soils are suitable for septic tanks, but limited in capacity.

Along drainageways, swamps, canals and bays, the Yorges (Yo) series of soils is prevalent. This soil type has poor drainage characteristics with very slow runoff capability. This type of soil is found along Mill Branch, Simpson Creek, Cowpen Swamp, and Bear Branch.

There are large acreages of Ogeechee (Og) series soils found away from roads and mostly situated from common view. This soil type is also poorly-drained with slow runoff and very limited septic capability. This is a soils type commonly found in Carolina Bays, such as Thoroughfare Bay.



**GENERAL SOILS MAP OF THE MOUNT VERNON STUDY AREA**



**MAP OF POLICE/FIRE/EMS/SCHOOLS/LIBRARIES**

## **1999 COMPREHENSIVE PLAN AND THE MOUNT VERNON AREA**

The 1999 Horry County Comprehensive Plan and Future Land Use Map (1999), indicate the Mt. Vernon area can be characterized as a Rural Service Area, and is defined as follows:

“The major elements of the Rural Service District include agricultural use, open space areas, environmentally sensitive areas, hamlets or rural village clusters, and areas suitable for industrial development. The intent of the Rural Service District is to maintain agricultural activity, protect sensitive environmental areas and rural character, and cluster future growth to reduce the effects of sprawl. As such, these areas should not be targeted with the development of public infrastructure.”

(Page VII-22, Land Use Element, March 16, 1999)

The 1999 Comprehensive Plan designates the intersection of SC Hwy 22 (Veterans Highway) and SC Hwy 905 as the center of a Township character district on the Future Land Use Map. Although this Township is not within the actual study area, this designation does impact the area and should be considered as an external influence on the study area.

The classic Township depicts the traditional concentric ring growth pattern with a core area from which communities typically originate. The land uses found in the core should focus on the convenient availability of goods and services as a “town center” where mixed uses of commercial, office, and higher density residential uses are normally situated.

The core area is then enveloped in a secondary transition area of medium intensity office and high density residential development, which is then in turn surrounded by a tertiary ring area typically represented by low to medium intensity residential land uses.

Simply stated, growth is encouraged to begin at the center and spread from the center in a radial and/or linear fashion. The use intensity is at the center, and as uses expand out, they become less intense to blend with adjacent lands in a more compatible way.

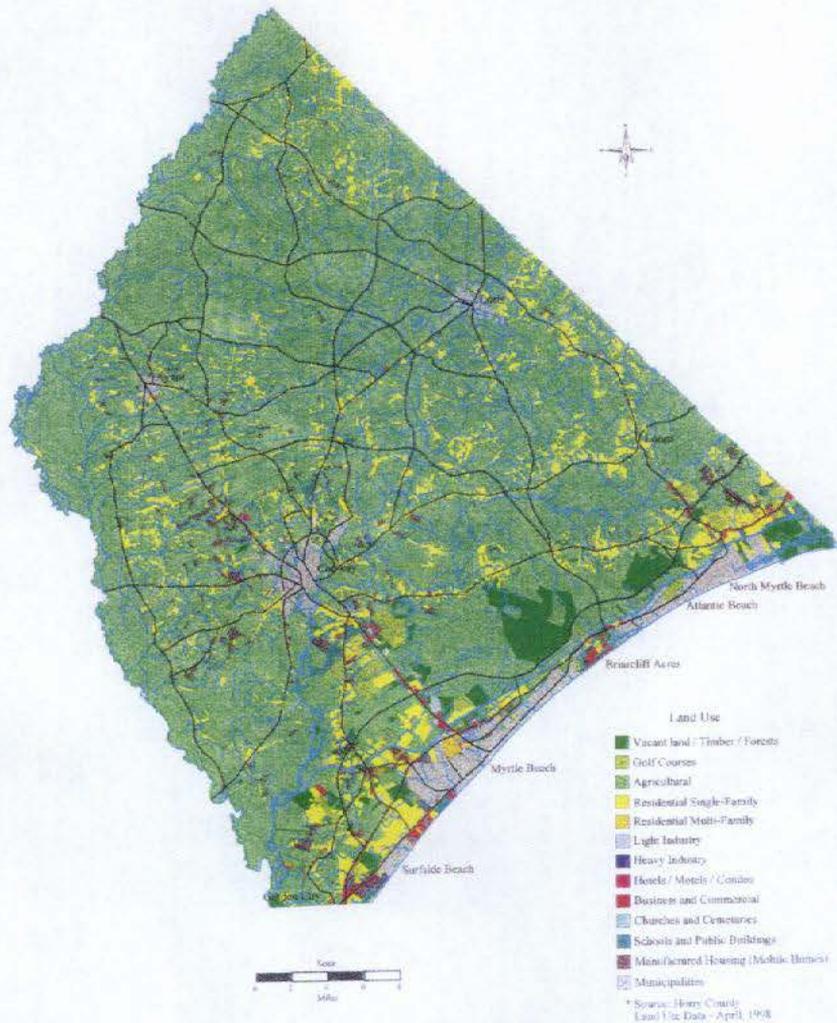
### **HIGHWAY CORRIDORS**

Red Bluff Road (U.S. Highway 410), which is the main thoroughfare through the Mount Vernon area, is designated as a Rural Corridor from its intersection with Highway 905 north into the City of Loris. Rural corridors are less developed and “emphasize preservation of the pastoral views of forests farm fields, and pastures framed by long expanses of wooden fences as seen from major highways that cross rural areas of South Carolina. These areas require little public investment but should be protected by regulation from unnecessary tree removal in rights-of-way, the incursion of billboards, portable signs, and strip commercial uses. Active tree harvest areas should preserve a dense, naturally wooded buffer along the highway edges. Houses that face the main highway should be set back from the road in a gracious manner, and driveway cuts should be restricted to infrequent intervals.”

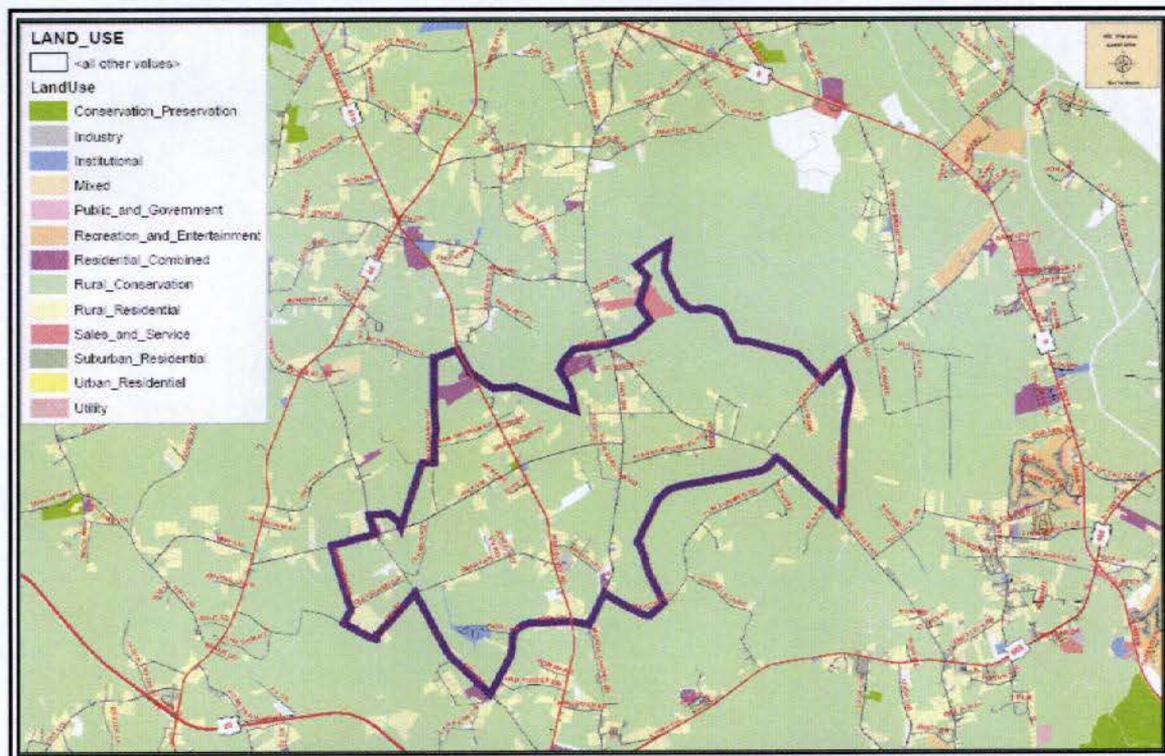
(Page VII-28, Land Use Element, March 16, 1999)

## AREA LAND USE 1998 – 2007

In 1998, the dominant land use was agricultural and single-family residential development concentrated along the north side of Highway 905 from its intersection with Red Bluff Road east to Longs and Highway 9. In 2007, the primary uses are the same with the addition of some sales and service commercial areas. However, residential development has increased along both sides of Red Bluff Road and elsewhere within the study area thereby reducing the amount of agricultural activity that existed nine years before. The development along Highway 9 (outside of the study area, but is considered an influence on the study area) has intensified to the degree that it has been changed from a rural corridor to a suburban corridor to reflect its growth trend.



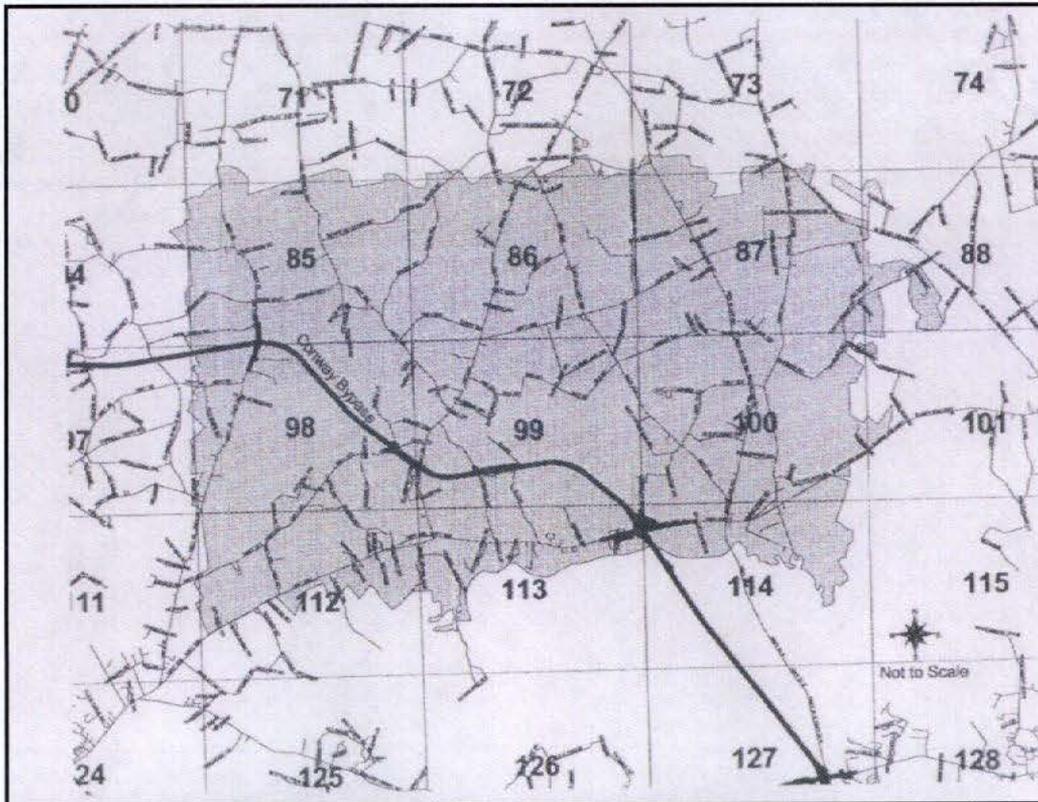
**1998 LAND USE MAP OF HORRY COUNTY**



**2007 LAND USE MAP OF MOUNT VERNON STUDY AREA**

### **2003 RED BLUFF/SHELL/MOUNT VERNON STUDY**

The 2003 study considered the transportation improvements and their relation to existing characteristics and features found within the area studied. Also, this previous study was partly comprised of most of the area included in the current area study. Although this study did result in an area plan, it was not adopted by Horry County Council to be made effective. One of the conclusions of the 2003 study included earmarking the outer ring of Townships within the area as primarily low-density residential, as opposed to the 1999 Comprehensive Plan that recommended low to medium density residential. Another conclusion was to create another Township at the intersection of Red Bluff Road and SC Hwy 905 (Red Bluff Crossroads).



**MAP OF 2003 RED BLUFF/SHELL/MOUNT VERNON STUDY AREA**

# ENVISION 2025 COMPREHENSIVE PLAN OF HORRY COUNTY

## MOUNT VERNON—A “CROSSROADS COMMUNITY”

In the 2025 Envision Comprehensive Plan for Horry County, Mount Vernon is within the “Rural Area” identified by the farms, pastures, woodlands and natural features that exist there. The rural areas of Horry County represent a country-related lifestyle.

The Mount Vernon area is also a long-standing rural community of Horry County, one that has historically developed from a small “crossroads” settlement. “Crossroads Communities” is defined in the Horry County Envision 2025 Comprehensive Plan as “...*traditional settlements and places of congregation in which any proposed development is compatible with surrounding densities and current settlement*”. There is a sense of community that continues today that is willing to support future development, but in a fashion that fits into the character of the community, and not adversely altering the lifestyle enjoyed there.

## THE RURAL HIGHWAY CORRIDORS OF MOUNT VERNON

Rural corridors are the highways that traverse Horry County as a means to access the rural areas. “Rural Corridors” are defined in the Horry County Envision 2025 Comprehensive Plan as “...*areas of low growth and rural land uses in which any proposed development is compatible with surrounding densities and current settlement patterns.*” These corridors were not originally designed or constructed to sustain development on a scale beyond rural land uses.

During development of the **Envision 2025 Comprehensive Plan of Horry County**, corridor expansion is discussed in some detail. The new plan anticipates growth will occur, and it recognizes the impacts that development has already caused to occur within the Mount Vernon Area and in the general vicinity surrounding Mount Vernon. The “external” impacts of development outside of this study area must be considered as potentially adverse to the rural way of life found in the Mount Vernon area. The corridor expansion plan is a tool to curb unnecessary public expenditures regarding future highway improvement projects. Primarily, this is a measure to prevent future construction within the “proposed” corridor by establishing an imaginary right-of-way for future widening. The corridor expansion plan does not actually “reserve” or “dedicate” any rights-of-way, rather it establishes setbacks for new development and identifies existing construction that may or may not require condemnation when road projects are planned.

Within the Mount Vernon Study Area, Red Bluff Road, W. Bear Grass Road, Hemingway Road, and Highway 348 are included on the corridor expansion plan. The following states the ultimate right-of-way necessary for future development:

80 feet right-of-way, Corridor Level 1:	Highway 348
100 feet right-of-way, Corridor Level 2:	W. Bear Grass Road Hemingway Road Red Bluff Road

Outside the Mount Vernon Study Area, and encircling the entire area, the ultimate rights-of-way are proposed for the following roads:

80 feet right-of-way, Corridor Level 1: Cedar Branch Road

120 feet right-of-way, Corridor Level 3: Highway 905

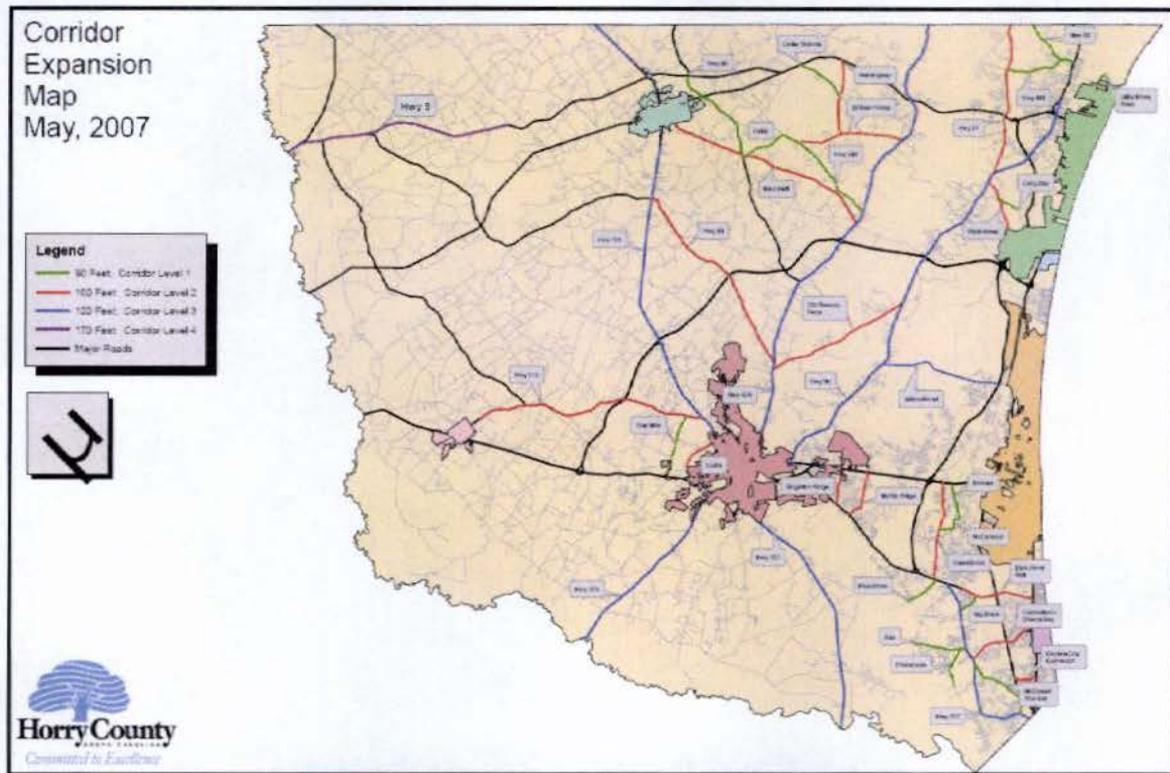
Major Roads are: Highway 66  
Highway 22  
Highway 9

### **Within the Mount Vernon Study Area**

Red Bluff Road and US Highway 66 are designated as “rural corridors” on the proposed future land use map of Horry County. Rural corridors follow major cross-country highways that have been or will be designated by the South Carolina Department of Transportation or Horry County for future expansion. These corridors are not recommended to be developed to allow “urbanization” of the country landscape with higher densities and plans incompatible with the surrounding area.

### **The Vicinity Surrounding Mount Vernon Study Area**

From the intersection of Red Bluff Road and Highway 66, both of these roads are identified as “Suburban Corridors” where the future growth of the City of Loris will have an influence on the intensity of development in and around this area. Highway 9 is also identified in this way, and has already realized substantial residential and commercial growth in recent years. This growth has led to segments of Highway 9 west and east of the Mount Vernon Study Area to now be considered as “Urban Corridors”. This is also true of Highway 905. From a point south of its intersection with Highway 22 to a point north of Red Bluff Road, Highway 905 is considered an “Urban Corridor”, and the remaining segment is identified as “Suburban”.



**CORRIDOR EXPANSION MAP OF Horry COUNTY**

Volume/Capacity ratios of major roads in the study area and beyond		
Red Bluff Road	2 lanes undivided	0.22
W. Bear Grass Rd. (Hwy. 347)	2 lanes undivided	0.12
Hwy. 348	2 lanes undivided	0.14
Hwy. 366	2 lanes undivided	0.075
U.S. 17 Bypass (Myrtle Beach)	4-7 lanes divided	0.96 -1.35
U.S. 17 Business (Myrtle Beach)	4-6 lanes divided	0.96 -1.15
U.S. 17 (North Myrtle Beach)	4-6 lanes divided	0.98 -1.12
U.S. 501	4 lane divided	0.64 - 1.55
U.S. 701	2-4 lane undivided	0.67 -1.07
U.S. 378	2-4 lane undivided	0.52 -0.68
S.C. 9	4 lane divided	0.65 -0.70
S.C. 31 (Carolina Bays Parkway)	6 lane divided	0.20 -0.30
S.C. 22 (Conway Bypass)	4-6 lane divided	0.16 -0.65
S.C. 90	2 lane undivided	0.47 -0.90
S.C. 905	2 lane undivided	0.18 -0.86
S.C. 319	2 lane undivided	0.14 -0.27
S.C. 707	2 lane undivided	1.10 -1.75
S.C. 917	2 lane undivided	0.2
Highway 19 (S-19)	2 lane undivided	0.1

Source: South Carolina Department of Transportation

## Future Land Use Recommendations

The **Envision 2025 Comprehensive Plan** recommends all lands in and around the Mount Vernon Study Area to remain rural. The Future Land Use Map displays the Mount Vernon Study Area contained within an area bounded by Highways 9, 905, and 66.

“Rural Areas” are defined as “...supportive of compatible residential and commercial development at current zoning and to promote the rural lifestyle found throughout these areas. Institutional uses such as churches and schools are also found scattered throughout these areas. Increased development is supported through mitigation efforts that support sustainable development.” The rural area of Mount Vernon as it exists today consists of farms, pastures, fields, woods, indigenous natural areas, estates, small settlements and mainly undeveloped roadside views. Larger tracts of undeveloped land, and land used for agricultural based services are the basis for this category of land use.



### Legend

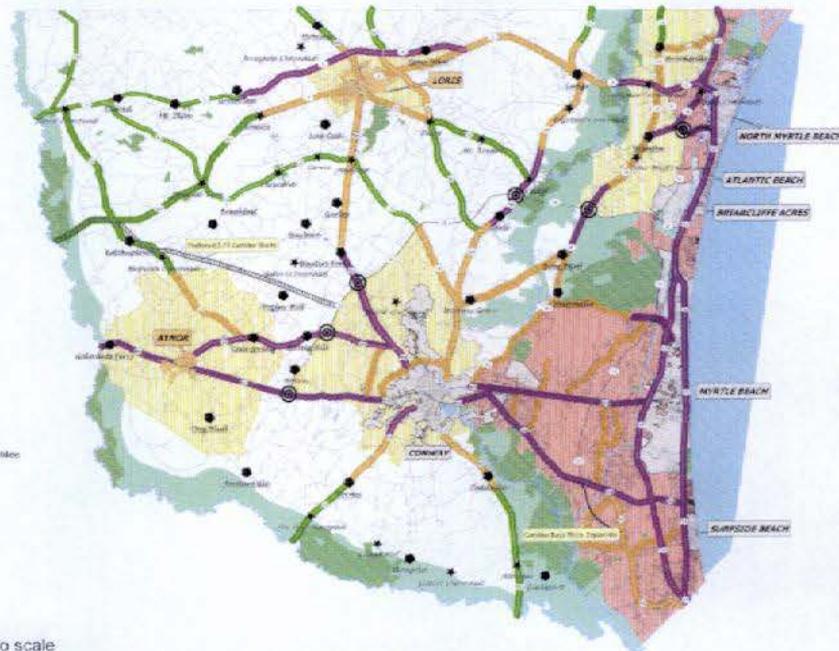
- Economic Activity Centers
- Rural Communities
- Crossroads Communities
- Proposed Highways
- Urban Corridors
- Suburban Corridors
- Rural Corridors
- Water
- Rural Area
- Preserved Open Space
- Scenic & Conservation Areas
- Transitional Growth Areas
- Urban Communities

0 2 4 6 8 12 16 Miles



Note: Area symbols in map not shown to scale

## ENVISION 2025 - FUTURE LAND USE MAP



## ENVISION 2025 – FUTURE LAND USE MAP

## COMMITTEE AND COMMUNITY PARTICIPATION

The citizens of the Mount Vernon community have expressed their desire to actively participate in the development of a long-range area plan (or, rural area management plan). The Mount Vernon Area Plan Committee was formed and first met on February 13, 2007 for a general information session discussing the appropriate course to take in formulating a plan. As a result, a community meeting was scheduled and conducted in the Mount Vernon area on March 20, 2007. The community was informed of how the plan process began, and what was hoped to be achieved. Community members openly expressed their opinions and desires for the future of their community. All in all, members of this community reasonably expect growth to occur, and they support development if it can be properly managed in a way that will allow them to retain their rural lifestyle.

In the rural environment of Mount Vernon, there are four assumptions and values made that deserve mention. They are as follows:

1. Self-reliance and determination. This rural community is a place where, in lieu of its size, everyone knows everyone else to some degree. Culturally and in some cases economically, the residents of Mount Vernon draw on each other for needs and assistance. They place a high value on their commitment to their community, and collectively are willing to negotiate for their long-term interests. They are also willing to adjust to decisions made concerning their community if, as stakeholders, they are allowed some say in the process.
2. This community is a rural people that value cooperation as a guide to problem-solving and consensus building. Even among neighbors, there are disputes and disagreements regarding matters of the land and its uses. However, respect and understanding for one another is a common trait often stemming from years of experience living a rural life where such cooperation is a major tool of community maintenance and well-being.
3. Members of this community desire long-term sustainability of their rural environment. Land ownership is valued not only for its quantity, use and worth, but also valued in sustaining the resident's way and quality of life. The community is aware of the abundant, yet finite, physical and natural resources that are present and have a desire to nurture development in a way that will preserve their landscape for generations to come.
4. The members of the Mount Vernon community possess the knowledge of the local market, and the skills to identify changing conditions. They also desire to participate in managing their community's growth in response to demands of the local market and changing conditions. The community views this process as visionary and beneficial to the Mount Vernon area and to Horry County.

The members of the Mount Vernon community hope to see the tangible results of a rural area management plan that may be applied as a progressive model to other areas

throughout Horry County, coinciding with continued growth in a reasonable and acceptable way without compromising an established and desirable quality of life.

While there are some members of the community that do not want any more growth in the vicinity of Mount Vernon, many simply desire that development be managed in keeping with their surroundings. The community feels that by proper rural management, growth can occur at a scale that will sustain the heritage of the community. Although there is considerable debate on whether large lots should be the norm or if smaller lots should be allowed, it is generally agreed that to preserve the character of the Mount Vernon area, the consumption of land by development is a key consideration.

There are options to explore that will assist the community in setting a standard in Horry County with regard to rural area management. At the time this area plan was initiated by Horry County Council, the process of re-writing the Comprehensive Plan was underway. In the development of the Envision 2025 Comprehensive Plan, much thought has been given to the rural community concerns throughout Horry County, and timing was fortunate to coincide with initiating this particular study. The proposed land use plan addresses many of the issues of rural and agricultural life through elements of the Envision 2025 Comprehensive Plan to include cultural and natural resources and land use. Once the Envision 2025 Comprehensive Plan is adopted, it is hoped that the goals and strategies contained therein may be implemented to affect a positive difference in the future growth of the Mount Vernon community.

## COMMUNITY INPUT

Community input can be summed up as follows:

- Some people do not like small lots and dense development. Highest and best use of the land is important to the community.

*“What preserves land in the best fashion, large lot or small lot development?”*

- The community desires to maintain the small community feel and the cultural heritage associated with Mount Vernon.

*Can the sense of place of the community be retained while accepting the consequences of growth?*

- Residents in Mount Vernon are definitely concerned with the impacts of development such as stormwater runoff and flooding problems, public safety, school capacity, and intensified traffic.

*How can adverse impacts be mitigated or averted as development occurs?*

- Some residents see farmland preservation as essential, while others dismiss farming as no longer economically viable in this part of Horry County.

*Should we continue to encourage preservation of farmland, and why?*

*Aside from residential and agricultural uses, what other types of development could be appropriate for Mount Vernon presently and in the future?*

- Residents are very concerned with increases in property taxes due to development and heightened values.

*Is there a way to reduce or avoid the possibility of tax increases? Can property retain value and increase in value without any tax increases?*

- Residents are concerned with community representation and the processes of development that they feel they have no active participation or say.

*Is there a way to involve the citizens of this area in the future development of their community?*

## **COMMUNITY SURVEY**

Between July and August of 2007, a 22-question survey was mailed to residents and business owners of the Mount Vernon area. Completed surveys were collected at the Mount Vernon Community Center and received through the mail to the Horry County Planning & Zoning Department located at the Government & Justice Center. Results from the Mount Vernon survey are attached to this plan as a separate appendix.

## **COMMITTEE AND COMMUNITY DISCUSSIONS**

The following reflects planning & zoning staff dialogue with the Mount Vernon Area Plan Committee and area residents' discussions regarding these concerns:

1. **Preservation of farmland and land conservation.** As for land in general, there is only a finite supply, and unfortunately farmland is highly desirable for developers because it is often high ground with fertile soils which makes it most cost effective to develop. How the amount of land is developed, and how much land is consumed by development is not mysterious. If one tract, for example, is 100 acres in area, and zoning allows one dwelling unit per every two acres, 50 new homesites have been created. If public water and sewer is available, and other environmental constraints are addressed, it could be possible to develop say one-half acre lots on the same amount (100 acres) of land. The developer receives original density, yet 25 acres is consumed, possibly leaving 75 acres of natural space within and around the development. This same philosophy can be applied in many different ways dependant on existing or proposed zoning, various acreages and the physical attributes of the land. If properly designed with the rural landscape in mind, higher density does not have to be so noticeable and detrimental to the rural landscape.
2. **Retaining sense of place and community.** Conscientious development can be accomplished that not only retains the rural lifestyle, it can also be enhanced with a newer population. After all, ten years ago there were fewer residents than today. Twenty years ago, even fewer, and so on. It isn't

simply the number of people that choose the rural lifestyle, it is also the reasons they choose to live in a rural environment. Many of these reasons are shared by those that moved into this area ten and twenty years ago. They have since become a part of this community, but, the only difference now is the number of residents is greater. That increase has not appeared to diminish the sense of community.

3. **Mitigating adverse impacts of development.** Increased traffic, stormwater runoff and area flooding, and woodland and habitat loss are major concerns when viewing new development in the area. Other concerns not so readily apparent at this time could include community facilities to maintain or better the levels of service now received such as schools, public safety, libraries, etc.

## **MOUNT VERNON AREA PLAN—GOALS AND OBJECTIVES**

- **Preserve open spaces**—Significant fiscal, environmental quality and health benefits are associated with protection of open spaces. Local property values can increase (thereby increasing property tax bases) and the need for future tax increases is reduced because construction and maintenance of infrastructure is minimized. Open spaces also ensure that prime agricultural lands are available, flooding is reduced, surface and groundwater are protected, animal and plant habitats and the natural scenic beauty is preserved.
- **Cluster development design**—Allows the same overall amount of development that is already permitted by zoning but requires that development be placed on only a portion of the parcel, thereby retaining the balance as open space. Clustering can protect natural and cultural sites and prevent the effect of sprawl.
- **Incentive zoning**—Add language to the zoning code that allows builders to create a greater number of lots than normally allowed in exchange for dedication of additional open space.
- **Preserve the agricultural economy**—Protect those engaged in agriculture from inhospitable land uses such as suburbanization and second-home development through an agricultural protection ordinance or policy.
- **Incorporate area citizen involvement in the planning process**—Provides for a clear and consistent means of communication between the citizens, the development community and planning staff before plan implementation. The suggested policy of developer/resident discussions would allow for a working dialogue that could prevent much unhappiness and contention during the plan approval process. This kind of cooperation and buy-in also makes the work of the approving authorities and governing body much easier. This kind of neighborhood input also creates a feeling of ownership among the community and ensures a higher quality development as a result.

### **Goals and Strategies**

1. *“Protect the character of the Mt. Vernon area by encouraging new development & growth that respects the rural way-of-life and its heritage”.*

#### Possible strategies:

- Encourage Single-family, low-density residential development;

- Discourage placement of mobile homes;
- Discourage higher density residential development;
- Encourage businesses that serve the needs of the rural and agricultural community;
- Require real estate/plat disclosure for new developments adjacent to existing farm land and agricultural businesses to adequately protect those uses;
- Develop a process through which all rezoning/development plans must allow for community discussion to occur;
- Encourage creative design guidelines that reflect the specific character of the Mt. Vernon area;
- Incentive based preservation, e.g. conservation easements, etc.

2. *"Promote responsible development through environmentally friendly design, balanced land uses, public facilities and amenities"*.

Possible strategies:

- When appropriate encourage cluster/conservation development;
- Encourage greater open space standards, e.g. higher percentages than required through Land Development Regulations;
- Ensure increased setbacks along major corridors, e.g. Red Bluff Road and minimizing the number of curb-cuts permitted;
- Encourage greater landscape standards along major corridors, especially regarding depth of landscape buffers;
- Encourage healthy living conditions (e.g. fresh air, open spaces, quietness);
- Ensure that all new developments have adequate infrastructure in place, e.g. connections to water & sewer lines;
- Dredging of existing ditches and flood canals to aid in stormwater improvements and deployment of other methods to prevent or mitigate the effects of stormwater;

**Process for Community Review:**

Once an application for rezoning or development proposal has been submitted to the Horry County Planning & Zoning Department, staff will notify the applicant of the following responsibilities and procedures. Staff will not proceed with the rezoning/development proposal until these events have taken place.

1. The applicant is responsible to set up a community meeting for the Mt. Vernon residents to review, discuss, and possibly negotiate the requested proposal.
2. The applicant is responsible to notify community members and Planning & Zoning staff of the date, time and location of the community meeting.
3. It will be the applicant's responsibility to secure a meeting location as well as provide all advertisement for the community meeting as required.

**(Note: Land development proposals regarding existing zoning will not be subject to the above review process, provided that proposed uses are consistent with the underlying zoning and no waivers or special exceptions are to be considered.)**

Community members are responsible to ensure that any suggested modifications to a land development proposal be clearly stated in writing and delivered to appropriate planning & zoning staff. Results of the developer/residents meeting will be forwarded to planning & zoning staff and will become part of their review to the Planning Commission and/or County Council.

## **RECOMMENDATIONS AND STRATEGIES**

The general consensus of the Mount Vernon Study Area Committee is part preserving the rural atmosphere and lifestyle, part recognizing landowners rights to develop their property, part preventing encroachment of suburban or urban-style uses into the area, and part participation in the process of development proposals.

The current rural atmosphere and lifestyle enjoyed by those residing in the Mount Vernon Area has thus far remained intact. There are no changes, as a result of this study, to any zoning of lands within the study area. The existing zoning affords much of what the community desires, and the community sees no need to recommend change.

Concerning landowners right to develop, or use, their property as they would like, the underlying zoning and the uses it permits determine to what extent property development may occur. There is an inherent right to develop land to a certain degree regardless, however that right is limited or restricted to the zoning affixed to the land. Often, this is referred to as "use by right". Higher, or more intense uses would require rezoning of land, triggering public review, comments and ultimately governing body approval. To truly preserve the rural landscape, suburban or urban zoning that is considered less restrictive should not be seriously considered in the Mount Vernon area, or in such close proximity that adverse conditions could directly impact this rural area.

The community of Mount Vernon clearly desires to participate in development discussions and reviews within this area, and along the perimeter of the Mount Vernon Area. This may be best accomplished by placing the onus on the developer or landowner to coordinate the effort to obtain public input prior to formal submission of plans.

## **THE MOUNT VERNON RURAL AREA MANAGEMENT PLAN**

- Zoning remains as it exists today. No changes recommended as a result of this study/plan. Requests to rezone land within the Mount Vernon Rural Area Management Plan area are to be openly discussed with the community as outlined in the **Process for Community Review**.
- No mobile home parks allowed. The intent of this plan is to encourage site-built homes whenever possible to maintain and increase the value of property in the area. It is not intended to prohibit mobile homes for placement on individual lots or through group development review where allowed by zoning.
- Low density residential development only is desired. Overall density may be achieved in creative means such as clustering homes on less acreage and preserving the balance of land in its natural state or landscaped without habitable structures or impervious ground surfaces.
- Related infrastructure must be programmed for construction and/or installation prior to consideration of changes to zoning or approval of specific development plans that may intensify land uses. This is to ensure that unnecessary public investment in infrastructure improvements are avoided.
- Developers discuss their plans to rezone and/or develop land with the members of the community. The community has no decisive power. The intent is to create a “buy-in” at the earliest stages of land development proposal through dialogue between stakeholders in the community. Results of developer/community discussions are then presented to planning & zoning staff in forming their own recommendations to the Planning Commission. If a proposal requires final review and action by the County Council, the same considerations should be forwarded to them from the Planning Commission.
- Public facilities and services must be determined to be adequate in levels of service prior to commencement of development of more intense uses of the land. Some of these facilities and services may include, but are not limited to:

Public Safety Facilities

Fire protection  
Paramedic rescue  
Police protection

Elementary to High School Facilities

Location  
Capacity  
Student to Teacher ratio

Development & Infrastructure

Solid waste/refuse collection & Disposal  
Water availability & capacity  
Sewer availability & capacity  
Stormwater & drainage plans

Public Library Facilities

Location  
Size

- Land use along Red Bluff Road. The crossroads intersection of Red Bluff Road and Highway 366 is the center of community activity historically. Red

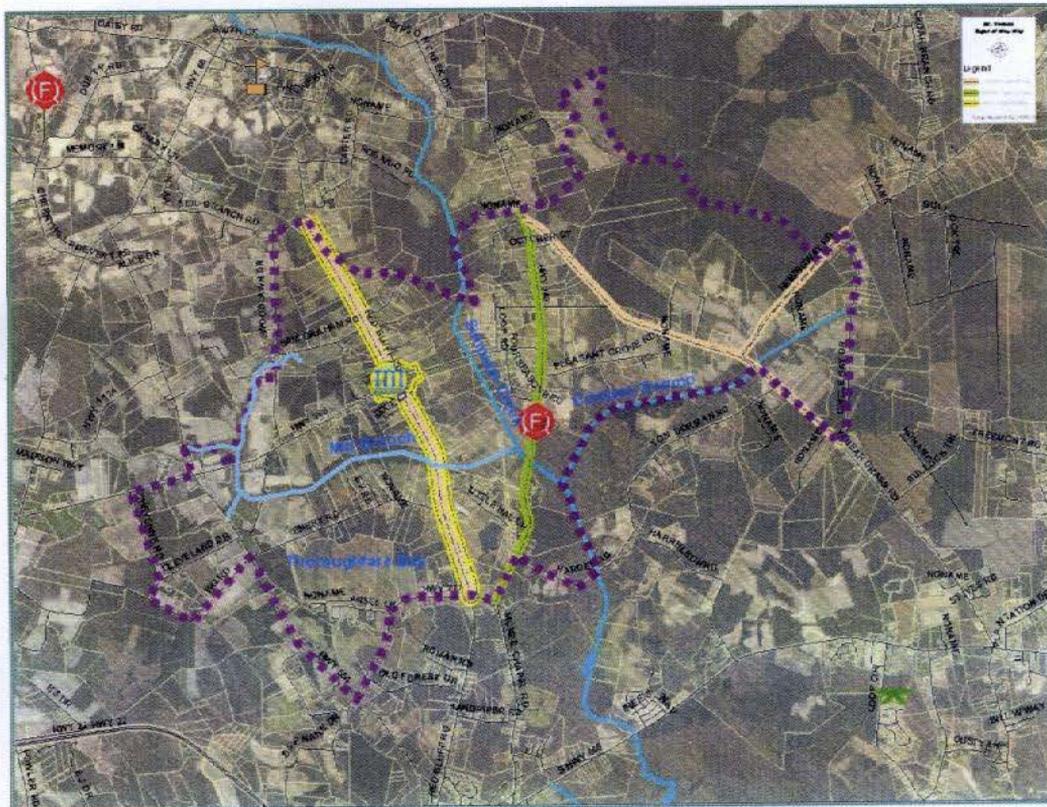
Bluff Road is the major rural corridor in the Mount Vernon Area. An inter-mixture of limited commercial/rural/agricultural/rural residential uses should be located along this corridor as follows:

1. The entire length of Red Bluff Road (within this study area) is the desired corridor of inter-mixed activity to occur in the future. It is defined as:
  - A 600-foot wide corridor, or, 250-feet from the margins of Red Bluff Road (a proposed 100-foot right-of-way); and,
  - A depth of 250 feet from the future margin of Red Bluff Road and along either side, is the area non-residential uses are encouraged to be located.
2. From the intersection of Red Bluff Road and along Highway 366, and in both directions from the intersection an equal distance of 1,000 feet from the intersection with Red Bluff Road, the inter-mixed activity uses that exist along the Red Bluff Road corridor (above) are extended.
3. The core of the crossroads of Red Bluff Road and Highway 366 is defined as a radius from the intersection a distance of 750 feet (a 1,500 feet diameter) where the inter-mixed activity uses that exist along the Red Bluff Road corridor are also extended.
4. Future corridor expansion of Red Bluff Road should be pursued to become a 100-foot right-of-way four-lane highway.
  - Turn/deceleration lanes should be constructed by owners and developers for approved non-residential uses;
  - Lateral access should be provided between non-residential uses;
  - Landscape and signage standards should be established to help preserve the character of the area; and
  - Individual curbcuts should be minimized.

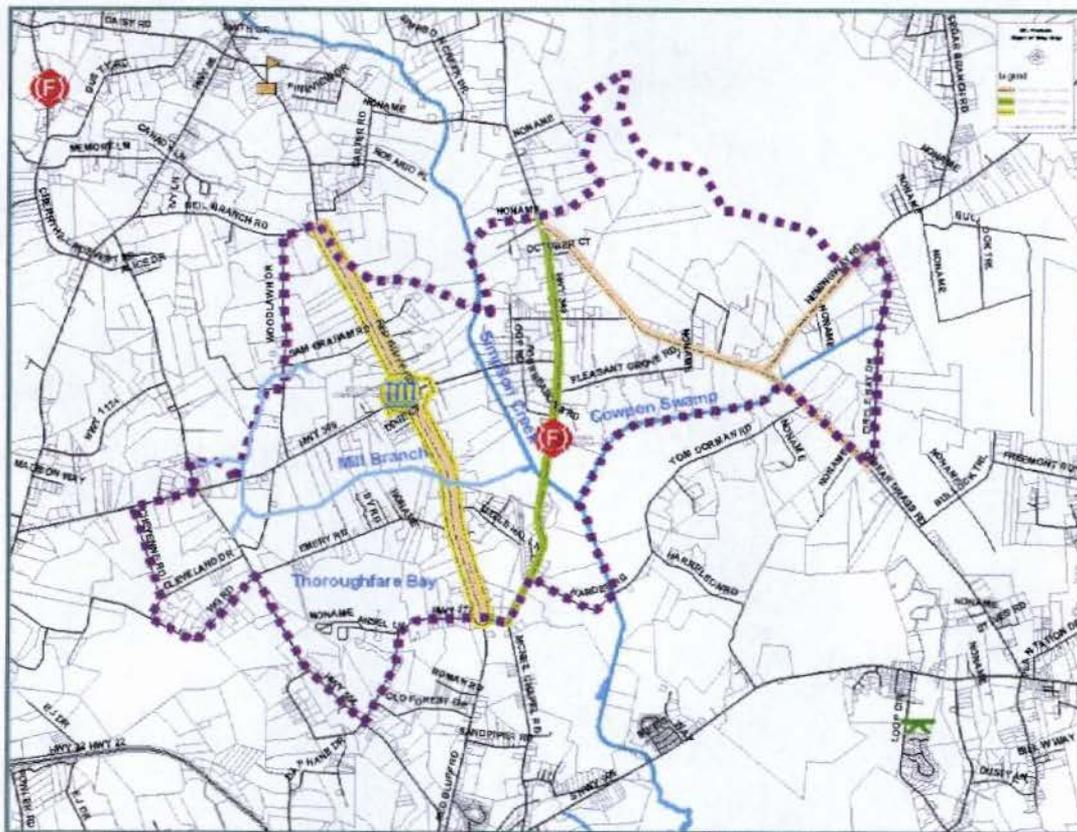
*(NOTE: The Red Bluff/Hwy 366 corridor described above is intended to continue to allow uses as allowed by current zoning. It is also intended to provide the placement of future non-residential land uses in a manner less detrimental to the overall good of the surrounding community. Such non-residential uses are typically accepted as those that will provide services and convenience for residents in the area in the delivery of the same that are considered ordinary and daily needs. This plan recommends the defined area along the Red Bluff corridor for a mixture of uses from single-family residential, to institutional, to office and professional, and to light commercial activity.)*



2008 Mt. Vernon Rural Area Management Plan, Current Zoning



## 2008 Mt. Vernon Rural Area Management Plan, Aerial View



2008 Map of Mt. Vernon Rural Area Management Plan

## CONCLUSION

Mount Vernon is an area that is logically expected to attract growth, primarily due to its location. Strategically, rural management planning will accommodate growth in an unhurried pace. If properly implemented, the integrity of the community may remain intact, possibly for another generation or more, and the public investment of facilities and services will be able to be programmed to the rate of growth. It may not be reasonable to think that the area will remain as it exists today, given the reach of development in Horry County, however, this plan can nurture change in a more subtle way by avoiding rapid development.

Thorough examination of the land uses currently existing in this community include farmland, forested land, open space, residential use (typically large lots), and some limited commercial uses. Unmanaged growth may tend to compromise the natural and aesthetic resources that bring a sense of place to this community.

Before any definitive conclusions can be drawn regarding any specific residential development and its impact on the Mount Vernon community, the cost-benefit ratio will only be revealed to Horry County government by way of a cost of community services study. In terms of Horry County services, police and fire protection, stormwater and drainage, solid waste/refuse, and street maintenance are the primary concerns. Other

concerns include intensified traffic through the area, possible loss of habitat and rural scenery, and the availability of school capacities and libraries to meet the demands of growth. Overall, this rural area management plan will make a positive step toward accepting future growth through a more inclusive participation between the development community and the residents of the Mount Vernon community.

- Primarily low-density single-family development is desired.
- Farmland, forests, open spaces, and agricultural type of businesses to be protected from encroaching development.
- Support for commercial development relating to the every day needs of the community.
- Most residents would like to see Red Bluff Road widened to four lanes and when new development occurs they would like to see water and sewer and other utilities in place prior to development.
- Overall, the residents of the Mt. Vernon community would like to preserve their current rural lifestyle. In the past this community has been involved with rezoning actions taken in this area. The survey indicates this is a continued desire to include participation through input to development proposals.

**EXHIBIT A**  
**Results from the Mount Vernon Survey**

1. Thinking about this area, overall, how would you rate the quality of life today in Mt. Vernon?
  - a. Excellent (22)
  - b. Good (32)
  - c. Fair (13)
  - d. Poor (2)
  - e. Not Sure (1)
  
2. How much have you heard about issues related to our community's growth over the past year?
  - a. Heard or read a great deal (25)
  - b. Heard or read a fair amount (23)
  - c. Heard or read just a little (22)
  - d. Heard or read nothing (0)
  
3. How strongly do you generally support or oppose the following type of growth for the Mt. Vernon area?
  - a. **New residential developments that include *apartments/duplexes* as well as single family homes?**  
Strongly Support (6) Somewhat Support (12) Oppose Somewhat (9) Strongly Oppose (40) No Opinion (2)
  
  - b. **New residential developments that include single family homes, but not apartments/duplexes?**  
Strongly Support (22) Somewhat Support (21) Oppose Somewhat (8) Strongly Oppose (17) No Opinion (1)
  
  - c. **New residential developments that include *condominiums/townhomes*?**  
Strongly Support (10) Somewhat Support (11) Oppose Somewhat (9) Strongly Oppose (39) No Opinion (0)
  
  - d. **Mobile Home Parks?**  
Strongly Support (1) Somewhat Support (2) Oppose Somewhat (8) Strongly Oppose (58) No Opinion (1)
  
  - e. **Mobile Homes on Individual lots?**  
Strongly Support (3) Somewhat Support (16) Oppose Somewhat (18) Strongly Oppose (26) No Opinion (4)
  
  - f. **Encouraging new businesses to locate in our community (light commercial, serving residents' ordinary everyday needs)?**  
Strongly Support (16) Somewhat Support (31) Oppose Somewhat (6) Strongly Oppose (15) No Opinion (2)
  
  - g. **Do you support that new housing developments in our area should include parks and green space?**

Strongly Support (33) Somewhat Support (10) Oppose Somewhat (2) Strongly Oppose(13) No Opinion (9)

4. How important is the protection of farmland and preservation of open spaces to you?

Very important (41) Somewhat important (17) Not important (11)

5. Do you agree that agricultural businesses should be specially protected from new development, e.g. by endorsing methods of protecting farmland/agricultural uses?

Yes (42) No (27)

6. In terms of new development, how much density would you think is acceptable in the Mt. Vernon area?

**Max one (1) dwelling unit per acre (1)**

Maximum two (2) dwellings per acre (minimum lot sizes of half an acre) (22)

Maximum four (4) dwellings per acre (minimum lot sizes of 10,000 sq. ft.) (19)

Maximum seven (7) to eight (8) dwellings per acre (minimum lot sizes of 6,000 sq. ft.) (6)

**Max 1 dwelling unit per five (5) acres (1)**

7. What design standards are most important to you?(circle all that apply)

Lot sizes and setbacks (50)

Architectural style or type of construction (39)

Size and height of a structure (28)

Signage for residential and commercial development (18)

Types of exterior materials (19)

Lighting (15)

Landscaping (33)

Are there any design standards not listed that are important to you (*please specify*)?

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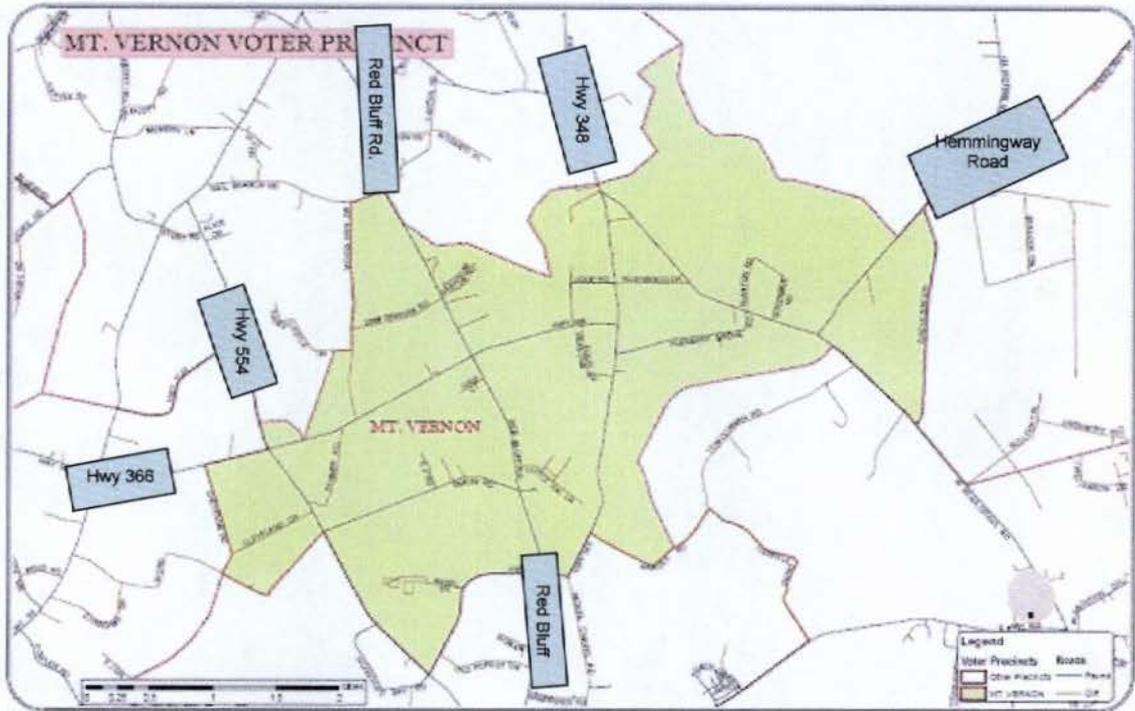
8. Where would you prefer to see new residential and commercial development?

Around already existing neighborhoods that would interconnect, e.g. at the Crossroads; (7)

Small projects, like individual family homes or businesses may occur wherever wanted, yet major projects, like subdivisions should occur close to population and services centers; (19)

New growth should occur wherever there is enough suitable land (depending on water and sewer and other utility connections, etc.) (34)

9. At which locations should new residential and commercial development preferably occur? (circle or draw on the map provided) **Areas indicated see the following: areas outside voter precinct, outside voter precinct and the east side of Hwy 905, nowhere, along Red Bluff Rd. and along Hwy 366, intersection at Hwy 366 and Red Bluff, intersection of Hwy 366 and Hwy 554, upper right quadrant.**



10. What type of commercial businesses would you support in the Mt. Vernon area?
- Commercial businesses that cater to the ordinary and every day needs of the residents. **(28)**
  - Commercial businesses that compliment the rural lifestyle and provides jobs. **(25)**
  - Any commercial businesses at all is okay with me. **(15)**

(List specific uses you would like to see)

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11. What type of commercial businesses would you not support?

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12. Should there be more provision for open spaces, and planning for recreational and park areas?

- Yes **(35)**
- No **(11)**
- Not a big concern to me **(21)**

13. Are you in favor of preserving the rural character of the Mt. Vernon area? And if so, what features are most important to preserve?

- No (13)
  - Yes, by preserving/supporting: (53)
    - \_\_\_ farm fields/pastures (44)
    - \_\_\_ forestlands (30)
    - \_\_\_ agricultural businesses (30)
    - \_\_\_ other land uses, such as: (5)
- 
- 

14. How would you like to see the traffic situation in the area improved?

- Much traveled roads, like Red Bluff Rd. should be widened to four lanes (22)
  - Thru traffic should be redirected by improving roads in low inhabited areas (21)
  - Unnecessary traffic should be minimized by encouraging new residential areas to develop closer to commercial areas that are interconnected also by sidewalks (9)
  - I don't think there is a need for roadway improvements
- What other improvements would you recommend? (18)
- 
- 

15. How would you describe your personal vehicle use?(check one)

- Mostly commuting, to and from work or school (50)
- Mostly shopping trips (10)
- Mostly recreational or pleasure (11)

16. What kind of stormwater related improvements do you think are necessary in the community?

- Dredging of existing ditches and flood canals (46)
  - Digging new and more ditches along major roadways (11)
  - Protection of wetlands to collect and naturally ease stormwaters (33)
  - Other? 2
- 
- 

17. What do you like best about living in the Mt. Vernon community? (Please select up to 3 answers)

- Rural lifestyle (fresh air, open spaces, quietness) (53)
  - Close-knit community (29)
  - I feel safe and secure (25)
  - Healthy living conditions (fresh air, open spaces, quietness) (38)
  - Good and convenient location (36)
  - Affordable land prices (6)
  - Other (please specify) (10)
-

18. What would you like to see improved most in the Mt. Vernon community?  
(Please select up to 3 answers)
- Strengthening of community by offering more and better local services (recreation, education, shopping, senior services, etc.) (27)
  - Preservation of current lifestyle (39)
  - More local community participation in decision-making powers regarding growth and new developments (34)
  - More affordable housing (5)
  - Traffic and transportation issues (22)
  - Redirect traffic to beach (1)**
19. Development will occur in Mt. Vernon. How would you like to see this happen?  
(check all that apply)
- Small lots, compact development, with dedicated open space, (11)
  - Larger lots? (44)
  - Cluster/conservation developments? (15)
  - Local commercial/retail? (13)
  - Other ideas? (please specify) (11)
20. In terms of rural land conservation and farmland preservation , which do you feel is the most effective in land use practices?
- Small Lots and Compact/clustered homes developed on smaller tracts? (8)
  - Large lots with greater separation between buildings? (36)
  - Mixed densities on larger tracts? (14)
21. Would you agree that growth should concentrate at the crossroads and from there become less and less intense?
- Yes (24)
  - No (36)

Please explain either way:

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22. What compromise would you be willing to make to allow for further development?
- I would like to see smaller lots for more compact development with a dedication of open space that would not change or have the potential to be developed. (13)
  - I would like to see further development only occur as cluster or conservation developments with strong emphasis on open spaces, interconnectivity and community-building. (14)
  - I would support more commercial and retail development that would offer more local jobs and closer shopping. (9)
  - Community Committee should revise development proposals and be able to negotiate for community benefits. (25)
  - I support development (1)**

Thank you for completing this survey! Please feel free to attach any additional comments or suggestions to this survey.

**Exhibit B**  
**Mt. Vernon Survey Comments**

**Question #3** – *How strongly do you generally support or oppose the following type of growth for the Mt. Vernon area?*

- A) “Oppose Somewhat” ok if infrastructure there.
- C) “Oppose Somewhat” same – need infrastructure roads etc.
- D) “Oppose Somewhat” same – need infrastructure roads etc.
- E) “Oppose Somewhat” same – need infrastructure roads etc.
- No less than 1 house per acres & require 1 acre of green space per location.
- I support growth. If I want to sell my land I should be able to. If I want to develop it, I should be able to!
- F) No, do not encourage
- G) Lots of open space.
- G) If they come, must have greenspace.

**Question #4-** *How important is the protection of farmland and preservation of open spaces to you?*

- Badly worded. You can preserve open spaces without preserving farmland.
- Preserve open space! Farms are history!

**Question #5-** *Do you agree that agricultural businesses should be specially protected from new development, e.g. by endorsing methods of protecting farmland/agricultural uses?*

- Leave up to the individual land owner
- Farming is no longer profitable, let the farmers do what they want.
- Forget farming, land is worth much more developed!

**Questions #6-** *In terms of new development, how much density would you think is acceptable in the Mt. Vernon area?*

- Max (2) dwellings per 50 acre!!
- None
- Maximum 1 dwelling per acre
- No less than 1 dwellings per 2 acres.
- Maximum 1 dwelling to 5 acres.
- Looks as if you already answered this one! But I disagree with you-
- One house per acre and 2 acre for green space.
- Already covered
- New development lots should be an acre or more per house.
- None of the above!

**Questions #7-** *What design standards are most important to you?(circle all that apply)*

- No building laws at all! (Freedom)
- No growth at all! (Farmland only!)
- None apply, Relate to #3 a. through g.
- There should be no regulations on private property.

- No trailers, One house per acre, some 5 acre farms.
- No vinyl siding, no mobile homes, no modular homes, yes to homes 2,000 sq ft. plus
- No mobile homes older than 5 years old.
- Up scale architectural & construction
- No design repeats side by side. Flip-flopping same designs side by side is a turn off to me. We should be receptive to all designing.
- No mobile home parks.
- No development
- Not needed. The residents of Mt. Vernon has already expressed their opinion on this and their feelings should be hear and reported
- Keep the farmlands. If it has to be developed curbs & gutters & trash collection plus sidewalks
- Mt. Vernon should be developed @ 1 home per acre.
- I believe the fair market should dictate design standards.
- Quality homes; not "cookie cutter"; leaving as many trees in place as possible, rather than cleared lots; possible ways to hid residential developments from road (landscape, trees, etc)
- These decisions should be up to homeowner.

**Question #8-** *Where would you prefer to see new residential and commercial development?*

- On any farm that is not practical to farm because owners are ladies and moved out of town.
- If people want to live on top of each other that is there business know one else should care they have what they want. Others should have what they want. Whether I like it or anyone else likes it progress sooner or latter will come to the Mt. Vernon Area.
- No where!
- No new development !! At All!!
- Nowhere I n Mt. Vernon Area.
- We do not need any new development.
- Go back to beach area or large towns.
- Not at Mt. Vernon try Kevin Hardee's community
- Red Bluff only! I would like to create a community appearance board. I am very interested in being a member. I also would like for each new building commercial and/or residential to have to gain approval from this board, before constructing.
- Small projects, like individual family homes or businesses may occur wherever wanted, yet major projects, like subdivisions should occur only where land area and access to roads with traffic heights can be constructed to control traffic flow and safety. ...*depending on water and sewer and other utility connections, etc.* - should not be a problem.
- NOT IN MT. VERNON COMMUNITY.
- (2<sup>nd</sup> opt small projects)...that are already established, closer to established towns.
- Don't control who does what with their own land!
- Somewhere else not needed at Mt. Vernon

- Single family residents – 1 home per acre.
- Anywhere other than Mt. Vernon
- Roads and school suitable for the developments.

**Question # 9-** *At which locations should new residential and commercial development preferably occur? (circle or draw on the map provided)*

- No Where! Stop all development!
- Should not occur in any of the locations.
- I don't care stay away from emery road!
- Nowhere.
- This map is too blurred to read-
- No location on this map
- Not legible enough to decide.
- This is a ridiculous MAP!
- Not at all, not needed
- Everyone has the right not to be told what they can do with their own property.
- Everyone has the right to develop their property!
- Anywhere someone wants to build either
- No commercial development preferably
- Anywhere land is suitable
- No where
- None unless ew have up dated roads and schools
- Entire area should be treated the same.

**Question #10-** *What type of commercial businesses would you support in the Mt. Vernon area?*

- Commercial farming, Golf Course and some MFG.
- None Farmland only! No Development!
- We already have what we need for our every day needs.
- No new commercial businesses.
- Less commercial, only at 905 & Red Bluff.
- The only commercial business that I would support would be in Red Bluff. I would only support businesses such as, banks, grocery store, post office, Only something absolutely necessary, nothing else. I feel that Red Bluff is just more of a business type community. There is plenty of room for commercial growth around the intersection of 905 & 22 and 90 & 22. With all the land surrounding these two interactions, why even entertain placing commercial structure in an area such as Mt. Vernon. In Mt. Vernon, we pride our deep roots and seek to preserve them for our children
- Grocery, hardware, food service/small business only.
- Restaurants – health gym, well stocked hardware business, dollar general type businesses – farm and garden convenience type gas station
- None
- (commercial businesses that cater to the ordinary and every day needs of the residents.) That is all
- retail
- Keep the farmlands

- Mom and pop business, no corporations!!
- Retail
- Very limited support for new commercial business. I prefer my current lifestyle.
- No big commercial businesses
- Retail, office
- None

**Question #11-** *What type of commercial businesses would you not support?*

- Sale of Beer, Wine & Liquor
- Any type that would pay taxes & create jobs be what may.
- Reduce Taxes! No Parks ! No recreation Areas!
- Would not support any commercial business other than what we already have.
- No new commercial businesses.
- Ones that would pollute our rural area.
- Factories (Manufacturing)
- Warehouses or storages.
- Large manufacturing & heavy traffic.
- Bars, adult entertainment.
- Bars, strip clubs, large commercial
- Anything that would harm the environment landfills, recycling, etc.
- Tire plants, landfill, recycling (2)
- Large commercial businesses that endanger the environment and our way of life. Night clubs or bars. Large retail stores that cause major changes in lifestyles.
- No more gas stations/convenience stores. No Neon.
- Landfills, chemicals, radiation, no pornography
- Very little unless agriculture.
- Bars, gaming establishments, any pollutant of the environment
- Landfills, garbage facilities, jails, housing of inmates, boot camps, etc. Drug rehab, halfway houses, methadone clinics, pig farms, chicken facilities, etc.
- Methadone clinics, drug rehabs, jails, penitentiary, etc. pig chicken farms or processing centers
- Landfills
- Heavy commercial, cement plant, etc. anything noisy or that pollutes.
- Adult entertainment, tattoo parlors, night club, amusement
- Wal-Mart, Lowes and any other "super store"
- Garages, car lots, night clubs
- Wal-Mart
- Liquor stores or any business that would sell it. Adult entertainment and sales.
- Landfills
- Any
- None
- Landfill, junk yard, adult
- Landfill, junk yard, adult businesses
- Landfill, junk yard, adult businesses
- Only neighborhood friendly

- Landfills
- Keep the farmlands
- Mom and pop business, no corporations!!
- Heavy industry, land fills, polluters.
- Any type that would change to lifestyle and close nit feeling of a community such as Mr. Vernon.
- Large industrial increasing g population & traffic that interfere with peaceful country life.
- Liquor stores, adult entertainment, strip malls
- No big ones
- Industrial
- Heavy industrial, landfills, hog farms, chicken houses
- Manufacturing
- Hog farms, industrial, poultry farms
- No support for any commercial business
- Landfills

**Question #12-** *Should there be more provision for open spaces, and planning for recreational and park areas?*

- Yes regarding open spaces, no regarding recreational and park areas.
- As it is now, is fine.
- One house per acre leaves plenty of green spaces-
- If development comes, currently very open & wish for it to remain.
- Leave Mt. Vernon as it **Is**.

**Question #13-** *Are you in favor of preserving the rural character of the Mt. Vernon area? And if so, what features are most important to preserve?*

- Increase lot size for residential
- Sod farms. Hog farms.
- Only incentive based preservation.
- Community appropriate recreational
- All these are important to me and my family.
- Land preserve
- Preserve open spaces but allow for higher density in exchange. Would rather see higher density than a lot of 1 ac. Lots everywhere.
- Very biased Question! Whatever the owner / developer decides
- All
- What is already established and in practice in this area.
- Look at Myrtle Beach how everybody on top of everybody high traffic and how we keep importing fruit & vegetables because we don't support the preserving/support.

**Question #14-** *How would you like to see the traffic situation in the area improved?*

- Control existing speed limits and enforce
- No Improvements! (Cut Taxes!)
- I would recommend improving the roads we already have by repaving them.
- Leave everything alone.

- Roads widened with enough shoulder for bicycles.
- Would prevent accidents and loss of lives!
- Stop housing developments on Red Bluff Rd. to mini. Traffic. Install one way in one way out @ Mt. Vernon store. Install red Lt. @ Mt. Vernon crossroads.
- To complete the resurfacing of hwy 554 that began 2 years ago.
- Our low inhabited roads have been destroyed by dump trucks while building Hwy 22 – example Hwy 554 from 4-way stop to Red Bluff.
- Re-direct traffic before reaching Daisy. Traffic needs alternate route to Hwy 22 besides going through Mt. Vernon and Red Bluff!
- More connections from Red Bluff Rd. to Hwy 22 – North of Red Bluff to Loris.
- Turn lanes
- Speed limits enforced. No 4 lanes, only increases traffic and speeding.
- Improve Red Bluff Road.
- No Roads. Roads bring development.
- Lessen the already high traffic on the road and improve existing road.
- Route 66 comes from N.C. & can handle some of the traffic if advertised
- Except Red Bluff Road should be improved with turn lanes and wider shoulders.
- Less new developments. Widen the driveways on Red Bluff Rd for easier access.
- Improve road shoulders. Lower speed limits. Improve intersection. Traffic light at Red bluff Rd. & Hwy 366.
- Pave dirt roads

**Question #15-** *How would you describe your personal vehicle use?(check one)*

- Home commuting to town and agricultural business
- For health reasons ( This should have been a category – old people)

**Question #16-** *What kind of stormwater related improvements do you think are necessary in the community?*

- Do not fast track water causing Simpson Creek and Waccamaw River flooding
- None ( Save the money, cut taxes!)
- None.
- Ditches are dangerous and speed water to rivers causing flooding.
- Storm drainage master plan for the area
- More Ponds
- Keep ditches and canals cleaned so that can catch stormwater without flooding farm land and roads.
- Preserve wetlands.
- Including Road Ditches
- The watershed projects allows the water to get to the river too fast and causes problems – we suffer more ? drought then too wet.
- Run off on my land is terrible

**Question #17-** *What do you like best about living in the Mt. Vernon community?*  
(Please select up to 3 answers)

- (Affordable land prices) Not now - paid 2,000 in property tax last year.
- Needs to clean up certain areas. Junk mobile homes and care at owners expense.
- I would like to see the people in Mt. Vernon area to clean up the junk. Old trailer houses that are falling down or have burned Cars jacked up on blocks, fields that have grown up – ditch banks that are not cut – you have to give your land to someone just to get it planted.
- There are a lot of places in the Mt. Vernon area where one would even want to build it looks so junkie. Cleaning up is what they should be worrying about instead of what people are going to do with the land.
- My family has lived here 6 generations!
- Farming life.
- Not many housing developments.
- Mt. Vernon is mainly consisting of large family owned properties. We would like for it to remain that way.
- Pertaining to fresh air, there isn't only on our road. Within 1.75 miles there are 31 houses on our dirt road. Dust problem is unbearable. A lot of dirt roads are paved with fewer houses and more miles. This needs to be addressed.
- All
- I live in the pleasant grove community.
- It's my home place.
- This is where our home has been for a very long time. We have worked our entire life paying for land that should be our retirement. I should have the right to do with it as I please.
- Family close by
- People (used to) mind their own business and not tell you what you can do with your property.
- I was born here and can't afford to leave.

**Question #18-** *What would you like to see improved most in the Mt. Vernon community?* (Please select up to 3 answers)

- Anyone with property should be able to do what they want with it.
- Stop all development! End all taxes all gov't. Services!
- Redirect traffic to beach
- No!!!! (More affordable housing)
- Enforce restriction – no junk not protected by privacy fences
- Not anything, its just fine now.

**Question #19-** *Development will occur in Mt. Vernon. How would you like to see this happen?* (check all that apply)

- Whatever you want
- I would not like to see no more development occur in Mt. Vernon.
- Keep the Yankees out of our community!

- No regulations.
- Five acre mining farms.
- We better preserve the farmland, God isn't making any more.
- Why did you send this survey if it's (development) going to happen no matter what the community thinks? How would you like it in your back yard?
- Small compact development. Limit houses per acre and larger lots for houses so they don't look so crowded (dedicated open space)
- Clean up existing abandoned structures. Condemn if needed.
- Remain rural agriculture community
- No mobile homes – nice single family homes
- What ever the market will bear
- No development
- (development will occur in Mr. Vernon). This I have a problem with
- let them do what they want
- 1 house per acre
- let market forces determine development
- However, the market dictates, without government intervention.
- Do so not to bring a hardship on those who have lived here for all of their lives.
- 5 acre tracts
- Let landowners decide
- Variety large and small lots.
- Say who?
- Let land owners do as they please.

**Question #20-** *In terms of rural land conservation and farmland preservation , which do you feel is the most effective in land use practices?*

- Cluster Development is great idea, if we don't cluster on every lot for sale. No way to keep this from happening.
- No body wants farmland – you can not live off the farm anymore
- Most of the people that want to preserve farmland have retired from public jobs. They do no have to depend on the farm.
- Incentive based preservation. Transfer development rights. (TDR)
- 5 ac.
- BIASED. Whatever the market will bear.
- Already covered
- Farming is no longer profitable for farmers, let the farmer choose what to do with their land. Don't force them!
- Farming is no longer profitable, let people do what they want with their own land.
- Let landowners decide
- Well Planned subdivisions designed by professional developers.
- None of the above. If we wanted to be surrounded by developments we would move to the beach!

**Question #21-** *Would you agree that growth should concentrate at the crossroads and from there become less and less intense?*

- I will agree but, there is little property for sale @ crossroads. I see no way to make this happen. Law suits will begin as soon as landowners at parts of the community can develop as they want and then we say that others further away.
- Growth could be more intense away from cross roads then traffic would be less concentrated away from main artery.
- Stop Development! Allow only farming in the area! None!!!!
- We do not need any more growth in our area.
- All growth should be discouraged.
- Don't want if at all / sell whole farms. To one individual
- To a point market is a factor as well as available land.
- Why can't grow stay the way it is. That is what preserving means. Not forcing housing developments down our throats.
- We do not need a village – prefer the “Community Crossroads” as is.
- To concentrated – no roads to support!
- I don't believe growth should happen at all!!
- Makes no sense
- Protect as much open space as possible – contain traffic near main roads. (2)
- We own 2 farms both near crossroads – we enjoy our way of life and do not want to be crowded in on. We like our open space and if people want to live close to others that's fine but not for us.
- Hold all development for 10 years until roads, schools, utilities, and designed and constructed
- Need to look at every piece of property on its own merit.
- That would be adding congestion to a congested area. Many elderly /retired farmers have a chance to benefit from sale of land and have a better lifestyle. Don't restrict them to a future of renting farmland out for #30.00 per acre per year enough just to pay taxes.
- Mt. Vernon has many senior citizens still living on farms that they can not work, so they rent them for \$200-\$300 per year. Just to pay taxes. If they wish to sell to a developer for enough money to live out their lives comfortably I say Yes
- It should be where ever there is land and where ever people want to live.
- Near crossroads. At crossroads are traffic trouble spots.
- Why should those outside of the crossroads be limited and those at the crossroads profit.
- **BIASED**. The landowners at the crossroads should not be allowed to develop their land while the rest must deal with ridiculous and arbitrary lines drawn on a map.
- **Already covered**. You are asking the same things over and over just in different ways
- Who are we to tell people what to do with their land.
- What land at the crossroads? Where is the land to be developed at the crossroads?
- No if it must come, spread it out on all different roads.
- Let people do what they want with THEIR land. Don't control what they can do.
- It should be dictated by the free market.

- The beautiful landscape do not need unnecessary projects just to financially help a few while other suffer certain troubles because of crowded conditions.
- I feel growth should be limited no matter where.
- Let landowners decide what happens to their own land.
- This is a small community. Any landowner should have the same opportunity to develop their property.
- What's fair for one landowner should be fair for all.
- Mt. Vernon is centrally located between Loris, Conway and the beach. There is no need to mess with perfection. Leave Mt. Vernon as it is.
- Growth must be controlled in all area due to roads, schools etc.
- Are you going to tell the people past a certain point they cant do what they want to. Landowners close to the crossroads make money but those not close are SOL?

**Question #22-** What compromise would you be willing to make to allow for further development?

- None of the above (more planned district development) Make develop do what they say – my problem has been the deception. Say anything to rezone and then sell to a party that has no concern for our community.
- Can't make this (option #2) work.
- Our community committee will know what's best for our benefits.
- None.
- Make a community committee that is not loaded with development hungry assholes.
- No compromise!! Zero growth, send Yankees home!
- BIASED. I support **development**
- None
- No! (Community committee)
- No (community committee)
- No! (Community committee)
- No. Allow the voters to vote on all issues covered.
- Only if the community picks the committee. Don't trust planning and zoning at all.
- I am concerned with the number of developers on this committee. They are not reflective of the community.
- Don't want big growth, no housing development.
- Leave it to market forces to decide.
- Again, well planned subdivisions designed by professionals.
- None.

**Additional Comments:**

- A hog farm or a chicken farm is about all that's left to do with farmland. Do the people of Mt. Vernon want that? I don't this so. My mother is 90 years

old and the farm is how she lives. It is there no more. She give it away to get the ditch banks cut.

- Reduce taxes!
- Stop Regulations!
- Cut government down to nothing!
- Get Government out of our lives!
- I work in property management! I know how this works. It don't matter what we think the person with the money talks and we get stuck with a shitty community and all the idiots and assholes!
- I do not currently live in the Mt. Vernon Community, but was reared there, own property there, visit frequently and am considering building a home there for myself and/ or my children. My first choice, on all points would be NO DEVELOPMENT.
- Vickie This is a poorly written survey. I could make hundreds of copies and send in. Redundant questions.
- I believe that housing development should continue the way it has been; that is: families who have been here for many years passing their land down to their children and their children being able to build; selling to neighbors and only to natives of this area. For example I bought land from my neighbor, just for my two young sons. I plan to give the land to them someday. I want then to be able to build on the land. We don't - won't give away our heritage! It would be okay to build subdivision if they were 3,000+ sq. ft. homes - very upscale and extremely maintained,. All the subdivision on 90 & 905 look shabby! What I don't want for Mt. Vernon are subdivisions with one way in/out, where all the houses look the same and clustered together.
- Mr. Radvansky, this is the most biased survey I have ever seen. You have obviously made up your mind ahead of time about how you want the results to turn out! A survey of this type is totally unfair and should have never been sent.
- 3A. Residential homes only, lot size 1 acre or more in size. 3B. residential homes, lot size one acre or more. 3C. Residential community and rural lifestyle should be preserved. 3F. Let changes come at a very slow pace. 4&5 A way of life needs to be preserved instead of destroyed. Peoples life long hard work and that of their fathers and grand-fathers would be destroyed. 15. our trucks are used for farm work related to a working cow farm and for the personal need of a retired couple living in the country. 18. the people that live in the Mt. Vernon area are intelligent, educated people that are very capable of making decisions about the land they inherited, without being forced off. 19. Development - whenever it occurs should be slow and paced not forced. Is this already decided, if so why ask any one anything. This should be voted on by the people it will affect. The only ones that support this is a few that want to make a lot of money. 22. We need better police response time, that needs to be addressed before anything. Comments and suggestions: I was good enough to take the time to answer your questions, now you be good enough to listen. All this is, is something to put on paper to make your case for all this proposed growth. In all your meetings the people of this community have told ou over and over they do not want this, what part of no do you not understand. A few people are pushing this because they want to make a lot of money. People from up north come here for the privacy and quite easy lifestyle. I do

not support a sweeping rezoning of this area, let county council rezone it on an as is basis as a need arises. Or let the voter, vote it on or off. We are within minutes of any type of food, medical need, shopping or entertainment that we may need. I do not think we need to turn the whole county into a support system for Myrtle Beach. Maybe it is time to realize that the beach is big enough, it's a real shame when the residents of the county can't even get to the water at the beach, without having to pay. A third generation resident.

COUNTY OF HORRY )  
 )  
STATE OF SOUTH CAROLINA )

ORDINANCE NO. 69-08

**AN ORDINANCE TO ADOPT A RURAL AREA MANAGEMENT PLAN FOR THE MOUNT VERNON COMMUNITY.**

**WHEREAS** Horry County has observed a significant increase in development in the vicinity of the Mount Vernon community; and,

**WHEREAS** Horry County Council desires to establish a planning policy that is designed to effectively manage urban growth and preserve the rural integrity of surrounding farmland; and,

**WHEREAS** Horry County Council desires that planning and zoning staff determine the feasibility of instituting a long-range area plan specifically geared toward the protection of farmland from inconsistent subdivision for residential and commercial development; and,

**WHEREAS** the citizens of the Mount Vernon community have expressed a desire to actively participate in the development of a long-range area plan or rural area management plan for the Mount Vernon community; and,

**WHEREAS** the planning staff has collaborated with the citizens of the Mount Vernon community and the Mount Vernon Area Plan Committee to make recommendations as to appropriate land use, zoning, and rural preservation strategies; and,

**WHEREAS** the planning staff, the citizens of the Mount Vernon community, and the Mount Vernon Area Plan Committee have worked together to develop planning policies necessary to preserve the rural character of the community in keeping with the provisions of a focused area plan, or, rural area management plan; and,

**WHEREAS** the Mount Vernon Rural Area Management Plan is consistent with the Horry County Envision 2025 Comprehensive Plan and all related components.

**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 Mount Vernon Rural Area Management Plan:** The implementation of the Mount Vernon Rural Area Management Plan is desired by the community and the Horry County Council to establish a planning policy to effectively manage growth and preserve the rural integrity of the area.

- 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 preemptive 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 17<sup>th</sup> day of June, 2008.

HORRY COUNTY COUNCIL

  
Liz Gilland, Chairman

\_\_\_\_\_  
Harold G. Worley, District 1

\_\_\_\_\_  
Brent J. Schulz, District 2

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Marion D. Foxworth, III, District 3

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Michael L. Ryan, District 4

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Howard D. Barnard, III, District 5

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Robert P. Grabowski, District 6

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James R. Frazier, District 7

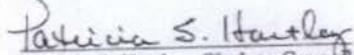
\_\_\_\_\_  
Carl H. Schwartzkopf, District 8

\_\_\_\_\_  
W. Paul Prince, District 9

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Kevin J. Hardee, District 10

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Al Allen, District 11

Attest:

  
Patricia S. Hartley, Clerk to Council

Date of First Reading: May 20, 2008  
Date of Second Reading: June 3, 2008  
Date of Third Reading: June 17, 2008