

**INSIDE THIS
ISSUE:**

Parks & Open Space Plan	1
501 Overlay Update	2
SC Century Farms	3
Boards and Committees	4
Upcoming Meetings; One Last Note	5

Parks & Open Space Plan

Horry County is rich with active and passive recreational opportunities, including 31 parks, 3 recreation centers, 2 community centers, 27 boat landings, and 22 beach accesses. In addition to all of the aforementioned facilities, the County also has over 53,000 acres of public and privately protected lands for wildlife protection and outdoor recreation. Understanding the significance of recreation and open space preservation, the County established the Parks and Open Space Board to develop a parks and recreation plan and guide future land acquisitions for parks and open space preservation. The 2017 Parks and Open Space Plan is an update to the original plan that was approved by County Council in 2008.



Michael Morris Graham Park

Horry County citizens provided input through a recreational needs survey and through multiple focus groups. Public input revealed a strong desire to expand and improve existing recreation facilities, providing a mixture of both active and passive features. In addition, the community desires increased access to natural resources and increased availability of trails, athletic programs, and classes.

Ultimately, this plan identifies the need for the development of 4 regional parks, 2 recreation centers, 7 community parks, 5 neighborhood parks, 1 boat landing, and 4 soft landings. Also, it recommends \$45 million in improvements to existing facilities. If implemented in whole, this plan will meet the recreational needs of Horry County citizens through 2040. Identifying additional capital improvement funds to support the plan, along with dedicated funding to support the operation and maintenance of facilities, will be the greatest challenge to implementing the plan.

To read a draft of the plan, visit: <http://www.horrycounty.org/Boards/ParksAndOpenSpace>. Comments may be sent to Leigh Kane, Community Development Planner, at kanel@horrycounty.org or by mail to 1301 2nd Ave, Suite 1D09, Conway, SC 29526.

There are four public meetings to learn more about the plan and provide input. All meetings are 6pm to 7pm.

- **South Strand Recreation Center** (9650 Scipio Lane, Myrtle Beach, SC 29588) – August 28th
- **North Strand Recreation Center** (102 Wampee Road, Little River, SC 29566) – August 29th
- **Carolina Forest Recreation Center** (2254 Carolina Forest Blvd, Myrtle Beach, SC 29579) August 30th
- **Horry County Government Building** (1301 2nd Ave, Conway, SC 29526) August 31st

Horry County Planning and Zoning Department

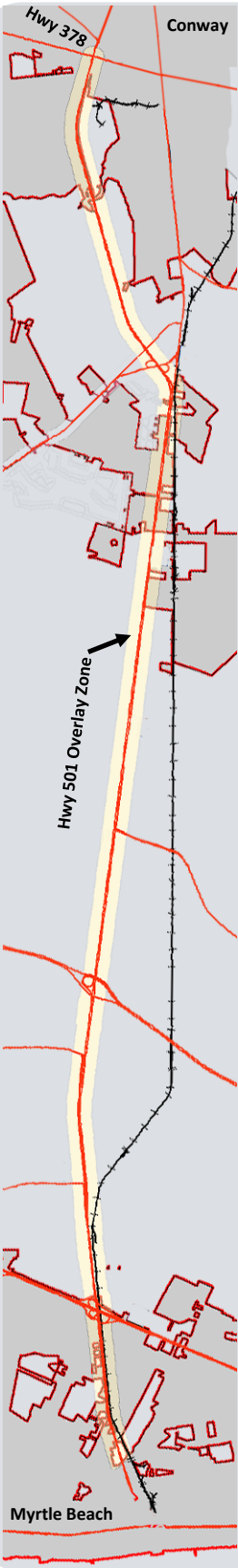
1301 Second Ave.,
Suite 1D09
Conway, SC 29526
Phone: (843) 915-5340
Fax: (843) 915-6340

[www.horrycounty.org/
Departments/
PlanningAndZoning.aspx](http://www.horrycounty.org/Departments/PlanningAndZoning.aspx)



Where are Parks and Recreational Facilities Near You?

The Horry County Parks and Recreation Department has recently updated its website. To learn more about the facilities and programming in your community, visit: www.horrycounty.org/Departments/ParksandRecreation.aspx.



Highways and Byways...

Overhaul to the Hwy 501 Overlay Zone

On June 6th County Council, approved the revised 501 Overlay Zone. Proposed changes to the overlay were to bring clarity to some areas of the previous ordinance and to bring the overlay into conformity with the more current Restaurant Row Overlay. Staff began the re-work back in January of this year and the proposed amendments were approved by the Planning Commission on March 2nd. They then went to the I & R Committee and to County Council for three readings on May 1st, May 16th and June 6th where it received it's final approval. The boundaries of the overlay were not modified but other changes to the overlay include the following.

One of the biggest changes to the overlay is to the landscaping requirement. Landscaping is no longer based strictly on quantities and types of plant materials, but will look at the use of the properties adjacent to the developing parcel. Type A, B, or C landscape buffers will now be required; with Type A functioning as an opaque buffer to screen a parcels use from adjoining properties, to a Type C which is a streetscape that merely softens the transition from the street side to the property. Type B landscaping is in the middle being neither a complete screen nor a transitional landscape.

The signage section changed to provide standards for digital signs and reduce allowances for temporary signs.

In addition to what is noted above, other design requirements include changes to buildings, display areas, dumpsters, access management, parking lot areas, and lighting. If you are designing within this overlay area, make sure to use the updated ordinance as even minor construction may now trigger the use of the overlay as shown in the chart below.

Level of Modification	Percent of value (cost of modification divided by	Applicable sections of this overlay district that must be
Very minor	1 to 9 percent	All new exterior walls must adhere to the facade and foundation landscaping requirements.
Minor	10 percent to 39 percent	Above plus all window signage must be brought into compliance.
Significant	40 percent to 74 percent	Above plus all existing exterior walls must adhere as well as complete foundation landscaping.
Major	75 percent or more	All sections of the overlay must be adhered to including existing signage.

Level of modification to a property will now require different levels of adherence to the Hwy 501 Overlay Ordinance.

SC Century Farms Program



The South Carolina Century Farm Program’s goal is to honor the pioneer farm families in South Carolina. The program was created in 1974 for Anderson, Oconee, and Pickens counties. In 1976, the South Carolina Legislature expanded it into a state-wide program. The Pendleton District Commission was then charged with the administration of the program, which is free of charge.

The SC Century Farms program honors families who have owned and farmed the same land for at least 100 years. The line of ownership must be unbroken, meaning that the property must have never been sold or given to an individual that was not a direct family member. Any direct family connection will suffice, such as buying or inheriting from an uncle or cousin. The Century Farm designation is strictly an honorary designation, and does not limit the use of the

property in any way. It does not inhibit the sale or division of the property. No information is shared publicly. The program does not provide any protection to or easement upon the land itself.

The original tract of land does not have to be intact; it can be a small parcel of the original farm. Supporting documentation such as deeds, wills, plats, and family trees must be included with each application. Approved farms receive a complimentary yard plaque and certificate. The designation places owners among some of SC’s most honored farm families and includes permanent recognition at the Agricultural Museum of SC. Families also receive invitations to all Century Farm and Ag Museum of SC events. An event to recognize the Century Farm families throughout the state is held annually in March. Next years event is scheduled for March 31st 2018.

Since 1974, over 518 properties have been designated as SC Century Farms, with 356 of these being active farms. The program is growing with applications coming in at over three times the rate of applications in years 1995-2011. There is estimated to be between 1,000-2,000 Century Farms in the state, with a number of these being bicentennial farms. The SC Century Farm Program hopes to add the bicentennial designation to the program soon. The oldest known SC Century Farm is a Mt. Pleasant farm founded in 1696.

Currently, Anderson County is in 1st place for the most approved Century Farms, with Oconee County in 2nd, and Pickens County in 3rd place. The tri-county area had a head start since the program began in the upstate before it was expanded state-wide. In 2016, Horry County was tied with Lexington, Darlington, and Saluda for 4th place with 13 designated farms. **By 2017 Horry County had claimed the 4th place spot with 16 designated farms!** According to Nikki Saylor with the SC Century Farm Program, Horry County is the fastest growing in the state with designations.

The Horry County Board of Architectural Review & Historic Preservation (BAR) is currently assisting with three applications (the Johnston Farm, the Bruton Farm, and the Jenkins Six Mile Farm). The BAR and Horry County Planning Staff are actively seeking additional qualifying farms to receive designation and accompanying recognition for the contributions that these families have made and continue to make on the heritage of Horry County. If you think your family farm may qualify and would like additional information, please contact Mary Catherine Hyman at (843) 915- 7891 or hymanm@horrycounty.org.

For additional information on the SC Century Farm Program, contact Les McCall or Nikki Saylor at (864) 646-7271 or visit www.BGAMSC.org/sc-century-farm-program

- Designated SC Farms in Horry County**

 - The Stevens Farm
 - The Horace Hammond Farm
 - The Ralph Hammond Farm
 - The McNeill Farm
 - The Bullock Farm
 - The H.G. Bullock Farm
 - The Bellamy Farm
 - The Hendrick Farm
 - The Vereen Farm
 - The Worley Farm
 - The Waller Farm
 - The Martin-Edwards Farm
 - The Parker Farm
 - Jack D. Graham Farm
 - Winburn Farms
 - Mincey Farm

Plan Review by the Numbers

Part of what we do in the Planning and Zoning Department is review plats and plans to verify that they will meet the current zoning ordinances and land development regulations of Horry County. Generally a group of four employees in Planning do this job throughout the year. According to the Land Development Regulations, staff reviews shall be completed within fifteen business days. Exceptions to this are sign permits that have a ten day turn around time, and signed final plats for major developments which have only a five day turn around time. This means when review submittals are high, others in the Department pitch in to do reviews so that deadlines can be met. As the projects are turned in they are put into the review process according to the date due and the submittal type. The different categories are; majors, minors, commercial, and sign reviews.

All plans are always reviewed in the Planning Department and may need to be seen by Engineering, Stormwater, and Code Enforcement departments. Major reviews require all departments to review and comment on the set of plans. Minor submittals are usually just reviewed within the Planning department, however some items on a minor review may require another department to also take a look at the submittal (such as a change to a drainage easement requires a Stormwater review). No matter how many departments review a submittal, several things are always in play. All submittals come through the Planning Department, the Planning Department is always the last one to sign off on a plat and all regulations must be met before a plan/plat can be approved. This means that any submittal may need to be reviewed more than once. For each successive re-submittal staff has the allotted number of days (15, 10 or 5) to re-review the project.

Since the year 2012 there has been a steady increase in the number of reviews in all categories. So just how many new reviews are done in a year? For the last fiscal year there were 1,367 minor plats, 83 major projects, 1,113 commercial reviews, and 359 sign permits that were new submittals. Comparing the year 2012 to 2017 there was an increase of 8% for minor plats, 29% for major projects, 264% for commercial reviews and 71% for sign permits. The two charts below are a sample of the progression over the years for the increase in reviews.

Minor Plats

FY	2012	2013	2014	2015	2016	2017
July	93	92	91	81	115	98
August	105	93	88	87	90	72
September	94	64	102	106	85	55
October	73	96	106	98	72	66
November	83	88	97	62	83	121
December	80	86	105	108	95	110
January	87	86	73	72	78	140
February	88	90	85	80	92	140
March	103	101	107	89	122	142
April	70	103	98	105	119	128
May	84	122	106	108	127	120
June	85	89	91	114	123	175
Fiscal YTD	1045	1110	1149	1110	1201	1367

Commercial Reviews

2012	2013	2014	2015	2016	2017
30	21	44	39	44	53
25	23	35	61	55	104
27	25	31	40	48	84
19	23	58	46	46	73
18	26	29	37	37	75
14	24	32	36	48	88
43	28	31	34	53	91
28	47	31	54	54	76
20	47	27	52	69	131
27	45	35	32	102	110
24	49	32	35	94	118
19	50	36	40	92	110
294	408	421	506	742	1113

The number of plan reviews have been on the rise since 2012 as the above charts indicate.



The Horry County Parks and Open Space Board is scheduled to have a meeting on July 25th at 12:00 p.m. at the Horry County Government and Justice Building in Conway. They will discuss the projects proposed within the final draft of the Parks and Open Space Plan. Following public input, (see cover story) the Board is scheduled to make a recommendation to Planning Commission regarding the plan's approval.

SEEKING BOARD MEMBERS!!! There are multiple positions available on the Board, including County Council Districts 1, 5, and 10. If you or someone you know is interested in serving on this board, please contact your County Councilman or Richard Hathcock for more information at 843-915-7894 or Hathcock.richard@HorryCounty.org. You can learn more about the board by visiting; <http://www.horrycounty.org/boards/ParksandOpenSpace>.



Keep Horry County Beautiful is currently working on details for the "Secure your Load" Campaign, which is our focus for 2017. Did you know that thousands of people are injured EVERY year by falling or fallen debris? With the number of vehicles on our roads each year, we don't have room for ladders, appliances, furniture, etc. Tarps and rope will be distributed during this campaign at area recycling centers.

Volunteers have been busy cleaning, and we have several new adoptions. KHCB is always seeking community cleanup partners and the Socastee Landing & Park needs to be adopted. If you would like to adopt a road or park in your community, or for more information, please contact Nancy Tindall at (843)915-7893 or tindalln@horrycounty.org.

The Keep Horry County Beautiful Committee meets the 4th Tuesday of most months at 11:30 a.m. in the Horry County Government and Justice Building in Conway. The next scheduled meeting is August 22nd and the public is invited to attend.



The Horry County Board of Architectural Review

The Horry County Board of Architectural Review (BAR) will be holding their next meeting and public hearing on Tuesday, July 18th to discuss an Agritourism Permit Application for Parker Farms in Longs. In addition a Legacy Business Program is scheduled for July 13th for two businesses in North Myrtle Beach. Ribbon cutting ceremonies will be held at Dew's Appliances at 10:00 and Hoskins Restaurant at 10:30. The public is welcome.

The Board recently added a new member, Dr. Eldred Prince.

The winners for the High School Video contest were;

- 1st Place—"Upper Mill Plantation" - Danielle Demrest, Taylor James, and Chris Ranta
- 2nd Place—"Time Waits for No One" - Azure Allen,
- 3rd Place—"Horry's Seafood Restaurant" - Colin Agnew, Campbell Sims, and Kyle Dionne

For more information about these projects or to contribute to them please contact Mary Catherine Hyman at 843-915-7891 or email at hymanm@horrycounty.org.

2017 Meeting Calendar

July	August	September
<p>6 Planning Commission; 5:30 PM</p> <p>10 Board of Architectural Review; Workshop 2:30 PM</p> <p>10 Zoning Board of Appeals; 5:30 PM</p> <p>11 County Council; 6:00 PM</p> <p>18 Board of Architectural Review; 2:30 PM</p> <p>25 Keep Horry County Beautiful; 11:30 AM</p> <p>25 Parks & Open Space Board; 1:00 PM</p> <p>27 Planning Commission Workshop; 3:00 PM</p>	<p>3 Planning Commission; 5:30 PM</p> <p>14 Zoning Board of Appeals; 5:30 PM</p> <p>15 Board of Architectural Review; 2:30 PM</p> <p>22 Keep Horry County Beautiful; 11:30 AM</p> <p>22 County Council; 6:00 PM</p> <p>31 Planning Commission Workshop; 3:00 PM</p>	<p>4 Labor Day—Offices Closed</p> <p>5 County Council; 6:00 PM</p> <p>7 Planning Commission; 5:30 PM</p> <p>11 Zoning Board of Appeals; 5:30 PM</p> <p>19 Board of Architectural Review; 2:30 PM</p> <p>19 County Council; 6:00 PM</p> <p>26 Keep Horry County Beautiful; 11:30 AM</p> <p>28 Planning Commission Workshop; 3:00 PM</p>
		

One last note:

Planning Hires Two New Employees

Lets start by welcoming Charles Suggs to our Department. He joins us as a Senior Planner in our Current Planning Division. Charles is a local, from Loris, SC and earned a BS in Biology and his MS in Coastal Marine & Wetland Studies from Coastal Carolina University. In addition to expertise in wetland regulation, Charles has a strong interest in coastal development. Charles is looking forward to this new journey and opportunity with Horry County.



And next welcome as an Administrative Assistant to our front counter , Erica Silva. Erica is another local who graduated from Conway High School and went on to earn a Bachelor of Arts Degree in Biology at Columbia College graduating in 2012. She then played softball for USA Athletes International on the USA team. She traveled to Australia and Curacao where she played against international teams. During the time from graduation to now she also got married and had two children. In addition to this Erica is bilingual with Spanish as her second language.